

PLAN 3

PLANNING APPLICATION PLN-20-0177

84 & 94 FAIRTLOUGH STREET (APPROVED LOT 13, WILL BE 12 ZIRCON PLACE), PERTH

ATTACHMENTS

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

1-472  
**PLANNING APPLICATION**  
Proposal

ATTACHMENT A

**Description of proposal:** ..... New 7-bedroom dwelling with deck & landings

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

*(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:** ..... Lot 13, Diamond Park Estate, Perth 7300

.....

CT no: ..... TBC.....

Estimated cost of project                      \$ 476,113.00.....  
*(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:

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

*(attach additional sheets if necessary)*

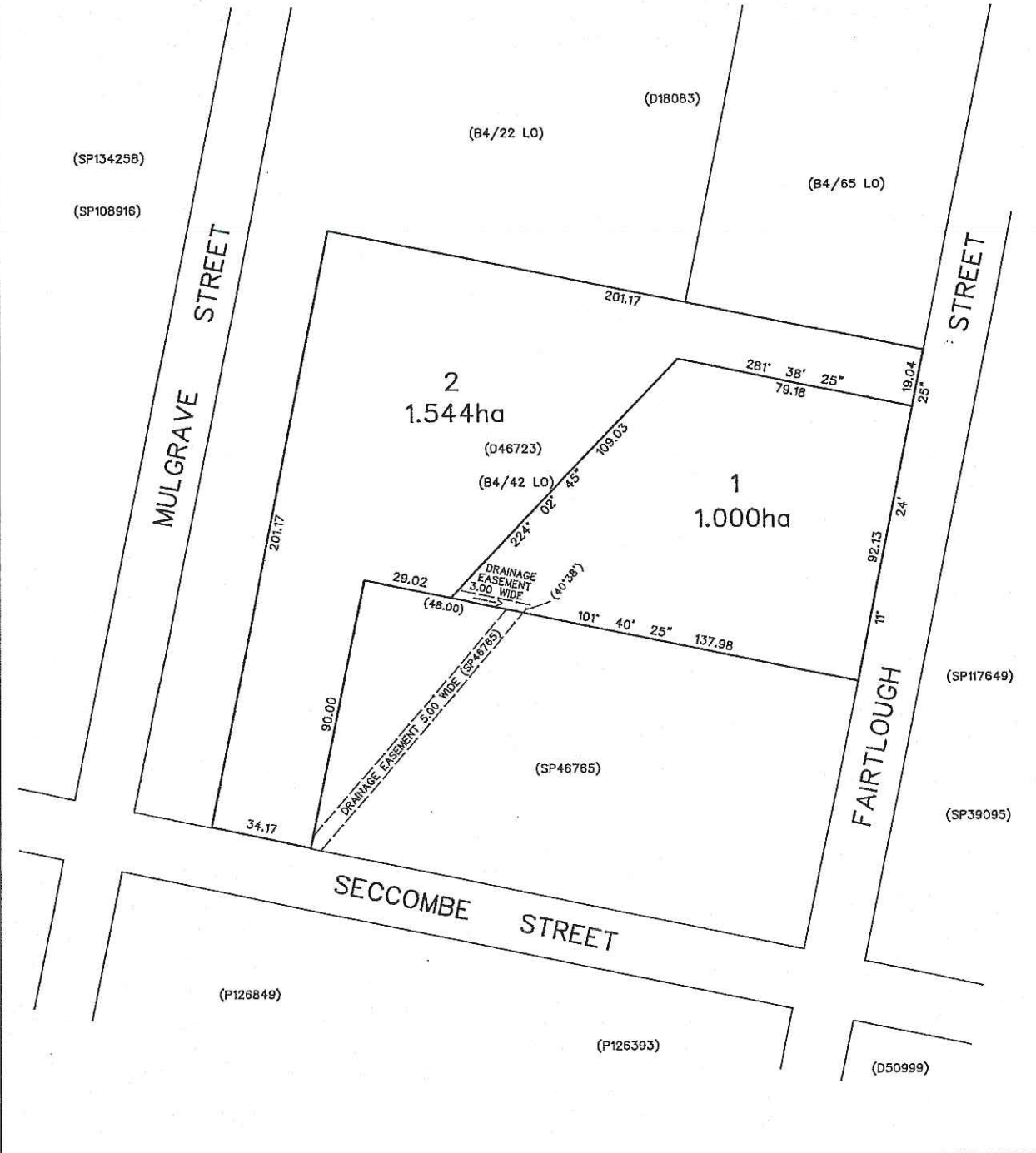
Is any signage required? ..... No  
*(if yes, provide details)*

**EXHIBITED**



OWNER Scott Anthony Bean & Melissa Bean		<b>PLAN OF SURVEY</b> BY SURVEYOR DALLAS McCULLOCH D.J.McCULLOCH & Associates Riverside, Tasmania	REGISTERED NUMBER <b>SP140407</b>
FOLIO REFERENCE F/R 46723-1			APPROVED EFFECTIVE FROM <b>27 FEB 2004</b> <i>Alice Kawa</i> Recorder of Titles
GRANTEE Part of Lot 1 Section E 10a-0r-0p gtd.to Frederick James Houghton		LOCATION <b>LAND DISTRICT OF CORNWALL PARISH OF PERTH</b>	SCALE 1 : 1250 LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No. 5039-14 (123)	LAST UPI No. FBV66	LAST PLAN No. D46723	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Lot 2 is compiled from this survey & F/R 46723-1



EXHIBITED

EXHIBITED

AMENDED  
 28/9

ISSUED FOR REVIEW

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Client: SAAT  
 Project: PROPOSED DWELLING  
 Address: LOT 13 OF 84, 94, 96-102  
 FAIRTROUGH STREET, PERTH  
 Mob 0817 862 783 or 0417 545 813  
 jpc@engineeringplus.com.au  
 trn@engineeringplus.com.au  
**ENGINEERING PLUS**  
 Drawing No: 642020  
 Rev: A02



SUBDIVISION PLAN  
 SCALE 1:1000

Date	Drawn	Checked	Approved	Scale
13.05.20	C. Parry	C. Parry	J. Pfeiffer	As Shown @ A3
24.09.20	O.J.	O.J.	J. Pfeiffer	As Shown @ A3
04.09.20	I.B.	I.B.	J. Pfeiffer	As Shown @ A3
13.05.20	C.P.	C.P.	J. Pfeiffer	As Shown @ A3

**EXHIBITED**

IMPERVIOUS SURFACES 388.57m<sup>2</sup> 62.68%

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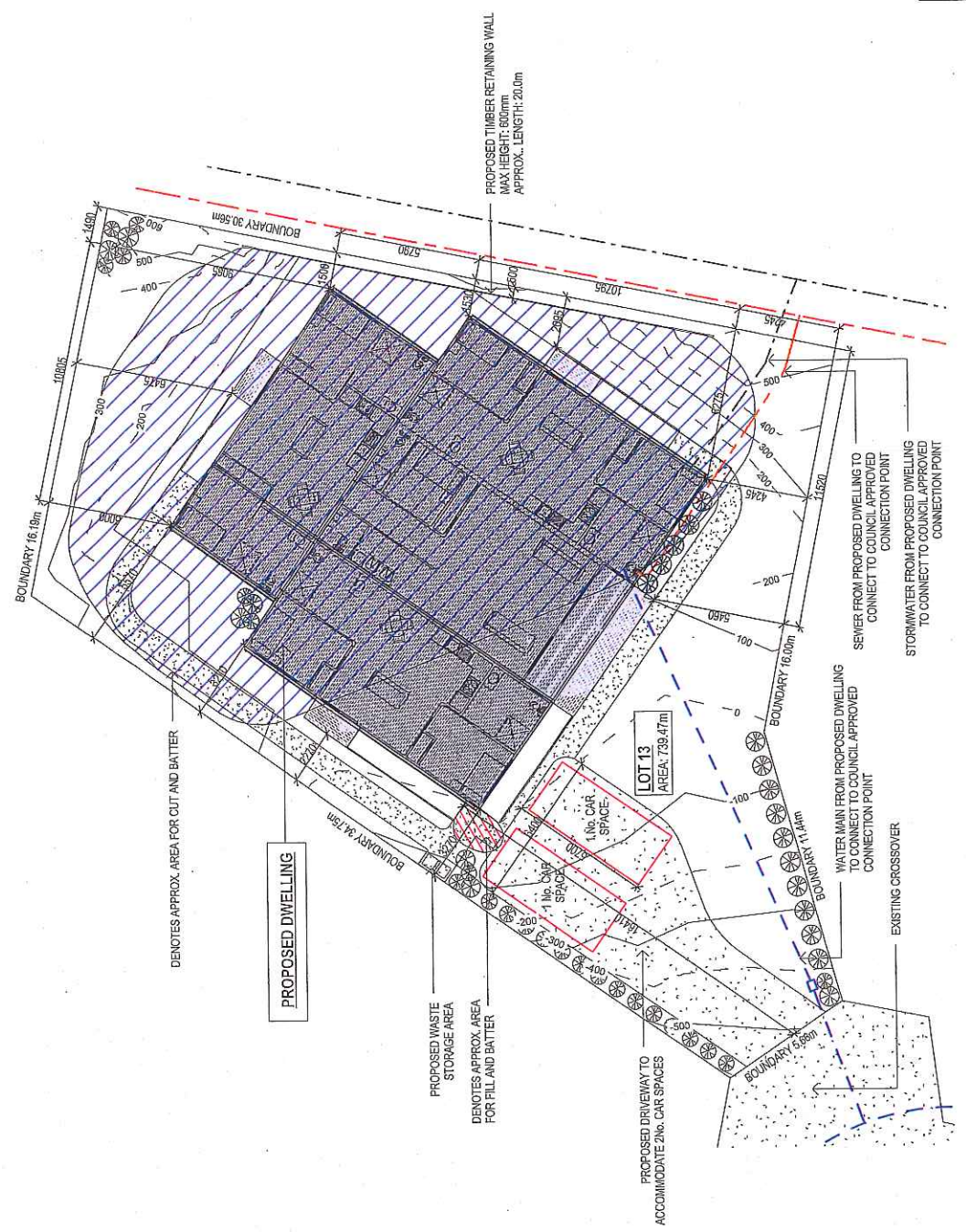
Client: SAAT

