

PLAN 6

PLANNING APPLICATION PLN-20-0310

46 ANSTEY STREET, LONGFORD

ATTACHMENTS

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

1-502
PLANNING APPLICATION
Proposal

Description of proposal: PROPOSED MULTIPLE DWELLING- 1 EXISTING, 1 NEW

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

(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: 46 ANSTEY STREET, LONGFORD, TAS

.....

CT no: 173280/1

Estimated cost of project \$250,000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

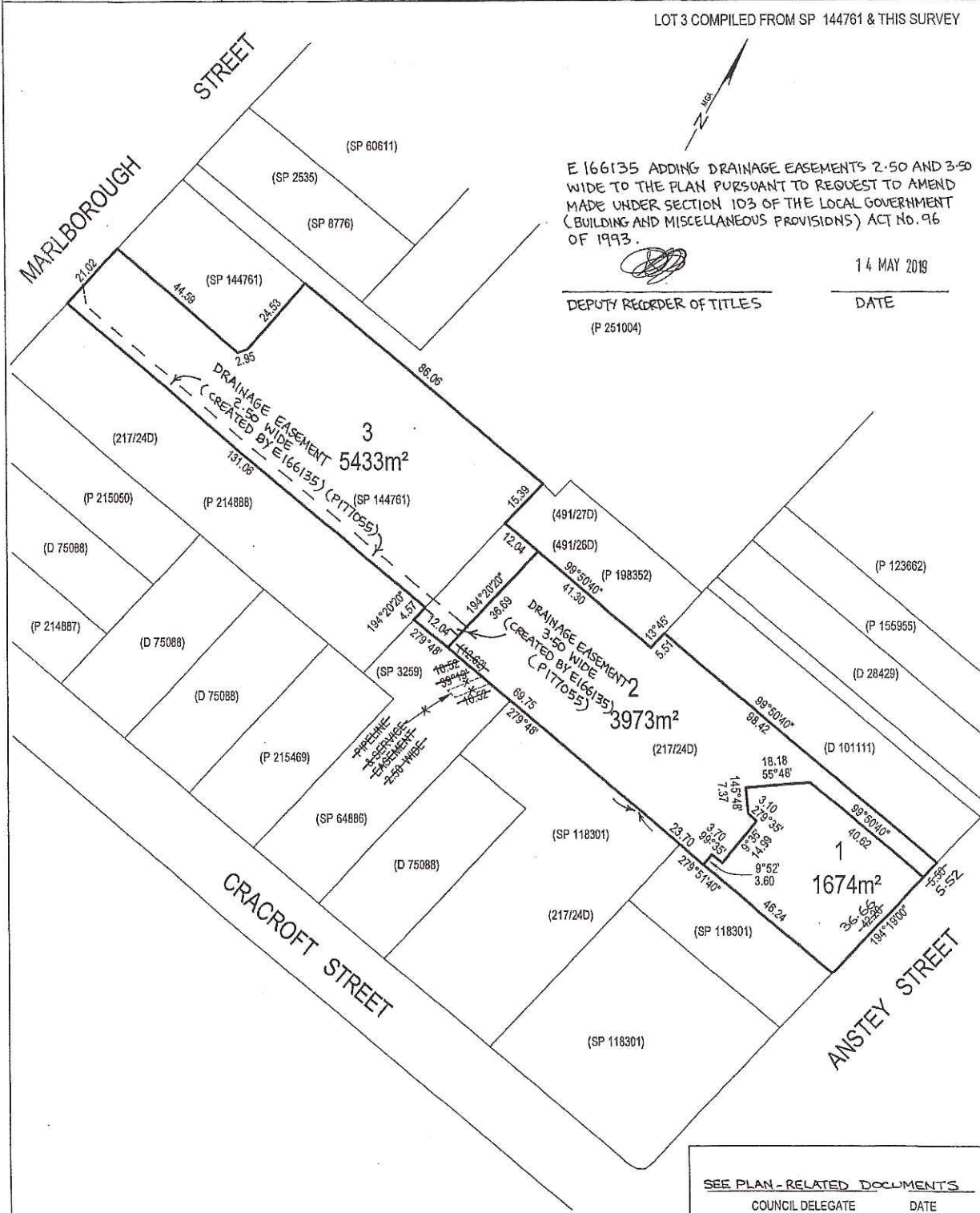
Are there any existing buildings on this property? Yes / No
If yes – main building is used as

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

(attach additional sheets if necessary)

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

OWNER: MARLBOROUGH STREET HOLDINGS PTY LTD FOLIO REFERENCE: CT 144761 - 2 OWNER: M S R PROPERTY INVESTMENTS PTY LTD FOLIO REFERENCE: CT 234094 - 1 OWNER: R T & C M TRIFFITT FOLIO REFERENCE: CT 64886 - 4 GRANTEE: PART OF LOT 3, 6a 3r 5p GTD TO JAMES GATTIE CARR & LOT 4, 6a 3r 7p GTD TO MICHAEL WHITELY		NEW PLAN OF SURVEY BY SURVEYOR N. D. LEARY of LEARY AND COX SURVEYORS 4/40 MOLLE STREET HOBART 7000 PH 61182030 MOB 0418 129 303 LOCATION TOWN OF LONGFORD SECTION Dd		Registered Number SP 173280
SCALE 1:1000		LENGTHS IN METRES	Surveyors Ref: 9317	APPROVED EFFECTIVE FROM - 1 NOV 2017 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No.123 (5039)	LAST UPI No	LAST PLAN SP 64886, No.SP 144761, P 234094	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SHEET INDEX:

