

PLAN 3

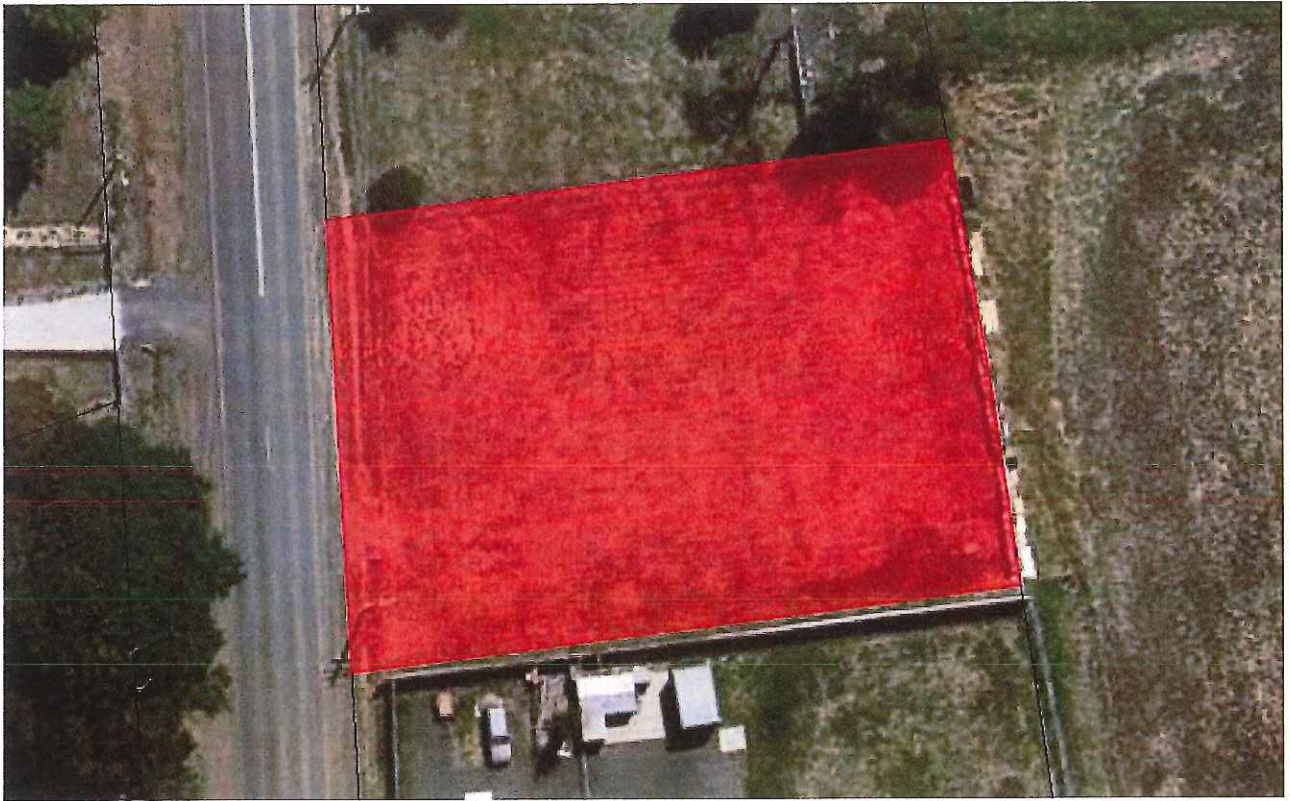
PLANNING APPLICATION PLN-20-0098

847 HOBART ROAD, BREADALBANE

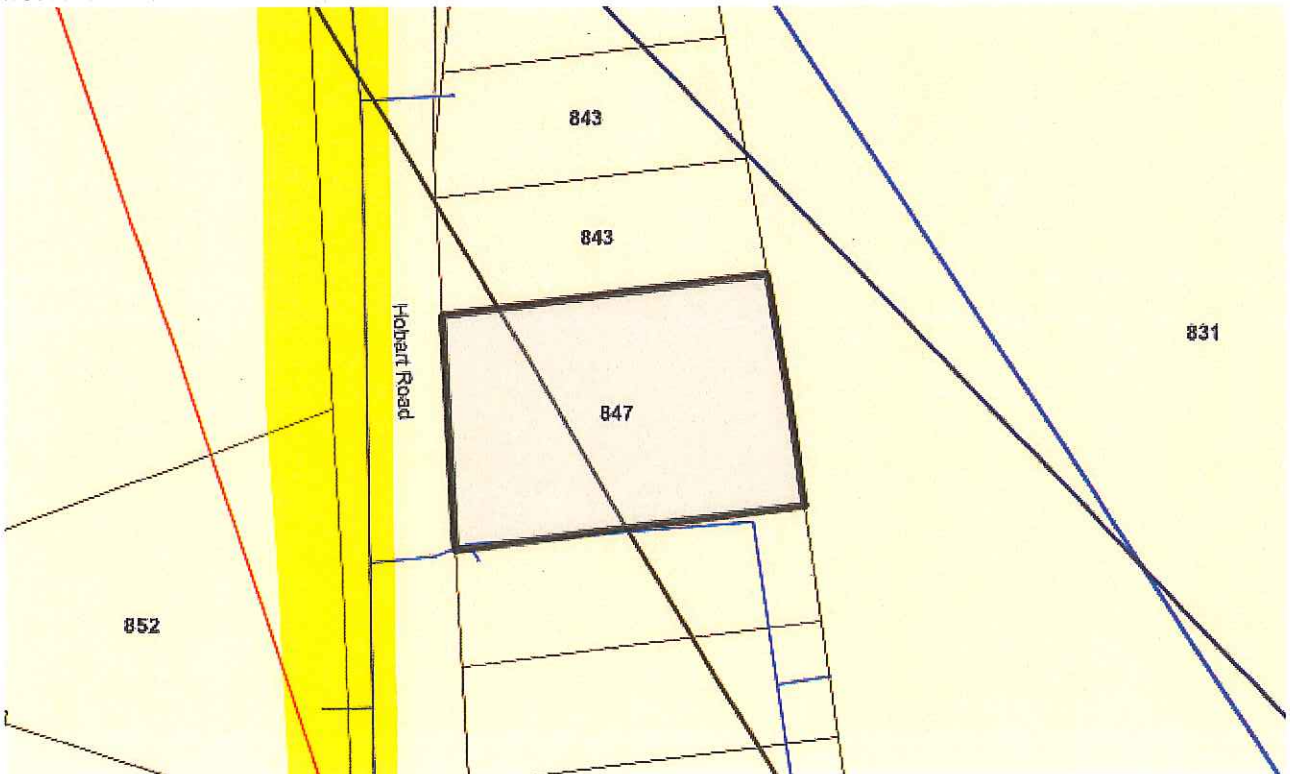
ATTACHMENTS

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

AERIAL PHOTOGRAPH & SERVICES MAP for 847 HOBART ROAD, BREADALBANE



ZONING MAP - RURAL RESOURCE ZONE



EXHIBITED

PLANNING APPLICATION

Proposal

Description of proposal: Proposed Dwelling

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

(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: 847 Hobart Road, Breadalbane 7258

.....

CT no: 161446/1

Estimated cost of project \$530,000

(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

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

See attached cover letter

.....

.....

.....

.....

(attach additional sheets if necessary)

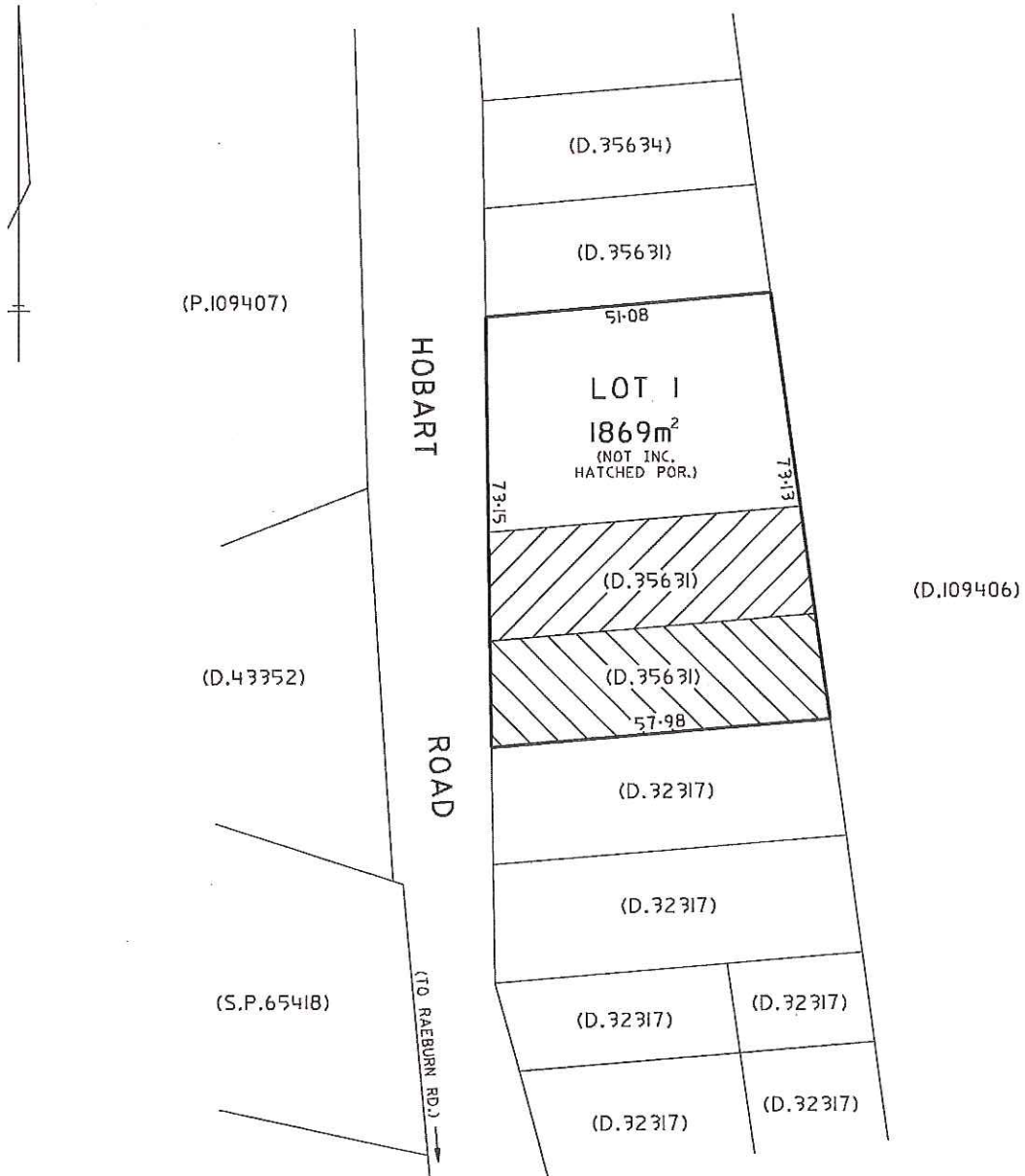
Is any signage required?

(if yes, provide details)

EXHIBITED

FILE NUMBER A24447 GRANTEE PART OF 584A-OR-OP GRANTED TO THOMAS SCOTT		CONVERSION PLAN LOCATION TOWN OF BREADALBANE CONVERTED FROM CONV. 39/9183 NOT TO SCALE LENGTHS IN METRES		Registered Number P.161446 APPROVED7 APR 2011..... <i>Alice Kanta</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (5040)	LAST FET60 UPI No FET61	LAST PLAN No. D.35631	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"



AC

EXHIBITED



Mail: 202 Wellington Street, South Launceston 7249
A.B.N: 71 615 812 747
Phone: 6344 7319
Email: mitch@designtolive.com.au

7 May 2020

Planning Application Cover Letter

Applicant: Design To Live Pty Ltd.

Development: Proposed Dwelling

Owner: Etienne & Elmarie Vos

Address: 847 Hobart Rd, Breadalbane TAS, 7258

Zone: Rural Resource

Please find below further information for the proposed Development at 847 Hobart Rd, Breadalbane, Tasmania.

26.4.1 Building Location & Appearance

A1

Complies with Acceptable Solution. Building height does not exceed 8m.

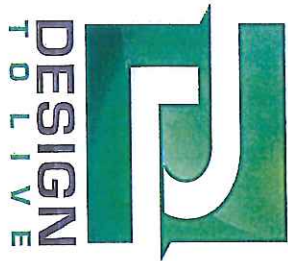
P2 (a-e)

Relies on Performance Criteria. The proposed dwelling is setback from the front boundary approx. 13.7m. Due to the restraints on the lot, including its small size and the existing underground power lines (HV Cable) located on the rear of the property, the proposed dwelling has been located to suit the site as best fit with regard to these restraints. The setback of neighbouring dwellings in the immediate surrounding area are of lesser or equal setback to the proposed dwelling indicating that it will have no impact on any immediate primary industry operations in the area.

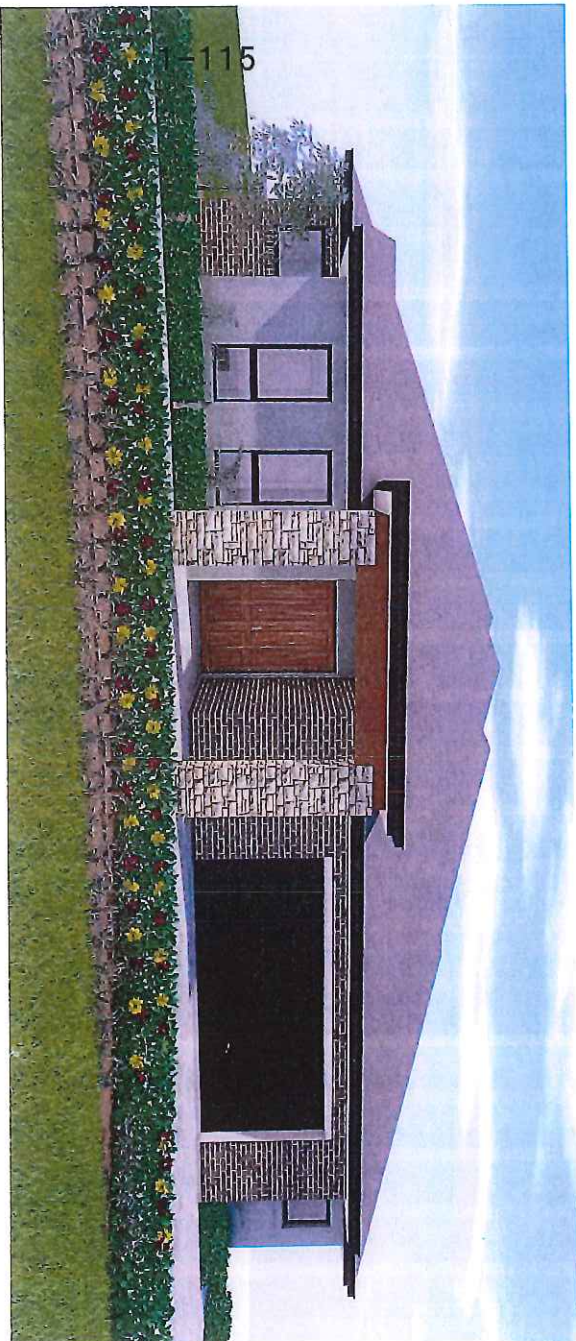
The adjoining properties on either side of the proposal are also residential in nature and the rear adjoining property is not currently used for primary industry operations. There is the possibility to introduce a nature buffer along the rear of the property if the adjoining property has primary industry use in the future.