Project: PROPOSED DWELLING

Address: LOT 13 OF 84, 94, 96-102 FAIRTROUGH STREET, PERTH

Mob: 0417 362 789 or 0417 545 833  
 jack@engineeringplus.com.au  
 trn@engineeringplus.com.au  
**ENGINEERING PLUS**

Drawing No: 642020  
 Rev: A03



**SITE PLAN**  
 SCALE 1:200

Date Drawn:	13.05.20
Drawn:	C. Parry
Checked:	C. Parry
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	J. Pfeiffer
Designer Name:	J. Pfeiffer
Accreditation No:	CC2211T



**ENGINEERING PLUS**  
 BUILDING DESIGN  
 PROJECT MANAGEMENT  
 CIVIL STRUCTURAL ENGINEERING

1-477

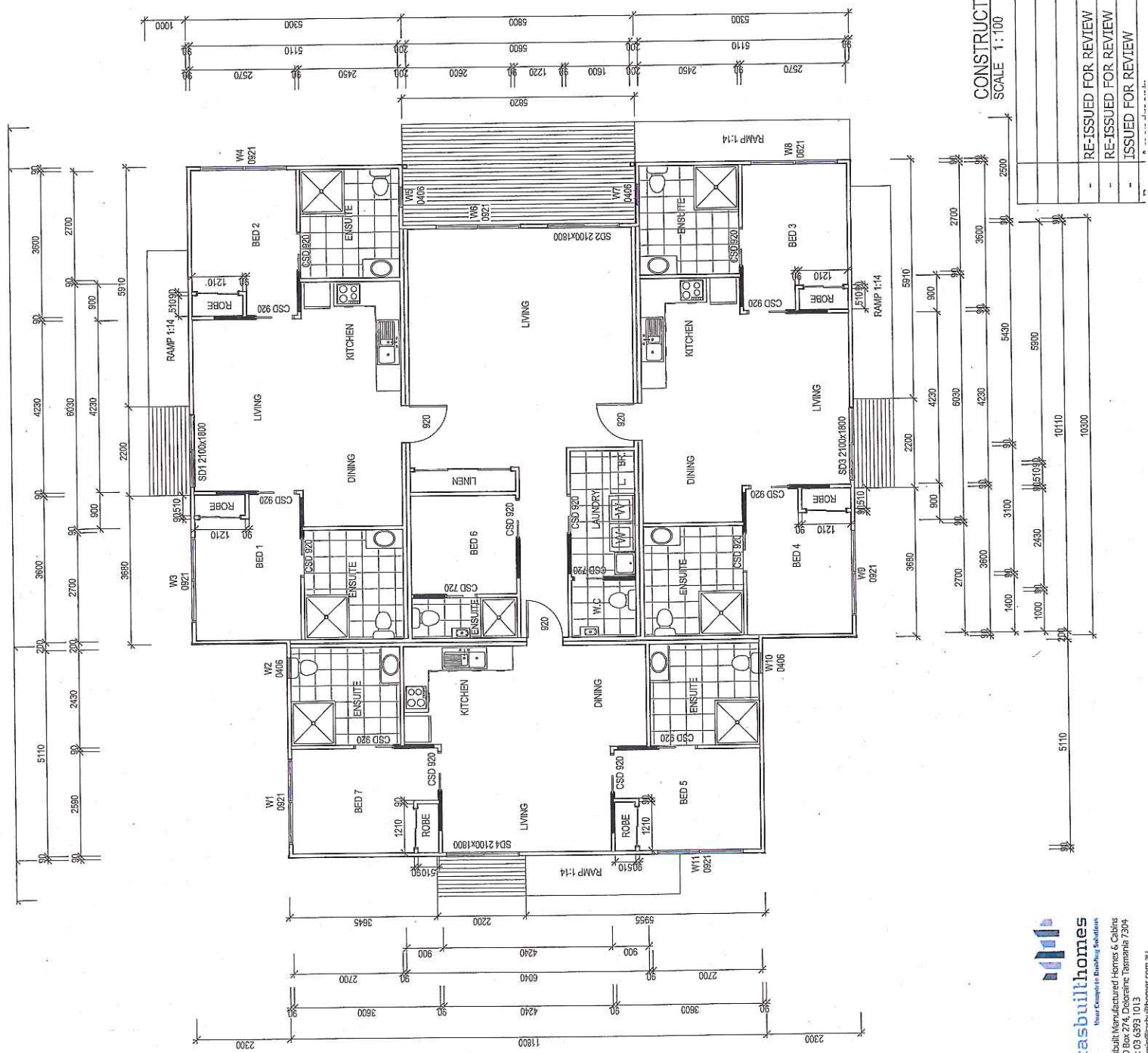
WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	2100	DG	4.3	.55
W2	400	600	DG	4.3	.55
W3	900	2100	DG	4.3	.55
W4	900	2100	DG	4.3	.55
W5	400	600	DG	4.3	.55
W6	900	2100	DG	4.3	.55
W7	400	600	DG	4.3	.55
W8	600	2100	DG	4.3	.55
W9	900	2100	DG	4.3	.55
W10	400	600	DG	4.3	.55
W11	900	2100	DG	4.3	.55
SD1	2100	1800	DG	4.0	.61
SD2	2100	1800	DG	4.0	.61
SD3	2100	1800	DG	4.0	.61
SD4	2100	1800	DG	4.0	.61

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	247.28 m <sup>2</sup>	26.62
DECK	14.55 m <sup>2</sup>	1.57
LANDING	2.20 m <sup>2</sup>	0.24
LANDING	2.20 m <sup>2</sup>	0.24
LANDING	2.20 m <sup>2</sup>	0.24
<b>TOTAL</b>	<b>268.43 m<sup>2</sup></b>	<b>28.89</b>

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 Project: PROPOSED DWELLING  
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 jack@engineeringplus.com.au  
 info@engineeringplus.com.au  
**ENGINEERING PLUS**  
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 Checked: C. Parry  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3  
 Accredited Building Designer  
 Designer Name: J. Pfeiffer  
 Accreditation No: CC2211T



CONSTRUCTION PLAN  
 SCALE 1:100

Issue No.	Date	By	For
1	24.09.20	O.J.	RE-ISSUED FOR REVIEW
2	04.09.20	I.B.	RE-ISSUED FOR REVIEW
3	13.05.20	C.P.	ISSUED FOR REVIEW

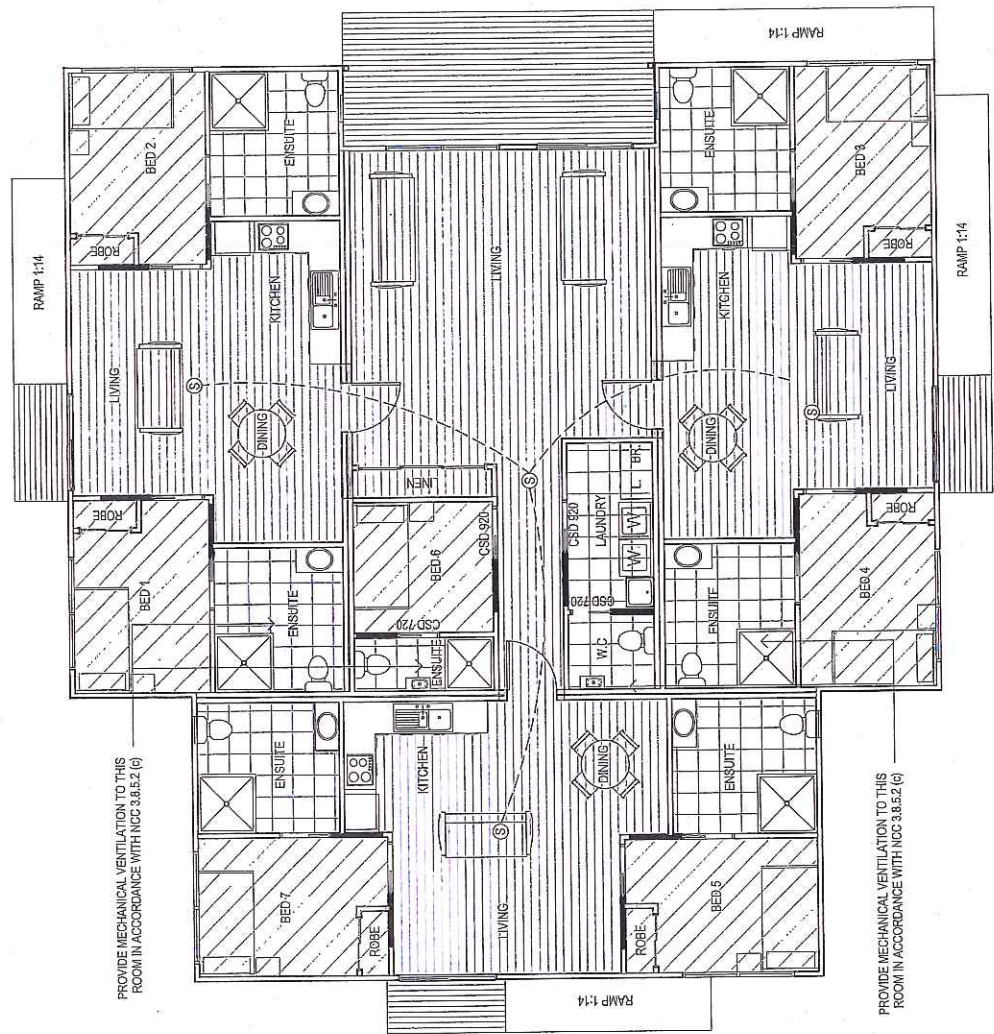
**-478**

SMOKE ALARMS  
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE  
 TO BUILDING POWER SUPPLY TO AS 3786.  
 CEILING MOUNTED WITH 9VDC  
 ALKALINE BATTERY BACKUP  
 TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE  
 WITH NCC PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**EXHIBITED**



**FLOOR PLAN**  
 SCALE 1:100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	247.28 m <sup>2</sup>	26.62
DECK	14.55 m <sup>2</sup>	1.57
LANDING	2.20 m <sup>2</sup>	0.24
LANDING	2.20 m <sup>2</sup>	0.24
LANDING	2.20 m <sup>2</sup>	0.24
	288.43 m <sup>2</sup>	28.69

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 jack@engineeringplus.com.au  
 info@engineeringplus.com.au  
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 CIVIL / STRUCTURAL ENGINEERING