01	COVER SHEET
02	SITE PLAN
03	FLOOR PLAN - CONTEXT
04	FLOOR PLAN - LAYOUT
05	ELEVATIONS

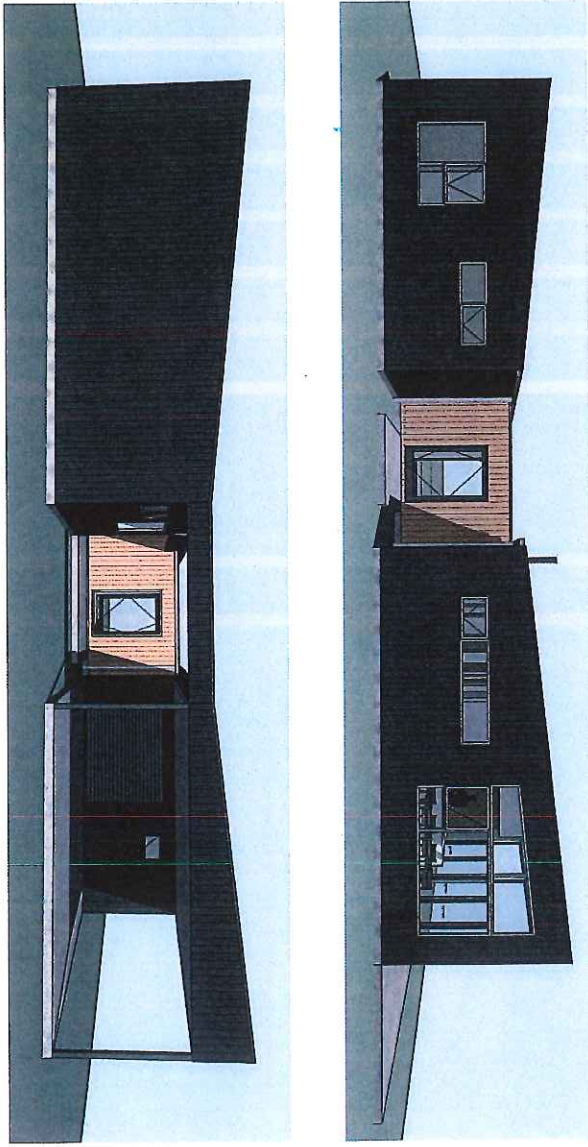
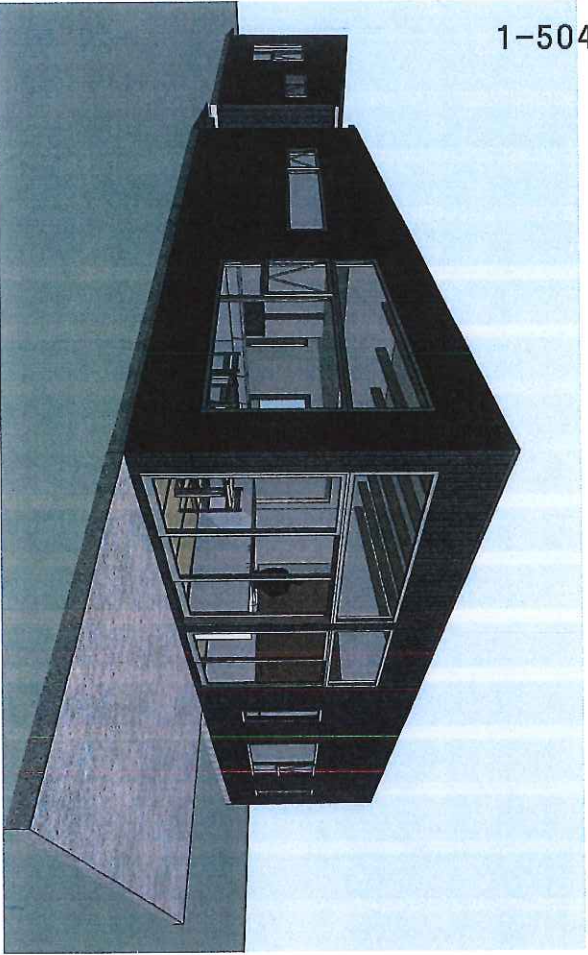
PROJECT NOTES:

TITLE REFERENCE	173280/1
LOCAL AUTHORITY	NORTHERN MIDLANDS COUNCIL
BUILDING CLASS	CLASS 1a
BUILDING ZONE	GENERAL RESIDENTIAL
PREVAILING WINDS	N/W
DESIGN WIND SPEED	REGION A1-A5, N2
SOIL CLASSIFICATION	REFER TO GEOTECHNICAL REPORTS
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	BAL LOW- NO UNMAINTAINED BUSH OR GRASSLAND WITHIN 100m
CORROSION ENVIRONMENT	LOW
ALPINE AREA	N/A- LESS THAN 900m AHD

PLANNING ANALYSIS - GENERAL RESIDENTIAL

D-10.4.1	RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS	WE COMPLY
D-10.4.2	SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS	WE COMPLY
D-10.4.3	SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS	WE COMPLY
D-10.4.4	SUNLIGHT AND OVERSHADOWING FOR ALL DWELLINGS	WE COMPLY
D-10.4.5	WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS	WE COMPLY
D-10.4.6	PRIVACY FOR ALL DWELLINGS	WE COMPLY
D-10.4.7	FRONTAGE FENCES FOR ALL DWELLINGS	WE COMPLY
D-10.4.8	WASTE STORAGE FOR MULTIPLE DWELLINGS	WE COMPLY
D-10.4.9	STORAGE FOR MULTIPLE DWELLINGS	WE COMPLY
D-10.4.10	COMMON PROPERTY FOR MULTIPLE DWELLINGS	WE COMPLY
D-10.4.11	OUTBUILDINGS AND ANGLIARY STRUCTURES	WE COMPLY
D-10.4.12	SITE SERVICES FOR MULTIPLE DWELLINGS	WE COMPLY
D-10.4.13	DEVELOPMENT WHICH IS NOT A DWELLING	WE COMPLY
D-10.4.14	NON RESIDENTIAL DEVELOPMENT	WE COMPLY
D-10.4.15	SUBDIVISION	WE COMPLY
E-6.5.1	CAR PARKING NUMBERS	WE COMPLY
E-6.6.1	CONSTRUCTION OF PARKING AREAS	WE COMPLY
E-6.6.2	DESIGN AND LAYOUT OF PARKING AREAS	WE COMPLY

1-504



DA

REV.	ISSUE	ISSUED FOR/ DESCRIPTION	BY:	DATE:
0	1	DEVELOPMENT APPLICATION	SRO	08.12.20

CLIENT:
ANDREW McCULLAGH
PROJECT:
RESIDENTIAL DWELLING - 'UNDERSTORY'
ADDRESS:
46 ANSTEVY STREET, LONGFORD

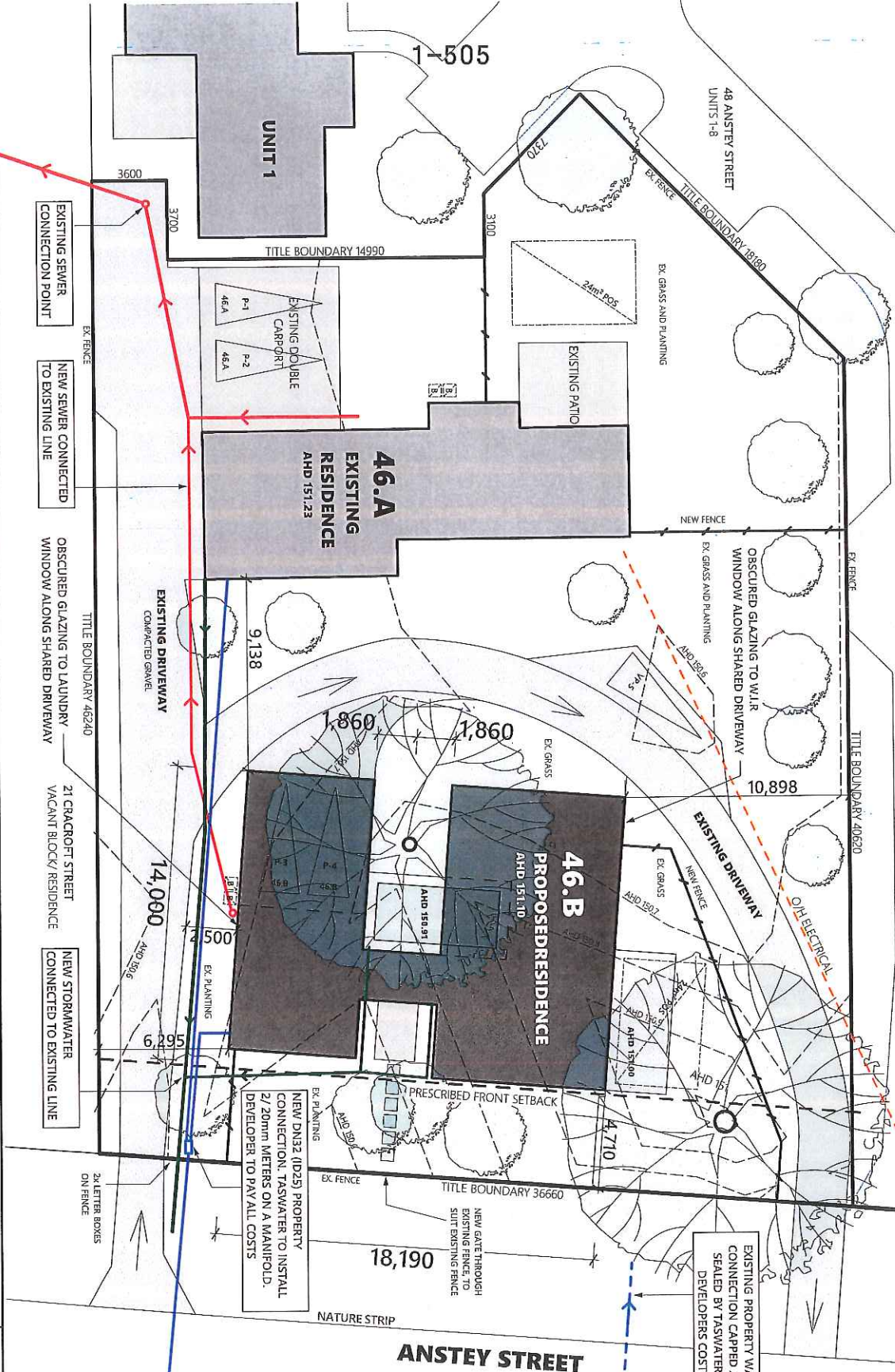
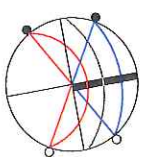
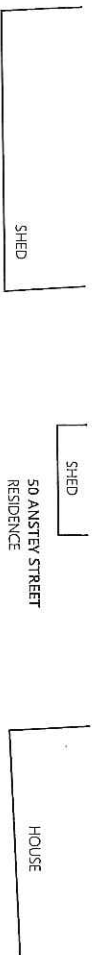