Regards,
Denika McDonald-Hodges (B.EvnDes, M.Arch)

EXHIBITED



PROPOSED DWELLING
847 HOBART RD,
BREADALBANE, 7258.



DRAWING # DRAWING

HBR847-1	COVER PAGE
HBR847-2	SITE PLAN
HBR847-3	GROUND PLAN
HBR847-4	ATTIC FLOOR PLAN
HBR847-5	EXTERNAL SERVICES
HBR847-6	ELEVATIONS NTH-STH
HBR847-7	ELEVATIONS EST-WST

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31.08.20

COUNCIL		ZONE		ENERGY STAR RATING	6.6
NMC		RURAL RESOURCE		BAL RATING	12.5
PROPOSED DWELLING	407.62	LAND TITLE REFERENCE	161446/1	DESIGN WIND CLASS	N2
		PROPERTY ID	6393386	SOIL CLASSIFICATION	P
		LOT SIZE (M ²)	1870	CLIMATE ZONE	7
		PLANNING OVERLAY	ANEF + BUSHHIRE	ALPINE AREA	N/A
				CORROSION ENV ¹	N/A

CLIENT/S:	MITCHELL LLOYD ACC # CC6320 ABN: 71 615 812 747 PH: 6344 7319 E: mitch@designtolive.com.au	ETIENNE & ELVARIÉ VOS			
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R4	20/08/2020	SURVEY DATA			
R5	31/08/2020	TASWATER FLR.			



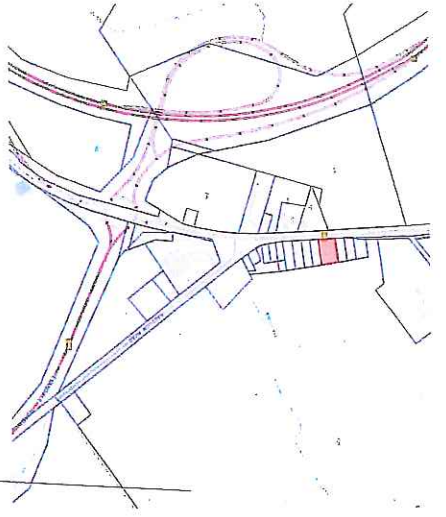
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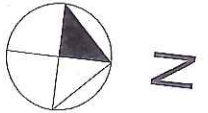
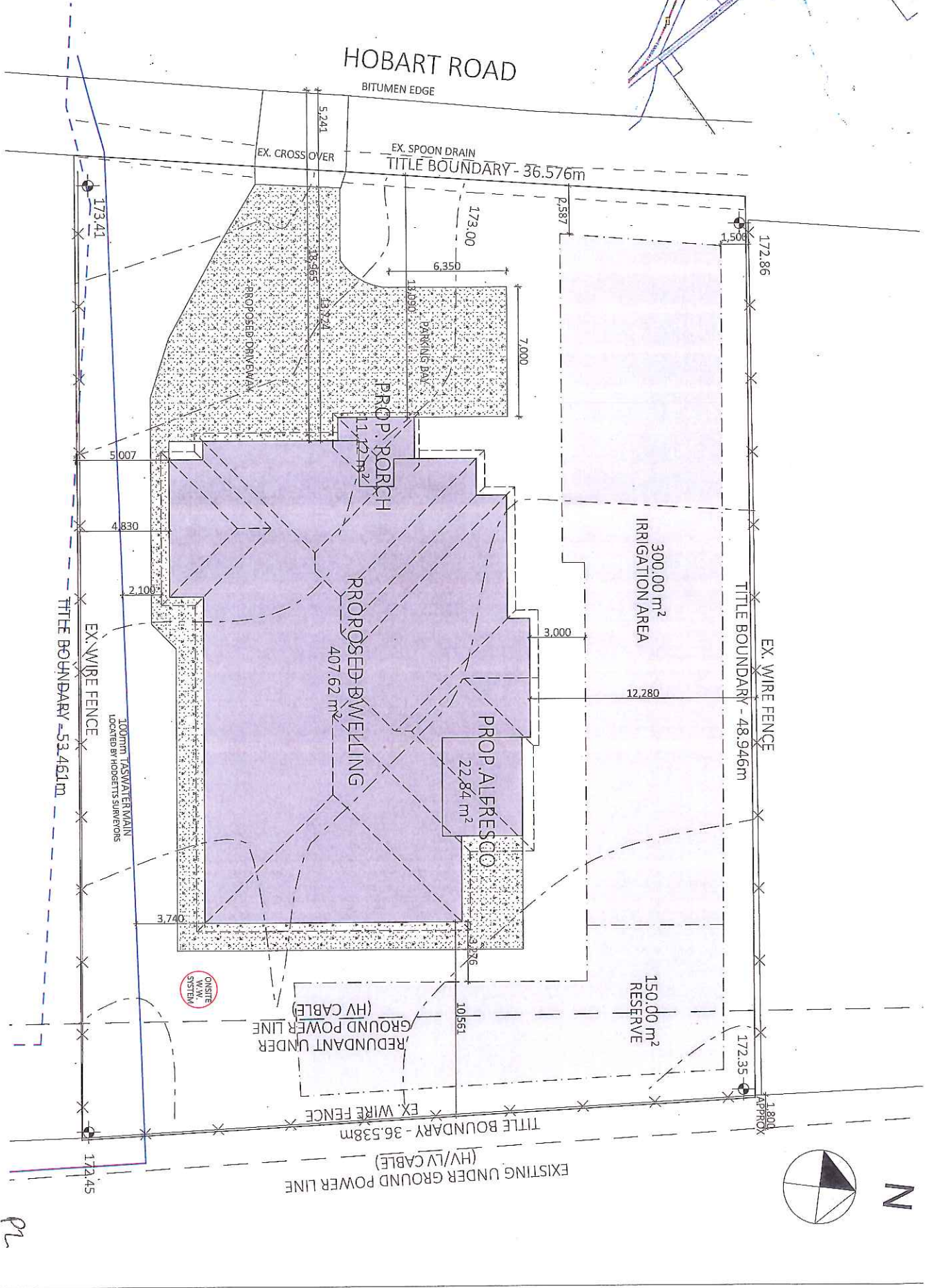
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ENVIRONMENTAL IMPACTS & ATTENUATION REPORT
 DETAIL SURVEY
 219185
 P1



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CLIENT/S:
ETIENNE & ELMAARIE VOS

SITE ADDRESS:
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DRAWING
SITE PLAN

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R5	31/09/2020	TASWATER F.I.R.

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PL



DESIGN
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Clients:
ELENNE & ELMAIRE VOS

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BREADALBANE, 7258.

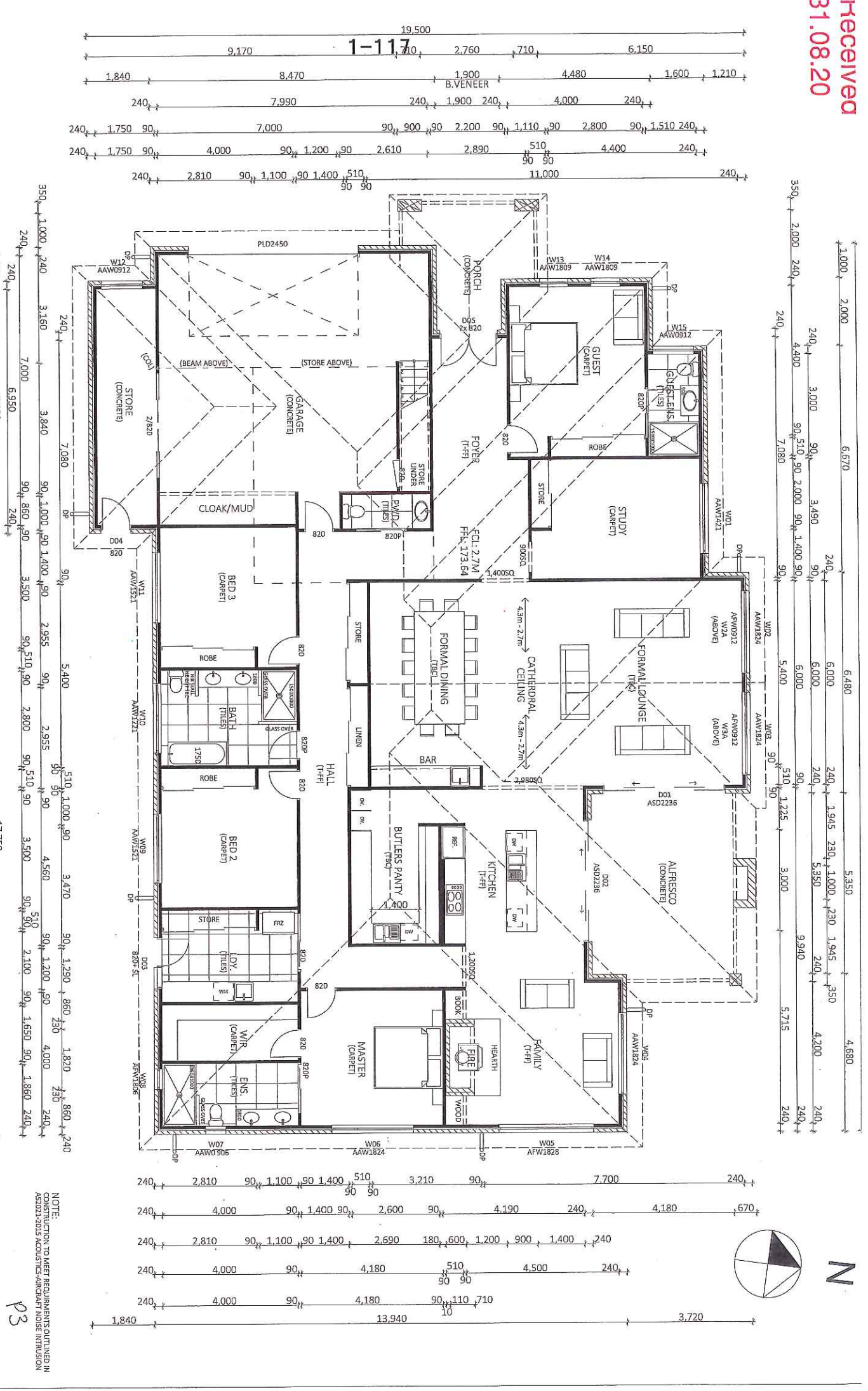
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R5	31/08/2020	FAS/WATER F.I.R.			

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Scale: 1:100



NOTE:
CONSTRUCTION TO MEET REQUIREMENTS OUTLINED IN AS2021:2015 ACoustics-ARCHITECTURAL NOISE INTRUSION

P3



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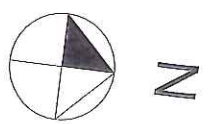
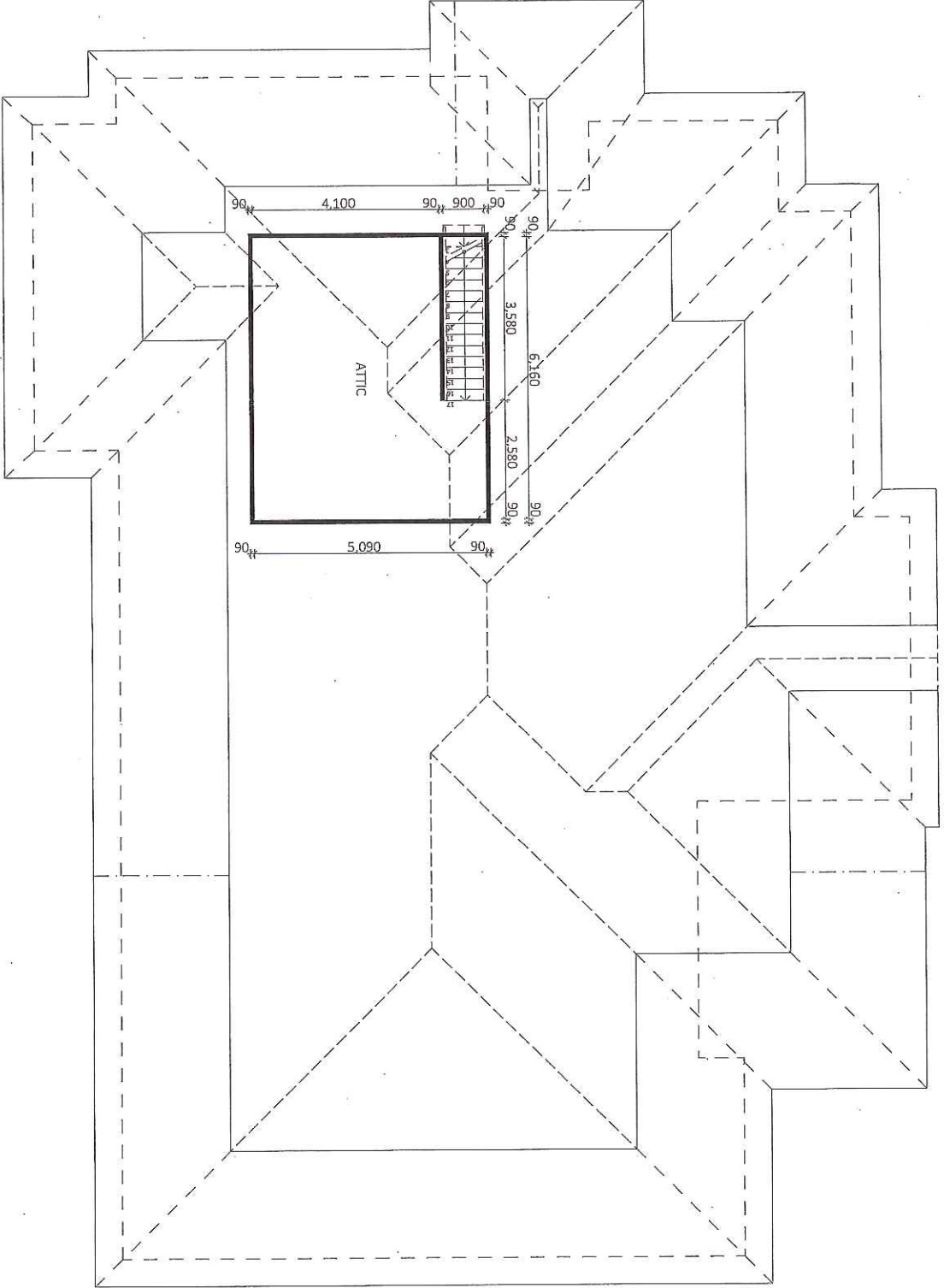
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CLIENT/S:
 ETIENNE & ELMARIE VOS

SITE ADDRESS:
 847 HOBAKRI RD.
 BREDALEBANE, 7258.

