

PLAN 1

PLANNING APPLICATION PLN-21-0060

6 ZIRCON PLACE, PERTH

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Representations & applicant's response

1-174  
**PLANNING APPLICATION ATTACHMENT A**  
Proposal

Description of proposal: Proposed Shed

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

*(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: 6 Zircos Place, Perth TAS 7300

.....

CT no: 179919/7

Estimated cost of project \$17,500.00 *(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 .....

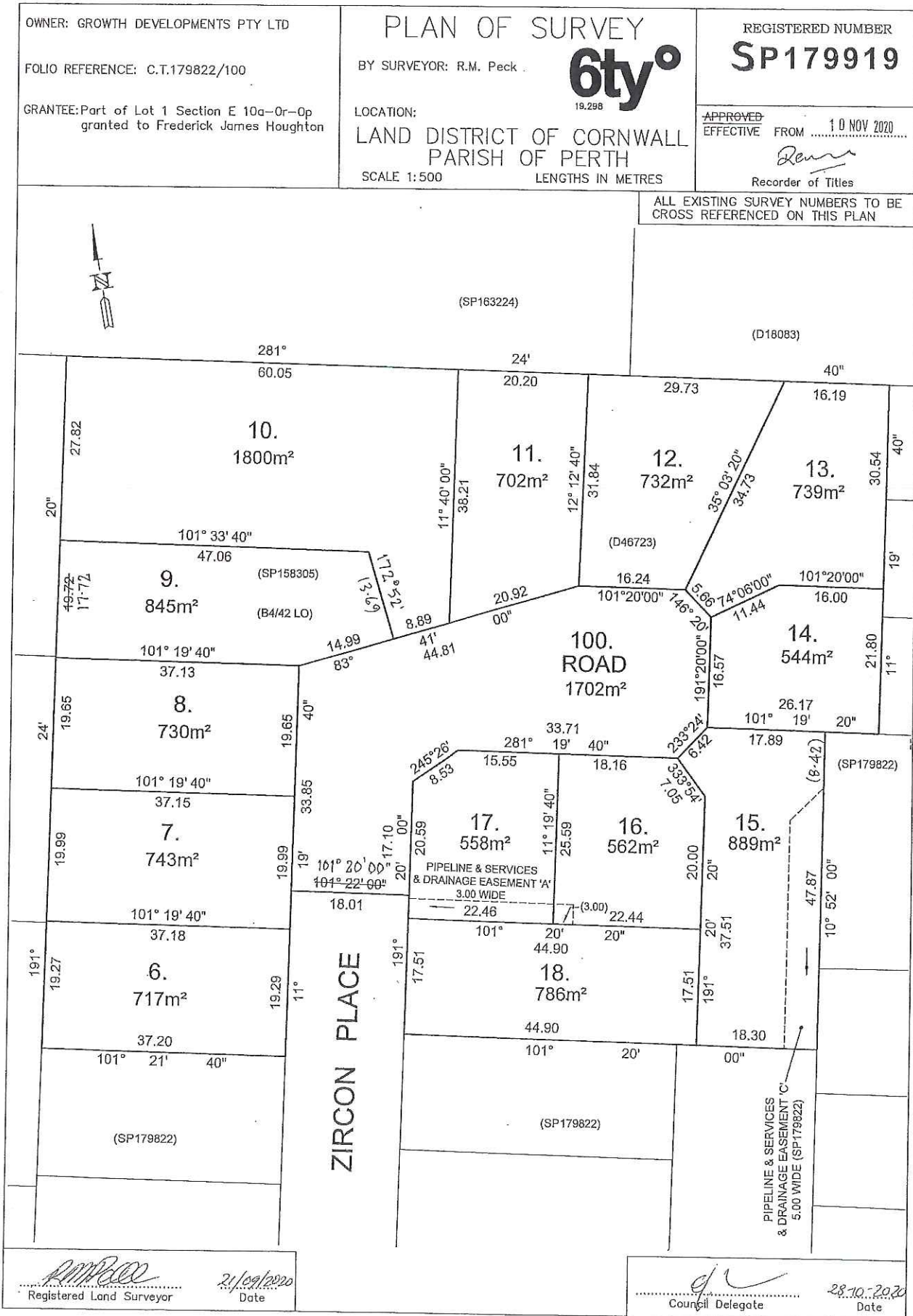
If variation to Planning Scheme provisions requested, justification to be provided:

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

*(attach additional sheets if necessary)*

**EXHIBITED**

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



EXHIBITED

GL & ME McGregor  
PO Box 644  
Launceston Tas 7250

9 March 2021

General Manager  
Northern Midlands Council  
Po Box 156 Longford, Tasmania 7301

Dear Sir/Madam,

**PROPOSED SHED – 6 ZIRCON PLACE, PERTH**

We are the registered owners of the above property, together with the adjoining 61 Mulgrave Street.

