Received
04/07/2023

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Distribution
– Planner — Denika McDonald-Hodges – denika@designtolive.com.au
– File Copy — Launceston

Our ref: PLN-23-0059

11/07/2023

Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au

Dear Denika,

Additional Information Required for Planning Application PLN-23-0059
Multiple Dwellings x 6 (6 New) (vary Site Area per Dwelling) at 7 Bedford Street, Campbell Town

Thank you for your additional information received 13 April 2023 and 4 July 2023. The following additional information remains outstanding:

- **Council's Works & Infrastructure Department require the following additional information after reviewing your application:**

  The proposed 100mm kerb connection is not sufficient to drain this property. A 150mm connection is required to the Council stormwater main, and due to capacity issues in the downstream onsite stormwater is required in accordance with Council's onsite detention policy.

  Please provide an engineering plan and a stormwater report by a suitably qualified person detailing the connection to the Council stormwater system and the required onsite detention.

  Partly satisfied, a stormwater report remains outstanding.

  Some things that the report should address are as follows:
  1. A breakdown of pervious and impervious areas.
  2. The drawing shows an area of above ground detention in front of the house but there are limited details regarding depth, the proposed overflow weir etc. Also, Council's preference is underground detention where possible. Council would like you to look into whether this is possible.
  3. Review the location of the 150mm pipe connecting to the side entry pit. The pipe across the naturestrip on an angle is not ideal. Council would prefer to install a separate manhole / pit at the back of the side entry pit with the pipe running parallel to the kerb. A second manhole / pit would also be required where connection turns to enter the property. There are several advantages to going this way – there is also a water main directly behind the kerb that might make access to the side entry pit difficult and going straight across the existing driveway next door rather than on an angle will mean that only part of the driveway not the whole driveway will need replacing. Alternatively you could look at going across the road in accordance with the previous tribunal ruling for PLN-21-0199.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0059**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

Rebecca Green
Planning Consultant

CLIENT:
DESIGN TO LIVE

PROJECT:
UNIT DEVELOPMENT

ADDRESS:
7 BEDFORD ST, CAMPBELL TOWN

PROJECT No:
231056

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPLICATION

DRAWINGS:

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	DEVELOPMENT APPLICATION	KL	30-06-23

STATUS: **CONTROLLED DOCUMENT**

APPROVED: **R. JESSON** ACRED. No: **CC5848I**

DESIGN BY: **JWS**
DESIGN CHK: **RJJ**
DRAWN BY: **TM**
DRAFT CHK: **KL**
DATE: **30-06-23**

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CLIENT: **DESIGN TO LIVE**
PROJECT: **UNIT DEVELOPMENT**
ADDRESS: **7 BEDFORD ST, CAMPBELL TOWN**

TITLE: **COVER SHEET**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: -
PROJECT No: **231056** DWG No: **COV** REV: **0**

GENERAL

1. NOTICE TO TENDERER
THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL, TASWATER AND THE DEPARTMENT OF STATE GROWTH (D.S.G.) STANDARDS FOR CIVIL WORKS. CONSTRUCTION'S TO BE CARRIED OUT TO THESE STANDARDS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST FROM THE LOCAL COUNCIL OR D.S.G.'s WEB SITE.

2. NOTIFICATION
THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.
ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3. DRAWINGS AND SPECIFICATIONS
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL APPROVAL AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET OF DRAWINGS STAMPED "CONSTRUCTION SET" WILL BE ISSUED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING
WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.

VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.

ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. TASNETWORKS TRENCHING
THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF TASNETWORKS CABLES.
CONTRACTOR IS TO LIAISE WITH THE TASNETWORKS FOR THE EXTENT OF CABLE TRENCHING, CONDUITS & PITS.

6. COMMUNICATION TRENCHING
THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF COMMUNICATIONS CABLES.
CONTRACTOR IS TO LIAISE WITH COMMUNICATION AUTHORITY FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES
LOCATE EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION AND SITE WORKS. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING COMMUNICATIONS, TASNETWORKS, TASWATER (WATER & SEWER) AND COUNCIL SERVICES (ie: STORMWATER) IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORKS ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.

8. COUNCIL & AUTHORITIES APPROVALS
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING APPROVALS:
- NIL

9. SIGNAGE
ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF MUTCD & AUSTROADS FOR SIGNAGE DETAILS.

10. SCOPE OF WORKS
THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

GENERAL CONT.

11. LINE TYPE LEGEND
- DN100 AGG PIPE OR MEGAFLOW DRAIN AS NOTED @ 1:100 FALL TO STORM WATER SYSTEM
- eSW — DENOTES EXISTING STORM WATER MAIN (CONFIRM EXACT LOCATION)
- SW — DENOTES PROPOSED STORM WATER MAIN
- eS — DENOTES EXISTING SEWER MAIN (CONFIRM EXACT LOCATION)
- S — DENOTES PROPOSED SEWER MAIN
- eW — DENOTES EXISTING WATER MAIN (CONFIRM EXACT LOCATION)
- W — DENOTES PROPOSED WATER MAIN
- eGAS — DENOTES EXISTING GAS MAIN (CONFIRM EXACT LOCATION)
- GAS — DENOTES PROPOSED GAS MAIN
- eCOM — DENOTES EXISTING UNDERGROUND TELECOM / FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
- DEMOLITION

12. SITE WORKS SYMBOLS LEGEND
PED	PEDESTRIAN RAMP
TYPE BK	BARRIER KERB
TYPE KC	KERB AND CHANNEL
TYPE KCS	KERB AND CHANNEL - SMALL
TYPE KCM	MOUNTABLE KERB AND CHANNEL
TYPE KCV	VEHICULAR CROSSING
BOLL	BOLLARD, REFER DETAIL
WS1	HUDSON CIVIL PRECAST CONCRETE WHEEL STOP (3000 LONG x 100 HIGH)

13. BUILDING SERVICES SYMBOLS LEGEND
- TEL-PIT — TELECOMMUNICATION PIT

14. SURVEY SYMBOLS LEGEND
e	EXISTING
104 / 44.400	SPOT LEVEL WITH DESCRIPTION
+ 44.330	EXISTING SPOT LEVEL

15. DRAINAGE SYMBOLS LEGEND
MHe-SW	STORMWATER MANHOLE
MHe-S	SEWER MANHOLE
GPe-SW	GRATED/GULLY PIT - STORM WATER
GDe-SW	GRATED DRAIN - STORM WATER
SEPe-SW	SIDE ENTRY PIT - STORM WATER
uPVC	UNPLASTICIZED POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE (OR FCR) CLASS 4 (Z)
DN	NOMINAL DIAMETER
CL	COVER LEVEL
IL	INVERT LEVEL
DP	DOWN PIPE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
■	GRATED PIT

16. WATER RETICULATION SYMBOLS LEGEND
M	METER
CM	CHECK METER
FP	FIRE PLUG
⋈	ISOLATION VALVE
CV	CHECK VALVE
S	STRAINER
M	MONITORED VALVE
BV	BALANCE VALVE
SV	STOP VALVE
RPZD	DN100 REFLUX VALVE
PRV	BACK FLOW PREVENTION DEVICE
HBC	PRESSURE REDUCING VALVE
	HOSE BIB COCK
	FIRE HYDRANT
	DUAL HEAD FIRE HYDRANT
FHR	FIRE HOSE REEL

EARTHWORKS

1. GENERAL
GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS 3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFEREED TO THEREIN.

2. INSPECTIONS
THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 2 TESTING OF ALL EARTH WORKS TO AS 3798, INCLUDING
- SUBGRADE
- FILLS
- PAVEMENTS
- BACKFILLING OF SERVICE TRENCHES

CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PRIOR TO TO PRACTICAL COMPLETION

3. AREAS OF FILL
A. REMOVE TOP SOIL AND ORGANIC MATERIAL
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 98% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

C. PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
D. SUB-GRADE IMPROVEMENT MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 204 FOR EMBANKMENT MATERIAL.

4. AREAS OF CUT
A. REMOVE TOP SOIL AND ORGANIC MATERIAL
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 98% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

SOIL & WATER MANAGEMENT

1. GENERAL
ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL
SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES.
CONTRACTOR TO ALLOW TO:
- LIMIT DISTURBANCE WHEN EXACTING BY PRESERVING VEGETATED AREA'S AS MUCH AS POSSIBLE
- DIVERT UP-SLOPE WATER WHERE PRACTICAL
- INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORM WATER SYSTEM
- WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORM WATER SYSTEM
- PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
- LEAVE & MAINTAIN VEGETATED FOOT PATH
- STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY & WASHED INTO THE STORM WATER SYSTEM
- RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

3. NRM GUIDELINES
CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FACT SHEETS:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE
- FACT SHEET 6: PRESERVE VEGETATION
- FACT SHEET 7: DIVERT UP-SLOPE WATER
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
- FACT SHEET 12: STABILISED SITE ACCESS
- FACT SHEET 13: WHEEL WASH
- FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
- FACT SHEET 15: PROTECTION OF STORM WATER PITS
- FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
- FACT SHEET 17: SEDIMENT BASINS
- FACT SHEET 18: DUST CONTROL
- FACT SHEET 19: SITE RE-VEGETATION

ROAD WORKS

1. GENERAL
ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.S.G. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- SUBGRADE PREPARATION
- SUB-BASE FOR ROADS, CARPARKS AND KERBS
- BASE COURSE
- FINAL TRIM PRIOR TO PLACING KERBS
- FINAL TRIM PRIOR TO SEALING

3. TESTING
THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.S.G. SPEC SECTION 173-EXAMINATION AND TESTING OF MATERIALS AND WORK (ROADWORKS).

4. BASE COURSE LAYERS
- SUB-BASE TYPE 3 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 304 FOR SUB-BASE CLASS 3 MATERIAL
- BASE CLASS 2 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 304 FOR BASE CLASS 2 MATERIAL

5. HOTMIX
ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.S.G. SPEC SECTION 407-HOT MIX ASPHALT.

6. KERBS
ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND BE IN ACCORDANCE WITH IPWEA LGAT STANDARD DRAWINGS.

7. ROAD RESERVE WORKS
ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR REGISTERED WITH COUNCIL'S (REGISTERED CONTRACTOR).

8. FOOTPATHS
CONSTRUCT FOOTPATHS INCLUDING EXPANSION / CONTROL / WEAKENED PLANE JOINTS IN ACCORDANCE WITH IPWEA STD DWG TSD-R11-v3

9. LANDSCAPE / STREET FURNITURE
- BOLLARDS, REFER DETAILS / SUPERINTENDENTS SPEC
- LANDSCAPING & STREET FURNITURE BY CONTRACTOR - U.N.O

STORMWATER

1. GENERAL
ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND DSG STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2003 STORM WATER DRAINAGE.

2. TESTING
ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. MANHOLES
MANHOLES ARE TO BE 1050 I.D. U.N.O PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS. ALL MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPE WORK.

4. SIDE ENTRY PIT (SEP)
- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV BAR

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

6. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS CONSTRUCTED' DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING
CONTRACTOR SHALL CAMERA TEST ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

9. REDUNDANT PIPE WORK
FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

SEWERAGE

1. GENERAL
ALL SEWER WORKS TO BE IN ACCORDANCE WITH THE WSA SEWER CODE (WSA 02-2014-3.1 MRWA) AND AS AMENDED BY THE TASWATER SUPPLEMENT.
TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX
ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND TASWATER FIELD SERVICES OFFICER.

2. TESTING
ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. SEWER MAIN CONNECTIONS
ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SEWER MAINS / MANHOLES TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.
INSTALL PROPERITY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH SURFACE I.O. NOMINALLY 1.0m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSA 02-2014-3.1.

4. MANHOLES
MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO WSA STANDARDS. CONSTRUCT ALL MANHOLES (MH) AND MANHOLE COVERS IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE - WSA 02-2014-3.1 MRWA VERSION 2.0 AND TASWATER'S SUPPLEMENT TO THIS CODE. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS.
ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS.
BENCHING TO BE FULL DEPTH OF PIPE DIAMETER AS PER DETAILS IN WSA 02-2014-3.1 MRWA VERSION 2.0

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

CEMENT STABILISED EMBEDMENT:

FOR SEWER MAINS THE FOLLOWING CHANGES SHOULD BE APPLIED TO THE MRWA SEWERAGE STANDARDS DRAWINGS MRWA-S-202 AND MRWA-S-205
MRWA-S-202
THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 202-A SHALL BE AMENDED TO READ "WHERE SEWER AT GRADE > 1 IN 10"
MRWA-S-205
NOTE C REMAINS VALID "WHEN SOCKETED MAINS ARE LAID AT >1 IN 20 SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILIZED EMBEDMENT SHALL BE USED AS PER MRWA-S-202"

6. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT (LIAS WITH TASWATER) .
48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING
CONTRACTOR SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

9. REDUNDANT PIPE WORK
FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

WATER RETICULATION

1. GENERAL
ALL WATER SUPPLY CONSTRUCTION TO:
- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION
- WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2003.

ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING
ALL WATER RETICULATION WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. FIRE HYDRANTS
FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. THRUST AND ANCHOR BLOCKS
THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

CEMENT STABILISED EMBEDMENT:

THE LATEST VERSION OF DRAWING MRWA-W-208 (REV 3) INCLUDES TABLE 208.A WITH NOTE G INDICATING THAT WHEN TRENCHSTOPS OR BULKHEADS ARE USED (GRADES GREATER THAN 5%) CEMENT STABILISED EMBEDMENT MUST BE USED. THIS IS NOT TASWATER'S PREFERRED STANDARD.
FOR PIPES UP TO 10% GRADE TASWATER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2), IE. PIPES UP TO 10% GRADE DO NOT REQUIRE CEMENT STABILISED EMBEDMENT UNLESS THE CONDITIONS OF NOTE H APPLY. "WHEN SOCKETED MAINS ARE LAID AT >5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEDMENT SHALL BE USED.."
FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID.
THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEDMENT SHALL BE ADOPTED NOTING THAT THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 203-A SHALL BE AMENDED TO READ "WHERE WATER MAIN GRADE >10%".

FURTHER TO THIS IT SHOULD BE NOTED THAT MOST WATER MAINS ARE LIKELY TO REQUIRE A TYPE A EMBEDMENT SYSTEM. THE VARIOUS MATERIALS AVAILABLE FOR THIS SYSTEM ARE IDENTIFIED IN TABLE 203-B

6. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. PIPE CLEANING - 'DISINFECTION'
THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY THE LOCAL AUTHORITY.

8. AS CONSTRUCTED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

9. PROPERTY WATER CONNECTIONS
ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING
TW-W-0002 SERIES. THEY SHALL BE DN25(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE. WHERE UNDER ROADS PIPES SHALL BE SLEEVED IN DN100 SN4 PIPE FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M CENTRES TO PREVENT WATER HAMMER

10. WATER MAINS CONNECTIONS
ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE TO BE COMPLETED BY TASWATER AT OWNERS COST.

11. MINIMUM COVER
MINIMUM COVER FOR WATER LINES ARE TO BE:
- UNDER ROAD WAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 750mm
- RESIDENTIAL LAND - 450mm
- NON-RESIDENTIAL LAND - 600mm

SURVEY

1. SURVEY DETAILS
FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:
- SURVEYOR: WOOLCOTT SURVEYS
- SURVEY REF. NO. -
- SURVEY DATE: -
- SITE LOCATION: BEDFORD ST, CAMPBELL TOWN
- COORDINATE SYSTEM: GDA20 MGA55
- LEVEL DATUM: AHD 83
- SERVICE MARKER: SPM11661

2. SETOUT
1. SETOUT RESPONSIBILITY
   - CONTRACTOR TO ARRANGE AND PAY FOR REGISTERED SURVEYOR TO SETOUT THE PROJECT. RARE WILL PROVIDE CAD FILES TO ASSIST.

IMPORTANT NOTE:
THESE CAN BE READ IN BLACK AND WHITE, HOWEVER THESE DRAWINGS ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY OF NEW AND EXISTING PIPE WORK.
A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	DEVELOPMENT APPLICATION	KL	30-06-23

STATUS: CONTROLLED DOCUMENT
DO NOT SCALE - IF IN DOUBT, ASK

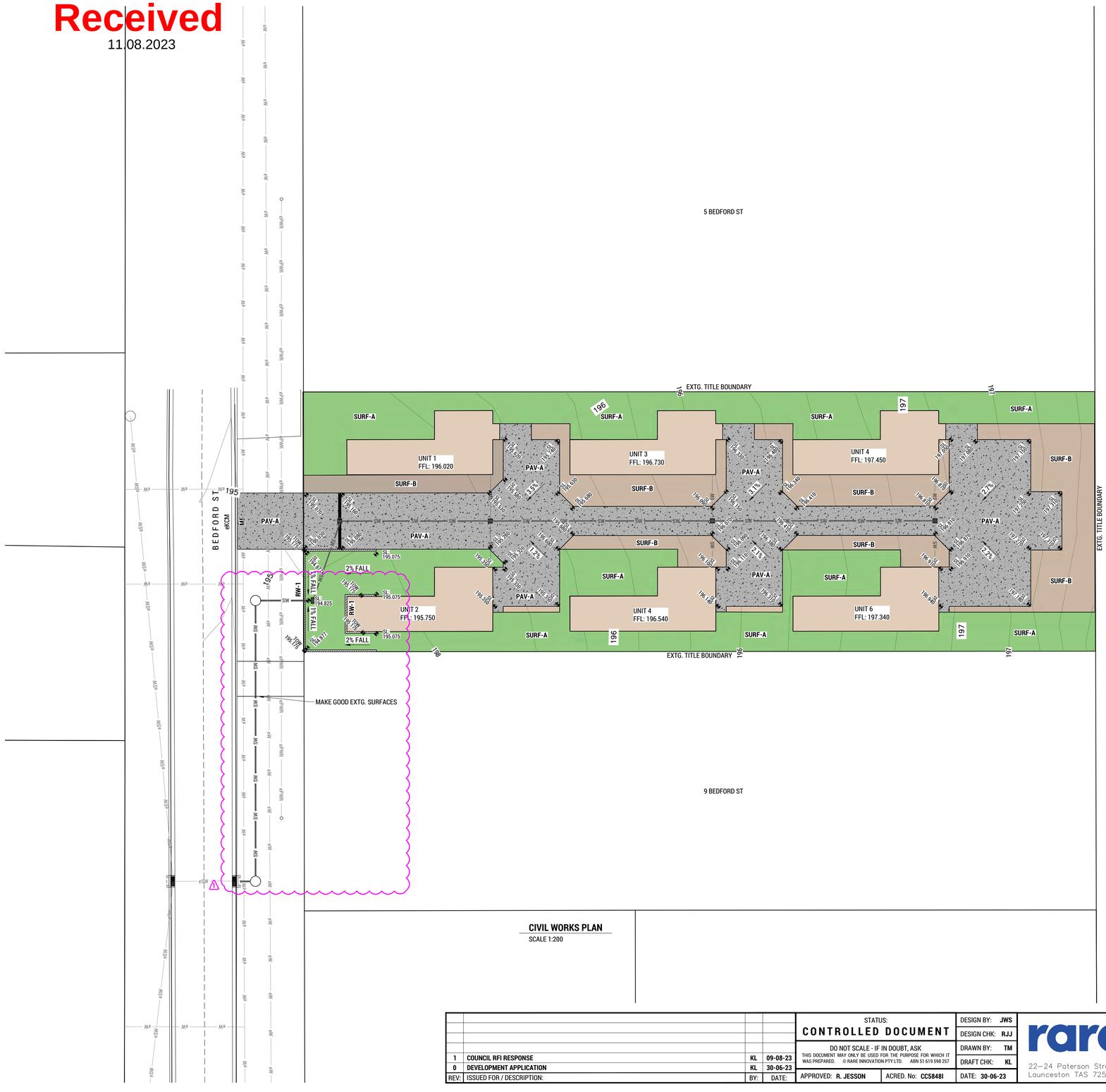
APPROVED: R. JESSON | ACRED. No: CC5848I

DESIGN BY: JWS
DESIGN CHK: RJJ
DRAWN BY: TM
DRAFT CHK: KL
DATE: 30-06-23

rare.
22–24 Paterson Street
Launceston TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: DESIGN TO LIVE
PROJECT: UNIT DEVELOPMENT
ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN

TITLE: CIVIL NOTES
SCALE: - SHEET SIZE: A1 DWGs IN SET: -
PROJECT No: 231056 DWG No: C000 REV: 0



CIVIL WORKS PLAN
SCALE 1:200

N
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LEGEND

PAV-B	CONCRETE - TRAFFICABLE REFER DETAILS
SURF-A	GRASSED / TURFED AREA 200mm MIN GOOD QUALITY TOP SOIL
SURF-B	LANDSCAPED AREA 200mm MIN GOOD QUALITY TOP SOIL REFER ARCH. SPECS
KCM	KERB & CHANNEL MOUNTABLE
GP	GRATED PIT
GD	GRATED DRAIN
ME	MATCH EXISTING
RW-1	190 BLOCK RETAINING WALL - REFER DETAILS

IMPERVIOUS SURFACES SCHEDULE

ROOF AREA	436 m²
HARDSTAND (DRIVEWAYS/PATHS)	629 m²
TOTAL SITE AREA	2184 m²
% IMPERVIOUS	48.8%

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	COUNCIL RFI RESPONSE	KL	09-08-23
0	DEVELOPMENT APPLICATION	KL	30-06-23

STATUS: **CONTROLLED DOCUMENT**

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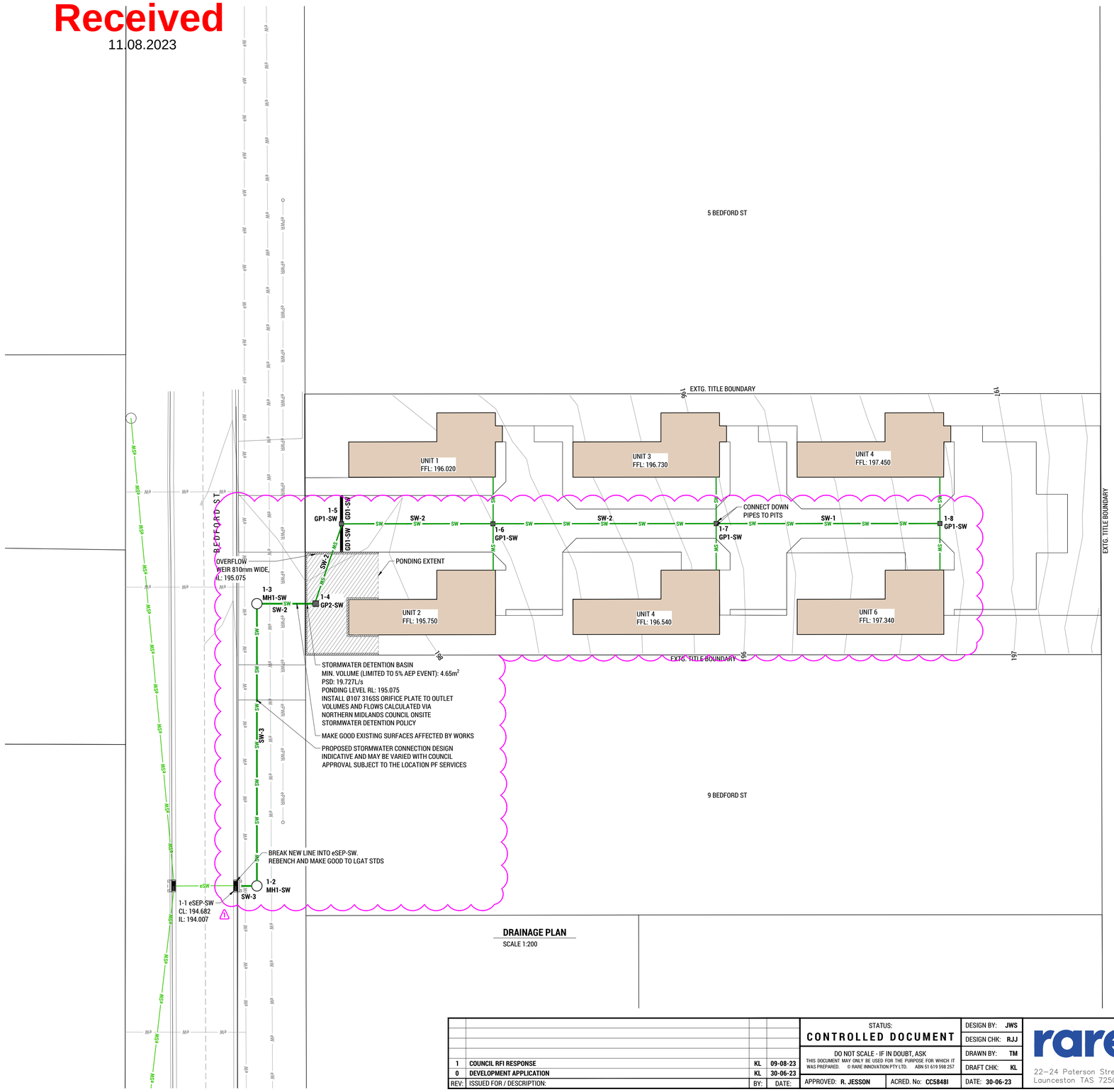
CLIENT: DESIGN TO LIVE
PROJECT: UNIT DEVELOPMENT
ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN

TITLE: CIVIL WORKS PLAN
SCALE: 1:200 SHEET SIZE: A1 DWGs IN SET: -
PROJECT No: 231056 DWG No: C401 REV: 1



DRAINAGE PLAN
SCALE 1:200

N
E
S
W

LEGEND

eSW	EXISTING STORM WATER MAIN
SW	PROPOSED STORMWATER MAIN
eS	EXISTING SEWER MAIN
S	PROPOSED SEWER MAIN
AG	PROPOSED AG DRAIN
	PROPOSED OPEN / SWALE / VEE DRAIN
MH-S	SEWER MANHOLE
MH-SW	STORMWATER MANHOLE
SEP-SW	SIDE ENTRY PIT
GPx-SW	GRATED PIT
GDx-SW	GRATED DRAIN

STORMWATER PIPE SCHEDULE

MARK	PIPE SIZE	TYPE	CLASS	GRADE
SW-1	Ø100	uPVC	SN10	
SW-2	Ø150	uPVC	SN8	1%
SW-3	Ø225	BLACKMAX	SN8	

STORMWATER PIT / MANHOLE SCHEDULE

MARK	SIZE	TYPE	ACCESSORIES
GP1-SW	450 SQ.	PRECAST CONC.	CLASS D GALV IRON GRATE
GP1-SW	600 SQ.	PRECAST CONC.	CLASS D GALV IRON GRATE
GD1-SW	200 WIDE	AC0 K200	CLASS D GALV IRON GRATE
MH1-SW	Ø1050	PRECAST CONC.	CLASS D 'SW' MARKED GATIC LID

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	COUNCIL RFI RESPONSE	KL	09-08-23
0	DEVELOPMENT APPLICATION	KL	30-06-23

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APPROVED: R. JESSON | ACRED. No: CC5848I

DESIGN BY: JWS
DESIGN CHK: RJJ
DRAWN BY: TM
DRAFT CHK: KL
DATE: 30-06-23

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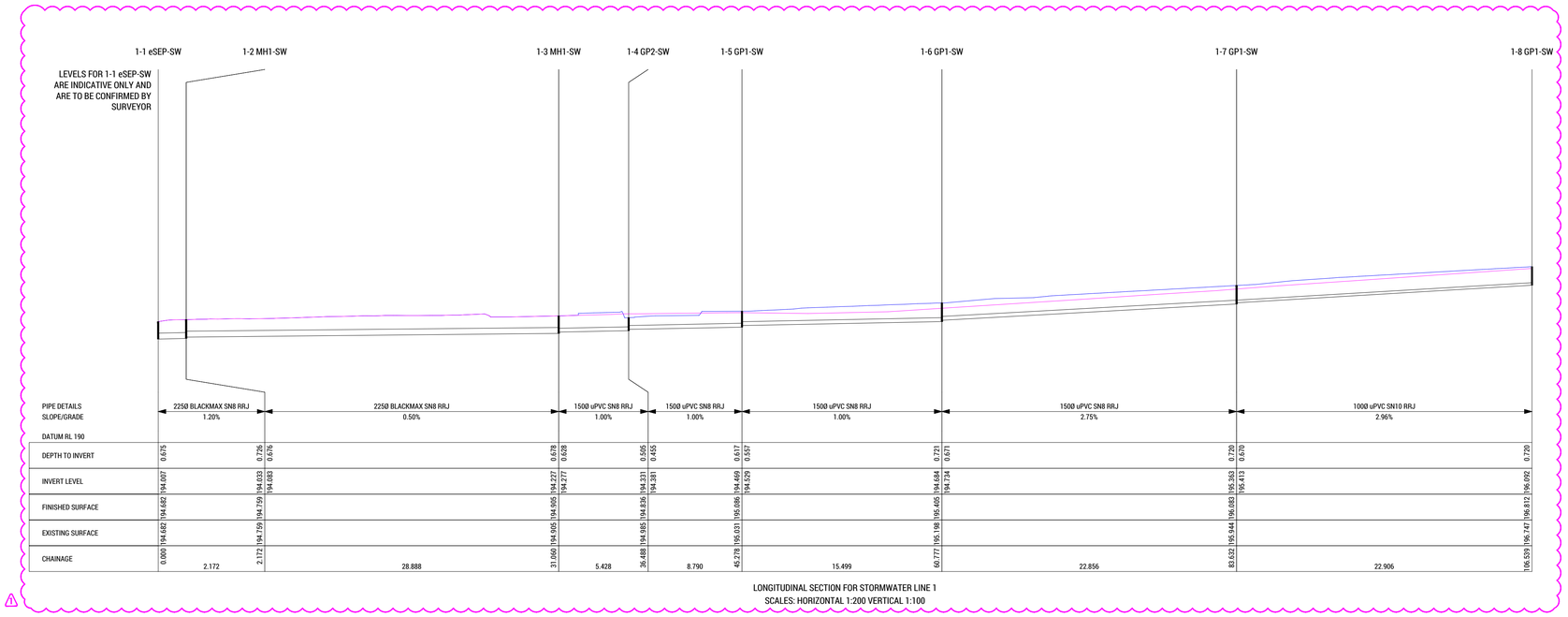
CLIENT: DESIGN TO LIVE
PROJECT: UNIT DEVELOPMENT
ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN

TITLE: DRAINAGE PLAN
SCALE: 1:200 SHEET SIZE: A1 DWGs IN SET: -
PROJECT No: 231056 DWG No: C501 REV: 1



LONGITUDINAL SECTION FOR STORMWATER LINE 1
SCALES: HORIZONTAL 1:200 VERTICAL 1:100

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	COUNCIL RFI RESPONSE	KL	09-08-23
0	DEVELOPMENT APPLICATION	KL	30-06-23

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APPROVED: R. JESSON | ACRED. No: CC5848I

DESIGN BY: JWS
DESIGN CHK: RJJ
DRAWN BY: TM
DRAFT CHK: KL
DATE: 30-06-23

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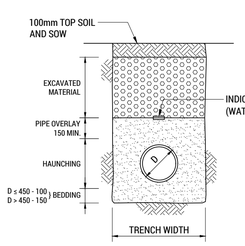
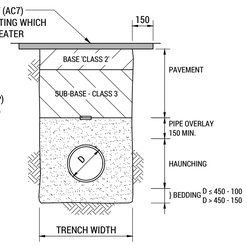
CLIENT: DESIGN TO LIVE
PROJECT: UNIT DEVELOPMENT
ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN

TITLE: STORMWATER LONG SECTION
SCALE: V 1:100 H 1:200 SHEET SIZE: A1 DWGs IN SET: -
PROJECT No: 231056 DWG No: C511 REV: 1

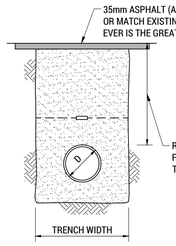


D01 - **TRENCHES - NON-TRAFFICABLE**
SCALE 1:20

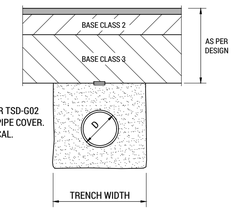


CLASS 1, 2 AND 3 ROADS

D02 - **TRENCHES - EXISTING ROADS**
SCALE 1:20



CLASS 4 LOCAL ROADS
PARKING LANES - ALL ROADS
FOOTPATHS / DRIVEWAYS



D03 - **TRENCHES - NEW ROADS**
SCALE 1:20

TRENCH WIDTH		
PIPE TYPE	**NOM. DIA (D)**	**TRENCH WIDTH**
CONCRETE	≤ 1500	D + 300
	> 1500	DESIGN REQ.
OTHER PIPES	100	300
	150	450
	225-300	600
	450	750
	450-1500	D + 600
	> 1500	DESIGN REQ.

MINIMUM TRENCH WIDTHS MAY BE VARIED ABOVE THE PIPE OVERLAY ZONE TO MEET 'WORPLACE STANDARDS' REQUIREMENTS.
ie EXCAVATIONS OVER 1.5m MAY REQUIRE RISK ASSESSMENT.

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO AS 1289-5.5
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)
DICL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL
BEDDING , HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

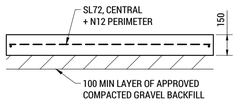
FOR uPVC AND DUCTILE IRON PIPES
SAND OR CRUSHED ROCK (STONE DUST)

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
6.7	100
2.36	70-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

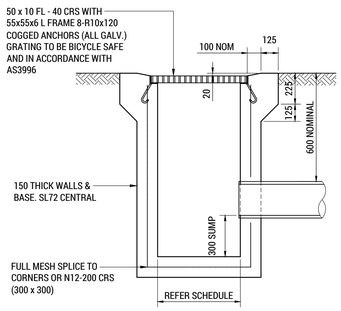
FOR CONCRETE PIPES
CRUSHED ROCK

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
19	100
2.36	50-100
0.6	20-90
0.3	10-60
0.15	0-25
0.075	0-10

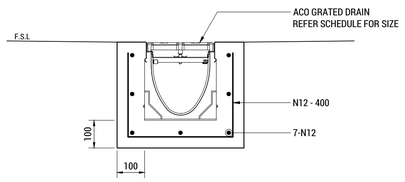
ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



D04 - **SECTION DETAIL - PAVE 'A' (TYP.)**
SCALE 1:20
REFER IPWEA STD DWG TSD-R09-v3
FOR ADDITIONAL DRIVEWAY DETAILS

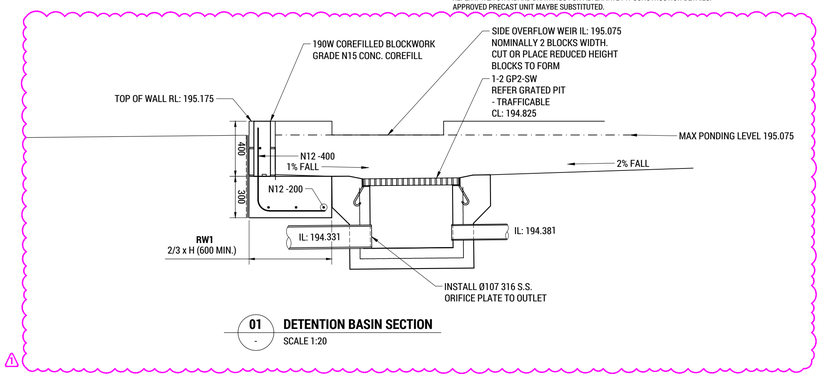


D05 - **GRATED PIT - TRAFFICABLE**
SCALE 1:20
REFER IPWEA STANDARD DRAWINGS FOR ALTERNATE PIT CONSTRUCTION DETAILS.



D06 - **GRATED DRAIN DETAIL - GD1**
SCALE 1:10

APPROVED PRECAST UNIT MAYBE SUBSTITUTED.



01 - **DETENTION BASIN SECTION**
SCALE 1:20

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	COUNCIL RFI RESPONSE	KL	09-08-23
0	DEVELOPMENT APPLICATION	KL	30-06-23

STATUS: **CONTROLLED DOCUMENT**
DO NOT SCALE - IF IN DOUBT, ASK

APPROVED: R. JESSON | ACRED. No: CC5848I

DESIGN BY: JWS
DESIGN CHK: RJJ
DRAWN BY: TM
DRAFT CHK: KL
DATE: 30-06-23

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P. 03 6388 9200

CLIENT: DESIGN TO LIVE
PROJECT: UNIT DEVELOPMENT
ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN

TITLE: SECTIONS & DETAILS
SCALE: 1:10, 1:20 SHEET SIZE: A1 DWGs IN SET: -
PROJECT No: 231056 DWG No: C701 REV: 1

Our ref: PLN-23-0059

11/08/2023

Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au

Dear Denika,

Additional Information Required for Planning Application PLN-23-0059
Multiple Dwellings x 6 (6 New) (vary Site Area per Dwelling) at 7 Bedford Street, Campbell Town

Thank you for your additional information received 13 April 2023 and 4 July 2023 and 9 August 2023. The following additional information remains outstanding:

- **Council's Works & Infrastructure Department require the following additional information after reviewing your application:**

  The proposed 100mm kerb connection is not sufficient to drain this property. A 150mm connection is required to the Council stormwater main, and due to capacity issues in the downstream onsite stormwater is required in accordance with Council's onsite detention policy.

  Please provide an engineering plan and a stormwater report by a suitably qualified person detailing the connection to the Council stormwater system and the required onsite detention.

  Partly satisfied, a stormwater report still remains outstanding.

  - Provide a stormwater report including calculations in accordance with Australian Rainfall and Run-off 2019.
  - For the proposed detention in the driveway please provide details of when it is likely to hold water and how long for so Council can assess whether any other additional detention is required.
  - Council requires a statement in the report referencing the levels and explaining why underground detention cannot be achieved here.

  Please note: As it appears that a Stormwater Main extension is required within the Road Reservation as part of the development (*please confirm*), once the additional information is satisfied above, the consent to the making of the application under Section 52 (1)(b) LUPAA is required to ensure a valid application. Council will arrange this internally but only once the Works & Infrastructure Department is satisfied with additional information and following confirmation of works in the Road Reservation.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0059**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

Rebecca Green
Planning Consultant

Received
11.08.2023

rare.
22-24 Paterson Street
Launceston, TAS 7250
P. 6388 9200
rarein.com.au

Our Ref: 231056

11th August 2023

Design to Live
202 Wellington St
South Launceston TAS 7250

ATTENTION: D MCDONALD-HODGES

Dear Denika

STORMWATER REPORT

PROPOSED MULTIPLE DWELLINGS – 7 BEDFORD STREET, CAMPBELL TOWN

This report is provided to address Northern Midlands Council's request for additional information dated 11/08/23 for planning application PLN-23-0059.

Rare project drawings *231056-C Council RFI Response 23-08-09* are provided and are to be reviewed in conjunction with this report.

Site Drainage Design

A piped minor stormwater system and detention basin has been designed for the proposed development in accordance with *Australian Rainfall & Runoff 2019*. The minor stormwater system is designed to convey flows for the 5% AEP event via grated pit capture of surface flows and piped stormwater infrastructure.

The approximate peak runoff flow for the development for the 5% AEP event is outlined below via the use of a rational method calculation:

Q (L/s) = CIA/3600

Where C = 0.473 in accordance with the method presented in Book 8 of AR&R (1998), based on a 20 year frequency factor, $^1I_{10}$ = 19.1 mm/hr, and a total fraction impervious for the developed site of 48.8%.

I = 82.0 mm/hr for the 5% AEP event with a time of concentration of 5 mins.

A = 2184 m^2

Q = 23.5 L/s

Pipe capacity calculated via the Hazen-Williams equation for a PVC pipe of diameter 150mm and a minimum grade of 1% is 23.65 L/s. Therefore, the piped minor stormwater system is expected to have sufficient capacity to convey the peak flows generated by the developed site to the point of connection and detention basin. It should be noted that not all flows are expected to be required to be conveyed via the piped system with some portions of the site nearby the detention basin to drain via surface flows to this position.

The major drainage system is designed to convey flows up to the 1% AEP event above the capacity of the minor drainage system, safely from the site without impacting neighbouring properties. Site levels have been designed to allow excess runoff to discharge to Bedford Street via the proposed driveway crossover. This also includes overflows from the proposed detention basin system.

Distribution
– Planner Denika McDonald-Hodges – denika@designtolive.com.au
– File Copy Launceston

Received
11.08.2023

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22-24 Paterson Street
Launceston, TAS 7250
P. 6388 9200
rarein.com.au

Stormwater Detention

A stormwater detention design has been detailed in the provided project drawings to satisfy the conditions of council's RAI and in accordance with Northern Midlands Council's *On-Site Stormwater Detention* policy. Based on a block size of approximately 2184m^2 (2250m^2 adopted for simplicity), with an overall impervious surfaces fraction of 48.8% (conservative 50% adopted), a minimum detention storage volume of 4.65m^3 is required with a permissible site discharge (PSD) of 19.73L/s.

An above ground detention storage area has been detailed to provide a minimum of 5m^3 volume with an orifice of Ø107mm to be provided at the outlet to limit peak flows during the 5% AEP storm event to the PSD noted above of 19.73L/s. The maximum ponding level during this event is RL 195.075 with an overflow weir to be provided to control discharge of flows above the design storm event onto the driveway and subsequently onto Bedford Street. The lowest proposed floor level for the structures on site is RL 195.75, which is located a minimum of 300mm (675mm) above the maximum ponding level.

As requested in Council's RAI, the site drainage and detention system is proposed to connect to Council's reticulated stormwater network via the existing side entry pit located to the south of the site within Bedford Street, with additional public drainage infrastructure to be constructed within the road reserve to facilitate this.

At Council's request, a partial below ground system was assessed to allow for storages of lower frequency events and prevent frequent ponding above ground. The required PSD for the system has been determined based on Council's requirements as noted above and subsequently the required orifice size. It has been determined that during events typically at or below 10% AEP (with a peak flow of approximately 16.3L/s), peak flows are less than the required PSD meaning that no detention will occur below this frequency. This means that an above ground solution will provide for the required 5% AEP storages while remaining clear during typically more frequent events. An outlet pit has been provided to allow for connection of piped infrastructure and regular flows.

An emptying time for the system is expected to be approximately 4 mins based on a peak volume of 4,650L with a PSD of 19.73L/s. Rainfall continuation during emptying is expected to marginally increase this time however is insignificant.

As shown on drawing C511 of the Rare project drawings, due to the levels of the existing public stormwater drainage infrastructure, depths to invert at the detention basin outlet from existing levels are only approximately 654mm which is insufficient to provide typical wholly below ground detention solutions such as tanks with adequate storage and cover.

Should you have any further queries please do not hesitate to contact us.

Yours Faithfully,

Jack Saunders
Civil Engineer

Distribution
– Planner — Denika McDonald-Hodges – denika@designtolive.com.au
– File Copy — Launceston

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0059	**Council notice date**	12/04/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00453-NMC	**Date of response**	18/04/2023
TasWater Contact	Robert Stapleton	**Phone No.**	0417279866
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	7 BEDFORD ST, CAMPBELL TOWN	**Property ID (PID)**	9251336
Description of development	Multiple dwellings x 6		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	"External Services" / Job No: BDFR01 – Dwg: 8/17	R1	27/03/2023

Conditions

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) 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 connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

   Advice: TasWater will not accept stormwater drainage into the sewerage system as it is currently documented on the Design to Live plan "External Services". The plans submitted on application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must clearly show the separation of the sewer and stormwater systems.

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 of the development, any water connection utilised for construction 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 $376.68, 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

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

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 for a list of companies.

(c) 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.

TasWater Contact Details

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

Stephen J. Crothers
12 Bedford Street
Campbell Town 7210
Tasmania

Tele: 63811638
email: sjc7541@gmail.com

2nd September 2023

The General Manager
Northern Midlands Municipal Council
13 Smith Street
Longford 7301
Tasmania

Dear General Manager,

Re: Objection to Planning Application PLN-23-0059

I reside opposite the street to Lot (1) 7 Bedford Street, Campbell Town, subject to the proposed development of 'Multiple Dwellings x 6 (6 New) (Vary Density)'. This development originated in 2021 with 'PLN-21-0199 Multiple Dwellings (4)'. The 2021 proposal did not proceed. The block was subsequently placed on the market, with plans included as an option for purchase. Despite that, I note that the number of proposed dwellings has now increased to 6. Six dwellings on this block is unacceptable by any community perspective. All other dwellings in Bedford Street are single free-standing homes. There are currently three new house constructions nearby, on the same side of Bedford Street as the proposed development. One home is completed and two remain under construction. All three are single free-standing homes. The proposed dwellings as rendered in the application documents are frankly ugly boxes in high density in an area that is currently attractively rustic. The proposed development is in stark conflict with the general character of the neighbourhood.

Each of the proposed dwellings has two associated car spaces thereby giving potential for as many as 12 motor vehicles on the block. My driveway is almost directly opposite the proposed development. The increase in vehicular traffic from the proposed development would infringe upon safe negotiation of my driveway, the driveway to the house next door to mine and the driveway to the house adjacent to the southern boundary of the subject block. A Council works depot is located on my side of the street, next to my home, approximately fifty metres from the driveway of the proposed development. Plant and other motor vehicles of the depot already traverse the street daily. At the front of the Council depot is a State Emergency Services (SES) annex. SES personnel use this annex for training sessions and for callouts to emergency incidents, with associated motor vehicle traffic and parking. The vehicular traffic and noise that the proposed development would add to the street would ruin the tranquillity and road safety of the neighbourhood. I bought my home in order to live a

quite country town lifestyle, as have other nearby residents who are also owner-occupiers. Why should we be denied our quiet life in a quiet neighbourhood for this proposed development? Why should we have to tolerate over and above the vehicle movements from the Council depot, the SES annex and the current other passing traffic load for this proposed development?

The development application indicates that it has been lodged by one Denika McDonald-Hodges for or on behalf of a business named 'Design To Live', ABN 71 615 812 747, located at 202 Wellington Street, South Launceston. The applicant's covering letter dated 13th April 2023 omits the identity of the owner of the block. Who is the owner of the block? My inquiries with local residents have resulted in advice that the block was purchased by a Councillor. If that is so then it must be fully disclosed by Council and the identity of the Councillor revealed. In any event the owner of the block should be disclosed to the community in transparency and for principles of freedom of information without a formal Right to Information application. The fact that the owner of the block has not been disclosed by the development applicant is very concerning.

In the Planning Application Cover Letter, Denika McDonald-Hodges states:

> "*Relies on performance criteria P1 b) (iii), site area is below acceptable solution of 400m² per dwelling. The total lot size is 2178m² which is approx. 363m² per dwelling.*"

This alone attests to the unsuitability of the proposed development. Reduction of the number of multiple dwellings would not obviate the objections I have already raised above.

In the final paragraph of the Planning Application Cover Letter, Denika McDonald-Hodges states:

> "*Social benefit is defined as 'the social welfare provision made available to those in need'. Due to the nature of the development and the reduced price point in comparison to property available for purchase in the current housing market, the proposal would provide an opportunity to members of the community to purchase a home that's affordable, rather than continuing to be priced out of the market due to rising house prices and interest rates.*"

The assertions made therein are unsubstantiated. For instance, McDonald-Hodges has provided no evidence whatsoever that the proposed dwellings will be purchased by owner-occupiers. Investors purchasing with intent to renting the dwellings are just as likely to buy as any others, if not more so. I point out that the proposed dwellings have already been advertised online by at least one real estate agent I know of, for purchase off the plan, at a cost of $300,000.00 per dwelling. First, one cannot help but wonder how and why the dwellings were advertised for sale before Council has even approved the development application and sought representations from the community. Secondly, 6 x $300,000.00 = $1,800,000.00 and the project cost is $900,000.00 according to the PLANNING APPLICATION Proposal. The net profit is therefore in the vicinity of $900,000.00 to the as yet anonymous owner of the subject block. The project is not being undertaken as a benevolent society for affordable housing '*made available to those in need*'. Thirdly, in the event of investors buying

for rental purposes, it is well known that rents are very high, so renters would not benefit financially from the proposed development.

The site, construction and landscape drawings, dated 27th March 2023, have been draughted by the business 'Design To Live' and indicate that its client is JID Constructions Pty Ltd. The owner of the block is again not indicated. Who is the owner of the block? Furthermore, the drawings indicate that the subject block is located in a 'BUSHFIRE PRONE AREA'. No bushfire assessment report has been supplied by the applicant and Council does not appear to have requested same. Why has no fire assessment report or other relevant environmental impact report been provided?

I note that on its website Northern Midlands Council seeks community support to stop its amalgamation into a larger jurisdiction to produce a smaller number of councils. Northern Midlands Council has a long history of ignoring community aspirations and constituent representations, and of misinforming the community just as it did some 14 years ago as to the safety of concentrations of the toxic and carcinogenic chemical simazine in town water that resulted from Lake Leake contamination by logging operations. In leaflets distributed to Ross and Campbell Town residents, Council claimed that 20 parts per billion was safe when in the USA the maximum concentrated allowed by the EPA was 4 parts per billion and in the European Union only parts less than 1 per billion were permissible. It seems to me that amalgamation would not be any worse than what the community currently endures and just might make the community better off. Council approval of Planning Application PLN-23-0059 would, I believe, further consolidate community no confidence in Council.

Should Council convene a meeting for discussion of Planning Application PLN-23-0059 I request that I be advised so that I can attend and raise queries.

I request that all communication be to my email address.

Yours faithfully,

Stephen J. Crothers
(scientist, occupational hygienist, forensic investigator)

PLANNING APPLICATION

Proposal

Description of proposal: NEW SHED - AS CONSTRUCTED DWELLING PLANS

(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: 17 LATOUR ST, LONGFORD, TAS 7301

CT no: 13002/1 13002/2

Estimated cost of project $ 50,000 *(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 RESIDENCE.

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

(attach additional sheets if necessary)

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

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Owner: DECEASED PERSONS ESTATE

Title Reference: Z. 294

Grantee: PART OF 2A-IR-15P GTD. TO ISAAC NOAKE

PLAN OF SURVEY

by Surveyor .....

of land situated in the

TOWN OF LONGFORD SEC. B.