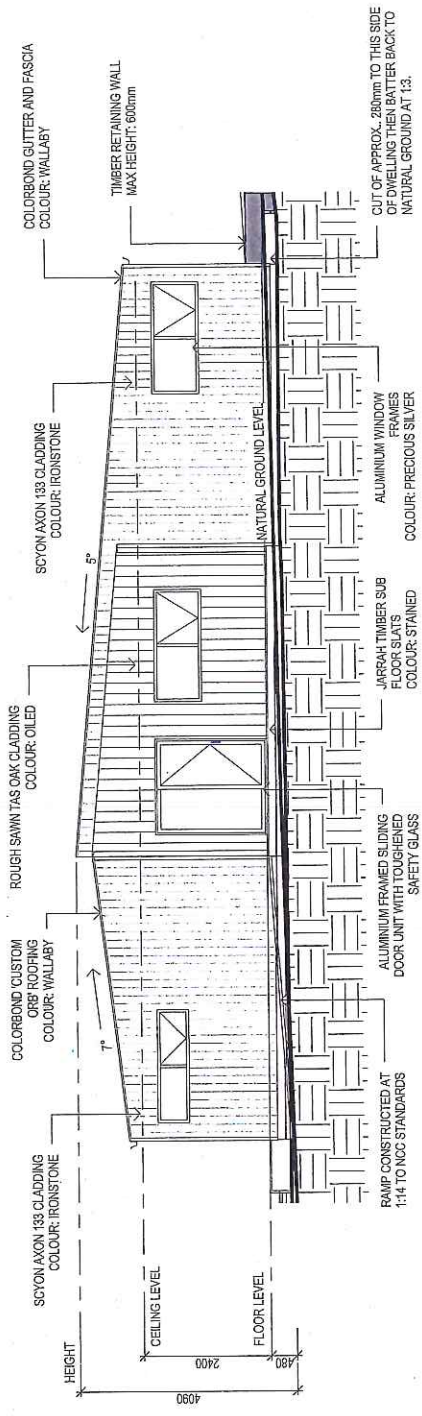
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RE-ISSUED FOR REVIEW	04.09.20 I.B
ISSUED FOR REVIEW	13.05.20 C.P
Accredited Building Designer	J. Pfeiffer
Designer Name:	J. Pfeiffer
Accreditation No.:	CC22117



SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.  
 • A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.  
 • A MINIMUM OF 6000 MM<sup>2</sup> PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.  
 • VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

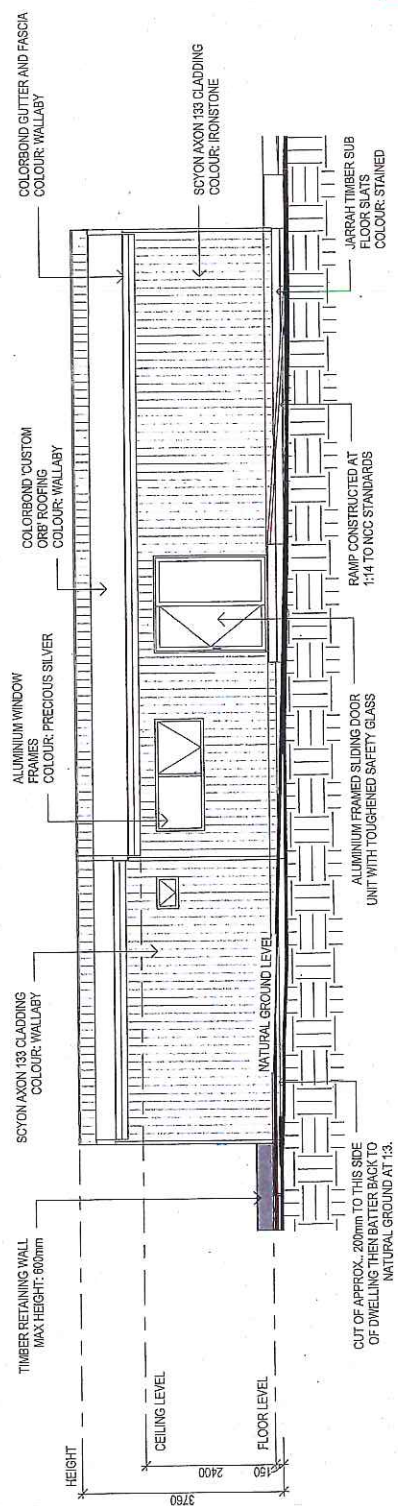
FRYDA 250X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
 PRYDA 230X165 - I17 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS  
 CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



**SOUTH WEST ELEVATION**  
SCALE 1:100

1-479



**NORTH WEST ELEVATION**  
SCALE 1:100

- STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9
- TREADS: 240 MM
  - RISERS: 180 MM
  - TREATED PINE TIMBER STAIR MATERIAL TO ASI684
  - TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
  - ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
  - STRINGER: 300X50 F5 TREATED PINE
  - TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Client: SAAT  
 Project: PROPOSED DWELLING  
 Address: LOT 13 OF 84, 94, 96-102 FAIRTROUGH STREET, PERTH  
 Mob: 0417 562 783 or 0417 545 813  
 Email: jack@engineeringplus.com.au  
 Website: www.engineeringplus.com.au

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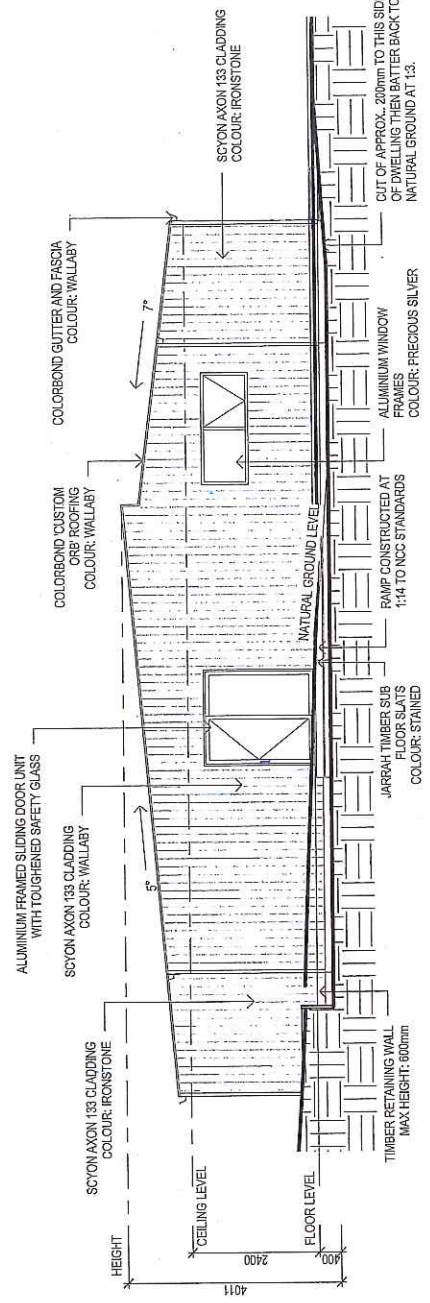
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RE-ISSUED FOR REVIEW	04.09.20 I.B
ISSUED FOR REVIEW	13.05.20 C.P

Date Drawn: 13.05.20  
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 Checked: C. Parry  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3  
 Accredited Building Designer  
 Designer Name: J. Pfeiffer  
 Accreditation No: CC2211T

EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5  
 DESIGN WIND SPEED N2

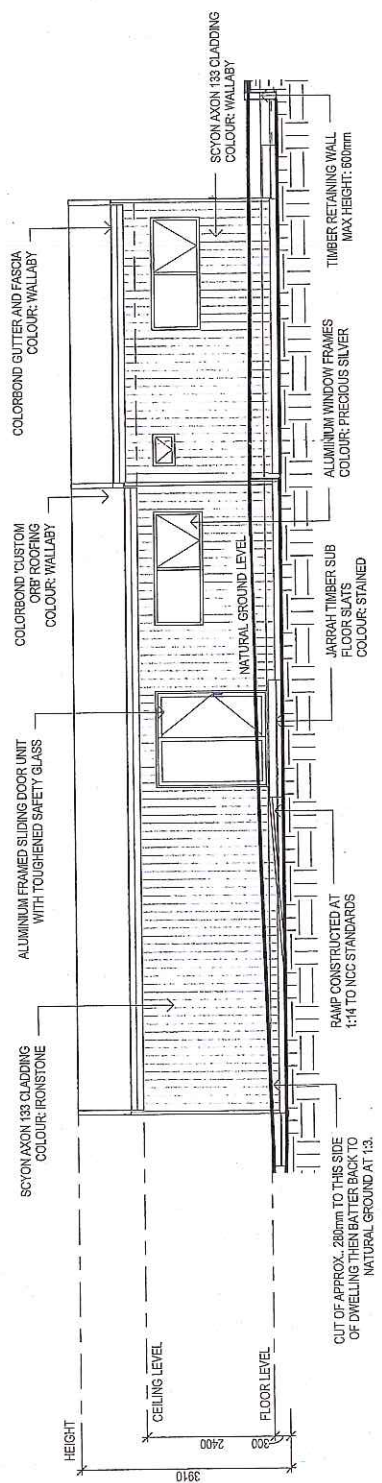
SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



**NORTH EAST ELEVATION**  
 SCALE 1:100

1-480



**SOUTH EAST ELEVATION**  
 SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6  
 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
 TASHKIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288  
 ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N2 40m/s
- TERRAIN CATEGORY: T2 (PARTIAL SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

