EXHIBITED

with the EPN at the time of the measurement. Note that even with the noise peaks from individual passing vehicles removed, the measured value still includes a significant contribution from wind noise and more distant traffic. The noise emissions just from the brickworks would be a few decibels lower. A night time measurement was not carried out for this noise assessment, but taking into account the other ambient noise present, this result suggests that the 45 dB(A) night time limit is also being met.

As all of the lots of the proposed subdivision are further away from the brickworks than the measurement position, the EPN limits would be being met at the locations of the proposed new residences. Should Austral Bricks plan to expand their operation onto the northern part of their property, they would need to include noise mitigation measures to ensure that the EPN limits continue to be met at the existing residences. This requirement would be assessed by the EPA as part the approval process for a plant expansion. This would also ensure that the limits would continue to be met at the subdivision's residences.

Figure 1 - Location of the Brickworks and the Proposed Subdivision (Base image from theList)

Dust

The brickworks has the potential to generate some dust, mostly associated with the truck deliveries of sawdust and clay. The potential impact of these activities on the proposed subdivision is mitigated by a number of factors. These include:

- All vehicle access is via Weston Road, which is on the far side of the brickworks, more than 500m from the nearest proposed residence. This separation distant along, with the plant buildings, the trees and other vegetation on the northern side of the plant, provide a barrier to the transmission of dust northward.
- Both sawdust and clay are stored under cover and are only occasionally stored externally when the under-cover storage areas are full.
- Both products have sufficient moisture content, to reduce the tendency for dust generation associated with completely dry products.

EXHIBITED

- The finished product storage area, carparks and main access roads are sealed. Onsite gravel roads are kept moist by rainfall or are watered if necessary to supress dust generation.

- As part of its environmental management procedures, the brickworks actively monitors dust generation from all vehicles or fixed plant operations on site, and takes immediate action to suppress dust generation if and when required.

With these control measures in place, it is considered that dust emissions are highly unlikely to extend beyond the brickworks property boundary and adversely affect the proposed subdivision.

Conclusion

On this basis it may be concluded that residents of the proposed subdivision will not be exposed to unacceptable environmental harm or environmental nuisance, as a result of noise or dust emissions from the brickworks. It may also be concluded that construction of the proposed subdivision will not impose any new compliance burden on the operation of the brickworks, relating to management of noise or dust emissions.

Please do not hesitate to contact me should you have any queries regarding this noise and dust assessment.

Yours sincerely

Douglas Ford CPEng RPEQ 21624
Senior Mechanical Engineer / Noise Specialist

Attachment 15.6.1 Application documents

Received
02.08.2021

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit PLN21-0062
issued on 23-Nov-2021
(P1-P14, SPAN)

GENERAL NOTES

1. NOTICE TO TENDERER
THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LGAT STANDARDS AND WSAA CODES AS AMENDED BY TASWATER SUPPLEMENTS. CONSTRUCTION IS TO BE CARRIED OUT TO THESE STANDARDS. ALL ROAD & STORMWATER WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES AND THE DSGD of SG STANDARDS & GUIDELINES. THE TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST OR FROM THE COUNCIL, TASWATER OR DSG 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.

3. EXISTING SERVICES
ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION, ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

4. CONSTRUCTION METHODOLOGY
THE CONTRACTOR IS TO IDENTIFY AN APPROPRIATE AND SAFE CONSTRUCTION METHODOLOGY PRIOR TO TENDERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS FOR CONSTRUCTION METHODS FROM THE SUPERINTENDENT AND RELEVANT STATUTORY AUTHORITIES PRIOR TO CONSTRUCTION. ALL WORKS MUST BE MAINTAINED IN A SAFE CONDITION.

5. DRAWINGS AND SPECIFICATIONS
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL AND STATUTORY AUTHORITY APPROVALS AND CALLING OF TENDERS, THEY ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY ENDORSED AND STAMPED AS "CONSTRUCTION ISSUE".

SAFETY

1. PRE-START
PRIOR TO CONSTRUCTION THE CONTRACTOR SHOULD UNDERTAKE A PROJECT SPECIFIC JOB SAFETY ANALYSIS THAT SHOULD IDENTIFY;
- THE TYPE OF WORK REQUIRED;
- SPECIFIC PROJECT RISKS TO HEALTH AND SAFETY;
- THE PROPOSED CONTROLS TO BE APPLIED TO ELIMINATE OR MINIMIZE THE RISKS IDENTIFIED;
- THE METHOD BY WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED;

2. POSSIBLE HAZARDS RELATING TO THIS PROJECT
THE CONTRACTOR SHOULD NOTE THAT THIS PROJECT IS LIKELY TO INVOLVE THE FOLLOWING HAZARDS:
- EXCAVATION AND EARTHWORKS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- UNIDENTIFIED UNDERSGROUND SERVICES OR STRUCTURES
- OVERHEAD/UNDERGROUND POWER LINES
- TRAFFIC MANAGEMENT

STORMWATER

1. GENERAL
ALL STORMWATER WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES AND STANDARDS AND GUIDELINES. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE COUNCIL ENGINEER.

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. PRECAST CONCRETE INSTALLED TO LGAT STANDARDS U/L.O. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' GATIC COVERS AND SURROUNDS, ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' 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 PIPEWORK.

4. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LGAT STANDARDS.

5. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT:
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

6. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY COUNCIL (HARD COPY AND ELECTRONIC) THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER AN APPROVED CIVIL ENGINEER OR A REGISTERED SURVEYOR. 6ty° CAN PROVIDE THIS SERVICE HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

7. CCTV
THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING CCTV INSPECTIONS OF ALL STORMWATER MAINS INCLUDING JETTING & FLUSHING OF MAINS, THE CONTRACTOR SHALL PROVIDE A REPORT FOR ALL LENGTHS OF STORMWATER MAIN CONSTRUCTED.

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ISSUE	DATE	ISSUED FOR	REV.
01	24.03.20	PRELIMINARY	-
02	13.04.21	PLANNING APPROVAL	A

P0

EXHIBITED

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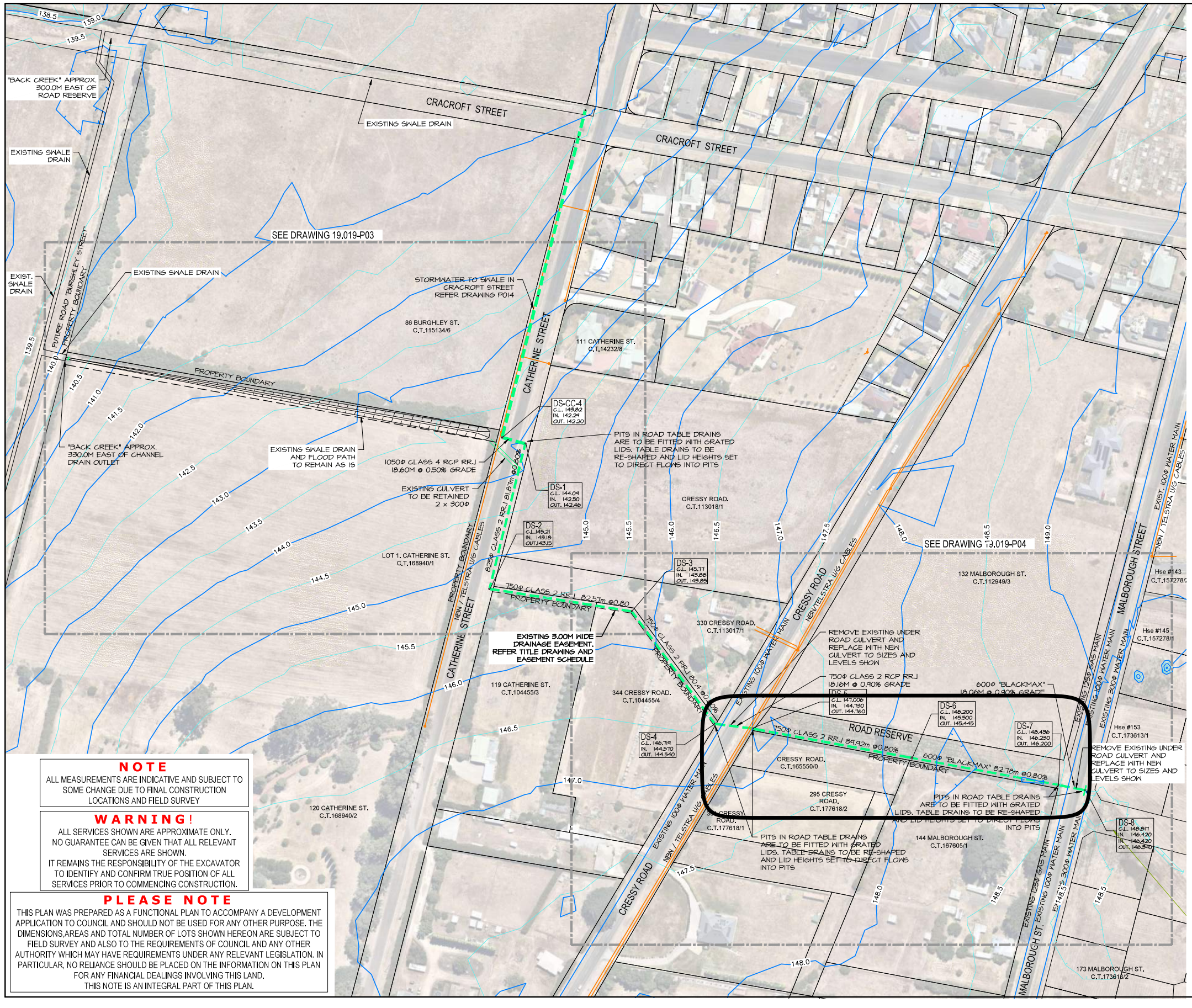
PROJECT: PROPOSED STORMWATER UPGRADE WORKS
ADDRESS: 145-172 MARLBOROUGH STREET TO 86 BURGHLEY STREET
FOR: LONGFORD

DRAWING: GENERAL NOTES

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.
SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P010 REV. A

2022-10-24 ORDINARY MEETING OF COUNCIL - OPEN COUNCIL ATTACHMENTS - Agenda



NOTE
ALL MEASUREMENTS ARE INDICATIVE AND SUBJECT TO SOME CHANGE DUE TO FINAL CONSTRUCTION LOCATIONS AND FIELD SURVEY

WARNING!
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PLEASE NOTE
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01	24.03.20	PRELIMINARY	-
02	13.04.21	PLANNING APPROVAL	A
03	10.06.21	EASEMENT NOTE ADDED	B
04	27.07.21	PLANNING APPROVAL	C

P1

EXHIBITED

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PROJECT: PROPOSED STORMWATER UPGRADE WORKS
ADDRESS: 145-172 MARLBOROUGH STREET TO 86 BURGHLEY STREET
FOR: LONGFORD

DRAWING: PROPOSED NEW STORMWATER LINE FUNCTIONAL DESIGN OVERALL PLAN

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.
SCALES: 1:1000 AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P011 REV. C

