

PLAN 2

PLANNING APPLICATION PLN-20-0075

44 MAIN ROAD, PERTH

ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representation

1-232
PLANNING APPLICATION
Proposal

Description of proposal: Two lot subdivision of land at 44 Main Road, Perth

Please refer to attached supporting letter

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1. 2. 3.

Site address: 44 Main Road, Perth

CT no: 227088-1

Estimated cost of project \$ 0

(include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / ~~No~~

If yes - main building is used as Dwelling

If variation to Planning Scheme provisions requested, justification to be provided:

(attach additional sheets if necessary)

Is any signage required? No

(if yes, provide details)

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE - REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2937 87

Cert. of Title Vol. 919 Fol.25

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Michael Imlach
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF PERTH
TWO ROODS TWENTY ONE PERCHES AND ONE HALF OF A PERCH on the
Plan hereon

FIRST SCHEDULE (continued overleaf)

CECIL EDWARD GOSS of Launceston, Labourer

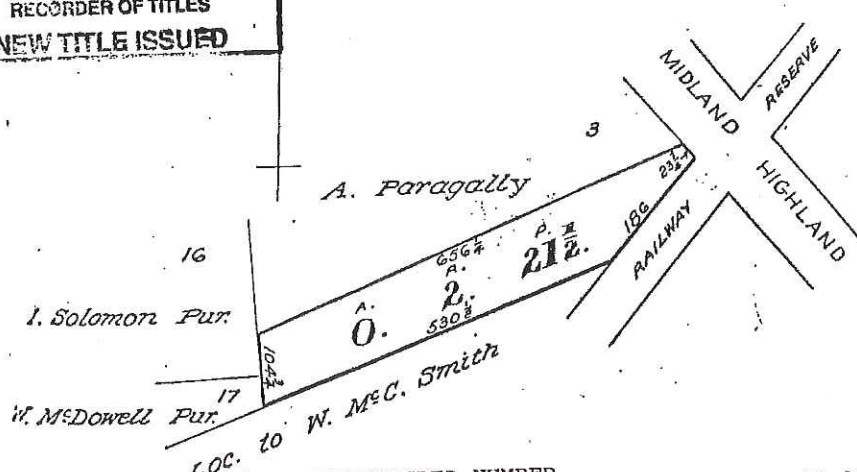
SECOND SCHEDULE (continued overleaf)

MORTGAGE NO. A154585 to Northern Building Society No.2 DISCHARGED
Registered 21st November, 1961 at Noon A606066 (12.6.1978)
(Sgd.) A. IMLACH
Recorder of Titles.

Michael Imlach
Recorder of Titles

NOTE - ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

CANCELLED
16 FEB 1995
Michael Imlach
RECORDER OF TITLES
NEW TITLE ISSUED



REGISTERED NUMBER

227088

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

the allotment in Section U. Gtd. to G. Dennis. Meas. are in links.

FIRST Edition, Registered

Derived from C.T. Vol. 919 Fol. 25 - Transfer A101141 H.I. Gibson & anr.



ABN: 70 689 298 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR
103 Cameron Street
PO Box 990 Launceston TAS 7250

Office: (03) 6331 4633
admin@surveyingtas.com.au
www.surveyingtas.com.au

7 April 2020

Our ref:48-46 (7927)

Planning & Development
Northern Midlands Council,
P.O. Box 156,
LONGFORD, Tas. 7301

Attention: P. Godier

Dear Paul,

**Re: Two Lot Subdivision
44 Main Road, Perth.**

We are pleased to submit this Development Application for planning approval for a two lot subdivision, title reference 227088-1.

We attach:

- a) Plan of Subdivision;
- b) Copy of the relevant title;
- c) Application for Planning Approval;
- d) Supporting letter;
- e) Rail environmental noise & ground vibration assessment by Vipac Engineers & Scientists Ltd.;
- f) Stormwater Disposal Assessment by es&d.

Please arrange for the invoice for the application fee to be emailed to:
admin@surveyingtas.com.au.

We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully
COHEN & ASSOCIATES PTY. LTD.

Encs.

ROSEMARY JENSEN.
ADMINISTRATION OFFICER

PLAN OF SUBDIVISION

COHEN & ASSOCIATES P/L
LAND & AERIAL SERVICES



481 70 688 298 535

103 CAMERON STREET
PO BOX 990 LANINGSTON 7250 WA
TELEPHONE : 03 6331 4833
www.surveyplus.com.au
EMAIL : admin@surveyplus.com.au

REF: 48-46
(7927)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transferred from adjacent sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.

Municipality: **NORTHERN MIDLANDS**

Site Address: **44 MAIN ROAD, PERTH**

Tasmap Sheet:

Grid Reference: **E: 514060 N: 5397880 (MGA)**

Owners:

M.R.A. & C.M. SCAIFE

Title Refs:

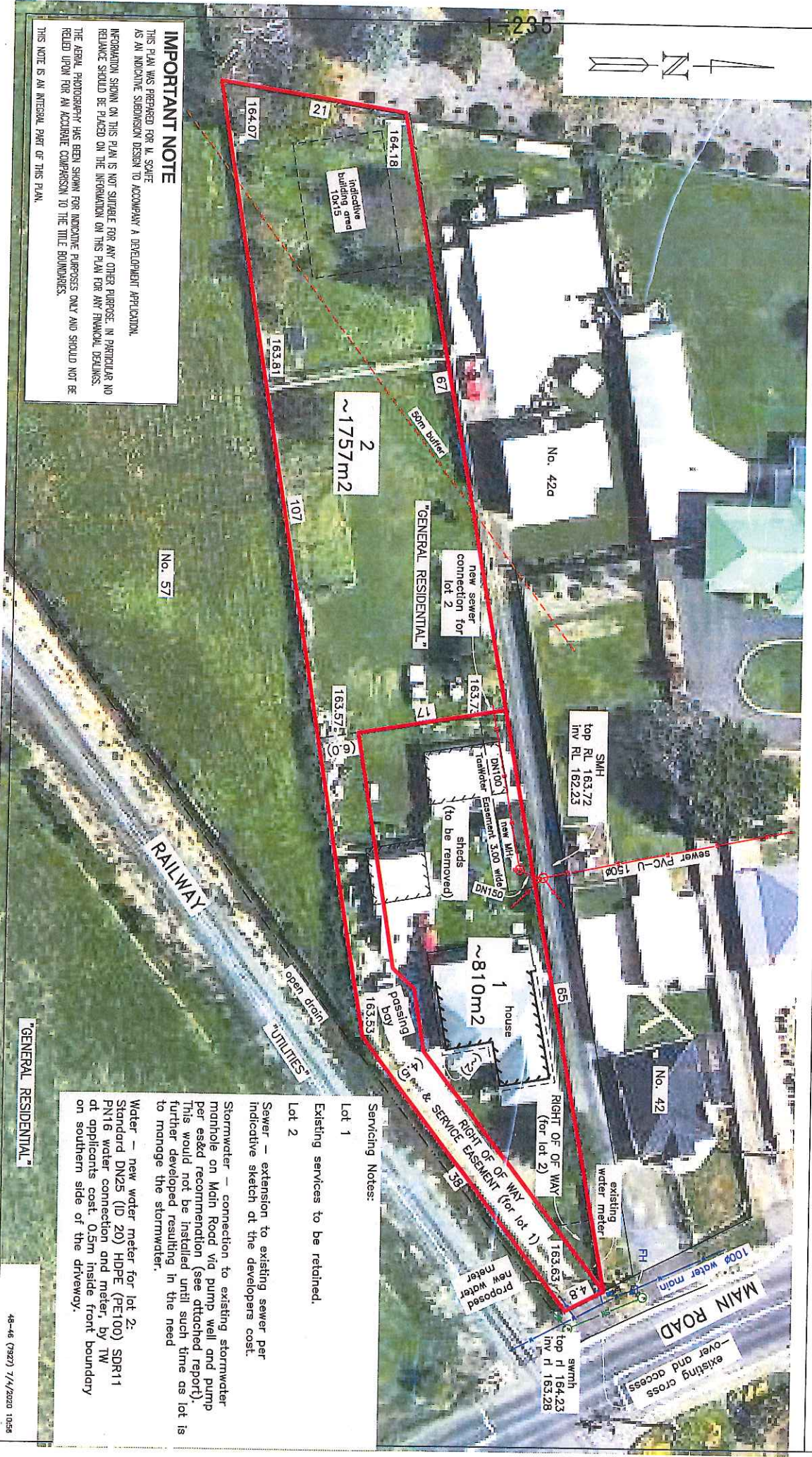
227088-1

Dates:

REV 4: 7-04-2020

Scale:

1 : 400 @ A3



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR M. SCAIFE AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION. INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THE AERIAL PHOTOGRAPH HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

SERVICING NOTES:

- Lot 1 Existing services to be retained.
- Lot 2 Sewer - extension to existing sewer per indicative sketch at the developers cost.
- Stormwater - connection to existing stormwater manhole on Main Road via pump well and pump per es&d recommendation (see attached report). This would not be installed until such time as lot is further developed resulting in the need to manage the stormwater.
- Water - new water meter for lot 2: Standard DN25 (ID 20) HDPE (PE100) SDR11 PN16 water connection and meter, by TW at applicants cost. 0.5m inside front boundary on southern side of the driveway.

"GENERAL RESIDENTIAL"



ABN: 70 689 298 535
ACN: 144 472 659



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7 April 2020

Our ref: 48-46 (7927)

Planning & Development Manager
Northern Midlands Council,
P.O. Box 156,
LONGFORD, Tas. 7301

Attention: Mr. P. Godier

Dear Sir,

**Re: Development Application – Two Lot Subdivision
44 Main Road, Perth
M R A & C M Skaife - Owners**

The proposal is aimed to create Lot 1 ~ 810m² with existing dwelling & proposed Lot 2 ~ 1757m² as detailed within the Plan of Subdivision.

The subject land is zoned General Residential under the Northern Midlands Interim Planning Scheme 2013 (the Scheme) with an Urban Growth Boundary overlay.

In relation to the relevant sections of the Scheme we note:

10 General Residential Zone

10.1 Zone Purpose

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided. *The proposal meets these objectives. Servicing Notes are included on the Plan of Subdivision.*

10.4.15 Subdivision

10.4.15.1 Lot area, Building Envelopes and Frontage

Objective: To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features. *The proposal meets these objectives.*

Acceptable Solutions

A1 Lots must:

- a) have a minimum area of at least 450m² which:
 - i) is capable of containing a rectangle measuring 10m by 15m; and
 - ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks;
- The proposal complies with both lots well exceeding the minimum and is capable of containing a 10 x 15m rectangle.*

P1 Lot 2 includes direct frontage and includes a right of way for lot 1. This provides permanent access rights and makes use of the existing cross-over.



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10.4.15.2 Provision of Services

Objective

To provide lots with appropriate levels of utility services

Acceptable Solutions

A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system. *The proposal complies- refer to plan of subdivision showing servicing.*

A2 Each lot must be connected to a reticulated stormwater system. *A new stormwater connection via pump well and pump is available for Lot 2. A report by es&d is attached to this application. This connection is not intended to be provided until such time as the vacant lot is developed. This will ensure it is designed to suit proposed development. This will be subject to Council approval.*

10.4.15.3 Solar Orientation of Lots

Objective: To provide for solar orientation of lots and solar access for future dwellings.

Acceptable Solutions

A1 At least 50% of lots must have a long axis within the range of:

- a) north 20 degrees west to north 30 degrees east; or
- b) east 20 degrees north to east 30 degrees south. *The proposal complies*

10.4.15.5 Integrated Urban Landscape

Objective: To provide attractive and continuous landscaping in roads and public open spaces that contribute to the: a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any.

A1) Proposal complies as no new road, public open space or other reserves is required.

10.4.15.6 Walking and Cycling Network

Objective: a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and

b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.

c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Acceptable Solutions

A1 The subdivision must not create any new road, footpath or public open space. *The proposal complies*

10.4.15.7 Neighbourhood Road Network

Objective: a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and

b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.

Acceptable Solutions

A1 The subdivision must not create any new road. *The proposal complies*



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Part E Codes

E4 Road and Railway Assets Code

E4.6.1

E4.6.1

- P1) Please refer to *attached report by Vipac Engineers & Scientists addressing the code.*
A2) *Proposal complies as the development will not generate more than 40 vehicles per day.*
A3) *n/a*

E4.7

E4.7.1

- P1) *subdivision development of Lot 2 and possible future dwelling could be within 50m of railway corridor. Please refer to attached report.*

E4.7.2

- A1) *complies*
A2) *N/A*

E4.7.3

- A1) *N/A*

E4.7.4

- A1)
a) *complies*
b) & c) *N/A*

E6 Car Parking & Sustainable Transport Code

Table E6.2

Table E6.2: *The proposal complies with the table for access widths by providing an access 4.5m wide, a passing bay and widened access of 6.0m wide.*

E10 Recreation and Open Space Code

E10.2.1 *The code applies to the General Residential Zone and a letter addressed to the General Manager is attached to the application specifying that no land is required for public open space.*

The proposal is considered to be consistent with the Northern Midlands Interim Planning Scheme 2013 and should therefore be considered for approval.

Please contact us if there are any queries.

Yours faithfully
COHEN & ASSOCIATES PTY. LTD.

AR Fairfield

ADRIAN FAIRFIELD.

Encs.

1-239



COHEN & Associates Pty. Ltd.

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Our ref: 48-46 (7927)

General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS. 7301

7 April 2020

Dear Sir/madam,

RE: Planning Application, 2 Lot Subdivision, 44 Main Road, Perth

This letter is prepared in support of a proposal for a Subdivision at land identified in CT 227088-1. One additional lot is applied for.

The Recreation and Open Space Code is applicable to the proposal as it is located within General Residential Zone. We seek to have the requirement for the provision of public open space waived and instead there be a cash payment in lieu in this particular instance.