Our residence and an existing shed is located at the established property at 61 Mulgrave Street.

Over time, within the next few years, we wish to construct a larger residence at 6 Zircon Place.

In the meantime, we wish to construct a shed at 6 Zircon Place which will be used for domestic purposes, including storage, in conjunction with our residence at 61 Mulgrave Street. We are in the process of bringing the two lots together under the same Property ID, for rating purposes.

The proposed shed has been designed and sited to enable the construction of a new residence to the northern side and rear. This is shown on our current planned floor plan for the residence.

We were of the belief that Council would allow the construction of a residential shed at 6 Zircon Place, prior to the construction of a residence. We are aware that other councils allow this to happen.

We would appreciate Council's further consideration of this matter, and hope that it is able to allow our current application to progress on the basis of this clarification.

Yours faithfully,



Geoff & Melinda McGregor

EXHIBITED

Project: **PROPOSED NEW SHED**

Postal Address  
PO Box 63  
Gleneden 27 014 609  
Architectural  
W 6ty.com.au  
E admin@6ty.com.au

Tamar Suite 103  
The Charles Street  
Devonport Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
P (03) 6424 7161



At: **6 ZIRCON PLACE  
PERTH 7300**

For: **MR & MRS G MCGREGOR**

Project: **M201023**

Drawings:

- Ap00 COVER SHEET
- Ap01 SITE LOCATION PLAN
- Ap02 SITE PLAN
- Ap03 FLOOR PLAN, ROOF PLAN & ELEVATIONS

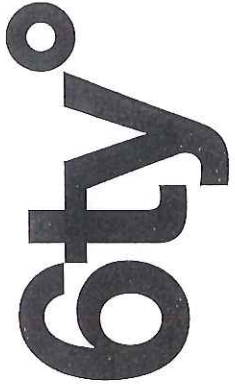
PROJECT DETAILS  
TITLE REFERENCE: 179919/7  
DESIGN WIND SPEED: N2  
SOIL CLASSIFICATION: P/H-1  
CLIMATE ZONE: 7  
BAL RATING: 12.5  
ALPINE AREA: N/A  
CORROSION ENVIRONMENT: N/A  
SITE HAZARDS: N/A

PI

## PLANNING DOCUMENT

Issue date: 24.02.2021

**EXHIBIT**



Project Address  
 PO Box 55  
 Riverside  
 Tasmania 7250  
 W city.com.au  
 E admin@city.com.au

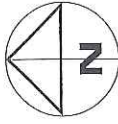
City Pty Ltd  
 ABN 27 014 809 900  
 Architectural  
 Services  
 City of  
 Hobart  
 ABP No. CC18331



Tamar Subj: 103  
 287 Charles Street  
 Launceston Tasmania  
 P (03) 6331 3300

57 Best Street  
 Devonport Tasmania  
 P (03) 6224 7161

1-178



TRUE NORTH

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
	24-02-21	DEVELOPMENT APPROVAL	A

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

PROJECT: PROPOSED NEW SHED

AT: 6 ZIRCON PLACE  
 PERTH 7300

FOR: MR & MRS G MCGREGOR

DRAWING: SITE LOCATION PLAN

DESIGNED: - DRAWN: ADB CHECKED: -

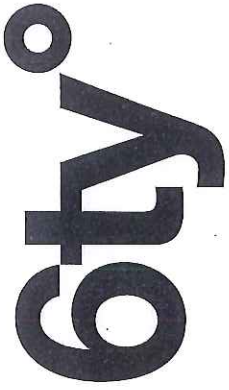
SCALE: 1 : 750

PROJECT No. M201023 DRAWING No. Ap01 REV. A

P2



SITE LOCATION PLAN  
 SCALE 1 : 750



City Pty Ltd  
 ABN 27 014 609 800  
 Architectural  
 ABP No. C04974F  
 W By.com.au  
 E admin@city.com.au

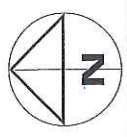


Postal Address  
 PO Box 66  
 Riverside  
 Tasmania 7250  
 W By.com.au  
 E admin@city.com.au