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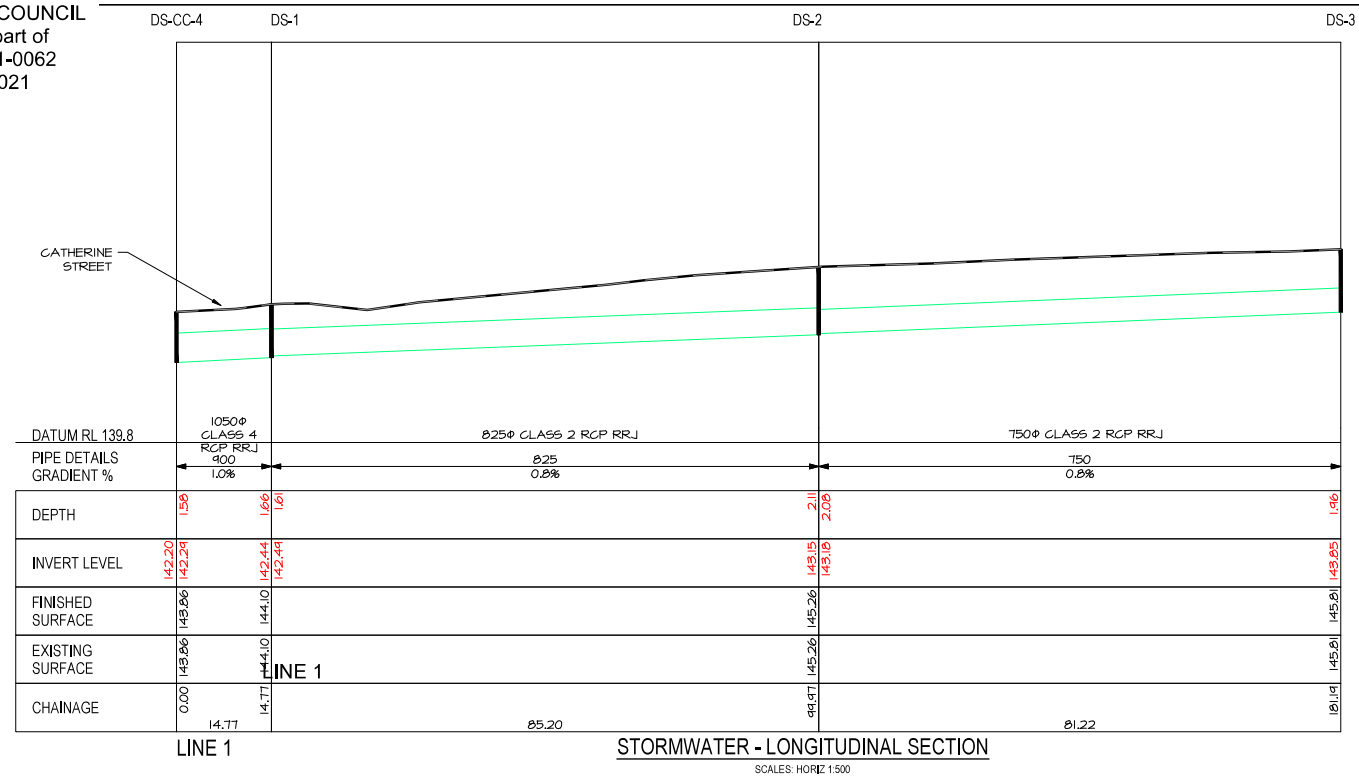
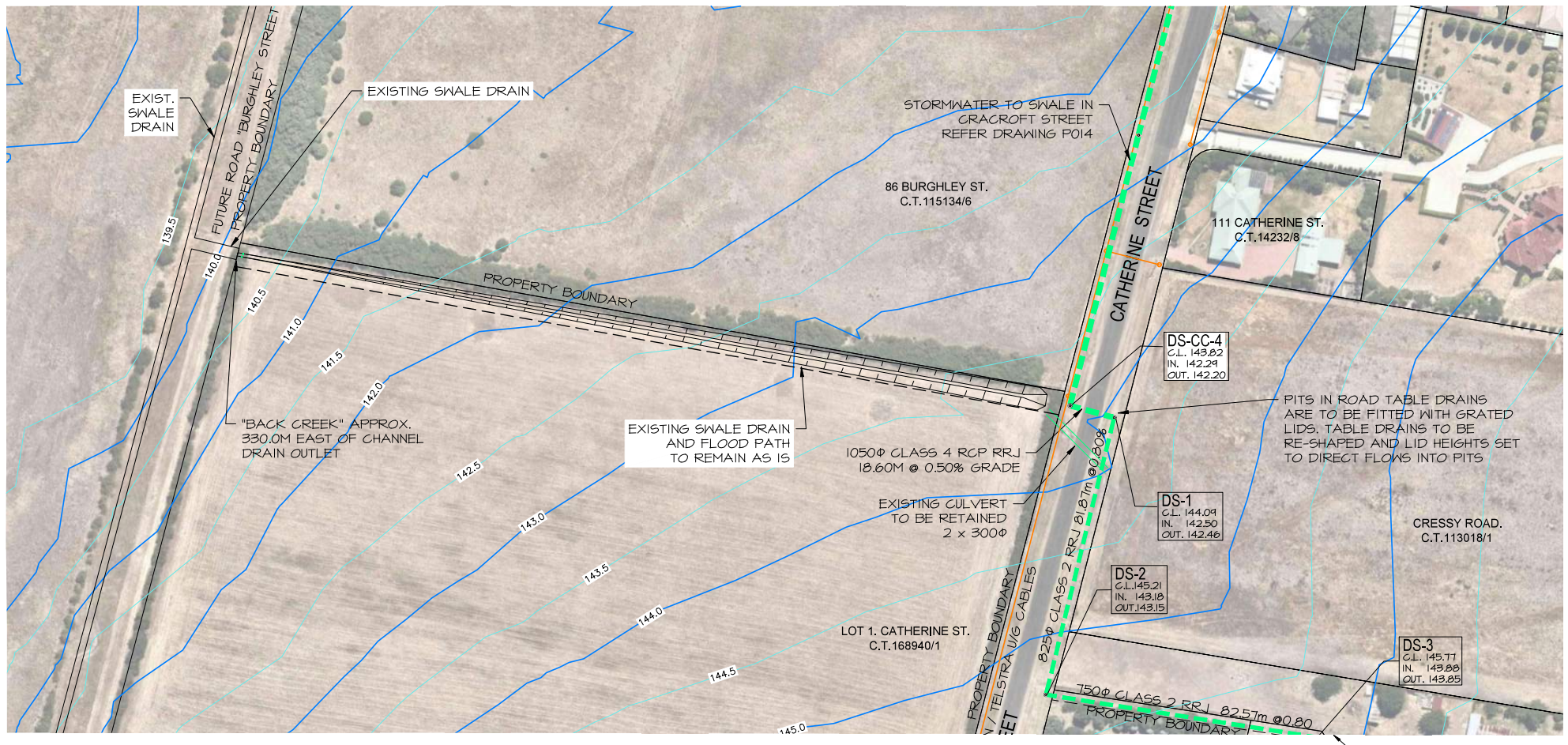


STORMWATER - LONGITUDINAL SECTION
SCALES: HORIZ 1:500
VERT 1:100



PLAN
SCALE 1:750

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03	27.07.21	PLANNING APPROVAL	B

P2

EXHIBITED

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PROJECT: PROPOSED STORMWATER UPGRADE WORKS
ADDRESS: 145-172 MARLBOROUGH STREET TO 86 BURGHLEY STREET
FOR: LONGFORD

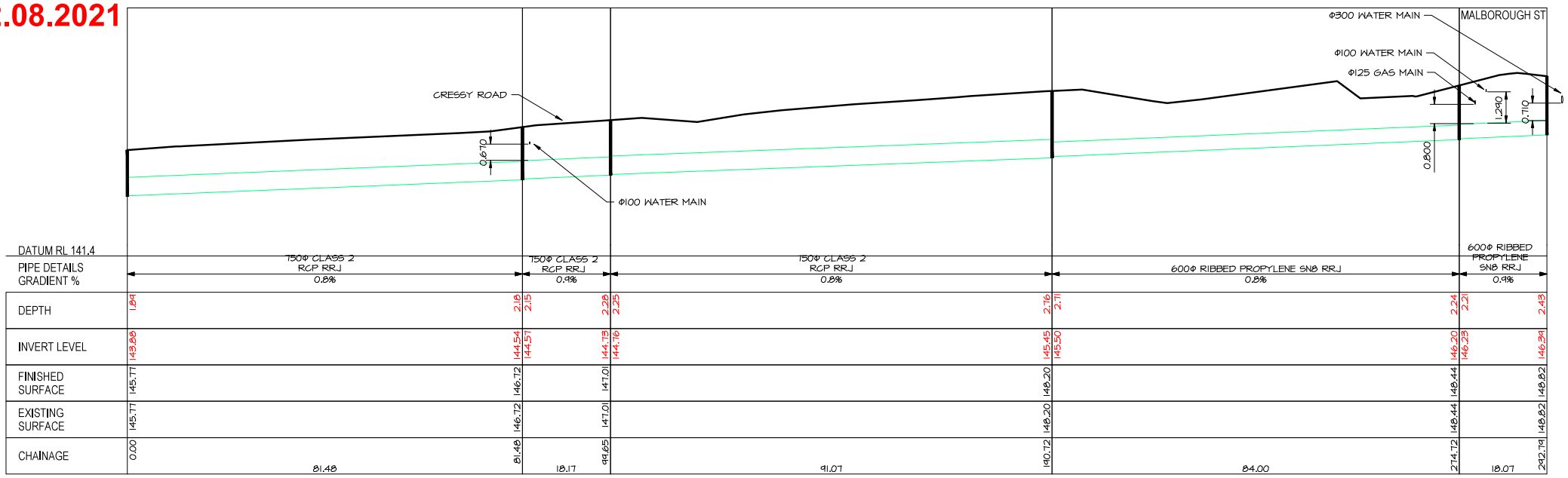
DRAWING: PROPOSED NEW STORMWATER LINE- PLAN AND LONGITUDINAL SECTION - SHEET 1

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P012 REV. B

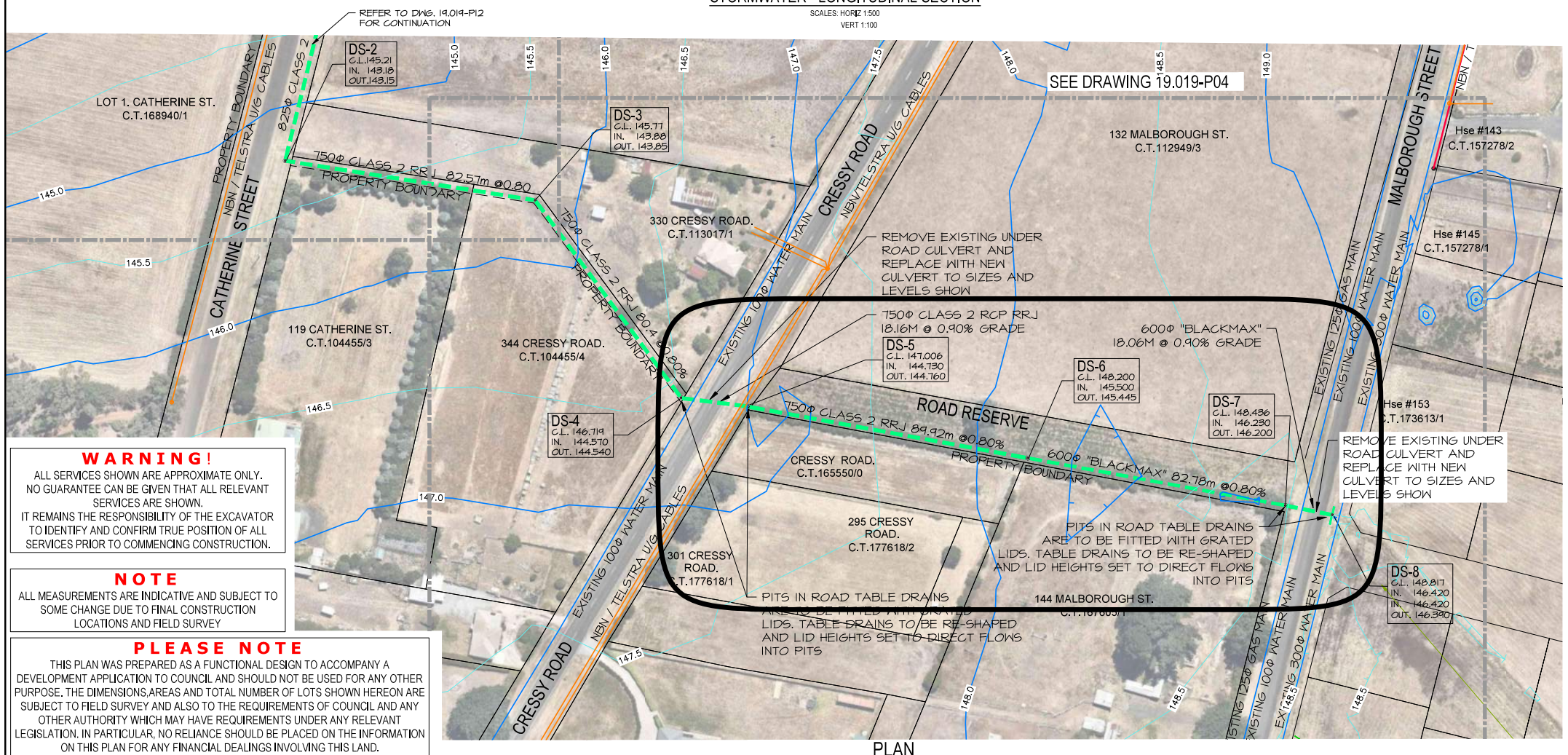
Received 02.08.2021



LINE 1

STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



PLAN

SCALE 1:750

WARNING!