DRAWING SERVICES:
 EXTERNAL SERVICES

DATE:
 DATE:

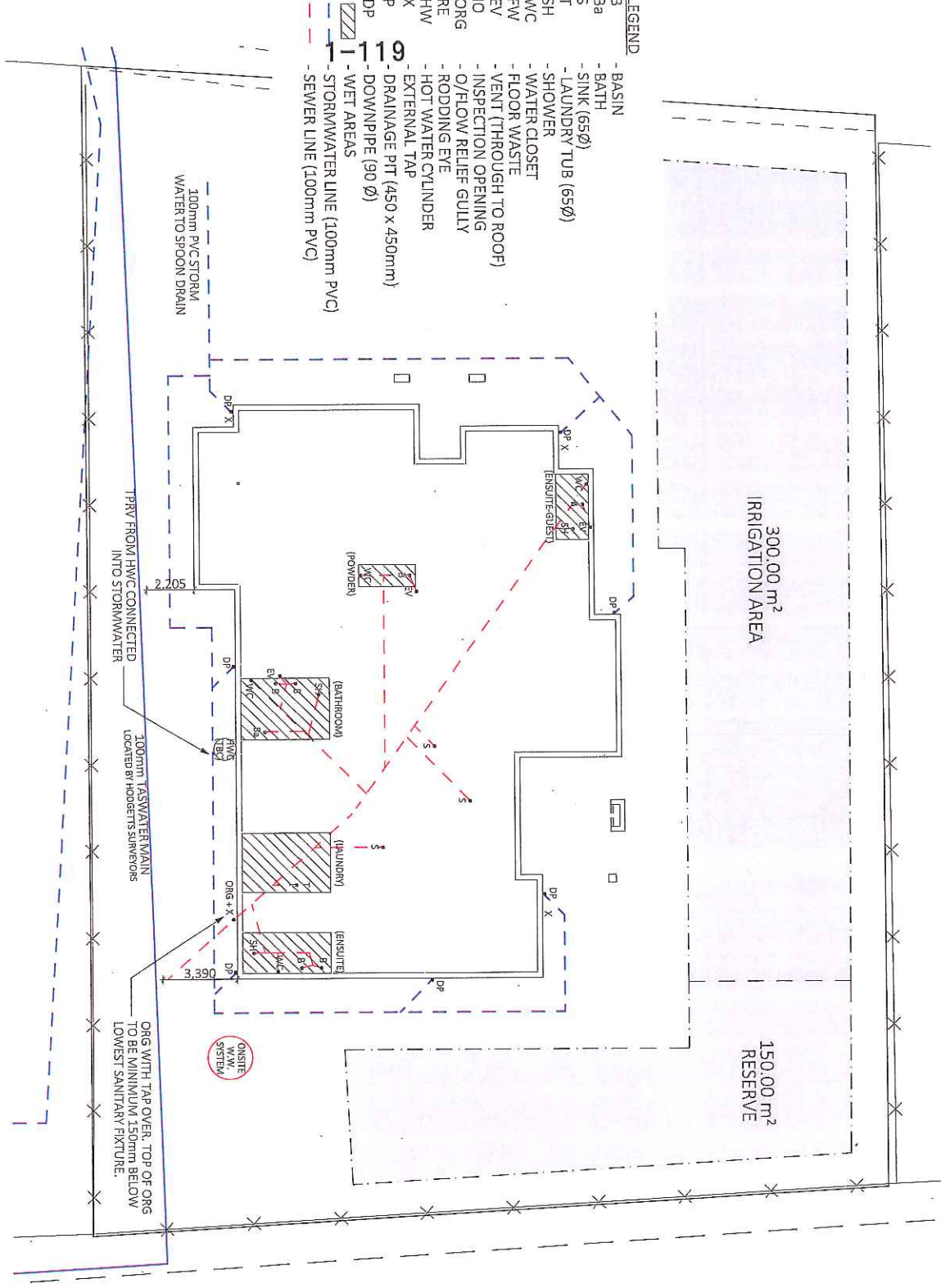
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R4	20/08/2020	SURVEY DATA			
R5	31/08/2020	FASWATER F.I.R.			

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.



STORMWATER AND ALL LOW POINTS OF DOWNPIPES. PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
 THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

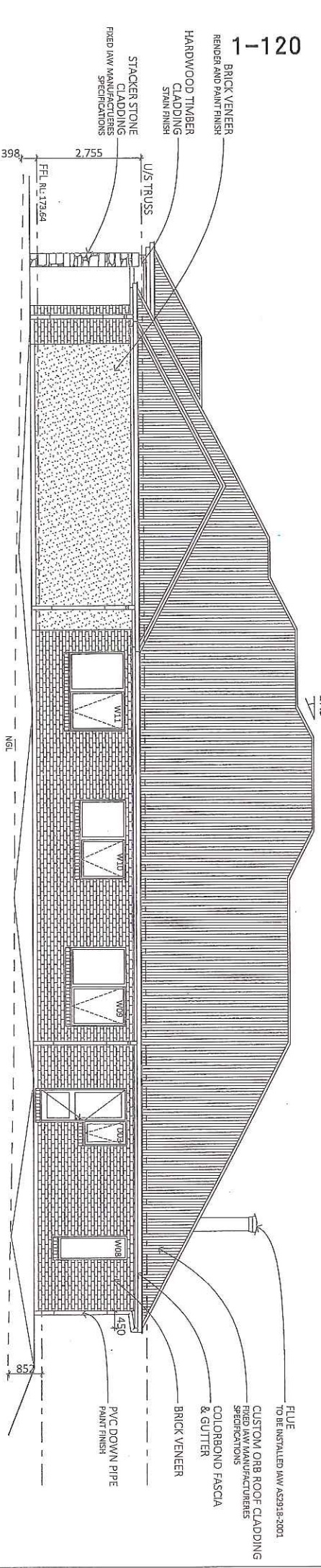
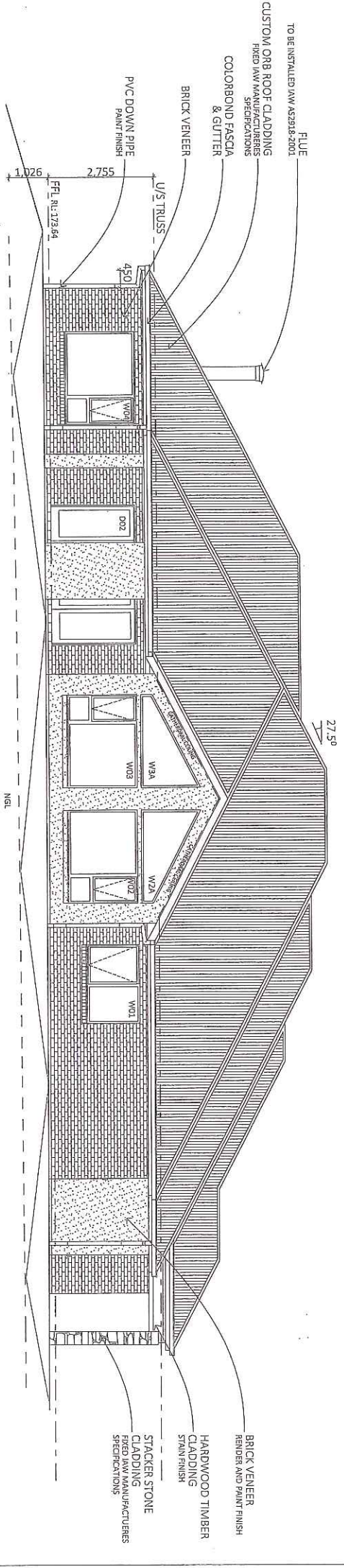
HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

- INTERNAL PIPING
 - ALL FLOW AND RETURN INTERNAL PIPING THAT IS WITHIN AN UNVENTILATED WALL SPACE
 - WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
 - BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2
- PIPING LOCATED WITHIN A VENTILATED WALL SPACE AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
 - ALL FLOW AND RETURN PIPING
 - COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45
- PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
 - ALL FLOW AND RETURN PIPING
 - COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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PG

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LIVE

MITCHELL LLOYD
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E. mitch@designholive.com.au

CLIENT/S:
ETIENNE & ELMAIRE VOS

SITE ADDRESS:
847 HOBART RD,
BREADALBANNE, 7258.

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NTH-STH

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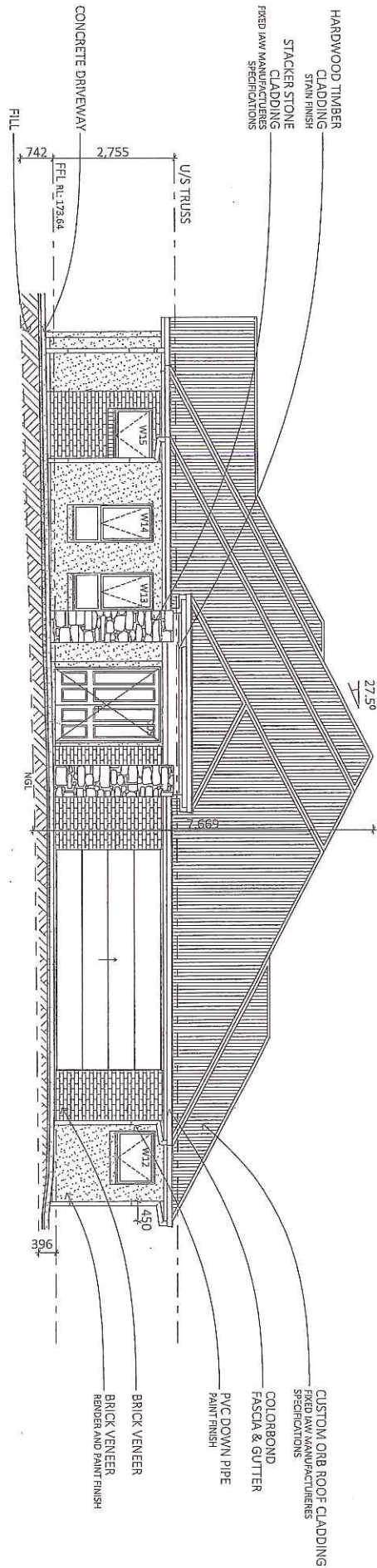
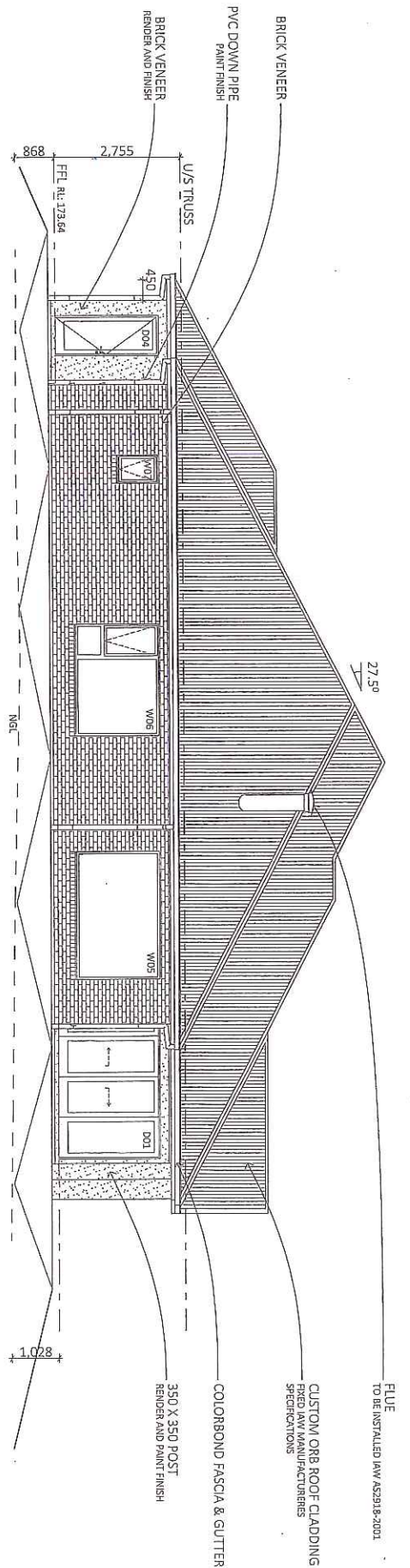
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FLUE
 TO BE INSTALLED IAW AS2918:2001



Proposed Dwelling at Breadalbane for
Etienne and Elmarie Vos

Environmental Impacts & Attenuation Report

847 Hobart Rd, Breadalbane 7258 TAS

Northern Midlands Council



July 2020

EXHIBITED

Contact Details for Environmental Impacts Report:

Agent [Lyndon Stubbs <Lyndon@designtolive.com.au>](mailto:Lyndon@designtolive.com.au)

Owners

Cover page photo: Plate 1 - Photo of Existing vacant Site

Refer to this report as:

SEAM; 2020.

Proposed Dwelling at Breadalbane *Environmental Impacts & Attenuation Study*. Unpublished report by [SEAM Consulting](#) for (version 1 July 2020)

Sustainable Environmental Assessment and Management [SEAM] ¹

PO Box 2064, Lower Sandy Bay 7005

160 New Town Rd, NEW TOWN 7008

Mobile 0419 330 686

Phone (03) 6228 1600

Email james.wood@seam.com.au

Certified Environmental Practitioner (Impact Assessment Specialisation)



¹ SEAM is an environmental consultancy service specialising in a range of environmental management services including environmental assessments and environmental management plans for new and existing developments. A principal of the service is to strive for sustainable management of our resources.

Summary

This Environmental Impacts & Attenuation Report (EIR) has been prepared to provide supporting information for a permit under the *Land Use Planning and Approval Act 1993*. The Report has been prepared and is in response to a request for the study from the Northern Midlands Council.

The following parameters form the basis of the development and report:

- Design plans (18 pages) prepared by Design to Live (dated 12/3/20 Job #HB847)
- Environmental Impacts and Attenuation Code E11 of the Northern Midlands Interim Planning Scheme 2013

The proposal is for a domestic dwelling that sits within the attenuation zone of several environmentally relevant activities as defined by the *Environmental Management and Pollution Control Act 1994*. The existing activities of concern are:

- Seed Storage facility
- Hazell Bros Raeburn Quarry (level 2 EPA activity)
- Mt Oriel Breadalbane t/a Van Dieman Quarry (level 2 EPA activity)
- Landscape supplies
- Micra Accident Repair Centre (on Raeburn Rd)
- Grices Plant Production (on Raeburn Rd)

This study has considered the performance of these activities at Breadalbane. The predominant winds at the site have reviewed based on the nearest Bureau of Meteorology site at Launceston Airport. Those matters listed in the Environmental Impacts and Attenuation Code have been considered (Appendix A)

The study has not identified any significant impacts to the proposed development based on potential dust, noise and visual impacts.