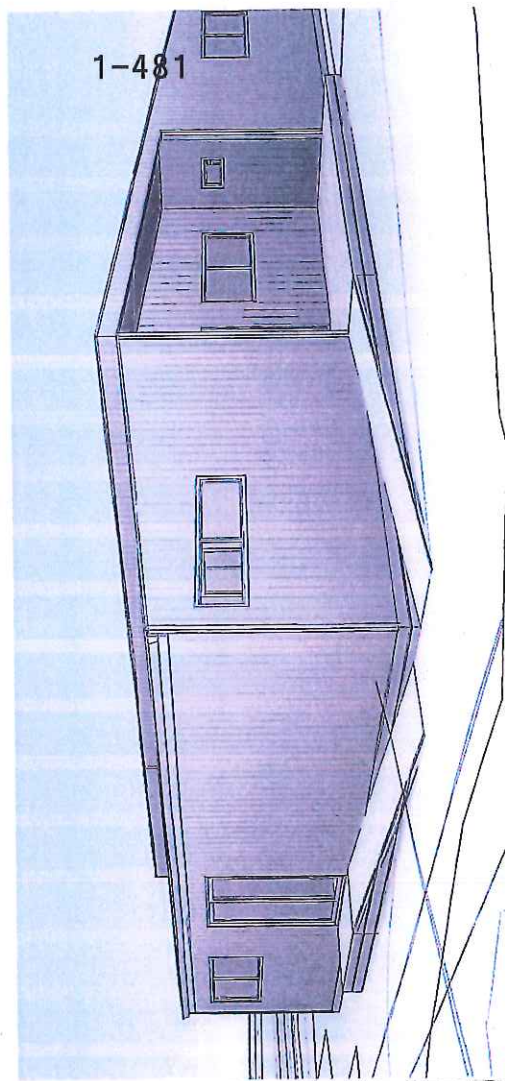
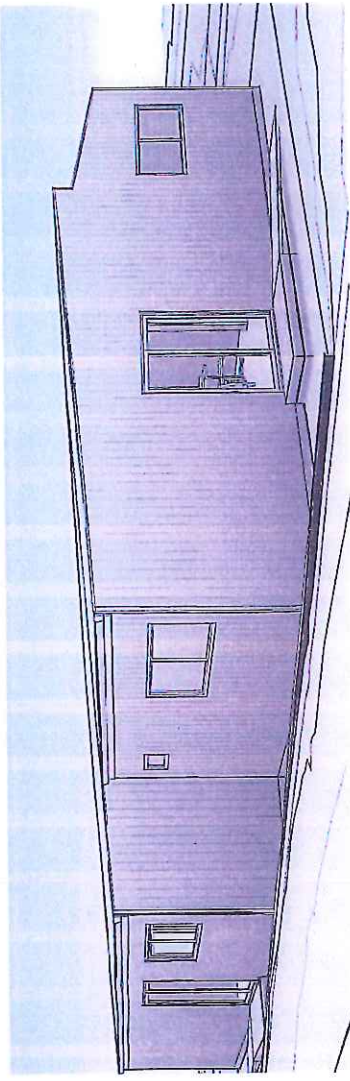
**EXHIBITED**

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 Project: PROPOSED DWELLING  
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					04.09.20	I.B			
					13.05.20	C.P			



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Project: PROPOSED DWELLING

Address: LOT 13 OF 84, 94, 96-102

FAIRTROUGH STREET, PERTH

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 Jack@engineeringplus.com.au  
 Trn@engineeringplus.com.au  
**ENGINEERING PLUS**  
REGISTERED PROFESSIONAL ENGINEERING CONSULTANTS

Drawing No: 642020

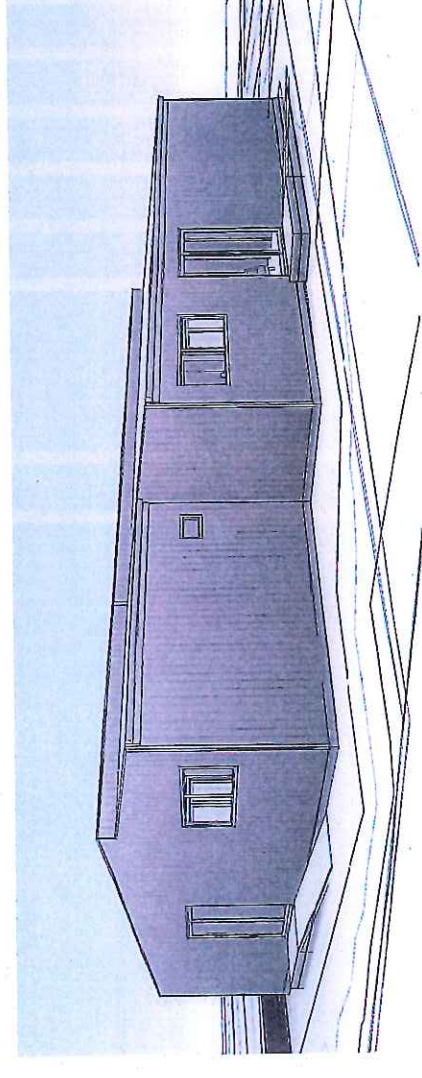
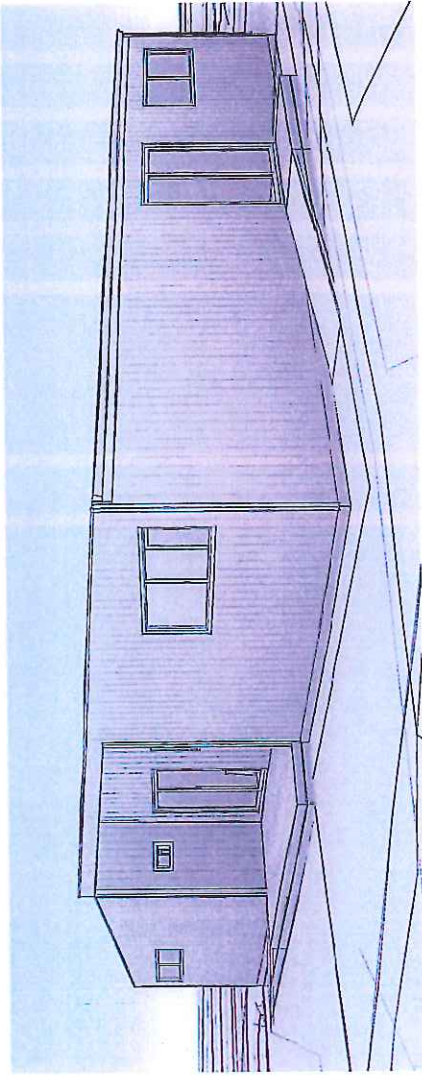
Rev

A12

EXHIBITED

Date Drawn:	13.05.20
Drawn:	C. Parry
Checked:	C. Parry
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
RE-ISSUED FOR REVIEW	24.09.20 O.J
RE-ISSUED FOR REVIEW	04.09.20 I.B
ISSUED FOR REVIEW	13.05.20 C.P

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



Received  
07.09.20

1-482

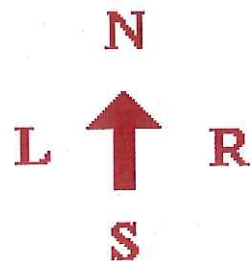
# Bushfire Hazard Management Report: Subdivision

**Report for:** 6TY Pty Ltd

**Property Location:** 84, 94 and 96-102 Fairtlough Street, Perth

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 9<sup>th</sup> September 2019



EXHIBITED

1-483

**Summary**

**Client:** 6TY Pty Ltd obo Growth Developments Pty Ltd

84 Fairtlough Street, Perth  
CT 158305/101, PID 3006619

**Property**

**identification:** 94 Fairtlough Street, Perth  
CT 140407/1, PID 2272448

96-102 Fairtlough Street, Perth  
CT 140407/1, PID 7696426

Current zoning: General Residential, *Northern Midlands Interim Planning Scheme 2013*

**Proposal:** A 37 lot plus road subdivision is proposed from the 3 titles at 84, 94 and 96-102 Fairtlough Street Perth.

**Assessment comments:** A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.



**Assessment by:**

---

Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.  
Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105.

EXHIBITED

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CERTIFICATE UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT  
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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM..... 20

Figure 1: Proposed Lots and building areas ..... 4

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Figure 5: access to adjoining property along northern boundary ..... 10

Figure 6: south west across property from Fairtlough St..... 10

Figure 7: north across property from Secome St..... 11

Figure 8: north along western boundary from Secome St..... 11

EXHIBITED

## **DESCRIPTION**

A 37 lot subdivision is proposed from the existing 3 titles CT 158305/101, CT 140407/1 and CT 167651/ 102, Fairtlough Street, Perth. The area is mapped as Bushfire Prone. Existing dwellings on proposed Lots 10, 26 and 34 are considered exempt from the Bushfire Code for subdivision purposes.

The development is bounded to the east by Fairtlough Street and the south by Secome Street, Land to the north and east is low density residential zoned and a mosaic of low threat vegetation and grassland. Land to the south and west is developed general residential land considered low threat. The subdivision is serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendi2 for photographs.

## **BAL AND RISK ASSESSMENT**

The land is mapped as within a Bushfire Prone Area on Planning Scheme Overlays.

### **VEGETATION AND SLOPE**

	<b>North (western section)</b>	<b>North (eastern section)</b>	<b>East</b>	<b>South</b>	<b>West</b>
Vegetation, within 100m Subdivision boundaries	0-100m low threat	0-5m low threat (access), 5- 100m grassland	0-18m low threat (road), 18- 100m grassland.	0-100m low threat - residential	0-100m low threat - residential
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°	Down slope 0-5°
BAL Rating at boundary	Not BFP	BAL29	BAL12.5	Not BFP	Not BFP

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and has also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

**EXHIBITED**

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

### **BUILDING SETBACKS**

BAL	Slope	Grassland
BAL Low	All	50m
BAL 12.5	Flat/ Upslope	14m
	Down slope 0-5°	16m
BAL 19	Flat/ Upslope	10m
	Down slope 0-5°	11m

### **PROPOSED LOT BAL RATING**

Proposed Lots 10, 26 and 34 have existing dwellings and are considered exempt from the Bushfire Code for subdivision purposes.

Lot	BAL	Setback
1-5	not bushfire prone	none required
6-7	BAL Low	none required
8	BAL Low	
	BAL 12.5	8m from northern boundary
9	BAL 12.5	none required
11		
7-10	BAL Low	none required
11-13	BAL 12.5	9m from northern boundary
	BAL 19	5m from northern boundary



14	BAL 12.5	none required
15-18	BAL Low	none required
19-25	BAL Low (portions not bushfire prone)	none required
27	BAL Low	none required
28	BAL Low	south east of a line between point 10m west and 18m south from the NE corner of the lot
	BAL 12.5	none required
29-33	BAL 12.5 (western facades BAL Low)	none required
35-36	BAL 12.5	none required
37	BAL 12.5	9m from northern boundary
	BAL 19	5m from northern boundary

### **HAZARD MANAGEMENT AREAS**

All land within the subdivision must be managed as low threat vegetation from commencement of construction on any lot under this management staging of works within the subdivision will not affect BAL rating of lots.

