

PLAN 1

PLANNING APPLICATION PLN-20-0180

11 GAY STREET, LONGFORD

ATTACHMENTS

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

1-85
PLANNING APPLICATION ATTACHMENT A
Proposal

Description of proposal:Proposed Storage Sheds.....

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

(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:11 Gay Street, Longford.....

.....

CT no: ...1/226099.....

Estimated cost of project \$300,000..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? **No**
If yes – main building is used as

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

...As per planning submission.....

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

(attach additional sheets if necessary)

Is any signage required? ...NO.....

(if yes, provide details)

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

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



CERTIFICATE OF TITLE

Register Book
 Vol. Fol.
 2879 47

Cert. of Title Vol. 970 Fol. 59.

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

M. Hutchinson
 Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF LONGFORD LAND DISTRICT OF WESTMORLAND
 TWO RODS NINE PERCHES AND EIGHT TENTHS OF A PERCH
 on the Plan hereon

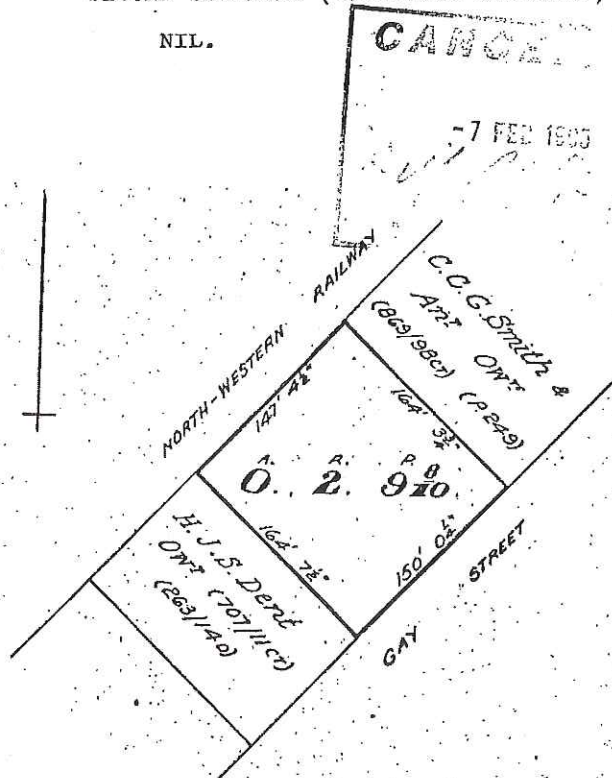
FIRST SCHEDULE (continued overleaf)

CHARLES THOMAS FAULKNER of Longford, Carpenters Labourer and
 CECIL ALFRED HARRY FAULKNER of Longford, Butcher.

SECOND SCHEDULE (continued overleaf)

NIL.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register
 REGISTERED NUMBER
226099



Part of 156A-3R-OPs. - Gtd. to R.R. Davies & Anr. - Meas. in
 FIRST Edition. Registered 29 NOV 1970 ft. & ins. 1/24 West.
 Derived from C.T. Vol. 970. Fol. 59. Transfer A718 H.J.S. Dent.
 Balance A124768. *M*



