

PLAN 5

PLANNING APPLICATION PLN-20-0164

19 SASSAFRAS STREET, PERTH

ATTACHMENTS

- A Application & plans, correspondence with applicant

PLANNING APPLICATION Proposal

Description of proposal: Entertainment area / teenagers retreat.

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

(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: 19 Sassafras Street, Perth

.....

CT no:

Estimated cost of project \$30,000 *(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 home

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

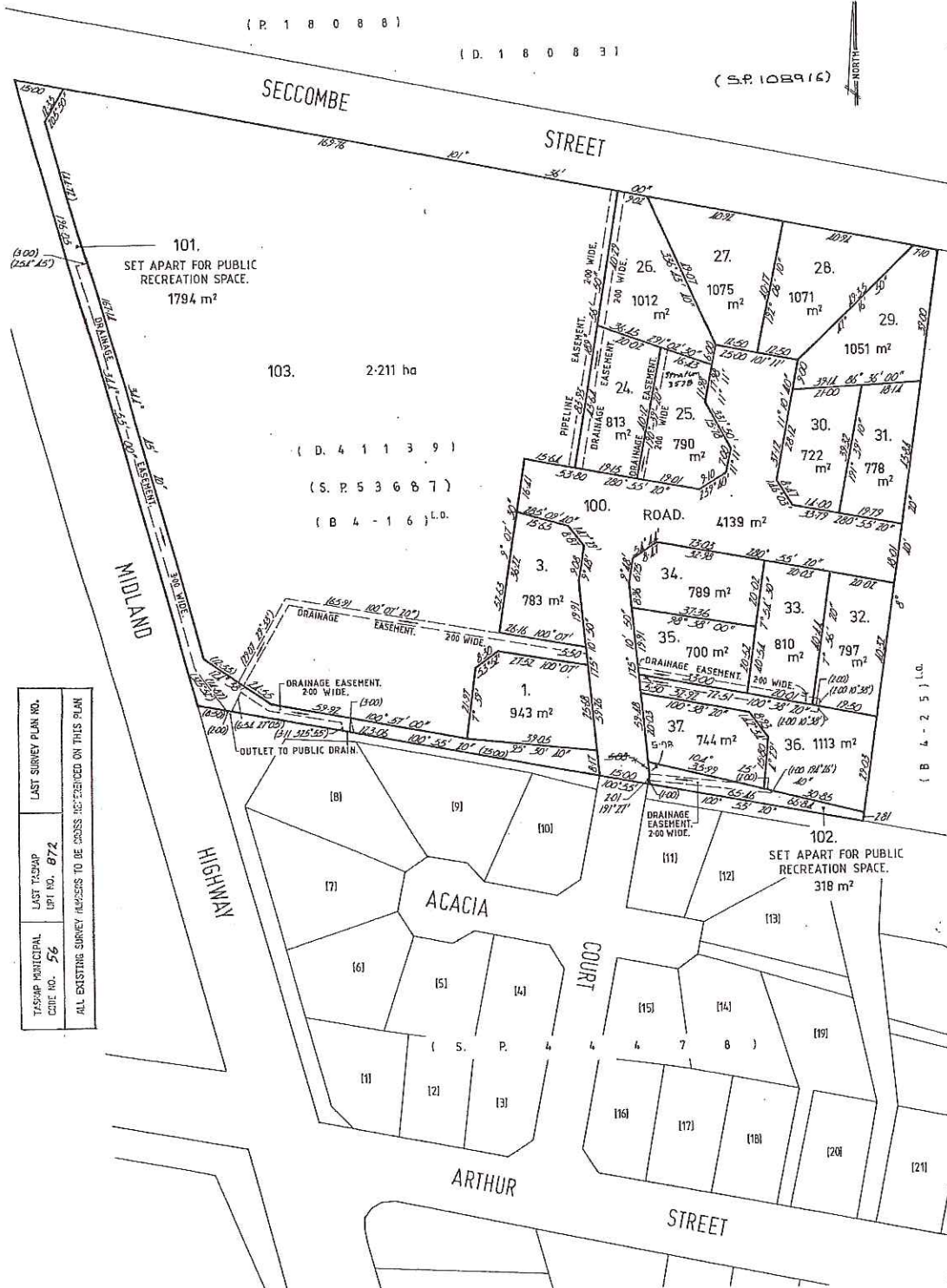
.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)

EXHIBITED

Owner: D & C (N ^o 110) PROPRIETARY LIMITED.	PLAN OF SURVEY by Surveyor G. J. WALKER, G. J. WALKER & CO. P/L of land situated in the LAUNCESTON. LAND DISTRICT OF CORNWALL PARISH OF PERTH SCALE 1: 1000. MEASUREMENTS IN METRES	Registered Number: SP51209
Title Reference: C.T. 4598-44.		Approved: 18 NOV 1991
Granted: PART OF 10 ^A 0 ^R 0 ^D GRANTED TO WILLIAM SECOMBE.		Effective from: <i>Michael R. Walker</i> Recorder of Titles

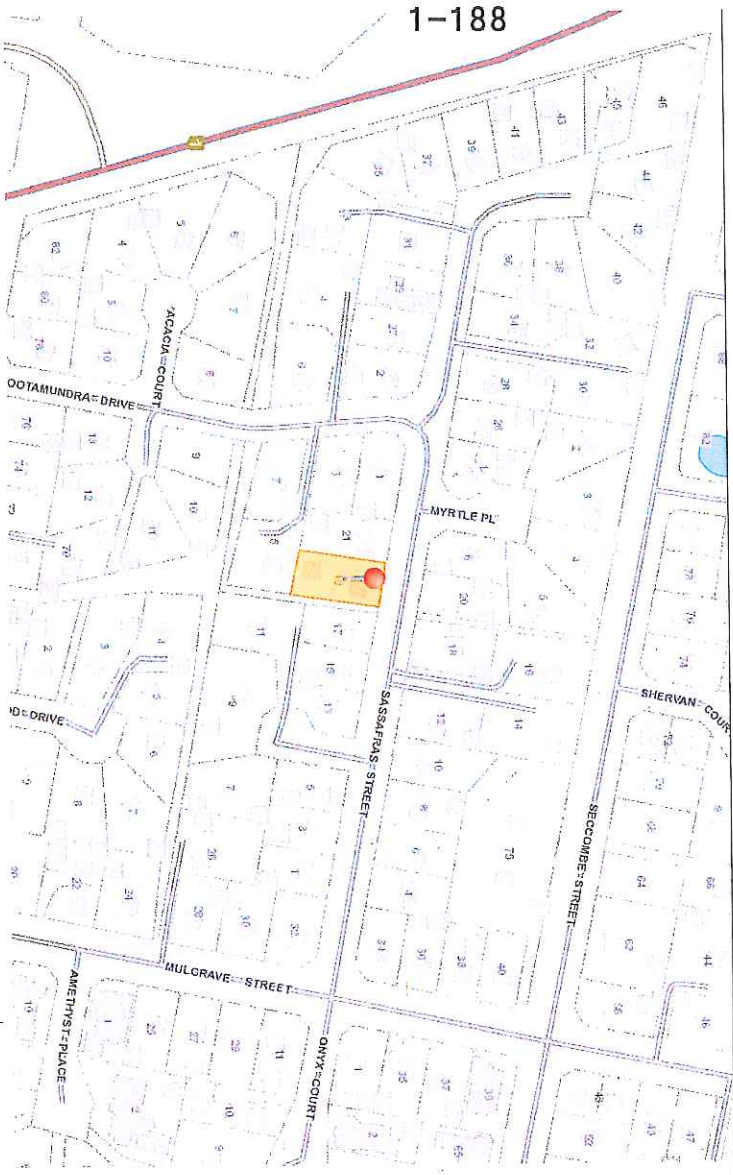


LAST SURVEY PLAN NO. 872
 LAST TASMAR UPI NO. 56
 TASMAR MUNICIPAL CODE NO. 56
 ALL EXISTING SURVEY ALIENS TO BE CROSS REFERENCED ON THIS PLAN