EXHIBITED

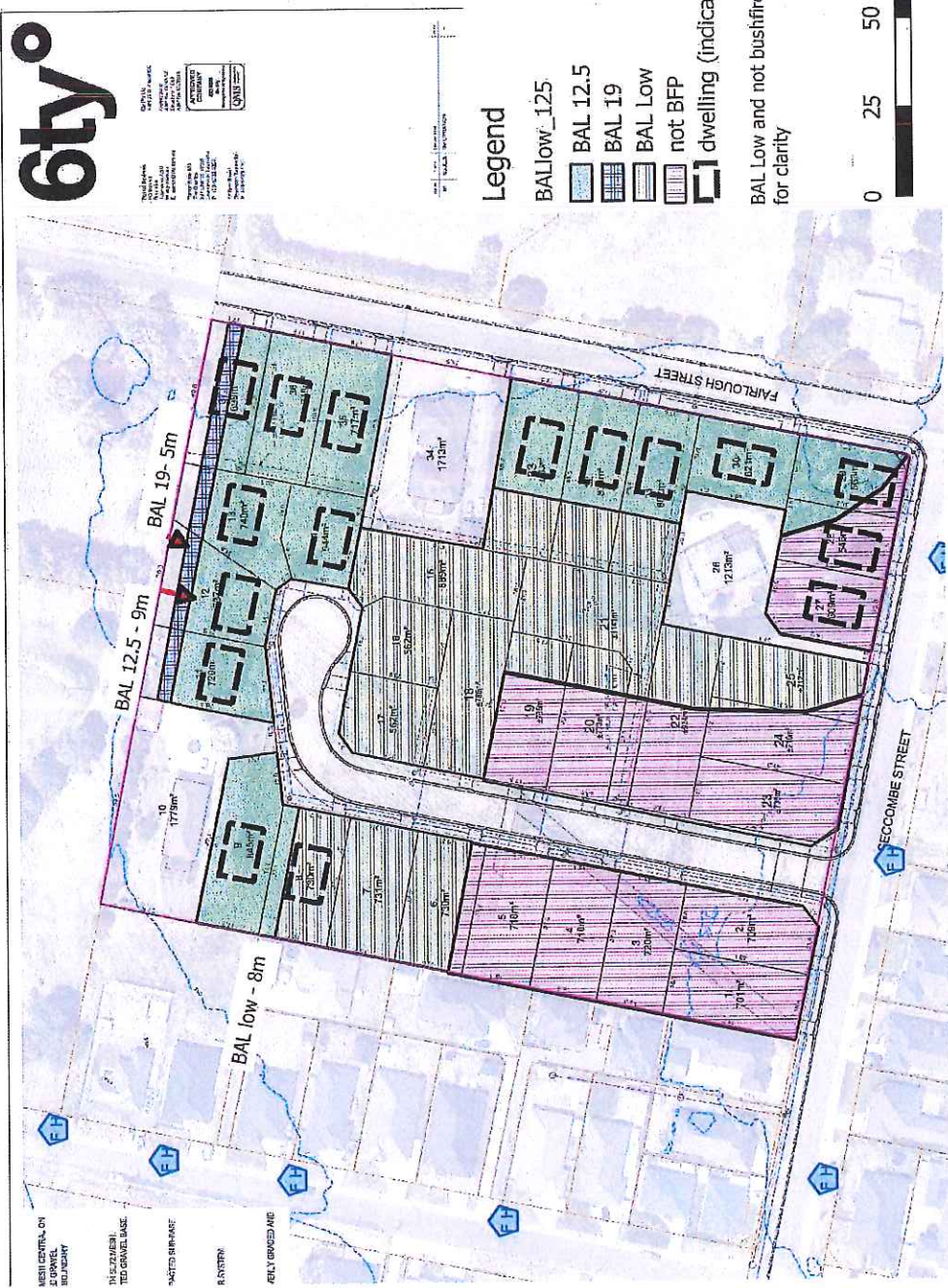


Figure 1: Proposed Lots and building areas

EXHIBITED

**ROADS**

Subdivision roads must comply with the relevant elements of Table E1 Roads, *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

**Table E1: Standards for roads**

Element	Requirement
A. Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel drive, all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves have a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications</i>.</li> </ul>

EXHIBITED

**PROPERTY ACCESS**

Access to lots must comply with the relevant elements of Table E2 Access, Planning Directive No. 5.1 Bushfire-Prone Areas Code.

**Table E2: Standards for Property Access**

Column 1 Element	Column Requirement
<p><b>A.</b> Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.</p>	<p>There are no specified design and construction requirements.</p>
<p><b>B.</b> Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.</p>	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> <li>(1) All-weather construction;</li> <li>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(3) Minimum carriageway width of 4 metres;</li> <li>(4) Minimum vertical clearance of 4 metres;</li> <li>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(6) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(8) Curves with a minimum inner radius of 10 metres;</li> <li>(9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(10) Terminate with a turning area for fire appliances provided by one of the following:                         <ol style="list-style-type: none"> <li>(a) A turning circle with a minimum inner radius of 10 metres; or</li> <li>(b) A property access encircling the building; or</li> <li>(c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.</li> </ol> </li> </ol>
<p><b>C.</b> Property access length is 200 metres or greater.</p>	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> <li>(1) The Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200</li> </ol>

EXHIBITED

<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <p>(1) Complies with Requirements for B above; and</p> <p>(2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</p>
-----------	---	---

### **FIRE FIGHTING WATER SUPPLY**

The subdivision will be serviced by a new reticulated supply. Existing hydrants on Secome Street are within 120m of portions of the subdivision. Additional hydrants will be required to provide coverage of all lots. New hydrants must meet the requirements of Table 4, *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

**Table E4 Reticulated water supply for fire fighting**

Element	Requirement
A.	<p>Distance between building area to be protected and water supply.</p> <p>The following requirements apply:</p> <p>(a) the building area to be protected must be located within 120m of a fire hydrant; and</p> <p>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</p>
B.	<p>Design criteria for fire hydrants</p> <p>The following requirements apply:</p> <p>(a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2<sup>nd</sup> Edition</i>; and</p> <p>(b) fire hydrants are not installed in parking areas.</p>

1-491

EXHIBITED

C.	Hardstand:	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"><li>(a) no more than 3m from the hydrant, measured as a hose lay;</li><li>(b) no closer than 6m from the building area to be protected;</li><li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li><li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li></ul>
----	------------	--

EXHIBITED

## CONCLUSIONS

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37 lot plus road subdivision is proposed from the existing 3 titles CT 37065/100, 18088/1, 18088/7, at Fairtlough Street Perth. The area is mapped as bushfire prone, Proposed Lot 10, 26 and 34 have existing dwellings and are considered exempt for subdivision purposes.

There is sufficient area on all lots to provide for a BAL 19 or lower for any future habitable dwellings. Construction to BAL 12.5 is also possible on all lots with increased setbacks and hazard management areas. The majority of lots are rated BAL Low or not Bushfire Prone provided all land within the subdivision is managed as low threat vegetation from commencement of construction of a habitable building on any lot within the subdivision.

Subdivision roads must comply with the relevant elements of Table E1 Roads from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Access to all lots must comply with the relevant elements of Table E2 Access, *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. It is anticipated that no dwelling will be more than 120m as the hose lays, from a water supply point and therefore will meet element A with no specific design or construction requirements.

The subdivision will be serviced by a new reticulated supply. New hydrants will be required to service the building areas, they must meet the requirements of Table 4, *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

## REFERENCES

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Planning Commission (2017), *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

EXHIBITED

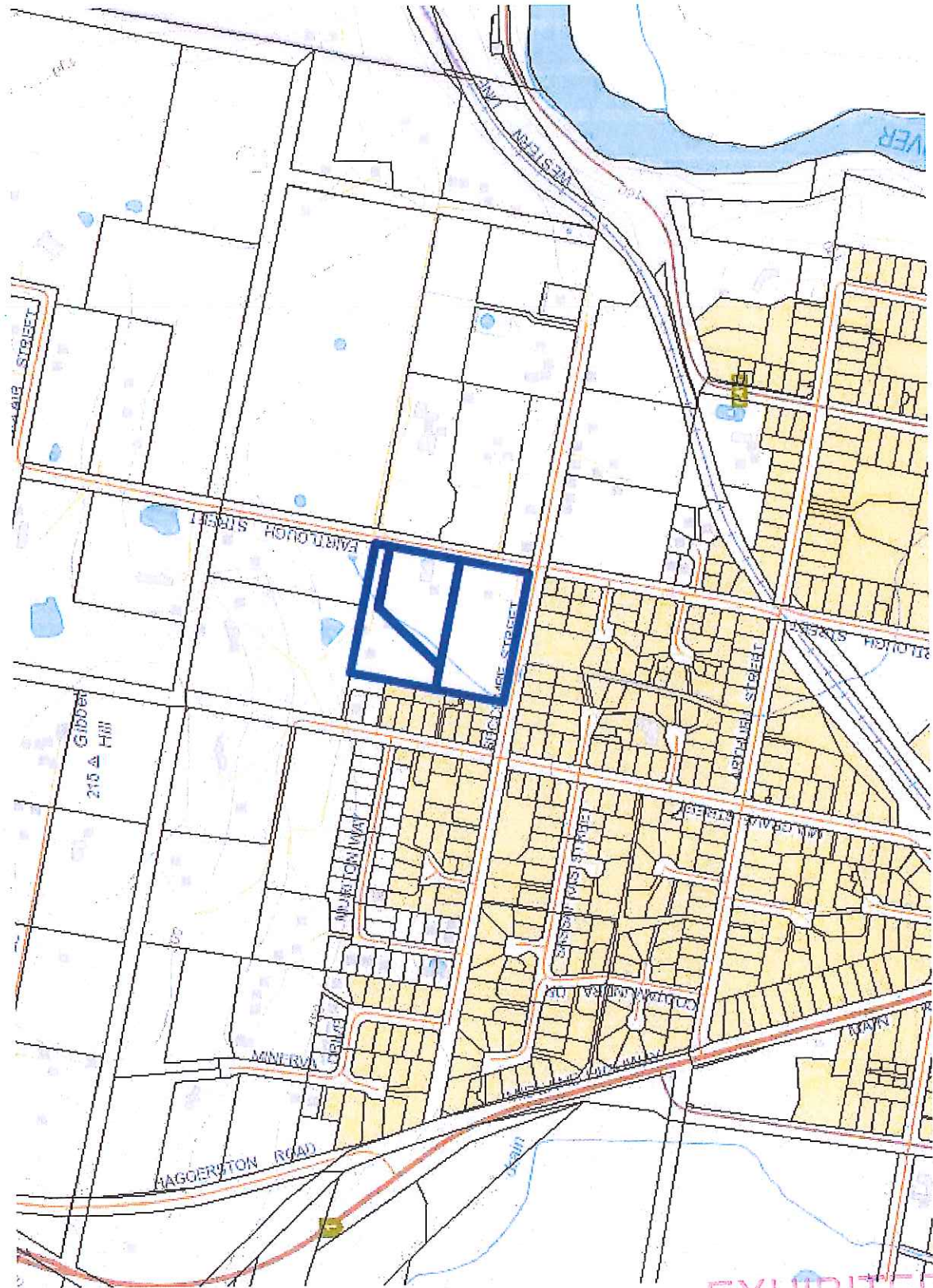


Figure 2: Location

EXHIBITED





EXHIBITED

Figure 3: Aerial Image

EXHIBITED



Figure 4: Proposed Subdivision Plan

EXHIBITED

APPENDIX 2 – PHOTO



Figure 5: access to adjoining property along northern boundary



Figure 6: south west across property from Fairtlough St

EXHIBITED



Figure 7: north across property from Secome St



Figure 8: north along western boundary from Secome St

EXHIBITED

Bushfire Hazard Management Plan: Subdivision of 84, 94, 96-102 Fairtlough St, Perth (CT 158305/101, 140407/1 & 140407/1)