Please could you provide written consent to the Planning Department of the Northern Midlands Council to ensure that the development application proceeds in a timely manner.

Yours faithfully,
COHEN & ASSOCIATES PTY. LTD.

A handwritten signature in black ink that reads 'AR Fairfield'.

ADRIAN FAIRFIELD.

Encs.

Vipac Engineers & Scientists Limited A.B.N. 33 005 453 627
 PO Box 506, Kings Meadows
 Tasmania 7249 AUSTRALIA

t. (+61 3) 6343 2077 f. (+61 3) 6343 4849
 w. www.vipac.com.au
alex.mcleod@tarkarri.com

23 September 2015

Sarah Roelofs
 44 Main Rd
 Perth 7300

421402-01
 AJM

Attn: Ms Sarah Roelofs

Dear Madam,

RE: 44 Main Rd, Perth, rail noise and ground vibration assessment

1. INTRODUCTION

Vipac was commissioned by Ms Sarah Roelofs to undertake a noise and ground vibration assessment of a proposed residential development at 44 Main Rd, Perth, in relation to an adjacent rail corridor. The proposed development bounds northern side of TasRail's Western Line. Assessment is applicable under clause E4.7.1 P1 (b) the Northern Midlands Council's interim planning scheme 2013 which is as follows:-

Performance Criteria states:

P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:

b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person.

Vipac proposed the following to address Performance Criteria requirements outlined above:-

- Measure noise levels from rail pass-by events at the site of the proposed development and assess against *NSW EPA (2013) Rail Infrastructure Noise Guideline* criteria. Provide recommendations for mitigation if required.
- Measure ground vibration levels from rail pass-by events at the site of the proposed development and assess against '*NSW Department of Environment and Conservation (2006) Assessing Vibration: a technical guideline*' criteria. Provide recommendations for mitigation if required

NB: Air pollution impacts are not addressed in this report.

Figure 1 presents an aerial view of 44 Main Rd, Perth, with the approx. measurement location indicated in yellow.

Sarah Roelofs – 44 Main Rd, Perth, rail noise and ground vibration assessment.

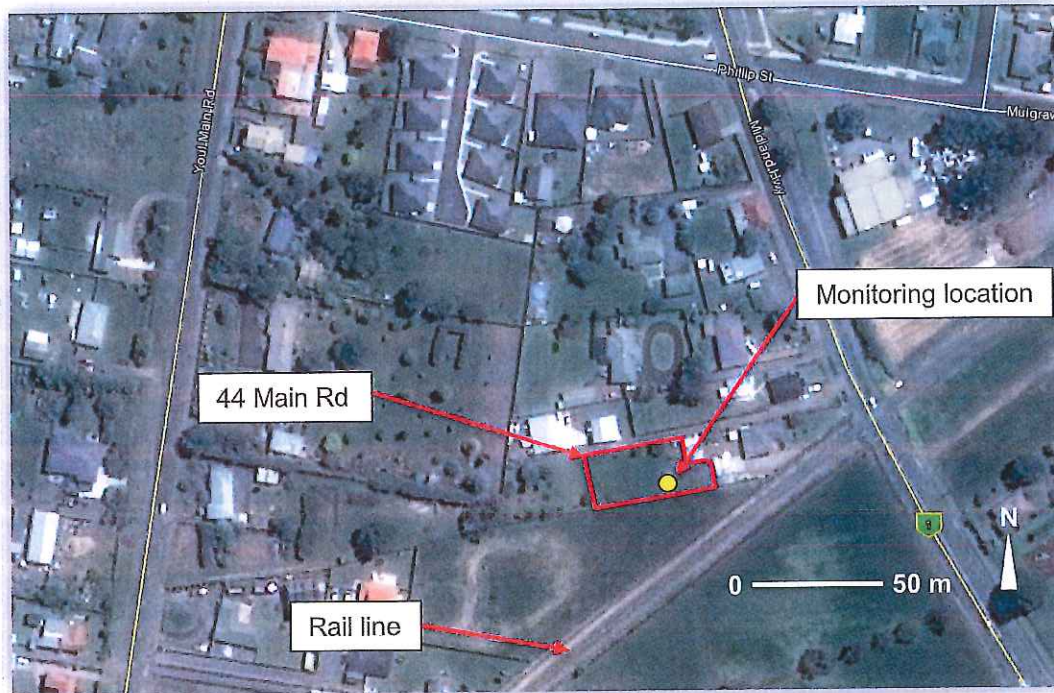


Figure 1 – Aerial view of the 44 Main Rd, Perth.

2. MEASUREMENT PROCEDURE

A logging sound level meter (SLM) and two ground vibration meters (GVM) were located at 44 Main Rd for a period of approximately one week (see figure 1 for approx. location). The meters were located at the following approx. distances from the rail corridor track centreline:-

- SLM: 27.5 m
- GVMs: 29.8 m and 37.6 m.

Figure 2 shows the SLM and GVM geophone locations at 44 Main Rd, Perth. The following instrumentation was utilised:-

- Larson Davis 824 SLM measuring 1/3-octave band A-weighted Ln-statistics over a 15-minute period.
- InstanTel Minimate Plus GVMs measuring peak particle velocity in mm/s every 15-minutes.

Sarah Roelofs – 44 Main Rd, Perth, rail noise and ground vibration assessment.

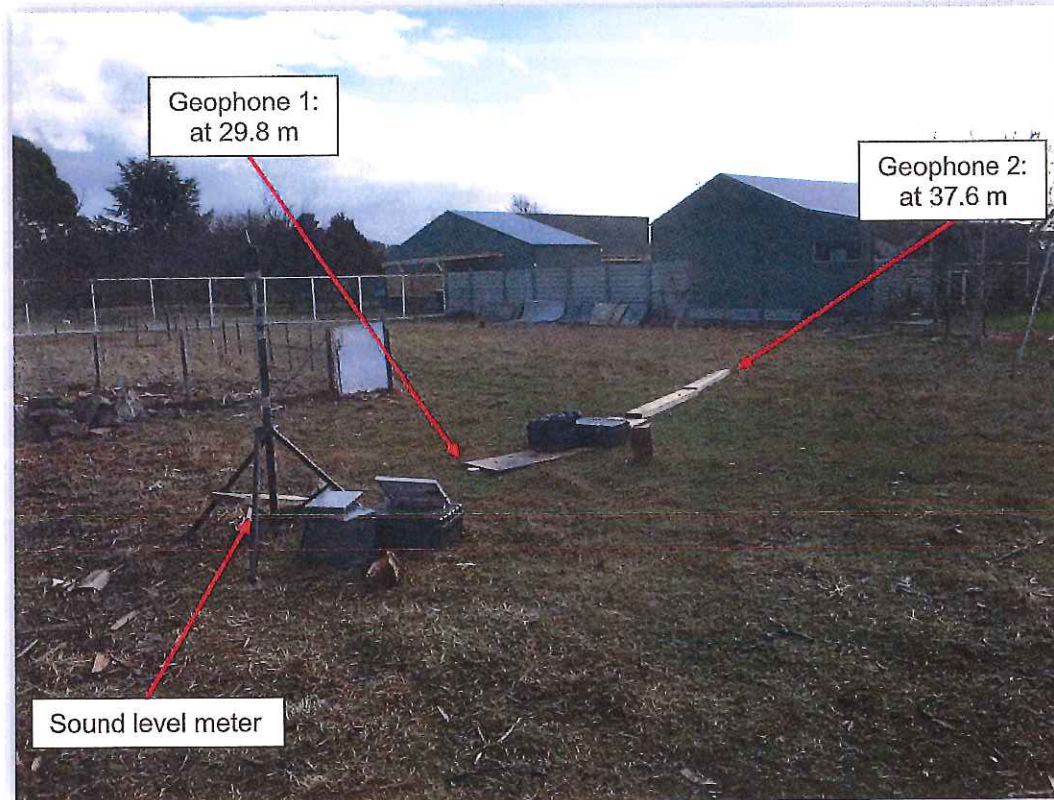


Figure 2 – Photo of SLM and GVMs locations.