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STUART OATES ARCHITECTURE
Mobile: 0439 334 417
search@stuartoates.com
38 Burns Street, Invermay TAS 7248 Australia

TITLE: COVER SHEET
SCALE: 1:1
PROJECT No: 20023
SHEET No: 01
DWG No: 01
REV: 0

10



ANSTEY STREET

PLANNING LEGEND

P	B99 VEHICLE PARKING
VP	B99 VISITOR PARKING
B	RUBBISH BINS
POS	PRIVATE OPEN SPACE

SITE COVERAGE

TOTAL	22.6%
-------	-------

PERVIOUS SURFACES

TOTAL	74%
-------	-----

AREAS

SITE	1674m ²
PROPOSED DWELLING	155.8m ²
PROPOSED CARPORT	39.5m ²
EXISTING DWELLING & CARPORT	182.9m ²

SERVICES LEGEND

TASWATER	[Blue Box]
SEWER	[Red Box]
STORMWATER	[Green Box]

NEW DN32 (D25) PROPERTY CONNECTION, TASWATER TO INSTALL 2/20mm METERS ON A MAINHOLD. DEVELOPER TO PAY ALL COSTS.

EXISTING PROPERTY WATER CONNECTION CAPPED AND SEALED BY TASWATER AT DEVELOPERS COST

DA

REV.	ISSUE	ISSUED FOR / DESCRIPTION	SRO	DATE
0	1	DEVELOPMENT APPLICATION		08.12.20

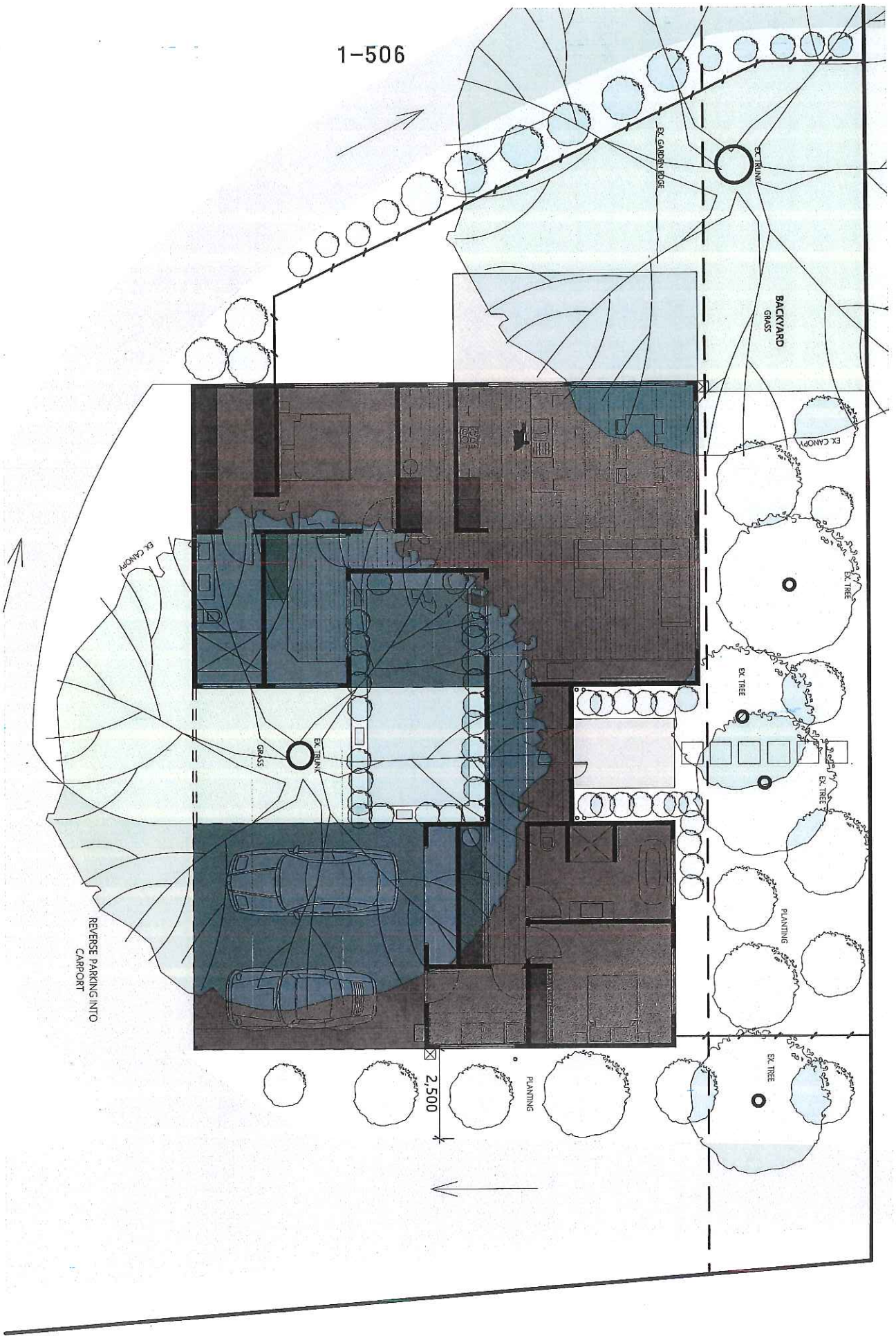
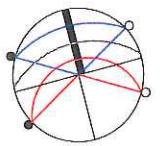
CLIENT: **ANDREW McCULLAGH**
 PROJECT: **RESIDENTIAL DWELLING- 'UNDERSTORY'**
 ADDRESS: **46 ANSTEY STREET, LONGFORD**



STUART OATES ARCHITECTURE
 Mobile: 0439 334 417
 sco@stuartoates.com
 38 Burns Street, Invermay TAS 7248 Australia

