

PLAN 2

PLANNING APPLICATION PLN-20-0297

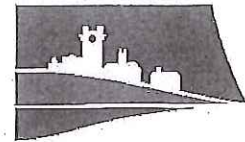
2 LOT SUBDIVISION

50 MAIN ROAD, PERTH

ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies

# Planning Application Proposal



NORTHERN  
MIDLANDS  
COUNCIL

<i>Description of proposal:</i>	<b>2 Lot subdivision (vary lot size, Heritage Listed property)</b>
<i>Site address:</i>	<b>50 MAIN ROAD, PERTH</b>
<i>CT:</i>	<b>123673/1</b>
<i>Estimated cost of project (include cost of landscaping, car parks etc for commercial / industrial uses)</i>	<b>\$0.00</b>
<i>Are there any existing buildings on this property?</i>	<b>Yes</b>
<i>If yes – use of main building:</i>	<b>dwelling</b>
<i>If variation to Planning Scheme provisions requested, justification to be provided:</i>	<b>Subdivision to be considered in light of application for multiple dwelling on lot</b>
<i>Is any signage required? (if yes, provide details)</i>	<b>No</b>

## PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

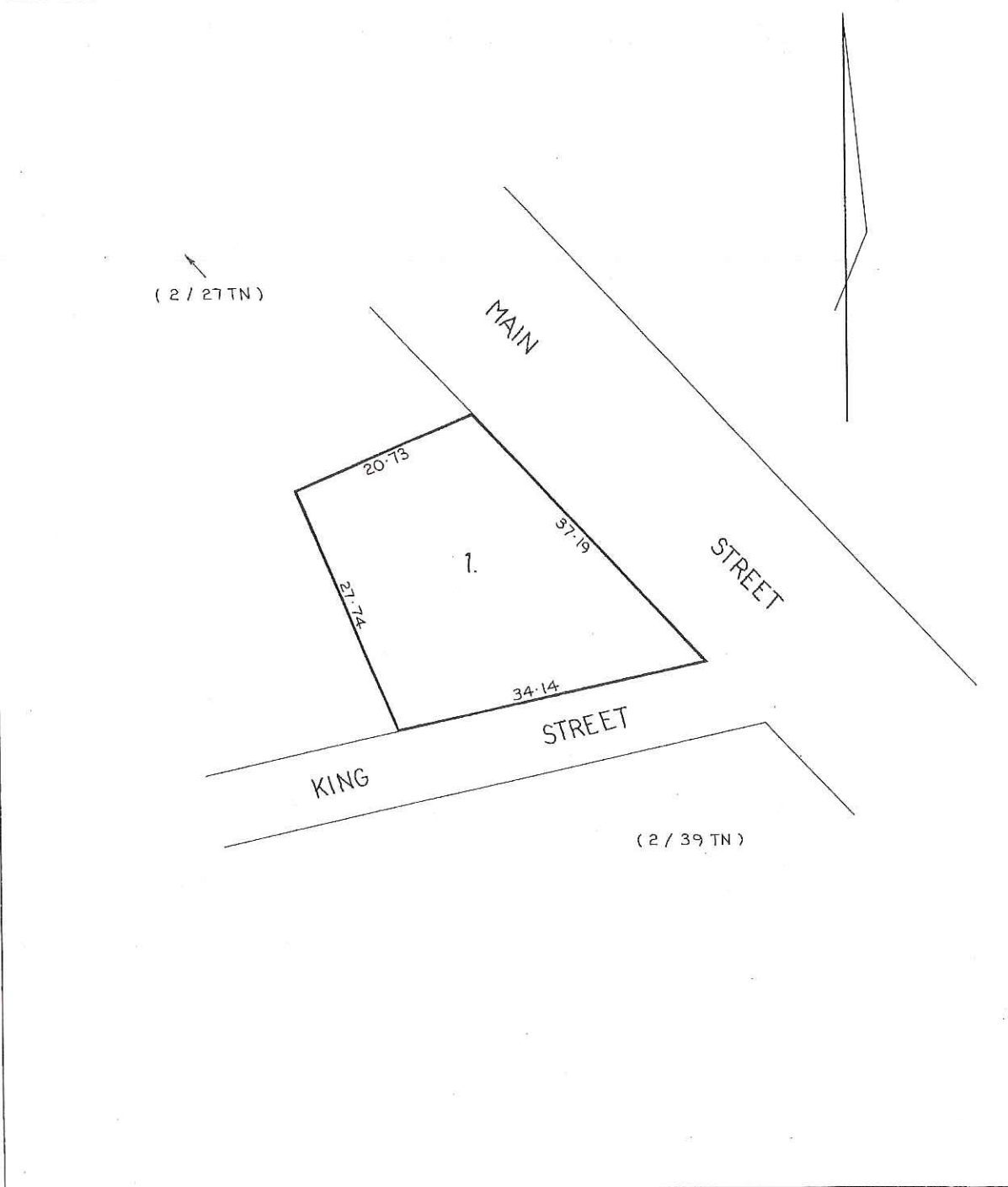
**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.