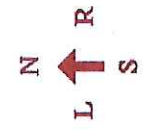


PREPARED BY: [ ]  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]  
 DATE: [ ]  
 SCALE: [ ]  
 SHEET NO: [ ]

Legend

- BAL<sub>LOW\_125</sub>
- BAL 12.5
- BAL 19
- BAL LOW
- not BFP
- dwelling (indicative 10m x 15m)

BAL Low and not bushfire prone dwellings omitted for clarity



Scott Livingston  
 Accreditation: BFP - 105: 1, 2, 3A, 3B, 3C  
 Date 9/9/2019  
 SRL19/505

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## Hazard Management Areas

All land within the subdivision to be managed as low threat vegetation from commencement of construction of a habitable building on any lot:

Low Threat/ Managed Land: managed gardens orchards or lawns maintained to <100mm in height.

Maintenance Schedule:: Managed Land

- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

Note:  
It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions

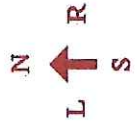
It is important to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

## Construction: BAL Low, 12.5, BAL 19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

Lot	BAL	Setback
1-5	not bushfire prone	none required
6-7	BAL Low	none required
8	BAL Low	8m from northern boundary
9	BAL 12.5	none required
11	BAL Low	none required
7-10	BAL Low	none required
11-13	BAL 12.5	9m from northern boundary
	BAL 19	5m from northern boundary
14	BAL 12.5	none required
15-18	BAL Low	none required
19-25	BAL Low (portions not bushfire prone)	none required
27	BAL Low	none required
28	BAL Low	south east of a line between point 10m west and 18m south from the NE corner of the lot
29-33	BAL 12.5	none required
	BAL 12.5 (western facades BAL Low)	none required
35-36	BAL 12.5	none required
	BAL 12.5	9m from northern boundary
37	BAL 19	5m from northern boundary

1-501



Scott Livingston  
Accreditation: BFP-105: 1, 2, 3A, 3B, 3C  
Date 9/9/2019  
SRL19/505

EXHIBITED

## Water Supply

Additional Hydrants must comply with :

- a. Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
  - b. Fire hydrants are not installed in parking areas
- A hardstand area for fire appliances must be provided:
- a. no more than 3m from the hydrant, measured as a hose lay;
  - b. No closer than six metres from the building area to be protected;
  - c. With a minimum width of three metres constructed to the same standard as the carriageway; and
  - d. Connected to the property access by a carriageway equivalent to the standard of the property access

## ROADS

All future roads within the subdivision must comply with the following:

- a. two-wheel drive, all-weather construction;
- b. load capacity of at least 20t, including for bridges and culverts;
- c. minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- d. minimum vertical clearance of 4m;
- e. minimum horizontal clearance of 2m from the edge of the carriageway;
- f. cross falls of less than 3 degrees (1:20 or 5%);
- g. maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- h. curves have a minimum inner radius of 10m;
- i. dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- j. dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- k. carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road signs-Specifications*.

## Access

If access exceeds 30m to a habitable building or water supply point it must be constructed to the following standards:

- The following design and construction requirements apply to property access:
- a. All-weather construction;
  - b. Load capacity of at least 20 tonnes, including for bridges and culverts;
  - c. Minimum carriageway width of 4 metres;
  - d. Minimum horizontal clearance of 4 metres;
  - e. Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
  - f. Cross falls of less than 3 degrees (1:20 or 5%);
  - g. Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
  - h. Curves with a minimum inner radius of 10 metres;
  - i. Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
  - j. Terminate with a turning area for fire appliances provided by one of the following:
    - i) A turning circle with a minimum inner radius of 10 metres; or
    - ii) A property access encircling the building; or a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 9/9/2019  
SRL19/505



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S



**BUSHFIRE-PRONE AREAS CODE**

**CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993**

**1. Land to which certificate applies<sup>2</sup>**

*Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.*

Name of planning scheme or instrument:

Northern Midlands Interim Planning Scheme 2013

Street address:

84, 94, 96-102 Fairtlough Street, Perth

Certificate of Title / PID:

CT 158305/101, PID 3006619  
CT 140407/1, PID 2272448  
CT 167651/1, PID 7696426

*Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.*

Street address:

Certificate of Title / PID:

**2. Proposed Use or Development**

**Description of Use or Development:**

31 lot subdivision from 3 existing titles

**Code Clauses:**

<sup>1</sup> This document is the approved form of certification for this purpose, and must not be altered from its original form.

<sup>2</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

**3. Documents relied upon**

**Documents, Plans and/or Specifications**

Title: Proposed Subdivision

Author: 6TY Pty Ltd

Date: 16/4/2019

Version: 1

**Bushfire Hazard Report**

Title: Bushfire Hazard Management Report, 84, 94, 96-102 Fairtlough St

Author: Scott Livingston

Date: 9/9/2019

Version: 1

**Bushfire Hazard Management Plan**

Title: Bushfire Hazard Management Plan 84, 94, 96-102 Fairtlough St

Author: Scott Livingston

Date: 9/9/2019

Version: 1

**Other Documents**

Title:

Author:

Date:

Version:

**4. Nature of Certificate**

E1.4 – Use or development exempt from this code

Assessment  
Criteria

Compliance Requirement

Reference to Applicable  
Document(s)

E1.4 (a)

Insufficient increase in risk

Lots 10, 26, 34 only

E1.5.1 – Vulnerable Uses

Assessment  
Criteria

Compliance Requirement

Reference to Applicable  
Document(s)

- |                          |           |                                 |
|--------------------------|-----------|---------------------------------|
| <input type="checkbox"/> | E1.5.1 P1 | Residual risk is tolerable      |
| <input type="checkbox"/> | E1.5.1 A2 | Emergency management strategy   |
| <input type="checkbox"/> | E1.5.1 A3 | Bushfire hazard management plan |

**E1.5.2 – Hazardous Uses**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.2 A3	Bushfire hazard management plan	

**E1.6 – Development standards for subdivision**

**E1.6.1 Subdivision: Provision of hazard management areas**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/> E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan, 84, 94, 96-102 Fairtlough Street
<input type="checkbox"/> E1.6.1 A1 (c)	Consent for Part 5 Agreement	

**E1.6.2 Subdivision: Public and fire fighting access**

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/> E1.6.2 A1 (a)	Insufficient increase in risk	

- |                                     |               |   |   |
|-------------------------------------|---------------|---|---|
| <input checked="" type="checkbox"/> | E1.6.2 A1 (b) | Access complies with Tables E1, E2 & E3 | Bushfire Hazard Management Plan, 84, 94, 96-102 Fairtlough Street |
|-------------------------------------|---------------|---|---|

### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard Management Plan, 84, 94, 96-102 Fairtlough Street
<input type="checkbox"/> E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/> E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/> E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/> E1.6.3 A2 (c)	Static water supply is consistent with the objective	

**5. Bushfire Hazard Practitioner<sup>3</sup>**

<b>Name:</b>	Scott Livingston	<b>Phone No:</b>	0438 951 021
<b>Address:</b>	12 Powers Road	<b>Fax No:</b>	
	Underwood	<b>Email Address:</b>	scottlivingston.lnra@gmail.com
	Tasmania		7250
<b>Accreditation No:</b>	BFP - 105	<b>Scope:</b>	1, 2, 3A, 3B, 3C

**6. Certification**

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

**Signed:**  
certifier



**Date:** 9/9/2019

**Certificate No:** SRL19/50S

<sup>3</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE  
ITEM**

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55****Qualified person details:**

Qualified person:   
 Address:  Phone No:   
  Fax No:   
 Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise:  (description from Column 4 of the Director of Building Control's Determination)

**Details of work:**

Address:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  (description of the assessable item being certified)  
 Assessable item includes –  
 - a material;  
 - a design  
 - a form of construction  
 - a document  
 - testing of a component, building system or plumbing system  
 - an inspection, or assessment, performed

**Certificate details:**

Certificate type:  (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)  
 building work, plumbing work or plumbing installation or demolition work:

or

EXHIBITED

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant calculations:

N/A

References:

- Australian Standard 3959
- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination (2017)
- Guidelines for development in bushfire prone areas of Tasmania

*Substance of Certificate: (what it is that is being certified)*

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

Assessed as -BAL 19, BAL 12.5, BAL Low, not Bushfire Prone

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

*Scope and/or Limitations*

**Scope:**

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Planning Directive No 5.1, Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas.