TITLE: **SITE PLAN**
 SCALE: **1:200**
 SHEET SIZE: **A3**
 PROJECT No: **20023**
 DWG No: **02**
 REV: **0**

1-506




DA

REV.	ISSUE	ISSUED FOR / DESCRIPTION	BY	DATE
0				
1	DEVELOPMENT APPLICATION		SRO	08.12.20

CLIENT:
ANDREW McCULLAGH

PROJECT:
RESIDENTIAL DWELLING- 'UNDERSTOREY'

ADDRESS:
46 ANSTEVY STREET, LONGFORD



SCM
6/1 Macquarie Street, Sydney NSW 2000
Tel: (02) 9231 1234

STUART OATES ARCHITECTURE
Mobile: 0439 334 417
soarchitectures@gmail.com
38 Burns Street, Invermay
TAS 7248 Australia

TITLE:
FLOOR PLAN- CONTEXT

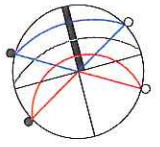
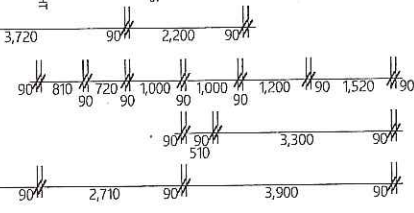
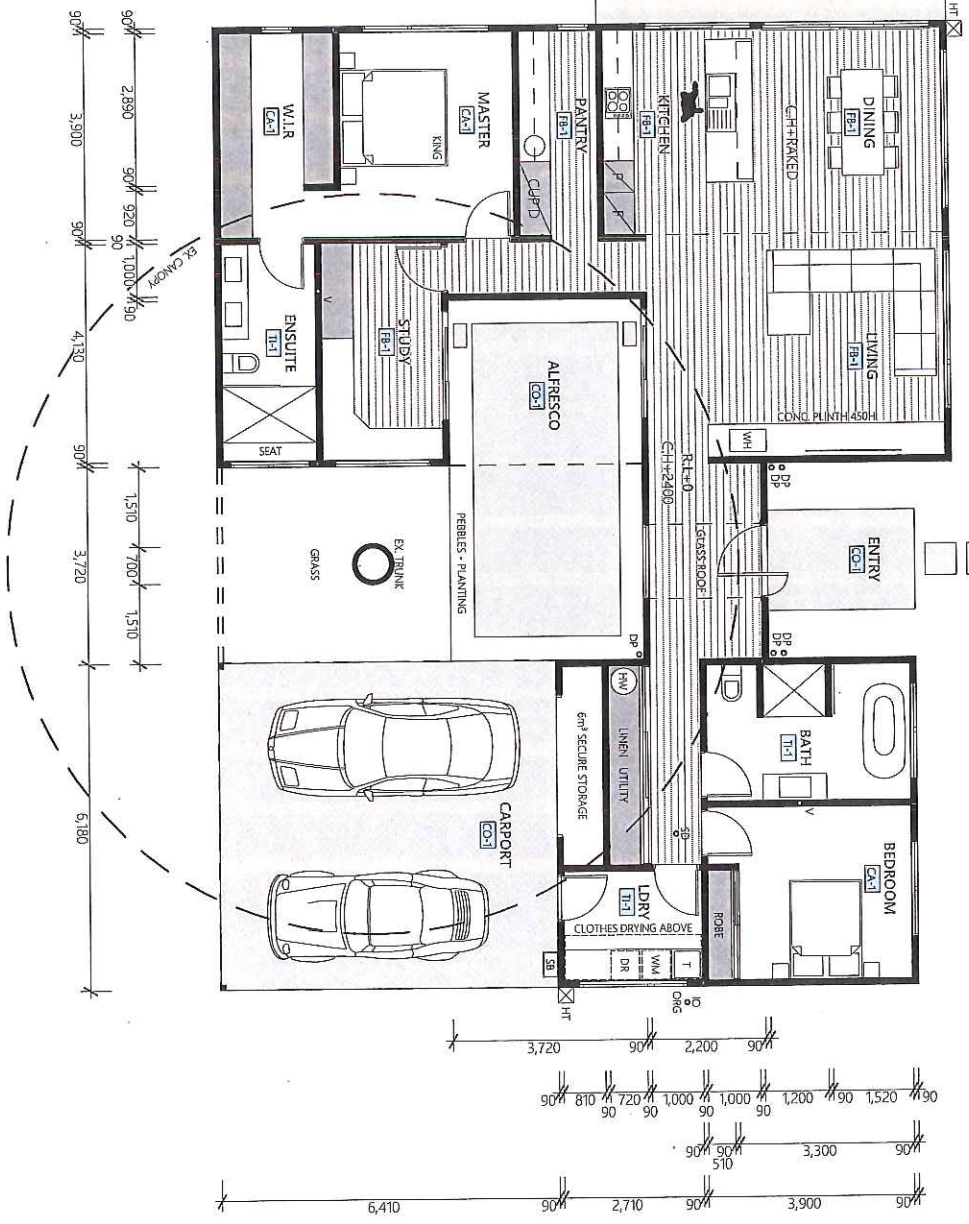
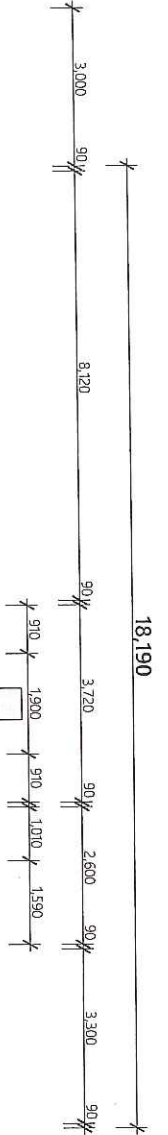
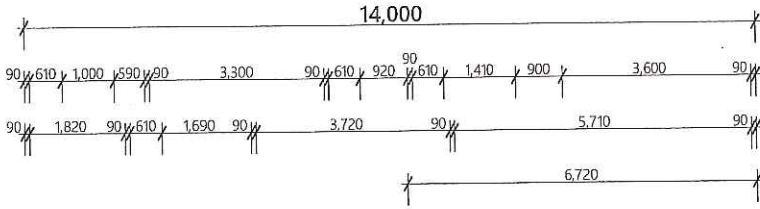
SCALE:
1:100

SHEET SIZE:
A3

PROJECT No.: **20023**

DWG No.: **03**

REV: **0**



LEGEND

DP	DOWNPIPE 90mm PVC PAINTED
HT	HOSE TAP 300 SLIMP BELOW
SD	SMOKE DETECTOR
V	VENT
ORG	OVERFLOW RELIEF GULLY
SB	SWITCH BOARD
HW	HOT WATER CYLINDER
MH	MAN HOLE
WM	WASHING MACHINE
DR	DRYER
T	TUB
P	PANTRY
F	FRIDGE
HP8	8kw HEAT PUMP
HPU	HEAT PUMP UNIT

AREAS

SITE	1674m ²
PROPOSED DWELLING	155.8m ²
PROPOSED CARPORT	39.5m ²
ALFRESCO (conc.)	16.6m ²
PATIO (conc.)	20.0m ²
ENTRY (conc.)	5.3m ²

FLOORING SCHEDULE

CA-1	SELECTED CARPET
FB-1	SELECTED FLOORBOARDS
TI-2	SELECTED TILES
PA-2	SELECTED PAVING
CO-1	EXPOSED CONCRETE

DA	
REV.	ISSUE
0	1
DEVELOPMENT APPLICATION	
BY:	SNO
DATE:	08.12.20
ISSUED FOR DESCRIPTION:	