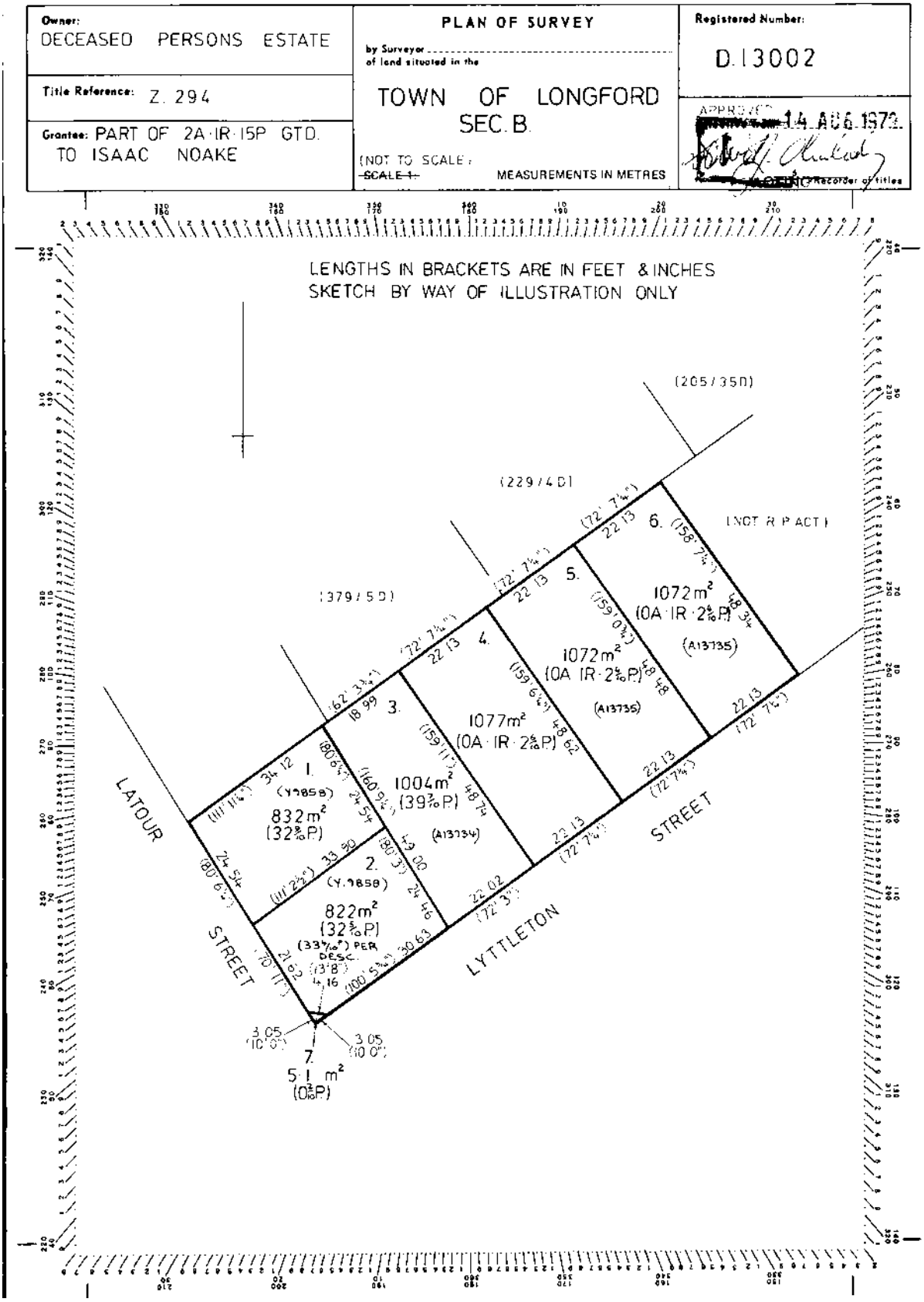
(NOT TO SCALE)

~~SCALE 1:~~ MEASUREMENTS IN METRES

Registered Number: D.13002

APPROVED 14 AUG 1972

Recorder of Titles



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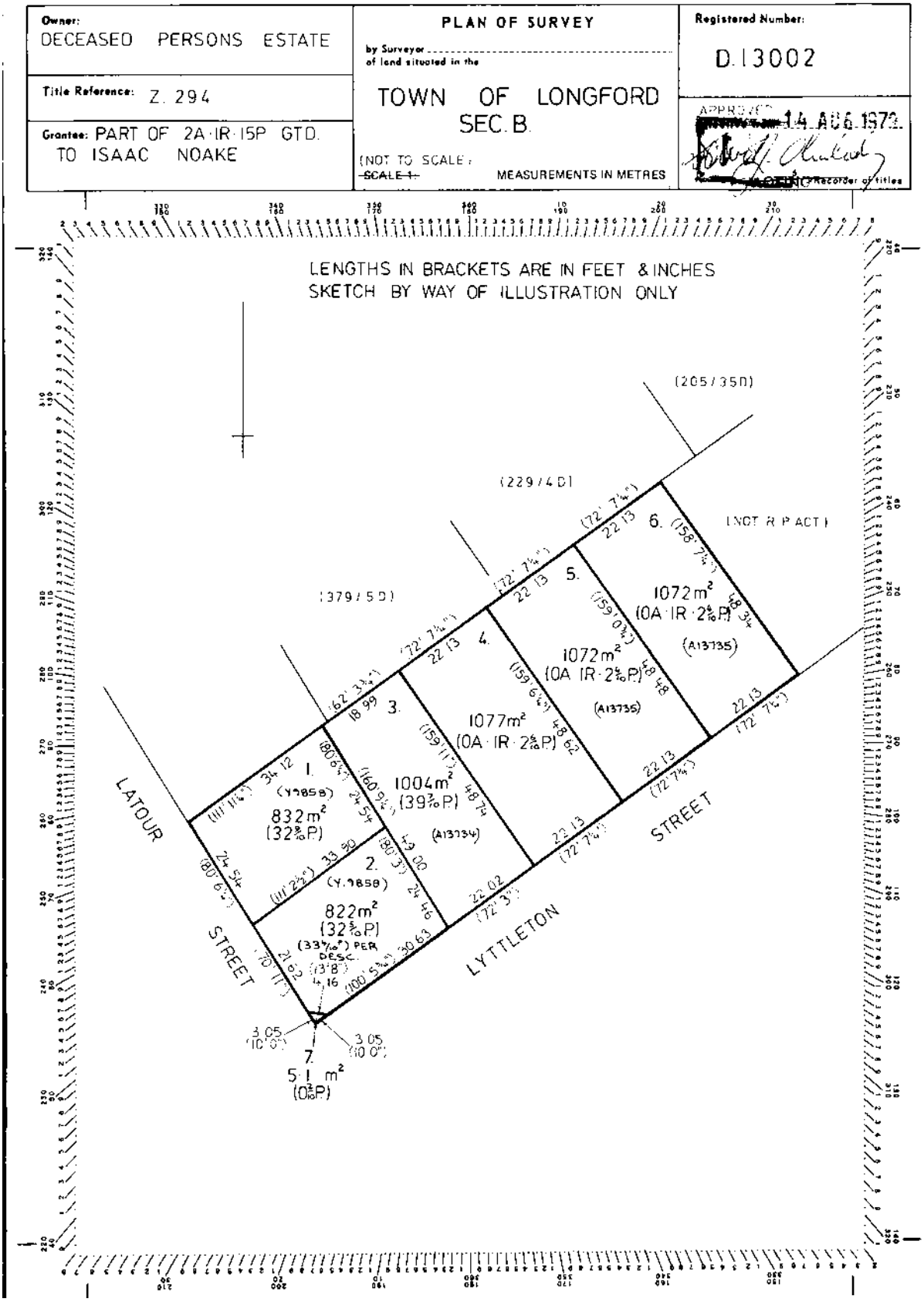


Received
24.08.2023

PROPOSED NEW SHED -AS CONSTRUCTED DWELLING PLANS
at 17 LATOUR ST LONGFORD TAS 7301
for R. HADLEY & S. WHITE

LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	EX FLOOR PLANS

PLANS TO BUILD
ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT.
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

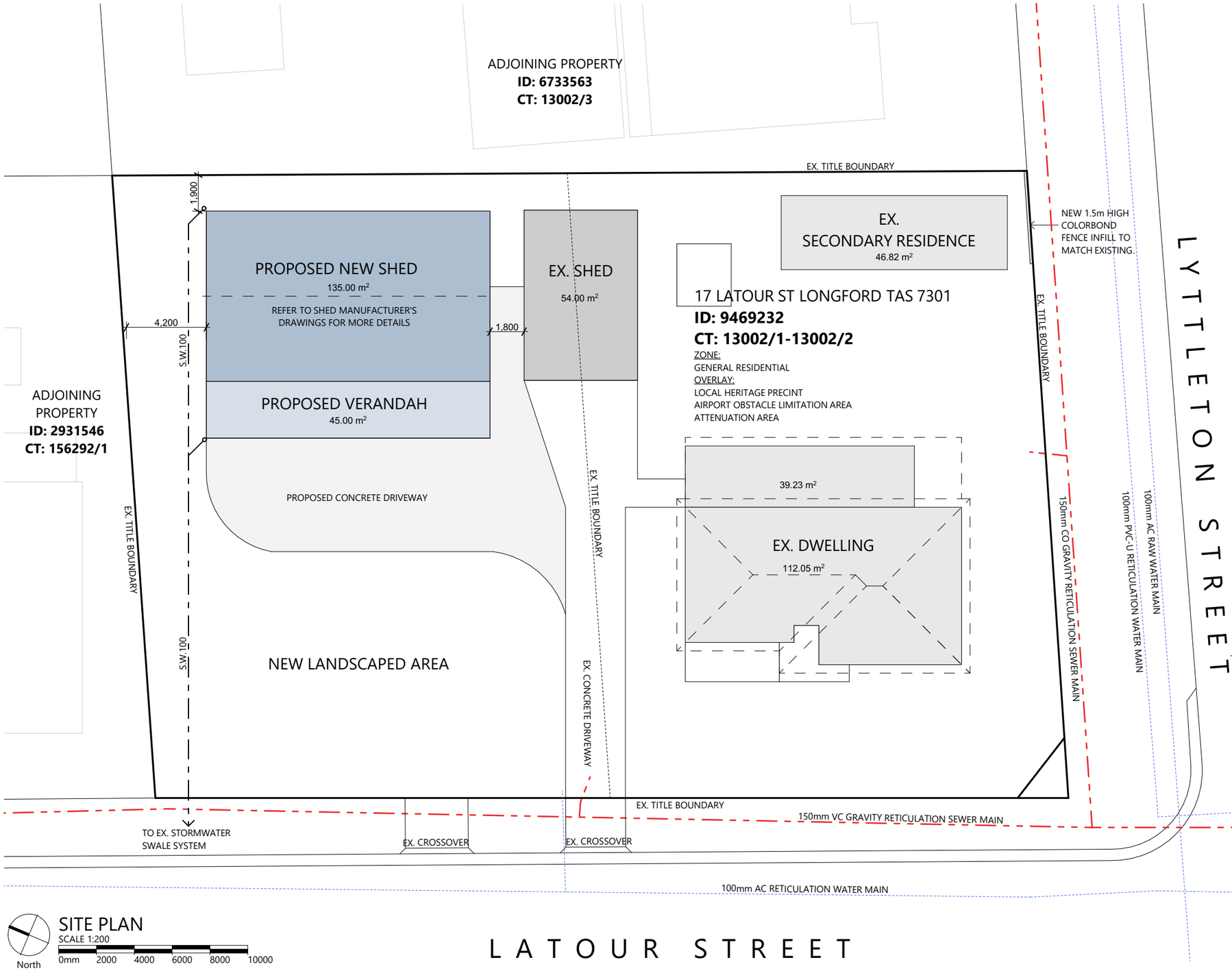
ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

PROJECT INFORMATION:

FLOOR AREAS: *PROPOSED SHED AREA - 135m²* *PROPOSED VERANDAH AREA - 45m²*	*EXISTING DWELLING AREA - 115m²* *EXISTING DECK AREA - 39m²* *EXISTING SHED AREA - 36m²*	*SITE AREA:* *1654m²*	*WIND SPEED* **N2**	*LAND TITLE, VOLUME & FOLIO* **13002/2,13002/1**	
SITE OVERLAYS: *- LOCAL HERITAGE PRECINCT* *- AIRPORT OBSTACLE LIMITATION AREA* *- ATTANUATION AREA*	*SITE CLASSIFICATION :* *EXISTING*	*CLIMATE ZONE:* **7**	*ALPINE AREA:* **N/A**	*BUSHFIRE ATTACK LEVEL:* **EXEMPT**	
COUNCIL: *NORTHERN MIDLANDS*	*WIND REGION:* **A3**	*CORROSION ENVIRONMENT* **MODERATE**		*TERRAIN CLASSIFICATION:* **T2.5**	
SCHEME / ZONE: *GENERAL RESIDENTIAL*	*SCALE: IF IN DOUBT ASK* **SCALE @ A3**	*PRINT DATE:* **17/08/2023**		*PROJECT NUMBER:* **23060**	

rev.	*Amendment*	*Date*

DRAWING No: **A00** 1 of 3
ISSUE: APPROVAL
REV: 0



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT).
ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

Received
24.08.2023

PLANS TO BUILD
ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

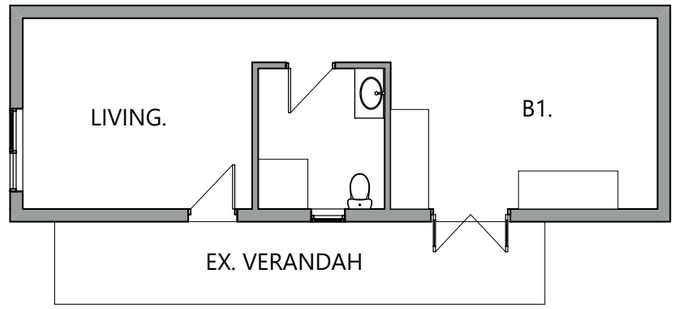
Owner:
R. HADLEY & S. WHITE

PROPOSED NEW SHED -AS CONSTRUCTED DWELLING PLANS

17 LATOUR ST LONGFORD TAS 7301

rev.	Amendment	Date

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23060	SCALE @ A3	17/08/2023	A01 2 of 3	REV: 0



FLOOR PLAN LEGEND

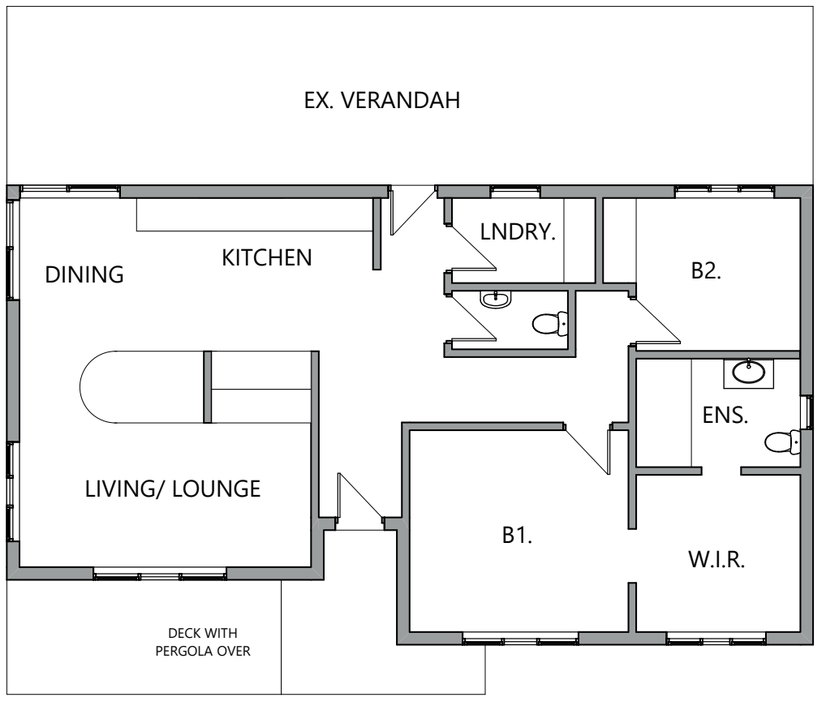
EXISTING WALLS RETAINED

Project North

AS CONSTRUCTED - SECONDARY RESIDENCE

SCALE 1:100

0mm 1000 2000 3000 4000 5000



Project North

AS CONSTRUCTED - FLOOR PLAN - DWELLING

SCALE 1:100

0mm 1000 2000 3000 4000 5000

PROPOSED NEW SHED -AS CONSTRUCTED DWELLING PLANS

17 LATOUR ST LONGFORD TAS 7301

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:
23060	SCALE @ A3	17/08/2023

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L .M.DELL LIC. No. CC5932 G

Owner:
R. HADLEY & S. WHITE

rev.	Amendment	Date

DRAWING No: A02 3 of 3

ISSUE: APPROVAL

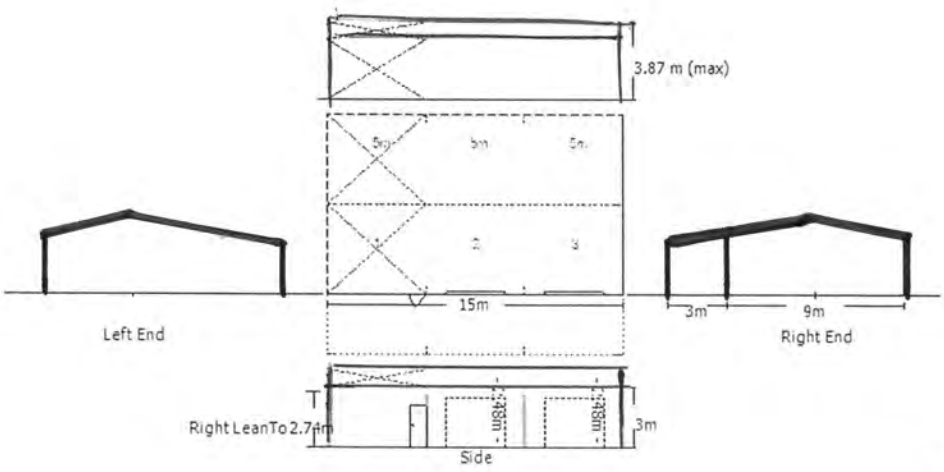
REV: 0

skyline sheds

CUSTOMER DETAILS			
NAME	Bob Hadley	PHONE:	0418315923
ADDRESS	17 Latour St Longford 7301	EMAIL:	

BUILDING SUMMARY	
SPAN	9m
LENGTH	15m
BAY WIDTH	5m x 3 bay(s)
HEIGHT TO EAVE	3m
ROOF PITH	11Deg Gable
LEFT LEAN-TO	
RIGHT LEAN-TO	Right LeanTo of Span 3m. and eaves height of 2.738m for 3 bays from the Front. Pitch is 5Deg. Drop is 0m

DESIGN FACTORS	
IMPORTANCE LEVEL	2
WIND REGION	Reg A
TERRAIN CATEGORY	TCat 2.89
TOPOGRAPHY	1
SHIELDING FACTOR	1
INTERNAL PRESSURE	-0.57, 0.46
SITE WINDSPEED	37.7



99-101 Forster Street, Invermay, Launceston
PO Box 94, Newstead TAS 7250
03 6334 5535 | info@skylinesheds.com.au
skylinesheds.com.au

skyline sheds

BUILDING SUMMARY

WALL SHEETING	Horizontal Corrugated TCT 0.47, CB COLOUR: COLORBOND® SURFMIST
ROOF SHEETING	Corrugated TCT 0.47, CB COLOUR: COLORBOND® SURFMIST
ROLLER DOORS	2 x 2.50h X 3.05 CB *Series A # COLOUR: COLORBOND® DOVER_WHITE
ROLLER DOOR MOTORS	
PERSONAL ACCESS DOORS	1 x Personal Access Door in RIGHT of Bay 1 of FRONT wall. COLOUR: COLORBOND® DOVER_WHITE
GUTTER	Quad 115 Plain Gutter CB COLOUR: COLORBOND® SURFMIST
DOWNPIPES	COLORBOND® SURFMIST COLOUR: COLORBOND® SURFMIST
BARGE FLASHINGS	COLORBOND® SURFMIST
CORNER FLASHINGS	COLORBOND® SURFMIST
DOOR FLASHINGS	COLORBOND® SURFMIST
WINDOWS	COLOUR:
SLIDING DOORS	COLOUR:
SKYLIGHTS	
INSULATION PRODUCTS	Med grade antiglare foil 60mtr x 1.35m for ROOFMAIN for area 137.5267m2 Roofing wire 1.8m x 50m (300 x 150 x 2.0) for ROOFMAIN for area 137.5267m2
OPEN BAYS	
INTERNAL DIVIDER WALLS	
MEZZANINE FLOOR	
MEZZANINE STAIRS	
WHIRLY BIRDS	

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MATERIAL SPECIFICATIONS

COLUMNS	2C15019	**PURLINS**	Z15012
RAFTERS	C15019	**SIDE GIRTS**	Z15012
KNEE/APEX	C15012	**END GIRTS**	Z15012
LEFT LEAN-TO COLUMN		**RIGHT LEAN-TO COLUMN**	C15012
LEFT LEAN-TO RAFTER		**RIGHT LEAN-TO RAFTER**	C15012
MEZZANINE BEARER		**MEZZANINE JOISTS**	

FOOTINGS

SLAB
Min 100mm Slab thickened locally under each column by BORED footing
Concrete in Vertical Bored hole locally under each column 450mm x 700mm Diameter x Depth
The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min. For other soil types refer to a registered structural engineer.
Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet

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PRICE FOR SUPPLYING YOUR BUILDING

	PRICE OF YOUR KIT
TOTAL PRICE	$27,712.00
	Incl. GST & Delivery

CONFIRMATION OF ORDER

I hereby agree to place this order based on the details of the steel building and terms and conditions provided within this document.

CLIENT NAME:

CLIENT SIGNATURE: *PLEASE ENSURE EACH PAGE IS INITIALED*

DATE:

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PO Box 94, Newstead TAS 7250
03 6334 5535 info@skylinesheds.com.au
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TERMS & CONDITIONS

EXCLUSIONS

The following items are excluded from your quote for the Supply Only of your steel building.

- Site specific plans
- Any construction works
- Council approvals or fees

ENGINEERING PLANS FOR YOUR BUILDING

Skyline Sheds Tasmania can supply your engineering plans for Council approval. Please note, these plans are not site-specific plans such as a Site Layout Plan or Drainage Plan. You will need to contact a Building Designer for this or talk to us and we can organise this component of the project for you. To obtain engineering plans, there is a fee of $400 including GST which is deducted off the total cost of your quote. For example, if you quote is for $5,000 you would pay $400 for your engineering plans and when you are ready to proceed with ordering, the balance owing will be $4,600

PAYMENT FOR YOUR NEW STEEL BUILDING

The following payment terms are available with Skyline Sheds Tasmania:

- Payment in full at time of ordering
- 75% deposit at time of ordering with the balance to be paid one week in advance of the delivery date

PAYMENT DETAILS

We offer the following payment methods to Clients, noting that there are fees associated with some payment methods:

- Cash in person
- Credit Card in person only (We do not offer over the phone payment for sheds) **incurs a 2% surcharge*
- Direct credit into our bank is available, in this instance individual invoices will be raised by our accounts department and submitted to you for payment once quote has been accepted.

MISSING/DAMAGED COMPONENTS OR LATE DELIVERY

From time-to-time, there may be a component missing or damaged from your kit. While we endeavour to ensure 100% supply of materials on time and in good condition as agreed, where it occurs that a component is missing or damaged, Skyline Sheds Tasmania are not liable for associated costs. These may include but not be limited to unreasonable express/overnight freight costs, costs for labour for any personnel erecting the kit, delay costs, machinery/plant costs or the like. What we do guarantee you is that if a component is missing, we will ensure a timely replacement time frame by any means that we have available for sourcing a replacement item for the same cost as the original. The same is applicable where delivery may be delayed due to circumstances outside of our control.

DELIVERY OF YOUR KIT

Delivery of your kit is on a date as agreed between both parties. Should you request a specific location for your kit to be dropped off, we will endeavour to meet this requirement however this will be subject to the space requirements, accessibility and the capability of the crane truck to reach the desired area. We will not be held responsible for any relocation costs.

SCREWS & GLAZED ITEMS

Due to past instances of screws and glazed items going missing from kits when delivered onsite, more so in remote areas, we keep your screws and glazed items in our store for you to collect from us when you are ready to commence construction of your kit. Where you wish to have these items delivered with you kit, you must notify us 7 days prior to delivery so we can organise this with our carrier. Failure to notify us will mean we have assumed for all intents and purpose that you intend on collecting these components from us. Should this not be the case, Skyline Sheds Tasmania will not be held liable for freight costs or any other costs listed under the section titled *"MISSING/DAMAGED COMPONENTS OR LATE DELIVERY".*

CONFIRMATION OF ORDER

You are responsible for checking your order upon delivery, in accordance with the Bill of Materials (BOM) supplied by Skyline Sheds Tasmania, to ensure all components are supplied and are in an acceptable condition. This check must be completed within 14 days of delivery. At this time, it will be deemed that you have checked your order and you are satisfied with the quantity and condition of the building and all materials supplied.

AGREEING TO THESE TERMS & CONDITIONS

By signing this quote, you are agreeing to the Terms & Conditions set out herein and agree to purchase the building at the agreed price to the agreed measurements including options and accessories as per this quote and agreement. Therefore, no changes are possible after this time. By signing this quotation, you confirm that you have read and understand the terms and conditions of sale and supply set out herein and that you wish to place the order as specified. You acknowledge that no responsibility will be accepted by Skyline Sheds Tasmania for goods which are held longer than 2 weeks from the date of delivery.