Tamar Suite 103  
 177 Charles Street  
 Launceston Tasmania  
 P (03) 6332 3300

57 Best Street  
 Devonport Tasmania  
 P (03) 6424 7161

1-179



PROJECT NORTH

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
	24-02-21	DEVELOPMENT APPROVAL	A

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PROJECT: PROPOSED NEW SHED

AT: 6 ZIRCON PLACE  
 PERTH 7300

FOR: MR & MRS G MCGREGOR

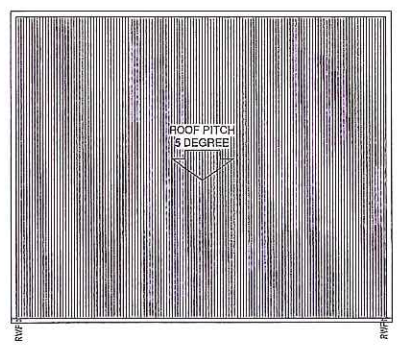
DRAWING: FLOOR PLAN, ROOF PLAN & ELEVATIONS

DESIGNED: - DRAWN: ADB CHECKED: -

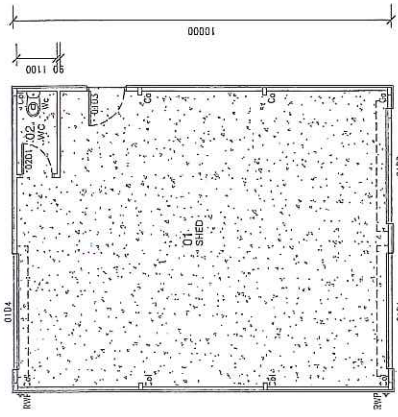
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PROJECT No. M201023 DRAWING No. Ap03 REV. A

Col  
 RWP  
 We  
 Fc/Tc



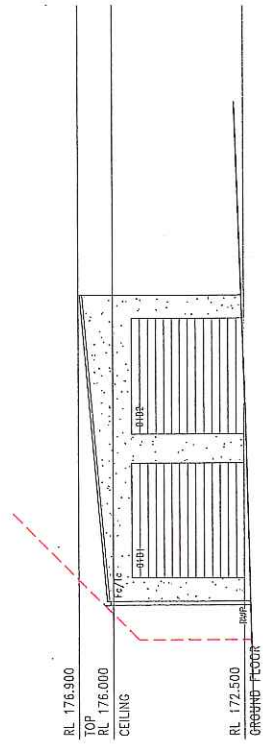
ROOF PLAN  
 SCALE 1:100



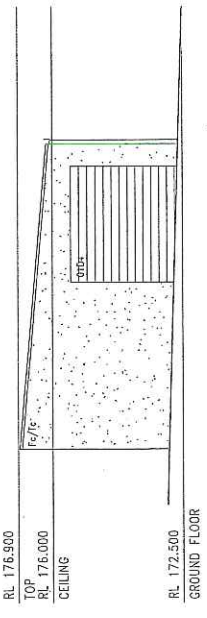
FLOOR PLAN  
 SCALE 1:100

DOOR SCHEDULE			NOTES
DOOR No.	HxW (mm)	DOOR TYPE	
01D1	3000x3050	COLORBOND ROLLER DOOR	PORTAL FRAME, ROOF STRUCTURE, ROOF SHEETING, SLAB & ROLLER DOORS SUPPLIED BY SHED MANUFACTURER. REFER DRAWINGS & SPECIFICATIONS FOR DETAILS.
01D2	3000x3050	COLORBOND ROLLER DOOR	
01D3	2050x320	SOLID CORE TIMBER SWING DOOR	
01D4	3000x3050	COLORBOND ROLLER DOOR	
02D1	2040x820	SOLID CORE TIMBER SWING DOOR	

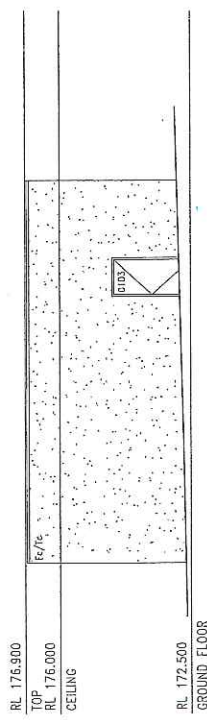
PORTAL FRAME, ROOF STRUCTURE, ROOF SHEETING, SLAB & ROLLER DOORS SUPPLIED BY SHED MANUFACTURER. REFER DRAWINGS & SPECIFICATIONS FOR DETAILS.