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NOTE

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NORTHERN MIDLANDS COUNCIL
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P3

EXHIBITED

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PROJECT: PROPOSED STORMWATER UPGRADE WORKS
ADDRESS: 145-172 MARLBOROUGH STREET TO 86 BURGHLEY STREET
FOR: LONGFORD

DRAWING: PROPOSED NEW STORMWATER LINE - PLAN AND LONGITUDINAL SECTION - SHEET

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.
SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P013 REV. A

Received
02.08.2021

NORTHERN MIDLANDS COUNCIL
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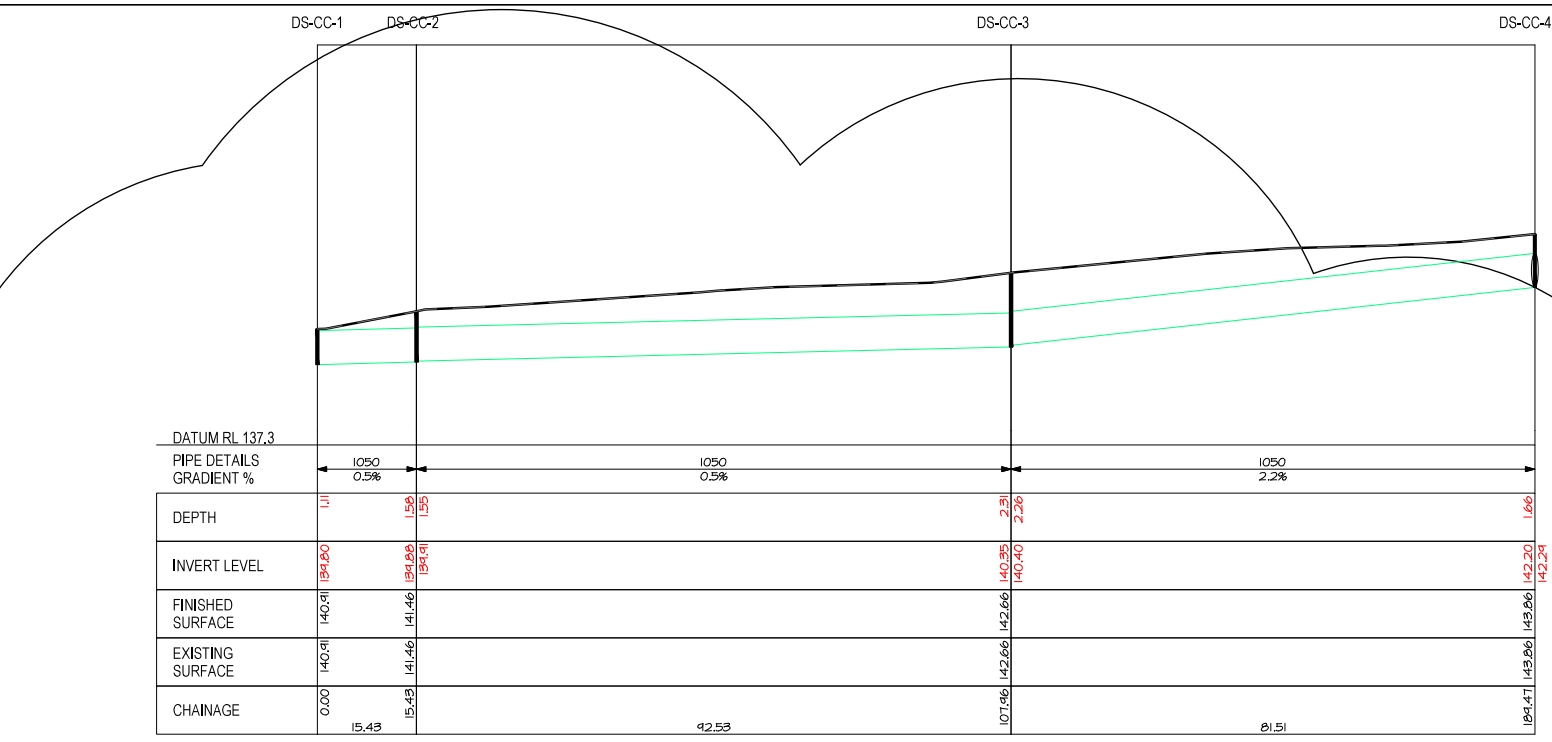
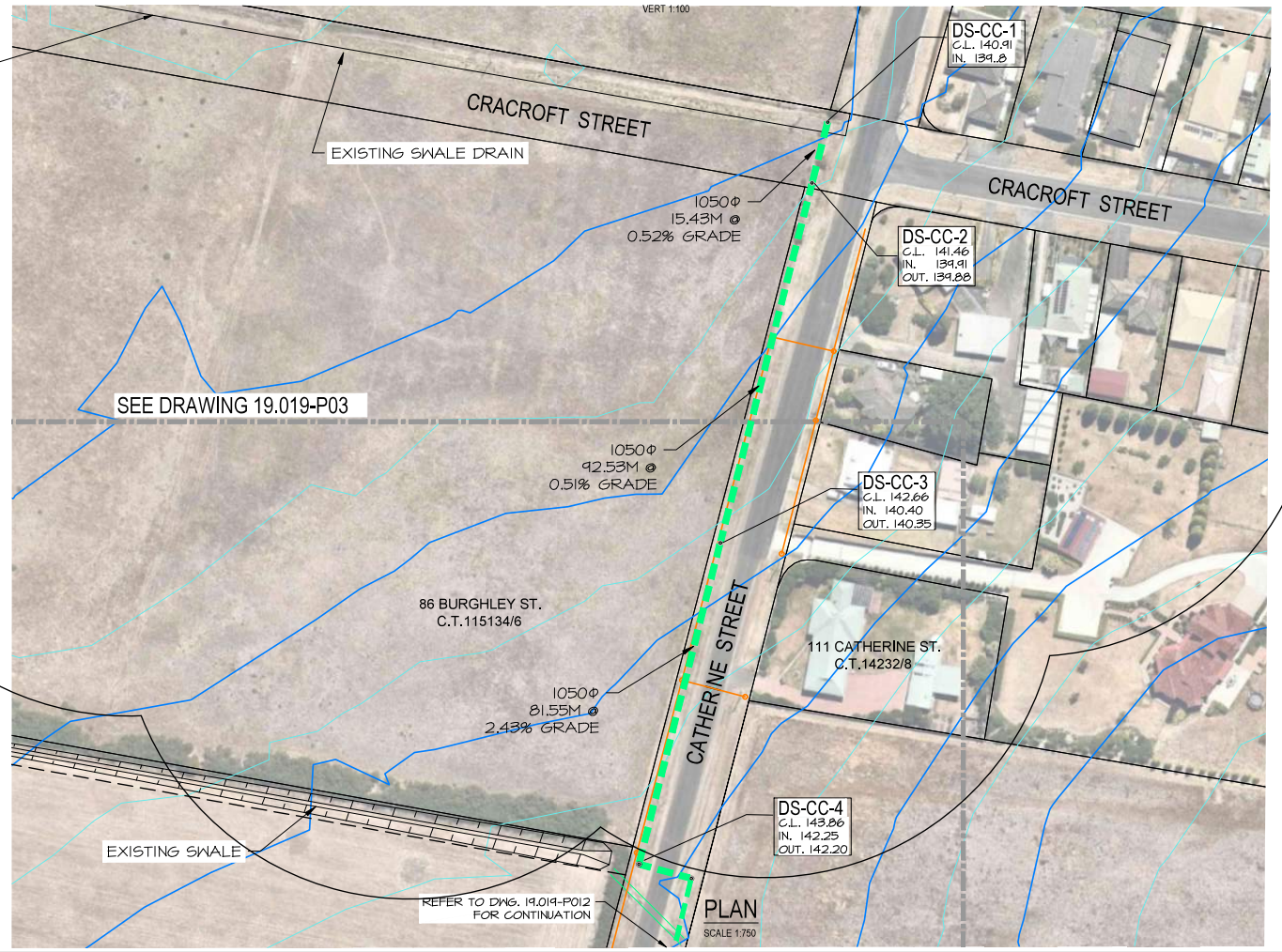


STORMWATER - LONGITUDINAL SECTION
SCALES: HORIZ 1:500
VERT 1:100



PLAN
SCALE 1:750

A

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ISSUE	DATE	ISSUED FOR	REV.
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P4

EXHIBITED

N

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PROJECT: PROPOSED STORMWATER UPGRADE WORKS
ADDRESS: 145-172 MARLBOROUGH STREET TO 86 BURGHLEY STREET
FOR: LONGFORD

DRAWING: PROPOSED NEW STORMWATER LINE - PLAN AND LONGITUDINAL SECTION - SHEET

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.
SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P014 REV. A

PLEASE NOTE

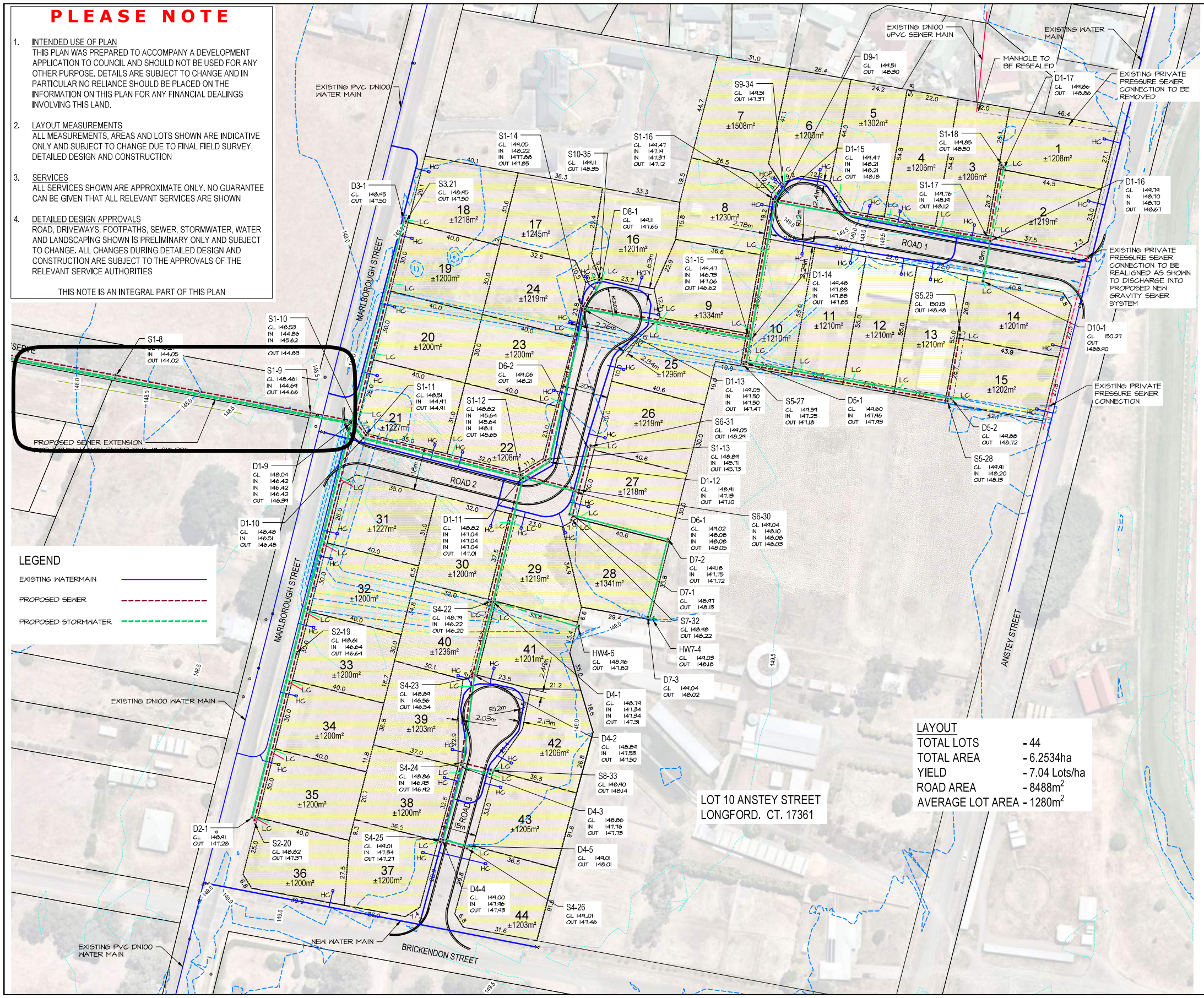
1. INTENDED USE OF PLAN
   THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.