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skyline sheds

QUOTE NUMBER
34231
6/02/2023
Quote valid for 30 days

Dear Bob Hadley,

Thank you for your enquiry. We are pleased to present our quote for your new steel building.

At Skyline Sheds Tasmania, we understand you need a practical shed that will do the job and won't break the bank, and that's what we're all about.

We're locally owned and have been in operation since 1986 and have been helping clients with their shed, carport and steel building needs since 2002 in Launceston. We distribute Fair Dinkum Sheds which gives you confidence in knowing that you're getting at top quality shed from a national supplier with knowledge of a local retailer in Skyline Sheds Tasmania. All kits are made from quality, Australian BlueScope Steel and we are ShedSafe accredited – giving you the confidence that your shed meets the requirements of the Building Code of Australia (BCA). We are equipped with advanced design and engineering software to ensure your building is designed to suit your site and purpose.

Our **FIXED PRICE GUARANTEE** to you is that the price we offer, is the price you pay. Where we are undertaking the complete slab and build option for you, we will undertake a site visit prior to fixing our price so there are no hidden costs that you are forced to pay at the completion of your build. Where you request an extra item that comes at a cost, we are fully transparent and open in our discussion with you and we will not commence the work until you're happy with the cost.

Another consideration when comparing quotes for your new steel building is the **Wind Region** & **Terrain Category** that you shed has been designed to withstand. Some manufacturers will use a lower specification of Wind Region & Terrain Category than is allowable for you site. This means your shed may not have thick enough steel, may use undersized columns, rafters and purlins or it may be insufficiently braced to withstand the effects of wind on the structure. Skyline Sheds Tasmania utilise a package called Site Check which does a scan of you site and determines the correct Wind Region & Terrain Category based on the actual site conditions to ensure your steel building complies with Australian Standards, the Building Code of Australia and local council requirements.

Additionally, Skyline Sheds Tasmania are a member of Shed Safe which ensures our sheds are designed in strict accordance with Australian Standard so you have a no compromise guarantee that you shed will firstly be approved by your local council but most importantly, withstand everything you and the environment can throw at it. We assure you that your investment with us is a solid one.

SHED SAFE accredited

99-101 Forster Street, Invermay, Launceston
PO Box 94, Newstead TAS 7250
03 6334 5535 | info@skylinesheds.com.au
skylinesheds.com.au

Our ref: PLN-23-0126

14/07/2023

Leigh Dell
Level 2, 93 York St
LAUNCESTON 7250
By email: leigh@planstobuild.com.au

Dear Leigh,

Additional Information Required for Planning Application PLN-23-0126
New Shed & Fence; Retrospective Internal Alterations to Existing Dwelling & Change of Use from Studio to Secondary Residence (Attenuation, Longford SAP, Heritage Precinct) at 15 & 17 Latour St, LONGFORD

Thank you for your application. The following additional information is required.

- Provide elevations / photographs of secondary residence.
- As a 1.5m high solid colorbond fence is proposed, the proposal must demonstrate compliance with P1 of Clause 8.4.7. Provide a written submission demonstrating compliance with the performance criteria.
- As a gravel driveway is proposed to the shed, the proposal must demonstrate compliance with P1 of Clause C2.6.1. Provide a written submission demonstrating compliance with the performance criteria.
- The change of use of an existing studio (outbuilding) to secondary residence (sensitive use) requires a written submission addressing the Attenuation Code.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0126**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

Rebecca Green
Planning Consultant

Received
24.08.2023

everyone needs...
PLANS TO BUILD

DEVELOPMENT APPLICATION REPORT

Project
Proposed new shed at 17 Latour St, Longford Tas 7301

The site
The site, a Torrens Title volume 1 and 2, Folio 13002 and is located within the general residential zone of the Statewide planning scheme.

The Development

The development relies on the general residential standards:

Planning Scheme Overlays
- **Local heritage precinct**
- **Airport Obstacle Limitation area**
- **Attenuation area**

Photos of Secondary Dwelling



PLANS TO BUILD
Level 2, 93 York Street , Launceston Tas 7250.
Tel - 633 89914 - Mob -0400 655 771 - Email leigh@planstobuild.com.au

8.4.7 P1
The solid fence provides privacy and security at the rear of the property (viewed from Lyttleton St).
Being a corner site. there is allowance for passive surveillance of the road- Lyttleton St & also part of the Latour St – Existing low level open fence at Frontage.
The new proposed new fence also matches the existing solid fence that encloses part of the site (rear private open space)

C2.6.1
Refer to amended drawing – A01- Concrete Driveway

Attenuation code- studio to secondary residence
In accordance with C.9.0 it is deemed that the change of use to secondary dwelling will have no adverse impact on any activities within the surrounding areas which have the potential to cause emissions such as sound, light, smoke as the secondary residence sits within general Residential zoning.

Yours Faithfully

22.08.23

Level 2, 93 York Street , Launceston Tas 7250.
Tel - 633 89914 - Mob -0400 655 771 - Email leigh@planstobuild.com.au

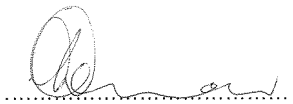
NORTHERN MIDLANDS COUNCIL

REPORT FROM:	**HERITAGE ADVISER, DAVID DENMAN**
DATE:	**24 August 2023**
REF NO:	**PLN-23-0126; 0**
SITE:	**15 & 17 Latour St, LONGFORD**
PROPOSAL:	**New Shed & Fence; Retrospective Internal Alterations to Existing Dwelling & Change of Use from Studio to Secondary Residence (Attenuation, Longford SAP, Heritage Precinct)**
be placed along the APPLICANT:	**Plans to Build**
REASON FOR REFERRAL:	**Local Historic Heritage Code**

Do you have any objections to the proposal: **No**

It is recommended that screen planting to 2m high be planted along the street boundary to obscure the shed from public view.

Email referral as word document to David Denman – david@denman.studio
Attach public exhibition documents
Subject line: Heritage referral PLN-23-0126 - 15 & 17 Latour St, LONGFORD



David Denman (Heritage Adviser)

Date: 19/09/2023

Assessment against C6.0 (Local Historic Heritage Code)

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and

b) significant trees.

C6.1.2 This code does not apply to Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1 This code applies to:

a) development on land within any of the following, as defined in this code:

i) a local heritage place;

ii) a local heritage precinct;

iii) a local historic landscape precinct; and

iv) for excavation only, a place or precinct of archaeological potential; and

b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.2 If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.4 This code does not apply to use.

Comment:
The site is within a LOCAL HERIATGE PRECINCT

C6.4 Development Exempt from this Code

C6.4.1 Development described in Table C6.4.1 is exempt from this code provided it meets the corresponding qualifications.

Table C6.4.1 Exempt Development

Exempt Development	**Qualifications**
Development within a local heritage place	(a) temporary structural stabilisation works as certified by a structural engineer; (b) permanent structural stabilisation works considered by a suitably qualified person to maintain the local historic heritage significance of the place; (c) building works, alterations and modifications required for compliance with fire regulation under the *Building Code of Australia*, which are not visible externally upon completion from any road or public open space adjoining the site; or (d) the pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded
Development within a local heritage place, local	(a) a maximum of 1 mast for telecommunications and a single flagpole, provided each is not more than 6m in height and is not attached to any building specifically part of a

heritage precinct or local historic landscape precinct	local heritage place listed in the relevant Local Provisions Schedule; (b) the construction or demolition of: (i) side and rear boundary fences: a. not adjoining a road or public reserve; and b. not more than a total height of 2.1m above existing ground level, except where they are within a garden or grounds that is specifically part of a local heritage place listed in the relevant Local Provisions Schedule; or (ii) fencing of agricultural land or for protection of wetlands and watercourses; (c) the planting, clearing or modification of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land; (d) electricity, optic fibre and telecommunications cables, water, sewerage and drainage connections and gas lines to individual buildings; (e) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric; (f) repainting or re-rendering of an exterior surface that has been previously painted or rendered, in a colour similar to the existing; (g) solar collector panels and photovoltaic cells aligned with the plane of a roof and located on a roof plane not visible from any road or public open space adjoining the site; (h) one satellite dish not more than 2m in diameter, and if on a local heritage place not visible from any road or public open space adjoining the site;or (i) minor upgrade by, or on behalf, of a State authority or a council, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including: (i) minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and (ii) road markings, street lighting and landscaping, except where any of those elements are specifically part of a local heritage place listed in the relevant Local Provisions Schedule.
Development involving a place or precinct of archaeological potential	(a) development not involving ground disturbance; (b) works involving excavation within an area that has been assessed under a previous development application and the archaeological potential was realised when that permit was acted upon or the site was found not to be of archaeological sensitivity in that process; (c) minor excavations where a suitably qualified person has prepared an archaeological

	impact assessment and determined that there is no chance of disturbance to significant archaeological values; (d) removal of non-significant deposits by a suitably qualified person to test, confirm or refine an archaeological assessment and temporarily expose underlying deposits without disturbing them; (e) excavation of land to a depth of not more than 1m on a site provided it is within an existing building that is not listed as a local heritage place; or (f) excavation of land to a depth of not more than 0.3m and not more than 20m^2 in area on a site provided it is for the purposes of minor building works and structures.
Involving development to significant trees	The pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.
signs	All signs, excluding any associated excavation works on a place or precinct of archaeological potential, not exempt from this code[3].
Comment: The proposal does not meet exemption requirements.	

C6.5 Use Standards

C6.5.1 There are no Use Standards in this code.

C6.6 Development Standards for Local Heritage Places

C6.6.1 Demolition

Objective:	That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; the streetscape or setting in which the building or structure is located; (e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report

	prepared by a suitably qualified person; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and (d) any economic considerations.
Comment: N/a	

C6.6.2 Site coverage

Objective:	That site coverage is compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.
Comment: N/a	

C6.6.3 Height and bulk of buildings

Objective:	That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;

	(b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; and (d) the setting of the local heritage place.
Comment: N/a	

C6.6.4 Siting of buildings and structures

Objective:	That the siting of buildings is compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area.
Comment: N/a	

C6.6.5 Fences

Objective:	That fences are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**

A1	**P1**
New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.	New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the architectural style of the buildings on the site; (c) the dominant fencing style in the setting; (d) the original or previous fences on the site; and (e) the proposed height and location of the fence
Comment: N/a	

C6.6.6 Roof form and materials

Objective:	That roof form and materials are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	**P1** Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the roof directly relates to; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.
Comment: N/a	

C6.6.7 Building alterations, excluding roof form and materials

Objective:	That building alterations, excluding roof form and materials, are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Building alterations, excluding roof form and materials, of an existing building that is a local heritage place must be compatible with and not detract from the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the building alterations most directly relate to; (c) the dominant external building materials in the setting; and (d) the streetscape.
Comment: N/a	

C6.6.8 Outbuildings and structures

Objective:	That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 Outbuildings and structures on local heritage places must: (a) not be located in the front setback; (b) not be visible from any road or public open space adjoining the site; (c) not have a side that is longer than 3m; (d) have a gross floor area less than $9m^2$; (e) have a combined total area of all outbuildings on the site of not more than $20m^2$; (f) have a maximum height less than 2.4m above existing ground level;	**P1** Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the bulk, form and size of buildings on the site; (c) the bulk, form and size of the proposed outbuilding or structure;

(g) not have a maximum change of level as a result of cut or fill of more than 1m; and (h) not encroach on any service easement or be located within 1m of any underground service.	(d) the external materials, finishes and decoration of the outbuilding or structure; and (e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.
Comment: N/a	

C6.6.9 Driveways and parking for non-residential purposes

Objective:	That driveways and parking for non-residential purposes are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 Parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.	**P1** Driveways and parking areas for non-residential purposes must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the loss of any building fabric; (c) the removal of gardens or vegetated areas; (d) parking availability in the surrounding area; (e) vehicle and pedestrian traffic safety; and (f) the streetscape.
Comment: N/a	

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation that is specifically part of a local heritage place does not impact on the local historic heritage significance of the place.
Acceptable Solutions	**Performance Criteria**

A1 No Acceptable Solution.	**P1** The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and (e) any advice by a suitably qualified person.
Comment: N/a	

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.1 Demolition within a local heritage precinct

Objective:	That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.

Acceptable Solutions	**Performance Criteria**
A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the	**P1** Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building, works, structure or trees;

relevant Local Provisions Schedule.	(b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building. works or structure; and (h) any economic considerations.
Comment: N/a	

C6.7.2 Demolition within a local historic landscape precinct

Objective:	That demolition within a local historic landscape precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.

Acceptable Solutions	**Performance Criteria**
A1 Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.	**P1** Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local historic landscape precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees;

	(d) the special or unique contribution that the building, works, structure or trees makes to the landscape values of the local historic landscape precinct identified in the relevant Local Provisions Schedule; (e) any options to reduce or mitigate deterioration; (f) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (g) any economic considerations.
Comment: N/a	

C6.7.3 Buildings and works, excluding demolition

Objective:	That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.
Acceptable Solutions	**Performance Criteria**
A1 Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.	**P1.1** Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule. **P1.2**

	Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule **P1.3** Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to: (a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.
Comment: The existing house and ancillary dwelling do not have any historic heritage value and are therefore non contributory to the historic streetscape values. **However, the adjoining cottages have high historic heritage value and make a positive contribution to the historic streetscape and precinct.** **The proposed garage/ shed is setback from the street frontage and located at the rear corner of the site.** **It is recommended that a condition that screen planting 2m high be placed along the street boundary to obscure the proposed garage/shed from the public view.**	
A2	**P2**

Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.	Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) height, form, style and materials of the proposed fence; and (c) the style, characteristics and setbacks of fences and gates in the surrounding area.
Comment:	

C6.8 Development Standards for Places or Precincts of Archaeological Potential

C6.8.1 Building and Works

Objective:	That building and works on a place or precinct of archaeological potential is implemented in a manner that seeks to retain or protect, preserve or otherwise appropriately manage archaeological evidence.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Building and works on places or precincts of archaeological potential must not cause an unacceptable impact on archaeological evidence, having regard to: (a) the nature of the archaeological evidence, either known or potential; (b) measures proposed to investigate the archaeological evidence to confirm statements of potential; (c) strategies to avoid, minimise or control impacts arising from building, works and demolition; (d) measures proposed to preserve significant archaeological evidence in situ; and (e) any advice contained in a statement of archaeological potential.

Comment: N/a

C6.9 Significant Trees

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a suitably qualified person.
Comment: N/a	
A2 No Acceptable Solution.	**P2** Works requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate: (a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and (b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or the tree is determined to be dead or dying based on a written statement to that effect prepared by a suitably qualified person.
Comment: N/a	

C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective:	That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule; (b) the historic development pattern of the area; (c) the separation of buildings or structures from their original setting; (d) the lot sizes, dimensions, frontage, access and orientation; (e) the suitability of the proposed lots for their intended uses; and (f) the removal of vegetation, trees or garden settings.
Comment: N/a	

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Objective:	That: (a) subdivision within a local heritage precinct is consistent with historic patterns of development; and (b) subdivision within a local historic landscape precinct is compatible with the character of the precinct.

Acceptable Solutions	Performance Criteria

A1 No Acceptable Solution.	**P1** Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to: (a) any relevant design criteria or conservation policy for a local heritage precinct or local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) the historic pattern of subdivision of the precinct.
Comment: N/a	

C6.10.3 Subdivision works for places or precincts of archaeological potential

Objective:	That works associated with subdivision, including infrastructure, do not increase the likelihood of adverse impact on a place or precinct of archaeological potential.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Works associated with subdivision must not increase the likelihood of adverse impact on archaeological evidence on places or precincts of archaeological potential, having regard to: (a) the nature, extent and significance of the archaeological evidence existing on the land; (b) any significant impact upon archaeological evidence or potential; (c) any increased likelihood of future development that is incompatible with a place or precinct of archaeological potential; (d) the statement of archaeological potential for the place or precinct identified in the relevant Local Provisions Schedule; and (e) any advice contained in a statement of archaeological potential.
Comment: N/a	

We wish to bring to your attention our concerns with the development advertised as PLN-23-0126.

Retrospective application – illegal works

The site plan refers to an 'existing studio' proposed as a secondary residence. The application is incorrect in presenting this as an existing studio without a full explanation or a separate application of the (already performed illegal) works. It was a garage (outbuilding) until December 2022, made into a secondary dwelling or studio (which is a vague definition of the building and provides no real context. The plans should read 'proposed secondary dwelling', not existing studio. The application is misleading.

In regard to the works already performed, there is no full response to the Local Historic Heritage Code. By looking at the advertised plans, how is the public expected to understand how the provisions of the Code have been met?

The property (CT13002/2) has a vehicle crossing and driveway that is not contained to the boundary. We ask why has this not been triggered for retrospective approval or remedied in some way? Now that the original garage is no longer available for vehicles, the access and car parking is non-compliant if the vacant lot is sold, unless a right of way is applied or a boundary adjustment is made.

Proposed shed

Our understanding of the proposal for a shed on a vacant lot (Lot CT13002/1) is that this is prohibited under the Scheme. Without being on a lot with a dwelling, and thereby being able to be classed as subservient to the residential use of the land, the shed must be classed as Storage. Storage is a prohibited use in the General Residential Zone. We refer to the TASCAT case Cannon v Launceston City Council [2023] TASCAT 38 for your attention.

If the applicant has been made to apply (retrospectively) for works already undertaken, why is the applicant not also asked to consolidate the lots to legalise the proposed shed? If approved, the lot could potentially be sold as a single lot with a shed. This would be contrary to 8.2 Use Table of the Tasmanian Planning Scheme – Northern Midlands.

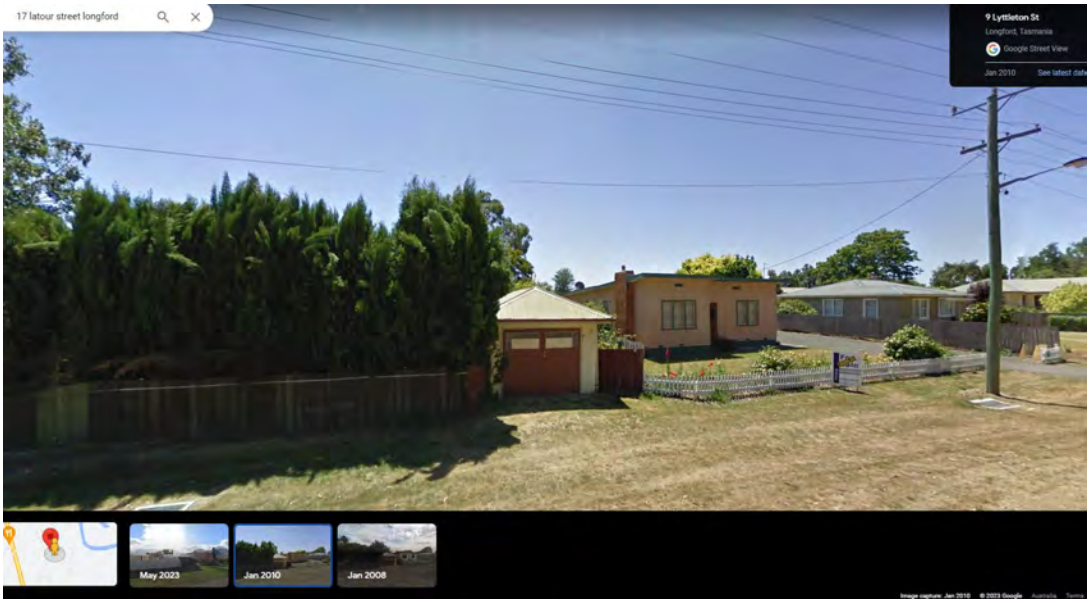
Further, Clause 7.12.1 refers to the development of sheds on vacant lots, which is not included as Permitted in the General Residential Zone.

We are not provided with a response to the shed (proposed shed on CT13002/1) according to *C6.7.3 Buildings and works, excluding demolition*. This clause does not exclude outbuildings. How can this highly visible shed (and very large for a residential environment) be considered acceptable under the provisions of C6.7.3, A1 or P1.1? We consider that it is non-compliant.

It is not evident that the fence (proposed to match the existing) is compliant with clause 8.4.7 P1, being on the frontage and having no passive surveillance values. The fence that has been erected on Latour Street is not included on the plans. It is a solid timber fence. How is this compliant?

Notwithstanding, there appears to be multiple occurrences of buildings built over a boundary. The building referred to on the application as 'existing garage' was previously a carport 6mx6m, (see past dated google imagery to substantiate this). This has been extended (as far as we know, without permission) to be (est.) 6mx9m, still over the boundary. If the application seeks to rectify past illegal buildings and works, why was this not included? If an application proposed a new building over a boundary we understand that this would not be possible or allowed under the Planning Scheme. Once again, if the vacant lot was sold it would have half a building on it, causing ongoing issues and disputes.

We believe that the application is not only prohibited but does not provide adequate information for an assessment by Council, or for a true appraisal by the public. We are surprised that this was considered to be a valid application by Council and ask for it to be reconsidered.



PLANNING APPLICATION

Proposal

Description of proposal: A garden wall in the backyard running adjacent to the southern boundary fence. The purpose for the garden wall is to level the height of the land to assist with the water drainage system, which has been council approved and installed due to the uphill position of the council riser. The garden wall assists the drainage by pushing water back towards the drain.
(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 11 Muirton Way
Perth TAS 7300

CT no: SP174157

$3500 - cost of garden wall

Estimated cost of project $1100 - cost of privacy screening *(include cost of landscaping, car parks etc for commercial/industrial uses)*
* excludes excess cost of installing necessary water drainage system.

Are there any existing buildings on this property? (Yes) / No

If yes – main building is used as house

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

Due to the garden wall raising the height of the land in the backyard, it is intended that a privacy screen (see plan) be attached to the top of the property's boundary fence to adhere to planning regulations and to mitigate the issue of reduced privacy. A garden shed running adjacent to the southern boundary fence will also assist with further privacy.
(attach additional sheets if necessary)

Is any signage required? NO
(if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER SHERVAN DEVELOPMENTS PTY LTD

FOLIO REFERENCE C.T. 173715/401

GRANTEE PART OF 29A0R11P GRANTED TO JOSEPH BIRD

PLAN OF SURVEY

BY SURVEYOR R.M. PECK

LOCATION
LAND DISTRICT OF CORNWALL
PARISH OF PERTH
(SECTION II)