However, the following recommendations are made:

- EPA to ensure trucks arriving at or departing the quarries have their loads covered and their operation to limited to day light hours (8am to 5pm) as would be outlined in their environmental licences
- Consider the installation of a fence and possibly a vegetative screen along the western road side boundary of Hobart Road



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Background

SEAM Environmental has been engaged by Building Services consultant (Design To Live) to prepare an Environmental Impacts & Attention Report (EIR), to address the matters raised in Code E11 of the Northern Midlands Council Interim Planning Scheme 2013 for the proposed dwelling at 847 Hobart Road Breadalbane. It is anticipated that the EIR may be used in conjunction with the requirements of any planning condition(s) imposed via a planning permit to be issued by the Northern Midlands Council. SEAM Environmental were instructed by Design to Live that the Council advised that Code E12 does not need to be addressed.

Planning matters have been addressed and where relevant have been incorporated into this report by addressing those items as specified in Planning Code Code E11. The proposal is for a 3 bedroom modern brick home (Fig 2).

The aim of the report is to demonstrate compliance with the *Environmental Impact and Attenuation Code (E11)* as part of the *Northern Midlands Interim Planning Scheme 2013*, from herein called "the code". A Site Location is shown in Fig 1.

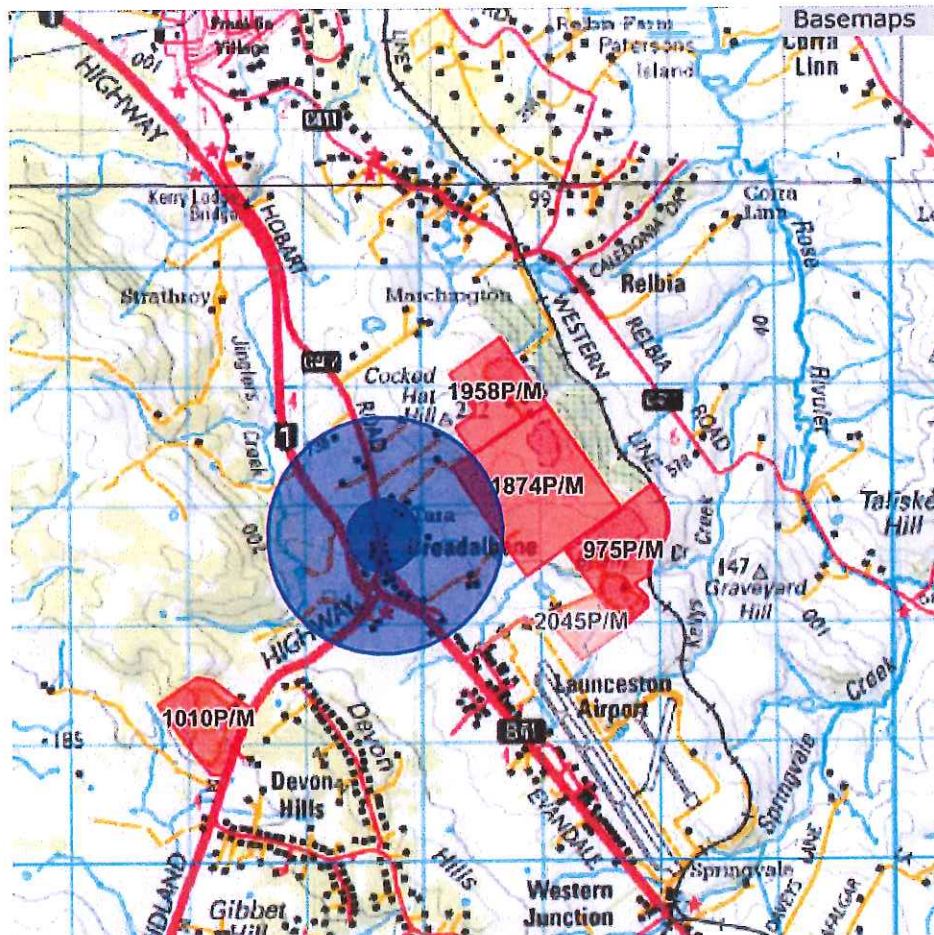


Fig 1 – Site Location

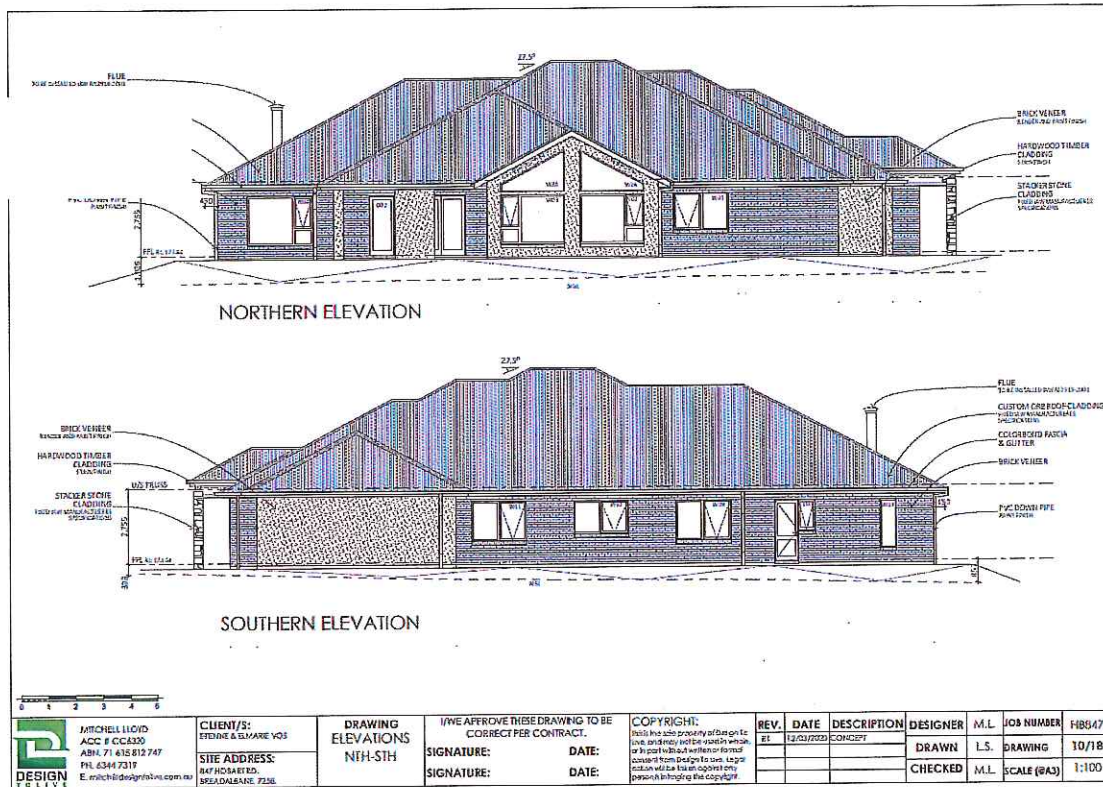


Fig 2 – Proposed Development Plan

Site Description

The Site Development Location, shown in Fig 1, has a number of nearby existing environmentally relevant developments that have the potential to emit noise or dust. Two circles are detailed around the development site. The outer circle represents an area 1000m from the proposed dwelling and the inner circle 300m from the proposed dwelling. These two circles are shown as they are the recommended Attenuation distances from quarries as detailed in Code E11 and shown in Table 1 below:

Quarry/pit etc. No blasting, crushing or vibratory screening (noise, dust)	300m
Blasting (noise, vibration, dust)	
hard rock.	1 000m
material other than hard rock.	300m
Crushing (noise, dust)	750m
Vibratory screening (noise, dust)	500m

Table 1 – Recommended Attenuation distances to sensitive uses (source E11 of Northern Midlands Interim Planning Scheme – Appendix A)

The setting is semi rural on the outskirts of Launceston and less than 2 km from the Launceston airport. There are 3 existing residential dwellings to the north of the development site and several other dwellings to the west and south. There marginal farm land to the east (Fig 3). Hobart Road is the old main access road into Launceston which was replaced by the Southern Outlet which connects Launceston to the Midland Highway. It is a busy road and takes traffic to and from various small and extractive industries in Breadalbane. Therefore, the impact of traffic movements is an existing issue to be considered.

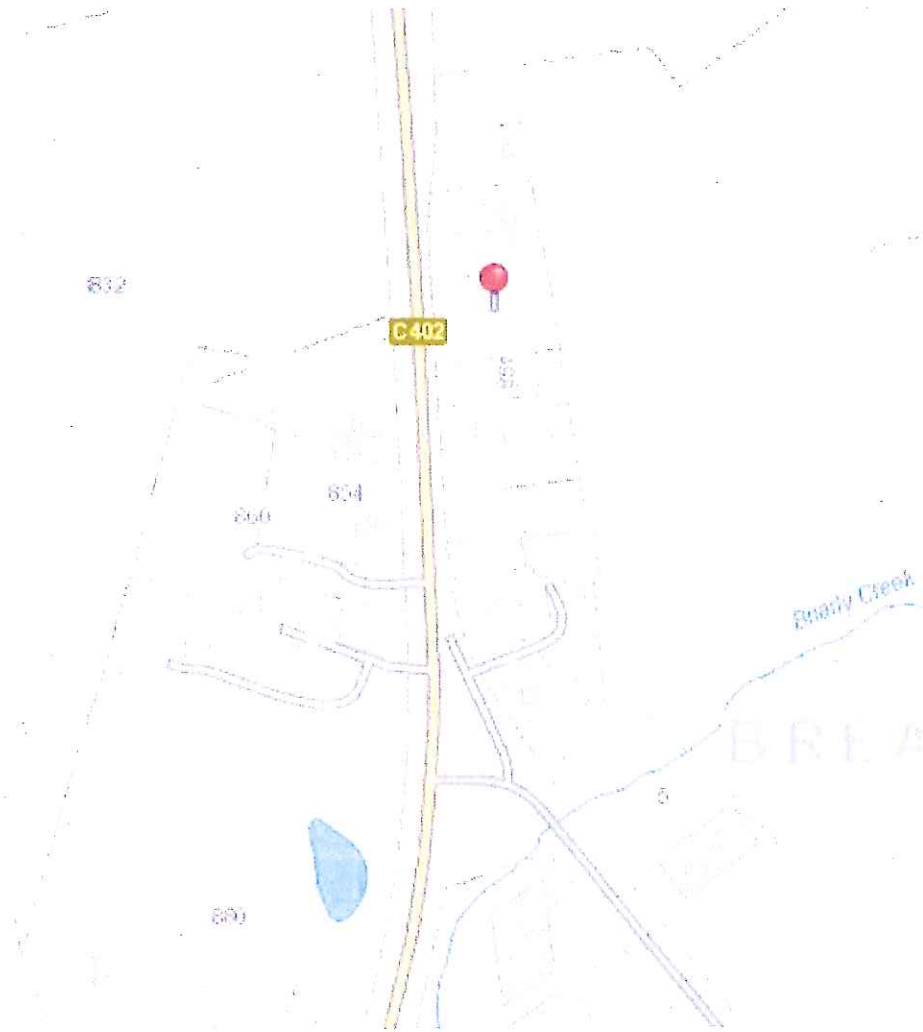


Fig 3 – Proposed Development Site with Existing dwellings to N, W and S

Planning Attenuation Code

General

The relevant code for this study is E11 – Environmental Impacts and Attenuation Code (Appendix A). The objective of the code is to ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.

The site is zoned Rural Resource under the Northern Midlands Interim Planning Scheme 2013.

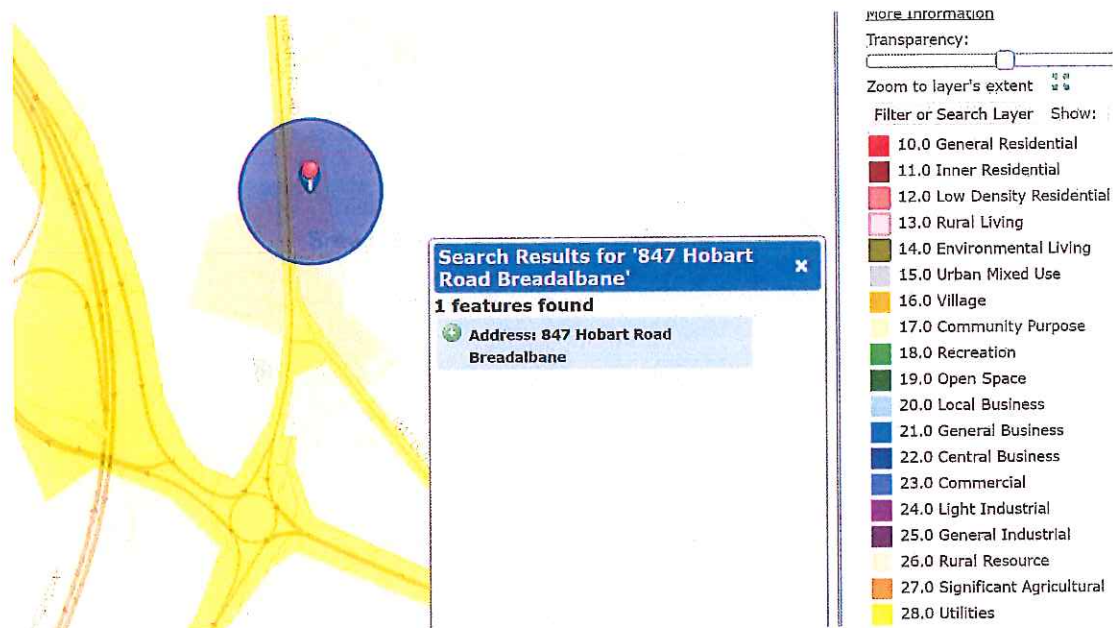


Fig 4 – Site Zoning

With respect to E11.6 Use standards, the objective is to ensure that a potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.

There is no Acceptable Solution (A1) in the Code. For part A2, uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density, Residential, Rural Living, Village, Local Business, General Business, and Commercial zones, the minimum attenuation distances listed in Tables E11.1 and E11.2 for that activity (NMC Interim Planning Scheme Code E11).

The proposed dwelling is not in one of the zones referred to above but it is a sensitive use. *Sensitive Use means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.*

The Performance Criteria to achieve compliance are as follows:

P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity that is listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm. This must have having regard to the:

- (a) degree of encroachment;
- (b) nature of the emitting operation being protected by the attenuation area;
- (c) degree of hazard or pollution that may emanate from the emitting activity; and
- (d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.