11 GAY ST
 LONGFORD TAS 7301
 TITLE REF: 226099/1
 PROPERTY ID: 2722539
 AREA = 3604.00m²±

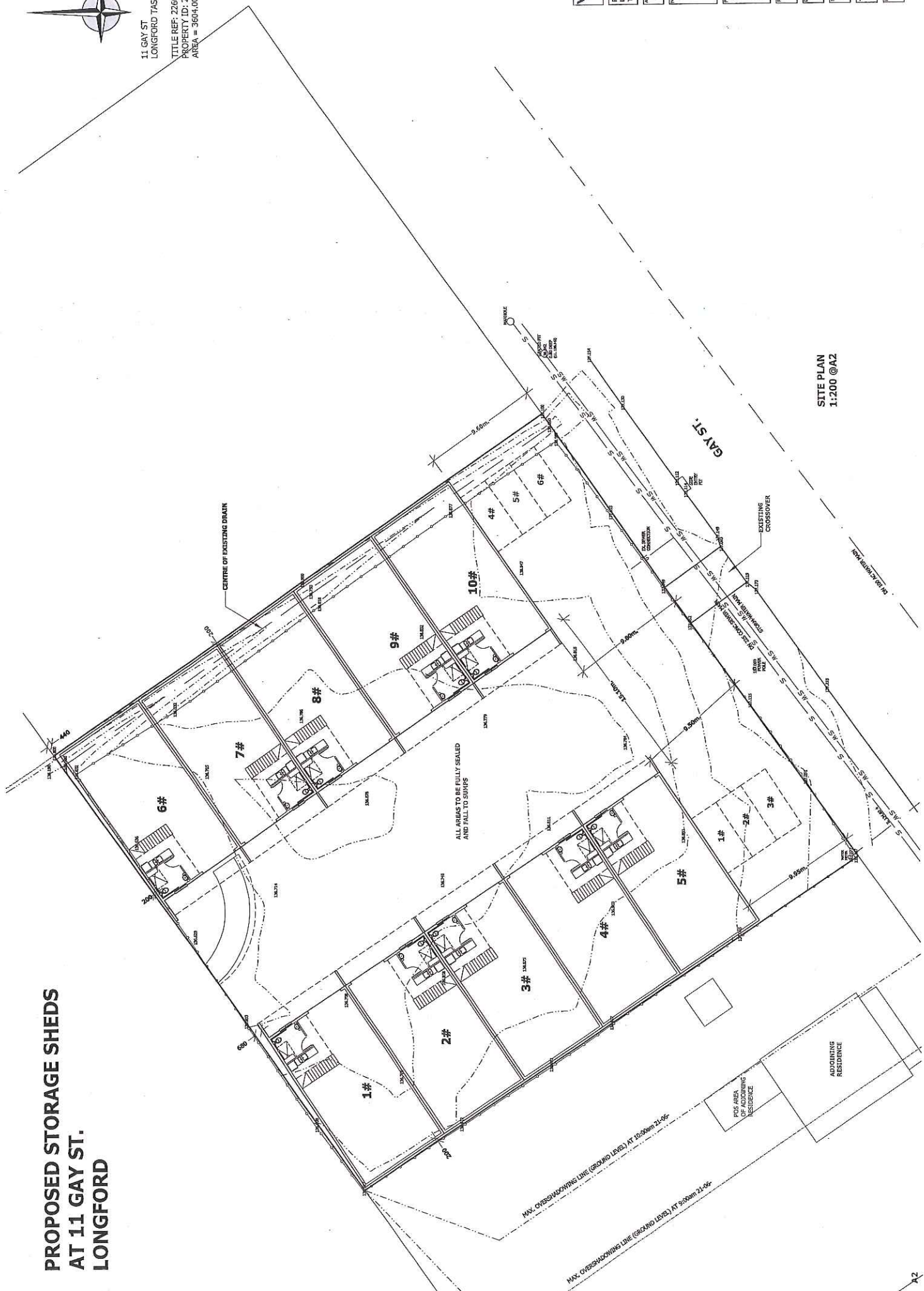
1-89



wilkin design

| | |
|--|-------------------|
| P.O. BOX 748 11 BACCHION TASMANIA 7250 | |
| REGISTRATION NO: CC678 X | POSTER: |
| PROJECT TITLE STORAGE SHEDS 11 GAY ST. LONGFORD | |
| DATE 06/08/2020 | SCALE AS SHOWN |
| JOB NUMBER DA-201223 | PAGE 01 of 03 |

PROPOSED STORAGE SHEDS AT 11 GAY ST. LONGFORD



SITE PLAN
 1:200 @A2

MAX. OVERSHADOWING LINE (GROUND LEVEL) AT 10:00am 21.06°
 MAX. OVERSHADOWING LINE (GROUND LEVEL) AT 8:00am 21.06°



Wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7290

ACCELERATION NO.
CC678 X

PROJECT NO.