EXHIBITED

Amended
04.08.20

ALTERATIONS and ADDITIONS at 19 SASSAFRAS STREET, PERTH TAS 7300 for KRISTY and VAUGHAN SPRINGER



DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	FLOOR PLAN
A03	ELEVATIONS
A04	SECTION AA
A05	SHADOW PLANS
A06	SHADOW PLANS
A07	SHADOW PLANS
A08	SHADOW PERSPECTIVES
A09	SHADOW PERSPECTIVES

PROJECT INFORMATION:

FLOOR AREAS:	EXISTING RESIDENCE FLOOR AREA - 142m ²	PROPOSED AREA - 63m ²	SITE AREA:	777m ²	LAND TITLE VOLUME & FOLIO	CT-51209/32
SITE OVERLAYS:	Urban Growth Boundary		SITE CLASSIFICATION:	7	CLIMATE ZONE:	ALPINE AREA
COUNCIL:	Northern Midlands		WIND REGION:	N/A	DESIGN WIND SPEED	N/A
SCHEME / ZONE:	General Residential		SCALE - IF IN DOUBT ASK	SCALE @ A3	PRINT DATE:	4/08/2020
					PROJECT NUMBER:	20006

PLANS TO BUILD

ANU 23 249 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - lej@planto-build.com.au
L.M.D.B.L. ACC. No. CCS9323G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.'S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS. REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG, REPERAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SITT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SITT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF THE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALD DIMENSIONS.

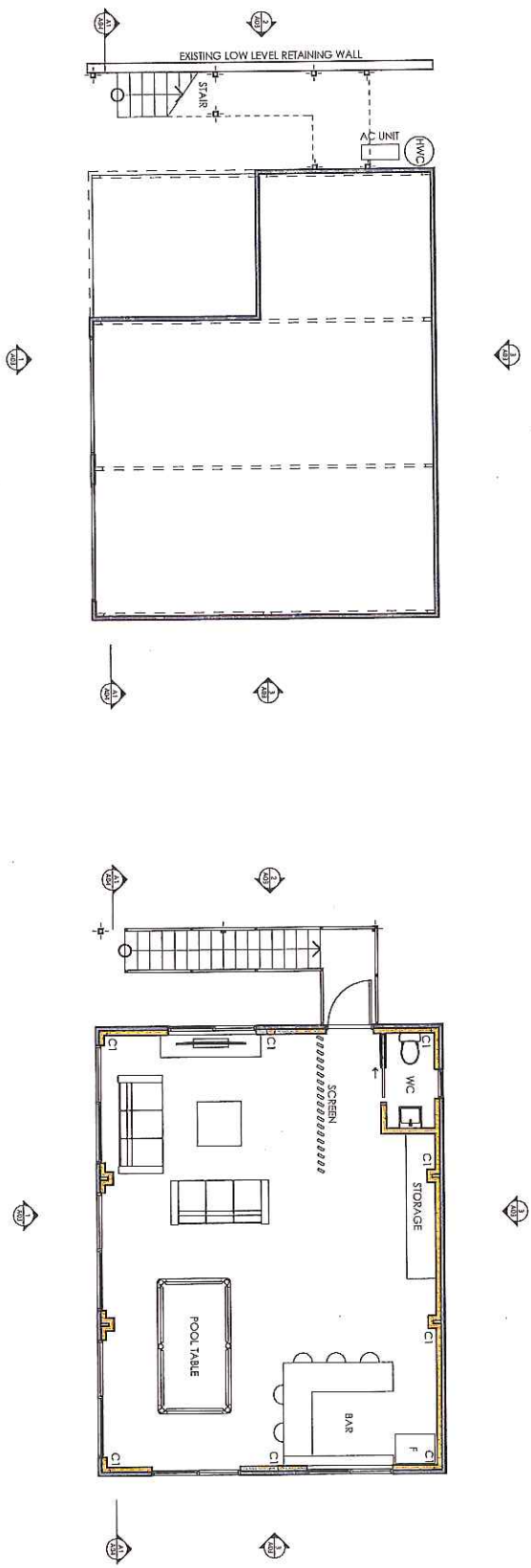
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

1	Amendments made	04.08.20
	rev. Amendment	Date
A00	DRAWING No:	ISSUE DA
	1 of 10	REV: 0

Amended
04.08.20

1-190



GROUND FLOOR PLAN
SCALE 1:100
Project North 0mm 1000 2000 3000 4000 5000

FIRST FLOOR PLAN
SCALE 1:100
Project North 0mm 1000 2000 3000 4000 5000

ALTERATIONS and ADDITIONS
19 SASSAFRAS STREET, PERTH TAS 7300

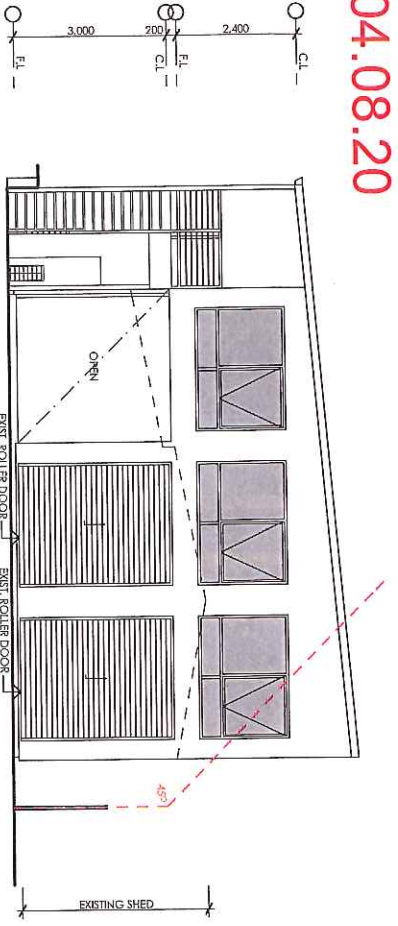
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SCALE: 1/4" IN DOUBLE ASK
SCALE @ A3
PRINT DATE: 4/08/2020

1	Amendments made	04.08.20
DRAWING No: A02		ISSUE: DA
3 of 10		REV: 0

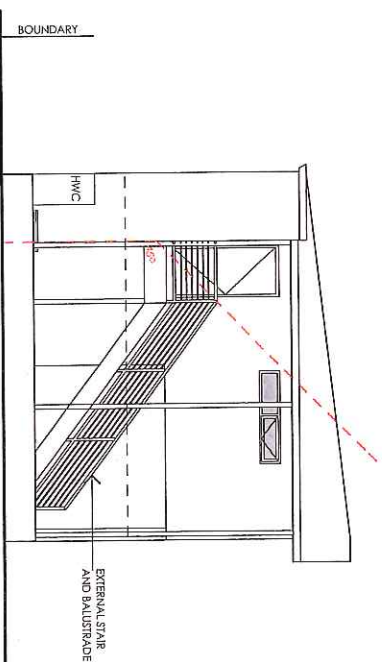
PLANS TOBUILD
 ABN 23 249 065 701
 Level 2, 93 York Street, Launceston
 Tasmania, 7250.
 Tel - 4388 9287 - Mob - 0400 655 771
 Email - leigh@planstobuild.com.au
 L.M.DELL ACC. No. CC5922.G