3. NOISE ASSESSMENT

3.1. Assessment criteria

For the assessment of the train pass-by noise measured guidance is taken from *NSW Office of Environment and Heritage (2013) Rail Infrastructure Noise Guideline*. Under this guideline the following trigger level applies for heavy rail noise:-

- 80 L_{Amax} (New rail line development)

NB: L_{Aeq} limits that apply under this guideline are not considered here due to the infrequent nature of train pass-bys on the Western Line.

NB: The above guideline states that L_{Amax} trigger levels exclude safety warning devices such as warning horns and bells at level crossings and as train pass-by measurements for L_{Amax} were controlled by train horn noise, $L_{A1,15min}$ measurements have been used for this review to represent maximum noise levels generated by locomotive noise.

3.2. Measured levels

Figure 3 below provides a graph of measured $L_{A1,15min}$ levels with the 80 dBA trigger level marked in red.

Sarah Roelofs – 44 Main Rd, Perth, rail noise and ground vibration assessment.

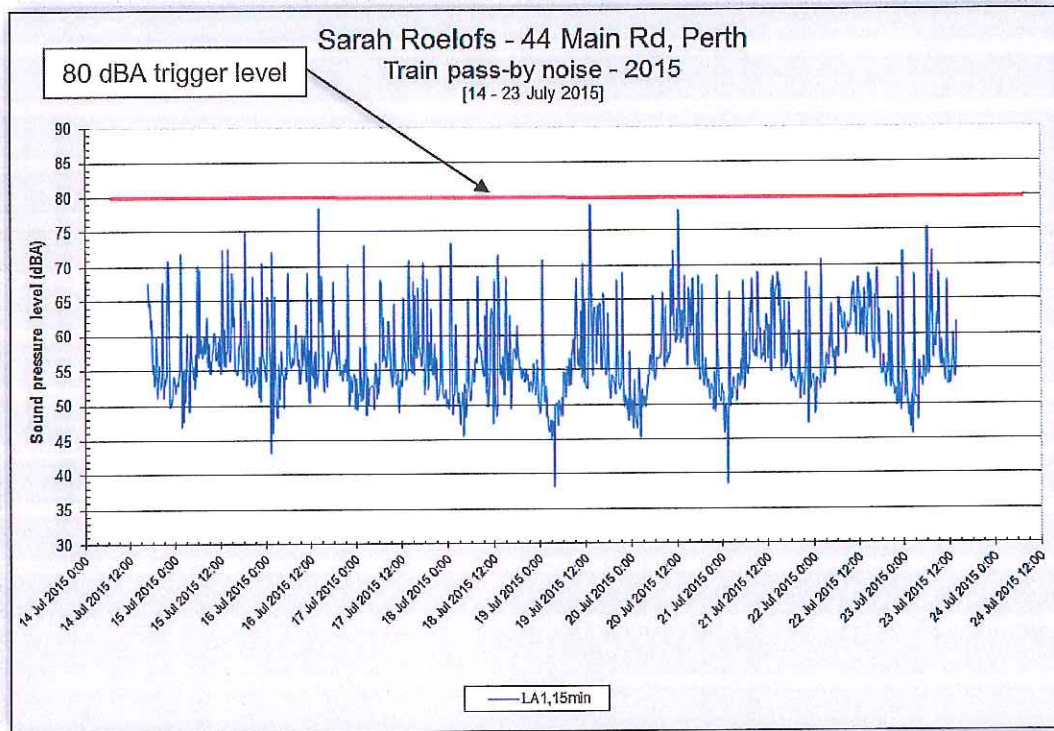


Figure 3 – Measured $L_{A1,15min}$ levels with trigger level indicated.

From the above we note the following:-

- The highest $L_{A1,15min}$ level measured was 79 dBA, below the assessment criteria.

NB: Horn blow noise is not assessed here against the trigger level outlined above. However, L_{Amax} horn noise levels measured during this assessment were as high as 105 dBA.

3.3. Recommendations

The measured levels $L_{A1,15min}$ levels were below 80 dBA and therefore an increased sound transmission loss beyond that of a standard building envelope is not required under the assessment criteria adopted here. Standard building envelopes typically have a transmission loss of 20 to 25 dBA (lightweight constructions such as fibre cement cladding or fully glazed facades typically have a lower performance than this). Vipac recommends that in the design of facade building elements for living and sleeping areas, following constructions upgrades are considered to further reduce train pass-by noise intrusion:-

Walls: Brick veneer wall of 110 mm bricks, 90 X 45 mm studs and 10 mm plasterboard with 75 mm fibreglass insulation

Ceiling/roof: Colorbond roof; 13mm plasterboard ceiling (surface mass of 10.4/kg/m²); R 4.0 fibreglass insulation over plasterboard.

NB: To maintain the performance of the above construction lights should be surface mounted only, no down lights that penetrate the plasterboard ceiling.

Windows: Double glazed with 6.38 mm thick and 4 mm thick panes and a 10 mm air gap.

Sarah Roelofs – 44 Main Rd, Perth, rail noise and ground vibration assessment.

NB: The glazing must be in frames to suit the glazing weight and thickness with appropriate acoustic seals such that the glazing transmission loss performance is not compromised. The frames must also be well sealed to the brick wall to ensure there is no weak acoustic path between the frames and the wall.

Doors: Solid core doors with appropriate acoustic seals to give the required acoustic performance. Glazed doors and sliding or by-fold patio doors would require specialist acoustic consideration.

4. GROUND VIBRATION ASSESSMENT

4.1. Assessment criteria

Under the *NSW EPA (2013) Rail Infrastructure Noise Guideline* for the assessment of vibration generated by train movements assessors are redirected to the *NSW Department of Environment and Conservation (2006) Assessing Vibration: a technical guideline* and advised to consider rail generated vibration as intermittent.

Under *Assessing Vibration: a technical guideline* exposure criteria apply for impulsive vibration at a residence at night as follows:-

- Preferred: 2.8 mm/s (peak velocity)
- Maximum: 5.6 mm/s (peak velocity)

4.2. Measured levels

Figures 4 and 5 below present longitudinal peak particle velocity levels measured by geophones 1 and transverse peak particle velocity for Geophone 2. The preferred and maximum trigger levels are marked in blue and red respectively on each graph.