For P2, uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm. This must have having regard to the:

- (a) degree of encroachment;
- (b) nature of the emitting operation being protected by the attenuation area;
- (c) degree of hazard or pollution that may emanate from the emitting activity; and
- (d) use of land irrigated by effluent must comply with the NH&MRC Guidelines

The activity is a sensitive use, and the development is in an area where other sensitive uses exists, namely residential housing.

As stated, the land is zoned Rural Resource. The development does not have any boundary with the zones listed on performance criteria A2 but it is a sensitive use therefore P1 or P2 apply. Notwithstanding the development is proposed to be greater than 1000m from existing potentially pollution generating activities. This is excluding the Hazel Bros Raeburn Quarry, which slightly impinges the 1000m buffer distance. Fig 5 below shows distances from the development, with the dark blue circle representing 1000m, the middle circle 750m and the inner circle 300m from the proposed new dwelling.

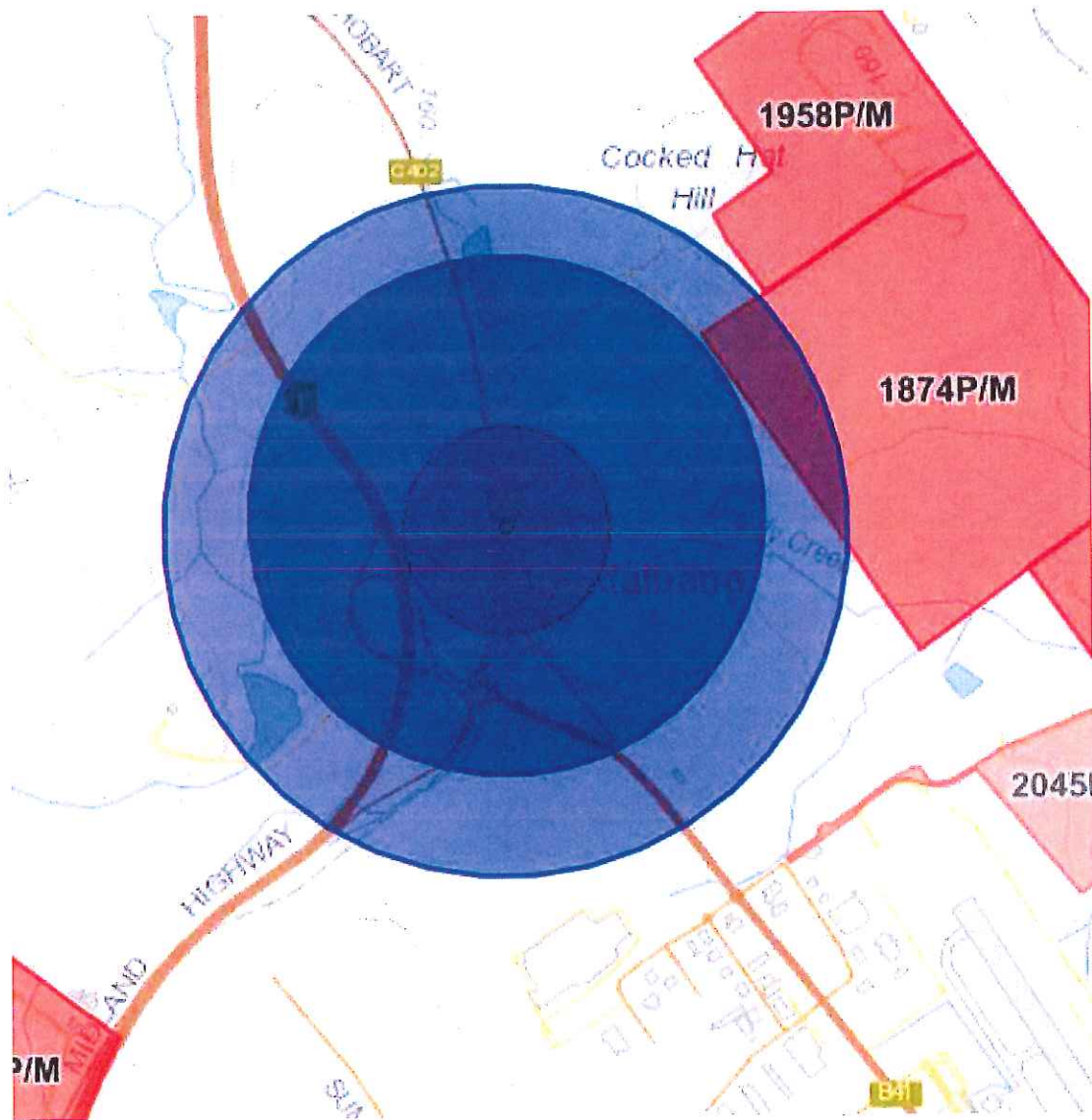


Fig 5 – Proposed setback distances from sensitive uses

Environmental Impacts

Nature of the emitting operations

The proposed activity is for a residual dwelling and is near several level 2 environmentally relevant activities as defined by the *Environmental Management and Pollution Control Act 1994*.

These activities are:

- Mining Lease 1874 P/M Hazell Bros Raeburn Quarry 107ha (level 2 EPA activity) 43ha lease expires 18/2/27
- Mining Lease 1958 P/M Mt Oriel Breadalbane t/a Van Dieman quarry (level 2 EPA activity) 107ha lease expires 18/2/27
- Mining Lease 1010 P/M BIS Industries Ltd lease expires 1/6/21

Two other nearby mining leases have expired namely:

- Mining Lease 975 P/M DN Hughes stone and gravel lease 53 ha lease expired 1/10/19
- Mining Lease 2045 P/M DN Hughes gravel lease expired 24/11/17

To ascertain the impacts on the proposed activity, this report considers the potential impacts from odour, dust and noise. Background noise levels were taken between 1.30pm and 2.30 pm on 17/6/20 from the proposed development site. Table 2 details the levels recorded.

Background levels	43 dBA, 44 dBA
Cars	65dBA, 64 dBA, 62 dBA, 62 dBA
Trucks	71 dBA, 67 dBA
Light aircraft	63 dBA

Table 2 Noise Levels

The site has an open vista and the background noise levels are considered low.

At the time of the investigation, noise from local traffic, particularly trucks, was the main source of noise. Noise readings of a jet were unable to be taken as there were limited flights into and out of Launceston Airport. Truck noise was associated mostly with the two active quarries. Approximately one vehicle movement per minute was recorded at the time of the study, however this would be considerably reduced in the evening. Also of note is that there are many small businesses nearby to the proposed development on Raeburn Rd that will contribute to the number of vehicle movements along Hobart Road.

The industries / activities observed, apart from the quarries included:

- Seed storage facility
- Landscape supplies
- Micra Accident repair centre (on Raeburn Rd)
- Grices plant production (on Raeburn Rd)
- Glass blower (Hobart Road)
- Bible Discovery Centre (end of Raeburn Rd)

The other issues to be considered are dust and odours. The access road to the Mt Oriel and Hazel Bros quarries is a part sealed and part dirt road. The unsealed section of the road is over 1km from the development site. Dust emission from the road therefore is not considered a significant issue. For example regulation requires that trucks that travel from the quarry are required to have their loads covered, is necessary and should be monitored and policed.

Odour is not considered to be an issue with the existing industries as none of them are considered to be obnoxious.

Degree of encroachment & of hazard or pollution that may emanate from the emitting operation

Code E11 specifies buffer distances, referred to as a Standard Recommended Attenuation Distance (SRAD) of varying distances pending the type of activities conducted. Despite phone calls and email to the EPA, SEAM Environmental has been unable to verify the type and environmental performance of activities conducted at the two main potentially emitting quarries. Therefore the worst case scenario has assumed that blasting could occur at either or both of the quarries. Therefore we have assessed the impact assuming a SRAD of 1000m from sensitive uses including residential housing. The attenuation distances in Table E11.1 and E11.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development

The most sensitive use to the proposed activity is residential housing. As mentioned Figure 5 shows a series of circles of 300m, 750m and 1000m radius around the edge of the proposed house site. The proposed performance of the emitting operation, discussed above provides supporting evidence that the recommended attenuation distance and potential off site impacts should not create an unacceptable impact to the proposed development.

Measures within the proposal to mitigate impacts

Fig 4 shows the zones around the proposed development.

The light brown area is Rural Resource, the yellow colour is for utilities such as roads. Given that the development site is surrounded by Rural Resource then various activities can occur. The proposed dwelling is not dissimilar to what may occur in a Rural Resource zone and the proposal is surrounded by exiting dwellings.

To mitigate the potential impacts identified above, the following measures are recommended

- EPA to ensure trucks arriving at or departing the quarries have their loads covered and their operation to limited to day light hours (8am to 5pm) as would be outlined in their environmental licences
- Consider the installation of a fence or possibly a vegetative screen along the western and road side boundary of Hobart Road (Fig 6).

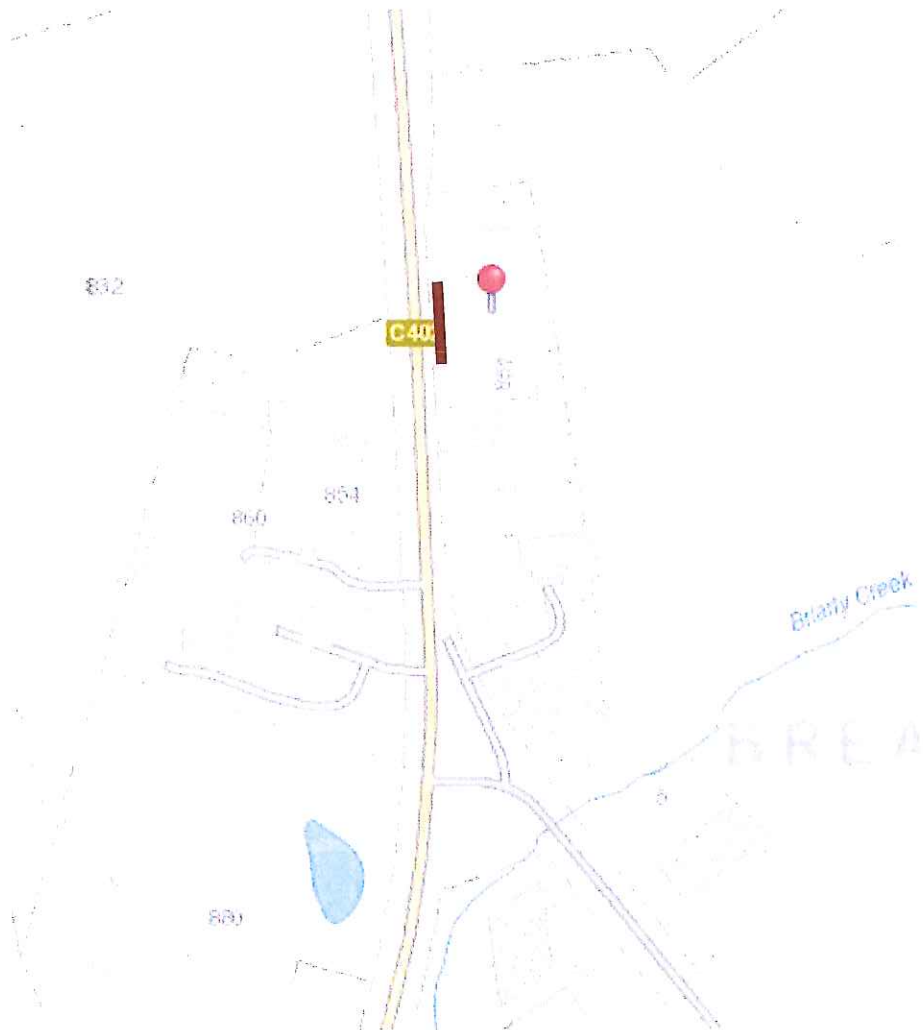


Fig 6 – Suggested vegetative screening along the western boundary

Degree of encroachment and nature of the emitting operation protected by the attenuation area

The proposed dwelling will be greater than 900m from the nearest operating quarry, the Hazel Bros Raeburn Quarry which occupies 107 ha. The part of the site that is nearest to the proposed new dwelling is used as a site yard. The quarrying is well over 1000m away (refer to Plate 1 below).

Visual impact

The proposed dwelling site is located on flat land with surrounding businesses visible to the east (plates 1 and 2). The mountain form of Ben Lomond is visible in the distance and the surrounding buildings have a low visible impact. The seed storage facility is the closest and most visible building structure about 800m away. The businesses along Raeburn Road (Plate 2) do not impinge on the sky line.

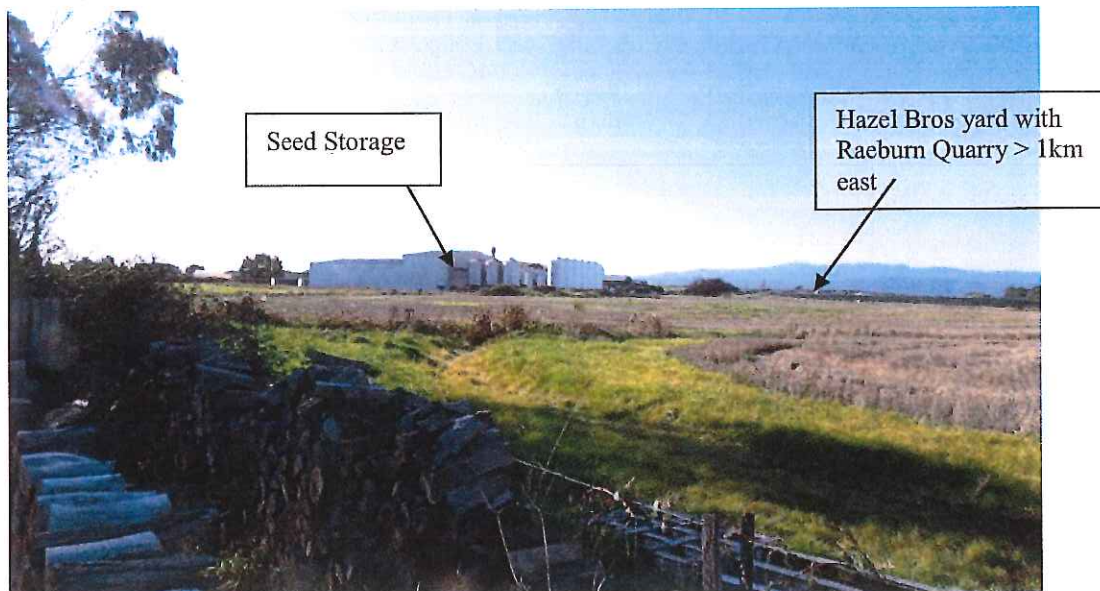


Plate 1: Image to nearest quarry

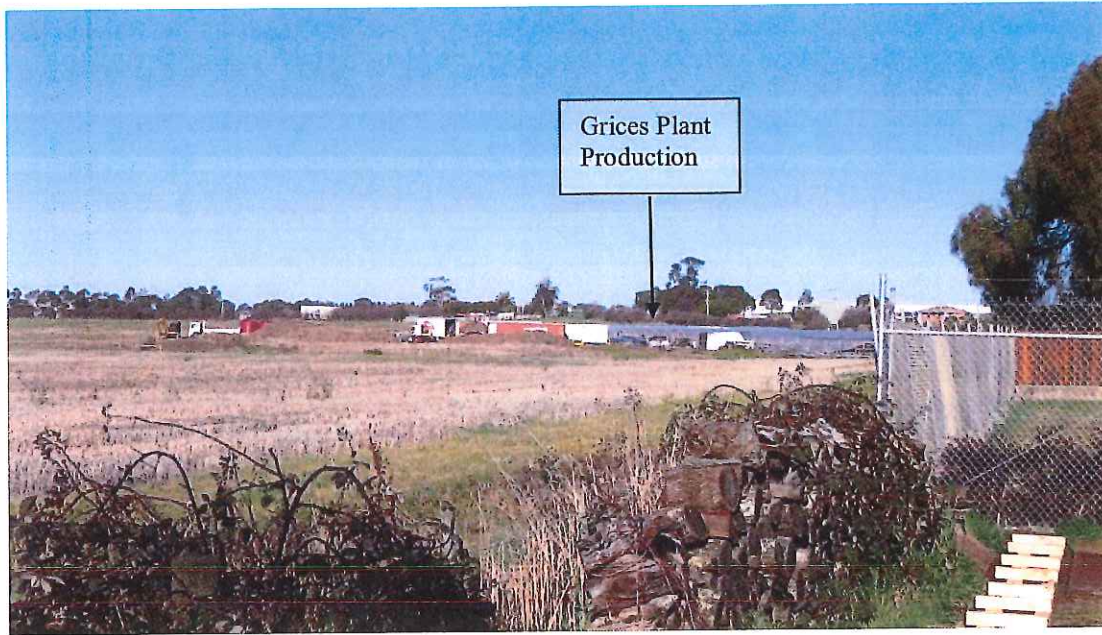


Plate 2: Image from property to SE to businesses along Raeburn Rd

The visual impact of the surrounding industries is therefore considered to be insignificant due to articulation of the building form, combination of colours and materials.