PROJECT NAME
STORAGE SHEDS

11 GAY ST.
LONGFORD

REV/ISSUE

DATE
06/08/2020

SCALE
AS SHOWN

JOB NUMBER
DA-201223

PAGE
02 of 03



FULL INTERNAL EAST ELEVATION
1:200



FULL INTERNAL WEST ELEVATION
1:200



FULL NORTH ELEVATION
1:200



FULL SOUTH ELEVATION
1:200



FULL EAST ELEVATION
1:200

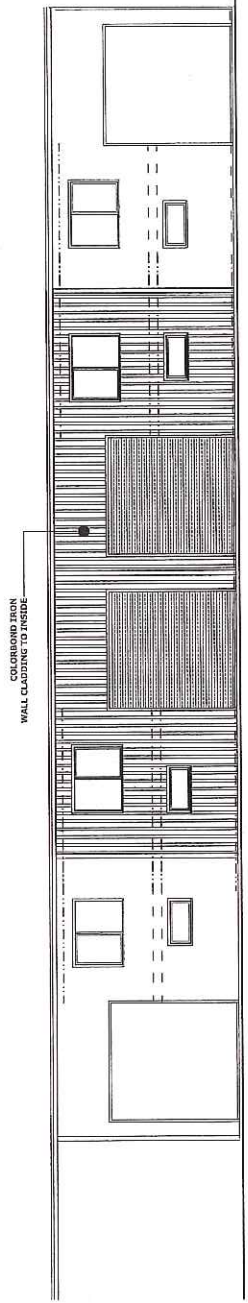


FULL WEST ELEVATION
1:200

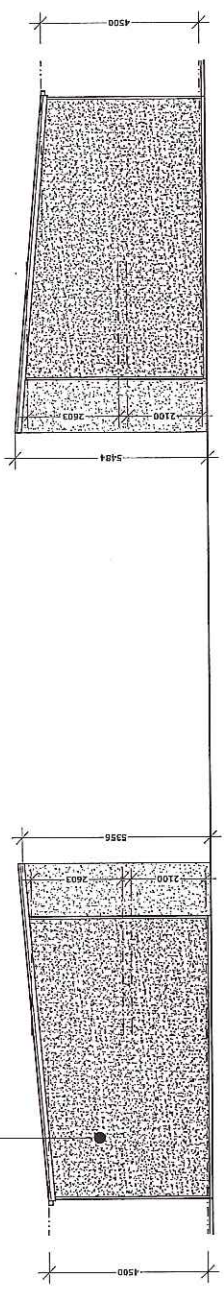
1-89



| | | | | | |
|---|--------------------------------------|-------------------------|------------------------|------------------------------|-----------------------|
| <p>PO BOX 478 LAUNCESTON TASMANIA 7250</p> | <p>PROJECT CODE: WIL CC678 X</p> | <p>DATE: 06/08/2020</p> | <p>SCALE: AS SHOWN</p> | <p>PROJECT NO: DA-201223</p> | <p>PAGE: 03 of 03</p> |
| <p>PRODUCT TITLE: STORAGE SHEDS 11 GAY ST. LONGFORD</p> | | | | | |

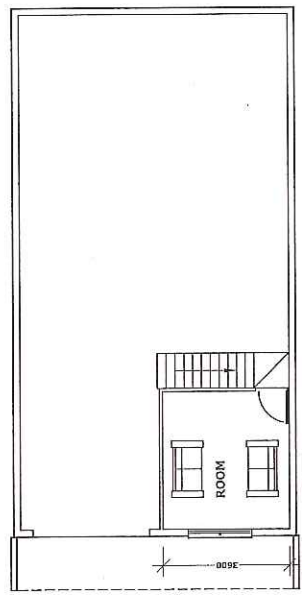
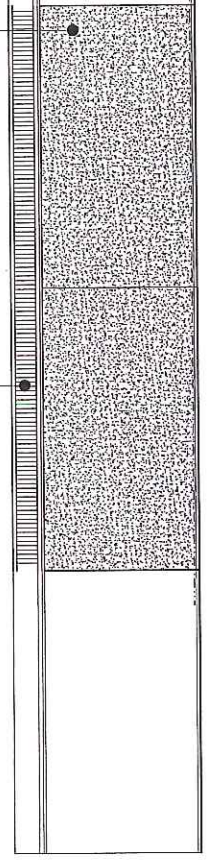