Owner:
KRISTY and VAUGHAN SPRINGER

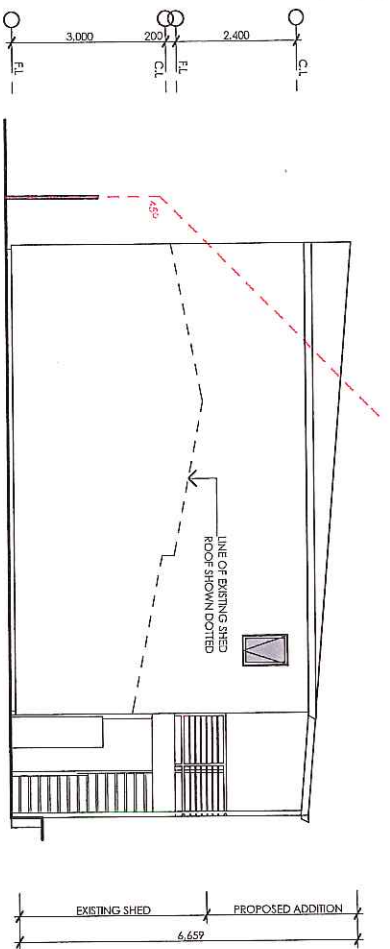
Amended
04.08.20



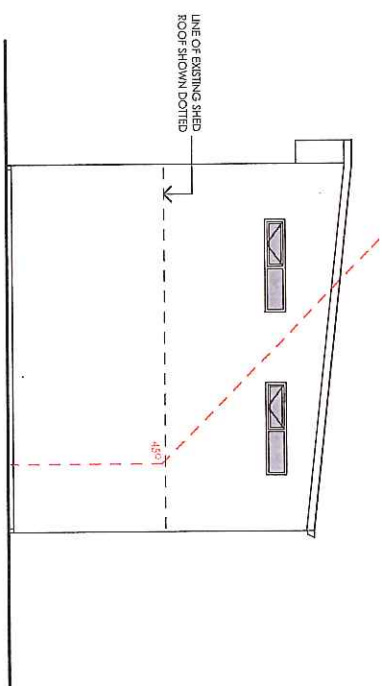
1
NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2
EASTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3
SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3
WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

1-191

ALTERATIONS and ADDITIONS
19 SASSAFRAS STREET, PERTH TAS 7300

PROJECT NUMBER: 20006
SCALE: IF IN DOUBT, A3
PRINT DATE: 4/08/2020

PLANS TO BUILD

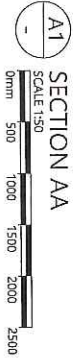
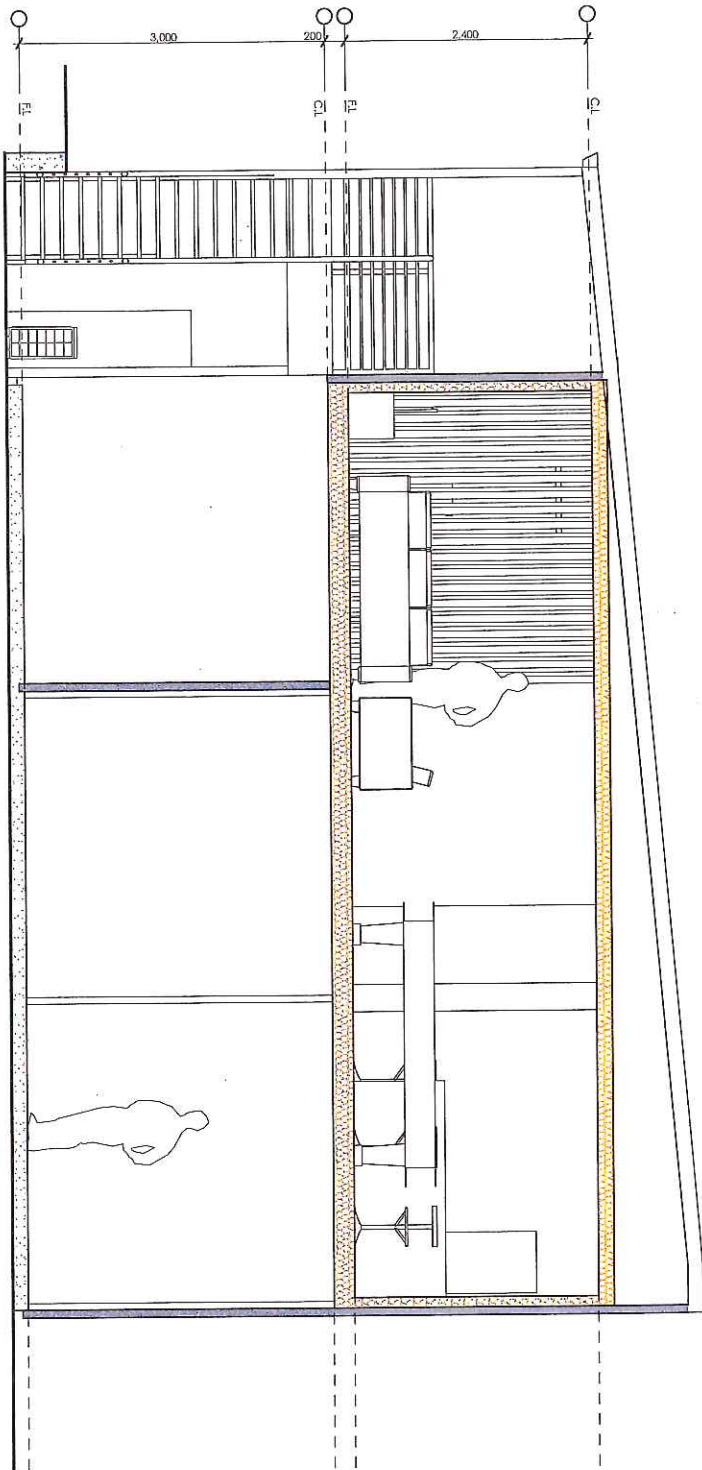
ABN 23 249 055 701
Level 2, 93 York Street, Luncheon
Town, Tasmania, 7250.
Tel - 6388 9297 - Mob - 0400 655 771
Email - help@plans2obuild.com.au
L.M.DILL ACC. No. CC5932.G

