

PLAN 1

PLANNING APPLICATION PLN-20-0108

6 CHRISTINE AVENUE, DEVON HILLS

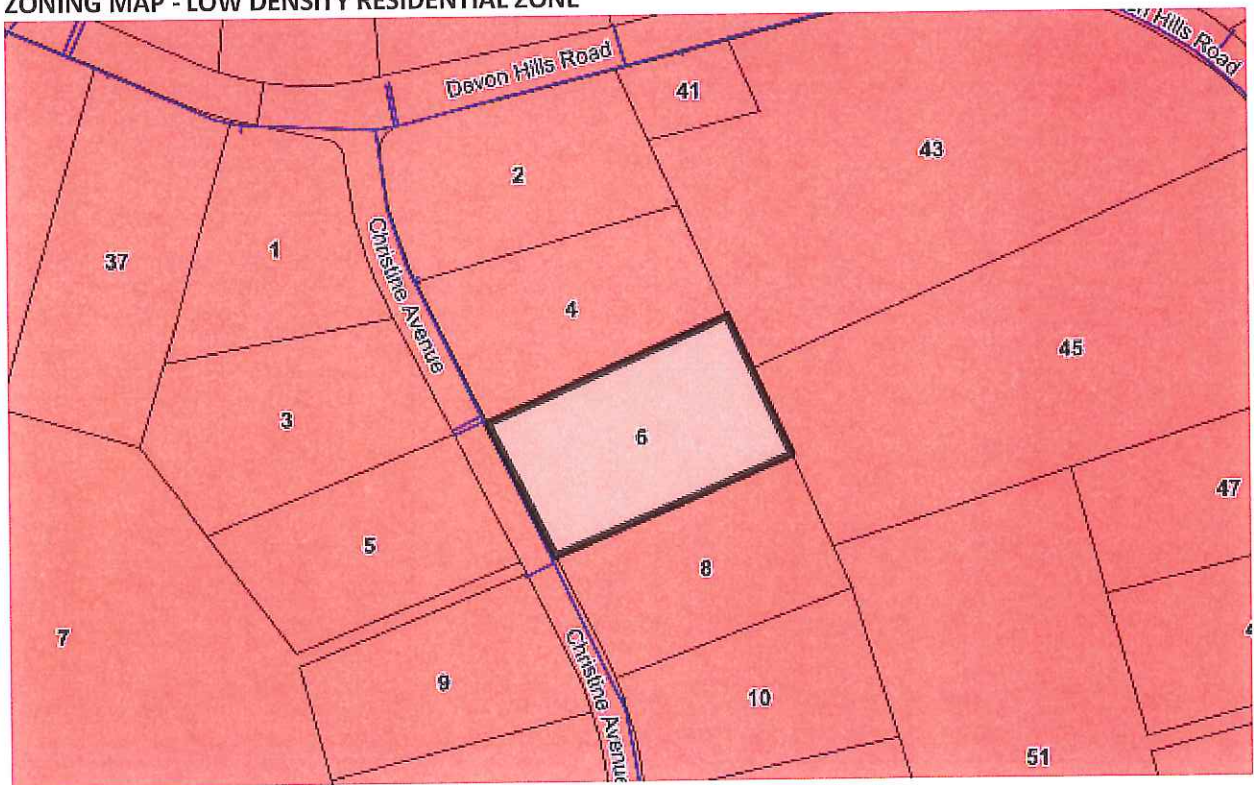
ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response

AERIAL PHOTOGRAPH & SERVICES MAP for 6 CHRISTINE AVENUE, DEVON HILLS



ZONING MAP - LOW DENSITY RESIDENTIAL ZONE



1-316
PLANNING APPLICATION
Proposal

Description of proposal: Proposed Extension & Shed

.....
.....
.....
.....
.....

(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: 6 Christine Avenue, Devon Hills TAS 7300

.....

CT no: 13142/53

Estimated cost of project \$ 20,000 *(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 Residential Dwelling

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

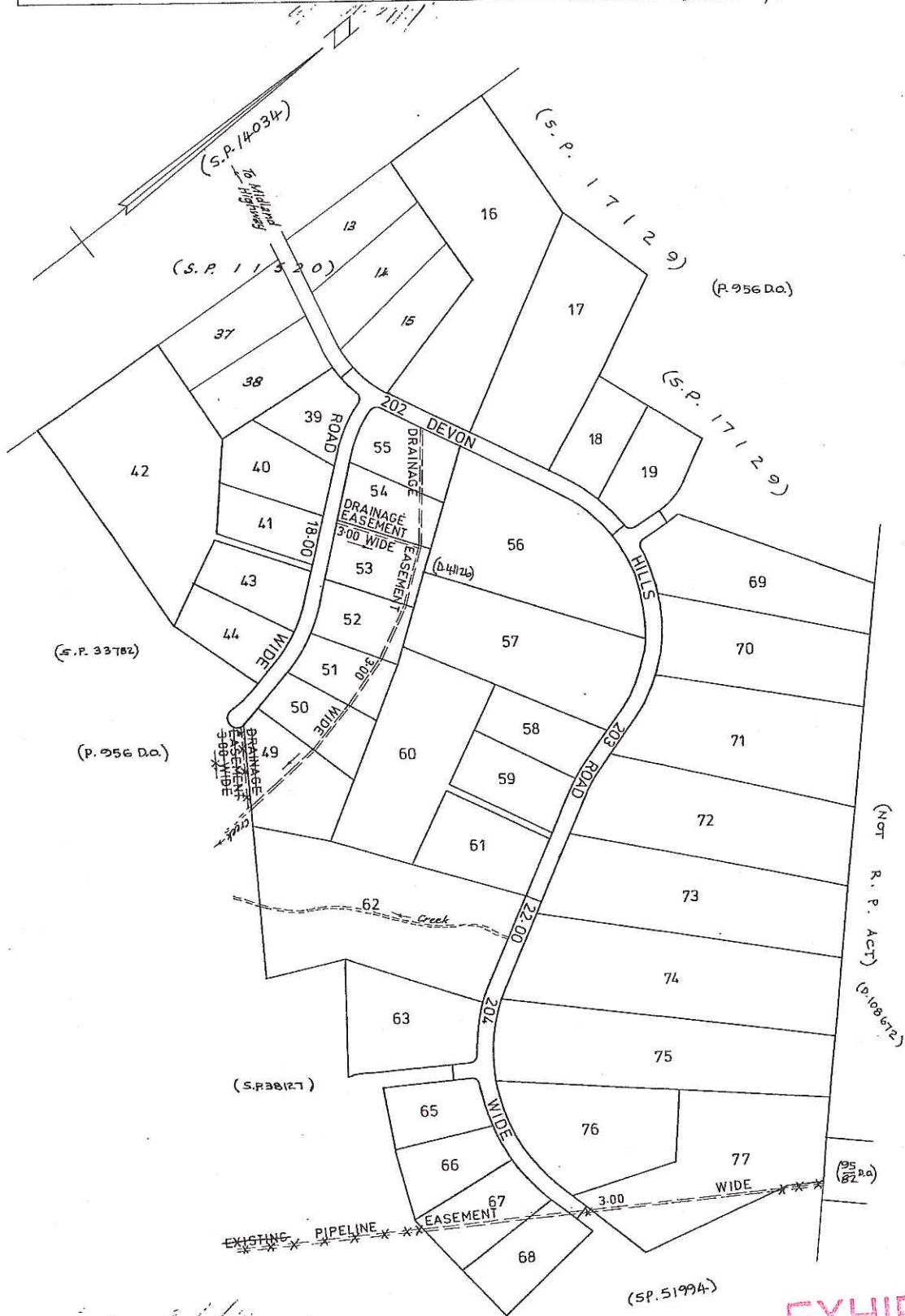
.....
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.....
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.....