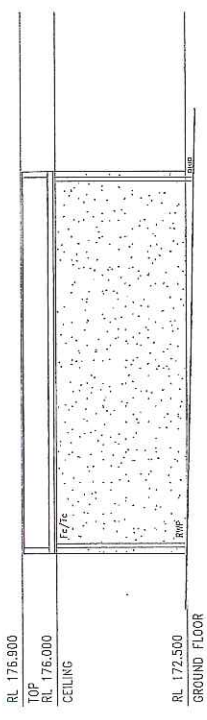
EAST ELEVATION  
 SCALE 1:100



WEST ELEVATION  
 SCALE 1:100



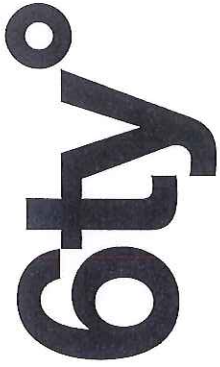
NORTH ELEVATION  
 SCALE 1:100



SOUTH ELEVATION  
 SCALE 1:100

P3

EXHIBITED



Postal Address  
 PO Box 63  
 Riverside 7250  
 W 6ty.com.au  
 E admin@6ty.com.au

6ty Pty Ltd  
 ABN 27 614 609 990  
 Architectural  
 ABP No. CC48747  
 Structural / Civil  
 ABP No. CC1921

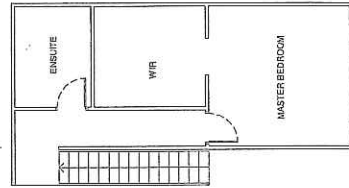
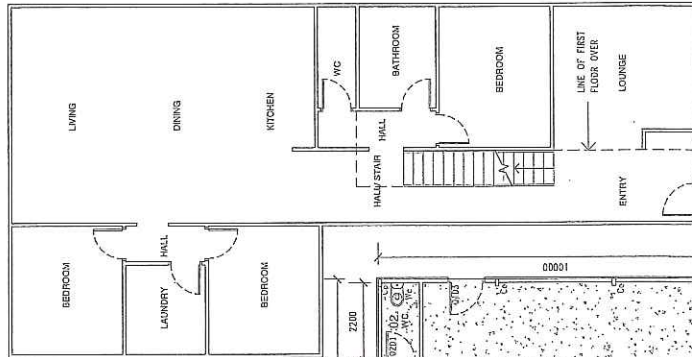
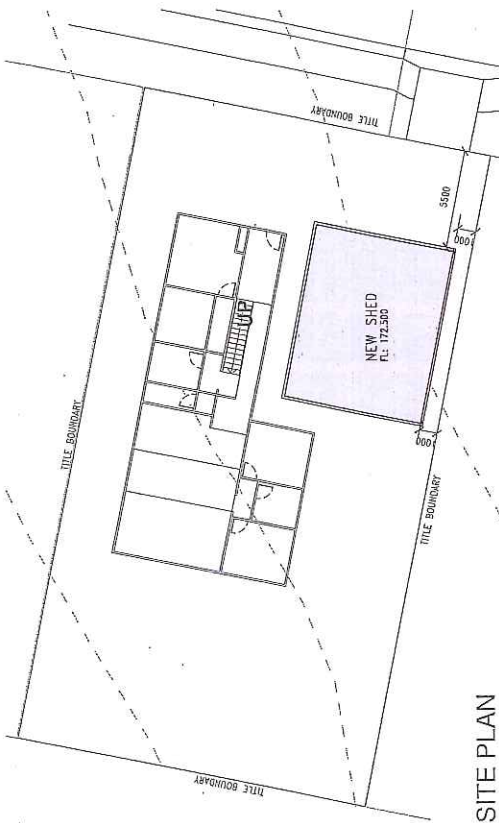


Tamar Street 103  
 207 Charles Street  
 Launceston Tasmania  
 P (03) 6332 3300

57 Best Street  
 Devonport Tasmania  
 P (03) 6424 7161

**SITE PLAN**

SCALE 1:200



**PRELIMINARY - NOT FOR CONSTRUCTION**

ISSUE	DATE	ISSUED FOR	REV
	05/05/21	PRELIMINARY	A

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. THIS DRAWING IS TO BE USED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: **PROPOSED NEW SHED**