INSIDE ELEVATION
1:100

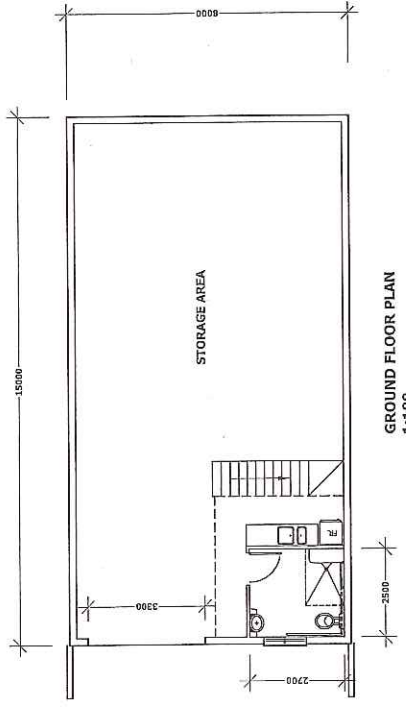


FRONT AND REAR ELEVATION
1:100

COLORBOND IRON ROOF



FIRST FLOOR PLAN
1:100



GROUND FLOOR PLAN
1:100



06/08/2020

Applicant – Wilkin Design

Our ref - DA-201223

To: NMC Planning Dept.

Re: Proposed Storage Facility at 11 Gay St. Longford

The proposal is to create a series of sheds on a level block of land at the above address. The land is zoned "Light Industrial". Each shed would be 15m. x 8m. and there would be a pod of 5 either side of the block with access central. It is proposed to situate each pod as close as applicable to either side of the block (200mm) and to the rear (varied) and have some minimal parking to the street frontage. Access would be via an existing crossover. It is difficult to pin the final use if these sheds down, it is perceived that they will most likely be private owners using them as storage for toys etc.. If it was for another use in the future we believe they would require planning approval as a separate issue.

Reply to Scheme: *answers in italics*

24.4.1

A1 Building height must not exceed: a) 8m;

Maximum height is 5500 = complies

A2 Buildings must be set back a minimum distance of 15m from a frontage.

Setback is 9500 – 1000 = non-compliant

P2 Frontage setbacks must be:

a) in keeping with or to enhance the streetscape character;

The streetscape is varied and a lot is undeveloped making it hard to discern a character. Immediately to the west is a residence that is obviously now in a wrong zone but would have existing rights. Further to the west there are a couple of high buildings that would both be higher than this proposal. To the west we have a very similar arrangement with some vacant land, a residence and then some large shed, across the road is a reasonable size shed.

and b) consistent with the local area objectives, if any.

We are not aware of any LAO for this area.

D24-4 A3.1 Buildings must be set back from side boundaries a minimum distance of 3m; *Side setbacks are 200mm = non-compliant.*

and A3.2 Buildings must be set back from rear boundaries a minimum distance of 3m. *Rear setback is 200mm = non-compliant.*

P3 The setback to the side and rear boundary must: a) provide adequate access to the site; *The site access is adequate as the existing crossover, that is central to the block, will be utilised.*

and b) not result in unreasonable loss of amenity to adjoining uses having regard to the: i) bulk and form of the building; *By keeping the "low" side of the roof to the boundaries*



it lessens the bulk of the building, this height is only 4500 making it far lower than a two storey residence

and ii) impact on the solar access of habitable room windows and private open space; the POS of the residence to the West is 9500 away from the boundary of the subject lot. Being nearly due west, the overshadowing line on the accompanying drawing shows that the development would have minimal impact between 9 and 10 on the winter solstice but nothing after that, keeping in mind that these lines show the shadow at the ground so even sitting on a chair would mean the shadow would not impact, we believe, at all.

and iii) size and proportions of the lot; unsure of this provision

and iv) extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation. There is no proposal for any of these and the site is level, as are the adjoining lots.

Car Parking and Sustainable Transport Code

While we believe all parking will be within the building, this code calls for 1 x space per 200m² of floor area, so 6 spaces are required. We have supplied these at the frontage of the buildings.

If you require anything else please don't hesitate to ask.

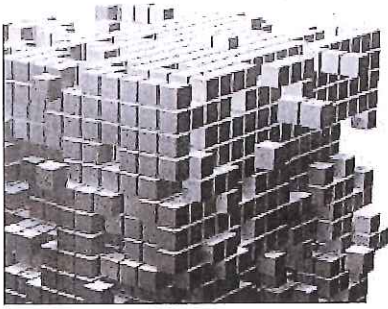
Yours Sincerely

A handwritten signature in black ink, appearing to be "T. Wilkin", with a horizontal line extending to the right.