(attach additional sheets if necessary)

Is any signage required? *(if yes, provide details)*

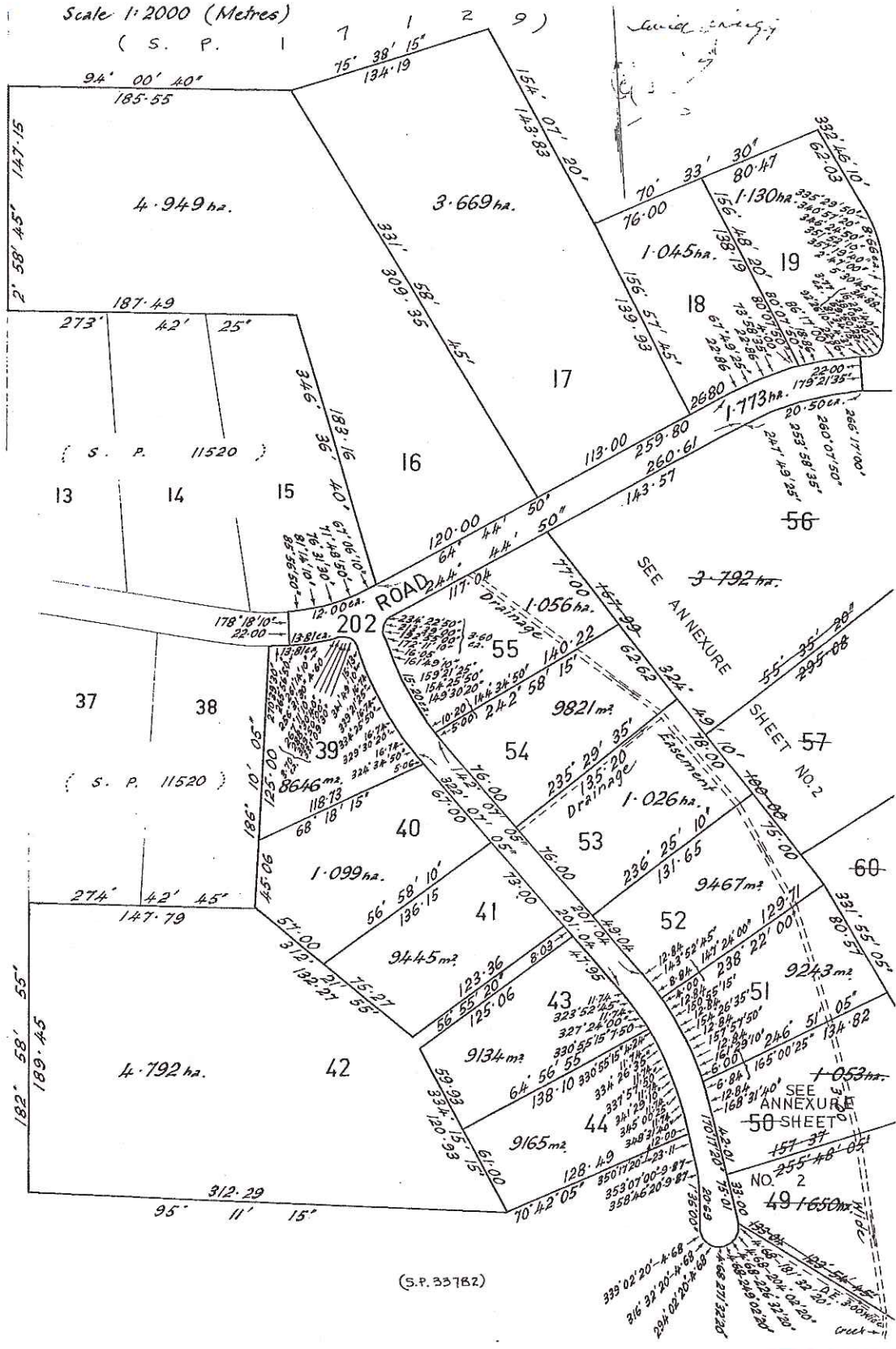
EXHIBITED

Owner: <i>Orana Court Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor <i>Edward M' Roe Redley</i> of land situated in the	Registered Number: S.P. 13142
Title Reference: <i>Conveyance No. 53/2867</i>	LAND DISTRICT OF CORNWALL PERTH PARISH OF BREADALBANE	
Grantee: <i>Part of 1321 acres Granted to Robert Campbell.</i>	Scale 1:4000	Effective from 23 OCT 1973 <i>[Signature]</i> ACTING Recorder of Titles



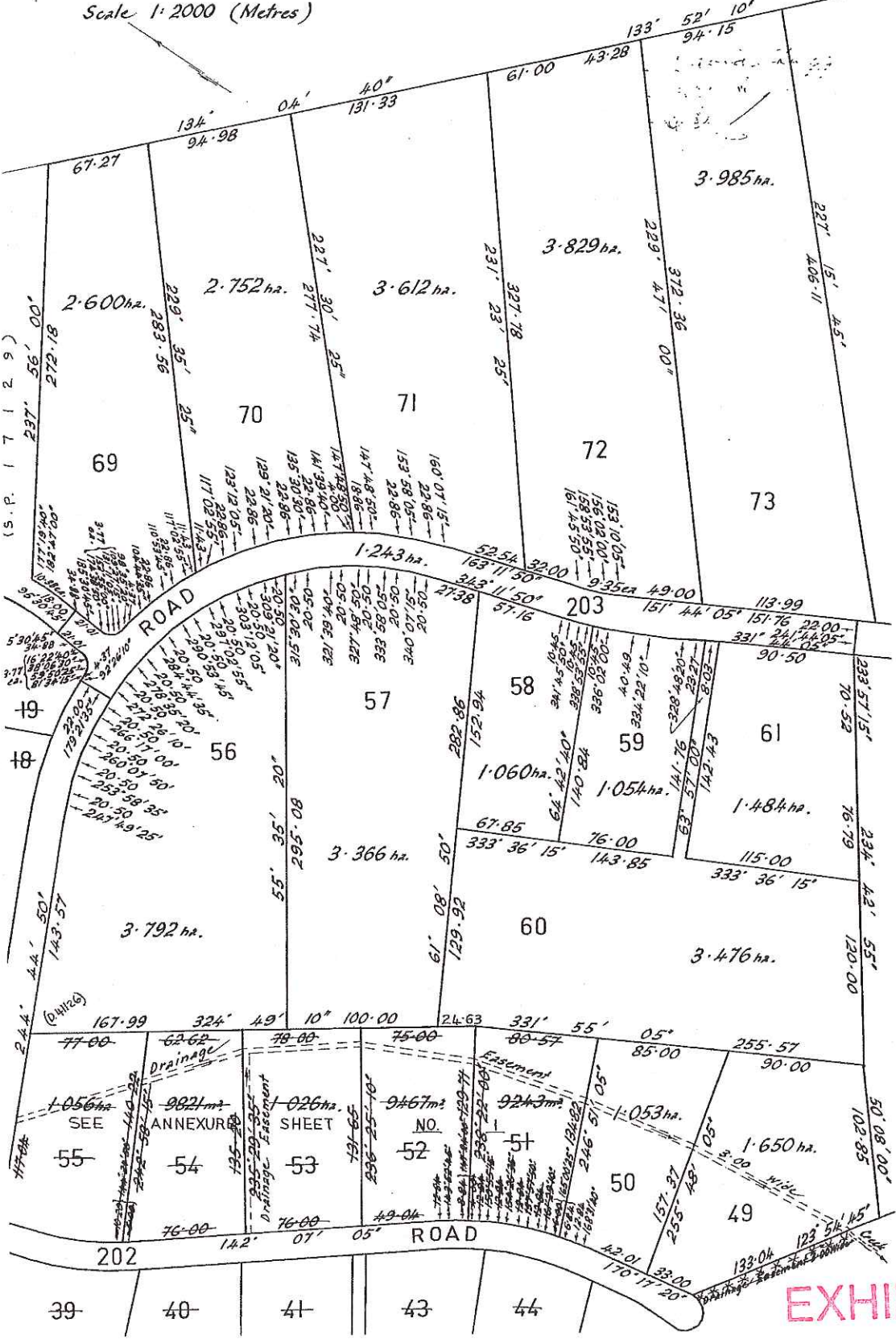
EXHIBITED

<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor <i>Edward M'Kee Peasley</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 6th August 79 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P. 13142</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>M. Peasley</i></p>	
<p>Council Clerk: SEE BELOW</p>	<p>Owner: <i>Orana Court Pty. Ltd.</i></p> <p>Title Reference: <i>Conveyance No 53/2867</i></p>	