**Limitations:**


The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

Qualified person:

*Signed:*



*Certificate No:*

SRL19/50S

*Date:*

9/9/2019

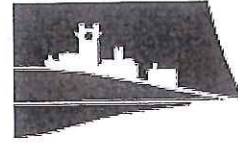
EXHIBITED



**E-MAILED**  
17-8-2020

Our ref: PLN-20-0177

17 August 2020



**NORTHERN  
MIDLANDS  
COUNCIL**

Laura Wycherley  
P.O. Box 274  
DELORAINIE TAS 7304

By email: lauraw@tasbuilthomes.com.au

Dear Ms Wycherley

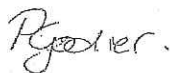
**Additional Information Required for Planning Application PLN-20-0177  
Communal Residence at 84 & 94 Fairtlough Street, Perth (on Lot 13 approved by permit PLN-19-0184)**

Thank you for your application. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- A copy of the title for Lot 13.
- Plans showing:
  - Landscaping of the site.
  - Any sealed paths.
  - Percentage of the site free from buildings, paving and other impervious surfaces.
  - Waste storage in location(s) not visible from the adjoining cul-de-sac.
  - Parking dimensions.
- A report from an Accredited Bushfire Hazard Practitioner addressing clause E1.4 or E1.5 of the planning scheme.
- A Traffic Impact Assessment from a suitably qualified person addressing the impact of the reduced on-site parking provision on the traffic circulation, safety and efficiency of the surrounding area and whether parking is adequate to meet the needs of the residents of the proposed use having regard to the pattern of parking in the locality.

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. If you have any questions, please contact me on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au).

Yours sincerely



Paul Godier  
**Senior Planner**

Copy: Growth Developments Pty Ltd, PO Box 230, MOWBRAY TAS 7248



25<sup>th</sup> August 2020

Ben Trimmer  
Tasbuilt

**Re: Expected traffic implications on Lot 13 and Lot 30, Perth - SAA Trust Homes**

Hi Ben

I can confirm that each building on Lot 13 and Lot 13, Diamond Park Estate, Perth will be available as permanent group homes for people being supported by Devonfield Enterprise staff.

There will be 2 vehicles on each site, which will be driven by support staff for the 6 clients in each building.

So, it is just like an average home with 2 cars and, in my view, not needing a special traffic management report.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Ralph Doedens', written in a cursive style.

Ralph Doedens  
Supported Affordable Accommodation Trust

**Erin Miles**

---

**From:** Paul Godier  
**Sent:** Thursday, 5 November 2020 11:58 AM  
**To:** Erin Miles  
**Subject:** FW: PLN-20-0177 - (Lot 13) & PLN-20-0176 - (Lot 30) - Request for additional information

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Laura Wycherley <lauraw@tasbuilthomes.com.au>  
**Sent:** Monday, 31 August 2020 10:16 AM  
**To:** Paul Godier <paul.godier@nmc.tas.gov.au>  
**Cc:** Ben Trimmer <bent@tasbuilthomes.com.au>; NMC Planning <planning@nmc.tas.gov.au>  
**Subject:** RE: PLN-20-0177 - (Lot 13) & PLN-20-0176 - (Lot 30) - Request for additional information

Good Morning Paul,

Please see below response from the owner, hope this helps:

*Hi Laura  
Apart from the 2 Devonfield vehicles per site,  
there will be a max of 2 cars parked for support staff per home between 6am and 10pm.  
But no staff cars overnight.  
Please call if an issue. These houses should be treated like any other family home.  
Please call if you have further questions.  
Regards*

*Ralph Doedens*

Kind Regards,



**Laura Wycherley**  
COUNCIL LIAISON MANAGER  
T: (03) 6393 1013  
E: [laurat@tasbuilthomes.com.au](mailto:laurat@tasbuilthomes.com.au)



**REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0177 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 104900.295

**Date:** 9 October 2020

**Applicant:** Laura Wycherley

**Proposal:** Residential (communal residence) (reduce parking provision)

**Location:** 84 & 94 Fairtlough Street (approved Lot 13, will be 12 Zircon Place), Perth

W&I referral PLN-20-0177, 84 & 94 Fairtlough Street (approved Lot 13, will be 12 Zircon Place), Perth

**STANDARD CONDITIONS FOR MULTIPLE DWELLINGS**

W.2 Access

- a) If any modifications are made to the property access an application for vehicular crossing has been approved by Council.

*Jonathan Galbraith (Engineering Officer)*

*Date: 15/10/20*

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0177	Council notice date	9/10/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01635-NMC	Date of response	16/10/2020
TasWater Contact	Sam Bryant	Phone No.	0474 933 294
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	84 FAIRTLOUGH ST, PERTH	Property ID (PID)	3006619
Description of development	New Dwelling		
<b>Schedule of drawings/documents</b>			
	Prepared by	Drawing/document No.	Revision No.
	Tasbuilt Homes / Engineering Plus	Site Plan 642020	--
			Date of Issue
			24/09/2020
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>			
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:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1.	A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.		
	<i><b>Advice:</b> Plans submitted for the Certificates for Certifiable Works (Building &amp; Plumbing) must show the property water connection upgraded to a minimum DN32mm (ID25mm) to service the development for water in accordance with TasWater Water Metering Guidelines.</i>		
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.		
<b>INFRASTRUCTURE WORKS</b>			
3.	Prior to apply to TasWater for Certificates of Certifiable Works (Building & Plumbing) all sewerage and water infrastructure works associated with the Diamond Park Subdivision Stage 2 must have a practical completion certificate issued from TasWater (Application TWPA 2019/00207-NMC).		
<b>DEVELOPMENT ASSESSMENT FEES</b>			
4.	The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.		
	The payment is required within 30 days of the issue of an invoice by TasWater.		

### 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>

### 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

1-517

**Rosemary Jones**

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**From:** Aiden Butler <a...>  
**Sent:** Sunday, 18 October 2020 12:04 PM  
**To:** NMC Planning  
**Subject:** Communal Dwelling Dispute - Lot 13

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Planning,

I am writing this email in regards to the dwelling construction on lot 13 - Zircon St.  
I am also building on this street and I'm unsure if this is the correct method for lodging a complaint?

With only 2 parking spots available onsite ( i'm assuming this is for the onsite workers? ) where will everyone else park including visitors? This street is small and will become congested with increased traffic flow.

I am also concerned that this large dwelling may impact / or degrade the value of my property.

Cheers,

21 October 2020

The General Manager  
Northern Midlands Council,

I refer to the planning application reference number PLN-20-0177 and PLN-20-0176.

I would like to make a representation opposing the planned development based on the following issues:

The dwellings are 7 bedroom/ensuite units. There is insufficient parking, especially in a cul-de-sac, for potentially 7 vehicles. Whilst the current use may be for people without cars, the buildings may in future house 7 individual adults with vehicles. The current use (I believe) for people with disabilities may not have sufficient parking space for service providers and there is very limited public transport i.e. bus services. Taxis to services needed in Launceston will be costly.

The setbacks/surrounds to each building are minimal, leaving very little room for landscaping to soften the appearance of the industrial style proposed dwelling.

The industrial look and proposed use of the dwelling does not fit with the current constructions in close proximity to the area.

Being a communal residence which may at some point be sold and used for other communal style living, this will impact on the amenity and value of the surrounding properties.

Sincerely yours,

Michael and Sharon Wise.

Lot 35 Diamond Park Estate, Perth.



Rosemary Jones

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**From:** wade lello < >  
**Sent:** Wednesday, 21 October 2020 9:51 PM  
**To:** NMC Planning  
**Subject:** Lot 13 Zircon place Perth

To the general manager,

I write to you to express my concerns surrounding lot 13 zircon place.

My main concerns are parking due to this being a small cul-de-sac this will become a massive issue, as there will not be sufficient parking spots for the carers, nurses, family member and contractors performing maintenance on the house.

I also hold concerns for the house values in and around the proposed dwelling as this will be quite a large fixture for that size block and will attract some what attention from future buyers or rental tenants of surrounding properties in years to come and will potentially de value the houses that surround it.

I'm also extremely concerned about the control of the facility and how one carer is expected to look after upto 6 vulnerable people at any one time, as from my research these disabled people will not necessary be in wheel chairs or be elderly, they may be young people with disorders etc. and I hold grave concerns for my future family living and growing up around this.

Thankyou for taking time to read my letter of representation against lot 13 and i look forward to hearing from you in the near future.

Regards

Wade lello  
69 Stanley st Summerhill, 7250, Tasmania

Rosemary Jones

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**From:** W Van Der Pols <v  
**Sent:** Friday, 23 October 2020 1:29 PM  
**To:** NMC Planning  
**Subject:** PLN - 20 - 0177 Representation 84 & 94 Fairtlough St Perth

To the General Manager of NMC,

As one of the current owners of this property, I would like to express my concerns with the above planning application.

As I have no issues with having this type of housing in our community, I feel that a 7 bed, 7 bath, 3 kitchen is over - doing it, especially when 2 are proposed for the area and both are situated on small lots.

I am extremely disappointed in the lack of thought gone into designing these.

As the developers we were fully aware of who is purchasing these 2 lots and we are supportive of integration of social housing in our sub-divisions. We did not expect this type of dwelling. The proposal this applicant has presented, could prevent us from selling to them in the future.

The design of these buildings show that they are of modular configuration and are in fact multiple dwellings joined together. ie: three modules with **each** containing 2 bedrooms, 2 bathrooms a kitchen, dining and living area. Then a central module with a bedroom, living, bathroom and laundry.

I can understand a residential dwelling having 7 bedrooms and 7 bathrooms, but to have **3 kitchens with full** kitchen facilities??

This has been a clever design for the owners, which enabled them to avoid multiple dwellings under the planning scheme.

My main areas of concern are-

1. 10.3 of the NMC Planning Scheme (Amenity). This building has no appeal whatsoever and will impact and affect values of neighbouring properties. Every new sub-division is wary and frightened of what these designers have actually proposed here. Surely the designers realised this is a new area of Perth and therefore could have designed something a little more appropriate.
2. 10.3.2 (A3) - Waste Management. Although there is no criteria for waste management with a single dwelling, I am concerned that a waste and recycling bin (picked up fortnightly) will not suffice for 8 adult persons, which then means more bins taking up road space in a cul-de-sac.
3. Parking - I am concerned with the allocated parking spots (2) for a "Communal" dwelling. There are 7 residents, who no doubt will have visitors. There are times there will be a minimum of 7 visitors which require parking, therefore taking up spaces in front of neighbouring properties. This being in a cul-de-sac makes it even more difficult. I am aware this can occur with functions in private residences, but the possibility of constant visitors is greater with this type of dwelling.

As I mentioned previously, I am not against this type of housing and hope the owners and designers come up with something more appropriate for the area.