Todd Wilkin

Applicant obo client

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M V Consulting

116 Alanvale Rd, Launceston TAS 7248

Todd: 0418596377

E: mvconsulting@y7mail.com

Acc No: CC565H ABN: 56 856 480 118

Date: 31-08-20

Re – Proposed Sheds at 11 Gay St. Longford

To The Planners – Northern Midlands Council

In reply to E4.7.1 P1 (b) of the NMC Planning Scheme concerning building in proximity to the railway line at the above address

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

I, M. van der Molen, as a structural engineer can confirm that the proposed sheds as depicted in Wilkin Design drawings DA-201223 and dated 06/08/2020, that is to be situated approx. 7.0m. from the rail line and a similar elevation will not suffer from any structural damage because of vibration from that line.

Meindert van der Molen

Our ref: 105300.065; PLN-20-0180
Enquiries: Erin Miles



31/08/2020

Wilkin Design and Drafting Pty Ltd
PO BOX 478
LAUNCESTON 7250
via email: office@wilkindesign.com.au

Dear Mr Wilkin

Additional Information Required for Planning Application PLN-20-0180- Storage Facility (vary all setbacks; within 50m of Railway; parking forward of building line) at 11 Gay Street, Longford

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*:

- Title boundary measurements on site plan;
- Any proposed fencing/landscaping details;
- Report to comply with clause E4.7.1 P1 (b) of the Road and Railway Assets Code, due to less than 50m railway setback (a company such as Tarkarri Engineering would typically provide such a report); and
- Details of anticipated vehicle movements, including Traffic Impact Assessment if greater than 40 vehicle entry and exit movements per day.

Therefore, 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 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-20-0180. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely



Erin Miles
Development Supervisor

Rosemary Jones

From: Erin Miles
Sent: Wednesday, 2 September 2020 8:46 AM
To: NMC Planning
Subject: FW: PLN-20-0180- Storage Facility (vary all setbacks; within 50m of Railway; parking forward of building line) at 11 Gay Street, Longford
Attachments: AdditionalInformationRequest.pdf; 11 Gay St DA update 01-09-20.pdf; Structural Adequacy.docx

Follow Up Flag: Follow up
Flag Status: Completed

From: Todd Wilkin <todd@wilkindesign.com.au>
Sent: Wednesday, 2 September 2020 8:06 AM
To: Erin Miles <erin.miles@nmc.tas.gov.au>
Cc: Laura Walduck <laura@wilkindesign.com.au>
Subject: PLN-20-0180- Storage Facility (vary all setbacks; within 50m of Railway; parking forward of building line) at 11 Gay Street, Longford

Hi Erin, thanks for the RFI, I can confirm that title dimensions are now on and fencing detail is now shown (attached), we do not intend to do any landscaping as it never gets looked after anyway and looks worse than without it, the reply to the railway code is attached and finally, the traffic movements will be a long way under 40 a day as these are generally intended to be storage sheds so there would be lucky to be ten a day.
If you need anything else don't hesitate to ask.

Kind Regards



Todd Wilkin | Director
Wilkin Design | PO Box 478 | Launceston | Tas | 7250
t. 0418 596 377 | e. office@wilkindesign.com.au

From: Erin Miles <erin.miles@nmc.tas.gov.au>
Sent: Monday, 31 August 2020 1:57 PM
To: Wilkin Design Office <office@wilkindesign.com.au>
Subject: Additional Information Required for Planning Application PLN-20-0180- Storage Facility (vary all setbacks; within 50m of Railway; parking forward of building line) at 11 Gay Street, Longford

Good afternoon

Please see the attached letter relating to the abovementioned application.

*Please note: Further information, if emailed, must be sent to: planning@nmc.tas.gov.au

Kind Regards

Erin Miles



1-95

Development Supervisor | Northern Midlands Council

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

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

E: erin.miles@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au
Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

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Our Ref: 105300.065 PLN-20-0180

Attention: Planning Section
Northern Midlands Council
PO Box 156
Longford Tasmania 7301

Email: planning@nmc.tas.gov.au

PLANNING APPLICATION PLN-20-0180 - EXTENSION OF TIME

Storage Facility (vary all setbacks; within 50m of Railway; parking forward of building line) at 11 Gay Street, Longford

I agree to an extension of time for Council to make a decision in this matter until **Friday 23 October 2020**.



Applicant signature:

Wilkin Design
PO BOX 478
LAUNCESTON 7250

Date: **22-9-2020**
.....