Owner:
**KRISTY and VAUGHAN
SPRINGER**

1	Amendment made	04.08.20
rev.	Amendment	
DRAWING No:	A03	4 of 10
ISSUE:	DA	REV: 0

Amended
04.08.20

1-192



ALTERATIONS and ADDITIONS

19 SASSAFRAS STREET, PERTH TAS 7300

PROJECT NUMBER:
20006

SCALE: 1/4" IN DOUBT ASK
SCALE @ A3

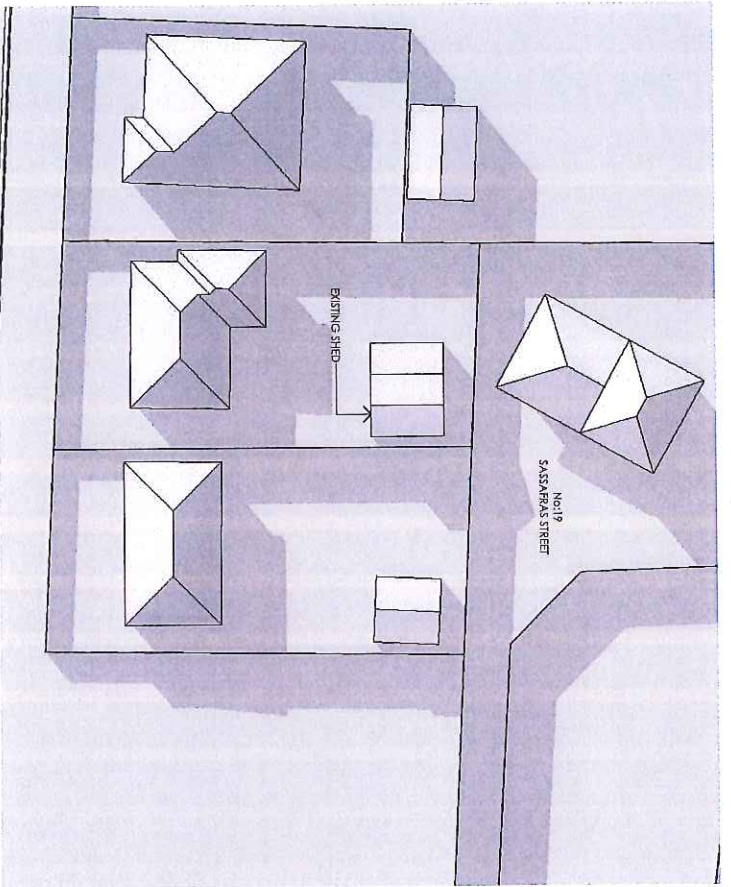
PRINT DATE:
4/08/2020

1	Amendments made	04.08.20
rev.	Amendment	Date
A04	5 of 10	ISSUE DA REV: 0

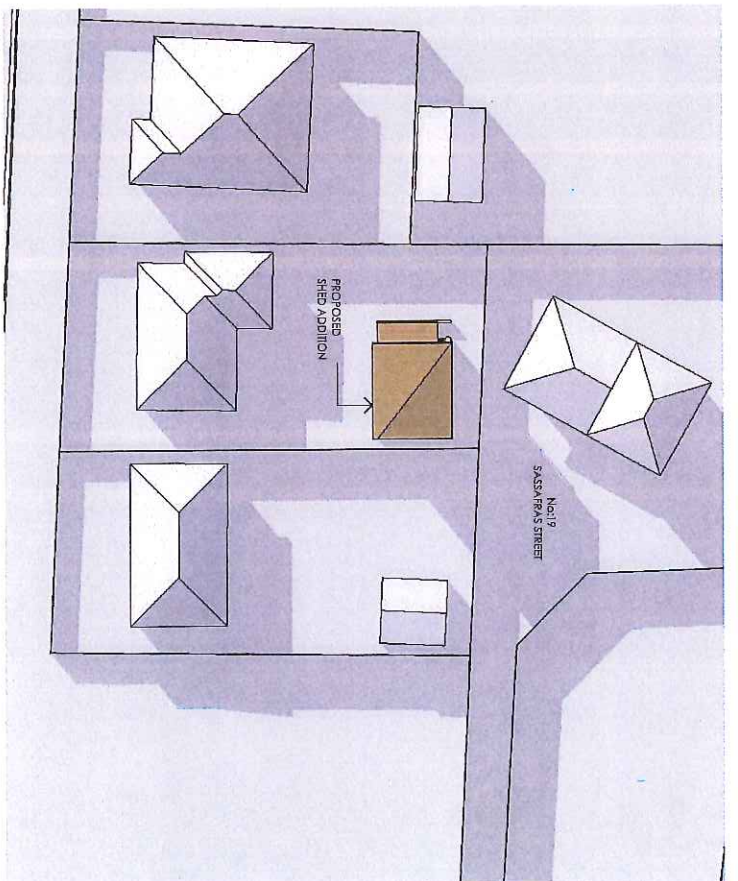
PLANS TO BUILD

ABN 23 249 685 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DEL ACC. No. CC5992.G

Owner:
**KRISTY and VAUGHAN
SPRINGER**



North
 - 9am - 21 June
 0mm 2091.4 4182.8 8365.6 10457



North
 - 9am - 21 June
 0mm 2091.4 4182.8 8365.6 10457

Amended
04.08.20

ALTERATIONS and ADDITIONS

19 SASSAFRAS STREET, PERTH TAS 7300

PROJECT NUMBER:
20006

SCALE: IF IN DOUBT ASK
SCALE @ A3

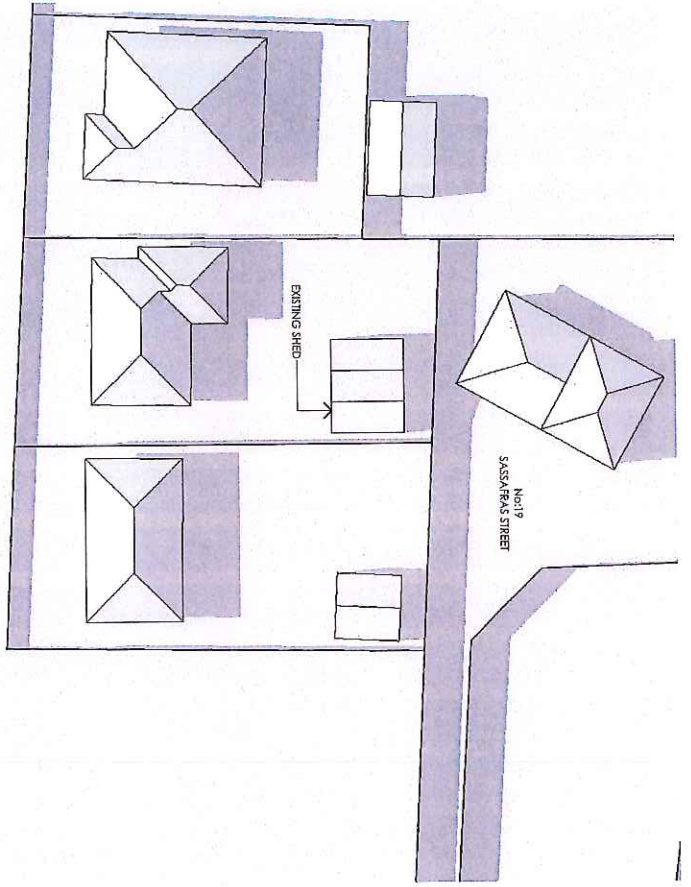
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4/08/2020