OWNER L.T. ACT 1980		<b>PLAN OF TITLE</b>		REGISTERED NUMBER
FOLIO REFERENCE W. 4130				P123673
GRANTEE PART OF LOC. TO JAMES FENNER		LOCATION TOWN OF PERTH (SECTION T)	APPROVED 22 APR 1996	<i>Michael Dine</i> Recorder of Titles
		CONVERTED BY PLAN No CONV. 30/3558 COMPILED BY L.T.O.		
		NOT TO SCALE	LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No 5601265	LAST PLAN No	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SKETCH BY WAY OF ILLUSTRATION ONLY  
"EXCEPTED LANDS"

~~BALANCE PLAN~~

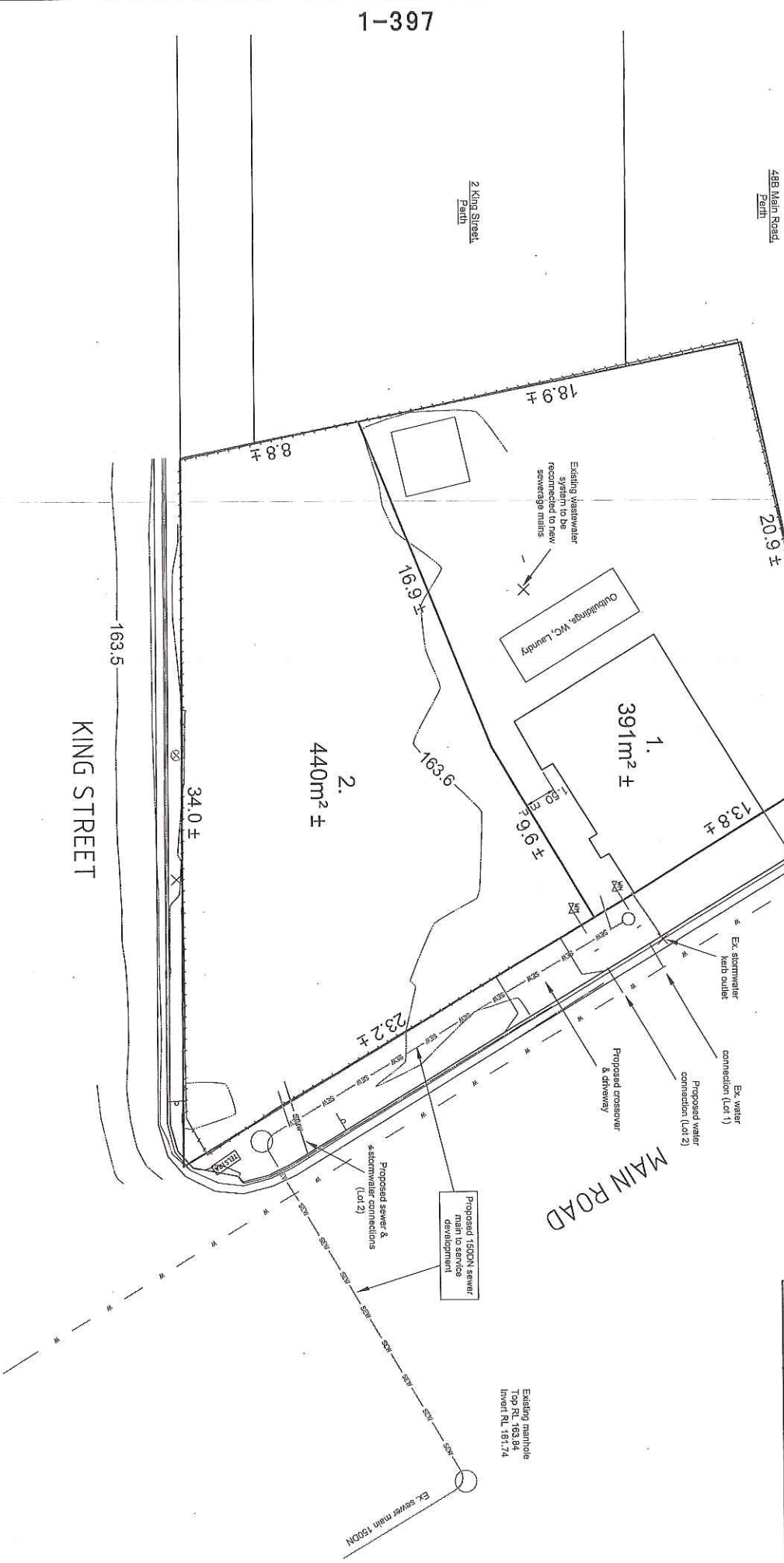


A-142

# Superseded

This plan has been prepared to accompany a Development Application to Council and should not be used for any other purpose. All measurements shown are subject to final survey.

Planning Authority: Northern Midlands Council  
 Scheme: Northern Midlands Interim Planning Scheme 2013  
 Zoning: 10.0 General Residential

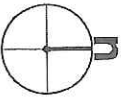


PROPOSED 2 LOT SUBDIVISION  
 50 MAIN ROAD, PERTH  
 Certificate of Title no. CT. 123673/1

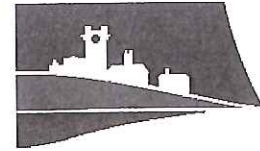
Job	200917	Sheet	1/1
Drawing	200917_Subdivision.dwg	Date	30/09/20
Scale	1:200 AT A3		
Drawn	SCB	Checked	SCB

**radian**  
 SURVEYING

radian surveying pty. ltd.  
 p. 0407 152 366  
 e | admin@radiansurveying.com.au  
 w | radiansurveying.com.au  
 po box 7529 harrington tas 7250







**NORTHERN  
MIDLANDS  
COUNCIL**

Our ref: PLN-20-0297

5<sup>th</sup> January 2021

Abode Designer Homes  
67 Margaret St  
LAUNCESTON 7250

By email: [info@abodedesignerhomes.com.au](mailto:info@abodedesignerhomes.com.au)

**Additional Information Required for Planning Application PLN-20-0297**  
**2 lot subdivision (vary lot size, heritage listed property) at 50 Main Road, Perth**

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

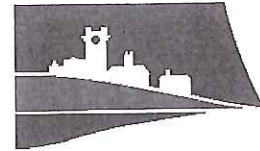
- A floor plan of the existing dwelling;
- A plan showing the location of private open space and car parking for the existing dwelling.

In accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been satisfactorily supplied. Please include the reference PLN-20-0297 on all correspondence and send any emailed correspondence to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au). If you have any queries, please contact Council's Planning Section on 6397 7301, or at the above email address.

Yours sincerely

Paul Godier  
**Senior Planner**

Copy: Matthew & Jessica Kempnich, by email: [jess\\_bryant\\_1993@hotmail.com](mailto:jess_bryant_1993@hotmail.com)



NORTHERN  
MIDLANDS  
COUNCIL

Our ref: 6745230; PLN-20-0297;  
Enquiries: Paul Godier

07/01/2021

Ty Turner  
67 Margaret St  
LAUNCESTON 7250  
via email: [info@abodedesignerhomes.com.au](mailto:info@abodedesignerhomes.com.au)

Dear Ty Turner

**Additional Information Required for Planning Application PLN20-0297 - 2 lot subdivision (vary lot size, heritage listed property) at 50 Main Road, Perth**

I refer to the abovementioned application that was referred to TasWater (the water and sewer authority). They have requested additional information (see attached RAI). If you have any queries, please contact TasWater's Development Co-ordinator directly:

☎ 13 6992

✉ [development@taswater.com.au](mailto:development@taswater.com.au)

The information requested must be provided to Council for forwarding to TasWater (preferably by email to [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au)).

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au) and referenced with the planning application number PLN20-0297. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely

A handwritten signature in cursive script, appearing to read 'K Jenkins'.

Karen Jenkins  
**Administration Officer**

Copy: Matthew James Kempnich, 24 Bulwer St, Longford 7301  
via email: [jess\\_bryant\\_1993\\_hotmail.com](mailto:jess_bryant_1993_hotmail.com)

Note: Due to privacy laws, Council officers only hold discussions with applicants (e.g. when an applicant is acting as the owner's agent, all enquiries must be directed through the applicant).

Enc: TasWater RAI



## Request for Additional Information

### For Planning Authority Notice

Council Planning Permit No.	PLN-20-0297	Application date	05/01/2021
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2021/00022-NMC	Date of response	06/01/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	50 MAIN ROAD , PERTH	Property ID (PID)	6745230
Description of development	Subdivision - 2 Lot	Stage No.	
<b>Additional information required</b>			
<ol style="list-style-type: none"> <li>1. The existing house can continue to use the existing sewer connection. There is no need to install a new sewer connection in this instance.</li> <li>2. The proposed Lot can connect to a new sewer main that comes across the street, given you produce a long section that shows it crossing other below ground infrastructure. This needs to be done by a suitably qualified person.</li> <li>3. The amended plan is to show the location of the new water connection in relation to a known boundary. It must also notate that all work is to be done by taswater at the developers cost. The size of connection and meter is to be included on the plan also.</li> </ol>			
<b>Advice</b>			
<p><b>Service Locations</b></p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <ul style="list-style-type: none"> <li>• A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater</li> <li>• TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <a href="http://www.taswater.com.au/Development/Service-location">www.taswater.com.au/Development/Service-location</a> for a list of companies</li> <li>• TasWater will locate residential water stop taps free of charge</li> <li>• Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</li> </ul> <p>To view our assets, all you need to do is follow these steps:</p> <ol style="list-style-type: none"> <li>1) Open up webpage - <a href="http://maps.thelist.tas.gov.au/listmap/app/list/map">http://maps.thelist.tas.gov.au/listmap/app/list/map</a></li> <li>2) Click 'Layers'</li> <li>3) Click 'Add Layer'</li> <li>4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.</li> <li>5) Search for property</li> <li>6) Click on the asset to reveal its properties</li> </ol>			



Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor

Development Assessment Manager

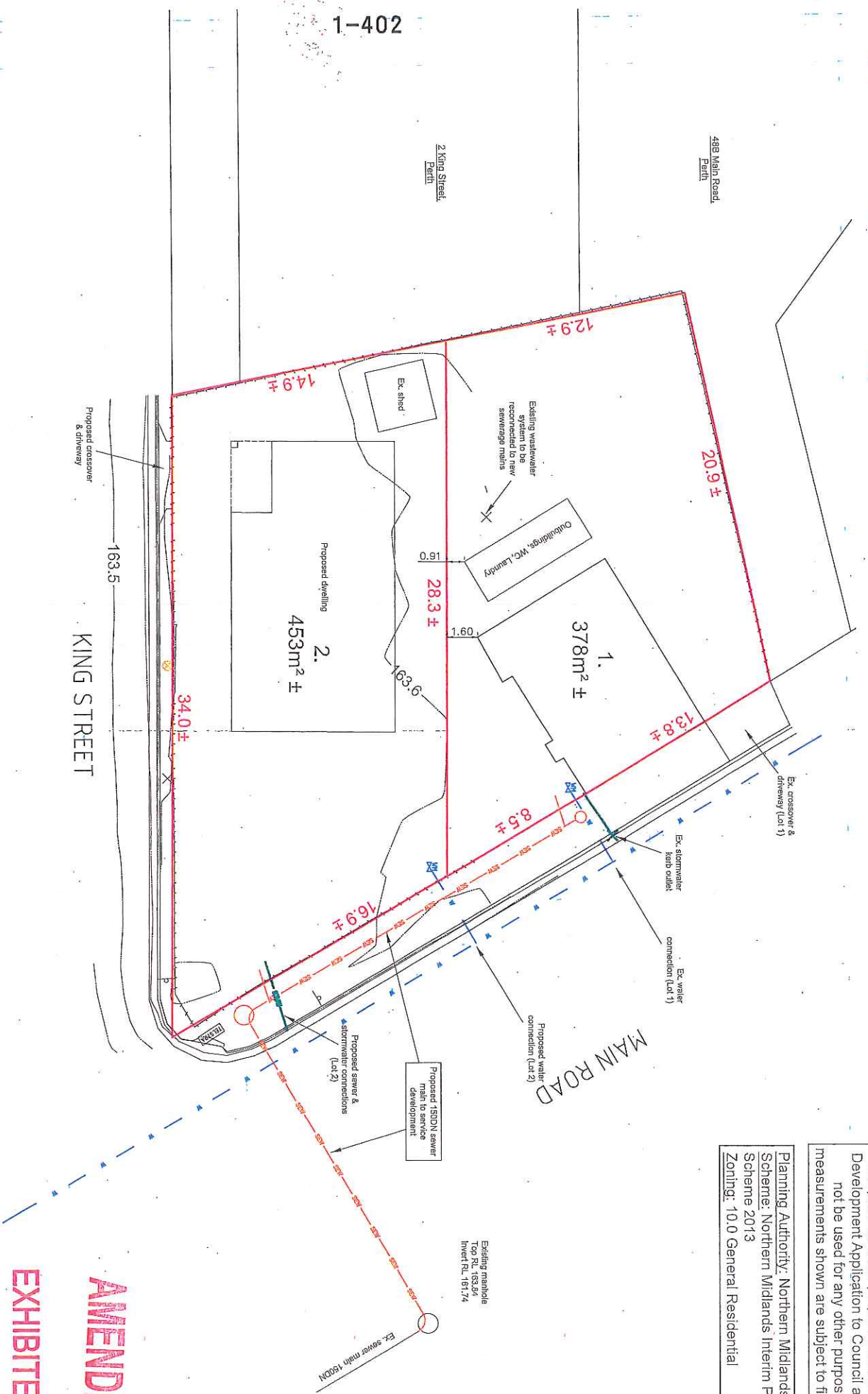
**TASWATER CONTACT DETAILS**

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



This plan has been prepared to accompany a Development Application to Council and should not be used for any other purpose. All measurements shown are subject to final survey.

Planning Authority: Northern Midlands Council  
 Scheme: Northern Midlands Interim Planning Scheme 2013  
 Zoning: 10.0 General Residential



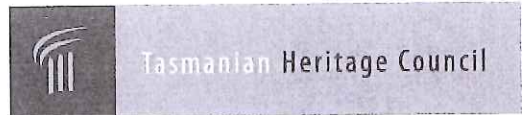
**AMENDED**  
**EXHIBITED**

PROPOSED 2 LOT SUBDIVISION  
 50 MAIN ROAD, PERTH  
 Certificate of Title no. CT. 123673/1

Job	200917	Sheet 1/1
Drawing	200917_Subdivision.dwg	REVISION FREE/LINE
Scale	1:200 AT A3	Date 8/06/21
Drawn	SCB - Checked SCB	

**radian**  
 SURVEYING

radian surveying pty. ltd.  
 P. 0407 152 905  
 e | admin@radiansurveying.com.au  
 w | radiansurveying.com.au  
 po box 7529 launceston tas 7250



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-20-0297  
THC WORKS REF: 6454  
REGISTERED PLACE NO: 5221  
FILE NO: 10-48-06THC  
APPLICANT: Adobe Designer Homes  
DATE: 30 June 2021

## NOTICE OF HERITAGE DECISION

*(Historic Cultural Heritage Act 1995)*

The Place: 50 Main Road, Perth.  
Proposed Works: 2-lot subdivision.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-20-0297, advertised on 12/06/2021.

### Advice

The applicant should note that all of the areas affected by the subdivision will remain entered in the Tasmanian Heritage Register as part of the original entry for the site, and that heritage works to the new lots shall require heritage approval pursuant to Part 6 of the *Historic Cultural Heritage Act 1995*. The applicant/owner may request a review and amendment to the place's entry in the THR once the new property title/s are sealed.

Should you require clarification of any matters contained in this notice, please contact Heritage Tasmania's Works Manager, Ian Boersma, on 0429 979 586 or 1300 850 332.

A handwritten signature in black ink, appearing to read "A Roberts", written in a cursive style.

Andrew Roberts  
**Acting Director – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN  
DATE: 10 June 2021  
REF NO: PLN-20-0297; 108900.83  
SITE: 50 Main Road, Perth  
PROPOSAL: 2 lot subdivision (vary lot size, heritage listed property)  
APPLICANT: Abode Designer Homes  
REASON FOR REFERRAL: HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: No

The proposed subdivision will have an acceptable impact on the existing heritage listed dwelling.  
I have no objections to the proposal.

*Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)*


*Attach public exhibition documents*

*Subject line: Heritage referral PLN-20-0297 - 50 Main Road, Perth*



David Denman (Heritage Adviser)

Date: 10/06/2021





<b>Assessment against E13.0 (Local Historic Heritage Code)</b>
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**E13.1 Purpose**

E13.1.1 *The purpose of this provision is to:*

- a) *protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) *encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) *discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*
- d) *ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and*
- e) *conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

**E13.2 Application of the Code**

E13.2.1 *This code applies to use or development of land that is:*

- a) *within a Heritage Precinct;*
- b) *a local heritage place;*
- c) *a place of identified archaeological significance.*

**E13.3 Use or Development Exempt from this Code**

E13.3.1 *The following use or development is exempt from this code:*

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- c) *internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;*
- d) *maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- e) *repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- f) *the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and*
- g) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

**Comment:**

The subject site is within a *Heritage Precinct*.

The subject place is heritage listed.

**E13.5 USE STANDARDS****E13.5.1 Alternative Use of heritage buildings**



<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> <li>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</li> <li>b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</li> <li>c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</li> </ul>

Comment: N/a

**E13.6 DEVELOPMENT STANDARDS**

**E13.6.1 Demolition**

<i>Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> <li>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</li> <li>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</li> <li>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</li> <li>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</li> </ul> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

**E13.6.2 Subdivision and development density**

<i>Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable	P1 Subdivision must:

<i>solution.</i>	<ul style="list-style-type: none"> <li>a) <i>be consistent with and reflect the historic development pattern of the precinct or area; and</i></li> <li>b) <i>not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</i></li> <li>c) <i>not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</i></li> <li>d) <i>not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</i></li> <li>e) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></li> </ul>
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Comment: Satisfies the performance criteria.

### **E13.6.3 Site Cover**

*Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>The site coverage must:</i> <ul style="list-style-type: none"> <li>a) <i>be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</i></li> <li>b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></li> </ul>

Comment: N/a

### **E13.6.4 Height and Bulk of Buildings**

*Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1.1 <i>The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</i> P1.2 <i>Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</i> P1.3 <i>The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>



Comment: N/a

#### **E13.6.5 Fences**

*Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New fences must: <ul style="list-style-type: none"> <li>a) be designed to be complementary to the architectural style of the dominant buildings on the site or</li> <li>b) be consistent with the dominant fencing style in the heritage precinct; and</li> <li>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: N/a

#### **E13.6.6 Roof Form and Materials**

*Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: <ul style="list-style-type: none"> <li>a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</li> <li>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: N/a

#### **E13.6.7 Wall materials**

*Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: <ul style="list-style-type: none"> <li>a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and</li> <li>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: N/a

**E13.6.8 Siting of Buildings and Structures**

*Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

**E13.6.9 Outbuildings and Structures**

*Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Outbuildings and structures must be: a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New outbuildings and structures must be designed and located; a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

**E13.6.10 Access Strips and Parking**

*Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Car parking areas for non-residential purposes must be: a) located behind the primary buildings on the site; or b) in accordance with the acceptable	P1 Car parking areas for non-residential purposes must not: a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the



<p>development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>b) setting of a building or its historic heritage significance; and detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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Comment: N/a

**E13.6.11 Places of Archaeological Significance**

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.

Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 For works impacting on places listed in Table E13.3:                      a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and                      b) details of survey, sampling and recording techniques technique be provided; and                      c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</p>

Comment: N/a

**E13.6.12 Tree and Vegetation Removal**

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 The removal of vegetation must not:                      a) unreasonably impact on the historic cultural significance of the place; and                      b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

**E13.6.13 Signage**

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
<p>A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater</p>	<p>P1 New signs must be of a size and location to ensure that:                      a) period details, windows, doors and other architectural details are not covered or removed; and                      b) heritage fabric is not removed or destroyed through attaching signage; and                      c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</p>

than 0.2m <sup>2</sup> .	d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
--------------------------	---

Comment: N/a

**E13.6.14 Maintenance and Repair**

<p><b>Objective</b></p> <p>To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <u>historic cultural heritage significance</u> of local heritage places and precincts.</p>
<p><b>Acceptable Solution</b></p> <p>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>

Comment: N/a

**Table E13.1: Local Heritage Precincts**

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

<b>Existing Character Statement - Description and Significance</b>
<p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>
<p><b>ROSS HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p>The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who</p>



live in or visit the village.

**PERTH HERITAGE PRECINCT CHARACTER STATEMENT**

*The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.*

**LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT**

*The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT**

*The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**Management Objectives**

*To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.*

*To ensure developments within street reservations in the towns and villages having Heritage*

*Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.



<b>Assessment against F2.0 (Heritage Precincts Specific Area Plan)</b>
--

**F2.1 Purpose of Specific Area Plan**

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a **positive contribution to the streetscape** within the Heritage Precincts.

**F2.2 Application of Specific Area Plan**

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

**F2.3 Definitions****F2.3.1 Streetscape**

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

**F2.3.2 Heritage-Listed Building**

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

**F2.4 Requirements for Design Statement**

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

*F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.*

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the streetscape.

**REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0297 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 108900.83  
**Date:** 10 June 2021  
**Applicant:** Abode Designer Homes  
**Proposal:** 2 lot subdivision (vary lot size, heritage listed property)  
**Location:** 50 Main Road, Perth

W&I referral PLN-20-0297, 50 Main Road, Perth

Planning admin: W&I fees paid.