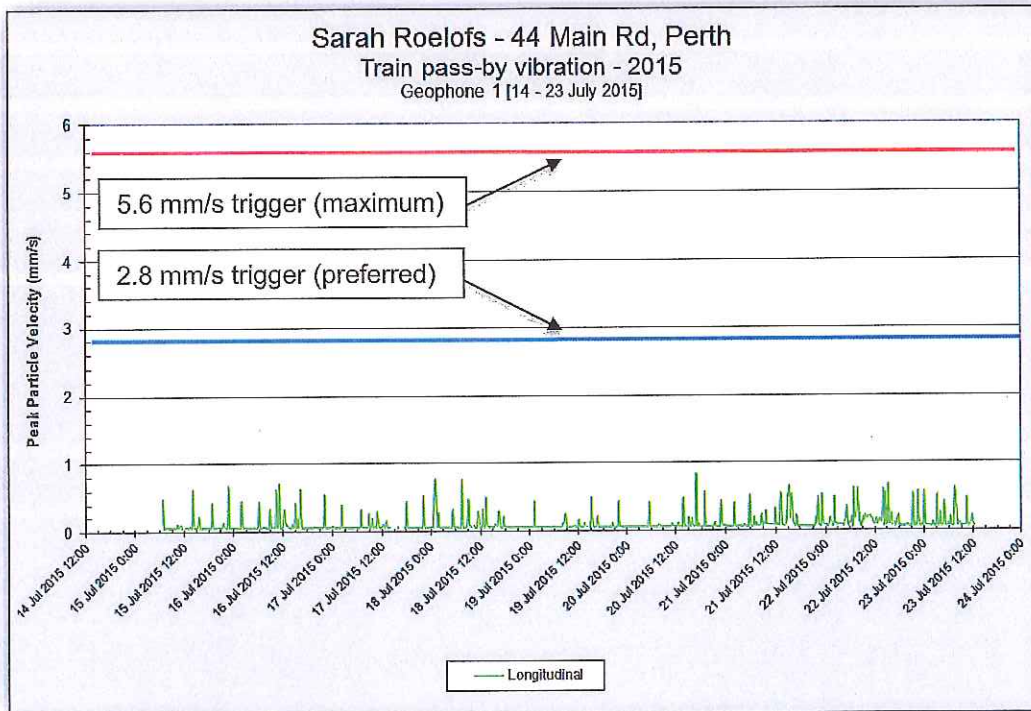


Figure 4 – Geophone 1 (29.8 m from track centreline) measured longitudinal PPV levels with guideline trigger levels.

Sarah Roelofs – 44 Main Rd, Perth, rail noise and ground vibration assessment.

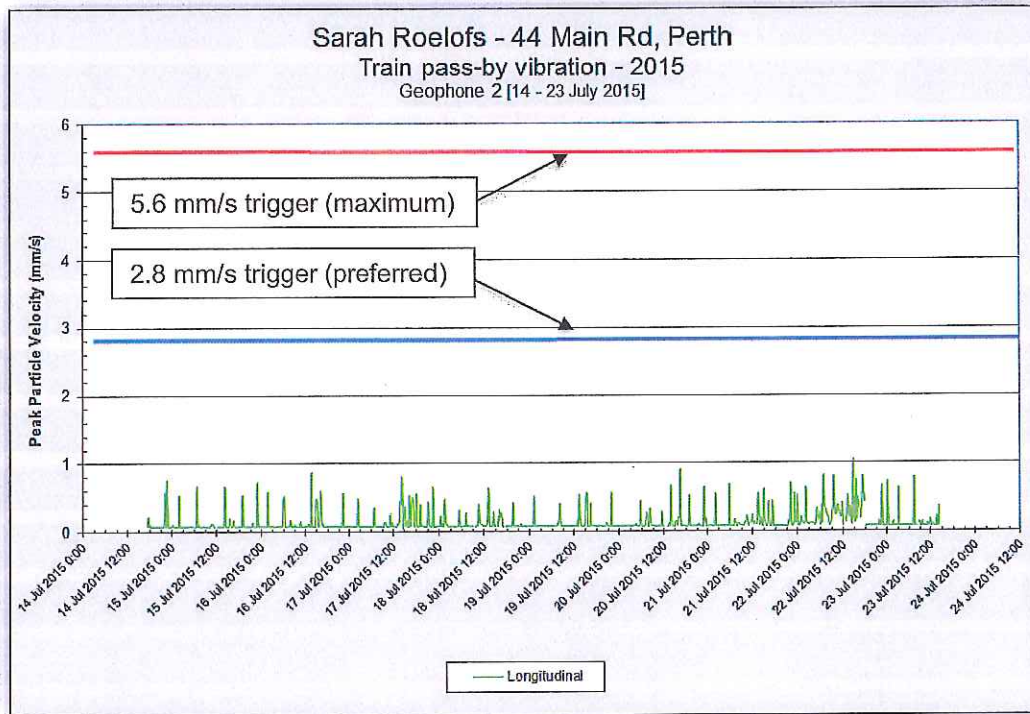


Figure 5 – Geophone 2 (37.6 m from track centreline) measured transverse PPV levels with guideline trigger levels.

From the above we note the following:-

- Peak velocity levels were below the preferred trigger level at all times at both locations and ≤ 1 mm/s (longitudinal direction).

4.3. Recommendations

Measured ground vibration levels were well below the criteria outlined above and therefore no recommendations are given here. At the levels measured vibration may be perceptible but highly unlikely to result in adverse health effects or structural damage to buildings.

I hope this information meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,
 VIPAC ENGINEERS & SCIENTISTS LTD

Alex McLeod

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 Senior Consultant – Tasmania
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28 November 2019

Michael Scaife
15 Booth Street
RAVENSWOOD TAS 7250

Mr Scaife,

Development Proposal – Additional Dwellings – 44 Main Road Perth

Stormwater Disposal: Assessment against Acceptable Solutions

The development considers construction of two additional 3 bed room dwellings at 44 Main Road Perth CT 227088/1. The lot is located within the general residential zone under the Northern Midlands Interim Planning Scheme 2013.

The purpose of this report is to demonstrate the proposal has the capability to comply with the general residential development standards, section 10.0, of the Northern Midlands Interim Planning Scheme 2013 relating to stormwater disposal.

The only section of the Northern Midlands Interim Planning Scheme (general residential zone) that specifies requirements for disposal of stormwater is 10.4.15 Subdivision. Clause 10.4.15.2 – Provision of Services – details the requirements for stormwater disposal.

A site visit was conducted on 25 November 2019 to assess the site and note options and any constraints on the land in relation to stormwater disposal from the existing dwelling and the potential addition of 2 new dwellings.

Stormwater Assessment: 44 Main Road Perth

10.4.15.2 Provision of Services

A2 – *Each lot must be connected to a reticulated stormwater system.*

Clause 10.4.15.2 A2 is the most appropriate clause for stormwater assessment as the construction of 2 additional dwellings would include either strata title or subdivision of the existing lot.