1. Amendments made	04.08.20
Rev. Amendment	Date
DRAWING No: A05	ISSUE: DA
6 of 10	REV: 0

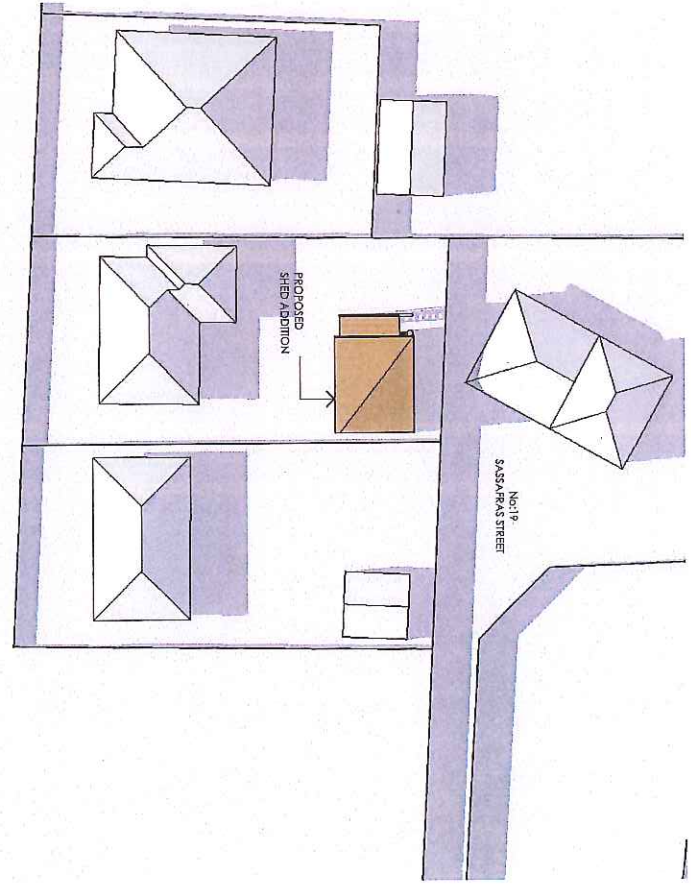


AIN 23 219 055 701
 Level 2, 93 York Street, Launceston
 Tasmania 7250, Mob - 0400 655 771
 Tel - 0398 9287 Email - leigh@planstobuild.com.au
 L.M.D.B.E.L. ACC. No. CC6932.G

Owner:
KRISTY and VAUGHAN
SPRINGER



EXISTING SHADOW PLAN
- 12pm - 21 June



PROPOSED SHADOW PLAN
- 12pm - 21 June



Amended
04.08.20

ALTERATIONS and ADDITIONS

19 SASSAFRAS STREET, PERTH TAS 7300

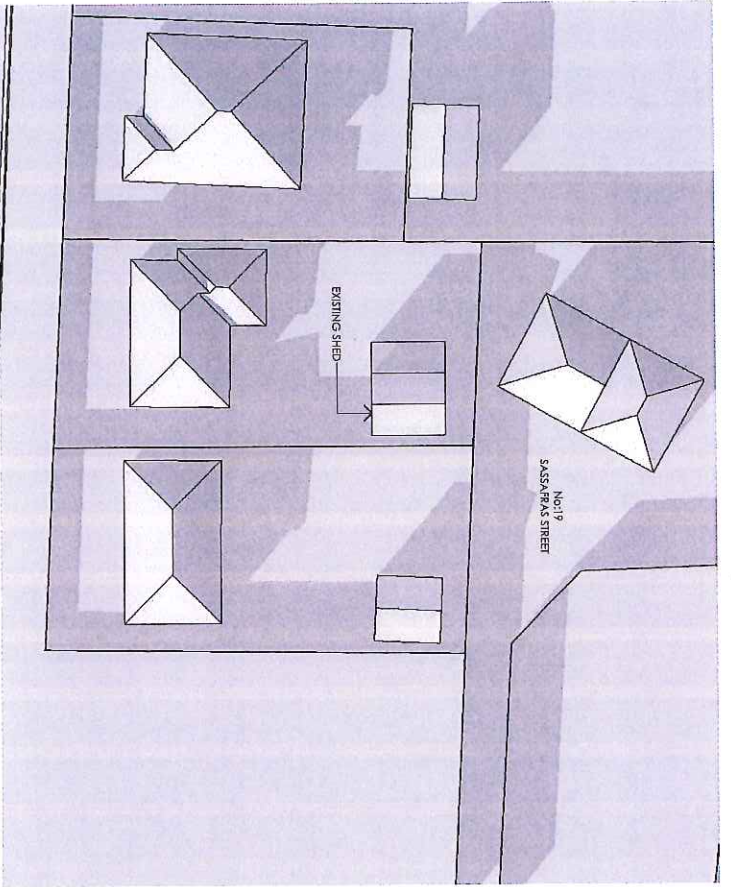
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PRINT DATE:	4/08/2020

PLANS TO BUILD

ABN 23 349 057 701
Level 2, 93 York Street, Launceston
Tasmania, 7250
Tel - 6388 7287 - Mob - 0400 655 771
Email - legy@planstobuild.com.au
L.M.DEL. ACC. No. CC5932 G

Owner:
**KRISTY and VAUGHAN
SPRINGER**

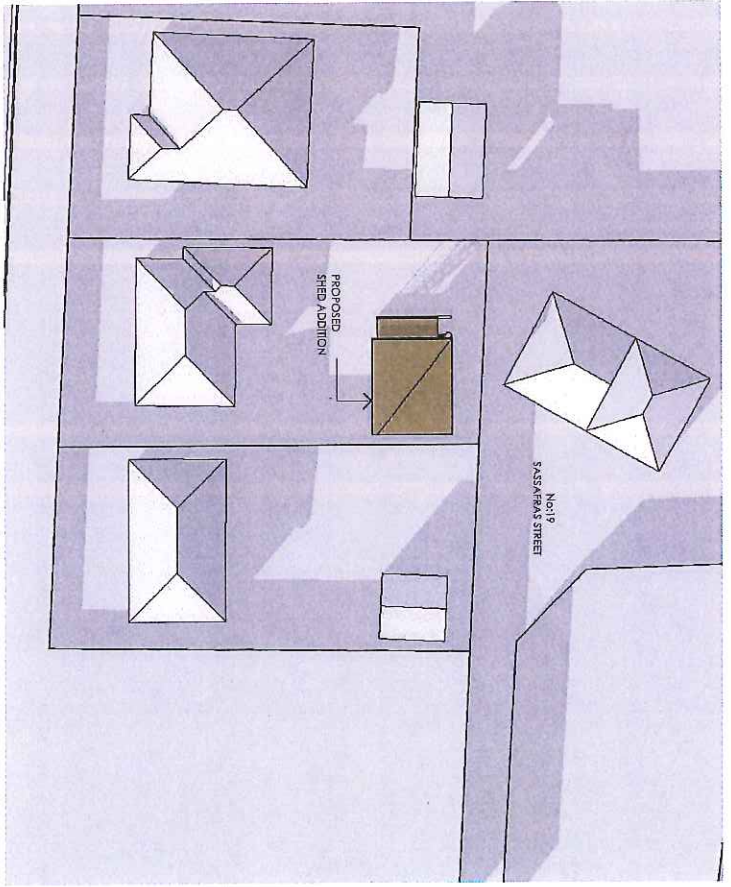
1	Amendments made	04.08.20
rev. Amendment		Date
DRAWING No:	A06	ISSUE: DA
	7 of 10	REV: 0