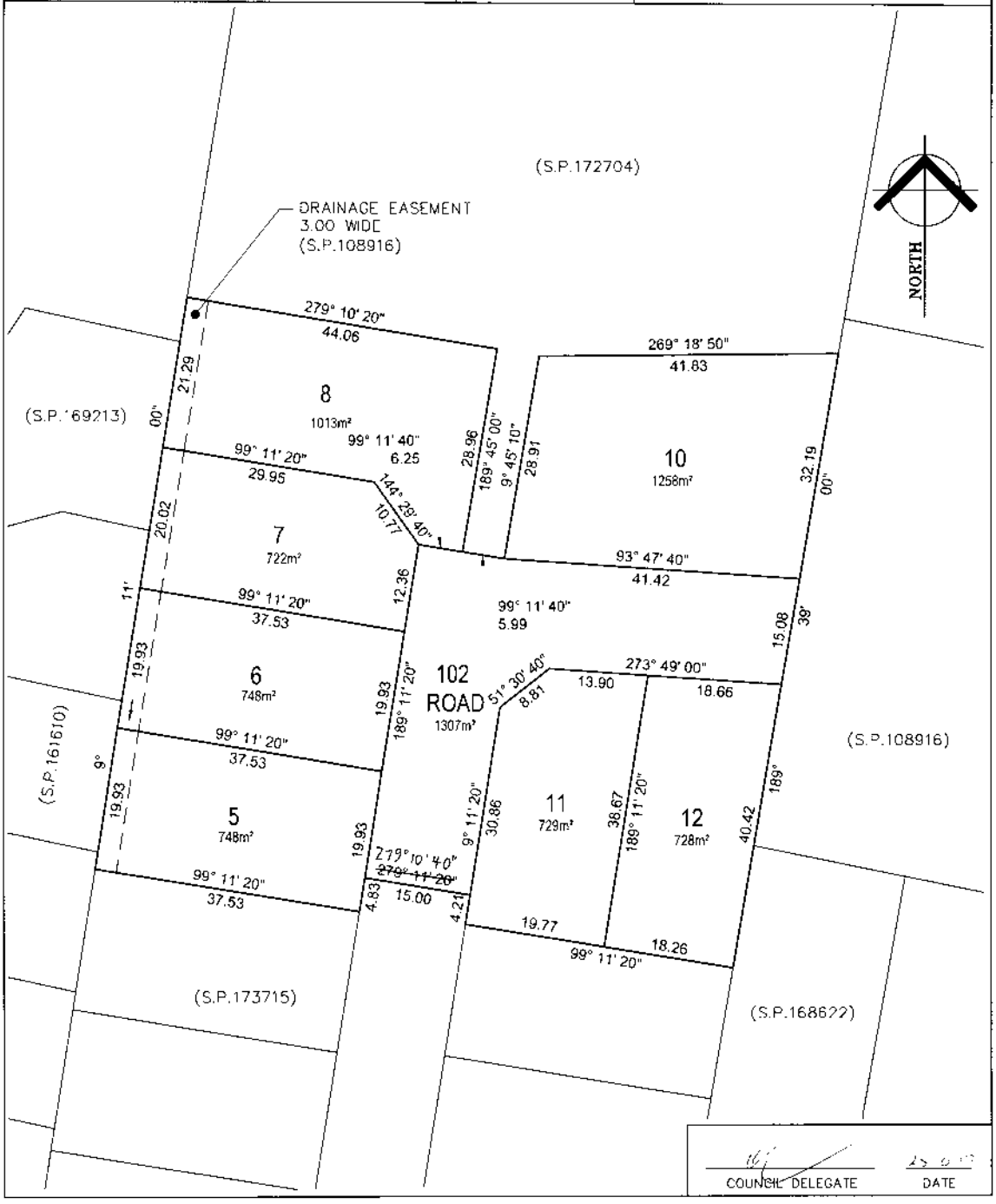
SCALE 1:500 LENGTHS IN METRES

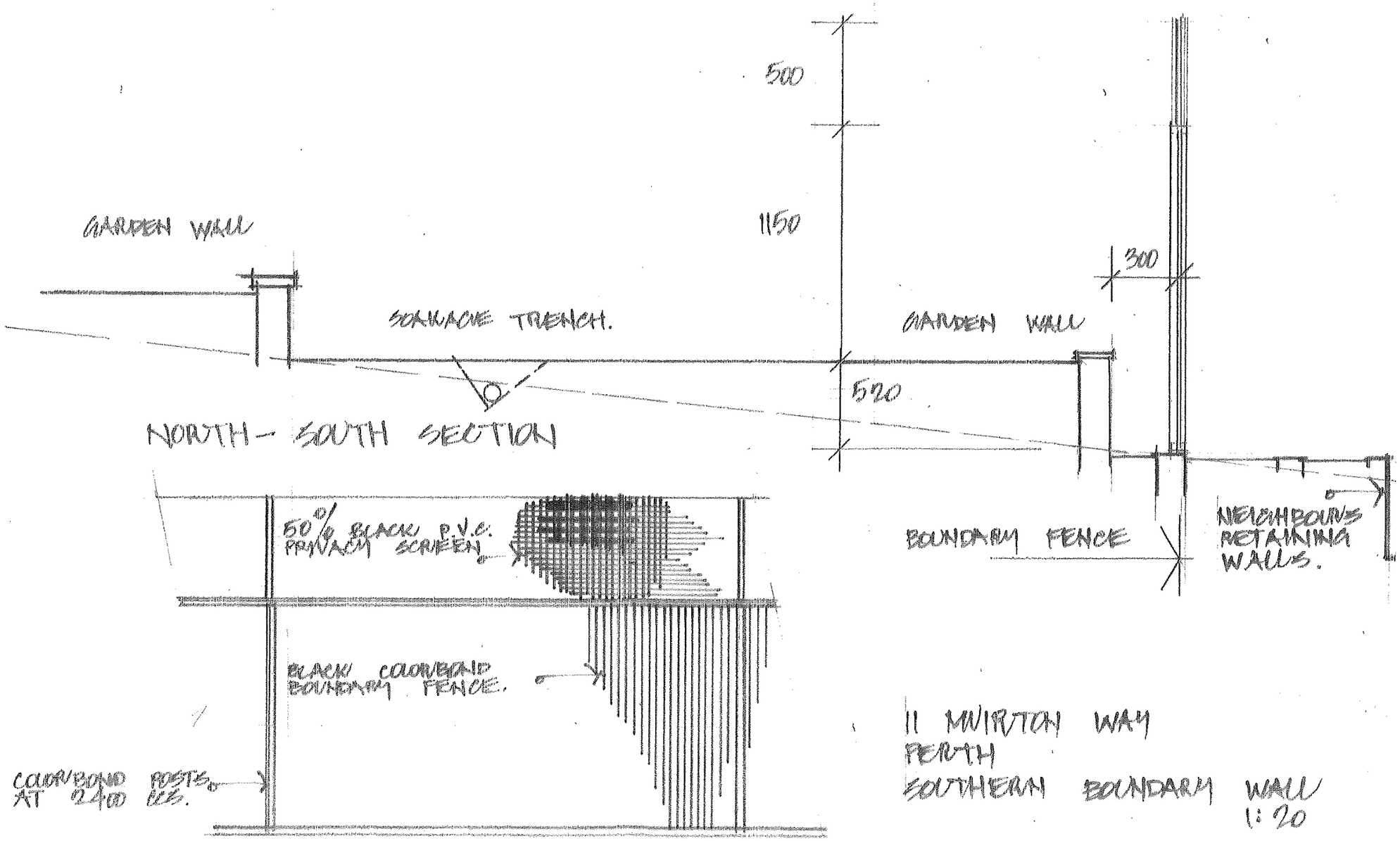
16.050

REGISTERED NUMBER
SP174157

APPROVED
EFFECTIVE FROM - 1 NOV 2017
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 123	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN




500
1150
300
520
GARDEN WALL
SOAKWELL TRENCH.
GARDEN WALL
NORTH - SOUTH SECTION
BOUNDARY FENCE
NEIGHBOURS RETAINING WALLS.
50% BLACK P.V.C. PRIVACY SCREEN
BLACK COLORBOND BOUNDARY FENCE.
COLORBOND POSTS AT 2400 CRS.
NATURAL GROUND LEVEL
REAR FENCE ELEVATION.
11 MURTON WAY
PERTH
SOUTHERN BOUNDARY WALL
1:20

To the general manager, Northen Midlands Council, in relation to 11 Muirton way Perth reference number PLN23-0168

We are writing this letter to object to the retaining wall, and to also express the importance of what type of screening will be used on existing boundary fence.

We have four major concerns with this retaining wall.

1. There are no structural foundations to the retaining wall
2. There is no drainage behind the wall
3. The height that the land has been raised too
4. What the retaining wall is made of

We have serval issues with proposed retaining wall, that in fact has already been put up.
Firstly we expressed our concerns to property owner, her uncle and council back in April when the project first started, first discussions on our behalf were intent on addressing adequate drainage for obvious works that had started, to what Emily was very rudely first told they weren't putting in any drains and that she has no idea neither does your husband.

After speaking with council, I believed they came out to visit the property owner and her uncle about this. To which this is when we first found out about said retaining wall. We expressed the amount of run off that come from the property and that if they were putting in a retaining wall could they make sure to have adequate drainage put in behind and or in front of the wall to help stop the run off.

As the works started to progress, we noticed the height of the retaining wall, and again the was question with property owner, her uncle and again with council. We raised our concerns to our privacy. Raising the land by 600mm is a massive amount. We were told that the property owner is classing the retaining wall as a garden bed and not a retaining wall, and that they would only be allowed to fill to 500mm. After serval phone calls with council, they told us that they would be checking on the project.

The wall is now over 600 high and filled to over 600 high nor do we believe wall is structurally sound or to have adequate drainage.

The next issues with this is the property owner is planning on putting up a shed, and even though this may be a "garden shed" to which as a height of no more than 2.5 but in actual fact this will raise the shed height to over 3m. this would mean their shed would be taller than our house. This would back on to our living room and cause shadowing into our living, dining and entertainment area. We have asked the property owner to put it in the other corner (eastern) to where it wouldn't cause any sunlight issues with ourselves or neighbours with no response.

Also with rising the land height this changes the fence height from 1.8 to under 1.2 to which was agreed on with the property owner and ourselves and we paid for a 1.8 heigh fence.

The retaining wall is made out of treated pine timber sleepers, to which last for 15 years and then need to be replaced. Retaining wall failures lead to costly damage to property and services. Timber retaining walls are not water proofed effectively and water still runs through them. Which is why we are so concerned about there being no drains.

It's very clear that the garden bed is not a garden bed it's a retaining wall, as per property owner 's submission they are still classing it as a garden wall.

We would also like the following questions answered

1. What is the legal height on a boundary that the land can be changed too?
2. How far off the boundary does a retaining wall need to be?
3. Why is this now is all going through planning/council?
4. Are timber retaining walls allowed on a boundary without council signing off on its structural integrity ?, as according to most other councils do not allow this.
5. Should a retaining wall have adequate foundations & drainage for retaining that much earth so close to a boundary in such position and then having a shed put up?
6. Who would be liable for damage costs ie landslipping?

We believe that rising the land by such a significant amount has major effects on our privacy to ourselves and neighbours.

which brings us to the privacy screen, to which we agree needs to be done but what material is to be used? planning states PVC privacy screen, the picture in plan is not clear or describes product. I have spoken to property owner who could not give an indication or a photo. It's also states black but our fence isn't black, it would need to be monument in colour to match in with our fence.
The privacy screen would need to match the existing boundary fence to match in as much as possible without causing any devaluation to our property. It would also be a requirement that it's installed properly with correct fence extension kits and slats. Using cheap screens such as timber or plastic would not last, faded and become wind damaged and need to be replaced.

The only solution to this would be using a product made to match the fence and modern home, something that isn't going to need to be replaced from wind damage or needs up keep.

We would also like to know the height of screening.

Questions we have in relation to this

1. What are they using?
2. How is it being attached?
3. Why has no one spoke to us about this?
4. Height? Land has risen over 600mm we believe so should screening.
5. It also states in the planning submission that the shed would help with privacy, so if the shed does go ahead in proposed position where does the privacy screen start from? The start of the boundary or where the shed finishes?
   We believe it would cause devaluation to our property if it's not from one end of the boundary to the other

We have had a council member (Matthew Brooks) come out to have a look at our issues to which he understood and spoke to council works about this. But not once have we had a council worker come out and look at issues standing on our property.

Inconclusion to all of this, we really hope that our concerns be addressed moving forward as we have already lost a lot of privacy, and certainly don't want to lose value on our house.

Please see attached pictures for refence

We also have video evidence of water run-off from the property.

Kind regards

Emily and Stefan Quinn

7 Muirton Way
Perth

In response to the representation made in relation to the planning application submitted for work at 11 Muirton Way, Perth – Reference Number: PLN23-0168

Representation Points:

- **Concerns of adequate drainage**

When my neighbour approached my uncle and I about their drainage concerns, we contacted our plumber, Gavin Love, to organise for him to assess the situation on the same day that the concerns were raised. We treated the concern with importance and our actions reflect this, as within the week, we had Gavin revisit, along with the council plumbing inspector at the time, Wade Hateley. The drainage system was designed and agreed upon by Gavin and Wade at the time of this meeting. They both discussed a range of options before deciding the current drainage system would be the most successful. It was approved by Wade prior to Gavin beginning the installation of the drainage system. The drainage system consists of a grated drain which is placed at the fall of the sloped land, which is 4.8 metres back from the wall. The grated drain is connected to a V drain and a French drain, which both run diagonally underground and feed into a pit drain in the south-eastern corner of the backyard. Due to the uphill positioning of the council riser on my block, this system was the only viable option for collecting the water run-off and dispersing of the water. It was decided by Gavin and Wade that an ag drain behind the wall would have been an unsuitable and inoperable solution, as the water collected in an ag drain would not have been able to travel uphill to the council riser. This means that the water would have been collected in the drain, however it would have either overflowed the drain and the run-off would have continued to flow into the adjoining southern property in the wetter months, and in the dryer months, any water would have sat in the drain and become stagnant and odorous.

Representation Points:

- **Concerns of adequate drainage**
- **Purpose and structural integrity of the wall**
- **Reasons for seeking council advice surrounding the wall, the shed and the privacy screening**

In accordance with the drainage system designed by Gavin and Wade, the wall was always designed with the intention that it was a garden wall. The reason for its construction is to assist the drainage system. While the placement of the grated drain will collect the majority of water run-off from the slope of my property, the wall was intended to assist the drainage system by pushing any excess water back towards the grated drain so that it could be cleared by the drainage system, rather than run off on to the southern adjoining property. The intention is that most of the water will be drained before it can make it as far as the timber wall. When discussing the purpose of the wall with Wade, he confirmed that from a plumbing perspective, he believed it to be a garden wall. After reading the Northern Midlands Council Planning Scheme, I could find no definitions regarding the difference between a garden wall and a retaining wall. In an endeavour to provide clarity and to ensure everything was approved by the council, I decided to contact council planning to ask them some questions about the wall and a shed that I intended to construct. After considering my application for my garden shed, Paul Godier (Senior Planner) and Rebecca Green (Planner), stated that the construction of my garden shed would be satisfactory and that they would require an inspection of the wall. We arranged a time for both Paul and Rebecca to visit and inspect the wall. At this time, they classified the wall as a retaining wall from a planning perspective, due to the reduced level of privacy, and stated that it requires a permit. We discussed options to mitigate this reduced privacy, such as the use of privacy screening, of which I am more than happy to provide, as it will increase the level of privacy for both my neighbours and myself. During the inspection, Paul and Rebecca reported only that the reasons the wall required a permit were because of a reduced level of privacy and because the wall is closer to the boundary fence than standard regulation permits. We discussed the structure and placement of the wall and upon the initial inspection, there were not any queries or concerns regarding the structural integrity of the wall. The filling of the land is only light topsoil which has not been compacted heavily, and there is pine bark on one half and a light topping

of Base B on the other half to allow for a concrete slab for the shed. The materials used to construct the wall include treated timber sleepers which are bolted together using Bugle head bolts that screw right through the timber sleepers. They are supported in their structure by posts that are dug into the ground approximately 10 or 12 inches. Steel droppers/star pickets are also used to support the timber sleepers in all sections of the garden for strength and durability.

We discussed the purpose of the wall, and the function of the wall in relation to the drainage system was demonstrated to Paul and Rebecca. The wall is a vital part for a successful drainage system and without it, the water would not be cleared effectively.

Representation Points:

- **Materials and height of privacy screening**

As previously mentioned, I am in agreeance with mitigating the reduced privacy via the means of constructing a privacy screen that runs across the length of the southern boundary fence. According to the *Boundary Fences Act 1908*, I am aware that a sufficient boundary fence is required between adjoining properties. I have considered the materials and style of panelling that would be classified as a sufficient boundary fence as well as what would look neat and presentable when topping the boundary fence. It is clearly also a consideration for me that I would want the panelling to look presentable and for the material to be sturdy, as I want to avoid potential damage or property devaluation due to appearance. When Paul and Rebecca inspected the wall and we discussed the construction of a privacy screen, they were able to see the material that is being considered for the use of the privacy screen in another area of the backyard. They agreed it was cost effective, sturdy and created adequate privacy and could be used as the material for a sufficient privacy screen. Initially we discussed a privacy screen at a height of 0.4 metres. However, if council decide the privacy screen needs to be of a greater height, I am willing to consider this.

The material that is being considered for the panelling is a 78% polypropylene resin privacy screen, which can be cut to size. It is called Matrix Classic Diamond Lattice, and it is made in a range of colours, including black and a Slate Grey, which is very similar to the fence colour (Monument). It is a low maintenance product and according to the manufacturer, it will not rot, rust or need painting. It is UV stabilised for a long outdoor life. If council advise the height of 0.4 metres is a satisfactory height for the privacy screening, the material will be fixed to my side of the fence using screws and droppers to secure the panels in place on each fence post.

If council advise the height of 0.4 metres is not satisfactory and the privacy screening is required to be 0.6 metres in height, I have considered two options. Firstly, using the same material and securing in a different way. A Colourbond frame would be constructed in a Monument colour, which would then be attached to the

fence. The polypropylene resin privacy screens will sturdily fit in to a frame such as this, across the length of the southern boundary fence.
Secondly, Colourbond fence extensions could be used to create the privacy screen to 0.6 metres, which would create a height of 1.8 metres overall on my side of the southern boundary fence. The product used would be Neeta Plus Lattice Monument, which is similar in appearance to an idea presented by the neighbours in their representation. It would be secured using universal rails and post extensions that would be attached 0.5 metres down on the original fence posts. As these privacy screens are only sold in panels of 0.3 metres in height, two of these panels would be joined to create the 0.6 metre height before being attached to the existing fence posts, across the length of the southern boundary fence.
I am more than happy to consider any of these three options for privacy screening and am open to any council advice that would help to successfully mitigate the reduced privacy.

In conclusion, I believe I have considered the perspectives raised in the representation made towards my planning application. I have been and continue to be open to fulfilling my responsibilities in resolving these concerns.
I have:

- Employed professionals to design and install a successful drainage system
- Sought council advice regarding the wall and my intention to construct a garden shed
- Considered multiple options, including suggestions from the representors, for the materials to construct a solid privacy screen

Thank you for taking the time to consider my response. Please do not hesitate to contact me if there are any further questions or more information is required.

Kind regards,

Katelyn Prosser
11 Muirton Way
Perth TAS 7300

Dear Members of the Northern Midlands Council,

I hope this message finds you in good health and spirits. I am reaching out to discuss a pressing matter concerning the proposed development on the property adjacent to mine, 11 Muirton Way, with which we share a boundary fence. The planned structure would stand directly opposite our master bedroom and bring about substantial changes that adversely affect our home and well-being.

Our home has been thoughtfully designed to harmonise with the natural flow of the land. The split-level structure was built to blend with the incline and decline of the block seamlessly. Our builders and designers put considerable effort into maintaining this organic balance. Unfortunately, the planned development by our neighbours does not share this approach. They have elevated their side of the block, and the proposed structure will be easily visible from our property.

The proximity of this new structure to our shared boundary line presents two immediate problems. Firstly, the natural sunlight that currently fills our master bedroom will be severely restricted. Losing that light will be a significant detriment to our quality of life.

Secondly, the new structure's aesthetic impact is highly concerning. The visual aspect of our environment is integral to our well-being and sense of home. An imposing structure so close to our property will undeniably affect these elements, not to mention the potential depreciation in our home's value should we ever decide to move.

Given these pressing concerns, we strongly urge the council to reconsider allowing this structure to proceed. Community development should enrich the lives of its residents rather than diminish them. We are eager to protect not only our investment but also the peaceful sanctuary we call home.

Thank you for taking the time to consider our appeal. We trust that you will weigh these factors carefully and act in the best interest of all community members.

Best regards,
Tom and Jessie Hodgman
9A Muirton Way Perth TAS

P.S. If it would provide further clarity, I would be more than happy to invite council members over for a firsthand look at the situation. Sometimes seeing is believing.

Exhibited

This planning application is open for public comment until
11 August 2023

This application is being assessed under the Tasmanian Planning Scheme - Northern Midlands

Reference no	**PLN-23-0086**
Site	**26A TANNERY ROAD (AND WORKS IN ROAD RESERVATION) LONGFORD**
Proposed Development	**24-hour vehicle fuel sales for cars and trucks (illuminated signage, vary sign height and area per face)**
Zone	**15.0 General Business - C9.0 Attenuation, C16.0 Safeguarding of Airports - Obstacle Limitation Area, C1.0 Signs, C2.0 Parking and Sustainable Transport, C3.0 Road and Railway Assets, S6.0 Longford Specific Area Plan**
Use class	**Vehicle Fuel Sales & Service**
Development Status	**Discretionary**

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Exhibited

PLANNING APPLICATION

Proposal

Description of proposal: Use and development - unmanned vehicle fuel sales

(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: 26A TANNERY RD S LONGFORD TAS 7301

CT no: 169515/1

Estimated cost of project $1.0m *(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? yes - see plans provided
(if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Exhibited

Tasmanian Government

OWNER
MARIE JOYCE LAWES

FOLIO REFERENCE
226348–1

GRANTEE
PART OF 156A 3R OP GTD TO ROWLAND ROBERT DAVIES & WILLIAM DODERY

PLAN OF TITLE

LAND DISTRICT OF WESTMORLAND
PARISH OF LONGFORD

LOCATION:

FIRST SURVEY PLAN No: 1/25 WEST

COMPILED BY:
COHEN & ASSOCIATES PTY LTD, LAUNCESTON

SCALE 1 : 400 LENGTHS IN METRES

REGISTERED NUMBER
P169515

APPROVED 15 SEP 2015
Alice Kawa
Recorder of Titles

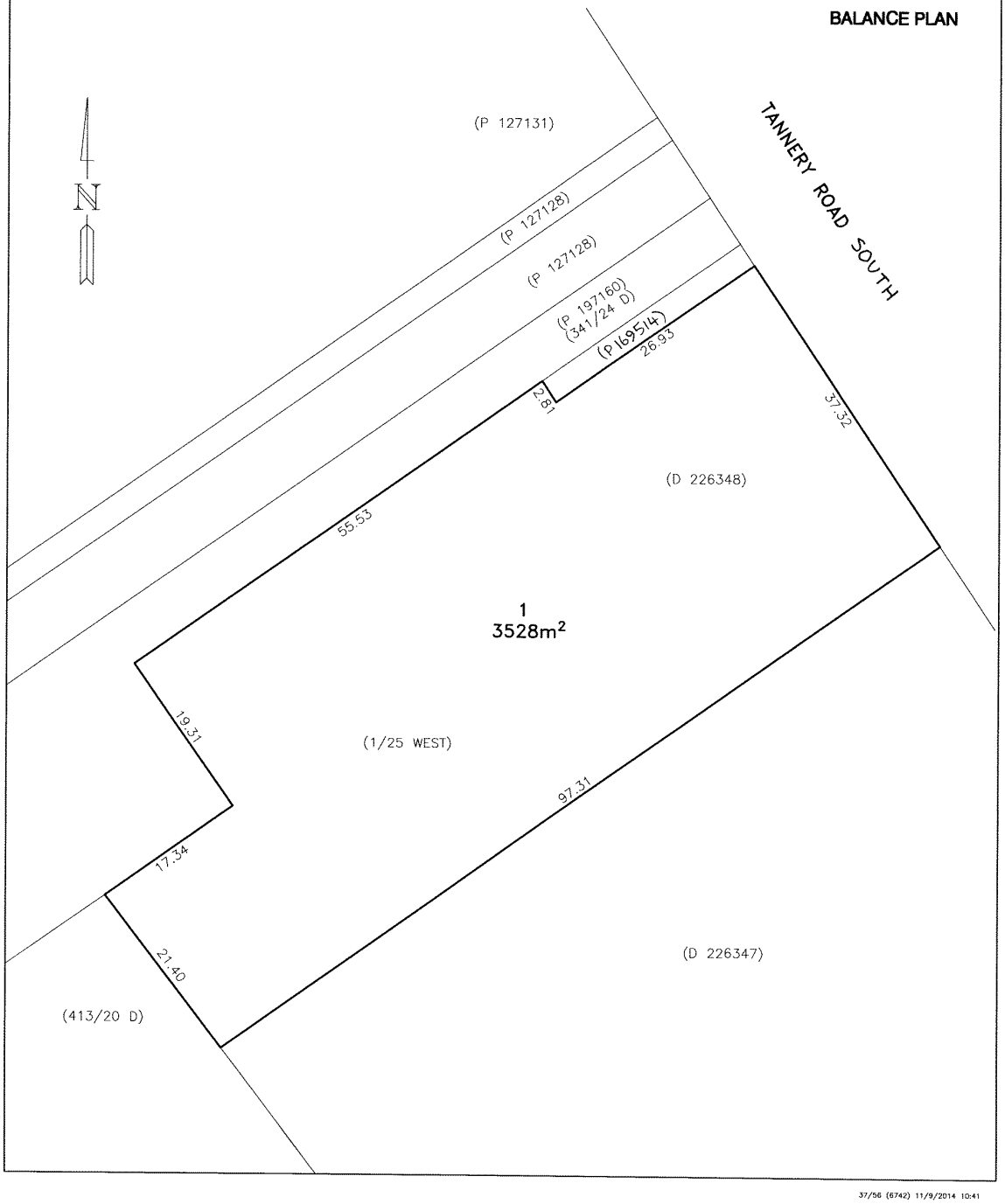
MAPSHEET MUNICIPAL CODE No. 123

LAST UPI No

LAST PLAN No. D 226348

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN



37/56 (6742) 11/9/2014 10:41

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Exhibited

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
169515	1
EDITION	DATE OF ISSUE
3	24-Sep-2020

SEARCH DATE : 17-Apr-2023
SEARCH TIME : 11.26 AM

DESCRIPTION OF LAND

Parish of LONGFORD Land District of WESTMORLAND
Lot 1 on Plan 169515
Derivation : Part of 156A-3R-0P Granted to Rowland Robert Davies & William Dodery
Prior CT 226348/1

SCHEDULE 1

M839578 TRANSFER to TASSIE HOLDINGS PTY LTD Registered 24-Sep-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E232457 MORTGAGE to Westpac Banking Corporation Registered 24-Sep-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

WOOLCOTT SURVEYS

EAST COAST SURVEYING

PLANNING REPORT

Application for Use and Development – Vehicle Fuel Sales – Unmanned truck stop

26A TANNERY ROAD SOUTH, LONGFORD

May 2023

Exhibited

Job Number: L221017
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Rev. no	Description	Date
1	Review	17 April 2023
2	Review	19 April 2023
4	Final	16 May 2023
5		
6		

Launceston | St Helens | Hobart
woolcottsurveys.com.au

Contents

Exhibited

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Verve Building Design Co.
Signage plan	SIGNSPEC & ASTECH
TIA	Midson Traffic Pty Ltd

1.1 Application and site summary

The following is a summary of the application and site information:

Address	26A Tannery Road, South Longford TAS 7301
Property ID	3396987
Title	169515/1
Land area	3528m^2
Planning Authority	Northern Midlands Council
Covenant/Easement	None on title
Application status	Discretionary application
Existing Access	As approved from Tannery Road South
Proposed Use	Vehicle fuel sales and service
Proposed development	Fuel station canopy Dispenser/lane for B-Double vehicle Dispenser/lane for Semi-trailer vehicle Dispenser for car – double sided Above ground storage tanks Signage
Zone	General Business
General Overlay	Longford Specific Area Plan
Code Overlay/s	Attenuation area Airport obstacle limitation area
Existing development	Vacant land

1.2 Proposal

This application is for use and development of the land for Vehicle Fuel Sales and Service.