Assessment Against Acceptable Solution

A2 - Stormwater

The site assessment identified the existing Council reticulated stormwater system along Main Road as well as the existing manholes. Refer photographs below taken during the site assessment.



Stormwater manhole east of property boundary



Stormwater manhole north of property

Directing stormwater from the existing dwelling and the potential two additional dwellings would meet the requirements of clause 10.4.15.2 A2 of the Northern Midlands Interim Planning Scheme 2013.

Rainfall data from the Bureau of Meteorology for the area indicates the mean annual rainfall is 637mm (1965-2019).

A 3 bed room residence has an average roof area of approximately 185m² and a roof has the potential to harvest 1 litre of water/mm of rainfall.

Based on the mean rainfall data the existing dwelling has the capacity to harvest 117,845L per year.

The addition of two x 3 bed room dwellings increases the potential rainfall harvest to 353,535L per year (3 x 117,845L) to be directed to the existing reticulated stormwater system.

July is the wettest month with a mean rainfall of 68.2mm. The total roof area of three dwellings is approximately 555m². This equates to a total of 37,851L of stormwater directed to the reticulated system during the wettest month of the year.

Information of relative levels supplied indicates there is a rise of 0.43m from the western 1/3 of the property to the existing stormwater manholes. Directing stormwater to the existing reticulated system will require installation of a pump well and pumps.

As noted above the mean July rainfall for 3 x 3 bed room dwellings is 37,851L which equates to an average of 1,221L/day. A pump well with capacity of 8,600L (7 days average rainfall) is adequate to direct stormwater to the existing reticulated system.

The pump well can be fitted with 2 automatic switching pumps to ensure redundancy in the event of failure and allow time for repairs to be carried out. The pressure line to the existing manhole should be fitted with a non-return valve to avoid flooding of the pump well by stormwater from the existing system.

Directing stormwater to the existing Council reticulated system has the capability to meet the requirements of clause 10.4.15.2 A2 of the Northern Midlands Interim Planning Scheme 2013.

Conclusion

The proposed development is capable of complying with the acceptable solutions of the Northern Midlands Interim Planning Scheme 2013 in relation to stormwater by installing a pump well and pumps to direct stormwater to the existing Council reticulated system as required at clause 10.4.15.2 A2.

Yours faithfully



Bruce Harpley
Technical Consultant

Building Services Designer – Hydraulic Domestic CC6481
Bushfire Risk Assessor – BFP-140

Paul Godier

From: Des Jennings
Sent: Wednesday, 6 May 2020 2:00 PM
To: Paul Godier
Subject: 44 Main Street, Perth - proposed subdivision - request for cash in lieu of land for public open space

Hi Paul,

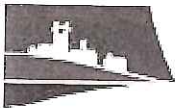
Agree to accept cash in lieu of open space. Des

Due to the ongoing COVID-19 pandemic, our offices will be temporarily closed to the public effective from 5pm on the 26th March 2020 until further notice.

Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au

Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Des Jennings



NORTHERN
MIDLANDS
COUNCIL

General Manager | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: des.jennings@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

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of choice**

From: Paul Godier <paul.godier@nmc.tas.gov.au>
Sent: Wednesday, 6 May 2020 1:49 PM
To: Des Jennings <des.jennings@nmc.tas.gov.au>
Subject: 44 Main Street, Perth - proposed subdivision - request for cash in lieu of land for public open space

Dear Des, please see the attached proposed subdivision and request to pay cash in lieu of land for public open space.

Given the vacant lot will be internal, and the front lot contains a house, I recommend that we take cash in lieu of land for open space.

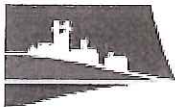
Can you please advise whether, in accordance with clause E10.6.1 A1 of the Northern Midlands Interim Planning Scheme 2013, you consent to a cash payment in lieu of land for public open space.

Due to the ongoing COVID-19 pandemic, our offices will be temporarily closed to the public effective from 5pm on the 26th March 2020 until further notice.

Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au

Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Paul Godier



NORTHERN
MIDLANDS
COUNCIL

Senior Planner | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

**employer
of choice**

REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0075 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 108900.88

Date: 6 May 2020

Applicant: Cohen & Associates

Proposal: 2 Lot subdivision (road & railway assets code)

Location: 44 Main Road, Perth

W&I referral PLN-20-0075, 44 Main Road, Perth

Planning admin: W&I fees paid.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	No

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Connects to Main St
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes as per report
Is stormwater detention required	N/A
Has a stormwater detention design been submitted	N/A
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	N/A
If no to above , has the design for 100 – year ARI been done.	N/A
If yes to any of the above, does it comply with Councils stormwater policy	N/A
Is the design approved by works & infrastructure	N/A
Please quote drawing numbers and any other relate documentation (email etc.)	#:
Additional Comments/information	No

Stormwater works required:

In accordance with ES&D stormwater assessment 28/11/19

Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	No

Is off-street parking available/provided?	Yes
Road / access works required:	
<i>N/A existing access is acceptable</i>	
Is an application for vehicular crossing form required?	No
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	No
Are street trees required?	No
Additional Comments:	An Engineer's design is not required.

Engineer's comment:

Council services for this subdivision can be addressed by standard conditions.

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**STANDARD CONDITIONS FOR SMALL SUBDIVISIONS**W.1 Stormwater

- a) Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with the ES&D stormwater assessment 28/11/19 and to the satisfaction of Council's Works & Infrastructure Department.
- b) Lot 1 must be provided with a private stormwater pump station, wet well and rising main connected to the Council Stormwater System. This arrangement must be designed in accordance with AS 3500.3 and must be of sufficient depth and capacity to enable gravity drainage from the entire lot. All structures and hardstand areas on this lot must be plumbed into the system. Plans must be submitted to Council for approval prior to the commencement of any works on site.
- c) A part V agreement shall be included on the title of lot 2 requiring that a suitably sized pump station designed in accordance with AS 3500.3 be installed prior to the commencement of any building or civil works on site.
 - Design plans must be submitted to Council for approval prior to installation of the pump station
 - All structures and hardstand areas on the lot must be plumbed into the system and it must be of sufficient depth and capacity to enable gravity.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in State road reserve

- d) The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.

- e) Application requirements and forms can be found at transport.tas.gov.au/road/permits, applications must be submitted at least twenty-eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

W.6 Separation of hydraulic services

- a) All existing pipes and connections must be located.
b) Where required, pipes are to be rerouted to provide an independent system for each lot.
c) Certification must be provided that services have been separated between the lots.

W.7 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.8 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
b) Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.9 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

*Jonathan Galbraith (Engineering Officer) 14/5/20
Stormwater drainage discussed with Cam Oakley 14/5/20*

Rosemary Jones

From: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Sent: Wednesday, 13 May 2020 2:20 PM
To: NMC Planning
Subject: (ECM:1093169) RE: Referral to Department of State Growth of Planning Application PLN-20-0075 - 44 Main Road, Perth TAS 7300

Our Ref: D20/111838

Hello Rosemary

I advise the Department have no comment to make regarding this proposal.