Kind regards,

Wim Van Der Pols

1-521

Director

W Van Der Pols Building Contractor

Growth Developments Pty Ltd

Mobile

Email - 1

22nd October, 2020

The General Manager,  
PO Bo 156,  
LONGFORD TAS 7301

RE: PLN-20—0176 & PLN-20—0177

I write to you in regards to the proposed developments lodged by SAAT for "communal dwellings" to be constructed on Lot 30 Fairtlough Street and Lot 13 Zircon Place, Perth.

As purchaser of Lot 16, I have a number of concerns relating to these developments, particularly the proposed dwelling for Lot 13 as it will be in close proximity of my new home.

Among my concerns are the following:

Parking:

- The reduced amount of available off-street parking
- 2 parking spaces seems grossly insufficient to allow enough parking for staff/carers and visitors of a facility that will house 6 + people.
- the fact too that this particular dwelling is to be constructed at the end of a cul-de-sac will make parking even more difficult as cu-de-sacs typically offer little in the way of on street parking to begin with.
- Safety risks will be heightened with the extra vehicles parking where they can on the road close by.

Increase in foot traffic:

- This is likely to occur as staff/carers and visitors will be forced to park back further down Zircon Place and walk to Lot 13.
- The potential extra cars parked on the roadside and extra traffic throughout Zircon Place will be of a concern and would likely pose additional safety hazards/risks.

Security of my property:

- How ill the security of my property be affected? How secure will these "communal dwellings" be?
- Will they be staffed at all times?

Design of Dwellings:

- While design/aesthetics can be highly subjective – I personally believe that the design of these dwellings will detract greatly from the streetscape and am worried they may cause a decline in property values in the immediate vicinities if they aren't maintained or if they need to be sold or have their use changed in the future.

Size of development:

- With the design of the dwelling requiring alterations to the set backs of Lot 30, I don't believe the original size of the blocks / locations are suitable for these communal housing developments, placing them too close to neighbouring residences.

I thank you for taking the time to consider my concerns on this matter and look forward to receiving your response.

Regards

*Bling*  
Ben Ring

Phone:

Email: k

**Rosemary Jones**

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**From:** Dean Hodgetts <>  
**Sent:** Thursday, 22 October 2020 9:50 PM  
**To:** NMC Planning  
**Subject:** Planning Objection - PLN-20-0177

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am writing to submit my formal objection to the planning application for the proposed dwelling at Lot 13 Zircon Place, Perth.

Myself and my wife have a contract on Lot 9 Zircon Place.

I have two issues with the proposed dwelling:

One being the lack of off street parking. I'm well aware of this being an "Independent living facility" for Residents who are unlikely to be people that drive or own cars but from my understanding there will be six residents and a full-time employee/caretaker. Six residents with six separate families who will visit intermittently and one employee who will have other supervisors/colleges visit on a regular basis.

All of this potential traffic with only two off street car spaces and a cul-de-sac that can only space four cars (at best) in the immediate area of the Residence.

My argument is that if this was submitted as two x three bedroom units, it would not even make it to planning stage. There is insufficient off street parking for the size of the dwelling, regardless whether the residents are able to drive or not.

This brings me to my next point.

As per all these federal funded ventures the funding can be cut, contracts run out, contracts are awarded to other no for profit businesses, or as in many cases the building is sold off. The land is classed as residential, therefore is attractive for any new home owner, or any LARGE family whom have an untold amount of cars and drivers. In this instance, the inadequate off street parking and the same small amount of parking in the cul-de-sac still exists.

I strongly believe that the location of this shared independent living facility is a poor location choice and hope that the Council will realise this.

Regards,

Dean Hodgetts  
Director  
DJH Builders  
3 Partington Place  
Perth TAS 7300

19<sup>th</sup> October 2020

General Manager  
Northern Midlands Council

c/- Email [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Submission to Public Comments for Reference No's –

PLN-20-0176  
96-102 Fairtlough Street Perth  
Approved Lot 30, will be 102 Fairtlough Street Perth

Residential (Communal residence) (vary front and rear setbacks, reduce parking provision)

PLN-20-0177  
84 & 94 Fairtlough Street Perth  
Approved Lot 13, will be 12 Zircon Place Perth

Residential (communal residence) (reduced parking provision)

As a resident and ratepayer of Perth being 1 Collins Street since 2008, I make this representation to please be considered in public comments for the above planning applications. I have also been a past resident and ratepayer of Evandale dating back to 1991 evidencing long term commitment to the Northern Midlands Municipality.

Whilst I most certainly appreciate the sensitivity of the developments and the service being provided by the proponents, which each and every one of us could very easily require for ourselves or our family and friends, at any given time, I express concerns with two main points on each. Those are the size of the buildings compared to the lot sizes and the reduced parking provisions.

My home is accessed via Fairtlough Street and I believe the traffic would increase considerably with 2 communal buildings in the Diamond Park subdivision. Fairtlough Street is fairly narrow and with only 2 allotted parking spaces for 7 residents even if those residents do not drive, the visitor traffic would have an impact on access route to my residence. The buildings do not include any garaged or driveway areas as would be generally expected and accepted in residential subdivisions.

For the aesthetic nature of Perth residential areas, the building sizes are extremely large compared to the block/land allotments. This does not allow for proportionate landscaping as might be seen within most residential areas. Without formal research and knowledge, I would have thought open park areas and space should be appropriately considered. Whilst there is a park at the Secombe Street side opposite road entrance to Diamond Park, I don't believe with all of the neighbouring residences, this would be adequate for such condensed residential areas including two oversized communal developments.

1-526

Would the proponents perhaps have developments of a smaller scale for example 5 bedrooms which are more in keeping with a residential subdivision and would be a most valuable addition to our community?

I trust my submission will be taken and considered with the correct thoughts and intention.

Kind Regards



Kaylene Lewis  
1 Collins Street Perth

Ph

Email



20<sup>th</sup> October 2020

General Manager  
Northern Midlands Council

c/- Email [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Submission to Public Comments for Reference No's –

PLN-20-0176  
96-102 Fairtlough Street Perth  
Approved Lot 30, will be 102 Fairtlough Street Perth

Residential (Communal residence) (vary front and rear setbacks, reduce parking provision)

PLN-20-0177  
84 & 94 Fairtlough Street Perth  
Approved Lot 13, will be 12 Zircon Place Perth

Residential (communal residence) (reduced parking provision)

As the purchaser of Lot 3 Diamond Park Estate Perth I submit this representation to public comments for the above planning applications.

The proposed development at the end of cul-de-sac directly past my property, has only 2 allotted parking spaces for 7 bedrooms/residents. The resident and visitor traffic has the potential to create congestion within the street and cul-de-sac area, even if residents are supported and do not drive or own vehicles. The buildings do not include any garaged or driveway areas to ease congestion as is normally the case in a residential subdivision.

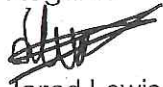
The same applies for the proposed development on Fairtlough Street which will also add traffic to the area with reduced parking allotted.

Both building sizes are too large for their blocks and the area. This does not allow yard space for day use therefore overflowing to the street areas.

The developments have an industrial look and are very large for the lots, which is not in keeping with a residential subdivision. An alternative option could be a 4 bedroom house with yard for activities. That would also allow space within the lot for driveway, garage and additional adequate parking.

Hopefully my concerns are viewed with open mindedness.

Regards



Jared Lewis  
Purchaser – Lot 3 Diamond Park Estate, Perth

Email \_\_\_\_\_

1-528

23 Clementina Street  
NEWSTEAD TAS 7250

Ph. -----

Email: ~

22<sup>nd</sup> October 2020

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

Dear Sir/Madam

RE: PLN-20-0177 (84 & 94 FAIRTLOUGH STREET, PERTH)

I have a land purchase contract and building contract on the property located adjacent to the abovementioned proposed development (specifically Lot 14). I wish to request further details regarding the number of allocated off-street car spaces, it seems two spaces within the site is grossly inadequate for a seven-bedroom communal dwelling. As the proposed building site is situated within a cul-de-sac there is already very limited street parking and I believe this will impact on the homes surrounding the proposed building on Lot 13.

I await your further clarification.

Sincerely

Eliza Robertson

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 22 OCT 2020					
GM			A		
P&DM			PLN		
GSM			BLD		
WVW			MYR		
HR			EA		
HLT					

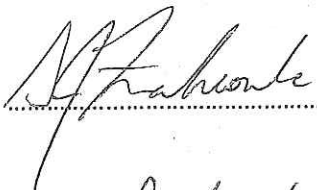
The General Manager  
 PO Box 156  
 LONGFORD TAS 7301

Date: 22/10/20

I, STEPHEN FRANKCOMBE wish to make a representation to planning application number:  
PLN-20-0177 on the following grounds:

1. UNSIGHTLY CONSTRUCTION (BUILDING) FOR NEW SUBDIVISION
2. BEING COMMUNAL RESIDENCE OF 7 BEDROOM, INSUFFICIENT OFF STREET PARKING ON PROPERTY.
3. OVERFLOW PARKING IN ZIRCON PLACE WILL BE DISRUPTIVE TO ALL OTHER RESIDENCE OF ZIRCON PLACE.

Yours sincerely



Email: sfrankcombe@haywards-steel.com

Address: 6 COLLINS STREET PERTH.

Contact Number: 0800-000-000

Rosemary Jones

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**From:** Shannon Hodgetts <shannon@djhbld.com.au>  
**Sent:** Thursday, 15 October 2020 2:26 PM  
**To:** NMC Planning  
**Cc:** Dean Hodgetts  
**Subject:** Written Representation for PLN-20-0177, 84/94 Fairtlough Street, Perth (Lot 13 Zircon Place)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon,

I am writing with concern regarding the above Application for a Communal Residence proposed for Lot 13 Zircon Place.

We have a contract on Lot 9 Zircon Place. As per the proposal in question, there are only two parking spaces for a minimum of 7 occupants. We purchased in a cul-de-sac for a reason; to have a safe for our children. The excessive amount of traffic this Residence could potentially create, on top of single or multiple dwellings which will be built in this street, in my opinion is far too heavy for a cul-de-sac.

This raises many issues around duty of care for residence, heightened exposure to passers-by and potentially putting our property at risk and also the potential decrease to the value of our property.

If you require any further clarification please feel free to contact me at any time.

Regards,

Shannon Hodgetts  
Business Manager  
DJH Builders  
3 Partington Place  
Perth TAS 7300