2. LAYOUT MEASUREMENTS
   ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION

3. SERVICES
   ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN

4. DETAILED DESIGN APPROVALS
   ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



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PLANNING DOCUMENT

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02	27.07.21	PLANNING APPROVAL	A
03	05.10.21	PLANNING APPROVAL	B
04	19.10.21	PLANNING APPROVAL	C
05	02.11.21	PLANNING APPROVAL	D

P5

DIMENSIONS ARE IN MILLIMETRES, DO NOT SCALE, CHECK AND VERIFY ALL DIMENSIONS ON SITE, REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

DRAWING: PROPOSAL PLAN
SHEET - 1 OF 2

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.

SCALES: 1:750 AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P24 REV. D

Received
02.08.2021

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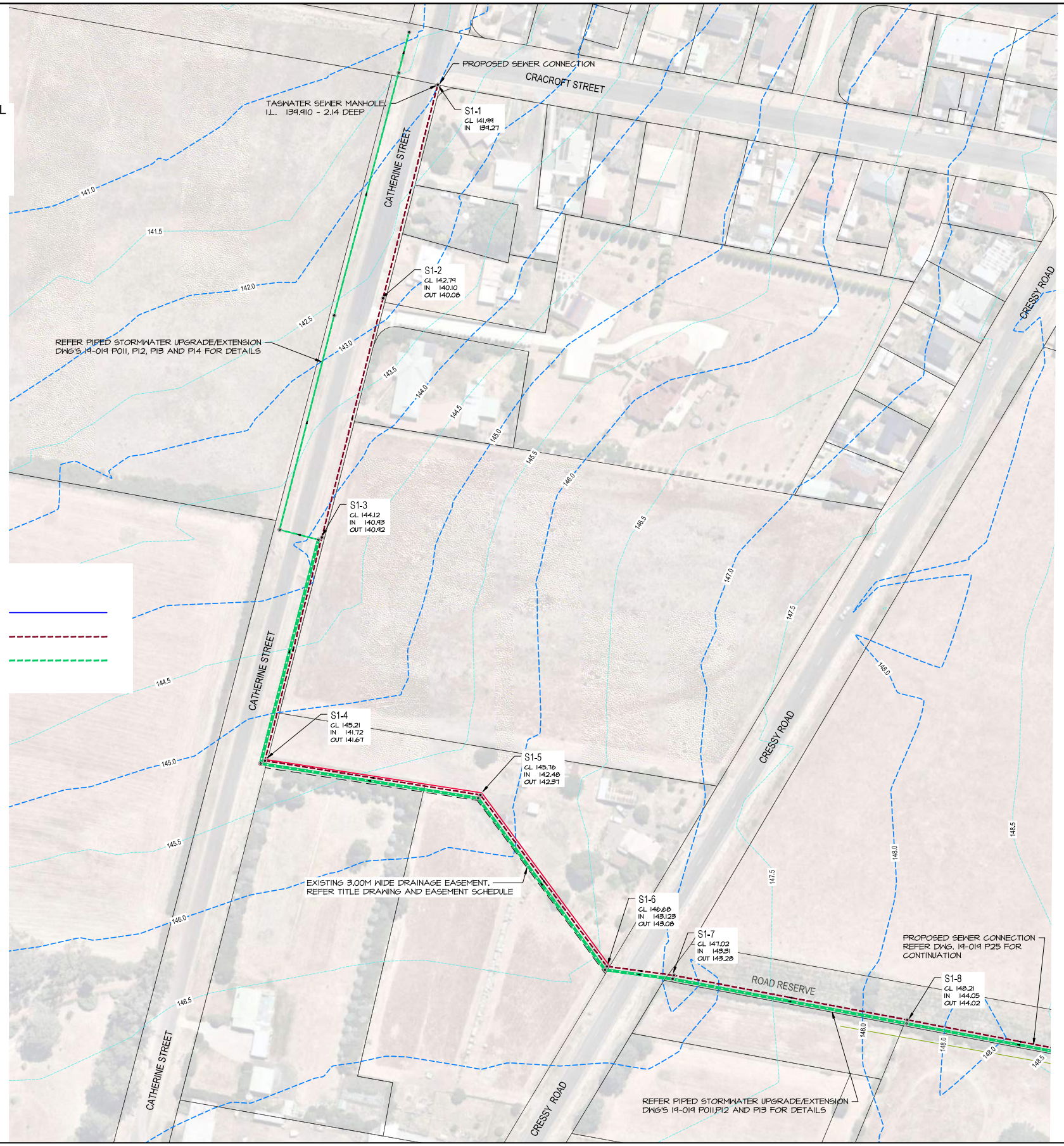

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E admin@6ty.com.au

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Structural / Civil
ABP No. CC1633i

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Devonport Tasmania
P (03) 6424 7161

APPROVED COMPANY
ISO 9001
QMS Certification Services

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	05.07.21	PLANNING APPROVAL	-
02	27.07.21	PLANNING APPROVAL	A

P6

EXHIBITED

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

DRAWING: PROPOSAL PLAN
SHEET - 2 OF 2

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.

SCALES: 1:750 AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P25 REV. A

Received
02.08.2021

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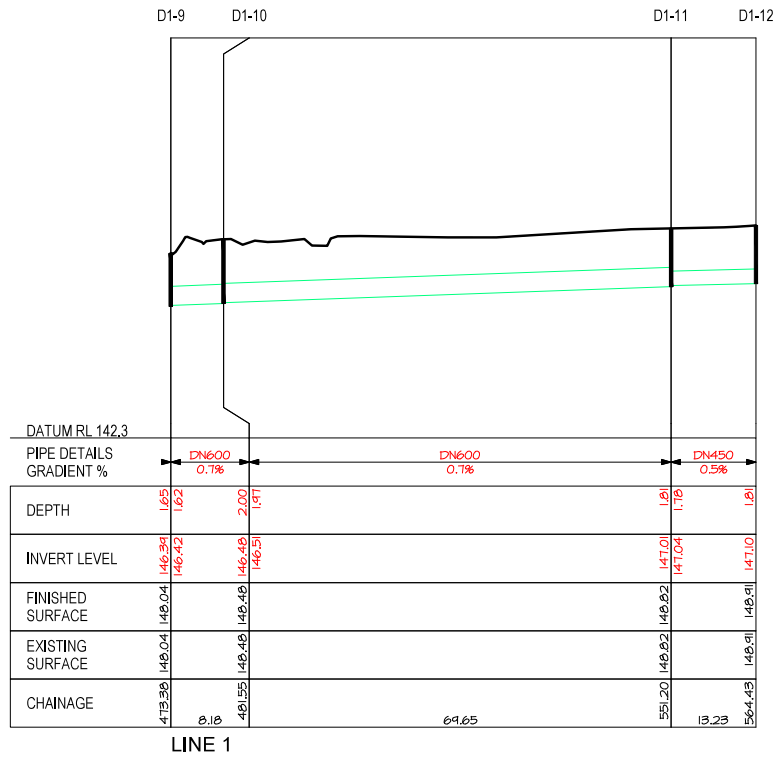
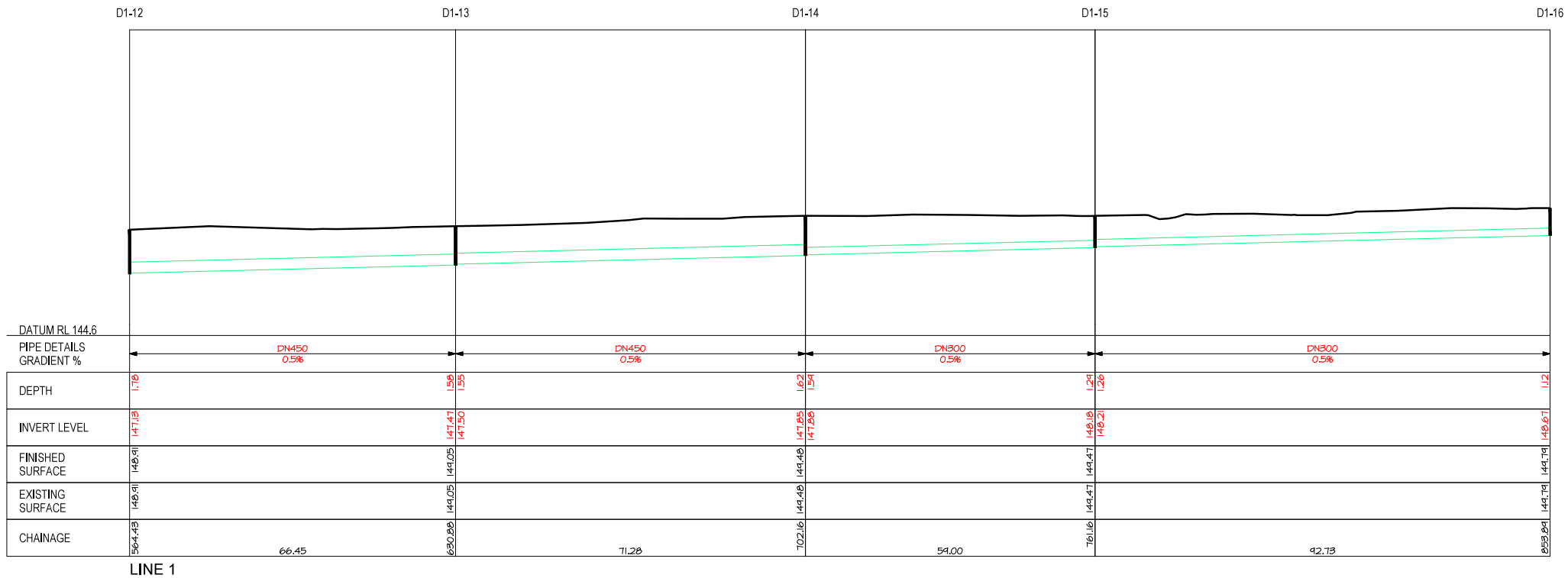


STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

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EXHIBITED

ALL PIPE TO BE TWIN-WALL, CORRUGATED POLYPROPYLENE, SN8 PIPE UNLESS NOTED OTHERWISE

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

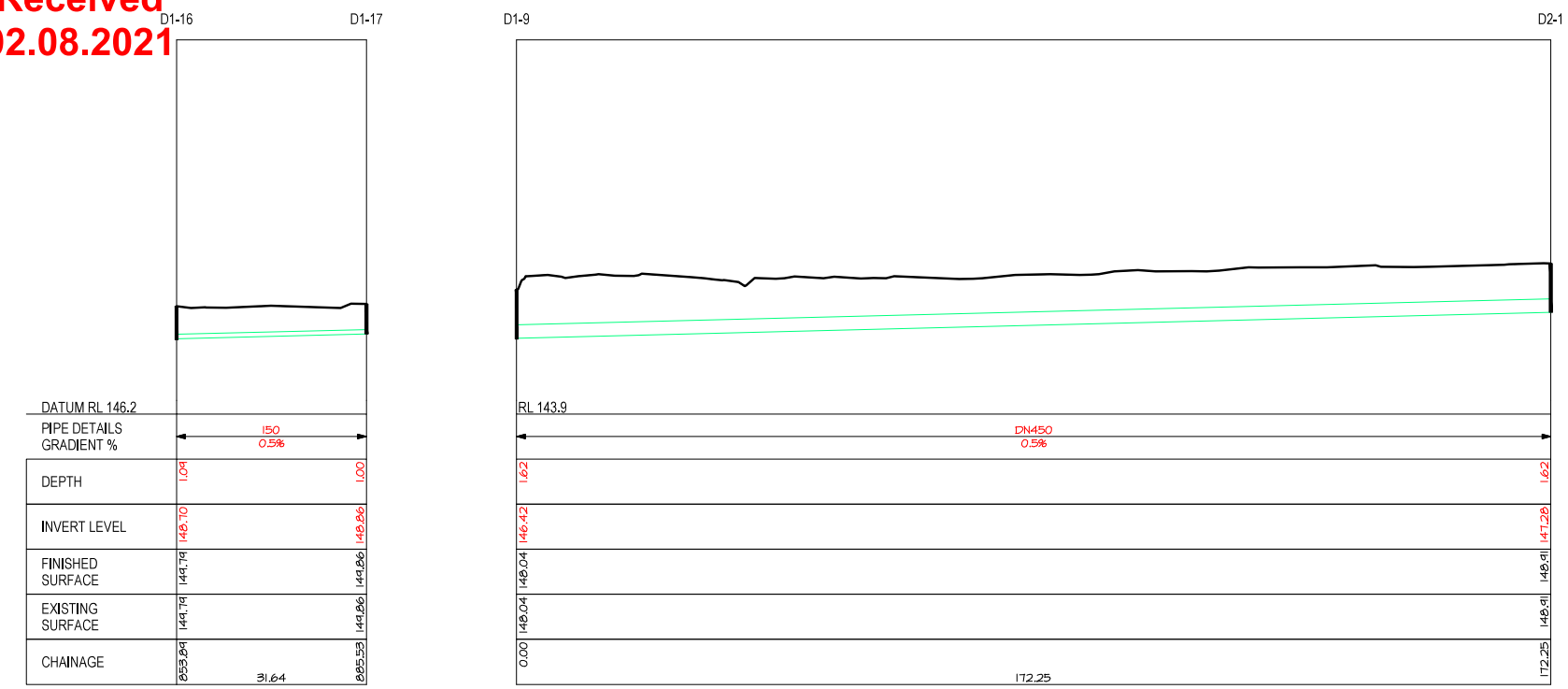
DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 1 OF 3

DESIGNED: M.C.V. DRAWN: H.B. CHECKED: P.M.W.

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

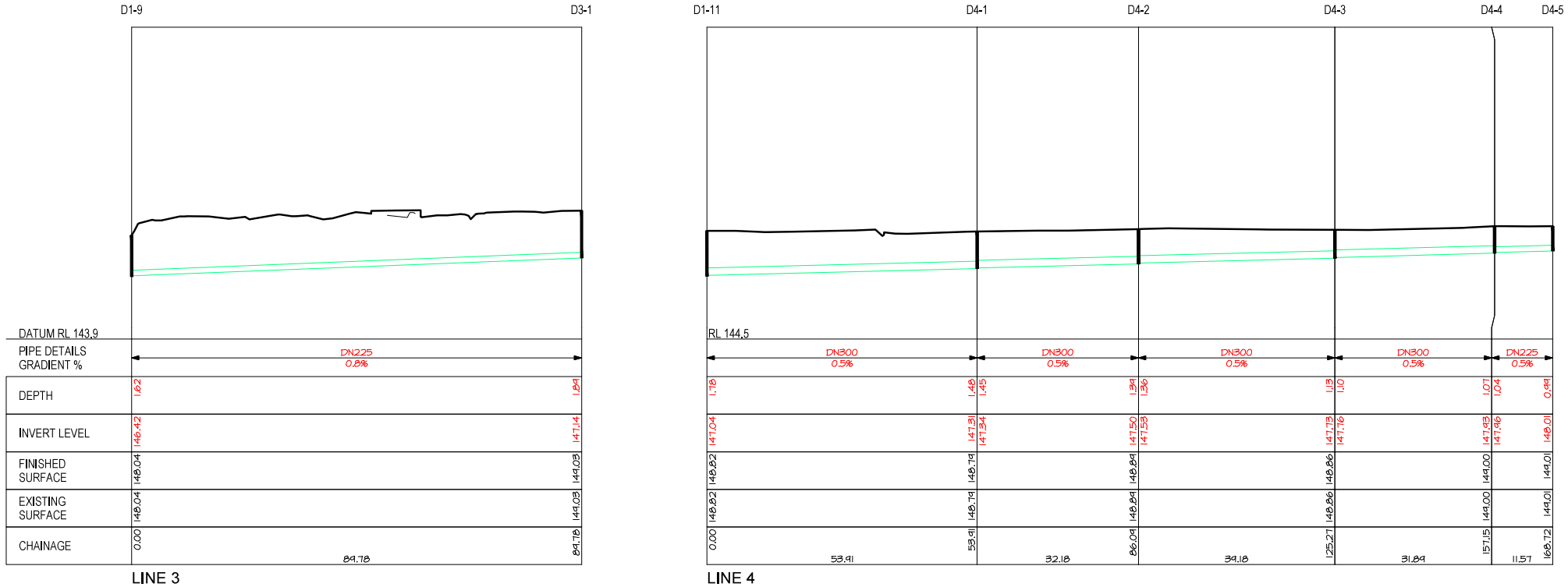
PROJECT No. 19.019 DRAWING No. P26 REV. -

Received
02.08.2021



STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

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P8

EXHIBITED

ALL PIPE TO BE TWIN-WALL, CORRUGATED POLYPROPYLENE, SN8 PIPE UNLESS NOTED OTHERWISE

N

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

DRAWING: STORMWATER
LONGITUDINAL SECTIONS

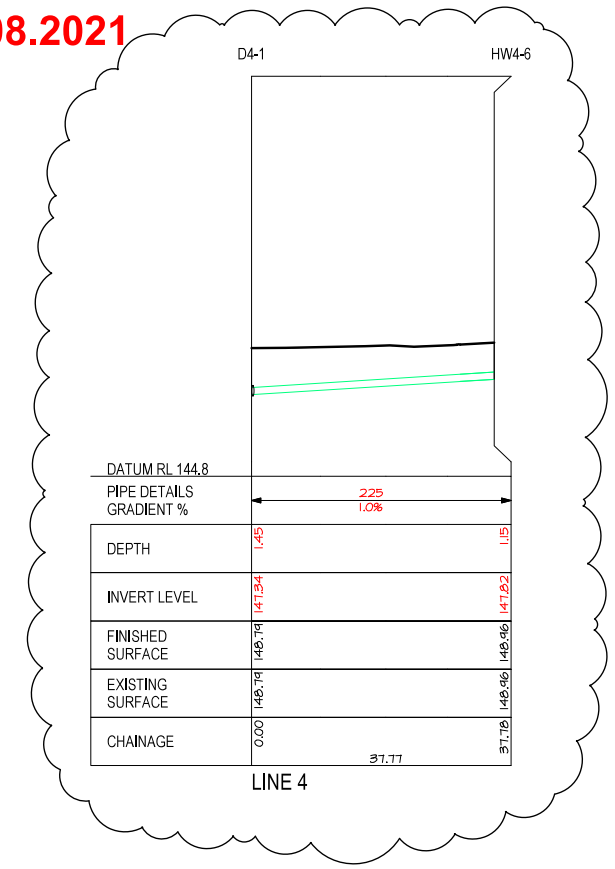
DESIGNED: M.C.V. DRAWN: HB CHECKED: P.M.W.

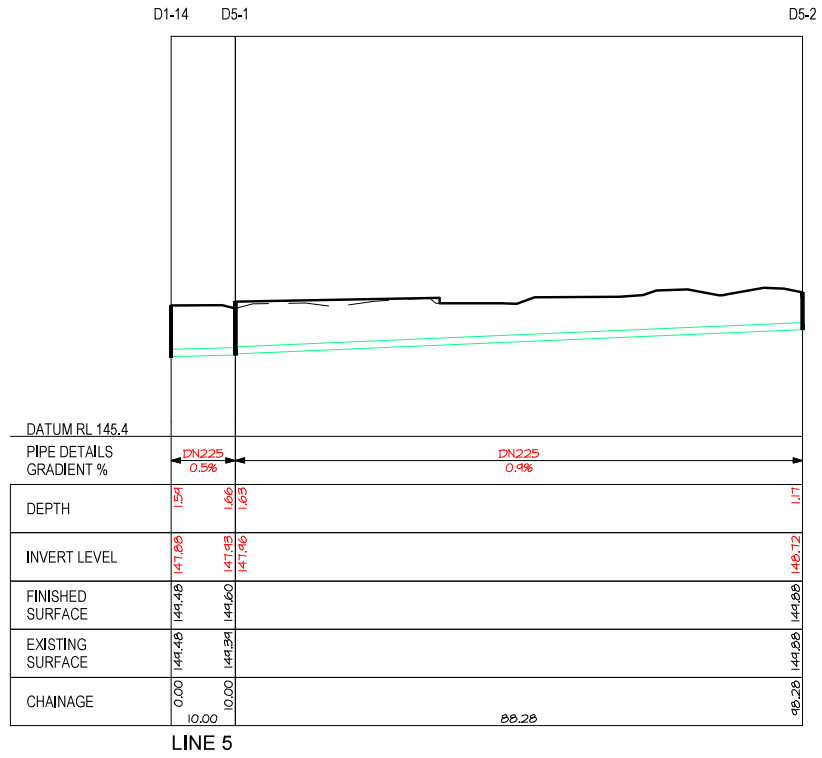
SCALES: SHEET 2 OF 3 AT A1 SIZE DRAWING SHEET

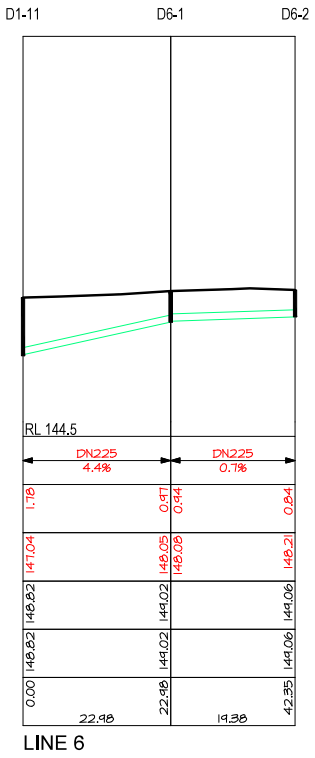
PROJECT No. 19.019 DRAWING No. P27 REV. -