Cheers, Garry

Garry Hills | Senior Traffic Engineering Officer
 State Roads Division | Department of State Growth
 GPO Box 536, Hobart TAS 7001
 Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: NMC Planning [mailto:planning@nmc.tas.gov.au]
Sent: Wednesday, 6 May 2020 3:26 PM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-20-0075 - 44 Main Road, Perth TAS 7300

6/05/2020

Department of State Growth
 via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-20-0075 - 44 Main Road, Perth TAS 7300

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-20-0075
Site:	44 Main Road, Perth TAS 7300
Proposal:	2 Lot subdivision (road & railway assets code)
Applicant:	Cohen & Associates
Use class:	Subdivision
Zone:	GENERAL RESIDENTIAL ZONE
Development status:	Discretionary
Notes:	The subject site is in a 60kph zone. No changes to access proposed.

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0075	Council notice date	6/05/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00614-NMC	Date of response	8/05/2020
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	44 MAIN RD, PERTH	Property ID (PID)	6745265
Description of development	Subdivision - 2 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cohen & Associates P/L	48-46 (7927)		7/04/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p>			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS			
<ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, 			

generally as shown on the concept servicing plan "48-46 (7927)", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
16. The Plan of Survey must include private service easements over the proposed private pipes located on Lot 1, servicing Lot 2. The easement must benefit Lot 2 and burden Lot 1.

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment and Consent

to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$211.63 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

Rosemary Jones

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Friday, 22 May 2020 6:03 PM
To: NMC Planning
Subject: PLN-29-0075 for 44 Main Road Perth
Attachments: RE: 44 Main rd Perth; Oct 2019 TasRail Standard Notes - Op Lines.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Attention Planning Department

Re: PLN-20-0075 for 44 Main Road Perth – 2 Lot subdivision

Thank you for notifying TasRail of the above planning application.

Following review of the documentation, TasRail makes the following comments and requests:

1. Stormwater

- The owner of 44 Main Road Perth contacted TasRail in October 2019 to discuss stormwater. TasRail advised that discharge of stormwater or other run-off into the rail corridor drainage system is not permitted, and information was provided to the applicant about compliance with AS4799 and the TasRail Permit System. A copy of that correspondence is attached for your reference.
- TasRail notes that the applicants plans show the rail corridor but also show the rail open drain; we also acknowledge that the notes on that plan states that connection to existing stormwater manhole on Main Road would be as per the es&*d recommendation in an attached report. However TasRail could not locate this report to confirm that the stormwater run-off and connection will comply with TasRail's requirements.
- TasRail therefore requests that should Council approve this planning application, the Council Permit conditions make it clear that the stormwater is not permitted to be discharged into the rail corridor or the rail drainage system. It is recommended that the stormwater plan for this property provided to TasRail for review before any works commence, noting that the existing culvert and stormwater outlet appear to be on railway land (see below).



2. Driveway access to Lots 1 and 2

- TasRail notes the submitted plans show an established driveway into Lot 1 by turning from Main Road and across the flow of oncoming traffic into Lot 1 – and this is proposed to become a ROW/access into Lot 2.
- TasRail was not able to identify when this driveway was established but has a concern that persons entering 44 Main Road Perth may inadvertently cross over the railway road markings (stop line) before crossing over the flow of traffic and into the driveway. Note that road vehicles should never cross over the stop line when the level crossing signals are activated.
- If this driveway was proposed to be situated at this location in 2020, then likely TasRail object and ask that the driveway be moved so that it is well behind the road marking.
- TasRail therefore requests that an approved Council Permit for this subdivision make it clear that vehicles entering the ROW/driveway must not cross over the railway road marking (stop line).

3. Noise

- The Noise and Vibration report has highlighted that train horn noise at this location were measured at 105dBA. Given that train services operate 24/7 including through the very early hours, TasRail requests that the applicant confirm they have completed an appropriate due diligence about likely train horn noise exposure at this location (for Lot 1 and 2) and acknowledge that the train horn is a safety device that is required to be sounded at least twice per level crossing.

General

- TasRail requests that the attached TasRail Standard Notes be included with the Council Permit (assuming it is approved).

Kind regards
Jennifer Jarvis

1-260



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Opinions, conclusions, views and other information in this message that do not relate to the official business of the Tasmanian Railway Pty Ltd are the views of the individual sender and shall be understood as neither given nor endorsed by Tasmanian Railway Pty Ltd.

The General Manager
PO Box 156
LONGFORD TAS 7301


NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 18 MAY 2020					
GM		I	A		
P&DM				PLN	
CSM				BLD	
WM				MYR	
HR				EA	
HLT					

Date: 18th MAY 2020

I, ALLEN HUTTON wish to make a representation to planning application number: PLN-20-0075 on the following grounds:

- NATURAL WATER DISPURSEMENT FROM SURROUNDING
- PROPERTIES DUE TO ACCESS ROAD (PROPOSED) TO
- SUBDIVIDE 4.4 LOT 2
-

Yours sincerely

 ALLEN HUTTON

Email:

Address: 42^A MAIN RD PERTH 7300

Contact Number: ?

TO THE GENERAL MANAGER
 NORTHER MIDLANDS COUNCIL
 LONGFORD. 7301

RE 2 LOT SUBDIVISION 44 MAIN RD PERTH
 REF NO PLN-20-0075

I HAVE NO OBJECTION TO RESIDENCE BEING BUILT AS SHOWN
 ON PLAN OF SUBDIVISION REF 48-46(7927)

I HAVE FEAR OF MY RESIDENCE & PROPOSED RESIDENCE SUBDIVISION
 (2) BY BUILDING ACCESS ROAD INTO THE PROPERTY WITHOUT
 NATURAL DRAINAGE PROBLEM BEING ADDRESSED

DURING WETTER MONTHS DUE TO THE NATURAL ELEVATION OF
 SURROUNDING PROPERTIES INCLUDING 42 42^A 40 40^A
 WHICH RUNS ACROSS 44 & 57 TOWARDS OPEN DRAIN ON RAILWAY
 LINE LAND (SEE DIAGRAM MARKED IN ORANGE ON SUBDIVISION PLAN)
 DURING WET MONTHS WATER CAN BE UP TO 100^{mm} IN DEPTH
 APPROXIMATELY 42^A & LOT 2 44.

I HAVE LIVED AT 42^A FOR OVER 5 YEARS AND HAVE SEEN THIS
 PROBLEM. THE SOLUTION TO THIS WAS TO PUT SAND FOUNDATION
 INTO THE DRIVEWAY FOR APPROXIMATELY 5 MTS EAST/WEST
 OF ROW DRAINAGE POINT RUNNING PARALLEL TO BOUNDARY FENCE
 OF 42/42^A

THIS PROBLEM IS A NATURAL PHENOMENON DUE TO NATURAL
 ELEVATIONS OF SURROUNDING PROPERTIES THE PROBLEM HAS BEEN
 FOR MANY YEARS AND IS WHY ONLY STOCK HAS BEEN KEPT
 ON THIS LAND

SINCE BUILDING MY RESIDENCE IT HAS REDUCED THIS LEVEL
 ON MY PROPERTY DUE TO STORM WATER PIPES TO MAIN ROAD BUT
 FLOODING STILL NATURALLY OCCURS.