AT: **6 ZIRCON PLACE  
PERTH 7300**

FOR: **MR & MRS G MCGREGOR**

DRAWING: **PROPOSED RESIDENCE**

DESIGNED: Designer  
 DRAWN: Author  
 CHECKED: Checker  
 SCALES: As indicated  
 AT AS SIZE DRAWING SHEET

**FIRST FLOOR PLAN**

SCALE 1:100

**GROUND FLOOR PLAN**

SCALE 1:100

PH

**EXHIBITED**

PROJECT No. **M201023** DRAWING No. **Ap04** REV. **A**



Postal Address  
6ty Pty Ltd  
100/101  
Riverside  
Tasmania 7250  
W 6ty.com.au  
E admin@6ty.com.au

Architectural  
ABP No. C048741  
Structural Code  
ABP No. C019331



Tamar Suite 03  
The Charles  
Stewart  
Launceston Tasmania  
P (03) 6332 3300

57 Best Street  
Devonport Tasmania  
P (03) 6424 7161

0900 000 000



TRUE NORTH

## PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
	18-04-21	DEVELOPMENT APPLICATION	A
	19-04-21	SHADOW DIAGRAM CLARIFICATIONS ADDED	B

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. PREFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. IT IS SUBJECT TO THE APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED NEW SHED

AT: 6 ZIRCON PLACE  
PERTH 7300

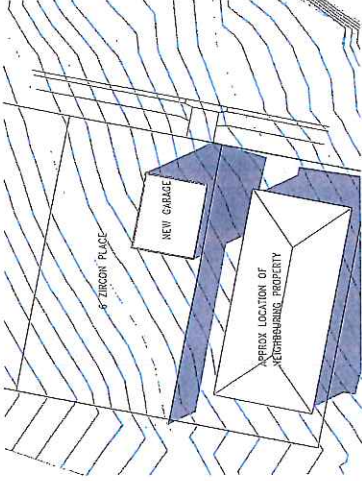
FOR: MR & MRS G MCGREGOR

DRAWING: SHADOW DIAGRAMS

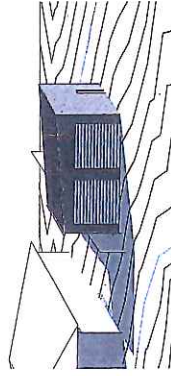
DESIGNED: ADB DRAWN: ADB CHECKED: -

SCALE: 1:500 AT A2 SIZE DRAWING SHEET

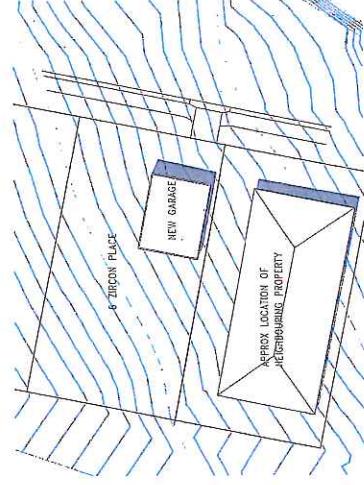
PROJECT No: M201023 DRAWING No: Ap05 REV: B



JUNE 21 - 3PM  
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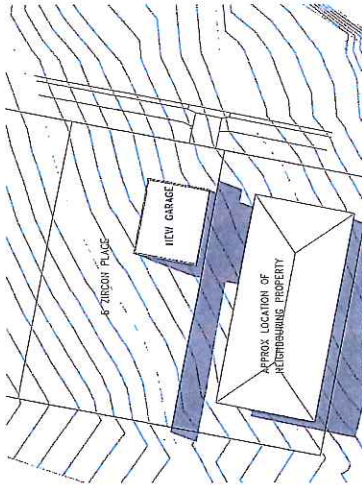


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SCALE

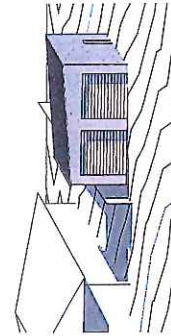


DECEMBER 21 - 3PM  
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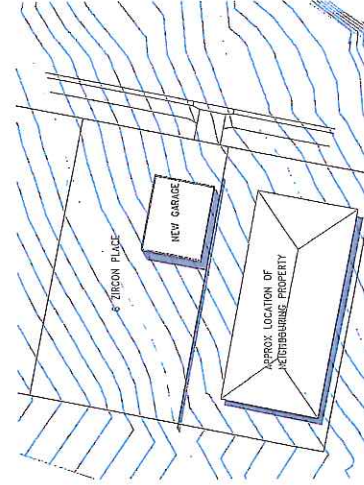
PS