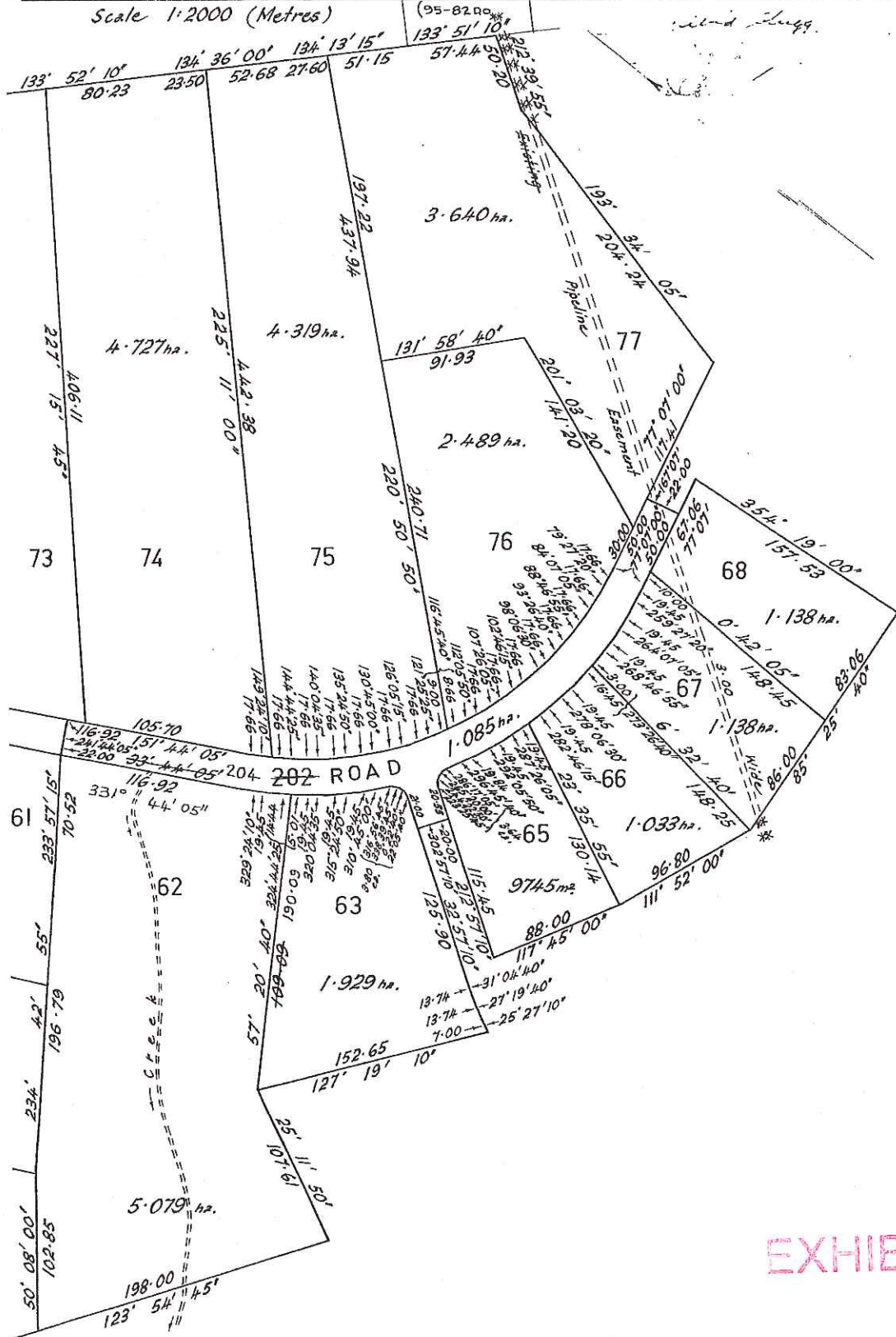
EXHIBITED

<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor <i>Edward M'Rae Pedley</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 6th August 1999 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>M. Pedley</i></p>	<p>S.P 13142</p>
<p>Council Clerk SEE BELOW</p>	<p>Owner: <i>Orana Court Pty. Ltd.</i> Title Reference: <i>Conveyance No. 53/2867</i></p>	



EXHIBITED

<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor <i>Edward M'Kee Peley</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 6th August 1980 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P. 13142</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <i>M. Peley</i></p>	
<p>Council Clerk: SEE BELOW</p>	<p>Owner: <i>Orana Court Pty. Ltd.</i> Title Reference: <i>Conveyance No 53/2867</i></p>	



EXHIBITED

DRAWING SCHEDULE

A00	COVER PAGE	
A01	SITE & LOCALITY PLAN	EXISTING
A02	FLOOR PLAN	PROPOSED
A03	FLOOR PLAN	DWELLING
A04	ELEVATIONS #1	PROPOSED SHED
A05	ELEVATIONS #2	DWELLING
A06	3D PERSPECTIVES #1	PROPOSED SHED
A07	3D PERSPECTIVES #2	

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION NO.:	CC22111
LAND TITLE REFERENCE (NUMBER):	13142/53
EXISTING DWELLING AREA:	184.00m ²
PROPOSED EXTENSION AREA:	99.47m ²
EXISTING SHED #1 (APPROX.):	126.85m ²
EXISTING SHED #2 (APPROX.):	55.56m ²
PROPOSED SHED AREA:	31.80m ²
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUMED H1
CLIMATE ZONE:	7
BUSHFIRE PRONE BAL RATING:	12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

ISSUED FOR APPROVAL

PROPOSED EXTENSION

T. & A. DAVIS
6 CHRISTINE AVENUE
DEVON HILLS

NORTHERN MIDLANDS COUNCIL

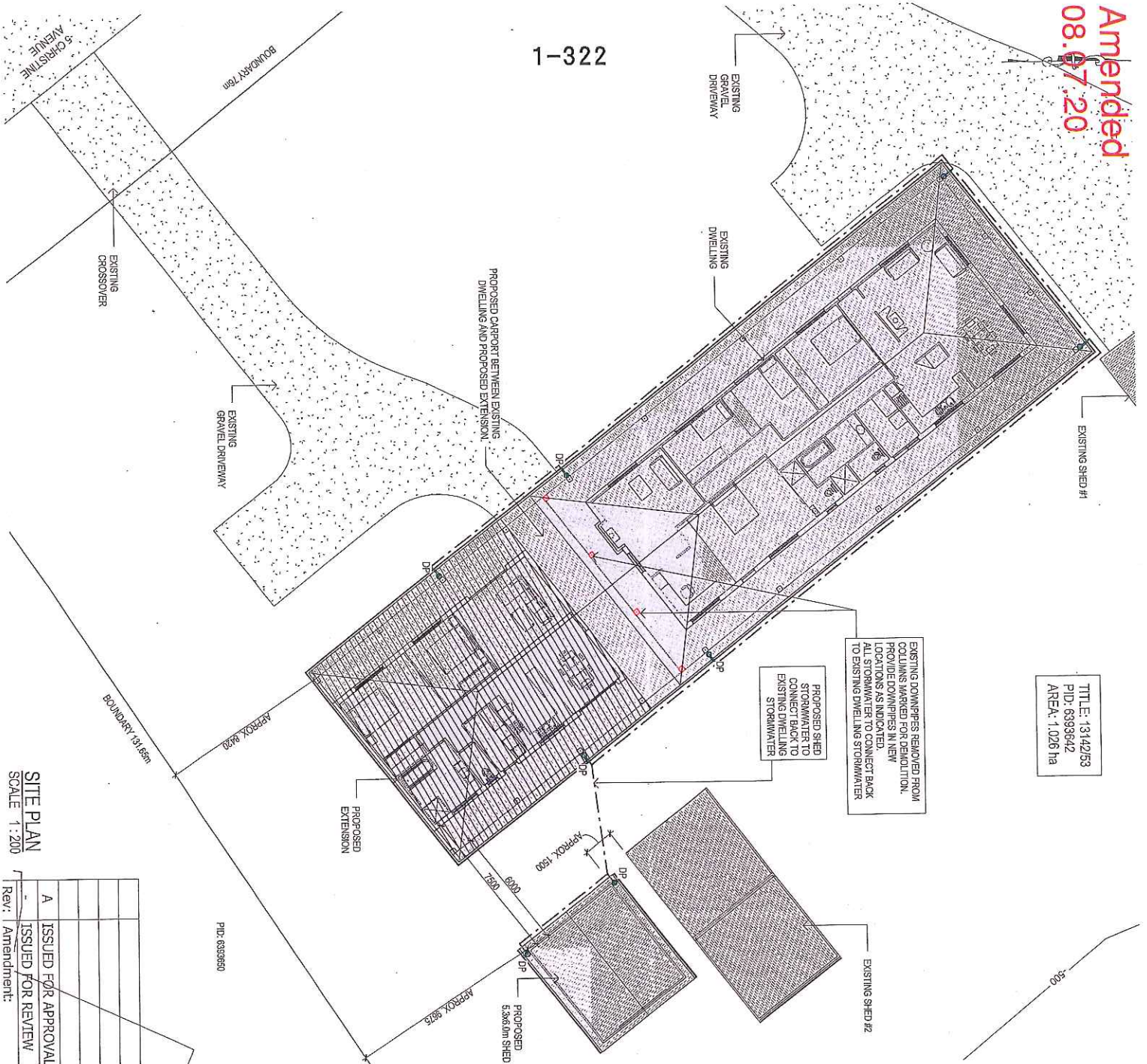
1-321

TITLE: 13142/53
PID: 6393642
AREA: 1.026 ha

EXISTING DOWNPIPES REMOVED FROM
COLUMNS MARKED FOR DEMOLITION.
PROVIDE DOWNPIPES IN NEW
LOCATIONS AS INDICATED
ALL STORMWATER TO CONNECT BACK
TO EXISTING DWELLING STORMWATER

PROPOSED SHED
STORMWATER TO
CONNECT BACK TO
EXISTING DWELLING
STORMWATER

1-322



SITE PLAN
SCALE 1:200

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	14.05.20	L.K.
	ISSUED FOR REVIEW	07.05.20	M.T

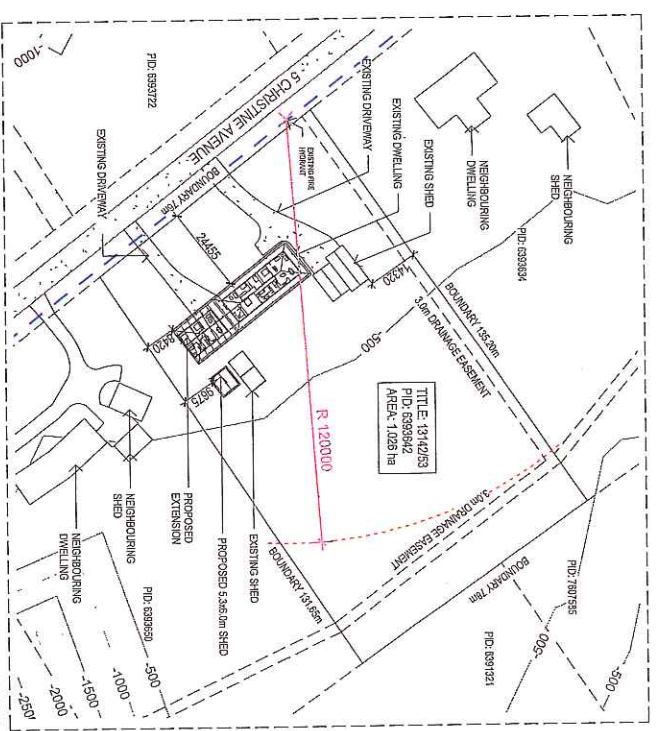
14.1.18 OUTBUILDINGS AND ANCILLARY STRUCTURES
OBJECTIVE
TO ENSURE THAT: A) OUTBUILDINGS DO NOT DETRACT
FROM THE AMENITY OR ESTABLISHED NEIGHBOURHOOD
CHARACTER; AND B) DWELLINGS REMAIN THE DOMINANT
BUILT FORM WITHIN AN AREA.