THIS PROBLEM SHOULD LESSEN WITH STORMWATER PROPOSAL TO
 BUILDING ON LOT 2 44 (SEE SERVICE NOTES 48-46(7927))

FLOODING WILL NOT BE COMPLETELY ADDRESSED DUE TO THE AREA

BEING SO LARGE UNLESS PROVISION OF DRAINAGE UNDER ACCESS ROAD TO LOT 2 LL IS ADDRESSED.

THE OTHER CONCERN IS THE SEWERAGE CONNECTION. MY SEWERAGE CONNECTION IS AT THE BOTTOM OF THE MANHOLE LOT 2 LL IS AT A LOWER ELEVATION THUS REQUIRING SEWERAGE TO RUN UPHILL TO THIS CONNECTION THIS HAS NOT BEEN SHOWN ON APPLICATION FOR SUBDIVISION.

IF THE PROPOSAL GOES AHEAD WHAT PLANS WILL BE PUT INTO PLACE DURING CONNECTION ALLOWING ME TO ACCESS MY RESIDENCE

ALSO MY ELECTRICAL AND WATER SUPPLY RUN PARALLEL TO FENCE EAST/WEST ALONG BOUNDARY FENCE IT PASSES TO THE SOUTHERN SIDE OF SEWERAGE PIT WILL INTERRUPTIONS OCCUR DURING CONSTRUCTION.

YOURS SINCERELY ALLEN MUTTON



18-MAY 2020

CONTACT PHONE No

PLAN OF SUBDIVISION



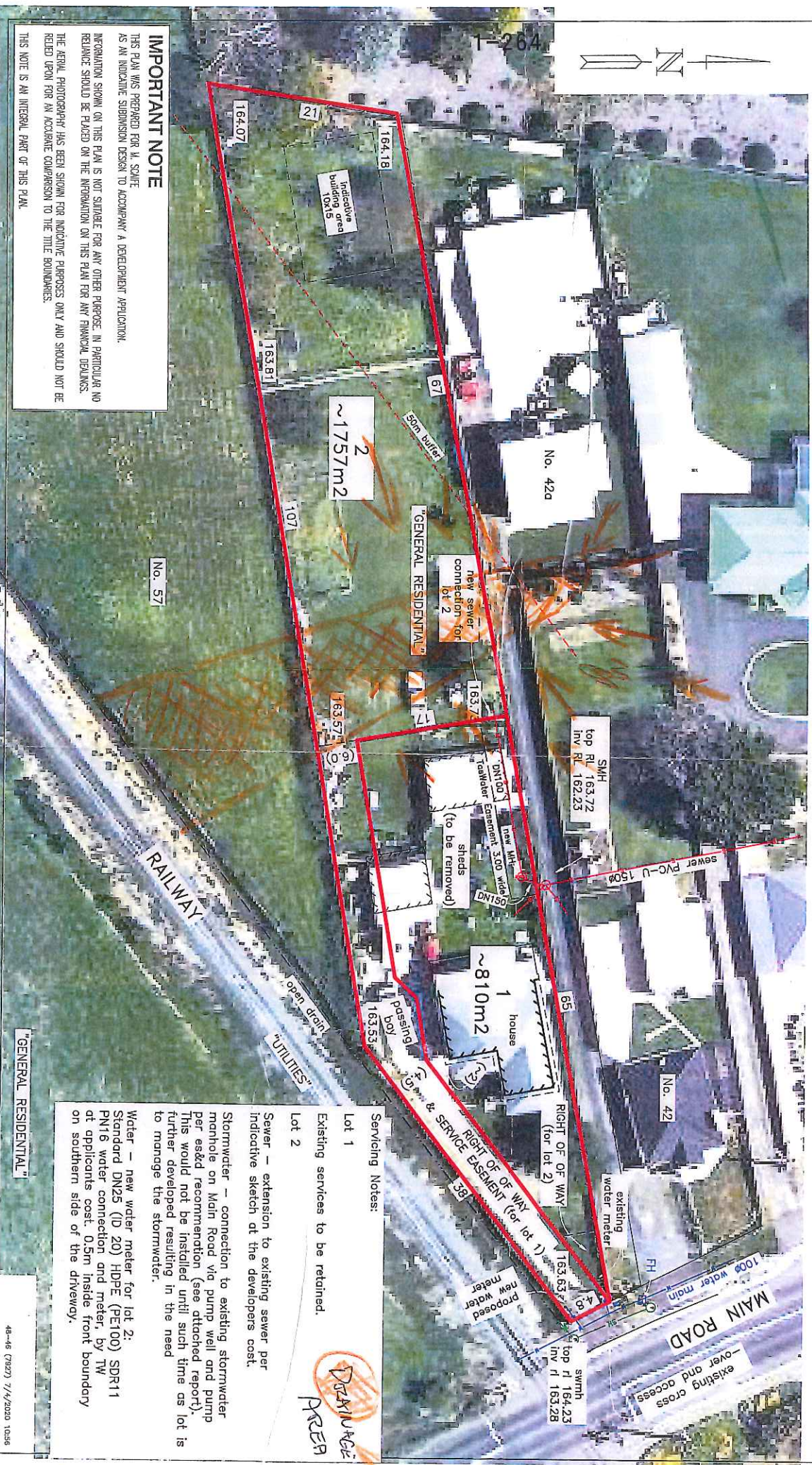
COHEN & ASSOCIATES P/L
 LAND & AERIAL SURVEYORS
 103 CAMERON STREET
 PO BOX 990 LAINGESTON 7250 WA
 TELEPHONE : 03 6331 4633
 www.surveyplus.com.au
 EMAIL : admin@surveyplus.com.au
 9AM 70 699 295 535

REF: 48-46 (7927)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels from the traverse are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.

Municipality: NORTHERN MIDLANDS
Site Address: 44 MAIN ROAD, PERTH
Tasmap Sheet:
Grid Reference: E: 514060 N: 5397880 (MGA)

Owners: M.R.A. & C.M. SCAIFE
Title Refs: 227088-1
Dates: REV 4: 7-04-2020
Scale: 1 : 400 @ A3



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR A SCALE AS AN INDICATIVE SUBMISSION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION. INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DECISIONS. THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE REPLIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Servicing Notes:
 Lot 1
 Existing services to be retained.
 Sewer - extension to existing sewer per indicative sketch at the developers cost.
 Stormwater - connection to existing stormwater manhole on Main Road via pump well and pump per asked recommendation (see attached report). This would not be installed until such time as lot is further developed resulting in the need to manage the stormwater.
 Water - new water meter for lot 2. Standard DN25 (D 20) HDPE (PET100) SDR11 PN16 water connection and meter, by TW at applicants cost. 0.5m inside front boundary on southern side of the driveway.

"GENERAL RESIDENTIAL"