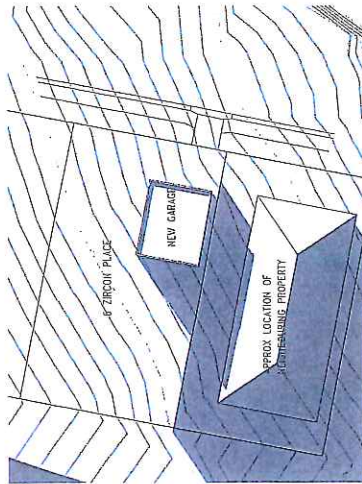
JUNE 21 - 12PM  
SCALE 1:500



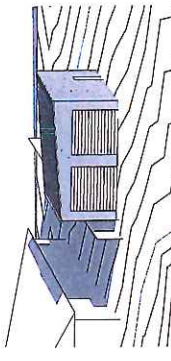
JUNE 21 - 12PM  
SCALE



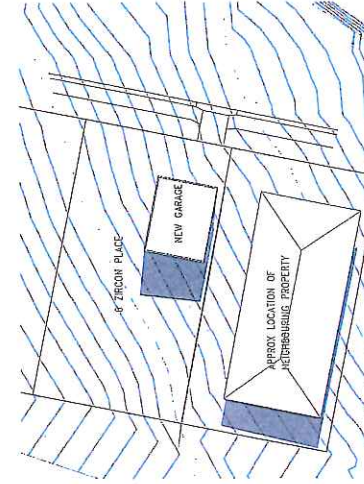
DECEMBER 21 - 12PM  
SCALE 1:500



JUNE 21 - 9AM  
SCALE 1:500

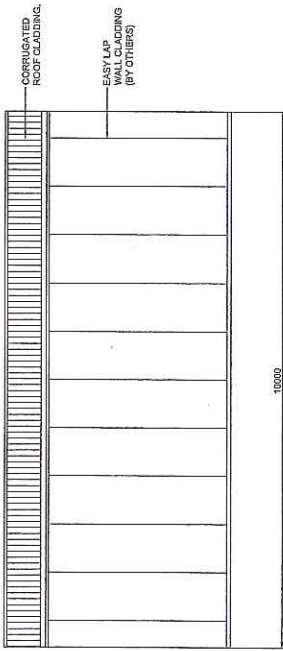


JUNE 21 - 9AM  
SCALE

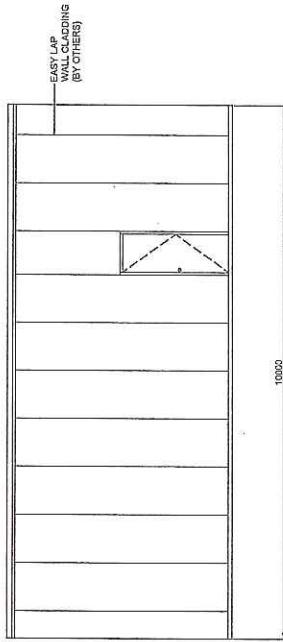


DECEMBER 21 - 9AM  
SCALE 1:500

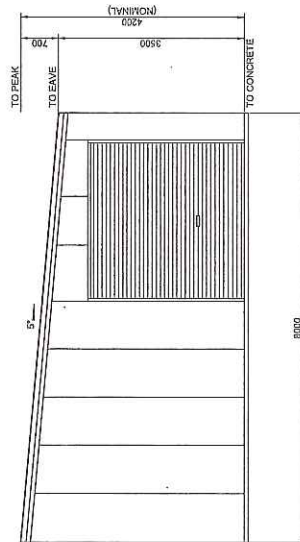
The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides. The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.



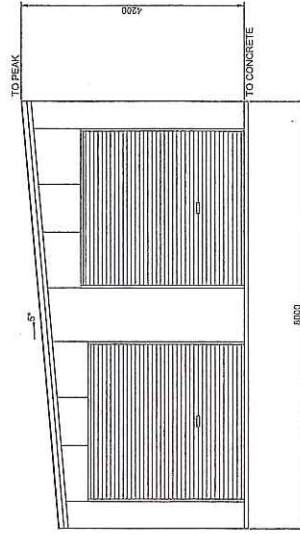
1 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



4 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



3 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

Rp

BUILDING COLOURS

WALL	COLORBOND
ROOF	COLORBOND
EAVE	COLORBOND
FLOOR	COLORBOND
DOWNPIPE	COLORBOND
GUTTER	COLORBOND
CORNER FLASHING	COLORBOND
FLASHING	COLORBOND
OPENING FLASHING	COLORBOND