P) OUTBUILDINGS MUST BE DESIGNED AND LOCATED
HAVING REGARD TO:
A) VISUAL IMPACT TO THE STREETSCAPE; AND
B) TAKING INTO ACCOUNT PROPOSED OUTBUILDINGS ARE LOCATED AT
THE END OF THE DWELLING AND ARE HIDDEN FROM
CHRISTINE AVENUE.
OUTBUILDINGS ARE ALSO PARTIALLY SCREEN FROM
NEIGHBOURING DWELLINGS BY VEGETATION ALONG
NEIGHBOURING PROPERTY BOUNDARIES & NEIGHBOURING
VEGETATED CURTILAGE AREAS.

B) ANY ADVERSE IMPACTS ON NATIVE
VEGETATION, AND
PROPOSED SHED LOCATION OVER MAINTAINED AREA, NO
EXISTING VEGETATION TO BE REMOVED.

C) OVERSHADOW ADJOINING PROPERTIES, AND
PROPOSED SHED IS UNDER MAXIMUM HEIGHT AND IS INSIDE
SETBACK AND WILL NOT OVERSHADOW ADJOINING
PROPERTY IN ACCORDANCE WITH NORTHERN MIDLANDS
INTERNAL PLANNING SCHEME

D) COMPATIBILITY WITH THE SIZE AND LOCATION
OF OUTBUILDINGS IN THE NEIGHBOURHOOD.
MOST NEIGHBOURING PROPERTIES IN THE AREA HAVE
MULTIPLE OUT BUILDINGS WHICH EXCEED A GROSS FLOOR
AREA OF 90M².



LOCALITY PLAN
SCALE 1:1500

Date Drawn:	06.05.20
Drawn:	M. Thach
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	
Designer Name:	J. Pfeiffer
Accreditation No.:	CC2211T

Client: T. DAVIS
Project: PROPOSED EXTENSION
Address: 6 CHRISTINE AVENUE
DEVON HILLS

ISSUED FOR APPROVAL


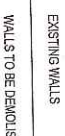

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P2

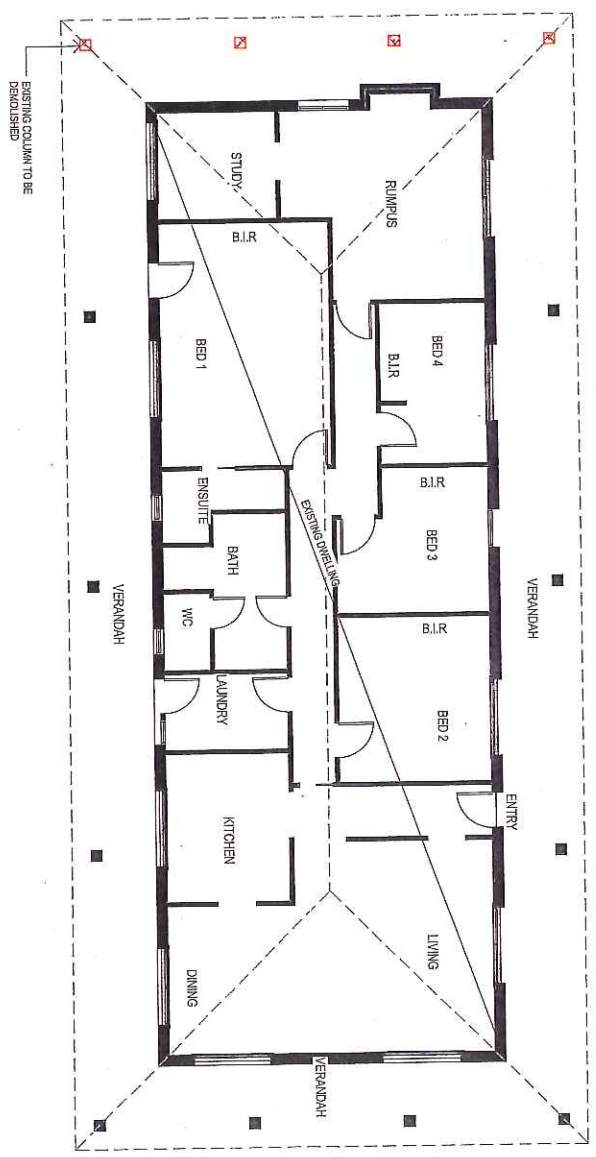
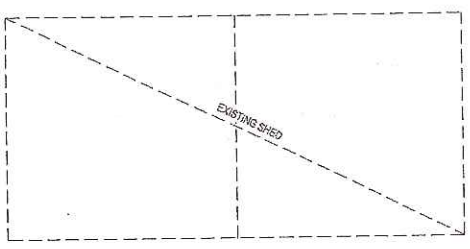
Drawing No: 213020
Rev: A01

ENGINEERING PLUS

1-323

	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS

Area Schedule (Gross Building)			
Name	Area	Area (sq)	
EXISTING DWELLING	184.00 m ²	19.81	
PROPOSED EXTENSION	99.47 m ²	10.71	
EXISTING SHED #1 (APPROX.)	126.85 m ²	13.65	
EXISTING SHED #2 (APPROX.)	55.56 m ²	5.98	
PROPOSED SHED	31.80 m ²	3.42	
	497.68 m ²	53.57	



FLOOR PLAN - EXISTING
SCALE 1:125

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	14.05.20	L.K.
-	ISSUED FOR REVIEW	07.05.20	M.T

ISSUED FOR APPROVAL

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Client: **T. DAVIS**

Project: **PROPOSED EXTENSION**

Address: **6 CHRISTINE AVENUE**

DEVON HILLS

Date Drawn: 06.05.20
 Drawn: M. Thach
 Checked: A. Taylor
 Approved: J. Praffter
 Scale: As Shown @ A3

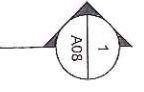
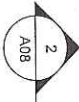
Accredited Building Designer
 Designer Name: J. Praffter
 Accreditation No: CC2211T