Attachment 15.6.1 Application documents

Received
02.08.2021

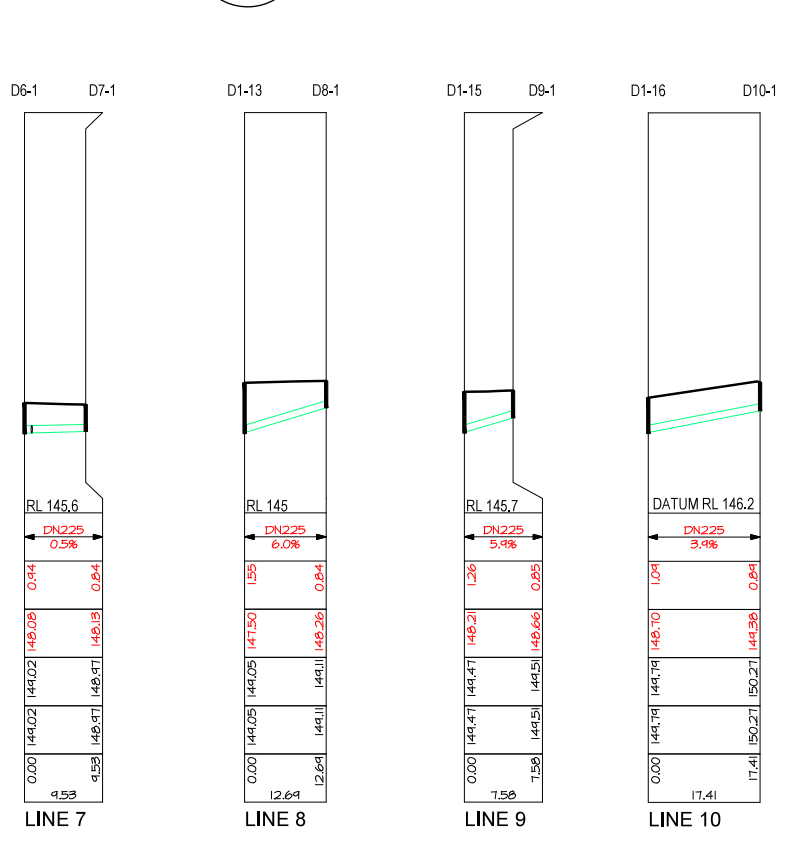


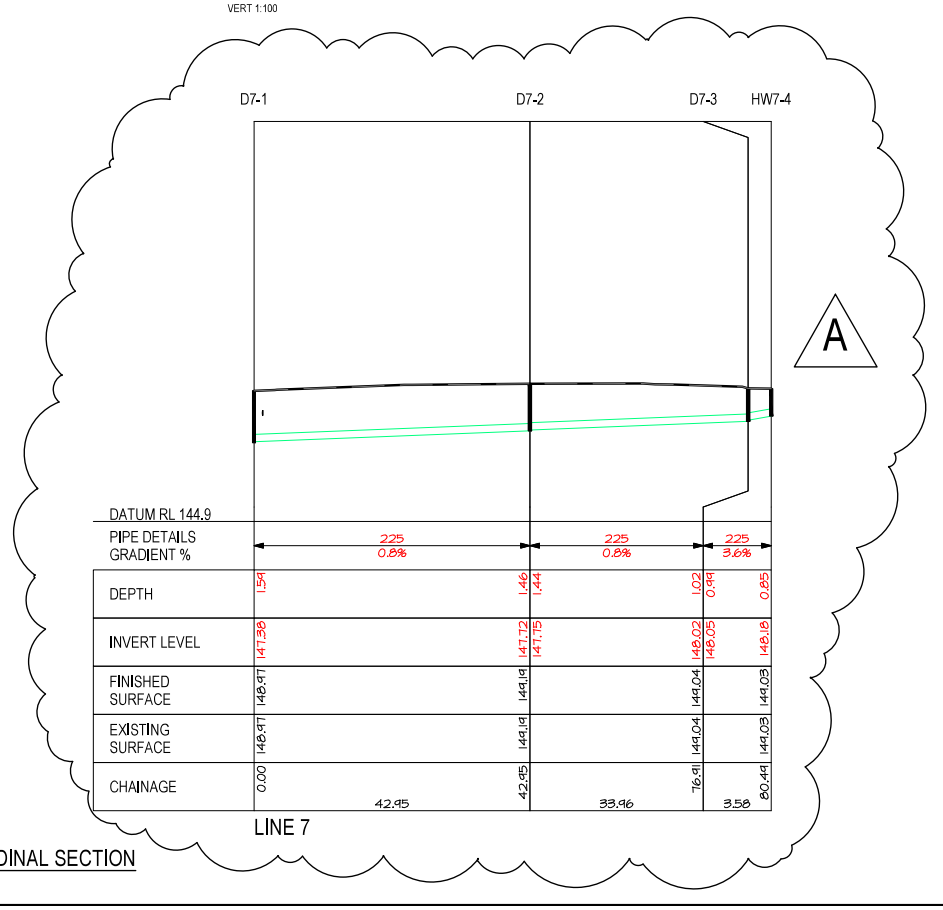




STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100





STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

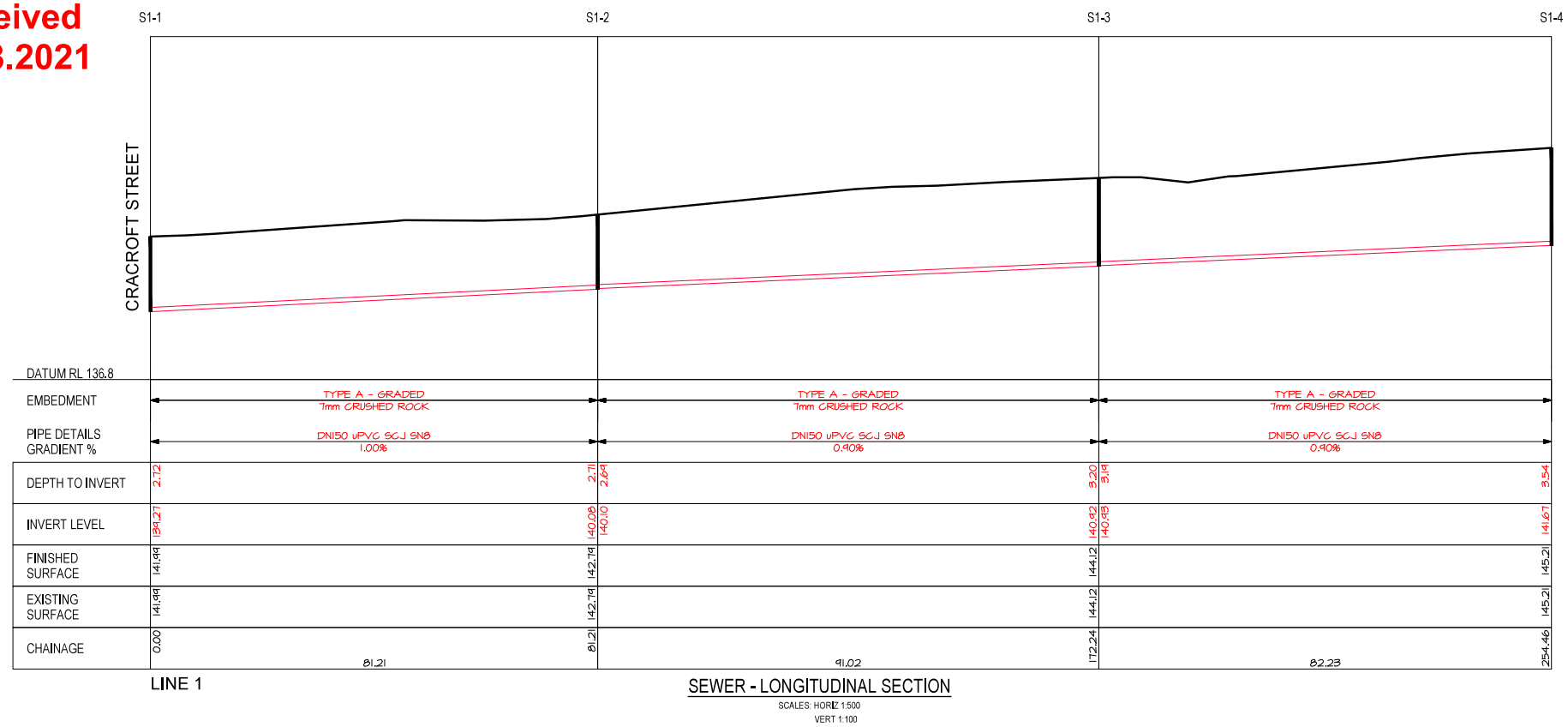
DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 3 OF 3

DESIGNED: M.C.V. DRAWN: HB CHECKED: P.M.W.

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P28 REV. A

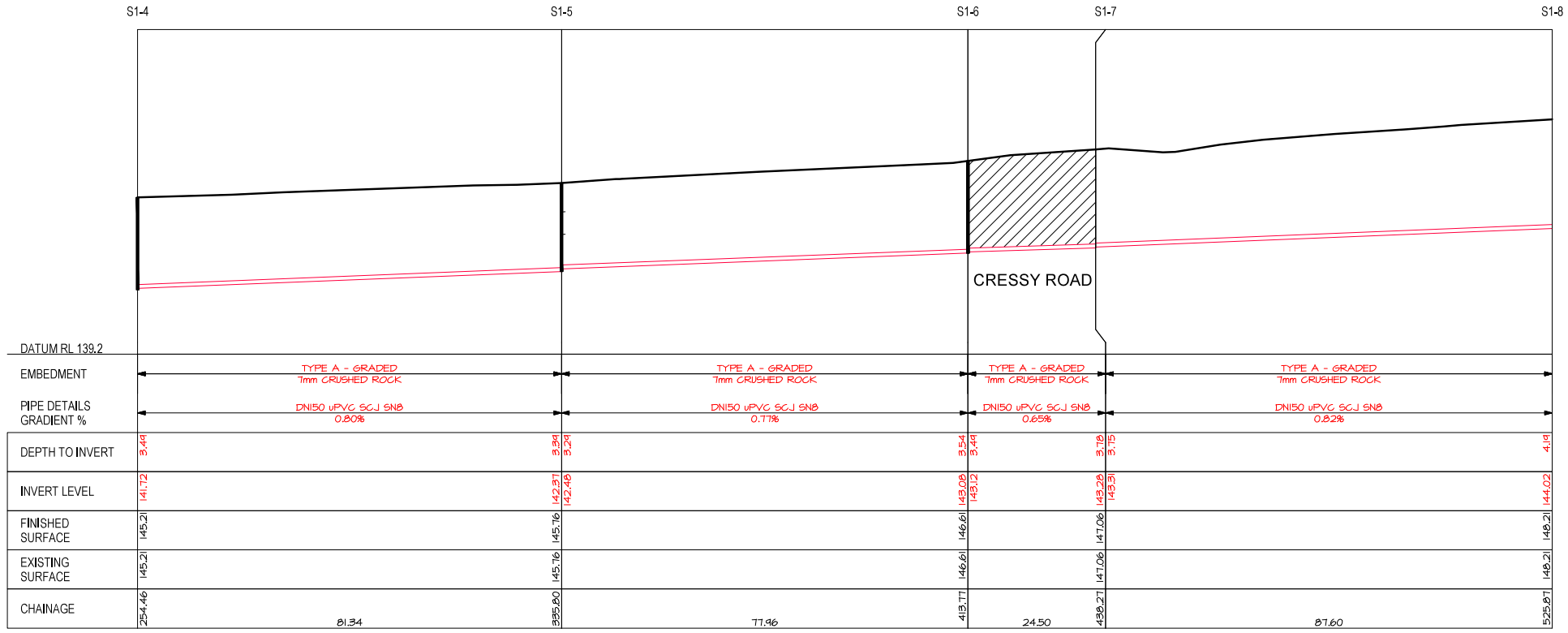
Received 02.08.2021



LINE 1

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



LINE 1

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

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P10

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

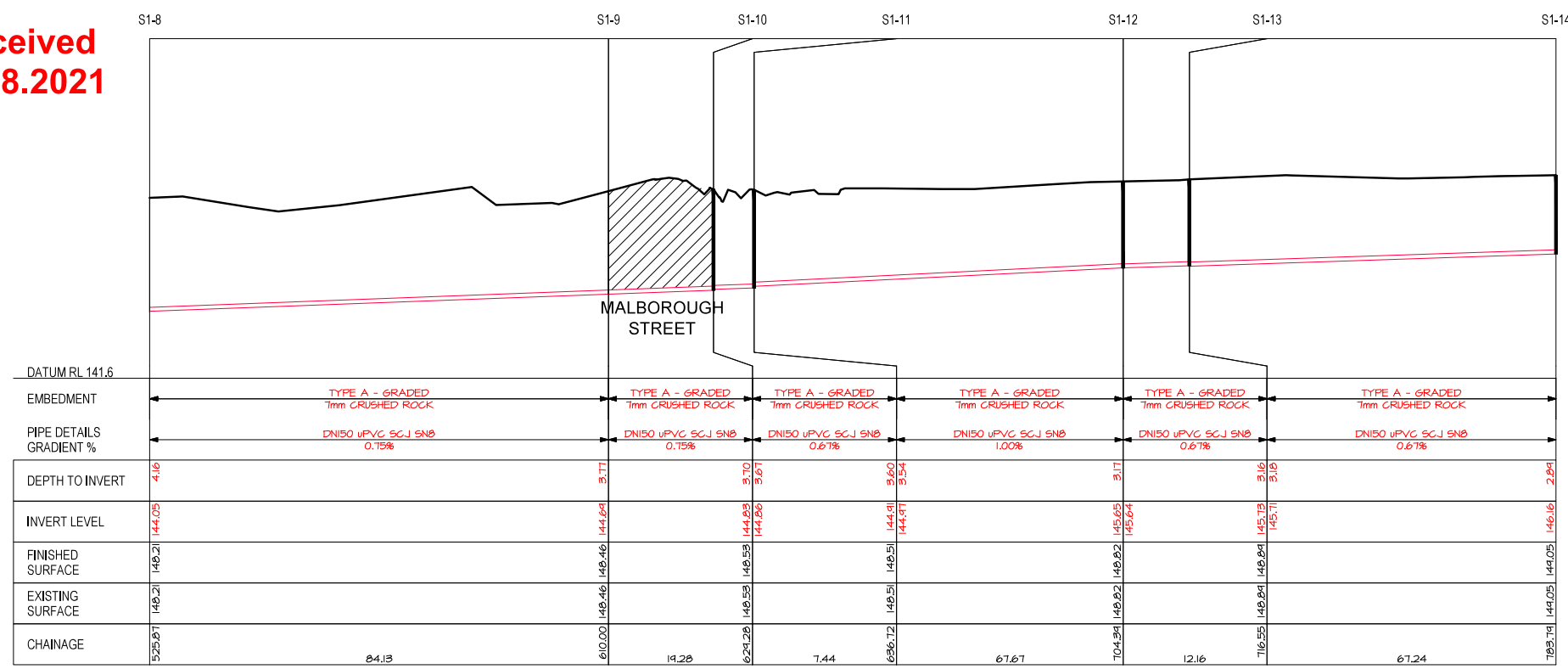
DRAWING: SEWER
LONGITUDINAL SECTIONS

DESIGNED: M.C.V. DRAWN: HB CHECKED: P.M.W.