Submission to Planning Authority Notice

| | | | |
|--|------------------------------|---------------------|-----------------------|
| Council Planning Permit No. | PLN-20-0180 | Council notice date | 08/09/2020 |
| TasWater details | | | |
| TasWater Reference No. | TWDA 2020/01401-NMC | Date of response | 15/09/2020 |
| TasWater Contact | Amanda Craig | Phone No. | 0448 469 386 |
| Response issued to | | | |
| Council name | NORTHERN MIDLANDS COUNCIL | | |
| Contact details | Planning@nmc.tas.gov.au | | |
| Development details | | | |
| Address | 11 GAY ST, LONGFORD | Property ID (PID) | 2722939 |
| Description of development | Proposed Storage Sheds | | |
| Schedule of drawings/documents | | | |
| Prepared by | Drawing/document No. | Revision No. | Date of Issue |
| Wilkin Design | DA-201223 01 of 03 Site Plan | -- | Amended 02/09/2020 |
| Wilkin Design | DA-201223 02 of 03 | -- | 06/08/2020 |
| Wilkin Design | DA-201223 03 of 03 | -- | 06/08/2020 |
| 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 and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/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

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

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

Boundary Backflow

Please refer to TasWater's Boundary Backflow Containment Selection Requirements

- Where the hazards are unknown for new commercial and/or industrial development at the time of subdivision/building approval/connection application, the hazard rating will default to HIGH;

Declaration

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

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

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

REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0180 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 105300.065

Date: 8 September 2020

Applicant: Wilkin Design & Drafting

Proposal: Storage Facility (vary all setbacks; within 50m of Railway; parking forward of building line)

Location: 11 Gay Street, Longford

W&I referral PLN-20-0180, 11 Gay Street, Longford

Planning admin: W&I fees paid.

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

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

Stormwater:

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

Road Access:

| | |
|---|-----------------------------------|
| Does the property have access to a made road? | Yes |
| If so, is the existing access suitable? | No |
| Does the new lot/s have access to a made road? | N/A |
| If so, are any works required? | Yes, see below No |
| Is off-street parking available/provided? | Yes |
| Road / access works required: | |
| <i>Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover & apron from the edge of Gay Street to the property boundary</i> | |
| Is an application for vehicular crossing form required? | Yes |
| Is a footpath required? | No |
| Extra information required regarding driveway approach and departure angles | No |
| Are any road works required? | No |
| Are street trees required? | Y No |
| Additional Comments: | An Engineer's design is required. |

Engineer's comment:

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

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONSW.1 Stormwater

A connection to the Council's stormwater system must be provided, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

AWAITING FURTHER ADVICE FROM CAM

W.2 Access (Urban)

- a) A concrete driveway crossover and apron must be constructed from the edge of Gay Street to the property boundary of in accordance with LGAT standard drawing TSD R09.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

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

W.4 Municipal standards & certification of works

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

W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete

or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.8 Pollutants

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

W.9 Nature strips

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

Jonathan Galbraith (Engineering Officer)

Leigh McCullagh (Works Manager)

Date: 9/10/20

Rosemary Jones

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Monday, 14 September 2020 1:19 PM
To: NMC Planning
Subject: RE: Urgent Response required please - referral response to PLN20-0180

Hi Rosemary

Thanks for the clarification.

Please accept this email as confirmation that TasRail wishes this and our previous email to be a representation due to the lack of adequate setback.

TasRail considers that 0.2m from the rail corridor is insufficient setback for a range of reasons including:

- Access to the rail corridor is not permitted, meaning that all works and all maintenance needs to be done from within the boundaries of 11 Gay Street.
- 0.2m is considered inadequate space to maintain the land between the buildings and the security fence – potentially leading to fire risk (and also spread of weeds).
- It is unclear how the fence can be erected without encroaching the rail corridor land (which is not permitted)
- It is unclear how the buildings will be installed without encroaching the rail corridor land (which is not permitted)
- Note: no excavations can occur within 3 metres of the rail boundary without separate written permission from TasRail (refer section 44 of the *Rail Infrastructure Act 2007* – Notification and Control of Excavations)

Please don't hesitate to contact me if you require additional information or clarification of the above.

Kind regards

Jennifer

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Monday, 14 September 2020 11:56 AM
To: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Subject: Urgent Response required please - referral response to PLN20-0180
Importance: High

Good morning Jennifer,

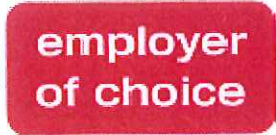
Council are unable to condition a change in the rear setback on a permit. Would you confirm if TasRail wishes your email to be a representation to the application due to the variation in the rear setback? This will then mean that the application is decided at a Council meeting and the content of your representation considered in this context.