EXHIBITED

STEEL BUILDING BY (CONTACT) SKYLINE ROOFING PTY LTD  
FOR 03 6334 5535  
AT GEOFF MCGREGOR  
LOT 7 DIMOND PARK ESTATE  
PERTH

DRAWN NF CHECK 1 NF  
CERTIFIED TM CHECK 2 KW  
DATE 19/02/2021  
JOB NO. SKSG31132  
SHEET 6 OF 7

SHED SAFE general  
Fairdinkum SHEDS

NORTHERN CONSULTING engineers  
50 Punat Street, Curralong, Qld 4812  
Phone: 07 4725 5850  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Professional Engineer (Civil & Structural) N.T.  
Registered Engineer (Civil) VIC  
Registered Engineer - (Civil) TAS

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature: [Signature]  
Date: 19/02/2021  
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

## ATTACHMENT B

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

RE: PLN-21-0060

We are writing today to bring forth our concerns regarding the proposed development of the construction of a shed along the boundary fence at the property of 6 Zircon Place Perth (lot 7) adjoining 5 Zircon Place (lot 6) which will impact on the sun and quality of living with our first new build and forever home.

As owners of 5 Zircon Place (lot 6) we would like to contest in regards to not being compliant with the Current Planning Scheme and having an impact on our day to day living.

1. The setback of the proposed shed is only 1m off the shared boundary fence which is not compliant within the Current Planning Scheme and given the size, length (10 m) and height (4.2m at the highest point) of the proposed shed running right along the northern boundary will affect our sun in our main living areas and main bedroom along the Northern side of our property.

When we designed our home, we took into consideration the sun aspect and outlook, facing north and needed to change the existing plans around with our builders to capture all day sun in our main living areas which is now very disappointing to have the owners of 6 Zircon Place propose such a sizeable shed which will impede and have a huge impact on us.

2. The outlook of our main areas will also be looking directly at the proposed shed being in such close proximity, taking over all the view of our north side, looking directly at it.

3. Our concerns are also related to the usage and noise level of the proposed shed at this point given that there is not to be a residence until later in years, which then will raise concerns in regards to sunlight as proposing a two story dwelling as well.

We are aware that the setback of the proposed shed isn't in accordance with the Current Planning Scheme and if the above concerns can be taken into account and be repositioned in a more appropriate practical place, not imposing and meeting Planning Requirements, down scaling, or not at all.

We are disappointed that this proposal has forced us to contest and has not taken into account how this would affect their neighbours build and quality of life.

We wait for a favourable outcome where hopefully our concerns are taken into consideration.

Thankyou

Kelzie Parker & Joseph Lowe

Our Ref: M201023

Measured form and function



15 April 2021

Planning Department  
Northern Midlands Council  
By Email Only: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

6ty Pty Ltd  
ABN 27 014 609 900

Postal Address  
PO Box 63  
Riverside  
Tasmania 7250  
W [6ty.com.au](http://6ty.com.au)  
E [admin@6ty.com.au](mailto:admin@6ty.com.au)

Dear Sir/Madam,

**PLN-21-0060 – 6 ZIRCON PLACE, PERTH – RESPONSE TO REPRESENTATION**

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston 7250  
P (03) 6332 3300

57 Best Street  
PO Box 1202  
Devonport 7310  
P (03) 6424 7161

I refer to Council's letter dated 13 April 2021, which invites 6ty<sup>o</sup> to respond to the issues raised in the representation to PLN-21-0060.

**1. Proposed Setback**

The representation asserts that the proposed setback is not compliant with the *Northern Midlands Interim Planning Scheme 2013* ("Scheme") however this is incorrect.

Due to the proposed setback from the side boundary shared with the representors' property, the outbuilding relies on the performance criteria P3 to comply with the applicable standard in Clause 10.4.2 'Setbacks and building envelope for all dwellings'. Reliance on a performance criteria provides an approval pathway that is no less legitimate than providing compliance with an associated acceptable solution.

It is noted that the southern wall of the proposed outbuilding will be setback 1m from the southern boundary of the subject site (shared with the representors' property). The three-dimensional building envelope described by the acceptable solution in Clause 10.4.2 A3 is determined by projecting a line at an angle of 45° from the horizontal at a height of 3m above existing ground level at the shared boundary. The land accommodates a slight slope only and the permitted building height for the proposed 1m setback is therefore 4m. The southern wall will have a building height of no greater than 3.8m and is therefore contained within the building envelope.