SCALES: HEET 1 OF 4 AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P29 REV. -

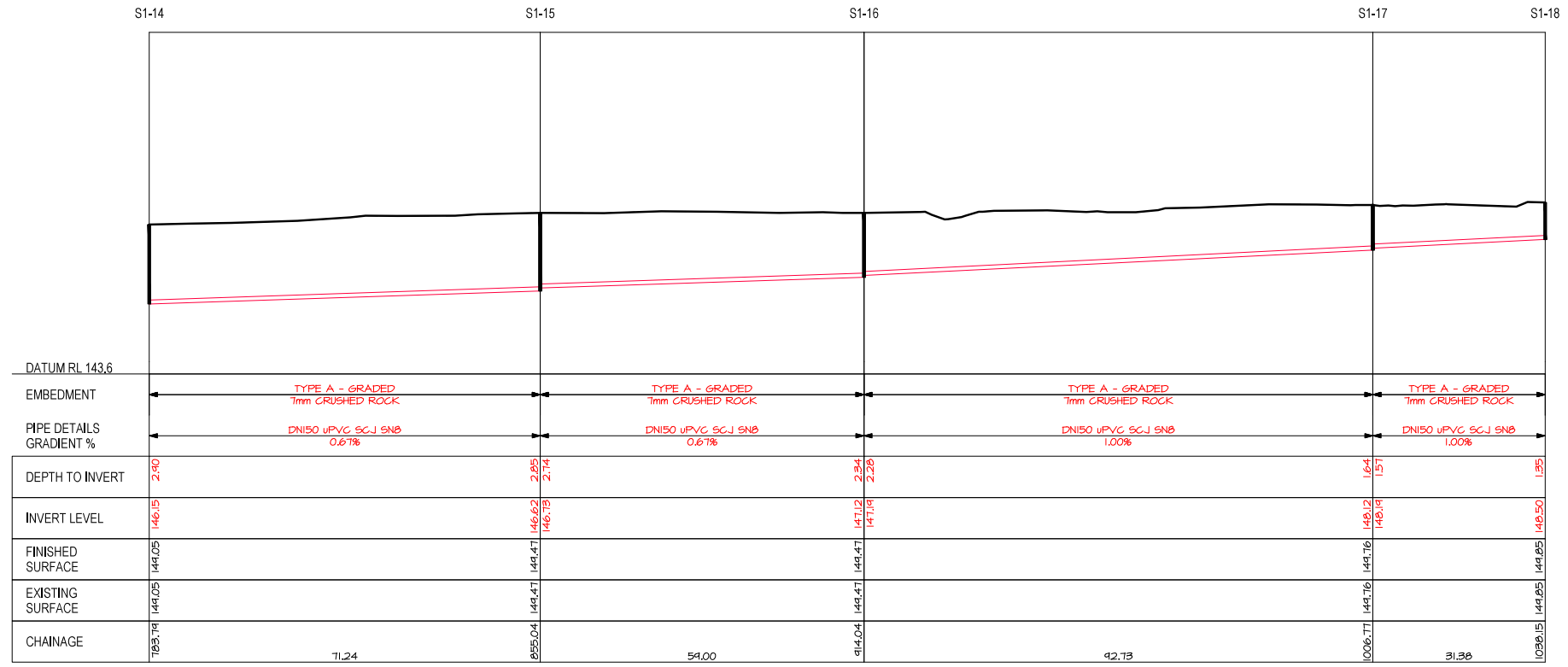
Received 02.08.2021



LINE 1

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



LINE 1

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

DRAWING: SEWER
LONGITUDINAL SECTIONS
SHEET 2 OF 4

DESIGNED: M.C.V. DRAWN: HB CHECKED: P.M.W.

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P30 REV. -

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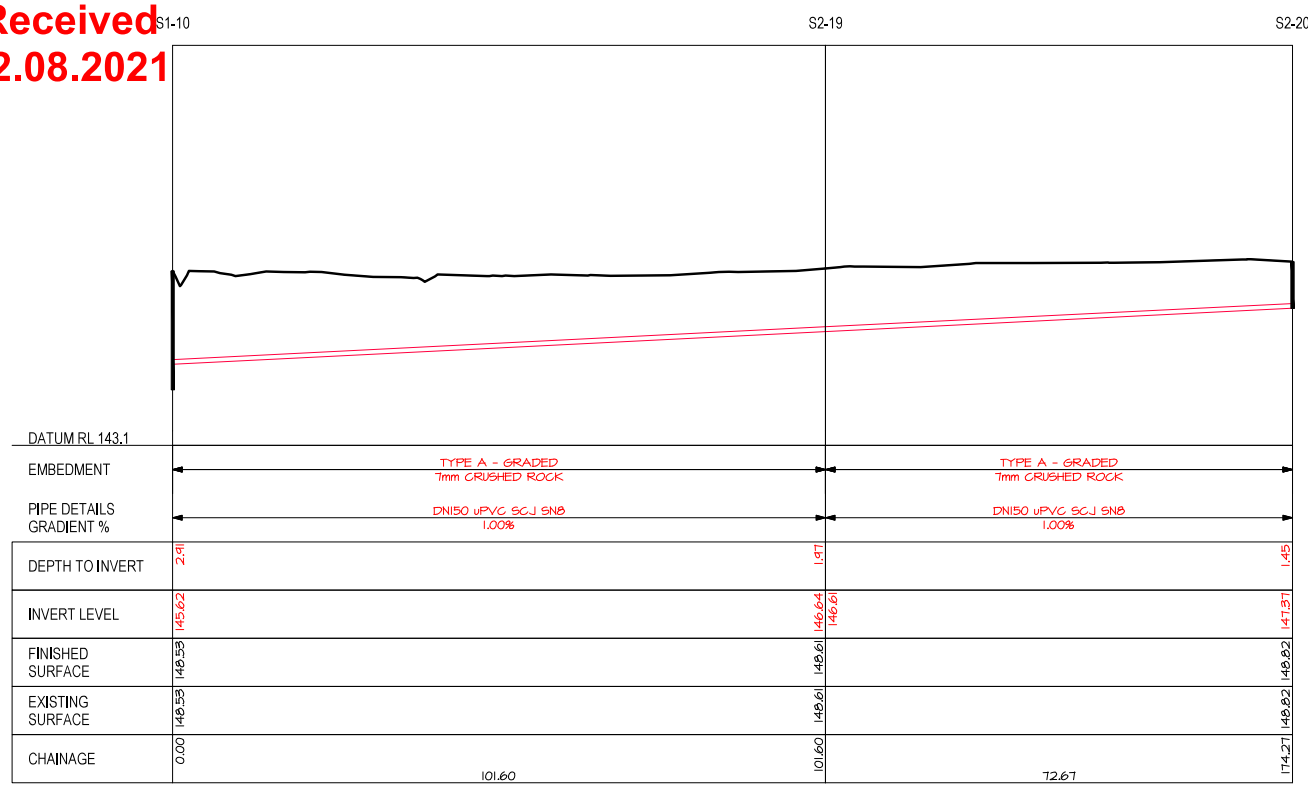

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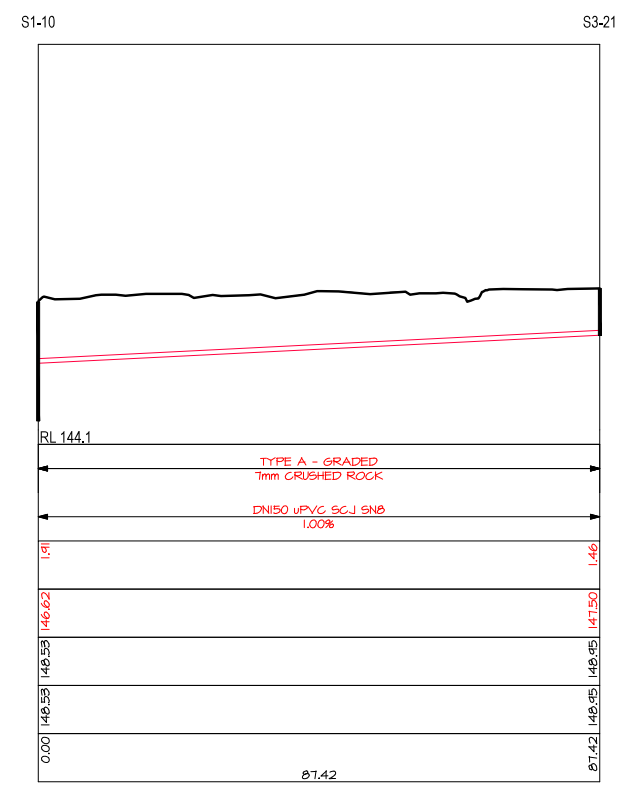
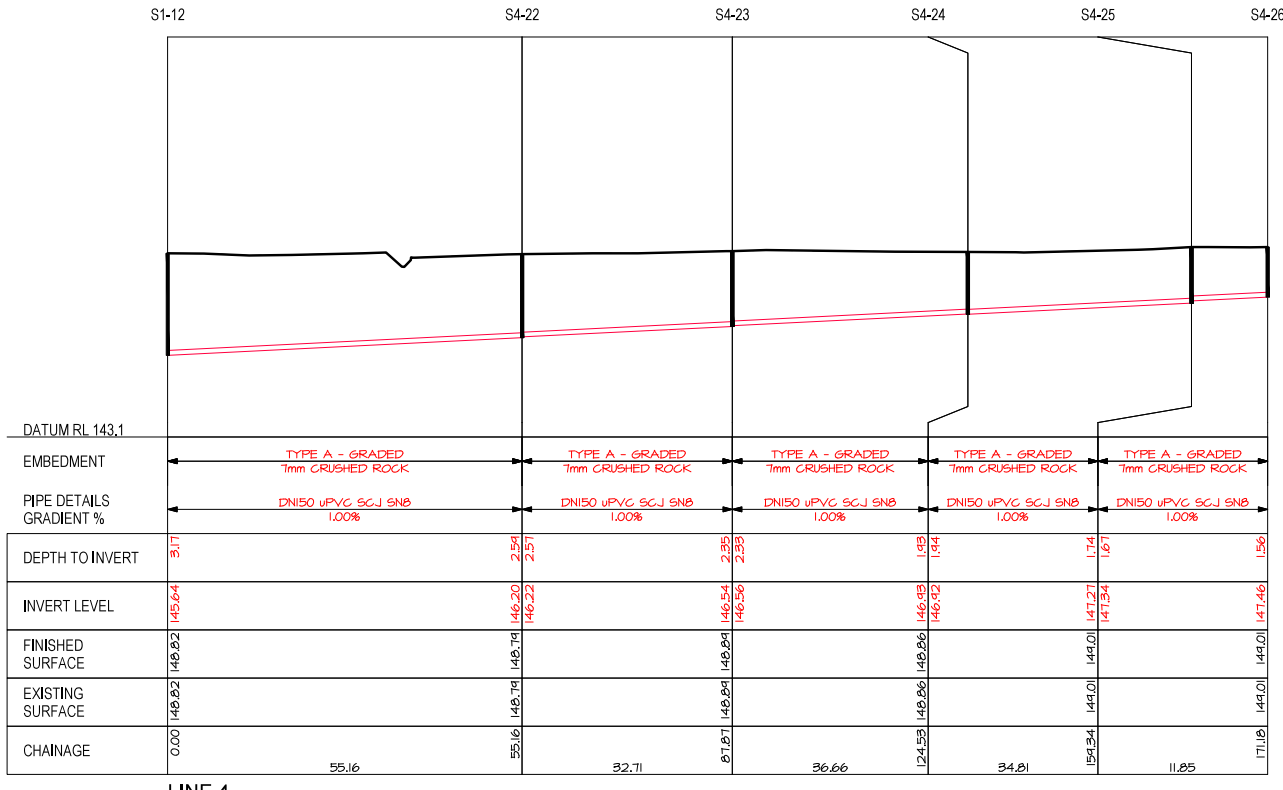