106 0417 562 783 or 0417 565 813
 info@engineeringplus.com.au
ENGINEERING PLUS

Drawing No: **213020**

Rev: **A02**

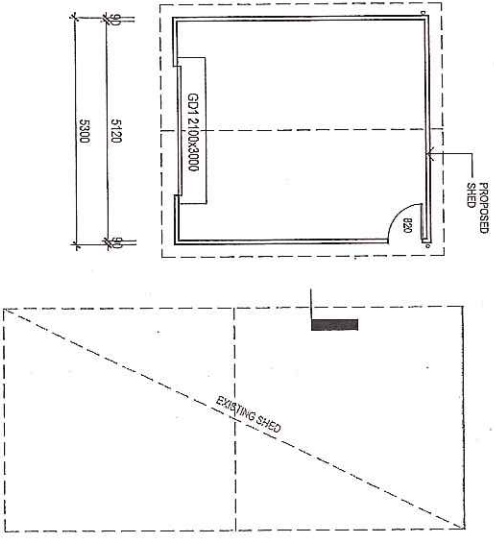
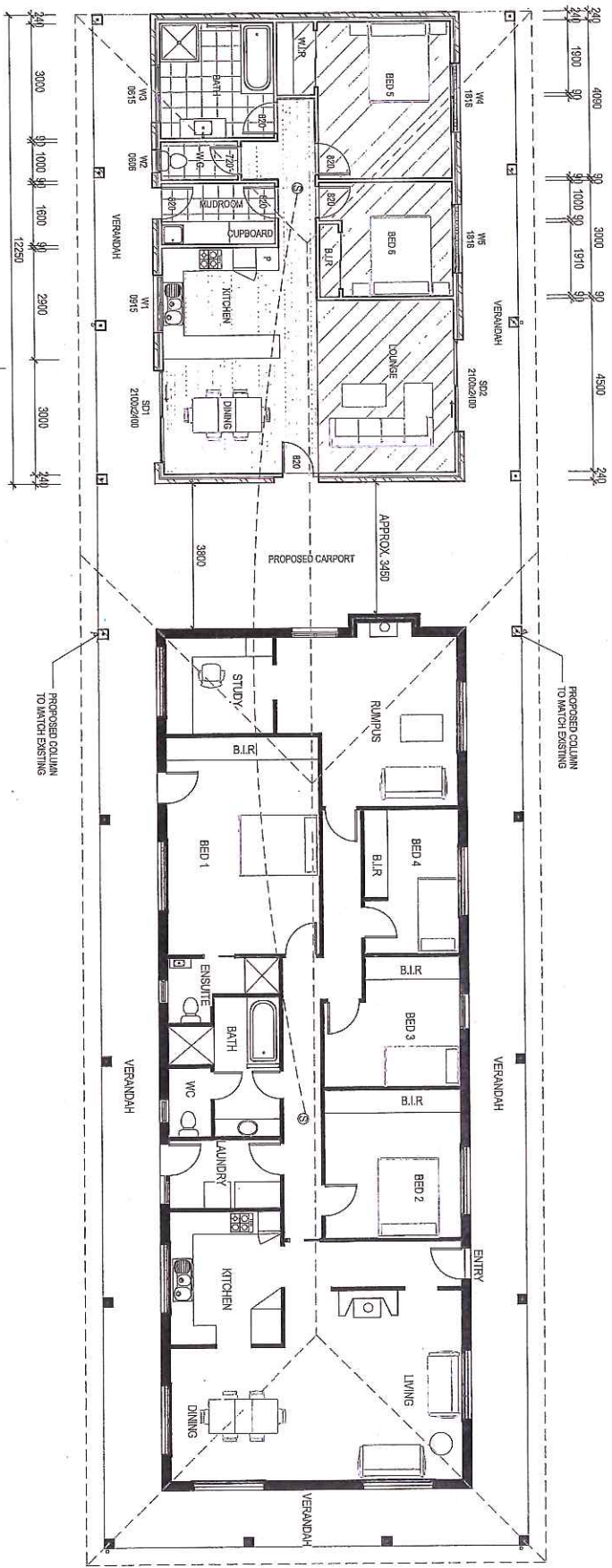
1-324



MARK	HEIGHT	WIDTH	TYPE	UNVALVE	SHGC
W1	900	1500	DG	4.1	.55
W2	600	600	DG	4.1	.55
W3	800	1800	DG	4.1	.55
W4	1800	1800	DG	4.1	.55
W5	1800	1800	DG	4.1	.55
SD1	2100	2400	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3795.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS



Name	Area	Area (sq)
EXISTING DWELLING	194.00 m ²	19.81
PROPOSED EXTENSION	99.47 m ²	10.71
EXISTING SHED #1 (APPROX.)	126.89 m ²	13.85
EXISTING SHED #2 (APPROX.)	55.56 m ²	5.89
PROPOSED SHED	31.80 m ²	3.42
	497.69 m ²	53.57

<input checked="" type="checkbox"/>	CARPET
<input checked="" type="checkbox"/>	CONCRETE
<input checked="" type="checkbox"/>	TILE
<input checked="" type="checkbox"/>	VINYL TIMBER FLOORING

Rev	Amendment	Date	By	Appr
A	ISSUED FOR APPROVAL	14.05.20	M.T	L.K.
-	ISSUED FOR REVIEW	07.05.20	M.T	M.T

Client: T. & A. DAVIS
Project: PROPOSED EXTENSION
Address: 6 CHRISTINE AVENUE
DEVON HILLS

Date Drawn: 06.05.20
Drawn: M. Thach
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

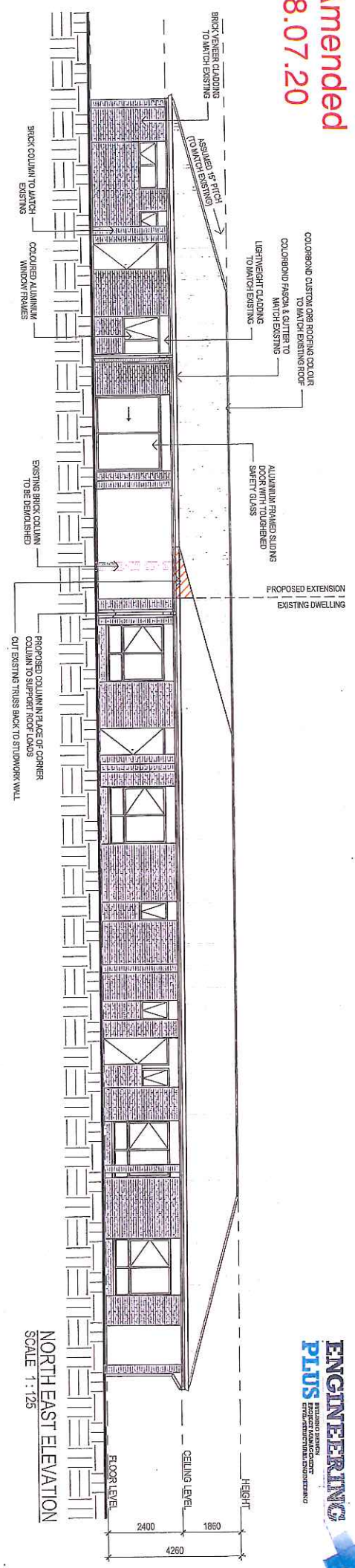
Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC22111

Mobile: 0417 362 783 or 0417 545 813
j.pfeiffer@engineeringplus.com.au
www.engineeringplus.com.au

ENGINEERING PLUS
REGISTERED ENGINEERING COMPANY
MEMBER OF THE ENGINEERING AUSTRALIA GROUP

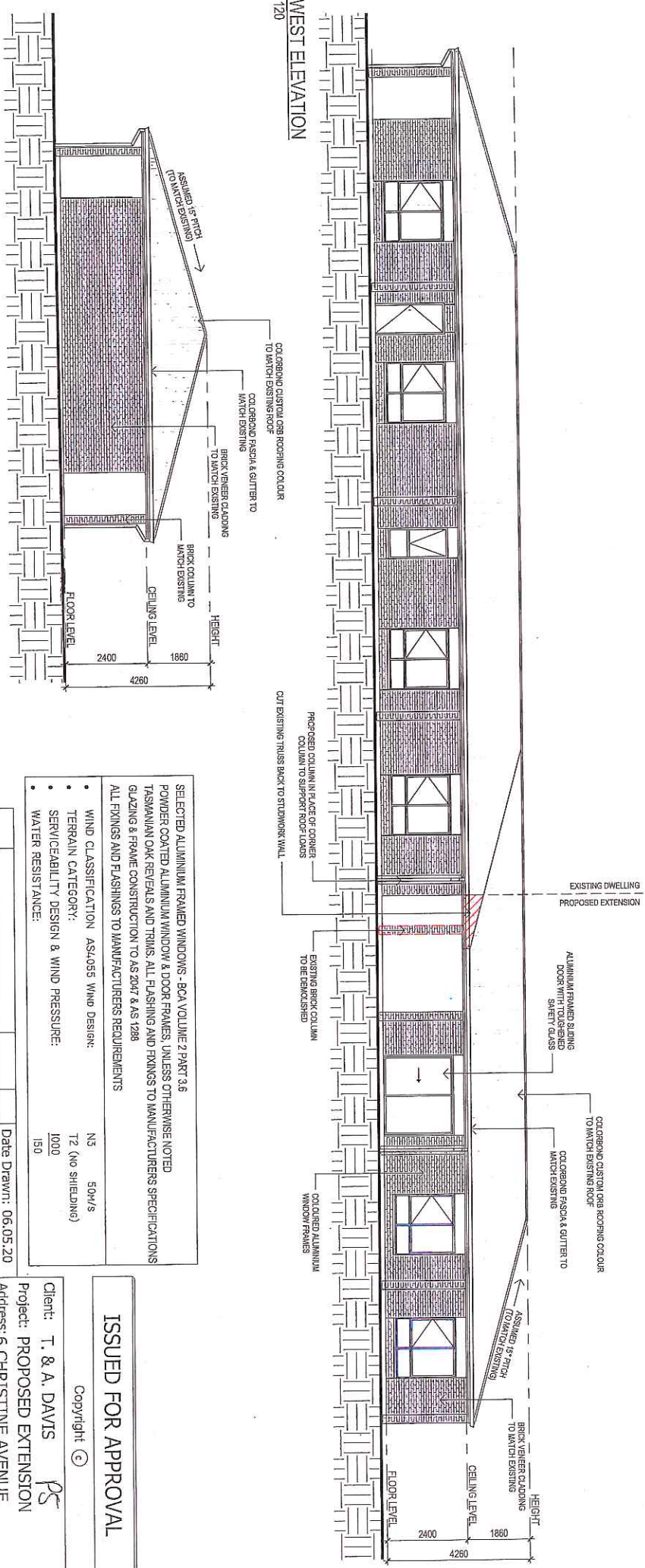
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Drawing No: 213020
Rev: A