The higher part of the outbuilding, which will reach a height of up to 4.2m, is located along its northern wall. This wall will have a setback of 9m from the shared boundary and the roof of the outbuilding will have a 5° pitch. The northern wall of the outbuilding and the entirety of its roof will therefore be contained within the 45° sides of the building envelope.

The reason that the proposed outbuilding relies on the performance criteria is due solely to the second limb of the acceptable solution in Clause 10.4.2 A3, which specifies a maximum length of 9m for walls located within 1.5m of a side boundary. The southern wall of the outbuilding will have a length of 10m.

**2. Impacts on Sunlight and Outlook**

The first limb of the performance criteria in Clause 10.4.2 P3, which is relevant to the issues raised in the representation, specifies that the siting and scale of a dwelling (including an outbuilding) must:

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
- (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*
  - (ii) *overshadowing the private open space of a dwelling on an adjoining property;*
  - (iii) *overshadowing of an adjoining vacant property; or*
  - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*

#### Overshadowing

The performance criteria does not require there to be no overshadowing impact. The representors' property is located directly to the south of the subject site, and some degree of overshadowing is inevitable even for development contained within the building envelope. The performance criteria requires the degree of overshadowing to not cause an unreasonable loss of amenity.

Shadow diagrams have been prepared and accompany this response. This includes a representation of the worst-case scenario when the sun is at its lowest and the overshadowing impact is at its greatest (21 June).

The shadow diagrams include a depiction of the degree of overshadowing throughout the day associated with fencing along the entire shared boundary.

The southern wall will have a length of 10m, which represents 26.9% of the total length of the shared boundary. The wall will therefore only be adjacent to a part of the shared boundary, and this will assist with minimising the degree of overshadowing.

Further, the shadow diagrams demonstrate that the degree of overshadowing associated with the proposed outbuilding will only be slightly greater than that associated with fencing along the shared boundary. Most of the overshadowing within the representors' property at 9am, apart from that associated with fencing, will be caused by building development within the lot itself. The land at the rear of the representors' property will not be overshadowed by the proposed outbuilding at any point during the day. The shadow cast by the outbuilding will move progressively towards the frontage of the representor's property as the day progresses, particularly after 12pm as depicted on the shadow diagrams.

The degree of overshadowing associated with the proposed outbuilding therefore will not cause an unreasonable loss of amenity to the representors' property.

#### Visual Impact

The subject site and the representors' property are both lots that have recently been subdivided to an urban density. Additionally, the lots accommodate a relatively slight slope. Therefore, it is reasonable to expect dwelling and other associated residential development in adjoining lots will be visible, including development contained within the building envelope.

The southern wall of the proposed outbuilding will only be adjacent to a part of the shared boundary, and its height will not be excessive. The impact on outlook towards the north will therefore be minimised. The outlook from the front of the representors' property will not be impacted.

The proposed outbuilding therefore will not cause an unreasonable loss of amenity to the representors' property by reason of visual impacts.

### 3. Noise and Other Future Impacts

The proposed outbuilding will be used in conjunction with the existing single dwelling in common ownership at 61 Mulgrave Street. The usage and any noise associated with the outbuilding will therefore be consistent with that associated with the surrounding residential area.

A dwelling within the subject site (6 Zircon Place) does not form part of the current planning application, and will require consideration against the applicable planning scheme provisions at the appropriate time.

It is noted however that the current planned floor plan for a dwelling within the subject site includes a 5.8m setback from the southern boundary shared with the representors' property for the first floor level. For this setback, the maximum 8.5m building height identified in the acceptable solution in Clause 10.4.2 A3 would be permitted. The indicative setback therefore provides adequate scope to contain the first floor level within the building envelope relative to the shared boundary, in which event any overshadowing impacts would be deemed to be reasonable.

### 4. Conclusion

The proposed outbuilding complies with the applicable performance criteria in Clause 10.4.2 P3. It will not cause an unreasonable loss of amenity to the representors' property when considered objectively against the performance criteria. On that basis, it is appropriate for a discretionary permit to be issued in accordance with Clause 8.8.1 of the Scheme and Section 57 of the *Land Use Planning and Approvals Act 1993*.

Please do not hesitate to contact me should any clarification be required.

Yours faithfully

**6ty<sup>o</sup> Pty Ltd**



Ashley Brook  
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