EXISTING SHADOW PLAN
- 3pm - 21 June

North

0mm 2091.4 4182.8 6274.2 8365.6 10457



PROPOSED SHADOW PLAN
- 3pm - 21 June

North

0mm 2091.4 4182.8 6274.2 8365.6 10457

Amended
04.08.20

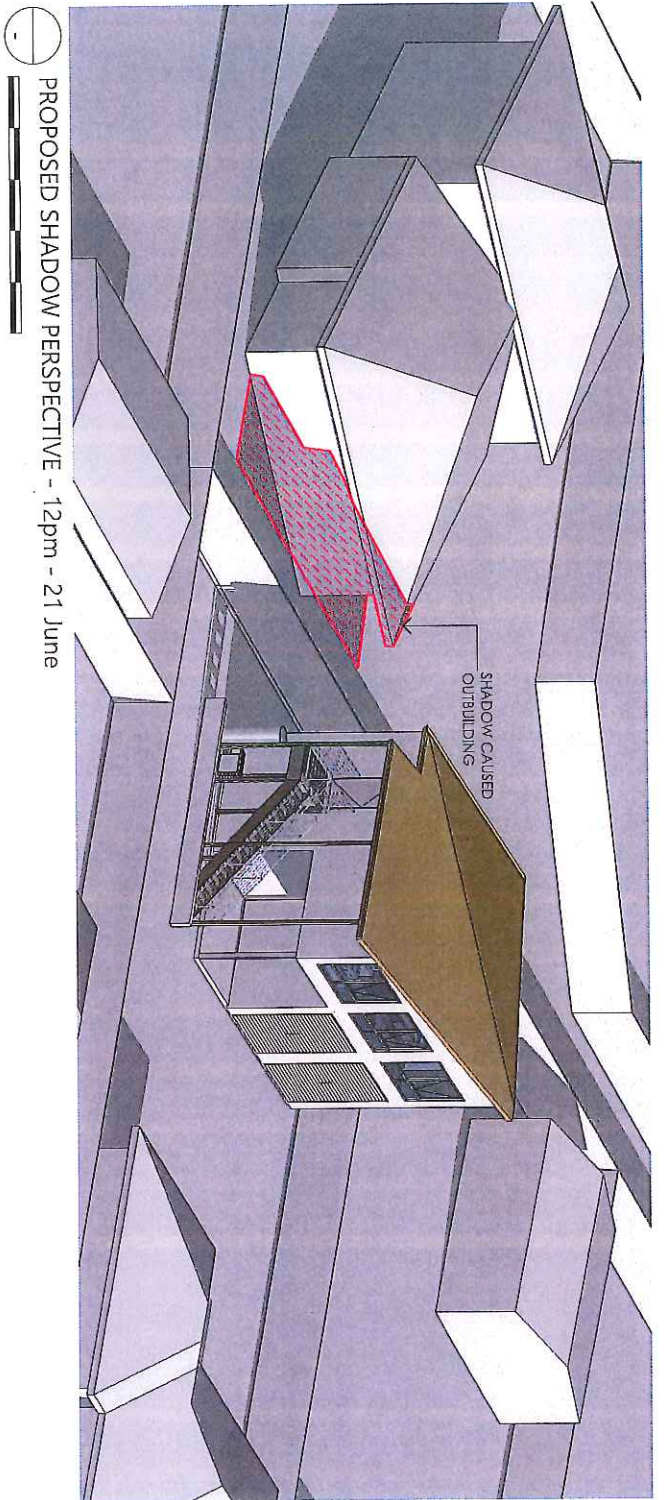
ALTERATIONS and ADDITIONS
19 SASSAFRAS STREET, PERTH TAS 7300

PROJECT NUMBER:	20006	SCALE: 1/4" = 1'-0" (ASX)	SCALE @ A3	PRINT DATE:	4/08/2020
DRAWING No:	A07	ISSUE: DA	8 of 10	REV: 0	04.08.20

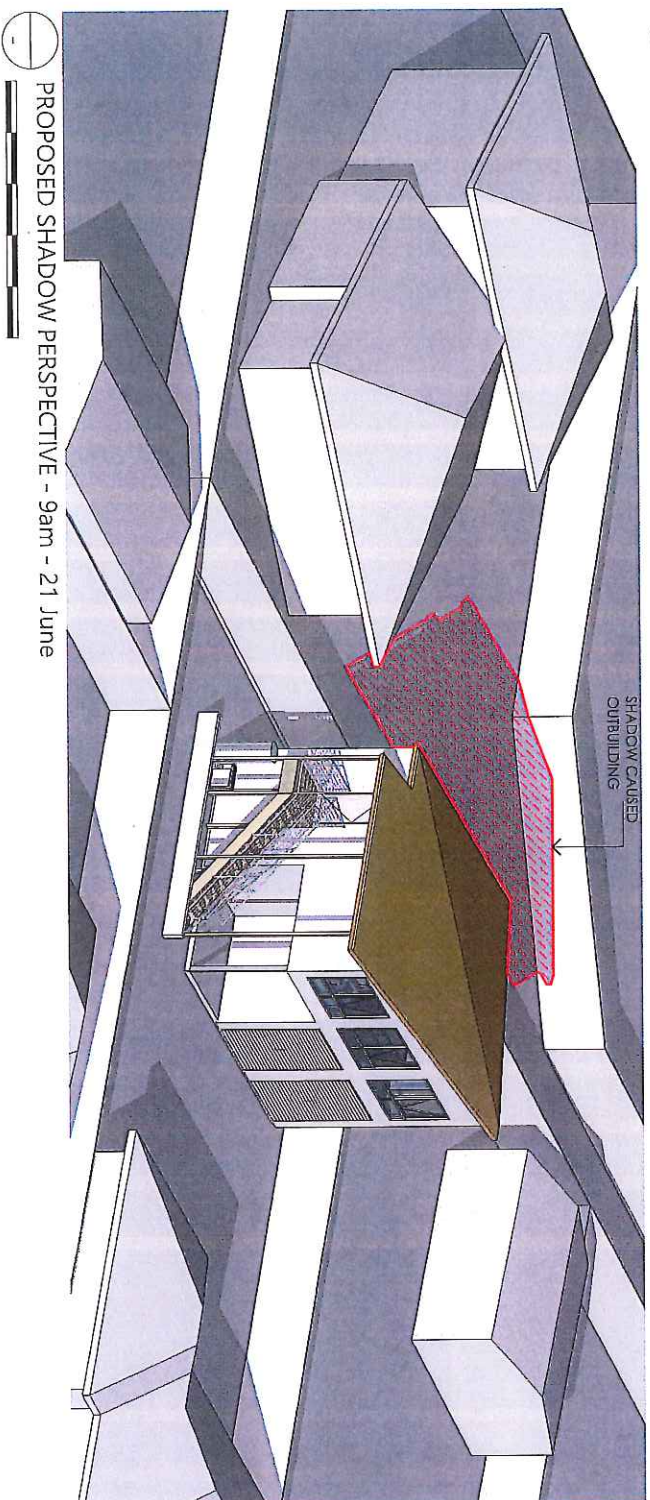
PLANS TO BUILD

ABN 23 249 056 701
Level 2, 93 York Street, Launceston
Tasmania, 7250
Tel: +618 9297 - Mob: 0400 455 771
Email: info@planstobuild.com.au
L.M.DEL. ACC. No. CC5932 G