CLIENT: **ANDREW McCULLAGH**
 PROJECT: **RESIDENTIAL DWELLING - 'UNDERSTORY'**
 ADDRESS: **46 ANSTEV STREET, LONGFORD**

STUART OATES ARCHITECTURE
 Mobile: 0439 334 417
 soarchitecturata@gmail.com
 38 Burns Street, Invermay TAS 7248 Australia

TITLE: **FLOOR PLAN - LAYOUT**
 SCALE: **1:100**
 SHEET SIZE: **A3**
 PROJECT No: **20023**
 DWG No: **04**
 REV: **0**



EXTERNAL CLADDING	
E01	CHARRED TIMBER CLADDING
E02	SILVERTOP ASH TIMBER CLADDING

DA

REV.	ISSUE	ISSUED FOR/DESCRIPTION	BY:	DATE:
0	1	DEVELOPMENT APPLICATION	SPO	08.12.20

CLIENT: **ANDREW McCULLAGH**
 PROJECT: **RESIDENTIAL DWELLING- UNDERSTORY**
 ADDRESS: **46 ANSTEY STREET, LONGFORD**

Mobile: 0439 334 417
 search@stuartoates.com
 38 Burns Street, Invermay
 TAS 7248 Australia

TITLE	ELEVATIONS
SCALE	1:100
SHEET SIZE	A3
PROJECT NO.	20023
DWG NO.	05
REV.	0

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0310	Council notice date	11/02/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00204-NMC	Date of response	18/02/2021
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	46 ANSTEY ST, LONGFORD	Property ID (PID)	3546156
Description of development	Multiple Dwellings x 2		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Stuart Oates	20023 Sheets 01 to 05	0
			Date of Issue
			08/12/2020
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
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:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections 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.			
DEVELOPMENT ASSESSMENT FEES			
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.			
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 byA handwritten signature in black ink, appearing to read "J Taylor".**Jason Taylor**

Development Assessment Manager

TasWater Contact Details

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

**REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0310 TO WORKS & INFRASTRUCTURE
DEPARTMENT**

Property/Subdivision No: 100400.13

Date: 11 February 2021

Applicant: Marlborough St Holdings Pty Lrd

Proposal: Multiple Dwellings (2, 1 existing) - vary impervious access

Location: 46 Anstey Street, Longford

W&I referral PLN-20-0310, 46 Anstey Street, Longford

Planning admin: W&I fees paid.

No W&I comment

Jonathan Galbraith (Engineering Officer)

Date: 12/2/21

NORTHERN MIDLAND COUNCIL	
FILE NO.	
PROPERTY	
APPLICANTS	
RECD 7 2 2 FEB 2021	
PLN	
BLD	
HEA	
PLN	
BLD	
HEA	

20/2/2021

General Manager

Northern Midland Council

Dear Sir/ Madam,

My wife and I would like to lodge a submission to the proposed development at 46 Anstey Street Longford. Reference No. PLN-20-0310.

We apposed the construction of an additional dwelling in the front of the existing dwelling as we believe with the amount of shared site dwellings already being built around Longford detracts from the character of the town, we are also concerned about the drain on the current infrastructure, namely the already poor water pressure at the southern end of town. We are also concerned over what damage will be caused to the existing trees on site.

We also believe the design of the dwelling does not fit in with the character of the existing character of Anstey Street.

We are apposed to high density living with the land size of new subdivision's becoming smaller and existing home sites being subdivided to allow additional dwellings being built in the same parcel of land.

I hope council can take our objections into account and reject this development.

Yours Sincerely,

Robin and Linda Camilleri

15C Cracraft Street

Longford 7301

2/11 Anstey Street, Longford, 7301

The General Manager,
Northern Midlands Council,
Longford.

To Northern Midlands Council,
Dear Sirs/ Madam,

NORTHERN MIDLANDS COUNCIL					
FR: No.					
Property					
Attachments					
REC'D 22 FEB 2021					
GM	I	A	PLN	I	A
PRDM			BLO		
CSM			EA		
W-1					
FR					
HLL					

Re Proposed Development at 46 Anstey Street, Longford.
PLN -20-0310

First inspection of the plans for this proposed development revealed that the two big Pin-Oak trees which so enhance this property, were to be built around. This looked good, but as my arborist friend observed, it would be fatal for the trees when their extensive root systems are overlaid by the buildings and/or otherwise compromised by water, sewerage, drainage lines, as well as the builders' activities/wastage/pollution. Thus a slow death would be in store for these magnificent specimens -- the larger of which would be a contender for the grandest of its kind in Tasmania.

This garden is the very epitome of Longford's claim to integrate GARDENS AND HISTORY, in that the garden was set up by the Hudsons; he who gave virtually his whole working life to Longford Council, notably as Warden. Even now, minus the ongoing intensive care once given daily by the late Kathleen Hudson, this plot is a joy of horticultural surprises, colours, and shapes, embracing the seasonal changes. As a natural enhancement of this section of Longford, it is Vital.

Already there's been much development around the garden and indeed much of the original plantings have mostly managed to survive. This current radical proposal would not be as forgiving and sympathetic.

I urge most stridently that Council rejects this development application.

*Yours truly,
Iain Twisslow.*

FROM:

IAIN TWISSLOW.

(NO E-MAIL ADDRESS)

Karen Jenkins

From: Cher Downton <
Sent: Sunday, 28 February 2021 1:30 PM
To: NMC Planning
Subject: 46 Anstey Street Longford

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to submit a submission regarding the proposed development at 46 Anstey Street LONGFORD.

This is not in keeping with the streetscape of Anstey Street, it being designated a low density semi-rural residential street. I strongly oppose this latest development and call on the planning committee to reject this proposal.

With the possibility of harm to the landmark trees (which are of some 70 years age) at that site having a visual and environmental impact I would again ask that the planners take into consideration that the proposed development be agreed as not suitable for this area.

Thank you for taking into consideration my concerns.

Cher Downton
19A Cracroft Street
Longford.

General Manager Planning
Northern Midlands Council
25th February 2021

NORTHERN MIDLANDS COUNCIL	
File No.	
Property	
Attachments	
REC'D 26 FEB 2021	
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Re Planning Application PLN-20-0310
46 Anstey Street, Longford

To Whom It May Concern

Please consider our objection to the planning application for 46 Anstey Street, Longford for the reasons as follow.

Whilst Anstey Street is classified as General Residential, it is very much a semi-rural setting. The majority of the houses clearly visible on the street are predominantly older homes of mixed character, and if not, a clear attempt has been made to ensure they are in keeping with the neighbouring houses. The proposed dwelling shows no attempt at all to fit in with the current street environment and will not be in keeping with the overall visual appearance of the street. Consequently, the visual impact of the proposed house will be both constant and negative, and it is unlikely to decrease over the years. It will remain as an example of less than ideal planning decisions.

The Northern Midlands Council has in recent years, been planting trees in many of the townships including Longford. Whilst Anstey Street is not in the heritage centre of the town and unlikely to receive the benefits of these focussed tree plantings, it is fortunate to have many established trees on the wide road verge. Additionally it has many gardens that have large established trees, some of which are relatively old for suburban gardens. The immediate area around 46 Anstey Street has a number of these significant trees that again, add to the visual ambience of the area. As the effect of climate change increases, there are many benefits of such trees and increasingly important is the fact that they help to reduce the ambient temperature of the immediate area on days of extreme heat.