Noise and Dust Impacts

To assess noise and dust emissions, the predominant wind directions and strengths have been investigated. The wind rose data has been obtained from the BOM station at Launceston Airport which is about 2km from the development site and surrounding industries. They provides a relevant analysis. The predominant winds are:

- N/NW in Summer am, and NW/N and SE in Summer pm
- N/NW and S in Autum am and NW/W in Autumn pm,
- NW/N and S in Winter am and NW/W in Winter pm,
- NW/W in Spring am and NW/W in Spring pm (see Appendix B – Wind Row data provided by the Bureau of Meteorology).

In summary, the overall winds are NW/W at 9am and are on average 15% calm and NW/W at 3pm and are on average of 6% calm

The winds which may be of concern are the winds from a NE direction as this is where the dust emanating industries such as quarries are located. As such the winds from this direction are not significant. Of note is that the NW winds occur all year around but are calmest in the afternoon (based on 9am data).

The noise emissions are not considered to be a major impact from the existing quarries which are greater than 1000m from the proposed new dwelling. Part of the Hazel Bros site is being used as a storage and site yard and is relatively benign compared with the extractive quarrying operations which occur further to the east.

In summary it is suggested that the noisy activities such as quarry activities are unlikely to be an environmental nuisance based both the existing attenuation setback, and wind data. Also it is recommended that a fence screen be erected along the eastern boundary of the proposed dwelling to buffer truck noise. A vegetative screen can also aid in screening and mitigating noise and visual impacts.

Conclusion

This study has considered the performance of existing quarries at Breadalbane and potential environmental impacts on the proposal to erect a dwelling at 847 Hobart Road Breadalbane. Of note is that the quarry activities are at or over 1000m away which is the SRAD for the most likely noisy impact, that being blasting.

We have assessed the proposed development site for a dwelling and are satisfied that the proposal will receive negligible impact from existing businesses. We have also assessed the wind direction and strengths, and the location and character of the proposed activity, and provided an objective appraisal.

We do however note that Hobart Road is a busy road taking truck and traffic to and from various businesses and the Launceston airport. Building a house on a busy road comes with inherent traffic noise.

Those matters listed in the Environmental Impacts and Attenuation code have been considered.

The study has not identified any significant impacts to the proposed development based on potential dust, noise and visual impacts.

However, the following recommendations are made:

- EPA to ensure trucks arriving at or departing the quarries have their loads covered and their operation to limited to day light hours (8am to 5pm) as would be outlined in their environmental licences
- Consider the installation of a fence and possibly a vegetative screen along the western road side boundary of Hobart Road

References

Bureau of Meteorology, 2018; http://www.bom.gov.au/cgi-bin/climate/cgi_bin_scripts/windrose_selector.cgi

Environment Protection Authority, 2016; *Environmental Protection (Noise) Regulations 2016*

Department of Tourism, Arts and the Environment, Environment Division, 2004; *Environmental Protection Policy (Air Quality) 2004*

Northern Midlands Interim Planning Scheme 2013; E11 Environmental Impacts and Attenuation Code

Appendix A – Code E 11& E12 Environmental Impacts & Attenuation Code

E11 Environmental Impacts and Attenuation Code

E11.1 Purpose of the Code

E11.1.1 The purpose of this provision is to:

- a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of new sensitive uses; or
- b) ensure the environmental impacts of new development are considered to eliminate, reduce or mitigate potential for environmental harm or environmental nuisance.

E11.2 Application of the Code

E11.2.1 The code applies to use or development of land for:

- a) sensitive use located within the attenuation distance of existing or approved uses with the potential to create environmental harm and environmental nuisance or within a buffer area shown on the planning scheme map; and
- b) uses listed in Table E11.1 or E11.2.

E11.3 Definitions

Site specific study means an environmental impact assessment carried out by a suitably qualified person in accordance with s.74 *Environmental Management and Pollution Control Act 1994*.

Attenuation distance means the distance listed in Tables E11.1 and E11.2.

E11.4 Use or Development Exempt from this Code

E11.4.1 The following use or development is exempt from this code:

- a) Level 2 activities assessed by the Environment Protection Authority.

E11.5 Required Application Information

In addition to the requirements of Clause 8.1, all applications for uses listed in Tables E11.1 and E11.2 must provide the following:

A locality plan showing:

- a) the boundaries of the property; and
- b) routes used for transport of goods and materials into and out of the site; and
- c) the locations of any sensitive uses within the relevant attenuation distance as set out in Tables E11.1 and E11.2; and
- d) any watercourses within the relevant attenuation distance as set out in Tables E11.1 and E11.2; and

Northern Midlands Interim Planning Scheme 2013

A site plan showing:

- a) areas for storage internally or externally of materials, waste or finished products; and
- b) location of equipment that may produce noise, smoke or odour; and
- c) the location of any equipment for containing, treating or disposing of liquid wastes; and
- d) the location of any points of emissions from the site, e.g. chimneys, exhaust points, storm water drains; and

Description of the development including:

- a) types and quantities of raw materials of the raw materials and the quantities of finished products; and
- b) the stages of development; and
- c) the type and processes of any machinery used as part of the production process; and
- d) the hours of operation; and
- e) the number and frequency of vehicle movements; and
- f) the type and quantities of any hazardous or flammable materials; and
- g) details of process that may give rise to emissions to air, ground and water and details of how these emissions are to be dealt with; and
- h) details of any solid waste created and details of how this is proposed to be dealt with; and
- i) the plans or measures to deal with any accidental spills.

E11.6 Use Standards

E11.6.1 Attenuation Distances

<p>Objective</p> <p>To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No acceptable solution.</p>	<p>P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:</p>

	<ul style="list-style-type: none"> a) degree of encroachment; and b) nature of the emitting operation being protected by the attenuation area; and c) degree of hazard or pollution that may emanate from the emitting operation; and d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.
<p>A2 Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Village, Local Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.</p>	<p>P2 Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to:</p> <ul style="list-style-type: none"> a) the degree of encroachment; and b) the nature of the emitting operation being protected by the attenuation area; and c) the degree of hazard or pollution that may emanate from the emitting operation; and d) use of land irrigated by effluent must comply with <i>National Health and Medical Research Council Guidelines</i>.

E11.7 Development Standards

Not used in this Scheme.

Table E11.1 Attenuation Distances

The attenuation distances in Table E11.1 and Table E11.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development, except for extractive industry the attenuation distance must be measured from the boundary of any applicable mining or quarry lease.

ACTIVITY	DIST (M)	ACTIVITY	DIST (m)
Abattoirs (primary)		Disposal sites	
- Large animals, greater than 100 tonnes/ year production (odours, noise)	500	- spray irrigation of liquid wastes of animal or vegetative origin (odours, disease vectors)	
- Large animals, less than 100 tonnes/year production (odours, noise).	300	• primary treated	500
- Small animals (e.g. poultry) (odours, noise)	300	• secondary treated	200
Abattoirs (secondary)		Feedlot and holding yard	
- rendering etc (odours)	1000	- cattle and sheep (odours)	3000
Pre-mix bitumen plants (e.g. batching)		Fibreglass manufacturing	
- mobile and static (odours)	500	(odours)	200
Brickworks		Fish processing (primary)	
- (dust, noise)	200	- fish filleting etc.	
Composting (vegetation only)		(odours, noise, lights)	100
- with or without turning (odours)	500	Fish processing (secondary)	
Composting (animal wastes)		- fish meal production etc.	1000
- incorporating human and animal wastes without turning (odours)	500	Flour Mills	
Composting (animal wastes)		- (particulates, noise).	300
- incorporating human and animal wastes, with turning, (odours)	1000	Foundry	
Concrete batching plants		- (odours, particulates, noise)	1000
- (noise, dust)	100	Liquid waste treatment	
Concrete or stone articles		- e.g. treatment lagoons for wash down, processing effluent etc. (odours).	200
		Metal fabrication	
		- (noise, odours).	500
		Organic waste treatment	

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ACTIVITY	DIST (M)	ACTIVITY	DIST (m)
- (not pipe extrusion) (noise, dust)	100	- e.g. cattle and pig slurry (odours)	500
Crematoria		Piggery	
- (odours, particulates)	300	- intensive husbandry (odours)	500
Dairy Products		Sawmill	
- (odours)	100	- including wood waste burnt in approved incinerator, wood chipper or use of internal combustion powered chainsaw. (noise, particulates)	300
Disposal Site		Poultry	
- (odours, dust, disease, vectors, visual)	500	- intensive husbandry (odours).	500
- transfer station (except very large stations) (odours, disease, vectors, noise, visual).	150	Smallgoods manufacture	100
- non putrescible wastes (odours, noise)	50	Storage	
Quarry/pit etc.		- petroleum products and crude oil (odours, noise)	
- no blasting, crushing or vibratory screening (noise, dust)	300	• with fixed roofs	300
- blasting (noise, vibration, dust)		• with floating roofs	100
• hard rock.	1000	- wet salted or unprocessed hides (odours)	300
• material other than hard rock.	300	Wood preservation	
- crushing (noise, dust)	750	(odours, noise)	100
- vibratory screening (noise, dust)	500	Wood chipper	
Saleyard		(noise)	300
- stock (odours, noise).	500		

Table E11.2 Attenuation Distances for Sewage Treatment Plants

TYPE OF INSTALLATION	DISTANCE IN METRES			
	Designed capacity dry weather flow			
KL/Day	<275	<1,375	< 5,500	<13,750
Person equivalent	<1,000	<5,000	<20,000	<50,000
Aerobic pondage (septic effluent)	100	-	-	-
Mechanical/biological treatment	100	200	300	400
Sludge drying beds/sludge digesters not within enclosed premises	150	250	300	400
Aerobic ponds	150	350	700	1000
Anaerobic ponds	400	550	700	850
Facultative ponds	300	700	1400	2200
Land disposal of secondary treatment Effluent (iv):				
Spray irrigation	200	200	200	200
Flood irrigation	50	50	50	50

E12 Airports Impact Management Code

E12.1 Purpose of the Code

E12.1.1 The purpose of this provision is to:

- (a) ensure that use or development within identified areas surrounding airports does not unduly restrict the ongoing security, development and use of airport infrastructure; and
- (b) provide for management of the land use implications of those areas relevant to use and development under the scheme.

E12.2 Application of this Code

E12.2.1 This code applies to use or development of land:

- (a) within Australian noise exposure forecast contours on the maps; and
- (b) within prescribed air space.

E12.3 Definition of Terms

ANEF Australian noise exposure forecast (ANEF) contours are the official forecasts of future noise exposure patterns around an airport that have been endorsed by Air Services Australia.

Prescribed air space means any airspace above Obstacle Limitation Surfaces (OLS) or Procedure for Air Navigational Services – Aircraft Operation (PANS-OPS) as established by the airport operator.

E12.4 Use or Development Exempt from this Code

E12.4.1 There are no exemptions to this code.

E12.5 Use Standards

E12.5.1 Noise Impacts

<p>Objective</p> <p>To ensure that noise impacts on use within the ANEF contours from aircraft and airports are appropriately managed.</p>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 All new buildings must comply with the <i>Australian Standard 2021-2000 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i> .
A2 Sensitive use (whether ancillary to other use or development or not) must not occur within the 25 ANEF contour.	P2 No performance criteria.

E12.6 Development Standards

E12.6.1 Obstacles to Aircraft

<p>Objective</p> <p>To ensure that development does not impact on the safety of prescribed airspace.</p>	
Acceptable Solutions	Performance Criteria
A1 Development must be approved pursuant to the <i>Airports Act 1996</i> and the <i>Airport (Protection of Airspace) Regulations 1996</i> and the Manual of Standards.	P1 No performance criteria.