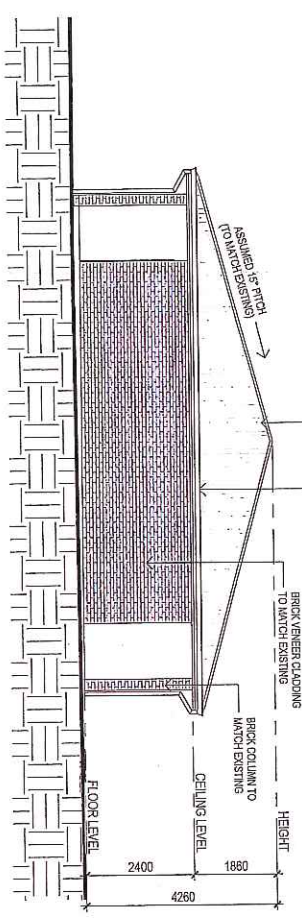


1-325

SOUTH WEST ELEVATION
SCALE 1:120



SOUTH EAST ELEVATION
SCALE 1:120



- SELECTED ALUMINUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6
- POWDER COATED ALUMINUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED
- TASMANIAN OAK REVEALS AND TRIMS, ALL FLASHING AND FININGS TO MANUFACTURERS SPECIFICATIONS
- GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
- ALL FININGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS
- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 50M/S
- TERRAIN CATEGORY: T2 (NO SHIELDING) 1000
- SERVICEABILITY DESIGN & WIND PRESSURE: 150
- WATER RESISTANCE:

ISSUED FOR APPROVAL

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Client: T. & A. DAVIS
Project: PROPOSED EXTENSION
Address: 6 CHRISTINE AVENUE
DEVON HILLS

ISSUED FOR APPROVAL	14.05.20	L.K.	Date Drawn: 06.05.20
ISSUED FOR REVIEW	07.05.20	M.T	Drawn: M. Thach
			Checked: A. Taylor
			Approved: J. Pfeiffer
			Scale: As Shown @ A3
			Accredited Building Designer
			Designer Name: J. Pfeiffer
			Accreditation No: CC2211T

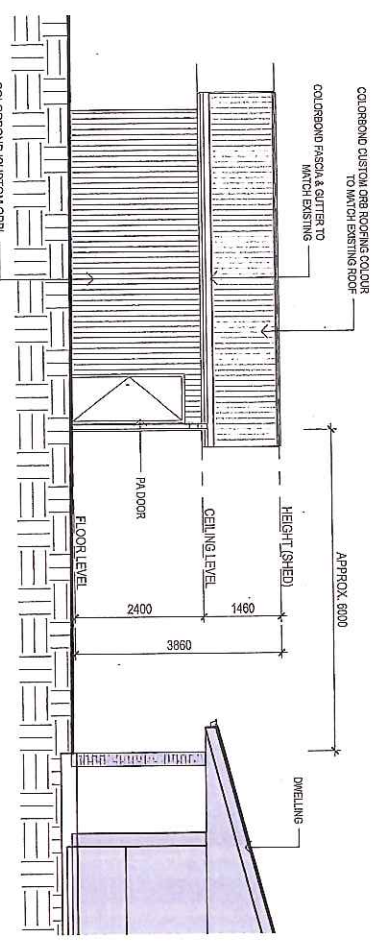
Rev: Amendment:			
213020	A04		Rev A

EAVE & SOFFIT CONSTRUCTION - BCA VOLUME 2 PART 3.5.3.5
EAVE WIDTH - 450MM DESIGN WIND SPEED N3
SOFFIT / EAVE LINED WITH 'HAROPLEX' CEMENT SHEETING
TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

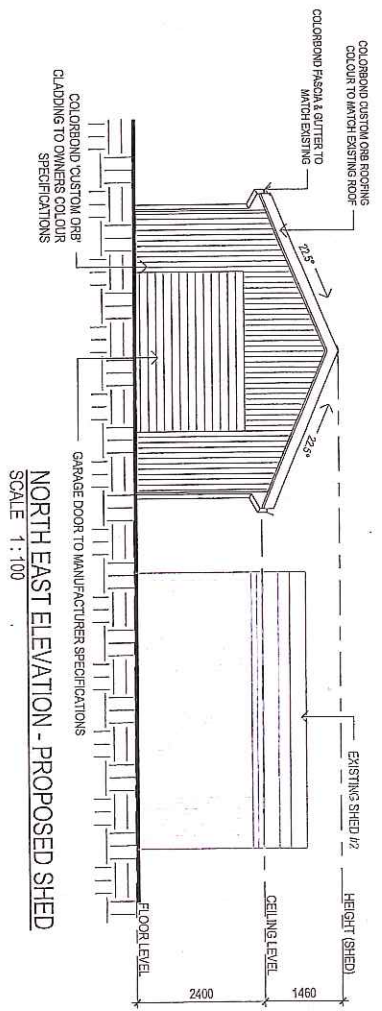
Mobile: 0417 352 783 or 0417 545 813
jack@engineerplus.com.au
http://www.engineerplus.com.au
ENGINEERING PLUS

- SOFFIT / EAVE LINED WITH 'HARBOR EX' GEMENT SHEETING
- TIMBERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENERS / FININGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

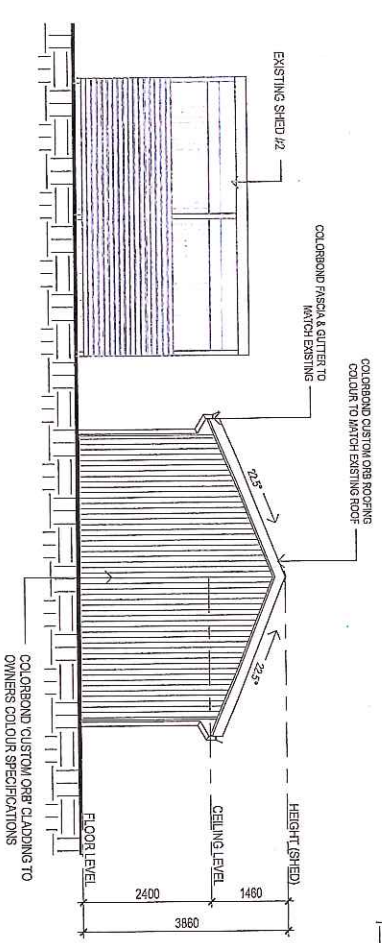
Amended
 08.07.20



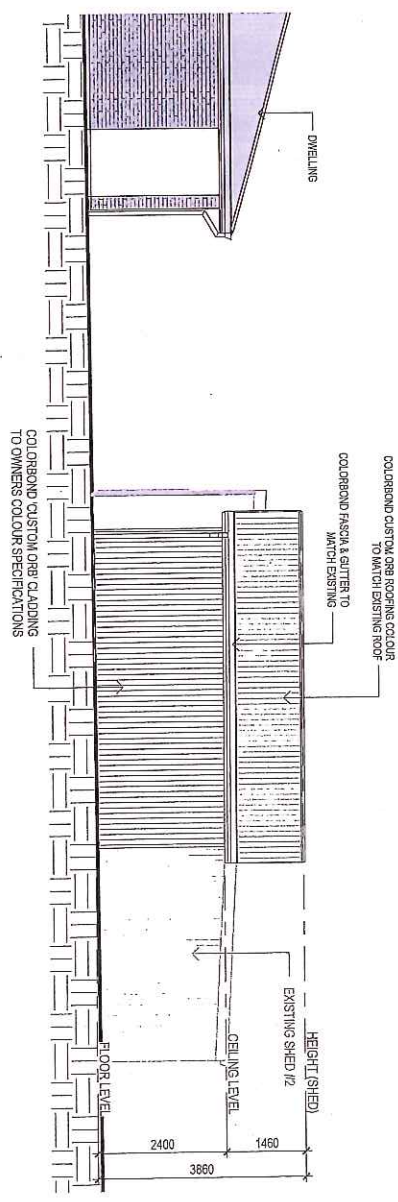
NORTH WEST ELEVATION - PROPOSED SHED
 SCALE 1:100