Regards,

Rosemary Jones



1-103
 Administration Officer - Community & Development | Northern
 Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | F: (03) 6397 7331
 E: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Monday, 14 September 2020 11:36 AM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Attention: Rosemary Jones

Hello Rosemary

Your Reference – PLN-20-0180 – 11 Gay Street, Longford

Thank for referring the above application to TasRail.

A review of the available information appears to show that the setback distance was measured from the railway track, rather than the boundary line. As a result, TasRail estimates that the proposed setback from the shed to the rail boundary is therefore only about 0.2 metres (confirmed by the letter from Wilkin Design dated 6 August 2020 – reference A3.2 building setback which states rear setback is 200mm = non-compliant.

It is also unclear how stormwater is proposed to be captured and discharged into an authorised connection?

In summary, TasRail requests that:

- the minimum setback distance from the boundary shared with the State Rail Network be increased, and we suggest to 3 metres consistent with the Council Planning Scheme.
- any Permit or Approval issued by the Council note that stormwater and/or other run-off is not permitted to be discharged into the rail corridor or rail drainage system.
- The attached TasRail Standard Notes be included with any Permit or Approval issued by Council

Kind regards

Jennifer Jarvis



Manager Group Property & Compliance |
 Phone: 03 6335 2603 | Mobile: 0428 139 238
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Dean Koeck
13 Gay Street
Longford, TAS 7301
Phn 0418 133 155

The General Manager,

Application of permit, REF: PLN-20-0180 (**11 Gay Street Longford**)

I Live in 13 Gay Street, and my boundary meets on the western side of 11 Gay Street. The proposed building permit, I have concerns and object to some of the proposals

1. **Shade:** I do not agree that the shading as per the proposal is correct, in the proposal it states that my residence is 9500mm away from the proposed structure, but when I measured from my residence to the boundary fence it is 8300mm plus the 200mm from the boundary it would be 8500, not the proposed 9500mm.

Also I don't think that it would be acceptable for my residence to be 90% covered in shade at 9.00am in the morning. But I believe that it would reduce the natural light coming into my eastern side of the house all day, not shade but light, also this would increase my electricity costs due to lighting and heating. The shade would be coming from the higher point which is 5353 not the low side of 4500.

2. **Water:** I would like to know where the water pits will be located, as I know 11 Gay street has drainage issues, & don't want any water coming from the above mentioned property, also where are the downpipes going to located we don't want to be on our deck looking at a lot of downpipes on the outside of the prefab concrete walls, none of the plumbing for the proposal are on the drawings, and why not, how can we object or approve such a proposal when not all the facts are on the proposal especially as the proposal doesn't state what the hardstand will be i.e. concrete or gravel, if its gravel what about the dust issue, we have enough dust from Koppa logs.

3. **Mezzanine floors:** I don't understand why there are toilets and showers and a kitchenette and lounge area on each of the garage units, this to me would allow people to stay/live in these garages, as stated these are for storage but I can't help feel that they could be used as accommodation unknown to the council??

3. **Security Fence:** I do not want a chain mesh fence with barb wire adjoining my property as this is illegal, I don't want children climbing the fence and then get caught in the barb wire, I would adhere to a different type of security fence being colour bond or similar that children cant climb, then with barb wire but I believe that a mesh fence is too easy for children to climb.

In Closing

I Have Lived at 13 Gay Street for almost 20 years, I Don't want water coming from No 11 as I have spent a lot of money on my own property to solve drainage problems, Also in Gay Street there is a dust issue from the above mentioned businesses so why add to the dust problem just watch and see how much dust is created from Koppa logs when trucks are turning in there yard, Also the security fence issue, I Think a paling fence/ colour bond fence would be better and safer for children.

In the proposal it states that 13 Gay street is obviously now in the wrong "Zone" My home has been here since 1910, its not my fault that the council has stuffed up the zoning in Gay street how

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can you put a large structure 200mm from each boundry between two houses being 9 Gay Street and 13 Gay street. From my point of view it would be like living in a prison looking at a 4500mm high grey concrete wall that runs the whole length of the property wich is the same length as my property? 45m long.

Kind Regards
Dean Koeck
Phn 0418133155