Appendix B - Wind Row Data

Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

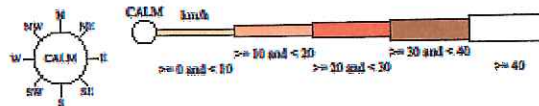
Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -31.5357° • Longitude: 147.2033° • Elevation 166m

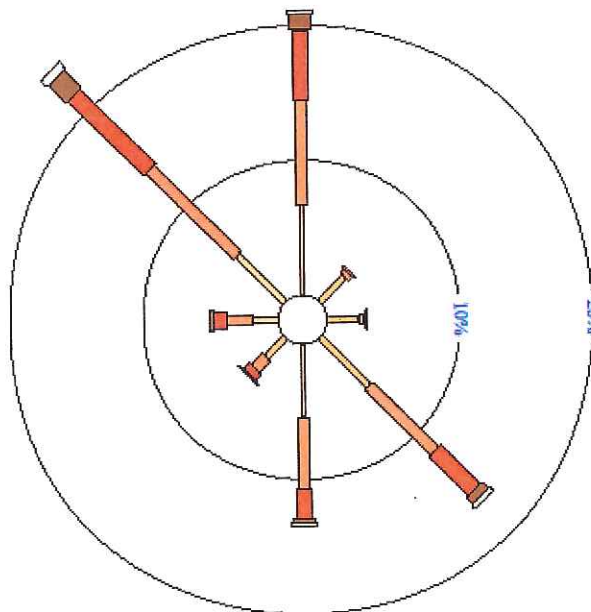
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Summer
5698 Total Observations

Calm 9%



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Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 0911104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5357° • Longitude: 147.2033° • Elevation 166m

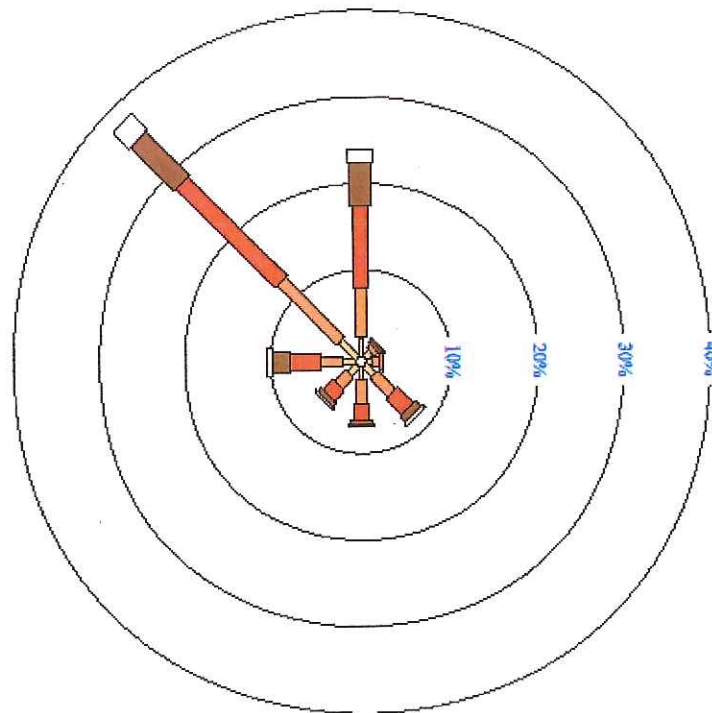
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Summer
5687 Total Observations

Calm 3%



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Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

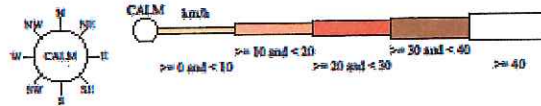
Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

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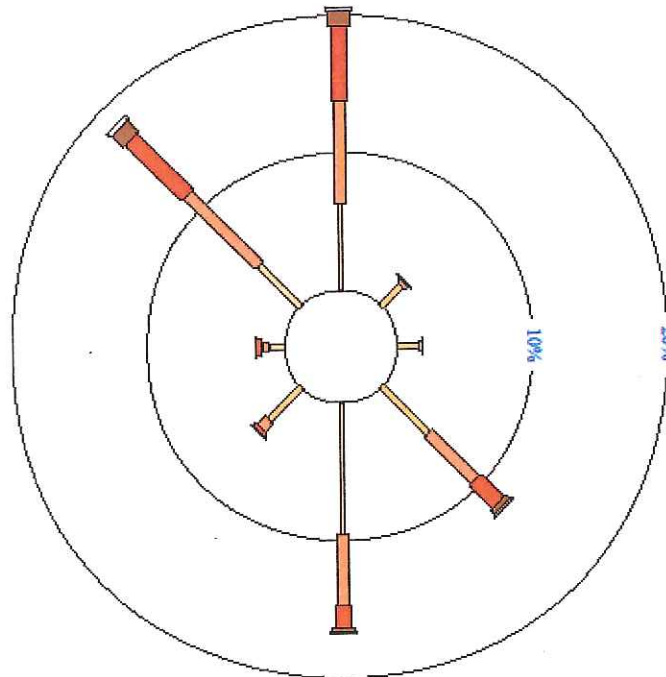
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9 am Autumn
6377 Total Observations

Calm 20%



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Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

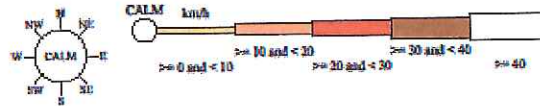
Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 051104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

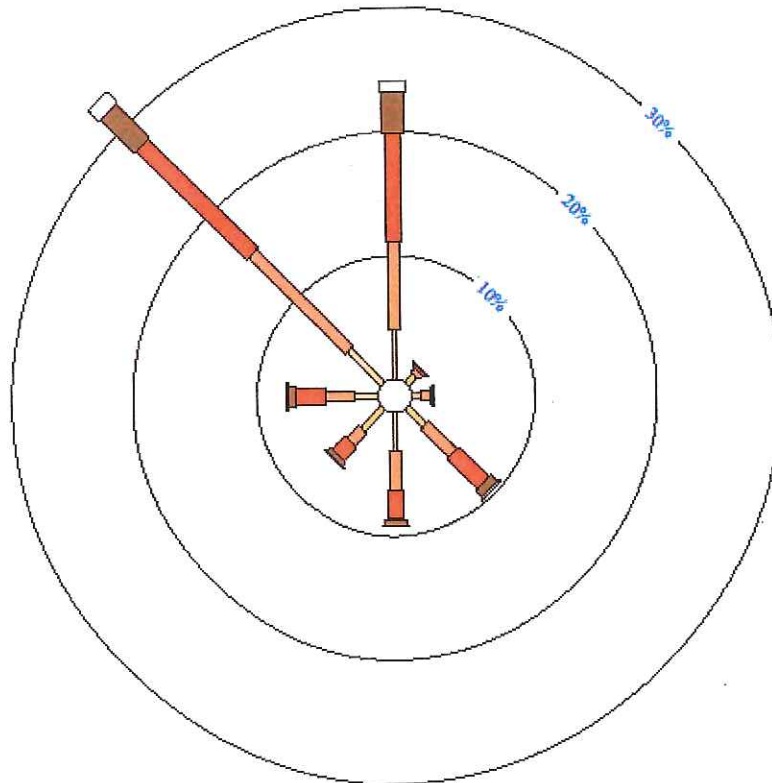
An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Autumn
6372 Total Observations

Calm 7%



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Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jun 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation: 166m

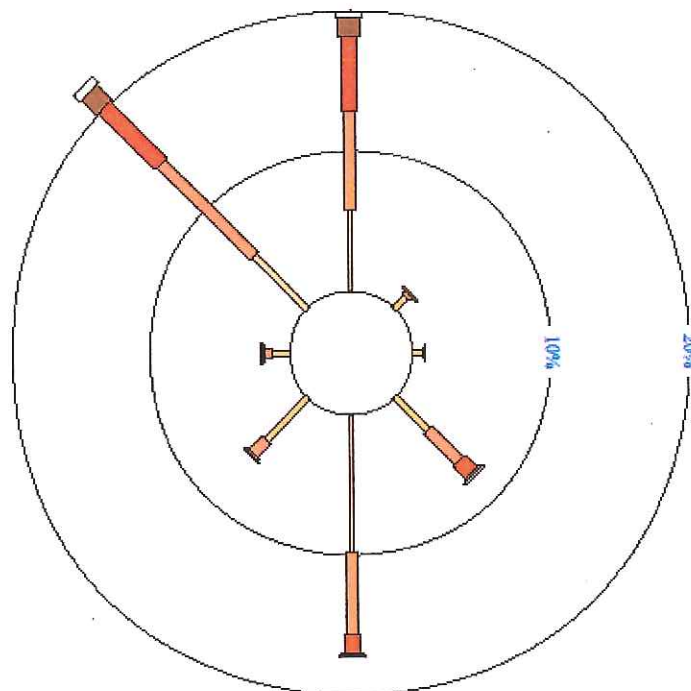
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Other important info about this analysis is available in the accompanying notes.



9 am Winter
6448 Total Observations

Calm 22%



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Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

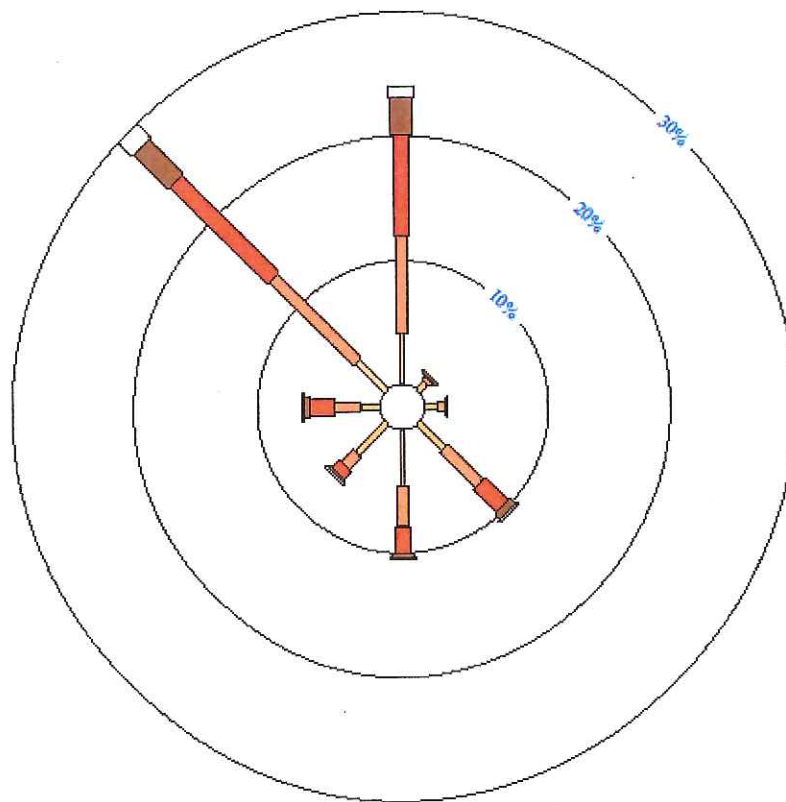
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Winter
6446 Total Observations

Calm 9%



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TC29178530 Page 1

Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

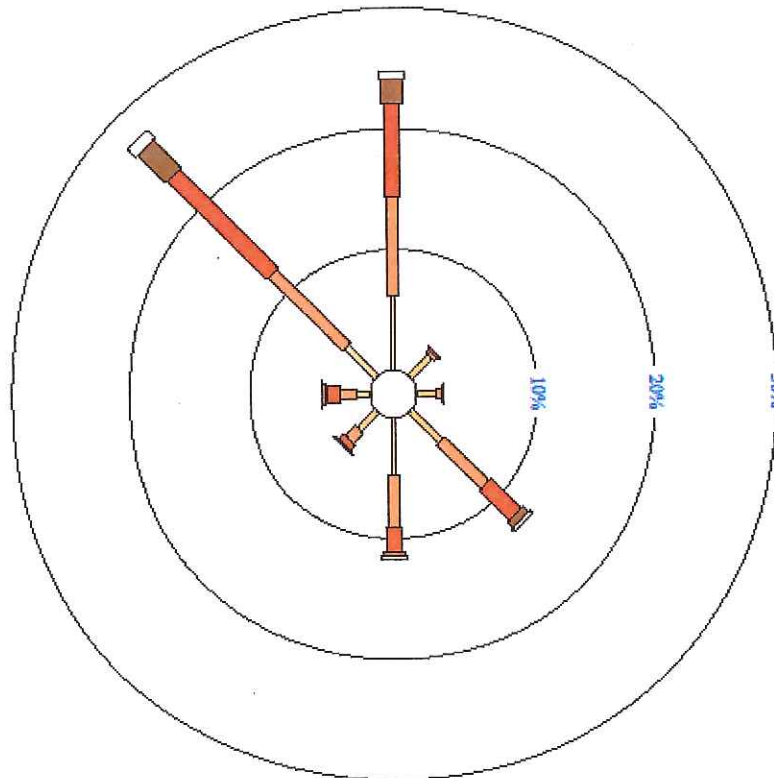
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Spring
6087 Total Observations

Calm 10%



Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

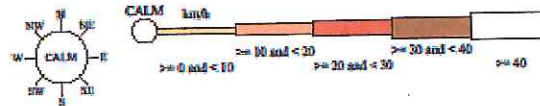
Custom times selected, refer to attached note for details

LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

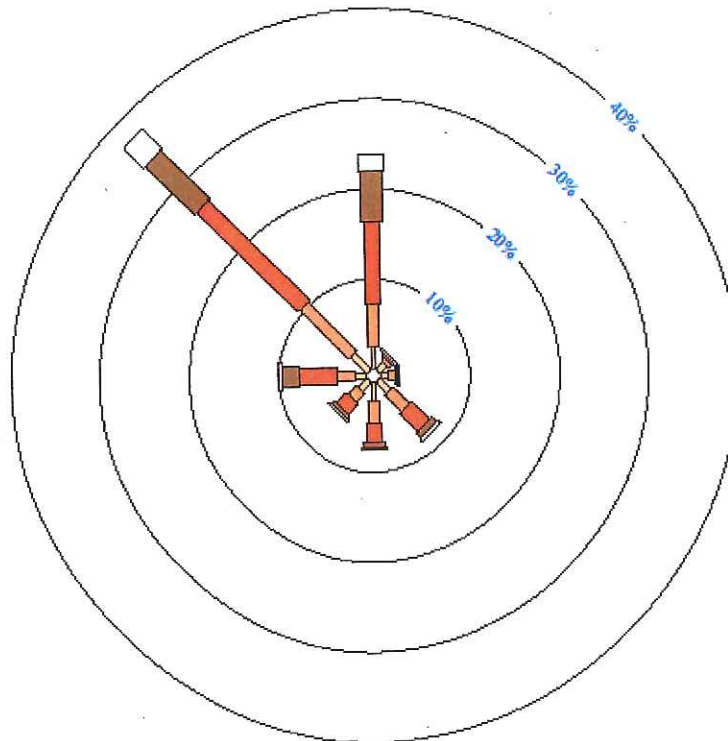
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Spring
6081 Total Observations

Calm 4%



Copyright © Commonwealth of Australia 2010. Prepared on 05 Apr 2010
Prepared by the Bureau of Meteorology.
Contact us by phone on (03) 9000 4082, by fax on (03) 9000 4515, or by email on climatedata@bom.gov.au
We have taken all due care but cannot provide any warranty nor accept any liability for this information.