NORTH EAST ELEVATION - PROPOSED SHED
 SCALE 1:100



SOUTH WEST ELEVATION - PROPOSED SHED
 SCALE 1:100



SOUTH EAST ELEVATION - PROPOSED SHED
 SCALE 1:100

ISSUED FOR APPROVAL

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Client: **T. & A. DAVIS**

Project: **PROPOSED EXTENSION**

Address: **6 CHRISTINE AVENUE**

DEVON HILLS

Mobile: **0417 562 783 or 0417 565 813**

Email: **info@engineerplus.com.au**

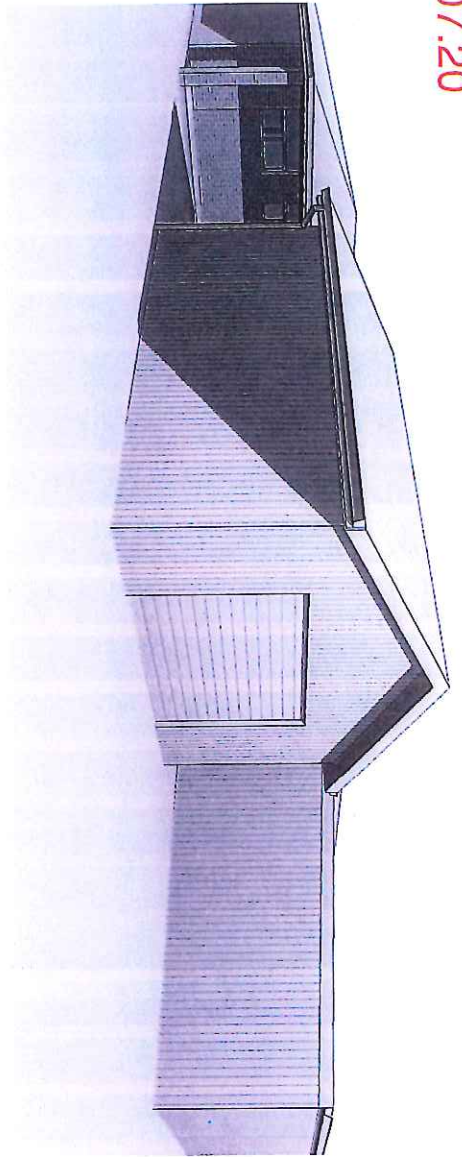
Website: **www.engineerplus.com.au**

Rev:	A	ISSUED FOR APPROVAL	14.05.20	L.K.	Date:
Amendment:	-	ISSUED FOR REVIEW	07.05.20	M.T	Date:

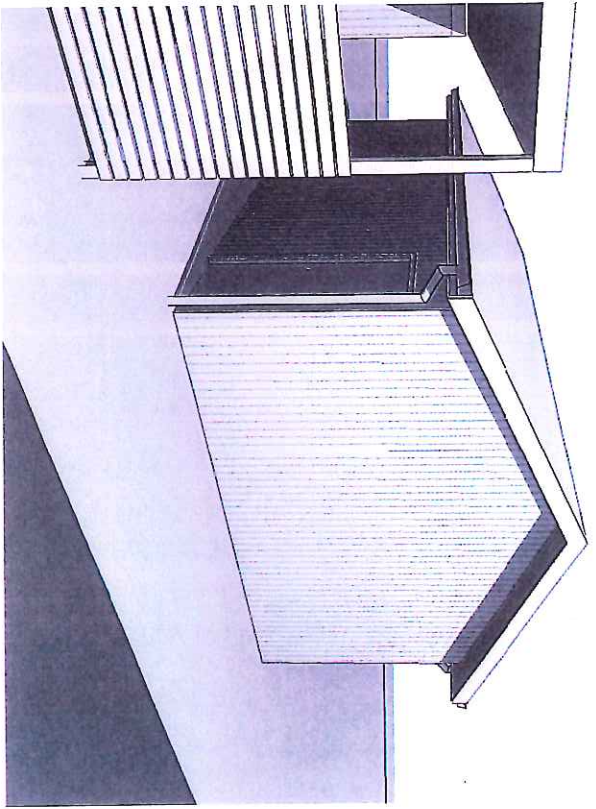
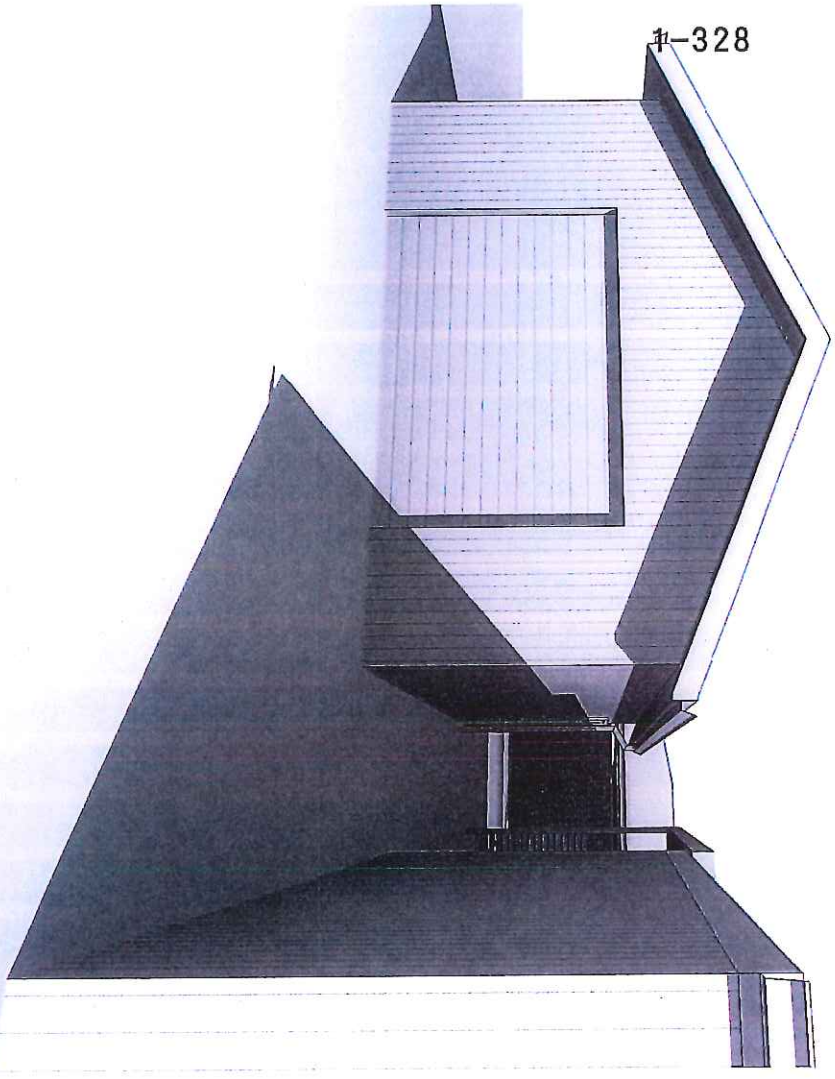
Accredited Building Designer
 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **213020** Rev **A**

ENGINEERING PLUS
 BUILDING DESIGNER
 PROJECT MANAGER
 ENVIRONMENTAL CONSULTING



#-328



ISSUED FOR APPROVAL

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PK

Client: T. DAVIS

Project: PROPOSED EXTENSION

Address: 6 CHRISTINE AVENUE

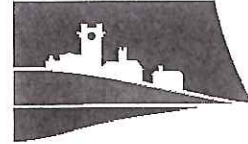
DEVON HILLS

Mobile: 0417 262 282 or 0427 545 813
 Email: info@engineeringplus.com.au
 Web: www.engineeringplus.com.au

Rev:	Amendment:	Date:	Int:	Date Drawn:	06.05.20	Drawn:	M. Thach
A	ISSUED FOR APPROVAL	14.05.20	L.K.	Checked:	A. Taylor	Approved:	J. Pfeiffer
-	ISSUED FOR REVIEW	07.05.20	M.T	Scale:	As Shown @ A3	Accredited Building Designer	
				Designer Name:	J. Pfeiffer	Accreditation No:	CC2211T
				Drawing No:	213020	Rev	-
					A07		

Our ref: 200800.03; PLN-20-0108
Enquiries: Erin Miles

COPY



NORTHERN
MIDLANDS
COUNCIL

29/05/2020

Narelle Lobdale
81 Elizabeth St
LAUNCESTON TAS 7250
via email: narelle@engineeringplus.com.au

Dear Ms Lobdale

Additional Information Required for Planning Application PLN-20-0108- Addition to dwelling & new shed (combined floor area of outbuildings greater than 80m²) at 6 Christine Avenue, Devon Hills

I refer to the abovementioned application, which has been further reviewed by Council's Planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- **Revised plans to convert development to dwelling addition or ancillary dwelling.**

Currently, the development proposes a second dwelling. A dwelling is defined as:

dwelling	means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
----------	---

Multiple dwellings are prohibited in the Low Density Residential Zone. A reduction in floor area would allow the development to be categorised as an Ancillary Dwelling, which is defined as:

ancillary dwelling	means an additional dwelling: (a) with a floor area not greater than 60m ² ; (b) that is appurtenant to a single dwelling; and (c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.
--------------------	---

Alternatively, facilities could be removed from the development, so that it is not a self-contained residence, but rather, a dwelling addition.

✓ 99/5 EM

Therefore, in accordance with Section 51 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not commence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to planning@nmc.tas.gov.au and referenced with the planning application number PLN-20-0108. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely

EMiles

Erin Miles
URBAN AND REGIONAL PLANNER

Rosemary Jones

From: Boyle, David <David.Boyle@taswater.com.au>
Sent: Wednesday, 10 June 2020 12:03 PM
To: NMC Planning
Subject: TWDA 2020/00786-NMC - Referral to TasWater - NORTH - PLN20-0108, 6 Christine Ave Devon Hills

Dear Rosemary,

Thanks for giving us the opportunity to look at this extension, as it could be considered a large house extension, the following will apply.