The Tasmanian Planning Scheme – Northern Midlands, defines this as '*use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station*'.

The facility will be an unmanned fuel station designed to accommodate large and heavy vehicles (B-doubles and Semi-trailers) as well as standard vehicles (cars). It will operate 24 hours daily.

The plans show four bowsers:

Bowser 1	Two hose bowser = Diesel and Adblue
Bowser 2	Four hose bowser = Diesel and Adblue (2 each side)
Bowser 3	Two hose bowser = Diesel and Adblue
Bowser 4	Eight hose bowser = 98, 91, diesel and Adblue (4 each side).

Vehicles will all enter from Tannery Road South and exit using the same access point. The access has the necessary approvals from Department of State Growth.

Stormwater detention has been included on the development plans.

The fuel dispensers (bowsers) will be roofed by a canopy structure that is 6.5m in height. The roofed area will be dimensioned 11m x 24m.

Fuel storage will be above ground and toward the south west section of the lot.

Illuminated signage will be included on the canopy structure and a blade sign at the property frontage.

All vehicle turning is contained to the lot.

Plans provided at Annexure 2 provide details on the proposal.

1.3 Images

Figure 2 Aerial view of the subject site (Source: LISTMap)

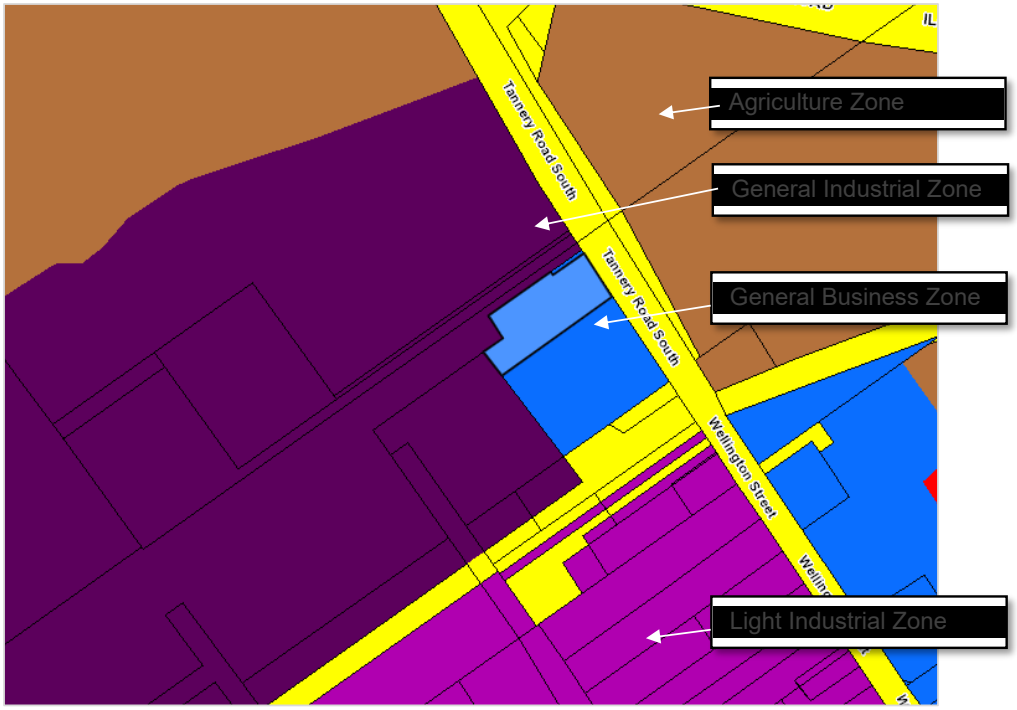


Figure 1 Zoning for the subject site and surrounding area (Source: LISTMap)

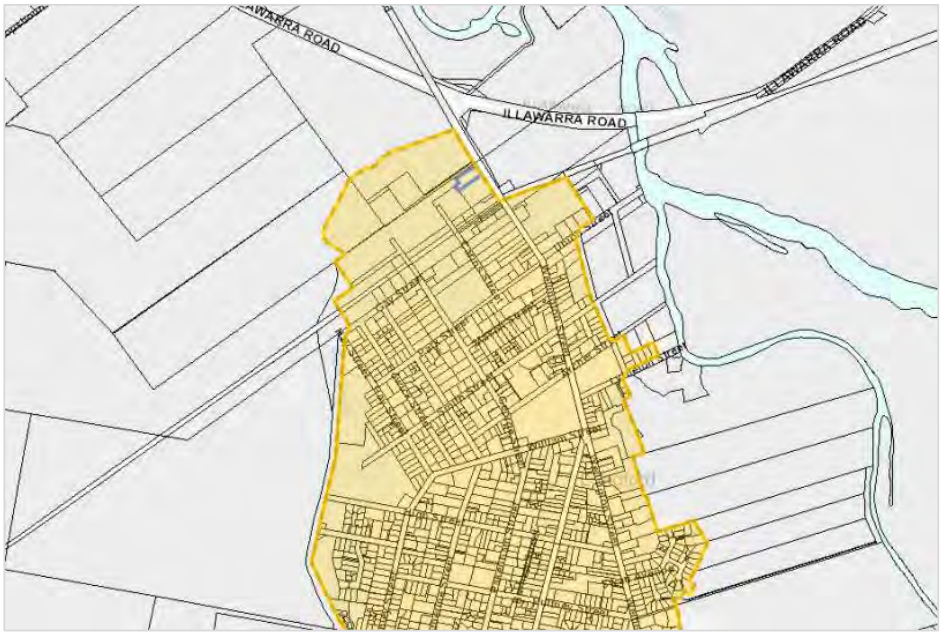


Figure 4 Area shown of the Longford Specific Area Plan (Source: LISTMap)

Figure 3 Local area shown with two Attenuation area boundaries (Source: LISTMap)

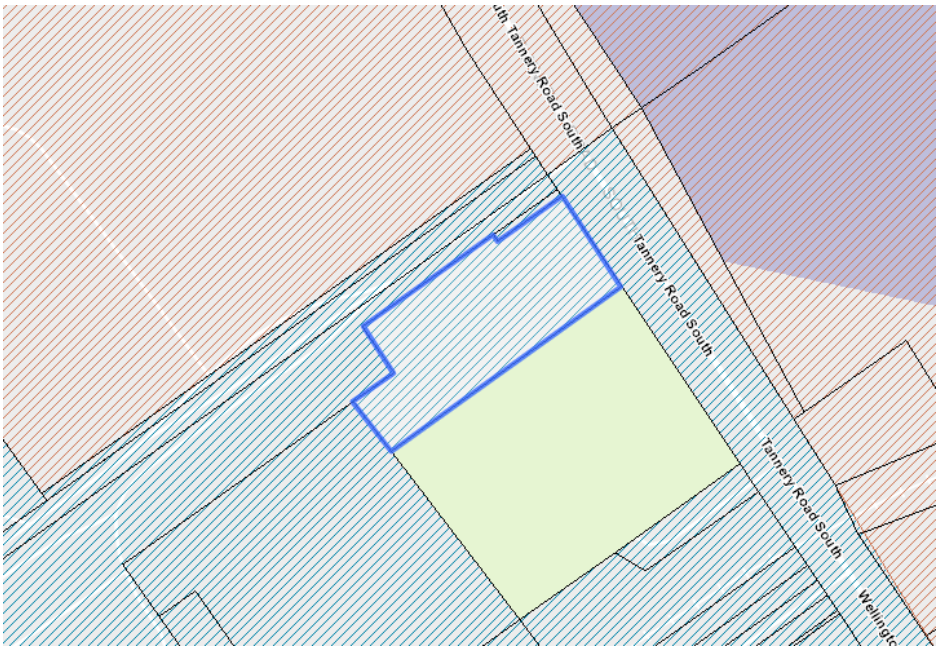


Figure 5 The Airport obstacle limitation area shown as hatched green on the site (Source: LISTMap)

2. Planning Assessment

2.1 Planning Scheme Zone Assessment

NOR-S6.0 Longford Specific Area Plan

No applicable clauses

15.0 General Business Zone

15.1 Zone Purpose

Zone purpose	
15.1.1	To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.
15.1.2	To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
15.1.3	To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
15.1.4	To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

18.2 Use Table

Discretionary	Qualification
Vehicle Fuel Sales and Service	None

15.3 Use Standards

15.3.1 All uses

Objective	
That uses do not cause an unreasonable loss of amenity to residential zones.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone or Inner Residential Zone must be within the hours of: a) 7.00am to 9.00pm Monday to Saturday; and b) 8.00am to 9.00pm Sunday and public holidays.	P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: a) the timing, duration or extent of vehicle movements; and b) noise, lighting or other emissions.

Response

A1 The acceptable solution is achieved as the site is not within 50m of a residential zone.

A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	P2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: a) the level of illumination and duration of lighting; and b) the distance to habitable rooms of an adjacent dwelling.

Response

A2 The acceptable solution is achieved as the site is not within 50m of a residential zone.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: a) 7.00am to 9.00pm Monday to Saturday; and b) 8.00am to 9.00pm Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: a) the time and duration of commercial vehicle movements; b) the number and frequency of commercial vehicle movements; c) the size of commercial vehicles involved; d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; e) any noise mitigation measures between the

	vehicle movement areas and the residential area; and f) potential conflicts with other traffic.

Response

A3 The acceptable solution is achieved as the site is not within 50m of a residential zone.

15.3.2 Discretionary uses

Objective	
That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must: a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and b) be of an intensity that respects the character of the area.
A2 No acceptable solution	P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: a) the characteristics of the site; b) the need to encourage activity at pedestrian levels; c) the size and scale of the proposed use; d) the functions of the activity centre and the surrounding activity centres; and e) the extent that the proposed use impacts on other activity centres.

Response

P1 The performance criteria are addressed.

a. The nearest residential zone is 265m south east of the subject site. The main residential area of Longford begins approximately 400m south of the subject site. The subject site is generally enveloped by industrial land.
The inclusion of the service station at this location would not generate additional nuisance, as it would capture the passing traffic already using Tannery Road South, and given the proximity to residential zones and surrounding use, no additional loss to amenity is anticipated.

b. The subject site is within an industrial area. The nature of the use and the development is normal to industrial areas. The adjoining lot to the south has a visitor accommodation establishment with identified heritage value. The proposed is set approximately 60m north west of the hotel and visually separated by the large grounds of the hotel, including garden areas. The subject site is visually more connected to the existing industrial use and development on the lots to the north and west – as adjoining. The setback of the proposed development is sufficient to mitigate any potential of visual dominance in the street context.

P2 The performance criteria are addressed.

a. The site is characterised by the visual association of the industrial are adjoining (predominantly to the west). It is clustered, or grouped to this area despite the different zoning.

b. Given the established uses in this area and the distance to the town centre and main shopping area, pedestrian activity is not encouraged. The use invites, not only standard vehicles, but heavy vehicles in association with the industrial activity.
c. The proposed use is for the service of heavy vehicles, that said, the footprint of the development is minimal and setback from the frontage by 47m. The building area occupies less than 10% of the site.
d. Longford has a town centre that can be roughly described as 260m south of the subject site. The centre includes local shopping and services for the surrounding residential area.
e. The service station is designed for both heavy vehicles and standard vehicles and the location is appropriate to that. There are no anticipated effects to the town centre hierarchy and the use is more closely aligned with the industrial area.

15.4 Development Standards for Buildings and Works

15.4.1 Building height

Objective	
That building height: a) is compatible with the streetscape; and b) does not cause an unreasonable loss of amenity to adjoining residential zones.	
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the height, bulk and form of existing buildings on the site and adjacent properties; c) the bulk and form of existing buildings; d) the apparent height when viewed from the adjoining road and public places; and e) any overshadowing of public places.
A2 Building height: a) within 10m of a General Residential Zone must not be more than 8.5m; or b) within 10m of an Inner Residential Zone must not be more than 9.5m.	P2 Building height within 10m of a General Residential Zone or Inner Residential Zone must be consistent with building height on the adjoining properties and not cause an unreasonable loss of residential amenity, having regard to: a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; b) overlooking and reduction of privacy to adjoining properties; or c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

Response

A1 The acceptable solution is achieved. The proposed building height is 5.6m at the highest point.

A2 Not applicable.

15.4.2 Setbacks

Objective
That building setback: a) is compatible with the streetscape; b) does not cause an unreasonable loss of residential amenity to adjoining residential zones; and c) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	Performance Criteria
A1 Buildings must be: a) built to the frontage at ground level; or b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	P1 Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to: a) providing small variations in building alignment to break up long façades; b) providing variations in building alignment appropriate to provide a forecourt or space for public use, such as outdoor dining or landscaping; c) the avoidance of concealment spaces; d) the ability to achieve passive surveillance; and e) the availability of lighting.

Response

A1 The acceptable solution (b) is achieved. The setback is balanced between the building to the south (estimated 3m setback) and the building to the north (estimated 77m setback). The proposed setback is 47m.

A2 Building must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: a) 5m; or b) half the wall height of the building, whichever is the greater.	P2 Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to: a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; b) overlooking and reduction of privacy to the adjoining property; or c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

Response

A2 Not applicable

A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.	P3 Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: a) the characteristics and frequency of emissions generated;

	b) the nature of the proposed use; c) the topography of the site and location of the sensitive use; and d) any proposed mitigation measures.

Response

A3 The acceptable solution is achieved. There is no proposed plant equipment within 10m of a residential zone.

15.4.3 Design

Objective	
That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1 New buildings must be designed to satisfy all of the following: a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and d) provide external lighting to illuminate external vehicle parking areas and pathways.	P1 New buildings must be designed to be compatible with the streetscape, having regard to: a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

Response

A1 The acceptable solution is achieved.

a. The proposed does not include listed infrastructure. The fuelling points must necessarily be visible.
b. Not applicable
c. Not applicable
d. The canopy lighting is sufficient to illuminate the used area, no parking is provided.

A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following: a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; b) if for a ground floor level façade facing a frontage: i. have not less than 40% of the total surface area consisting of windows or doorways; or ii. not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%;	P2 New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to: a) how the main pedestrian access to the building addresses the street or other public places; b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; d) installing security shutters or grilles over

c) if for a ground floor level façade facing a frontage must: i. not include a single length of blank wall greater than 30% of the length of façade on that frontage; or ii. not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and d) provide awnings over a public footpath if existing on the site or on adjoining properties.	windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and e) the need for provision of awnings over a public footpath.

Response

P2 The performance criteria are addressed.

a. Pedestrian access is not specifically catered to as pedestrian access to the site is not encouraged. Existing footpaths at Tannery Road will be reinstated according to the proposal plan.
b. No windows are included in the building design.
c. There are no relevant details or architectural elements included in the proposal.
d. No security screening is proposed.
e. No awnings are proposed.

2.2 Planning Scheme Code Assessment

C1.0 Signs Code

Table C1.3 Sign Type Definitions

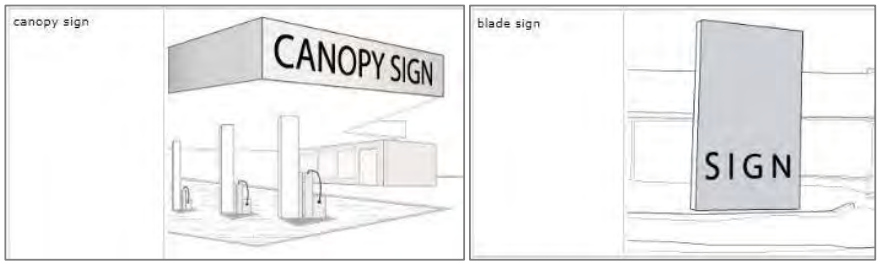


Table C1.6 Sign Standards

C1.6 Development Standards for Buildings and Works

C1.6.1 Design and siting of signs

P1.1 The performance criteria are addressed for the blade sign. The canopy sign is compliant.

a. The blade sign is permitted in the zone.
b. The sign is compatible with streetscape, being the entrance/exit of the township of Longford and not within the built-up urban area of Longford, but at the periphery of the town.
    i. The sign dimensions are 5.83m in height and 2.05m wide.
    ii. The sign will be freestanding and is commensurate to the site and purpose for which it is required. The sign needs to be legible to passing traffic and potential users.
    iii. The signage will be contained to the lot, and will be used for business identification. The amenity of surrounding properties is not anticipated to be affected due to surrounding uses being well set back from the road or having sufficient distance

from the site. The sign is designed to be visible to the road, not to neighbouring lots.

iv. The blade sign is singular. The logo (only) is repeated on the canopy sign and serves for business identification on the site. The use of signage at fuel stations in this manner is normal and consistent to fuel stations and allows users to recognise the use of the site easily.

v. There are no other signs existing on the site. The hotel has a small sign at the roadside. The signage associated with the industrial area has an entrance (business identification sign) and the remainder is setback significantly from the road frontage. The area is not cluttered with signage.

vi. The signage will not encroach on any public ways for pedestrians or vehicles.

A2 The acceptable solution is achieved.

P3 The performance criteria are addressed. The site will contain three canopy signs. The canopy will have logo signage on three elevations with a single frontage.

a. The proposal includes limited built structure for the inclusion of signage. The canopy has one logo on three facades, each facing a different direction.

b. The overall impression is singular messaging, rather than duplication, as one façade, (possibly two) would be visible at any one time.

C1.6.2 Illuminated signs

P1 The performance criteria are addressed as the signage is proposed to be illuminated.
The sign illumination will not cause unreasonable impacts to safety, road efficiency and compatibility with the streetscape:

a. The blade sign will be located toward the frontage as the sign is intended to provide information to road users. The sign has the narrow edge to the road, reducing the bulk of the sign against the frontage, but allowing drivers to view the information displayed.

b. Refer to plans at Annexure 3 and specifications.

c. Refer to plans at Annexure 3 and specifications.

d. The sign will be lighted 24 hours daily.

e. The purpose of the sign is for business identification and fuel information (types and prices).

f. The subject site is located at the entry and exit to the town near the Illawarra Road junction. It is usual for service stations to be located at the periphery of built-up areas where drivers are entering or leaving a place. The location adjoins the industrial area of the town. The area is not residential. The area needs no unusual protections and there is sufficient distance and vegetation buffer to the hotel.

g. The sign has the ability to change message – the purpose is to update pricing information.

h. The sign is approximately 60% coverage for changing message capability.

i. The dwell time is dependent on information changes but the sign is not intended to rapidly change, flash or provide alternate messages. It is assumed that information updates would generally be made daily. Once changed, the information displayed is static.

j. The sign will be visible from the road. The purpose of the sign is to inform drivers of the site and of fuel information. The sign is distinctive and would not be confused with traffic control devices. There are no permanent traffic control lights in proximity to the site.

A2 The acceptable solution is achieved.

C1.6.3 Third party sign

Not applicable

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

A1 Not applicable. The subject site is not covered by the Heritage Overlay as a Precinct or Heritage Place.

C2.0 Parking and Sustainable Transport Code

Please refer to Annexure 4 for a response to this code.

C9.0 Attenuation Code

C9.5 Use Standards

C9.5.1 Activities with potential to cause emissions

Response

Not listed in the Code.

C16.0 Safeguarding of Airports Code

Not applicable as development is below the height criteria.

3. Conclusion

The application seeks use and development for an unmanned service station. The development will not be out of character with surrounding use and development being visually associated with the large industrial sites to the north; north west and west of the site. The application includes minimal building structure and appropriate signage. All access will be from approved access point at Tannery Road South. Plans provided show further detail for the development and use of the site. A permit for use and development is sought accordingly from Council.

Annexure 1 – Copy of title
Annexure 2 – Proposal plans
Annexure 3 – Signage plans
Annexure 4 – Traffic impact assessment
Annexure 5 – Approved access documents

WOOLCOTT SURVEYS

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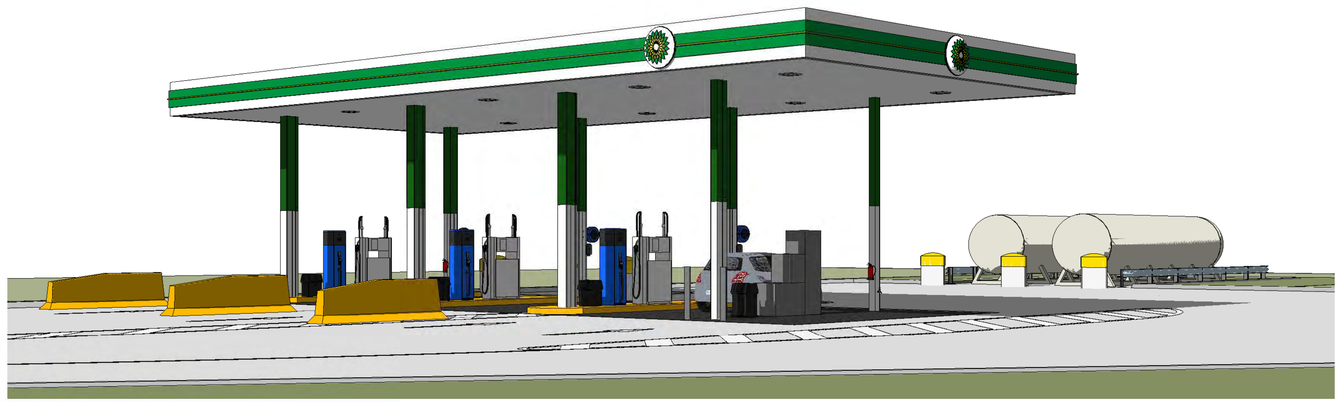
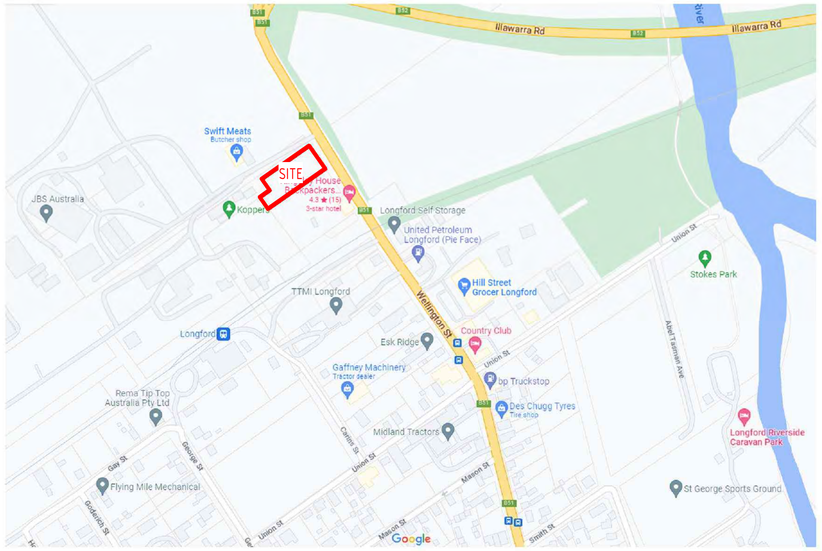
ARCHITECTURAL DRAWINGS

PROPOSED UNMANNED TRUCK STOP

26A TANNERY ROAD SOUTH, LONGFORD, TASMANIA, 7301



3D PERSPECTIVE
3D PERSPECTIVES FOR ILLUSTRATION ONLY



LOCATION MAP

DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	PROP. SITE PLAN
DA02	PROP. FUEL FORECOURT CANOPY PLAN
DA03	PROP. FUEL FORECOURT CANOPY ELEVATIONS

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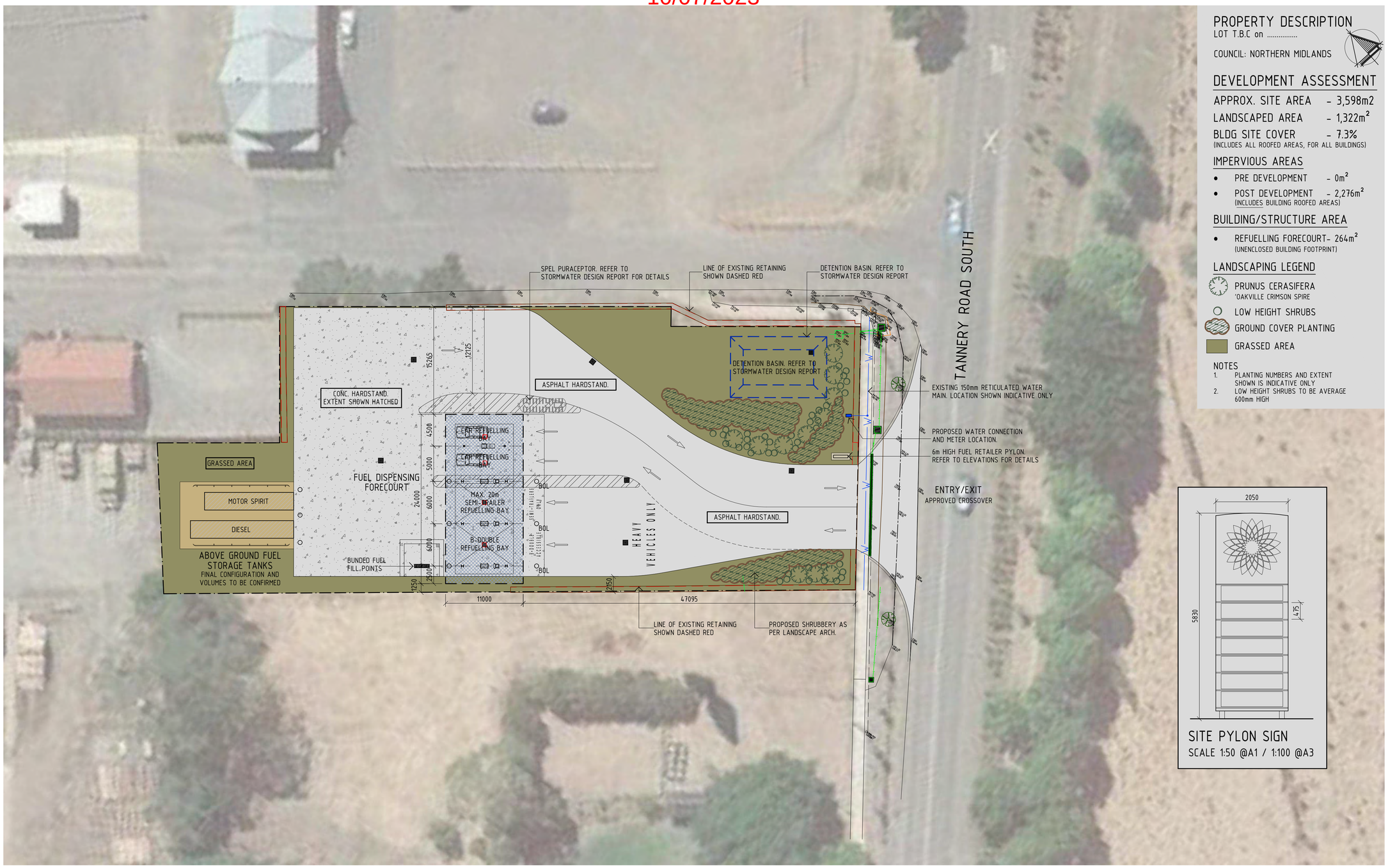
Revision and approvals

Rev	Date	Drn	Description	Appr
P1	22.03.2023		ISSUE FOR COMMENT	
A	15.05.2023	CDW	D.A ISSUE	GN

Project Description: PROPOSED UNMANNED TRUCK STOP 26A TANNERY ROAD SOUTH, LONGFORD, TASMANIA, 7301
Drawing Title: COVER PAGE
Scale @A1
Date: MARCH 2023
Drawn: CDW
Approved By: GN
Job Number – Drawing Number: 22055 DA00
Revision: A

Received
10/07/2023

APPROVAL



PROPERTY DESCRIPTION

LOT T.B.C on .....