TC29178530 Page 1

Appendix C – Site Pictures



Plate 3 – View to Airport Rd at end of Raeburn Rd at Bible Discovery Centre



Plate 4 – Grices Plant Production on Raeburn Road



Plate 5 Micra Accident Repair Centre on Raeburn Rd



Plate 6 – Mt Oriel Van Dieman Quarry (>1km from development site)



Plate 7 – Hazell Bros Raeburn Quarry (1km from development site)



Plate 8 – Image of nearest light industry (Seed Storage) to NE

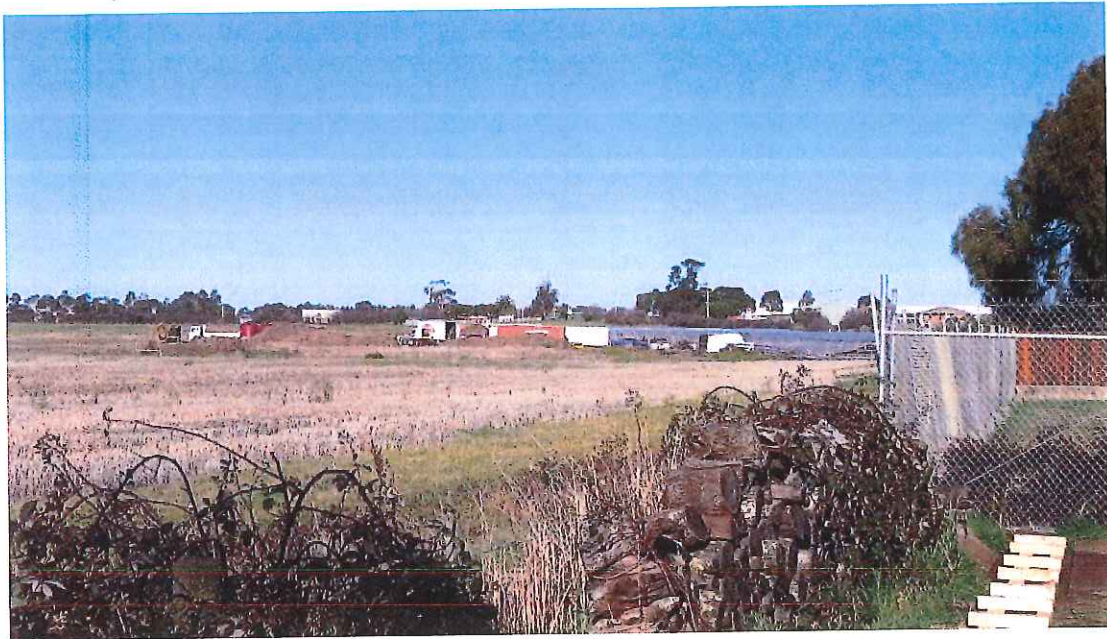


Plate 9 – Image from rear fence to Raeburn Rd light industries



Plate 10 – Image to neighbouring dwelling to the north

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0098	Council notice date	14/07/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00999-NMC	Date of response	7/09/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	847 HOBART RD, BREADALBANE	Property ID (PID)	6393386
Description of development	Proposed new dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	HB847 Sh 2	R5	6/07/2020
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> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection for this proposed dwelling 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. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
Advice			
General			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>			

Declaration

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

Authorised byA handwritten signature in black ink, appearing to read "J Taylor".**Jason Taylor**

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Rosemary Jones

From: Odin Kelly <Odin.Kelly@tasnetworks.com.au>
Sent: Monday, 7 September 2020 11:25 AM
To: NMC Planning
Subject: PLN20-0098, 847 Hobart Rd Breadalbane
Attachments: DTL - HBR847 R4.pdf; title - Vos_000020.pdf; 219185 Design to Live 847 Hobart Road detail survey REV1.pdf; SURVEY INFO 847 HOBART ROAD.PDF

Hi Rosemary

Thanks for the updated information regarding the proposed residential dwelling at 847 Hobart Road, Breadalbane.

The revised site plan and supporting survey notes that detail that the underground cable is not located within the site, rather the property to the east align with TasNetworks recent cable location. As such, TasNetworks has objection to the proposal proceeding.

Cheers





Odin Kelly
Consultant Planner
Strategic Asset Management
P: 0402 627 369 E odin.kelly@tasnetworks.com.au

Monday & Wednesday

1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

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From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Monday, 24 August 2020 10:52 AM
To: Odin Kelly <Odin.Kelly@tasnetworks.com.au>
Subject: FW: Email to applicant, further information requested for planning application PLN20-0098, 847 Hobart Rd Breadalbane

CAUTION: This email comes from an external source. Do not click links or open attachments unless you recognise the sender and know that the content is safe.

Morning Odin,

21 Jul 2020

Rosemary Jones
Planning Officer
Northern Midlands Council
13 Smith Street
LONGFORD TAS 7301

Dear Rosemary

RE: Planning Application PLN-20-0098 - Dwelling (vary setbacks in rural zone; within airport ANEF contours & attenuation area) - 847 Hobart Road, Breadalbane TAS 7258

I refer to the above development application and after review of the proposal and prescribed airspace regulations, provide the following comments:

- The site lies just outside the 20 ANEF contour as mapped and laid out in the Launceston Airport Masterplan 2015;
- The proposed development does not infringe the Launceston Airport Obstacle Limitation Surfaces, and;
- It seems that the use of the proposal will not unduly attract wildlife that would have an effect on the safety of airport operations.

Therefore: Launceston Airport does not object to the development application at **847 Hobart Road, Breadalbane TAS 7212.**

Despite the site being outside the ANEF contours, it does lie within the Number-above contours and will therefore be subject to aircraft noise.

Launceston Airport requests the following be included as a condition of the planning permit:

- The land is or will in the future be subject to aircraft noise exposure associated with Launceston Airport as it is partially located within the airport's Number-above contours as shown on the Launceston Airport Master Plan 2015. As a result, Launceston Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the dwelling relating to noise complaints due to the dwelling being within the Number-above contours.
- Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than 15m from existing ground level including during construction may infringe the OLS and must be referred to Launceston Airport for written approval prior to use. Approval from

Airservices Australia may be required, this process may take 6 weeks or longer to obtain.

If you or the applicant has any questions relating to the above comments, please don't hesitate in contacting me.

Yours sincerely



Ilya Brucksch
Manager Planning and Development
Australia Pacific Airports (Launceston) Pty. Ltd.

NORTHERN MIDLANDS COUNCIL

REFERRAL TO:	ENVIRONMENTAL HEALTH OFFICER
Reference no:	PLN-20-0098; 6393386
Site:	847 Hobart Road, Breadalbane
Proposed development:	Dwelling (vary setbacks in rural zone; within airport ANEF contours & attenuation area)
Applicant:	Design to Live 202 Wellington St Launceston Tas 7250
Owner:	Etienne Donald & Elmarie Vos
Referral date:	14.07.2020
Timeline:	Starting date: 11 May 2020 Advertised on: 15.07.2020 Closing date: 28.07.2020
NMC contact:	Planning@nmc.tas.gov.au
Attachments	Application & plans

Effluent Disposal for low density subdivision

An assessment of the capability of site for wastewater management is to be provided by a suitably qualified person. The assessment is to relate specifically to the area indicated on attached plans as 'irrigation area' and 'reserve area'.

Subject to the recommendations of the on-site wastewater management assessment, a design report for a on-site wastewater management system will be required at the building permit stage. The report is to be prepared by a suitably qualified person.

Chris Wicks
Environmental Health Officer

email to EHO as:

Referral to EHO - PLN-20-0098, 847 Hobart Road, Breadalbane

REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0098 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 203300.12

Date: 14 July 2020

Applicant: Design to Live

Proposal: Dwelling (vary setbacks in rural zone; within airport ANEF contours & attenuation area)

Location: 847 Hobart Road, Breadalbane

W&I referral PLN-20-0098, 847 Hobart Road, Breadalbane

Planning admin: W&I fees paid.

W.1 Floor level

The floor level must be 300mm above the surrounding natural surface level

W.2 Access (Rural)

- a) A hotmix sealed driveway must be constructed from the edge of Hobart Road to the property boundary in accordance LGAT Standard Drawing TSD-R03 and to the approval of Councils Works Manager.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

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)

Date: 16/7/20

Rosemary Jones

From: M.
Sent: Tuesday, 28 July 2020 4:56 PM
To: Northern Midlands Council
Cc: NMC Planning;
Subject: PLN -20-0098 847 Hobart Road, Breadalbane (CT-161446/1)
Attachments: IMG20200728155131.jpg; Screenshot_2020-07-28-15-50-37-24.png; Screenshot_2020-07-28-15-49-11-37.png; Screenshot_2020-07-28-15-48-56-32.png; Screenshot_2020-07-28-11-48-50-15.png

Follow Up Flag: Follow up
Flag Status: Flagged

Att: General Manager Des Jennings

From: M.J. Wright 851 Hobart Road/ M. & K. Challis 843 Hobart Road

After meeting with Paul Godier on-site at 10am this morning to discuss several concerns please find following joint representation in relation to the above planning proposal.

Design to Live drawing 2/7 is showing incorrect title boundary. The newly erected fence separating 847 and 851 Hobart Road was erected at the correct survey points.

Design to Live drawing 5/7 is showing W.W. system on or very close to Taswater Infrastructure and 100mm PVC Storm water to spoon drain does not allow for run off in existing wrongly placed ditches council enstated in 2014.

The proposed drawings do not include any drainage and could inundate 843 Hobart Road if not adequately addressed.

Please see attached photos including current Listmap which has not been updated and only shows Taswater infrastructure which was disconnected in approx. 1960.

Rob Bush from Taswater and Patrick Monaghan from Paneltec are aware the listmap is incorrect and provisions were to be made to action the update. This has not been completed.

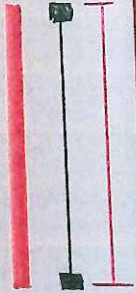
Paul Godier also took pictures of ditches this morning and is aware of drainage issues running from 843 - 851 Hobart Road which a formal request to council to have this matter addressed is to follow.

Kind regards
Mary-Jane Wright
Michael & Kaylene Challis



Layers

LEGEND



DITCHES

DISCONNECTED TWSWATER INFRASTRUCTURE 1960
 = REPLACED TWSWATER INFRASTRUCTURE 1960
 = STOP TAP VALVES
 = 2019 TWSWATER UPGRADE (PANELTEC)
 = N.M.C. 2011

ELECTRICAL CABLE = BEYOND Boundary

HOBART ROAD

PICTURE 2/226 = PEG
 BOUNDARY
 PICTURE 3/226 = STRINGLINE

PICTURE 4/226 = FENCE POST
 CORRECT POSITION
 SURVEY CONDUCTED

PICTURE 6/226

8199 G.P. GRIPE

Tools

basemaps

843

847

851



1-172
2/226



Send



Set as



Add to



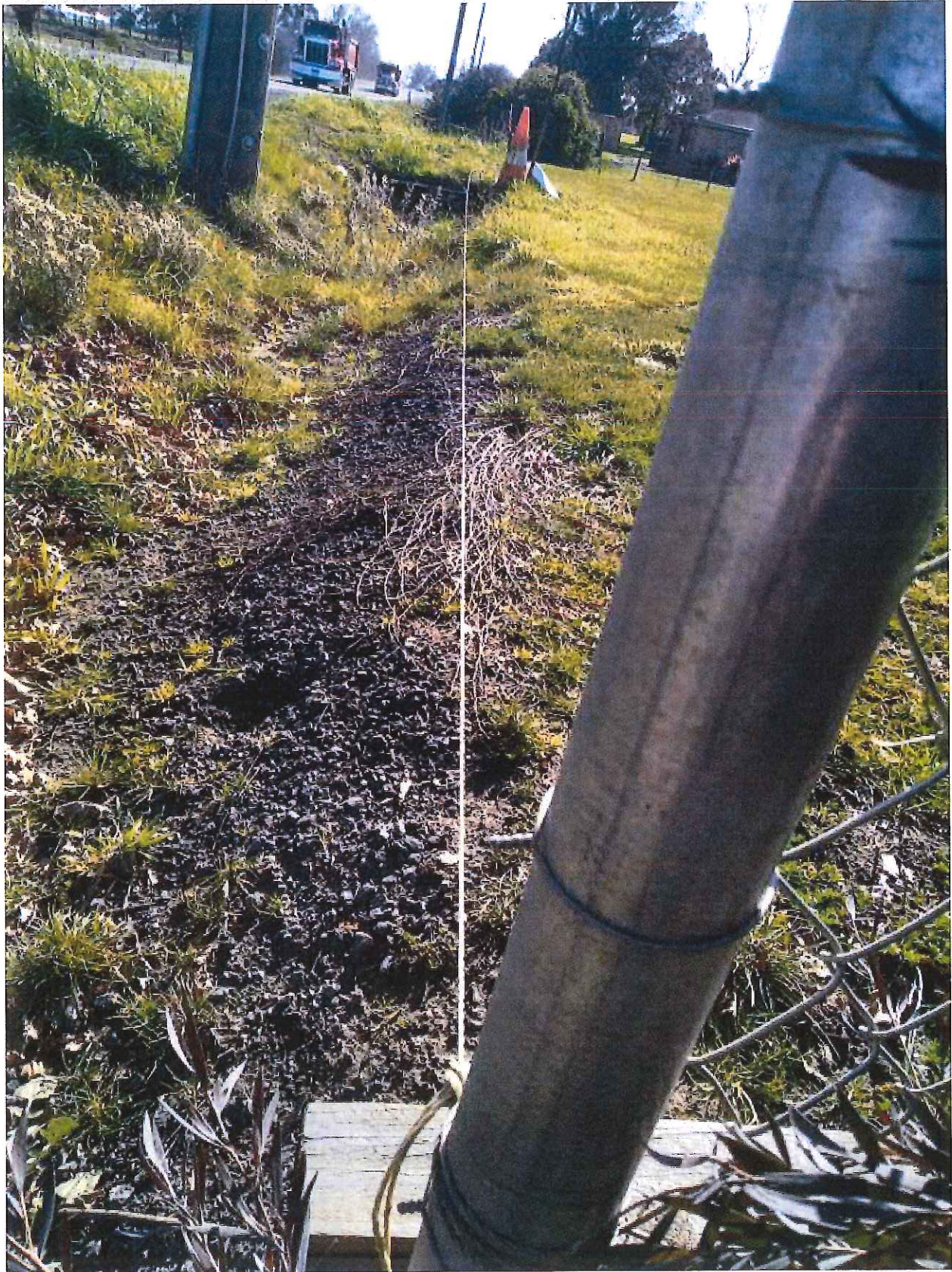
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Delete



1-173
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From: Lyndon Stubbs <Lyndon@designtolive.com.au>

Sent: Thursday, 20 August 2020 6:49 AM

To: NMC Planning <planning@nmc.tas.gov.au>

Subject: RE: Email to applicant, further information requested for planning application PLN20-0098, 847 Hobart Rd Breadalbane

Rosmary/Erin,

Please find attached revised drawings and additional survey information.

During the process of locating the services, we have encountered some issues from the title. The title document initially sent (called title – Vos_000020, attached for your reference) has some errors in the title 'conversion plan' (P.161446, dated 7 APR 2011) compared to the initial survey date from 1950 and the plan of survey (D.35631, dated 20 JUN 1988).

Our surveyor has provided additional information in his attached files (Drawing number 219185 and PDF called SURVEY INFO 847 HOBART ROAD), this reflects the correct information and the site, as well as exact locations of the taswater pipes.

Let me know if there are any issues.

Regards,



Lyndon Stubbs (B.EvnDes, MArch)
Graduate Architect - Design To Live

P.6344 7319