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

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

**Stormwater:**

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Connects to kerb
Can all lots access stormwater services?	Yes
If so, are any works required?	No
Is stormwater detention required	No
Has a stormwater detention design been submitted	N/A
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	N/A
If no to above , has the design for 100 – year ARI been done.	N/A
If yes to any of the above, does it comply with Councils stormwater policy	N/A
Is the design approved by works & infrastructure	N/A
Please quote drawing numbers and any other relate documentation (email etc.)	#:
Additional Comments/information	No
<b>Stormwater works required:</b>	
Works to be in accordance with Standard Drawing TSD-SW25 – a 100mm stormwater connection.	
Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

**Road Access:**

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes



Does the new lot/s have access to a made road?	Yes
If so, are any works required?	Yes, see below
Is off-street parking available/provided?	Yes
<b>Road / access works required:</b>	
<i>Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover &amp; apron from the edge of King Street to the property boundary of Lot 2.</i>	
Is an application for vehicular crossing form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	No
Are street trees required?	No
Additional Comments:	An Engineer's design is <b>not</b> required.

Engineer's comment:

## WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

### **STANDARD CONDITIONS FOR SMALL SUBDIVISIONS**

#### W.1 Stormwater

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

#### W.2 Access (Urban)

- a) A concrete driveway crossover and apron must be constructed from the edge of King Street to the property boundary of Lot 2 in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

#### W.3 As constructed information

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

#### W.4 Municipal standards & certification of works

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

#### W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

#### W.6 Separation of hydraulic services

- a) All existing pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that services have been separated between the lots.