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the above mentioned permit and has determined that the proposed development did not require a referral and therefore does not require a submission from TasWater as the *additions to a single dwelling* and shed will not;

- a. Increase the demand for water supplied by TasWater; or
- b. Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or
- c. Damage or interfere with TasWater works; or
- d. Adversely affect TasWater operations.

If they have insufficient water pressure or flow they can always increase their connection size at a latter date.

If you have any queries, please contact me.

Regards

David Boyle
Senior Development Assessment Officer



D (03) 6345 6323
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 9 June 2020 10:23 AM
To: TasWater Development Mailbox <Development@taswater.com.au>
Subject: Referral to TasWater - NORTH - PLN20-0108, 6 Christine Ave Devon Hills

Good morning,

Please see referral attached. Council is unsure however the property may need an upgrade to the size of the water connection.

Kind regards,

NORTHERN MIDLANDS COUNCIL

REFERRAL TO:	ENVIRONMENTAL HEALTH OFFICER
Reference no:	PLN-20-0108; 6393642
Site:	6 Christine Avenue, Devon Hills
Proposed development:	Addition to dwelling & new shed (combined floor area of outbuildings greater than 80m2)
Applicant:	Engineering Plus 81 Elizabeth St Launceston Tas 7250
Owner:	Thierry Wayne & Alira Jane Davis
Referral date:	09.06.2020
Timeline:	Starting date: 22 May 2020 Advertised on: 09.06.2020 Closing date: 23.06.2020
NMC contact:	Planning@nmc.tas.gov.au
Attachments	Application & plans

Effluent Disposal for low density subdivision

The increase in the number of bedrooms or rooms that can be used as a bedroom, will require a review of the capacity of the existing on-site wastewater management system.

Chris Wicks
Environmental Health Officer

email to EHO as:

Referral to EHO - PLN-20-0108, 6 Christine Avenue, Devon Hills

REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0108 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 200800.03

Date: 9 June 2020

Applicant: Engineering Plus

Proposal: Addition to dwelling & new shed (combined floor area of outbuildings greater than 80m²)

Location: 6 Christine Avenue, Devon Hills

W&I referral PLN-20-0108, 6 Christine Avenue, Devon Hills

Planning admin: W&I fees paid.

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) The new building must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- d) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.

W.2 Access

- a) A concrete or hotmix sealed driveway must be constructed for each dwelling from the edge of the Road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

W.7 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)

Driveway seal requirements discussed with Leigh McCullagh

Date: 9/6/20

Erin Miles

From: Michelle Reid < >
Sent: Wednesday, 10 June 2020 9:05 PM
To: NMC Planning
Subject: (ECM:1099425) Few questions re proposed new dwelling
Attachments: NMC letter re development - 6 Christine Ave.docx

See letter attached.
Thank you.

Michelle

10/6/2020

To the General Manager Northern Midlands Council,

I have a few questions regarding the proposed development at 6 Christine Ave, Devon Hills. I would like you to answer these for me, please. I don't wish to cause any angst regarding this matter and am not necessarily opposing it but I would like to know a few things further about this proposed development and the area.

1. Just wondering how this can possibly be called an extension when it is clearly a whole new two-bedroom dwelling that has just conveniently been placed under the same roof line of the existing building? It is not part of the existing stand-alone house. It is a separate self-contained two-bedroom unit entirely of its own. Is this allowable in Devon Hills?
2. How does this equate to low density housing? When two residences appear in such close proximity to each other this is surely not low-density housing. The new development is clearly a separate two-bedroom unit. This could house an entire second family on this block. How is this low-density? Please could you explain.
3. Is the electricity provided going to be joined into the circuit and metre of the existing dwelling? If not, as I suspect is more likely, how can you class this as an extension, and not a separate dwelling?
4. What is the exact intention/proposed use of this building? Obviously, the intention is not for it to be built and left empty but rather occupied by people other than the existing residents.
5. If rented, either formally or informally and whether now or in the future, what are the exact council regulations around this rental situation in this area please, both long-term rental and short-term holiday type rental?
6. If this dwelling is acceptable, then is there nothing stopping anyone in this area adding completely separate dwellings to their property provided they are conveniently under a common roof line?
Potentially there could be 3, 4 or more dwellings added to properties in Devon Hills. If this were to happen as is the potential, where does low-density housing become far less than that? If everyone added even one separate dwelling (even if **conveniently** under the same roofline), as in this case, this area would very quickly become anything but low density wouldn't it?
7. Are there any other houses already in this area where this kind of separate dwelling has been added to a property, but because it is under the existing roofline it conveniently is termed an extension? I would love to know.
8. We moved here for the amazing peace and quiet the area provided many years ago. With a number of residents now frustratingly not adhering to noise restriction times with power tools etc, any new residents will only increase the potentially for this situation to occur even more readily. This is something we would not want to happen.

Thank you for letting me know regarding these questions via return email please.

43 Cambewarra Crescent

Berowra Heights

NSW 2082

17 June 2020

Dear Sir/Madam,

REF: 6 CHRISTINE AVENUE, DEVON HILLS (PLN-20-0108)

Thank you for sending advice on a proposed "Addition to dwelling & new shed" at 6 Christine Avenue in Devon Hills. We own the adjoining property at 8 Christine Avenue.

Whilst we wouldn't ordinarily want to question a legitimate desire by our neighbour to extend their property, we do have some concerns that the description of the proposal is potentially being a bit economical with the truth, being described as an 'addition' or 'extension'.

The continuity of the roof perhaps supports this description, but in reality the proposal is for a separate 2 bedroom dwelling. There is no direct access/connection to the main property. This is reinforced by it having its own new driveway.

Our concern is that, at some point in the future, this property could be sub-let for a tenant to occupy, therefore effectively inserting another neighbour.

Yours faithfully,

Graeme Horner

25th June 2020

To Northern Midlands Council

Response to Representation received to Planning Application PLN-20-108
Address 6 Christine Avenue, Devon Hills Tasmania 7300

We would like to take this opportunity to respond to the points raised in the two Representations for our planning application.

My Father Tim was made redundant early this year after 47 years in the same job working as a station hand for the Legge family on a property in the Fingal Valley.

He started work on the farm when he was 16 years old and this is the only job he had ever done. When he and mum (Ruth) married they moved into one of the farm houses where they had lived for 37 years.

Early this year the farm was sold and the new owners did not require Dad. Dad lost his job and the house at the same time.

Also as it was a small business he worked for he was not entitled to be paid a redundancy.

These major life changing events cause Dad to develop depression which is now helped with medication but is an ongoing struggle.

Since Dad lost his job and he and Mum had nowhere to live they have been living with us at 6 Christine Ave. This is why we have put in the application to extend our dwelling.

Response to Representation 17th June 2020:

Our application is for an extension to current dwelling and a new shed. We do believe this to be an extension of our existing dwelling as the new addition is joined and extends on the existing dwelling.

There is no "new driveway" as stated. The driveway already exists into what is currently a paddock and was there when we purchased the property in 2016.

We have no intention to sub-let the extension as this is where Tim & Ruth my (Alira) parents will be living.

In further comments we would like to add that we have spoken to many residents in our street and the Devon Hills Community who are supportive of what we are applying to do. We were unable to discuss our application with the owners of Number 8 Christine Avenue (the adjoining property) Graeme & Sinead Horner, as their primary residence is in Sydney and since the beginning of Covid-19 early in the year they have not been permitted into Tasmania or to the property.

Response to Representation 10th June 2020:

The extension of our dwelling is nothing new to the area of Devon Hills and we are not applying to set a new precedent. There are currently several properties in the area with attached or separate units/granny flats as would be in Council Records.

The extension as mentioned above is going to be used by Tim & Ruth my (Alira) parents. They have been living with us for several months and this has not impacted on the "low-density housing".

Our succession plan is that once Tim and Ruth have passed away then myself and Ted will move into the extension and have our children, their partners and children in the existing dwelling. This is our "Forever home" and we have no intention of ever selling. We are actively involved in the community with myself the Secretary of the Devon Hills Community and Neighbourhood Watch Committee and Ted a member. Our children attend Perth Child Care Centre with our oldest starting Kinder at Perth Primary School in 2021.

The electricity will be joined into the current circuit and meter of the existing dwelling. Water will also be included onto the existing dwelling as will Rates.

As mentioned above the extension will be used by residents of the existing dwelling as Tim and Ruth have been living within the existing dwelling for several months.

At no point in time will this extension be rented formally or informally.

As mentioned above there are already units/granny flats in the Devon Hills area. We are not applying for something new.

We also moved here for the amazing peace and quiet and we do not believe that our proposed extension will change that. Tim & Ruth's presence over the past months has in no way impacted on the beautiful area we live in. They are close to retirement and want to be with family so that as they age we can care for them and help provide quality of living in their own home for as long as possible. They have also been able to spend quality time with their grandchildren which was previously limited.

We would welcome the opportunity for mediation with our neighbours either direct or through a meeting with council to further discuss the application.

We look forward to your response.

Regards

Ted & Alira Davis

6 Christine Ave

Devon Hills

Tas 730