Owner:
KRISTY and VAUGHAN SPRINGER



PROPOSED SHADOW PERSPECTIVE - 12pm - 21 June



PROPOSED SHADOW PERSPECTIVE - 9am - 21 June

ALTERATIONS and ADDITIONS

19 SASSAFRAS STREET, PERTH TAS 7300

PROJECT NUMBER:
20006

SCALE: FIN/DOCTASK
SCALE @ A3

PRINT DATE:
4/08/2020

Amended
04.08.20



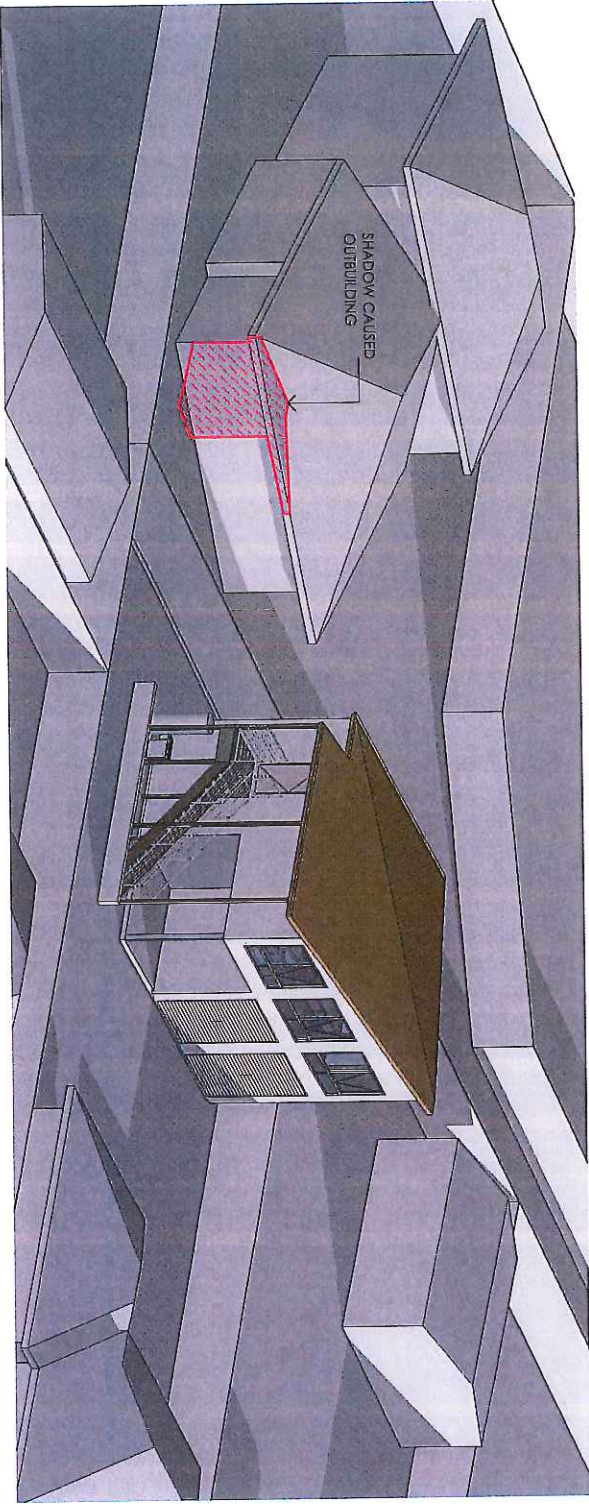
ABN 23 249 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6398 9287 - Mob - 0400 555 771
Email - leah@planstobuild.com.au
L.M.DEL. ACC. No. CC5932.G

Owner:
KRISTY and VAUGHAN
SPRINGER

1	Amendments made	04.08.20
rev.	Amendment	Date
A08	9 of 10	ISSUE DA REV: 0

Amended
04.08.20

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PROPOSED SHADOW PERSPECTIVE - 3pm - 21 June
0mm 37037 74074 111113 148148 185785

ALTERATIONS and ADDITIONS

19 SASSAFRAS STREET, PERTH TAS 7300

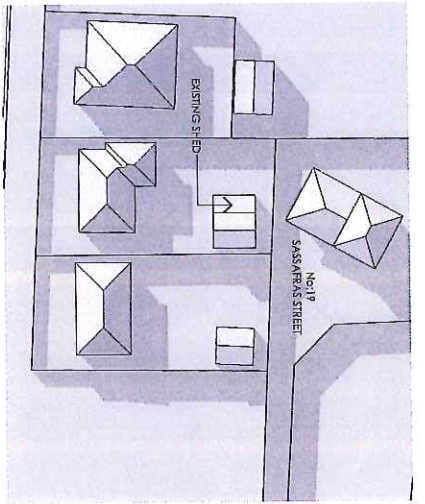
PROJECT NUMBER: 20006
SCALE: 1/4" = 1'-0" @ A3
PRINT DATE: 4/08/2020



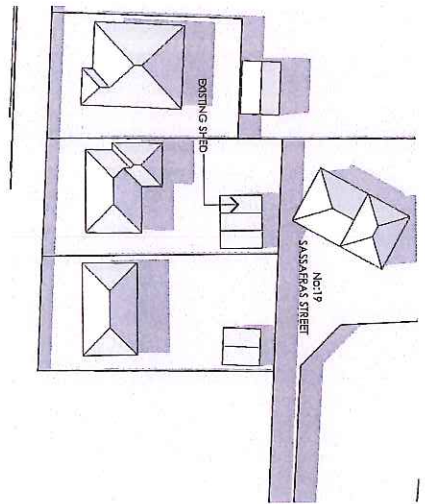
ABN 23 248 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - iegi@plansbuild.com.au
L.M.DEL. ACC. No. CC5932 G

Owner:
**KRISTY and VAUGHAN
SPRINGER**

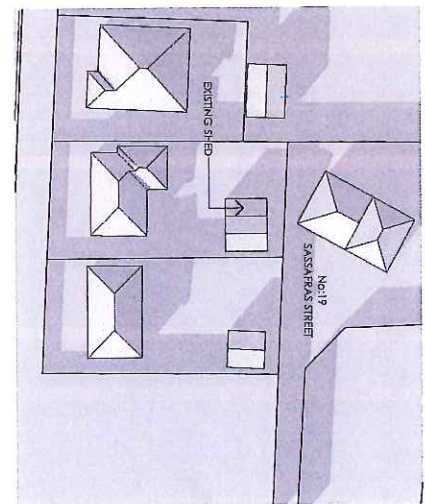
1	Amendment made	04.08.20
REV.	Amendment	Date
DRAWING No:	A09	10 of 10
ISSUE:	DA	REV: 0



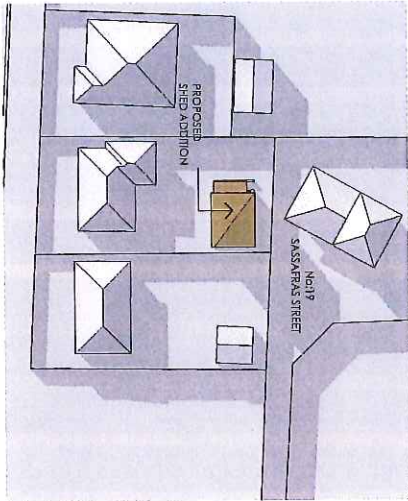
EXISTING SHADOW PLAN
- 9am - 21 June
SCALE 1:370.37
North
0mm 3703.7 7407.4 11111.1 14814.8 18518.5