There are two such significant trees on the front section of 46 Anstey Street. The house appears to be designed around these two trees and one in particular is situated between two sections of the house at the entrance to the courtyard. This entrance appears to be quite narrow, approximately 3.6 metres using the scale provided on the application sheet index site plan and floor plans. For a tree of such height and width and with branches to a low level, it is obvious that is it most unlikely that it will survive the impact of the proposed house. Surely an Arborist report should have been provided to calculate the Tree Protection Zone (TPZ) for this particular tree and also the large tree on the Northeast corner of the block. The TPZ is a distance from the stem required for the protection of the tree's crown and roots to provide for the viability and stability of the tree and is a requirement of many councils for trees on land to be developed. No construction activity should occur in this

area. Although the tree is included within the plans of the house, suggesting it is not to be removed, the minimal space it is allowed is likely to result in the decreased health of the tree and ultimately its deterioration and death. Together with the failure to include an Arborist report, this indicates at best, an oversight, but at worse, intent to misguide the council as to the overall long-term appearance of the house and its suitability for the street.

We request that the council consider our objections as outlined above and reject the application PLN-20-0310. We have only recently finished an extensive renovation of our residence at 3 Anstey Street and it was completed with a focus on retaining the original 1960's features of the house. We intentionally purchased the house as it was in a street that largely contained older style houses. Anstey Street warrants all efforts to retain the current streetscape as part of an historic town that should continue to develop appropriately with good planning decisions.

Regards

Rosalie and Ian Thompson

P.O. Box 103

Longford

11
Doramaso Kofone Kead

1 of 2

Pholey St,
dangford

Jaramua 7301

General Manager
P.O. Box 156
dangford 7301

NORTHERN MAIL		FILE	
File No.		File No.	
Prop. No.		Prop. No.	
Attachments		Attachments	
REC'D	25 FEB 2021		
GRD		GRD	
PR		PR	
W		W	
HR		HR	

21 February 2021

your reference: PLN - 20-0310

Dear Sir,
46 Anotay St., dangford
(multiple dwellings)

There exists on 46 Anotay Street, leased and vegetative in excess of 70 years of age, providing habitat for numerous species of animal, bird, mammal, insects and others. Removal of the aforesaid wild life habitat, impacts not only these creatures but humans too. It deprives our species of a necessary link to nature.

Further, in and of itself provides massive both physically and psychologically to residents and others.
I respectfully ask Council to consider, carefully, the impact upon residents of Anotay Street and upon the environment should this project go ahead.
I earnestly hope would remain, as per plan. Machinery and equipment would require access to excavate the site - to the detriment of flora and fauna.
Further, the proposed building does little to enhance the visual aspect; modernity unappreciative to the mature, pleasing surroundings currently enjoyed.
I therefore respectfully ask that you deny this proposal.
Yours faithfully,
W. Foster

NORTHERN MIDLANDS COUNCIL			
Priority		Attachments	
REC'D 25 FEB 2021			

19th February, 2021
 The General Manager,
 Planning Department
 Northern Midlands Council.

Dear Sir or Madam,

I am writing to lodge a submission re proposed development at 46 Anstey Street, Longford application PLN 20-0310 to build an extra dwelling in front of the existing weatherboard at 46 Anstey Street.

The recent proposal in my opinion is out of keeping with the rest of the homes in Anstey Street.

The trees in the front of the property are magnificent and there is no mention of how the trees would be maintained or destroyed in the proposed development. These trees are a land mark and must be of a good age.

I chose to move from suburbia in Launceston to the country in Longford to be in the country not suburbia all over again.

I chose to buy my property in Anstey Street, for the aesthetic appearance of the Street, the trees and the existing character of the surrounding properties.

I moved to my house in Anstey Street over two years ago, the traffic was minimal and now with the units that have been built at 46 Anstey Street, (Cadogen Gardens) I have noticed an increase in traffic throughout the day. I moved to the country for peace and quiet.

It appears that Anstey Street is one of the last existing Streets in Longford, that still has the essence of country living, as more and more units and suburbia is being allowed to be built in Longford.

I urge the Council to reject this development application due to the significant visual and environmental impact on the surrounding community.

Please consider my concerns in this matter.

kind regards

Kitana Kelly
 58a Anstey Street,
 Longford 7301
 Mobile:

P.M, R.E Barnes,
 1/11 Anstey street,
 Longford. 7301
 20 February, 2021.

NORTHERN MIDLANDS COUNCIL					
File No.					
Priority					
Attachments					
REC'D 25 FEB 2021					
GEN			PLN		
PLN			BLD		
GEN			PLN		
PLN			BLD		
GEN			PLN		
PLN			BLD		
GEN			PLN		
PLN			BLD		

To General Manager
 Department of planning
 Northern midlands council
 Longford. 7301
 Re: PLN 20-0310 46 Anstey street, Longford.

Dear sir or Madam,

We purchased our property in Anstey street some years ago, enticed by the streetscape and the quietness of this lovely area.

With recent development in the street of a high density unit complex we have endured the impact of increased traffic and additional environmental noise. We believe that such developments are better suited to suburbia.

We regard this latest proposal to build an additional residence, a further insult to the visual integrity of the street. The modern architecture is in complete contrast to the existing homes, most of which are 1950 circa. Our own home is new in comparison, but tastefully absorbed into the neighbourhood, as expressed by those who live here.

We are anxious to maintain the visual splendour of the streetscape. We are concerned also that future removal of the magnificent trees may have a deleterious consequence to nearby properties, possibly with costly outcomes.

With respect we ask if a qualified arboriculturist was consulted during the planning process and whether a report is available for perusal by interested parties.

We urge council to reflect on the valid views shared by most residents that this is an inappropriate project, and we strongly object to this going ahead.

Thank you for your consideration.

P.M Barnes *P.M Barnes*

R.E. Barnes *R.E Barnes*

NORTHERN MIDLANDS COUNCIL			
MEMORANDUM			
REC'D 25 FEB 2021			
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PL			
CS			
W			
BL			
BL			

20th February 2021

To the General Manager.

Planning Department Northern Midlands Council.

To Whom it may concern,

We are writing in response to a submission regarding proposed further development at 46 Anstey St Longford.

The proposed site which already has many units/townhouses, are not visible from the road, which still gives the street its much loved Contemporary Buildings built Pre 1950's.

The trees at the front of this proposed development, gives the street a great feel of happy families, and beautiful Appearance.

We do not support the future proposal to excavate/remove any trees, the mass removal of such trees would have a great affect, not only visual, but also unearthing future unforeseen problems.

We are sure the tree roots would most definitely reach under the road, and into neighbouring properties, which will in the for-coming future, roots left from excavated tree would over time breakdown/rot, which will have an affect on soil under neighbouring road, driveways, water supply and drainage as soil settles/moves.

This Proposal is significantly out of keeping with the appearance of the rest of the homes in Anstey St.

And is highly likely to have an adverse on our community and our environment.

We live opposite the proposed site, and every bin day, oh dear, what a mess, already tired of the rubbish trucks sitting outside our window for prolonged time emptying them.

Many a-times we have personally dragged bins back up the driveway, just to get empty bins off the street, very untidy, as some bins stay out for days after rubbish collection.

Number of vehicles that come and go throughout the day/night, at times we think we are in the middle of a major city, not only concerns for the extra traffic load on roads, but also the safety of our children growing up in once a lovely quiet family street, which is fast becoming an unsafe street to take a casual walk along.

With careful thoughts, considering our views, we urge the council to please reject this development proposal/application, due to the not only visual, but the environmental impact to our surrounding community, also adding even more traffic.

Thank you for your time for accepting/considering our concerns.