COUNCIL: NORTHERN MIDLANDS

DEVELOPMENT ASSESSMENT

APPROX. SITE AREA - 3,598m2

LANDSCAPED AREA - 1,322m^2

BLDG SITE COVER - 7.3%

(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

IMPERVIOUS AREAS

- PRE DEVELOPMENT - 0m^2
- POST DEVELOPMENT - 2,276m^2 (INCLUDES BUILDING ROOFED AREAS)

BUILDING/STRUCTURE AREA

- REFUELLING FORECOURT- 264m^2 (UNENCLOSED BUILDING FOOTPRINT)

LANDSCAPING LEGEND

- PRUNUS CERASIFERA 'OAKVILLE CRIMSON SPIRE
- LOW HEIGHT SHRUBS
- GROUND COVER PLANTING
- GRASSED AREA

NOTES

1. PLANTING NUMBERS AND EXTENT SHOWN IS INDICATIVE ONLY
2. LOW HEIGHT SHRUBS TO BE AVERAGE 600mm HIGH

SITE PYLON SIGN
SCALE 1:50 @A1 / 1:100 @A3

Consulting Engineer

Exhibited

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□ travel centre / service stations
□ project concept to completion

Revision and approvals

Code	Date	Drn	Description	Dwn
C	07.07.2023	GN	ISSUE IN RESPONSE TO COUNCIL I.R	
B	07.07.2023	GN	ISSUE IN RESPONSE TO COUNCIL I.R	
A	15.05.2023	GN	D.A ISSUE	

Project Description
PROPOSED UNMANNED TRUCK STOP
26A TANNERY ROAD, LONGFORD NSW.

Scale 1:250 @ A1 / 1:500 @ A3
Drawn
Approved
Issued

Drawing Title
PROPOSED SITE PLAN

Drawing Number 22055-DA01

Revision C

DA ISSUE

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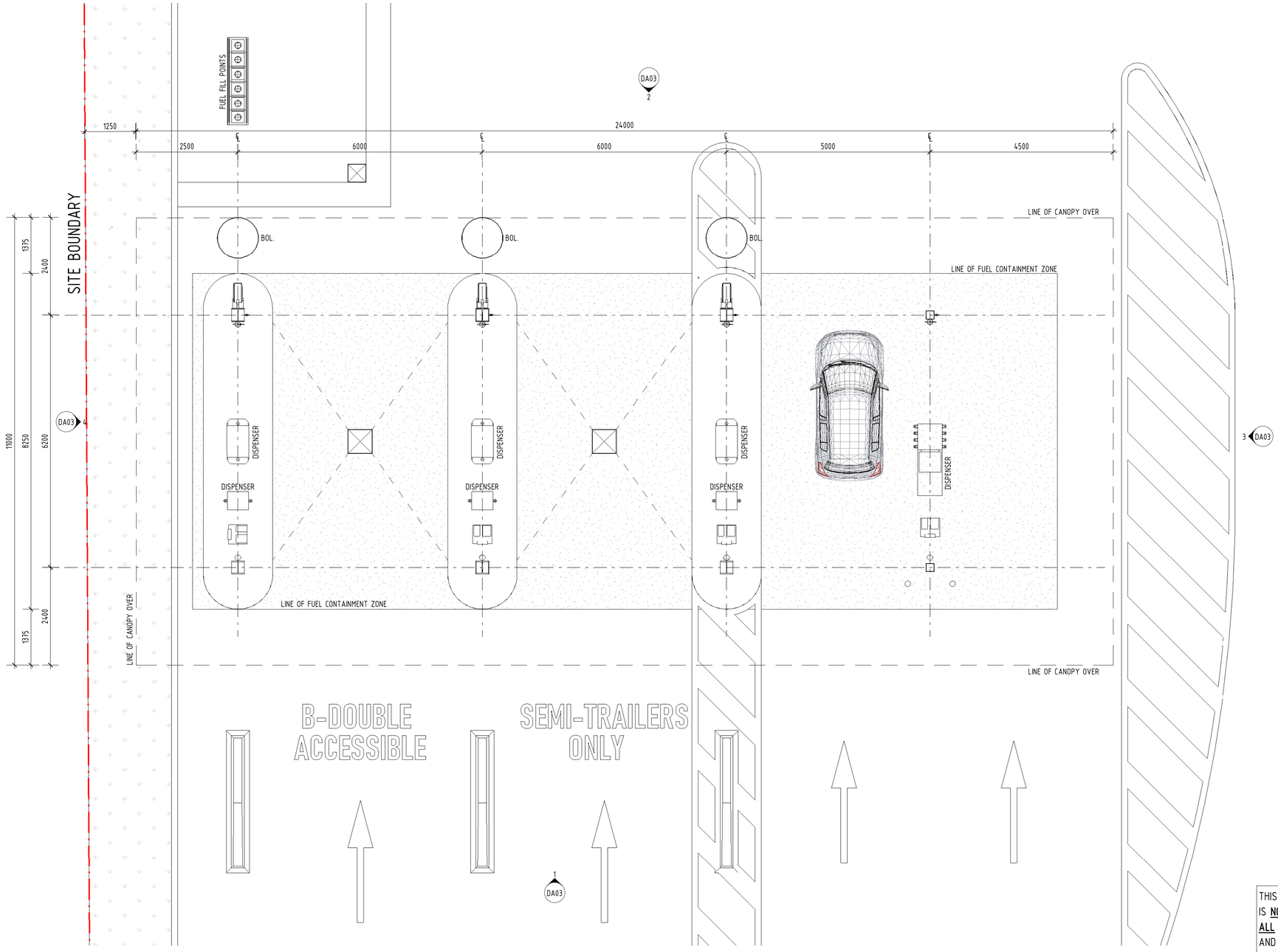

1 PROP. FORECOURT PLAN
1 : 50

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Revision and approvals

Rev	Date	Drn	Description	Appr
P1	22.03.2023		ISSUE FOR COMMENT	
A	15.05.2023	CDW	D.A ISSUE	GN

Project Description
PROPOSED UNMANNED TRUCK STOP
26A TANNERY ROAD SOUTH, LONGFORD, TASMANIA, 7301

Drawing Title
PROP. FUEL FORECOURT CANOPY PLAN

Scale @A1 1 : 50
Date MARCH 2023
Drawn CDW
Approved By GN
Job Number - Drawing Number 22055 DA02
Revision A

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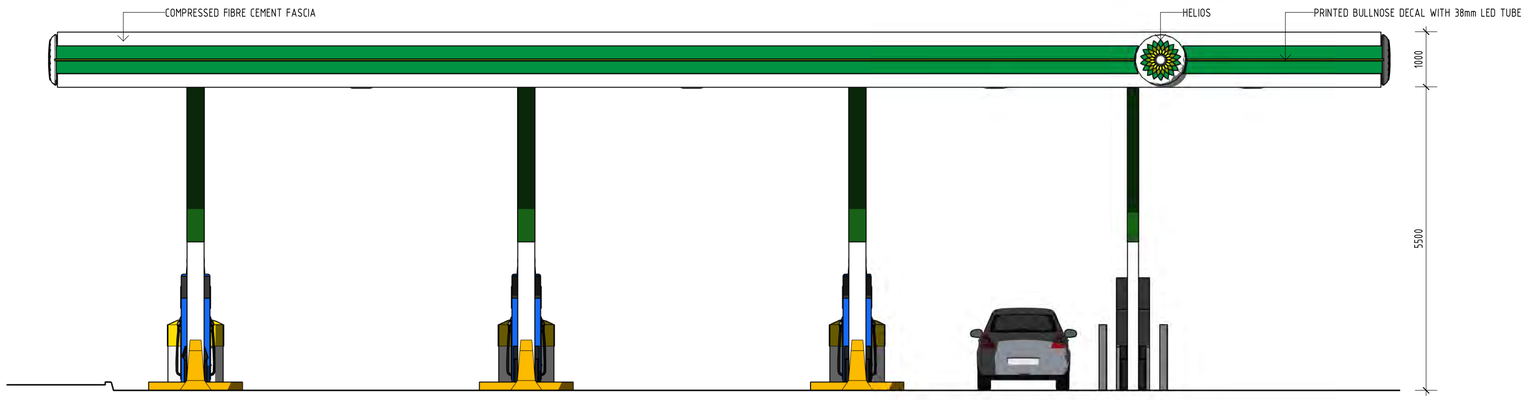
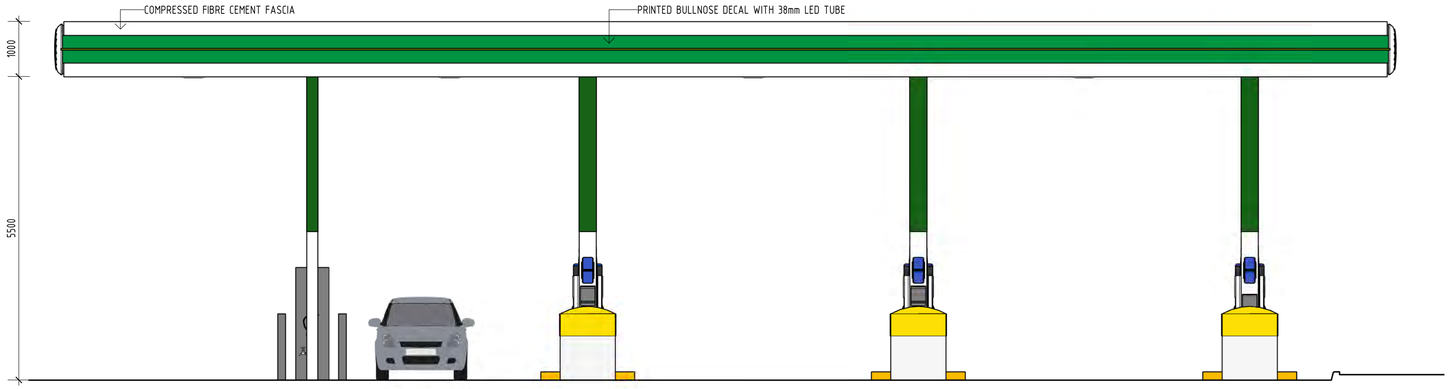


1 DA02 EAST ELEVATION
1 : 50



2 DA02 WEST ELEVATION
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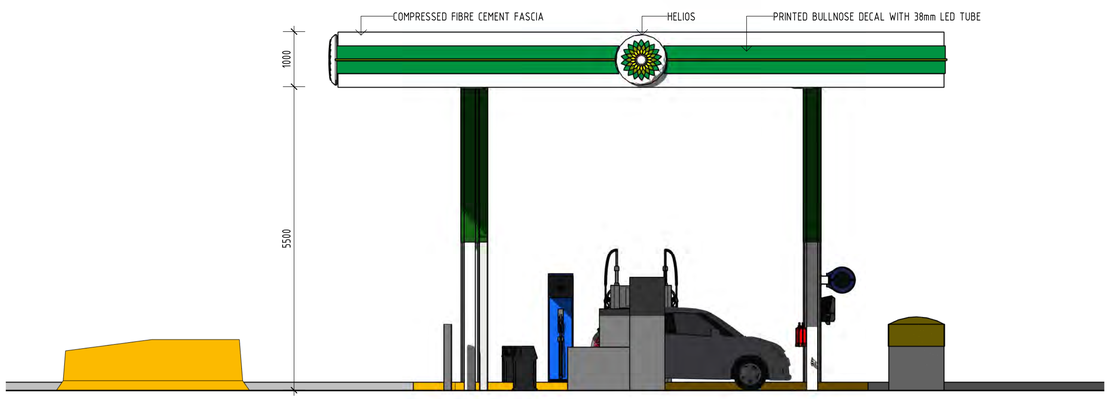
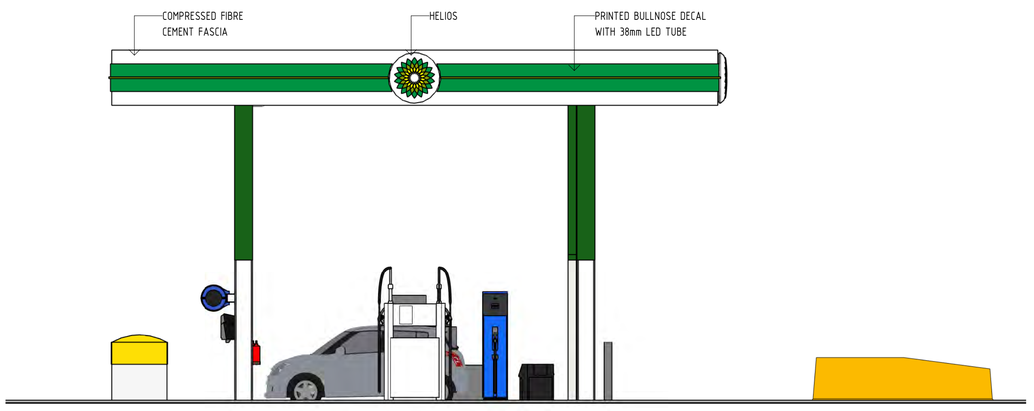


3 DA02 NORTH ELEVATION
1 : 50



4 DA02 SOUTH ELEVATION
1 : 50

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□ travel centre / service stations
□ project concept to completion

Revision and approvals

Rev	Date	Drn	Description	Appr
P1	22.03.2023		ISSUE FOR COMMENT	
A	15.05.2023	CDW	D.A ISSUE	GN

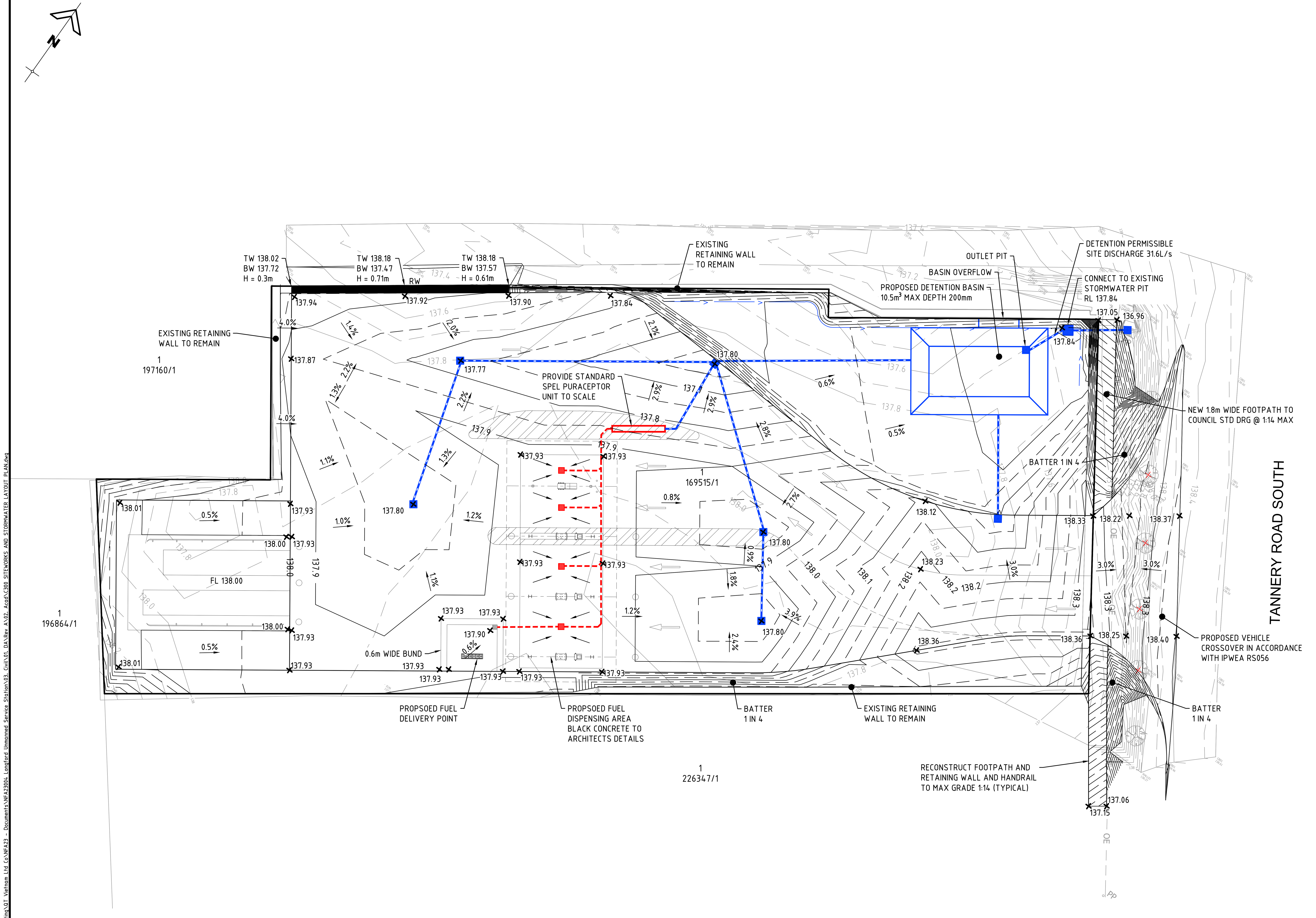
Project Description
PROPOSED UNMANNED TRUCK STOP
26A TANNERY ROAD SOUTH, LONGFORD, TASMANIA, 7301

Scale @A1: 1 : 50
Date: MARCH 2023
Drawn: CDW
Approved By: GN

Drawing Title
PROP. FUEL FORECOURT CANOPY ELEVATIONS

Job Number - Drawing Number: 22055 DA03
Revision: A

Exhibited



NOTES:

1. PROVIDE SPEL STORMFILTERS IN ALL PITS OUTSIDE OF FUEL DISPENSING AND DELIVERY AREAS
2. DETENTION BASIN AND PERMISSIBLE SITE DISCHARGE BASED ON NORTHERN MIDLANDS COUNCIL POLICY MANUAL ON-SITE STORMWATER DETENTION

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FENCE
- EXISTING STORMWATER
- EXISTING OVERHEAD ELECTRICITY
- EXISTING POWER POLE
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED BOUNDARY
- PROPOSED STORMWATER GRATED PIT
- PROPOSED SWALE
- PROPOSED STORMWATER
- PROPOSED RETAINING WALL TO MATCH EXISTING
- PROPOSED FUEL DISPENDING AND DELIVERY BVND AREA DRAINAGE

ISSUE FOR DA

DIAL BEFORE YOU DIG www.1100.com.au

SCALE 1 : 200 AT A1 (metres)

ORIGINAL SCALE BEFORE REDUCTION A1

VER.	DESCRIPTION	APPR.	DATE
B	ISSUED FOR DA	NF	12.05.23
A	ISSUED FOR REVIEW	NF	05.04.23

NIGEL FLETCHER & ASSOCIATES
CIVIL ENGINEERS - PROJECT MANAGERS
PO Box 7217
SOUTHPORT PARK QLD 4215
M: 0423 782 191
E: n_fletcher@bigpond.com

PROJECT: LONGFORD UNMANNED SERVICE STATION TAS 7301

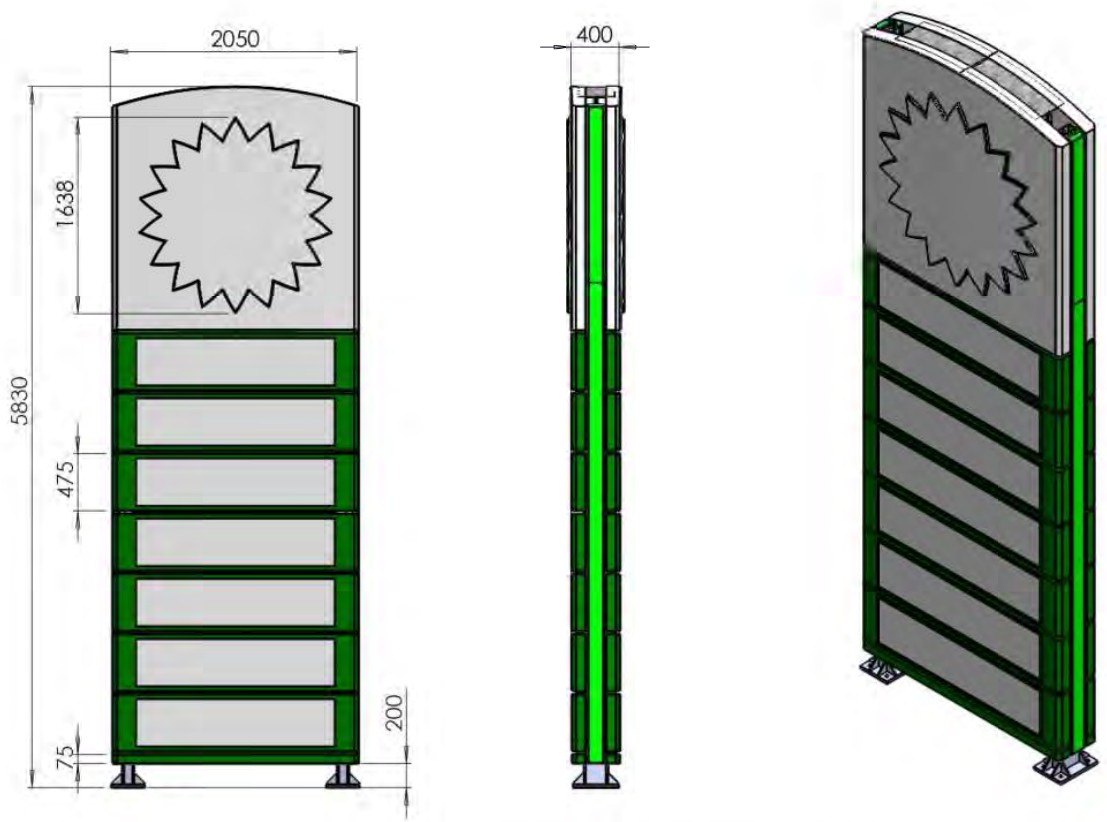
DRAWING TITLE: SITEWORKS AND STORMWATER LAYOUT PLAN

DEVEL. APPLIC. No. :	DATE : MAY 2023
PROJECT LEADER : NF	DESIGNER : QT
DRAFTSPERSON : QT	CHECKED : NF
APPROVED FOR AND ON BEHALF OF NIGEL FLETCHER AND ASSOCIATES. RPEQ No. : 10888	
SCALE : AS SHOWN	DATUM : AHD / FULL SIZE : A1
PROJECT No.: 220173C	DRAWING No. : C300 / VERSION: B

PLOTTED: 12 May 2023

ITEM NO.	COMPONENT NAME	QTY.
1	BGB Pylon - Baseplate	2
2	BGB Pylon - Upright	2
3	BGB Pylon - Crossmember	2
4	BGB Pylon - Gusset	16
5	BGB Pylon - Helios Frame	1
6	BGB Pylon - Helios Head	2
7	BGB Pylon - Single Panel	14
8	BGB Pylon - Kickpanel	2
9	BGB Pylon - Top Cap	1
10	BGB Pylon - Helios Mounting Plate	1
11	BGB Pylon - Fixing Channel - 3000	2
12	BGB Pylon - Fixing Channel - Helios Head	2
13	BGB Pylon - Side Channel - 4000 Bottom	2
14	BGB Pylon - Fixing Channel - 595	2
15	BGB Pylon - Side Channel - 1465 Top	2