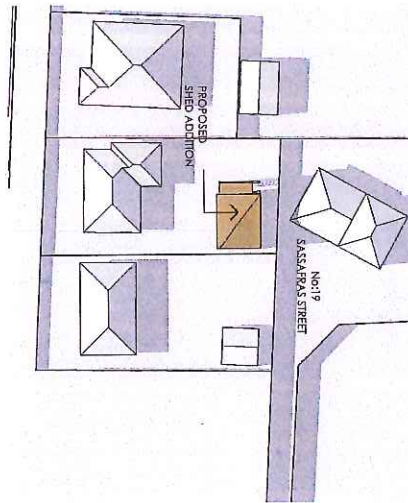
EXISTING SHADOW PLAN
- 12pm - 21 June
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North
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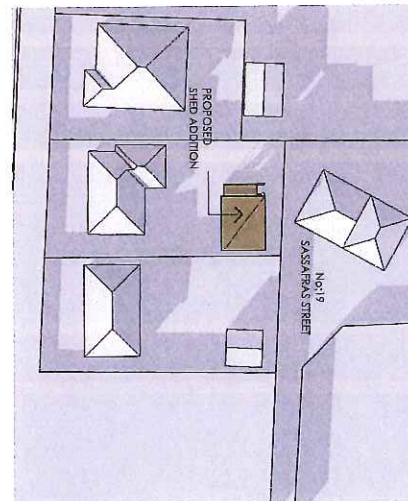
EXISTING SHADOW PLAN
- 3pm - 21 June
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North
0mm 3703.7 7407.4 11111.1 14814.8 18518.5



PROPOSED SHADOW PLAN
- 9am - 21 June
SCALE 1:370.37
North
0mm 3703.7 7407.4 11111.1 14814.8 18518.5



PROPOSED SHADOW PLAN
- 12pm - 21 June
SCALE 1:370.37
North
0mm 3703.7 7407.4 11111.1 14814.8 18518.5



PROPOSED SHADOW PLAN
- 3pm - 21 June
SCALE 1:370.37
North
0mm 3703.7 7407.4 11111.1 14814.8 18518.5

1-198

ALTERATIONS and ADDITIONS 19 SASSAFRAS STREET, PERTH TAS 7300

PROJECT NUMBER: 20006
SCALE: 1/4" = 1' @ A3
PRINT DATE: 14/07/2020

SUPERSEDED

PLANS TO BUILD

ABN 23 249 055 701
Level 2, 93 York Street, Launceston
Tasmania 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - legh@olmstobuild.com.au
L.M.B.E.L. ACC. No. CC5932 G

Owner:
**KRISTY and VAUGHAN
SPRINGER**

REV: Amendment	Date
DRAWING No: A05	ISSUE: SCHEMATIC
6 of 6	REV: 0

SUPERSEDED

1-199

E-MAILED
4-8-2020



**NORTHERN
MIDLANDS
COUNCIL**

Our ref: PLN-20-0164

4 August 2020

V & K Springer
19 Sassafras Street
PERTH TAS 7300

By email: planning@nmc.tas.gov.au

Dear Mr & Mrs Springer

**Additional Information Required for Planning Application PLN-20-0164
Extension to shed (vary rear & side [W] setback) at 19 Sassafras Street, Perth**

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

- Shadow diagrams, including side views, at a scale of 1:100, 1:200 or 1:250 demonstrating the extent of shading of the private open spaces and external windows of the house on 5 Cootamundra Drive (refer to clause 8.1.3 (b) (vii) of the planning scheme). *Rec'd 4/8/20*

The amount of the proposed extension outside the building envelope is such that the application will be taken to a Council meeting for a decision. In this regard, the Council will be deciding whether the siting and scale of the building will cause an unreasonable loss of amenity by visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining lot (refer to clause 10.4.2 P3 (a) (iv) of the planning scheme).

Until I have assessed the shadow diagrams and visual impact, I cannot say whether I would recommend approval or refusal.

In accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been satisfactorily supplied. Please include the reference PLN-20-0164 on all correspondence, and send any emailed correspondence to planning@nmc.tas.gov.au. If you have any queries, please contact me on 6397 7301, or e-mail planning@nmc.tas.gov.au.

Yours sincerely

Paul Godier
SENIOR PLANNER

Rosemary Jones

From: Kristy Springer <...>
Sent: Tuesday, 25 August 2020 9:14 PM
To: NMC Planning
Subject: PLN20-0164
Attachments: Council Extension.png; Support Letter.png; Council Statement.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Rosemary

This email is in response to your correspondence sent to us on 25/8/2020 regarding PLN-20-0164.

Please see attached signed document as requested as well as a support letter and a statement document to be presented at the next council meeting regarding our planning application.

We would like to state that when we first approached Council back in June/July and spoke on two different occasions with two different employee's we were instructed to provide shadow plans to gauge if there would be any impact on our neighbours, which we did. These were carried out by Plans to Build. After providing council with the first draft, they were acknowledged with being acceptable and we decided to move forward with our application.

Once we submitted our plans and paid the relevant fees we were then informed by council that these shadow plans were insufficient, we had them revised, even though Plan to Build could not understand why this was requested.

We then learnt that our planning submission would most likely need to go to a council meeting if there were any objections from neighbours. Which there have been none.

We now find out that we have to give council permission to an extension of time to assess the application.

Our existing shed has been previously approved by the council with the relevant boundary requirements fulfilled. We are struggling to understand the reasoning behind sending our application to a council meeting when we have had no objections from neighbours. We also have a letter of support from our back neighbours who are the only ones affected by our proposed extension (see attached document). As previously stated there are several double story dwellings directly behind us and in close proximity to our house. There are also many large sheds and even houses built right on boundary fences around Perth if this indeed is an issue with the Council.

Please advise if we are required to submit anything else to the council meeting.

Kind Regards
Kristy & Vaughan Springer

JOH SPAUDING

5 Cootamundra Court
Perth Tas 7300

4 August 2020

Ref: PLN-20-0164
Planning
Northern Midlands Council

To Whom It May Concern

I would like to offer my full support to Vaughan and Kristy Springer of 19 Sassafras Street, Perth with their proposed building extension. They have kindly spoken to me and shared their plans. As their back-fence neighbour and the closet to the proposed construction, I don't have any issues with this project.

Kind Regards

John Spauding
JOH SPAUDING

Dear Councillors

This statement is in relation to PLN-20-0164, 19 Sassafras Street, Perth.

Please see attached support letter from our back neighbour to be presented at this council meeting.

We would like to state that when we first approached Council back in June/July and spoke on two different occasions with two different employees we were instructed to provide shadow plans to gauge if there would be any impact on our neighbours, which we did. These were carried out by Plans to Build. After providing council with the first draft, they were acknowledged with being acceptable and we decided to move forward with our application.

Once we submitted our plans and paid the relevant fees, we were then informed by council that these shadow plans were insufficient, we had them revised, even though Plan to Build could not understand why this was requested.

We then learnt that our planning submission would most likely need to go to a council meeting if there were any objections from neighbours. We have now been advised that there were no objections from our neighbours.

We were then instructed by council that we needed to give permission to an extension of time to assess the application, which we did.

As previously discussed with the planning department we have highlighted there are several double story dwellings directly behind us and in close proximity to our house. There are also many large sheds and even houses built right on boundary fences around Perth.

Our existing shed has been previously approved by the council with the relevant boundary requirements fulfilled. We are struggling to understand the reasoning behind sending our application to this council meeting when we have had no objections from neighbours. We also have a letter of support from our back neighbours who are the only ones affected by our proposed extension (see attached document).

As you can appreciate a considerable amount of time, effort and expense has been undertaken by ourselves to provide all required materials to council. We certainly hope that this statement is given fair and understanding consideration.

Kind Regards
Vaughan & Kristy Springer