Yours Sincerely

Bradley D Mckay & Chommakorn Kaweeakaew (LEE)

17 Anstey St Longford C

NORTHERN MIDLANDS COUNCIL	
File No.	
Property	
Attachment	
RECD 25 FEB 2021	
GM	
PLN	PLN
BLD	BLD
ENV	ENV
HT	
HL	

23/02/21

General Manager,
Northern midlands council Planning Department

Dear sir or Madam,

I am writing to formerly object to proposed redevelopment at 46 Anstey street PLN-20-0310.

After looking through the plans I obtained, I am very disappointed that this developer could even contemplate this idea. Clearly building over the property's tree roots as proposed would surely kill the trees. The planned residence is also not suitable to this area, more a modern development area.

Should the trees be removed, the residents of this street would be greatly effected. The trees have been there for more than 70 years and are considered by us as a magnificent landmark. They may not be listed as heritage, but to the community they are much loved and heritage to us.

Anstey street is in a rural area. I have lived here for many years and enjoy the area for its country outlook and low density. Some of us have livestock which adds to the serenity. Already having a new development at this location still being built has caused increased traffic and noise to Anstey street, which I know has caused a lot of ongoing issues with the directly affected properties.

I would urge council to reject this new proposal at 46 Anstey street. It is totally inappropriate for the area.

Thank you.

Yours faithfully

Pat Jones

Pat Jones

*70 Anstey St
Longford
Leos.*

NORTHERN MIDLANDS COUNCIL	
FF No.	
Property	
Address	
25 FEB 2021	
PLANNING	
ENVIRONMENT	
FINANCE	
LEGAL	
RECORDS	
GENERAL	
SECRETARY	

22 February 2021.

TO the General Manager,

Planning Department

Northern midlands council

Dear Sir or Madam,

We are writing to lodge a submission regarding the proposed development at 46 Anstey street Longford, application PLN 20-0310. This development project, as you know, is to build an extra dwelling in front of the existing weatherboard home of 46 Anstey street. This property borders along side our property at 50 Anstey street.

Whilst we understand that this site is classed as a General residential zone, Anstey street is by definition a low density rural street, and cannot support an additional dwelling. This block has already been subdivided to build the recent development at 48 Anstey street (Cadogen gardens), which continues to cause numerous issues for the residents living here, particularly us who live next door.

This proposal is significantly out of keeping with the rest of the homes in Anstey street, and is likely to have adverse impacts on our community and the environment. We strongly oppose this latest development and urge council to reject the proposal, and we draw your attention to the following issues.

The surrounding area, namely Anstey street is characterized predominantly by residential dwellings in a rural setting, with back gardens, including pre 1950 character homes. Those contemporary houses built post 1950 have all maintained the character of the street and immediate area. It is the very historic heartland the midlands council talks about on your printed stationary, such as your rate notices which we pay. In contrast, the proposed building design which in effect resembles a site shed or amenities block will not have a positive impact on the landscape and scenic quality of Anstey street.

We do not support the proposal to excavate the site, and question how this will affect the existing trees, considering their size and tree root mass. We believe it is unrealistic and inappropriate to build a pod slab on top of this root mass as per plan diagrams, and a dwelling underneath such a huge tree canopy can only lead to disastrous consequence.. Should the developer then use his discretion to remove the trees, after realizing excavation has damaged them, we have huge concerns regarding how this will affect the neighboring properties, especially our property which will possibly have roots from this tree beneath our house. The roots of these trees could also reach across the road and into those properties opposite. Apart from damage caused, these beautiful trees are a landmark, just as the water tower is, as well as providing an aesthetic appearance to our street. They are at least 70 years old,

having being planted after the war by Mr and Mrs Hudson, the owners of this original property. They are a major enjoyment to the residents, and not least of all the birdlife.

We have stated that the history of Anstey street has been rural to semi rural with the horse track a short walk and neighboring properties with sheep in paddocks. The existing residence at 46 Anstey is a character weatherboard home, which typifies the nature of Anstey street. It will be overshadowed by this new development which is more suited to a high density residential area, without such character homes and rural outlook.

Also importantly the proposal also fails to consider the traffic impact to the immediate area. At present the development at 48 Anstey Street encompassing 8 units has significantly impacted traffic management, and adequate entry and exit from the driveway, which is directly on our boundary at 50 Anstey street. There are 5 units already with a minimum of 12 vehicles using this driveway at multiple times of every day. There are 3 more units still under construction, which we envisage having a minimum of 6-8 more vehicles entering and exiting the same driveway, which is adjacent to the carport proposed at 46 Anstey. This does not include all the regular visitors to these 2 sites which are many. The constant drum of vehicle noise and loss of privacy we experience every day is already unacceptable. Now the possibility of a developer de filing the street with this inappropriate project adds further insult.

In addition to this there are currently 12 rubbish bins from numbers 46 and 48 each fortnight, with another two likely at the proposed site, and an additional 6 once 48 Anstey Development is complete. This is a total of 20 bins. Some of these bins remain on the nature strip for several days, leading them to fall on to the road, as well as looking unsightly.

Taking all this into account, we urge the council to reject this development application due to the significant visual and environmental impact on our surrounding community, as well as the traffic management issue that will increase once again in the immediate area. We are after all a HERITAGE town.

Yours faithfully,

Donald Sweatman

Elizabeth Gray

50 Anstey street

Longford. 7301

To Whom it may concern,

I am writing in repose to the Development Application submitted for 46 Anstey St.

I have serious doubts to the proximity of the proposed building to the Quercus tree that is on site. It appears to be encroaching on approx 2/3 of the SRZ (Structural Root Zone), and without necessary provisions is is likely that the tree's health will suffer as a result.

From the submitted plans, it appears the house has a slab construction, which involves excavation and compaction to the root zone. Also the patio, if slab construction, would encroach on the other significant trees root zone. The trees access to water and nutrients will also be greatly affected.

I would recommend that the council promotes the health and inclusion of any significant trees as they have an important place in everyones health and well being.

Kind regards

Tom Cloudsdale

1-525

23 Anstey Street

Longford

Tas, 7301

General Manager

PO Box 156

Longford

Tas 7301

28th Feb 2020

Dear General Manager,

RE: Planning Ref: PLN-20-0310. Site 46 Anstey Street, Longford

I object to the planning for the above site for the following reasons:

- The colour-bond material chosen does not fit the style of the street. This modern material is not in keeping with the mainly weatherboard style of other properties.
- Traffic has increased significantly over the last 5 years in the street, and a further property will further enhance this problem.
- The current site has very established trees and greenery which could be potentially lost with building so close to them.

Regards

Graham Franklin

Owner and Resident, 23 Anstey St.

Karen Jenkins

From: Dee Alty <
Sent: Monday, 1 March 2021 11:18 AM
To: NMC Planning
Subject: 46 Anstey Street development

To Whom It May Concern

I have inspected the plans and the site of the development and although I have no objection to the actual house plan, how it is sited on the block leaves me concerned because of:

- Insufficient daylight to allow solar access for either power or heating;
- The two mature trees on the site would be a risk to the resident from both falling limbs and bush fire - which may prohibit full insurance;
- In the construction stage the tree roots could well be damaged and/or interfere with water table leaving a further risk to the resident.
- The driveway separating the two dwellings gives insufficient space for each resident to have quiet enjoyment of their properties and some form of fencing should be required.
- The existing driveway between the two buildings should be eliminated and the entrance to the site should be directly off Anstey Street.

I find the planning discretions very poor in considering the welfare of residents when the application isn't from an owner builder.

Kind regards
Dee Alty

Sent from my iPhone

Sharon and Harry Galea

21 Cracroft Street
LONGFORD. 7301

(Correspondence on this matter by posted mail please.)