W.8 Pollutants

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

*Jonathan Galbraith (Engineering Officer)*

*Stormwater and access discussed with Leigh McCullagh (Works Manager) 21/6/21*

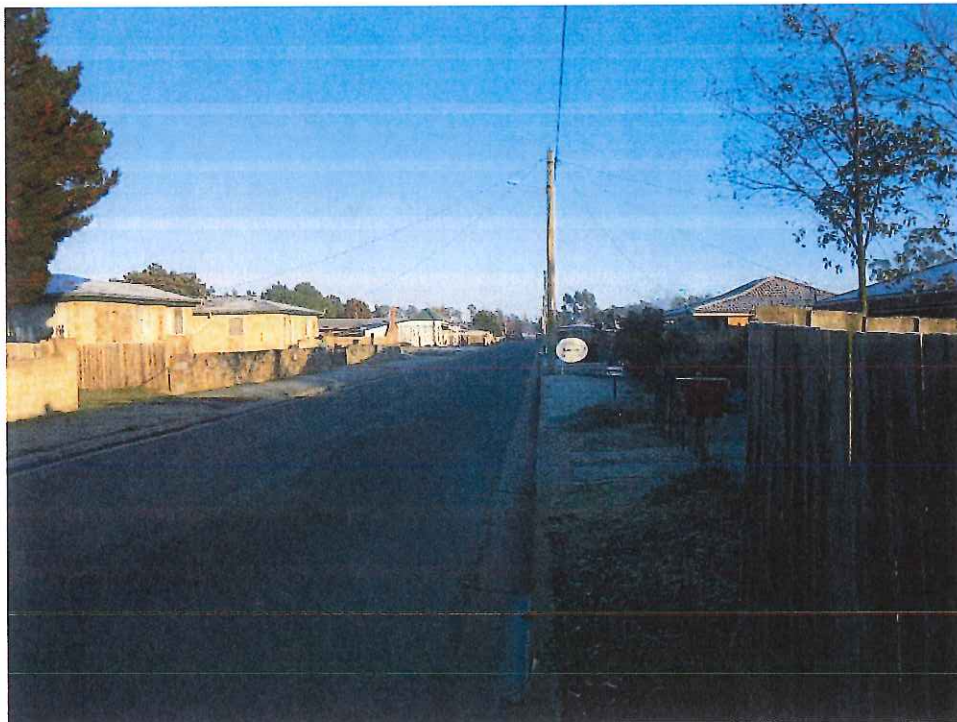
*Date: 21/6/21*



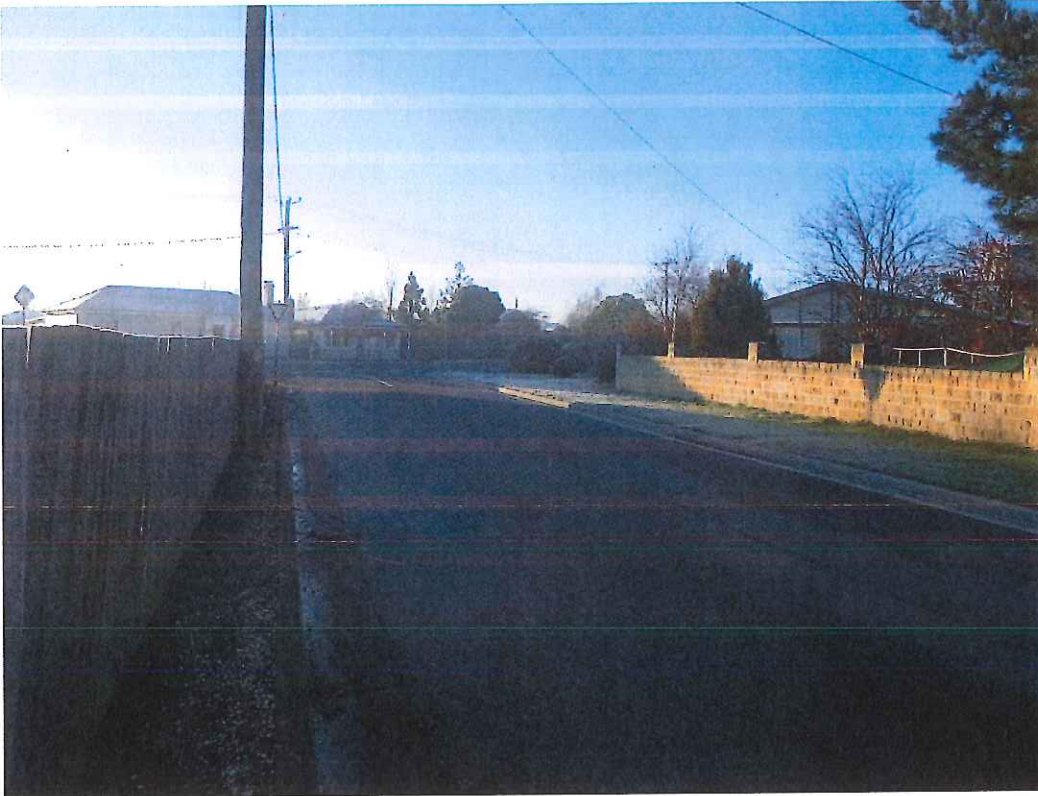




^ Front of subject site – crossover to be at left end of paling fence



^ Site distance available looking westward



^ Site distance available looking eastward

**Planning Scheme Consideration:**

The relevant clauses are as follows:

**E4.7.2 Management of Road Accesses and Junctions**

<p><b>Objective</b></p> <p>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Comment: Complies.</p>	<p>Comment: N/a</p>

**E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings**

<p><b>Objective</b></p> <p>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>



<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>
<p>Comment: The site distance of 80m is achieved westwards. Around 30m is achieved eastwards.</p>	<p>Comment: The design, layout and location of the access provides adequate sight distances to ensure the safe movement of vehicles.</p>

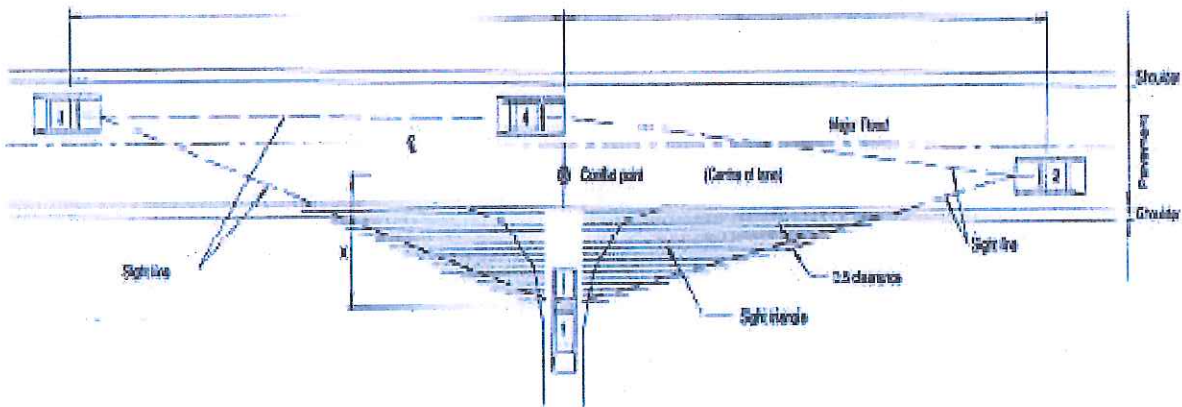


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140

80	165	175
90		210
100		250
110		290

**Notes:**

- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- (b) For safe intersection sight distance (SISD):
  - (i) All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
  - (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
  - (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
  - (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
  - (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

Confirmation of Traffic Impact Assessment adequacy from road authority (Northern Midlands Council) in accordance with clause E4.5.3:



.....  
Northern Midlands Council Representative



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-20-0297	<b>Council notice date</b>	05/01/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/00022-NMC	<b>Date of response</b>	16/06/2021
<b>TasWater Contact</b>	Jake Walley	<b>Phone No.</b>	0467 625 805
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	50 MAIN ROAD , PERTH	<b>Property ID (PID)</b>	6745230
<b>Description of development</b>	Subdivision - 2 Lot		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Radian Surveying	Proposed 2 Lot Subdivision	--	08/06/2021
<b>Conditions</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>			
<ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection and sewerage system and connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>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.</li> <li>3. Prior to commencing construction of the subdivision/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.</li> <li>4. Lot 1 can be serviced using the existing sewer connection. If this is not going to be utilised, then this connection will need to be removed.</li> </ol>			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
<ol style="list-style-type: none"> <li>5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction.</li> <li>7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>8. In addition to any other conditions in this permit, all works must be constructed under the</li> </ol>			





- supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Radian Surveying, Proposed 2 Lot Subdivision, 08/06/2021", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
  10. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
  11. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
    - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
    - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
    - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
    - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
  12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
  13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
  14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
  15. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

16. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.



*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

- 17. Pipeline easements, to TasWater’s satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions.

**DEVELOPMENT ASSESSMENT FEES**

- 18. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees 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>

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**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



**Paul Godier**

---

**From:** Des Jennings  
**Sent:** Wednesday, 7 July 2021 1:25 PM  
**To:** Paul Godier  
**Cc:** Gail Eacher  
**Subject:** 50 Main Rd Perth - 2 lot subdivision - public open space

Hi Paul,  
Agreeable to accepting the cash contribution in lieu of open space, but will require the road widening in King street.  
Regards Des

*Des Jennings*



**General Manager | Northern Midlands Council**  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331  
E: [des.jennings@nmc.tas.gov.au](mailto:des.jennings@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

Tasmania's Historic Heart

**employer  
of choice**

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**From:** Paul Godier <[paul.godier@nmc.tas.gov.au](mailto:paul.godier@nmc.tas.gov.au)>  
**Sent:** Wednesday, 7 July 2021 12:36 PM  
**To:** Des Jennings <[des.jennings@nmc.tas.gov.au](mailto:des.jennings@nmc.tas.gov.au)>  
**Subject:** FW: 50 Main Rd Perth - 2 lot subdivision - public open space

Hi Des, just a reminder on this one.