Exhibited



TOTAL SIGN WEIGHT: 750kg

Please note that original source file colour shifts may occur through software and printer setting interference. The colour representation shown in this artwork may not visually represent the nominated colour. It is the customer's responsibility to check the nominated colour reference for accuracy

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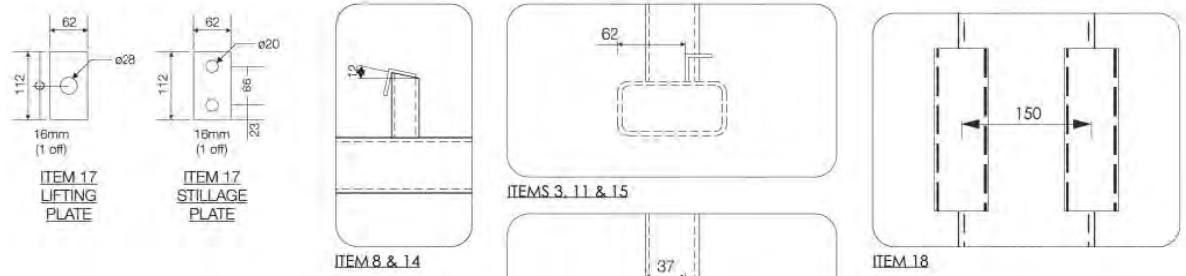
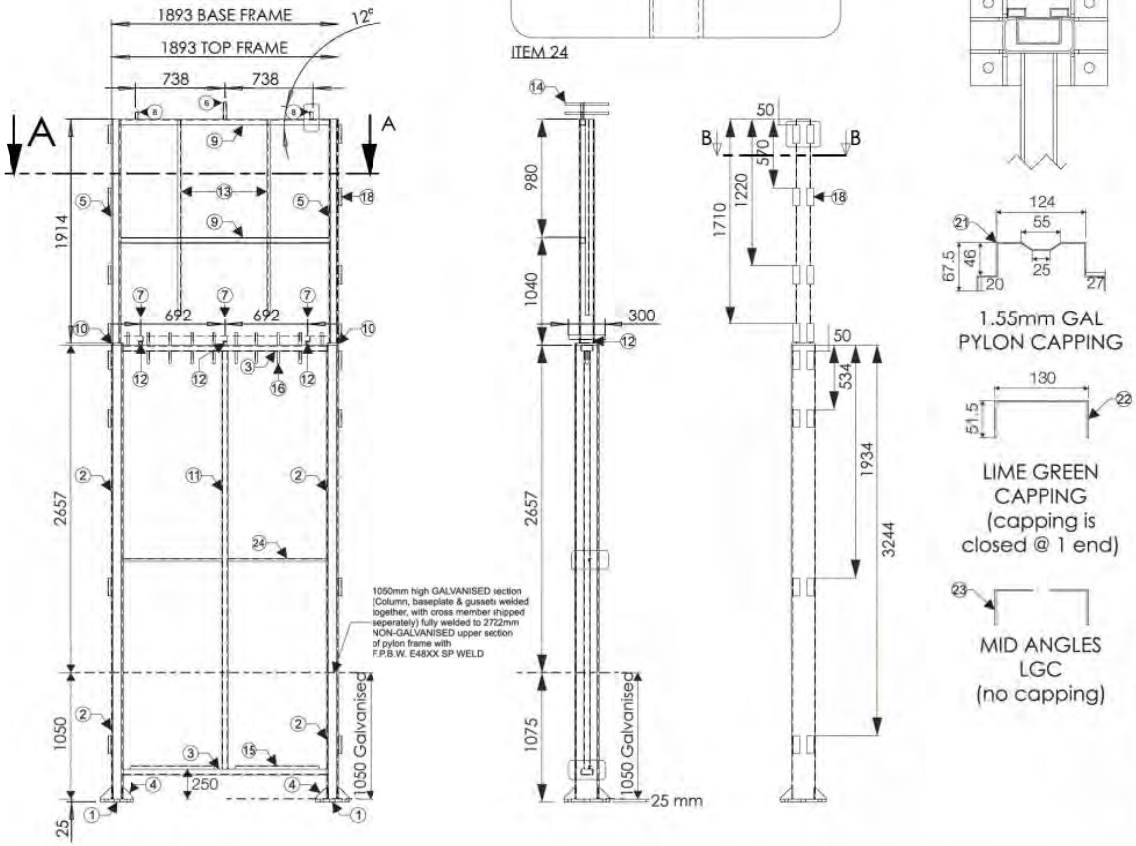
PROJECT	CONSTRUCTION DRAWING REFERENCES	LEVEL	AMENDMENTS	DWN	CKD	DATE	DRAWING TYPE	
BP - BGB PYLON - 6m							CONSTRUCTION	
DESCRIPTION: GENERAL DETAILS	JOB NO. A3 DO NOT SCALE	Ø	ORIGINAL ISSUE	SB		16/06/16	DRAWING NUMBER: BP01423-00	ISSUE: Ø



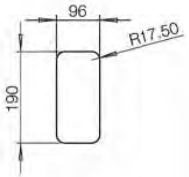
STEEL CUT LIST				
ITEM NO.	COMPONENT NAME	DESCRIPTION	QTY.	LENGTH
1	Baseplate	380x280x25mm MILD STEEL	2	
2	Upright	200x100x6mm STEEL RHS	2 of each	2657 (Strd) 1050 (Gal)
3	Horizontal	100x50x4 STEEL RHS	2	1693
4	Gusset	90x90x10mm MILD STEEL	16	
5	Helios Vertical	125x75x5 STEEL RHS	2	1914
6	Top Siggot Middle	25x25x3 STEEL SHS	1	153
7	Helios Angles Bottom	40x40x3 STEEL ANGLE	3	300
8	Top Siggot Sides	25x25x3 STEEL SHS	2	73
9	Helios Horizontal	50x50x3 STEEL SHS	2	1743
10	Top Cap	16mm MILD STEEL	2	
11	Vert Buffer Mount Bar	50x3 STEEL SHS	1	3320
12	Helios BTM angle spacer	30x3 STEEL SHS	3	100
13	Helios Buffer Mount	30x3 STEEL SHS	2	1500
14	Helios Angles TOP	25x3 STEEL EA	3	360
15	Light Bar Mount	25x3 STEEL EA	2	700
16	Light Bar Pin	20x1.6 STEEL SHS	18	100
17	Stillage/Lift Plates	112x62x16 MILD STEEL	2	
18	Capping Mounts	50x25x3 STEEL RHS	32	150
19	Helios Light Bars	25x1.6 ALUM SHS	10	1970
20	Panel Light Bars	25x1.6 ALUM SHS	8	3240
21	GAL Pylon Capping	1.55mm	3	3000
22	Lime Green Capping	2mm ALUM	2	1887
23	Mid Angles LGC	2mm ALUM	8	1750
24	Light Bar Mount	25x3 STEEL EA	2	821

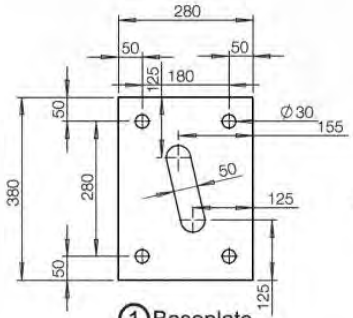


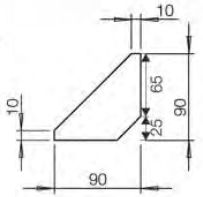
1.55mm GAL
PYLON CAPPING

LIME GREEN
CAPPING
(capping is
closed @ 1 end)

MID ANGLES
LGC
(no capping)







Exhibited

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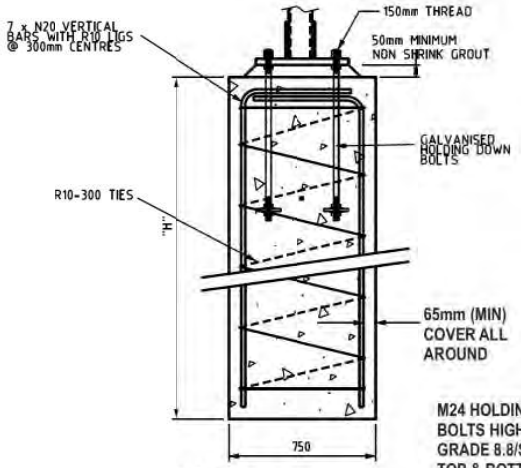
SIGNSPEC — ALL ABOUT DESIGN
A division of the ALBERT SMITH GROUP

PROJECT	CONSTRUCTION DRAWING REFERENCES
BP - BGB PYLON - 6m GAL SPLIT LEG	
DESCRIPTION FRAME DETAILS	JOB NO.

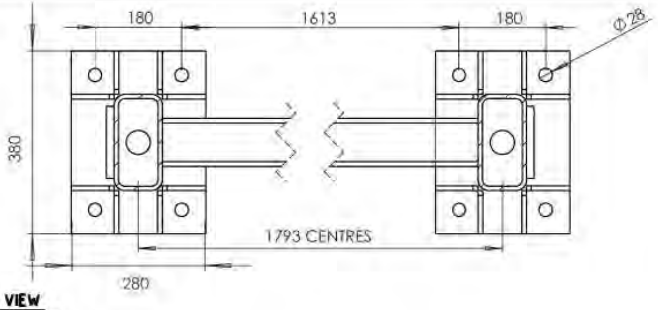
A3 ☐ DO NOT SCALE

LEVEL	AMENDMENTS	DWN	CKD	DATE
C	REVISED DWG	SEB	TG	09/02/19
A	SPLIT LEG FOR GALVANISING	SEB	TT	22/06/18
Ø	ORIGINAL ISSUE	SB		16/06/16

DRAWING TYPE: CONSTRUCTION
DRAWING NUMBER: BP01423-01
ISSUE: C

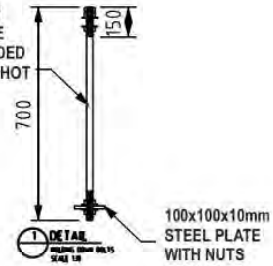


FRONT VIEW
PIER FOOTING
SCALE 1:1



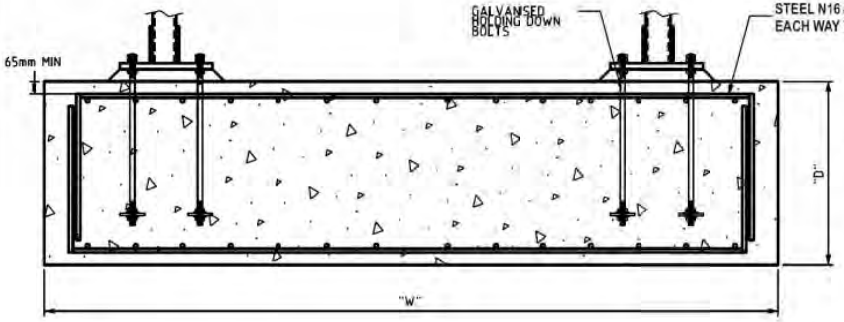
TOP VIEW
BOLT PATTERN LAYOUT
SCALE 1:20

Note: Ensure that there is a minimum of 150mm of thread per holding down bolt.

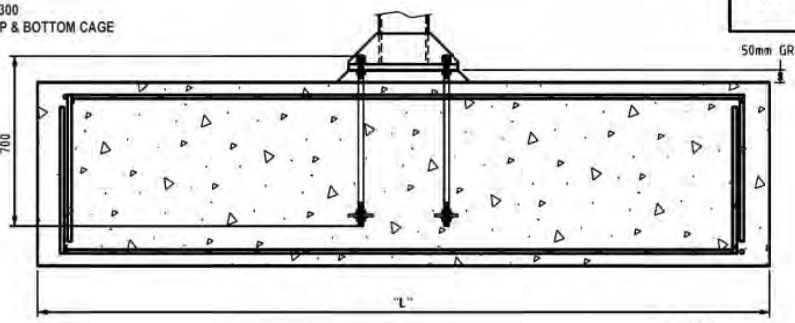


FOOTING SCHEDULE					
REG	CAT	"H"	"L"	"W"	"D"
A	3	2000	2200	2750	750
	2.5	2200	2300	2750	750
	2	2300	2500	2750	750
	1	2500	2600	2750	750
B	3	2200	2300	2750	750
	2.5	2300	2500	2750	750
	2	2500	2600	2750	750
C	2	3000	3200	3000	850

GENERAL
G1 These drawings shall be read in conjunction with all architectural and other Consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the Project Manager for decision before proceeding with the work.
G2 All dimensions relevant to setting out and off-site work shall be verified by the Contractor before construction and fabrication is commenced. The Engineers drawings shall not be scaled.
G3 During construction the Contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part shall be over-stressed under construction activities.
G4 Workmanship and materials are to be in accordance with the relevant current S.A.A. codes including all amendments, and the local statutory authorities, except where varied by the contract documents.
G5 All dimensions are in millimetres unless stated otherwise.
FOUNDATIONS
F1 All footing's are based on original undisturbed ground with a safe bearing capacity of 100kPa.
F2 All foundations must be inspected and approved by the relevant Building Authority before the concrete is poured.
F3 Bored Pier Footings
Bored pier footing's are to be founded in an original undisturbed sand stratum with the following properties:
(a) A minimum average undrained shear strength over the full depth of the pier of 50 kPa.
(b) A minimum bearing capacity of 100 kPa at base of pier.
(c) A minimum bearing capacity of 100 kPa to at least 500mm below ground level.
Before any concrete is placed these properties shall be verified by a qualified Engineer. Results reported and submitted to the project manager.
Where the soil strata varies from the above requirements, bored pier footings shall not be constructed.
Bored piers shall be constructed to a positional tolerance of +- 75mm.
REINFORCED CONCRETE
C1 All reinforced concrete drawings shall be read in conjunction with Australian Standard AS 3600 and the reinforced concrete specification.
C2 Unless noted otherwise concrete shall be as stated below:
Foundation F'c 120 days@ 25 MPa with a maximum water/cement ratio of 0.45 with type D cement (sulphate resisting).
Blinding concrete F'c 120 days@ 15 MPa with type D cement (sulphate resisting).
C3 Grout for baseplates shall be Embeco 885A or an approved equivalent.
C4 Reinforcement to all structures shall comply with AS 1302,1303 and 1304, to the following grades.
R: Deformed bar to AS/NZS 4671 Grade D500N
R: Plain round bars of structural grade-250R
SL: Wire mesh grade D500L to AS/NZS 4671
C5 Minimum cover (mm) to all reinforcement unless otherwise shown shall be 60 mm.
C6 Reinforcement is shown diagrammatically and not necessarily in true projection. All hooks and bends shall comply with AS 3600.
C7 Welding or heating of reinforcement shall not be permitted unless shown on the structural drawings. Splices in mesh reinforcement shall be a minimum overlap between outermost transverse wire of not less than the spacing of those wires plus 25mm.
C8 Surfaces receiving grout shall be left rough and free from laitance.
C9 All anchor bolts to be cast into concrete shall be galvanised mild steel U.N.O.
STEELWORK
S1 All structural steelwork drawings shall be read in conjunction with Australian Standard AS 4100 and the structural steelwork specification.
S2 Unless noted otherwise
Welds to be 6.0mm continuous fillet laid down with an approved covered electrode.
S3 TYPICAL BOLT NOTATION
M24 4.6 denotes 24 diameter mild steel bolts (Strength Grade 4.6) tightened using a standard wrench to a "snug tight" condition.
The figures preceding bolt diameter indicate number of bolts to be provided.
S4 Unless otherwise specified, all exposed steelwork shall be HOT DIPPED GALVANIZED.
S5 The ends of all tubular members are to be sealed using nominal 5mm plate and continuous seal weld where capping plates are not specified on the drawings.



FRONT VIEW
PAD FOOTING
SCALE 1:1



END VIEW
PAD FOOTING
SCALE 1:1

Exhibited

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SIGNSPEC ALL ABOUT DESIGN
A division of the ALBERT SMITH GROUP
Ph:07 3391 8888 Fax:07 3391 9113 signspec@signspec.com.au

PROJECT: BP- BGB pylon 6m region wide footing
DESCRIPTION:
CONSTRUCTION DRAWING REFERENCES:
JOB NO.: A3 DO NOT SCALE

LEVEL	AMENDMENTS	DWN	CKD	DATE
B	REVISED NOTES	SB		14.07.17
A	ENG MARKUPS	ICB		15.09.16
Ø	ORIGINAL ISSUE	ICB		15.09.16

DRAWING TYPE: PRELIMINARY
DRAWING NUMBER: BP01428-00
ISSUE: B

Neil McKenzie & Associates
Civil & Structural Consulting Engineers

Exhibited

Suite 14, Clayfield Courtyard
699A Sandgate Road, Clayfield Qld 4011
Ph: 07 3862 1886 Fx: 07 3862 1397
E: mail@neilmckenzie.com.au

10/02/2020

Job No. 16-296

Structural Design Certificate

Building Description :- 6m BGB Pylon Frame for BP

Client :- Albert Smith Group

Site Address :- Various Locations

We,

Neil McKenzie & Associates Pty. Ltd. Consulting Engineers, being "Structural Engineers" within the meaning of the Building Code of Australia, hereby certify that this office is responsible for the structural design of this 6m Pylon Framing shown on the SIGNSPEC Drawing Number BP01423-01 and that this work was designed in accordance with the provisions of the Standard Building Codes and in accordance with sound, widely accepted engineering principles. The Signage is suitable for Regions A and B Category 2 as specified in AS/NZS 1170.2:2011

The scope of the certificate is limited to the structural design only, and no responsibility is taken for any loss, damage or failure of the existing support structures.

This certificate is valid till 31/03/2021

Signed:

J.N. McKenzie RPEQ 2097
NPER 3
For and on behalf of
Neil McKenzie & Associates

Exhibited

astech
ALBERT SMITH TECHNOLOGIES

BGB 6M MID
LIGHTING ANALYSIS

HELIOS PANEL

GRAPHIC PANEL 1

GRAPHIC PANEL 2

PRICE PANEL 1

PRICE PANEL 2

PRICE PANEL 3

GRAPHIC PANEL 3

GRAPHIC PANEL 4

LIGHTING PARAMETERS

LED module M903TB lumen output	106 lm
Transmittance - 3mm opal acrylic with partial 3M laminated	0.6
Transmittance - 3mm opal acrylic with full 3M laminated	0.4
Transmittance - 3mm opal acrylic with full 3M laminated & digit panel block out	0.25
Transmittance - 3mm opal acrylic with aluminium block out	0.1

ASSUMPTION
Assuming normal distribution of light from panel, ρ = 1

Exhibited

ALBERT SMITH TECHNOLOGIES

1. LUMINANCE OF PANELS

A. LUMINANCE OF HELIOS PANEL (Total 1)

No. of LED module per face	= 88	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 88 x 106	lm
	= 9328	lm
Panel Area A	= 2.05m x 2.025m	
	= 4.152	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.6 x 9328	lm
	= 5596.8	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 1348	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 1348/3.142	cd/m^2
	= 430	cd/m^2

B. LUMINANCE OF GRAPHIC PANEL 1 (Total 1)

No. of LED module per face	= 18	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 18 x 106	lm
	= 1908	lm
Panel Area A	= 1.65m x 0.4325m	
	= 0.714	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.4 x 1908	lm
	= 763.2	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 1069	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 1069/3.142	cd/m^2
	= 341	cd/m^2

Exhibited

ALBERT SMITH TECHNOLOGIES

C. LUMINANCE OF GRAPHIC PANEL 2 (Total 1)

No. of LED module per face	= 18	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 18 x 106	lm
	= 1908	lm
Panel Area A	= 1.65m x 0.4325m	
	= 0.714	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.4 x 1908	lm
	= 763.2	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 1069	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 1069/3.142	cd/m^2
	= 341	cd/m^2

D. LUMINANCE OF PRICE PANEL 1 (Total 1)

No. of LED module per face	= 12	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 12 x 106	lm
	= 1272	lm
Panel Area A	= 0.825m x 0.39m	
	= 0.322	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.1 x 1272	lm
	= 127.2	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 396	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 396/3.142	cd/m^2
	= 127	cd/m^2

Exhibited

ALBERT SMITH TECHNOLOGIES

E. LUMINANCE OF PRICE PANEL 2 (Total 1)

No. of LED module per face	= 12	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 12 x 106	lm
	= 1272	lm
Panel Area A	= 0.825m x 0.39m	
	= 0.322	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.1 x 1272	lm
	= 127.2	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 396	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 396/3.142	cd/m^2
	= 127	cd/m^2

F. LUMINANCE OF PRICE PANEL 3 (Total 1)

No. of LED module per face	= 12	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 12 x 106	lm
	= 1272	lm
Panel Area A	= 0.825m x 0.39m	
	= 0.322	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.1 x 1272	lm
	= 127.2	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 396	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 396/3.142	cd/m^2
	= 127	cd/m^2

Exhibited

ALBERT SMITH TECHNOLOGIES

G. LUMINANCE OF GRAPHIC PANEL 3 (Total 1)

No. of LED module per face	= 18	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 18 x 106	lm
	= 1908	lm
Panel Area A	= 1.65m x 0.39m	
	= 0.644	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.4 x 1908	lm
	= 763.2	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 1186	lux
Panel Luminance L	= ρ . illuminance / π	
	= 1 x 1186/3.142	cd/m^2
	= 378	cd/m^2

H. LUMINANCE OF GRAPHIC PANEL 4 (Total 1)

No. of LED module per face	= 18	nos.
Total Internal Lumen	= Module Qty x Module Lumen	
	= 18 x 106	lm
	= 1908	lm
Panel Area A	= 1.65m x 0.39m	
	= 0.644	SQM
Panel External Lumen	= transmittance x internal lumen	
	= 0.1 x 1908	lm
	= 190.8	lm
Panel Illuminance E	= Panel External Lumen / Panel Area	
	= 297	lux

Exhibited

ALBERT SMITH TECHNOLOGIES

Panel Luminance L = ρ . illuminance / π
= 1 x 297/3.142 cd/m^2
= 95 cd/m^2

2. ILLUMINANCE FROM PANELS

Assumptions
1. Inverse law for near light field (E_{vd} = I / d in the unit of lux)
2. Inverse square law for far light field (Ev_D = I / D in the unit of lux)
3. Viewer eye is 1.5m above ground level
4. Closest viewing distance from the sign at 10m

The resultant luminous intensity (I) emanating from a panel is
Panel Luminance I = L x Panel Area A (in the unit of cd)

Panel	A (SQM)	L (cd/m^2)	I (cd)	Far Field E_{v10} lux	Far Filed E_{v20} lux
HELIOS PANEL	4.152	430	1,785	17.85	4.46
GRAPHIC PANEL 1	0.714	341	243	2.43	0.61
GRAPHIC PANEL 2	0.714	341	243	2.43	0.61
PRICE PANEL 1	0.322	127	41	0.41	0.10
PRICE PANEL 2	0.322	127	41	0.41	0.10
PRICE PANEL 3	0.322	127	41	0.41	0.10
GRAPHIC PANEL 3	0.644	378	243	2.43	0.61
GRAPHIC PANEL 4	0.644	95	61	0.61	0.15

The above lux values are normal to the panel at the distance specified.

Panel	Cos A_{i10}	L_{10} (cd/m^2)	Cos A_{i20}	L_{20} (cd/m^2)
HELIOS PANEL	0.954	4.10	0.988	1.06
GRAPHIC PANEL 1	0.983	3.35	0.996	0.85
GRAPHIC PANEL 2	0.990	3.38	0.998	0.85
PRICE PANEL 1	0.996	1.26	0.999	0.32
PRICE PANEL 2	0.999	1.27	1.000	0.32
PRICE PANEL 3	1.000	1.27	1.000	0.32
GRAPHIC PANEL 3	0.999	3.78	1.000	0.94
GRAPHIC PANEL 4	0.995	0.95	0.999	0.24

Where

- Cos A_{i10} is the Cosine value of angle of incident at 10m away from pylon and 1.5m above ground level

- Cos A_{i20} is the Cosine value of angle of incident at 20m away from pylon and 1.5m above ground level
- L_{10} is the luminance level at 10m away from pylon and 1.5m above ground level

Exhibited

- L_{20} is the luminance level at 20m away from pylon and 1.5m above ground level

3. RESULTANT LUMINANCE

At 10m away and 1.5m above ground	19.36 cd/m^2
At 20m away and 1.5m above ground	4.90 cd/m^2

4. CONCLUSION & RECOMMENDATION

If signage resultant luminance exceeds Council requirement, the following three measures are recommended.
1. Use less bright LED light source
2. Use minimum necessary quantity of LED light
3. Add a dimmer circuit to dim illumination brightness down

Report Prepared by

astech - ALBERT SMITH TECHNOLOGIES
19th July 2019

MIDSON
traffic
pty ltd

Verve Pty Ltd

26a Tannery Road, Longford
Traffic Impact Assessment

July 2023

ENGINEERS
AUSTRALIA

PROFESSIONAL ENGINEER OF THE YEAR
INDIVIDUAL
AWARDS
TASMANIA
WINNER 2016