28 February 2021

General Manager

Northern Midlands Council
13 Smith Street
LONGFORD. 7301

Dear Mr Jennings,

PLN-20-0310. 46 Anstey Street - Development Application (Multiple Dwellings)

I refer to the above development allocation currently being advertised seeking public comment/objection/submission. Please accept this letter as a formal submission to the application.

The information provided (on the Council's website) is missing a vital document in determining whether the application has a fatal flaw. Where is the arborist report on the suitability of the building wrapping around the tree - proposed concrete slab foundations in minimising impact on the root structure - upper canopy limbs requiring work or cabling given the increased risk posed by the new building? The 2 oak trees are a major visual, ambient and birdlife micro ecology environment for not only Anstey Street but the broader locality. The priority should not be too facilitate the dwelling but to protect an important (cultural? or at worst landscape) feature of Longford. Before proceeding this information should be provided by the applicant and advertised publicly - any other option isolates those in the local community from providing informed comment. Once an expert report and recommendations are provided (and considered practically implementable) then if a permit is issued the recommendations and retention of the 2 oak trees should be listed a LUPAA Part 5 Agreement on title - any thing else will be forgotten in time or not properly passed on to future owners - passed experienced has proved this.

The second comment is a philosophical statement. Has the character and ambience of the town have any importance in the decision making process? Certainly this is only one additional multiple dwelling added to the current load. Where is the trigger for when a sub-region/street on Longford (or any other town covered by the planning scheme) has had its fair share of multiple unit development. Surely this is a strategic consideration and not one 'driven by market forces'. If it is the latter then this is out of kilter with what the broader community think. Should not the planning strategy reflect community opinion? I have no complaint whatsoever that there needs to be a diverse range of accommodation and lot sizes to cater to single parent families, older residents, large growing families, activate and busy lifestyle etc etc. But where is this diverse strategy reflected in the Council's land use strategy and hence planning scheme?

I note that the many other unit developments in our area appear to be accompanied by installation of higher privacy fencing. The documents on exhibition appear silent on this issue - is this a standard planning condition given there is an intensification of land-use on the subject land and hence negative effect on privacy for the adjacent property compared with the status quo?

My next comment relates partly to a comment above on the number of dwelling units that can be sustained in a given area. The issue I raised is water supply provided by TasWater. The top end of Longford, on a hot summer's day, has a drop in water pressure to what must be below the desirable minimum (20m head of pressure) standard specified by the regulator TasWater. Why would additional residential tenements be approved if the area falls below a desirable standard? I make these comments not with any technical expertise but as a user in the area. Does TasWater modeling indicate that all existing properties within this sub-catchment are provided the minimum desirable pressure and flow of reticulated water supply across the range of expected climatic conditions on Longford? If not then there should be no more development until this is fixed.

Thankyou for providing us the opportunity to make comment on this application.

Sincerely,

Sharon and Harry Galea

NORTHERN MIDLANDS COUNCIL					
File No					
Property					
Attachments					
REC'D 1 MAR 2021					
GM					
PRM			PLN		
CSA			BLD		
WFA			ENV		
ERT			EA		
HLT					

60 Anstey St
Longford 7301

1st March 2021

Mr Des Jennings
General Manager
Northern Midlands Council
13 Smith Street
Longford 7301

Dear Sir

Re: DEVELOPMENT APPLICATION PLN-20-0310

I wish to lodge a formal complaint to this application for the multiple dwellings (2, 1 existing) -vary impervious access.

While I am pleased to see development happening in our community this particular proposal gives me serious concern because of:

- Insufficient daylight to allow solar access for either power or heating;
- The two mature trees on the site would be a risk to the resident from both falling limbs and bush fire - which may prohibit full insurance;
- In the construction stage the tree roots could well be damaged and/or interfere with water table (that the trees rely on) leaving a further risk to the resident.
- The driveway separating the two dwellings gives insufficient space for each resident to have quiet enjoyment of their properties and some form of fencing should be required.
- The existing driveway between the two buildings should be eliminated and the entrance to the site should be directly off Anstey Street.

I find the planning discretions very poor in considering the welfare of residents when the application isn't from an owner builder.

And further I believe that the councillors are being put in a very invidious situation having to say *yes or no* to a proposal concerning trees, because this proposal is sidestepping their removal/demise and a future occupier owner may question the decision by council to approve the building application in the first place.

Yours faithfully,

Kevin

Kevin Headlam

Rosemary Jones

From: Paul Godier
Sent: Wednesday, 3 March 2021 8:19 AM
To: NMC Planning
Cc: Erin Miles
Subject: FW: 46 Anstey Street Longford

Follow Up Flag: Follow up
Flag Status: Flagged

From: bounce developments <
Sent: Tuesday, 2 March 2021 5:58 PM
To: Paul Godier <
Subject: 46 Anstey Street Longford

Hi Paul

You may want to give me a call to discuss this, as it is of considerable disappointment that so many ill informed representations have been forthcoming.

I tried to call you earlier this afternoon, but you were unavailable according to the receptionist Martin.

We have read through the representations on this matter, and consider none of the representations grounds for refusal on this application.

What is disappointing is the personal nature of some representations and the duplicated responses which are clearly designed to be mischievous. It demonstrates a fundamental flaw in the process.

That aside, the most relevant matter, which we do accept but have already clearly articulated in the plans, along with our past historical development of Cadogan Gardens (48 Anstey St), is our care and concern of existing vegetation, particularly existing trees.

We stand extremely proud of our development at 48 Anstey St and the path we chose to keep trees over development.

What should be noted to the representors is that we could have increased development by several more units, but rather were sympathetic and caring of the way we wished to maintain trees many years old. They were specific instructions, clearly demonstrated, and the same applies to what we are endeavouring to achieve at 46 Anstey.

While not a planning matter, the trees are of paramount importance and integral in our design, so much so we will by default engage an arborist to ensure the integrity of the trees both through the development stage and long term. I encourage you to share this with those making representations in this matter that have shown genuine concern. The last thing we would do is endanger these trees and have endeavoured to keep as much existing vegetation as possible, to the point of argument between the architect and myself.

In regards to the applicable zoning, some of the representations are simply not correct. We have just two dwellings on a site of some 1674m². As such this is clearly of no consequence or relevance to "high density".

In relation to streetscape and other matters raised, while possibly of genuine concern to some neighbours, they do not constitute genuine concerns for refusal in any way.

1-532

The final matter i have been asked to raise, is why this application was advertised at all? Both Stuart and i were of the opinion the application was allowable and compliant.

We note the reason being given was due to an impervious surface appearing to be the catalyst for advertising. The driveway is rustic and has been in place for many years, and while we could change such, that would be to the detriment and history of the existing property and the overall character.

Again you will remember our choice of road cover at 48 Anstey which was designed to be more in character with the setting.

If forced to change this, merely to eliminate a planning loophole, we would be disappointed and do so, but that would demonstrate the sometimes flawed nature of the planning scheme, and can do so if required.

Based on the representations generally wanting to keep the vegetation and ambience of the setting, representors should be aware of this, as changes would be far more visually impacting than what we have proposed.

Based on this we see no cause to extend the allowable timelines, and would immediately appeal this were the Council to refuse our application. This would likely come at cost to the Ratepayers for no genuine reason.

We welcome arbitration and discussion, but such cannot be at our detriment of our timelines, when we have spent considerable time, money , effort and care to consider matters which are being raised despite a proven and positive track record of consideration to trees and vegetation.

Unless you can show genuine reason for us to do so , no extension will be agreed.

Please call to discuss at your leisure.

Many Thanks

AM