*Paul Godier*



**Senior Planner | Northern Midlands Council**  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331  
E: [paul.godier@nmc.tas.gov.au](mailto:paul.godier@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

Tasmania's Historic Heart

**employer  
of choice**

---

**From:** Paul Godier  
**Sent:** Tuesday, 6 July 2021 3:30 PM  
**To:** Des Jennings <[des.jennings@nmc.tas.gov.au](mailto:des.jennings@nmc.tas.gov.au)>  
**Subject:** 50 Main Rd Perth - 2 lot subdivision

Hello Des, can you please confirm that no land is required for open space, but there is to be a cash contribution instead.

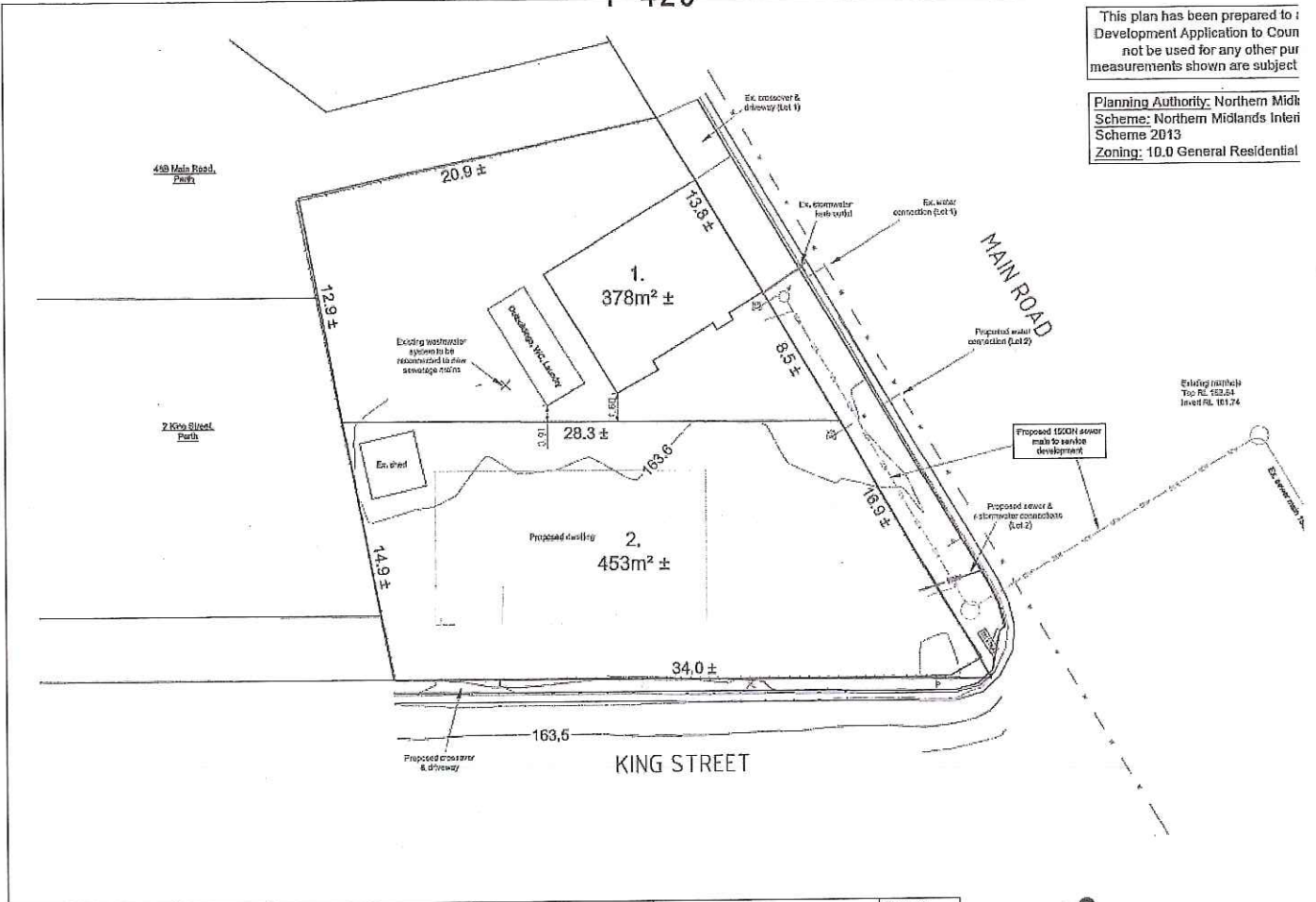
Thanks,



1-429

This plan has been prepared to Development Application to Council not be used for any other purposes measurements shown are subject

Planning Authority: Northern Midlands Council  
 Scheme: Northern Midlands Interim Scheme 2013  
 Zoning: 10.0 General Residential



PROPOSED 2 LOT SUBDIVISION  
 50 MAIN ROAD, PERTH  
 Certificate of Title no. CT. 123673/1

Job	200917	Sheet	1/1
Drawing	200917_Subdivision.dwg	Date	9/05/21
Scale	1:200 AT A3		
Drawn	SCB	Checked	SCB

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Tasmania's Historic Heart