LINE 3

SEWER - LONGITUDINAL SECTION

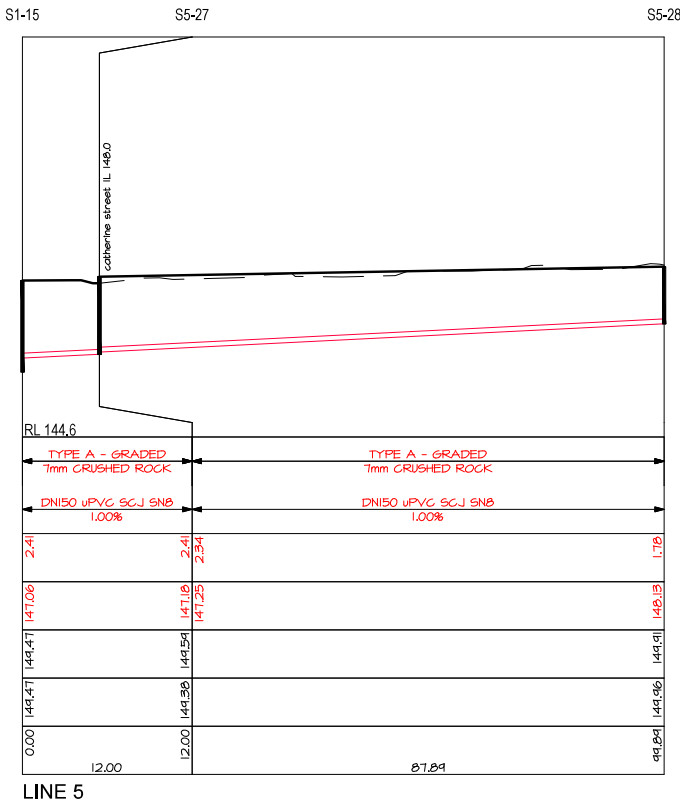
SCALES: HORIZ 1:500
VERT 1:100



LINE 4

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



LINE 5

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
LONGFORD, TAS

FOR: C.DIXON

DRAWING: SEWER
LONGITUDINAL SECTIONS
SHEET 3 OF 4

DESIGNED: M.C.V. DRAWN: HB CHECKED: P.M.W.

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P31 REV. -

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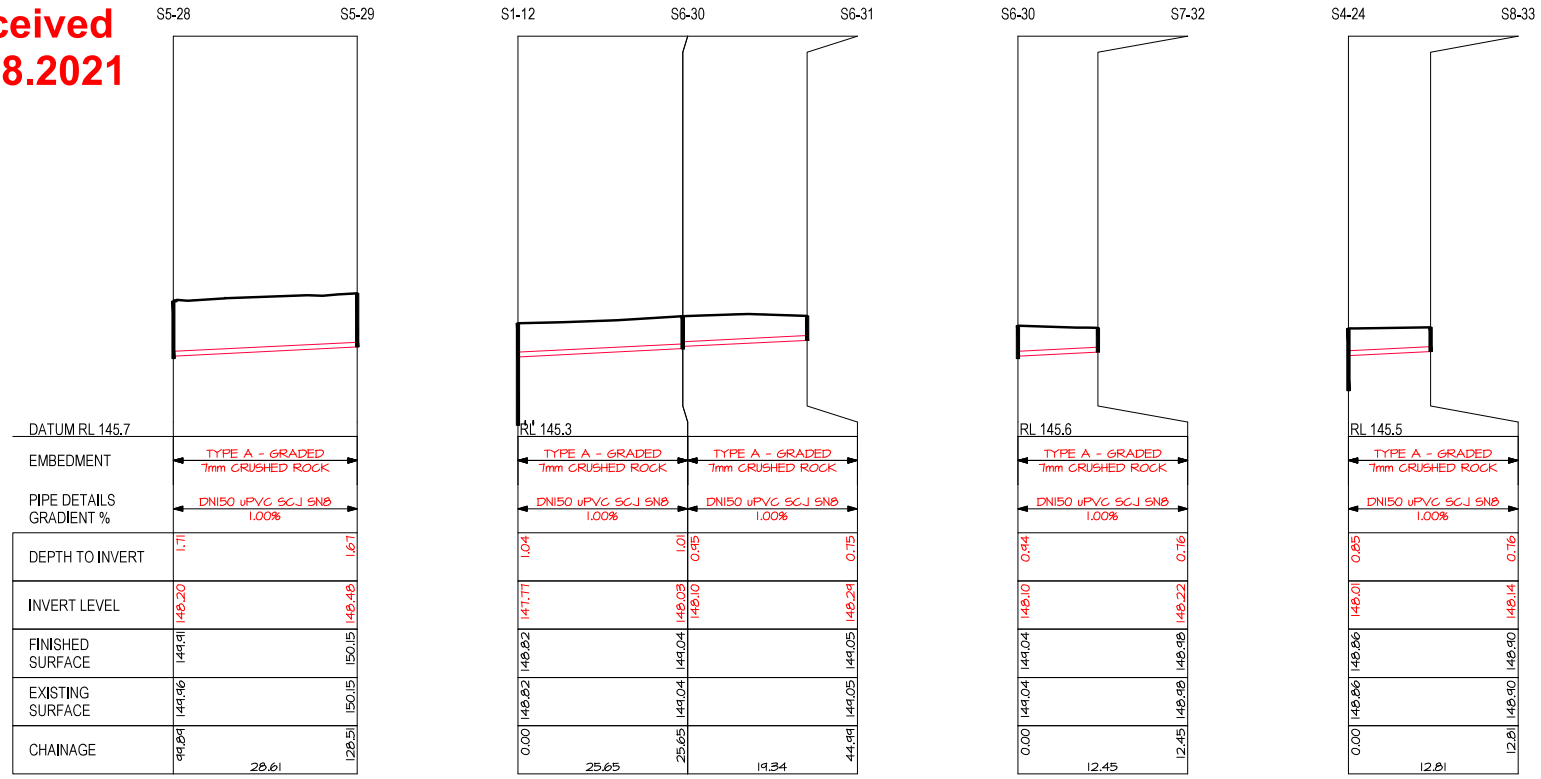
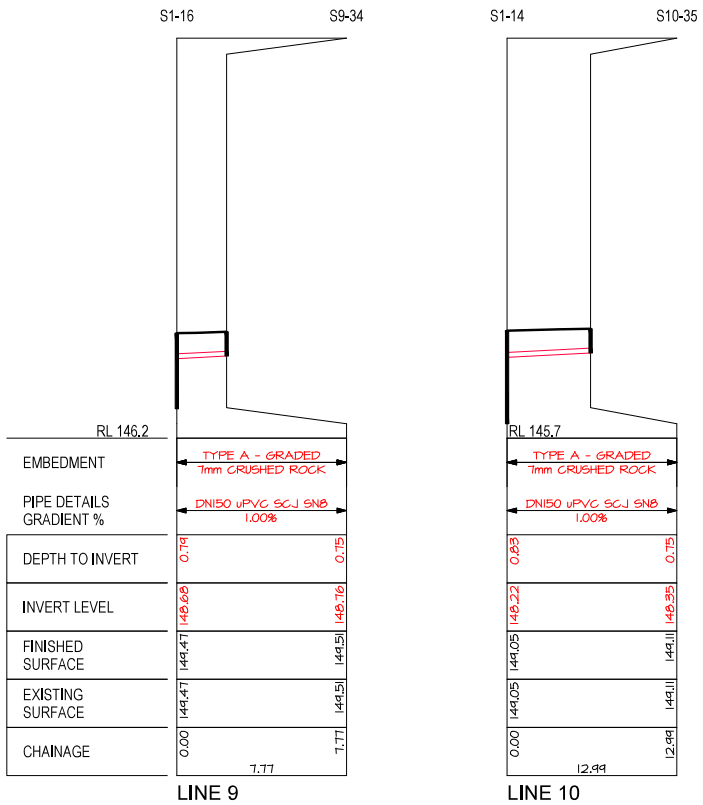


SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100



SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

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PROJECT: 44 LOT SUBDIVISION

ADDRESS: 145-172 MARLBOROUGH STREET
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FOR: C.DIXON

DRAWING: SEWER
LONGITUDINAL SECTIONS

DESIGNED: M.C.V DRAWN: H.B. CHECKED: P.M.W.

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 19.019 DRAWING No. P32 REV. -

EXHIBITED

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-22-584

Tasmanian Government

Michelle Schleiger
Woolcott Surveys
By email:

Dear Michelle

Crown Landowner Consent Granted – 144 Marlborough Street, Longford

I refer to your recent request for Crown landowner consent relating to the development application at 144 Marlborough Street Longford for 9 lot subdivision.

I, Kristin Raw, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 6 September 2022, and the approved documents, as accessible via the link below:

https://files.stategrowth.tas.gov.au/index.php/s/nd21BQmEyWc9qPB

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

EXHIBITED

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely

Kristin Raw
DIRECTOR ASSET MANAGEMENT

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

13 September 2022

cc: General Manager, Northern Midlands Council

EXHIBITED

NORTHERN
MIDLANDS
COUNCIL

6 September 2022

Northern Midlands Council
PO Box 156
Longford Tas 7301

To whom it may concern,

I Des Jennings, General Manager of Northern Midlands Council give consent to the making of the following application for development:

9 Lot Subdivision (Vary Lot Sizes, Attenuation) at *144 Marlborough Street, Longford (CT167605/1)* & works at *153 Marlborough Street, Longford (CT173613/1), 119 Catherine Street, Longford (CT104455/3), 344 Cressy Road, Longford (CT104455/4) & Queen Street (unmade) & Marlborough St, Cressy Rd, Catherine St and Cracroft St road reserves.*

Yours sincerely,

D Jennings
General Manager

EXHIBITED

From: Des Jennings
Sent: Tuesday, 6 September 2022 11:38 AM
To: Rebecca Green
Subject: PLN-22-0203 - 1 lot to 9 lot subdivision - 144 Marlborough Street, Longford

Hi Rebecca,
I consent to the following as detailed below.
Thanks Des

Des Jennings
General Manager | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: des.jennings@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au
Tasmania's Historic Heart
employer of choice

From: Rebecca Green
Sent: Tuesday, 6 September 2022 9:25 AM
To: Des Jennings
Subject: FW: PLN-22-0203 - 1 lot to 9 lot subdivision - 144 Marlborough Street, Longford

Hello Des,

Can you please confirm that you consent to taking cash in lieu of land for public open space for the attached subdivision, noting eight additional lots.

I will also be seeking you as General Manager of the Council to consent to the lodgement of the planning application under Section 52 (LUPAA).

This is essentially the same application as PLN-22-0141 but we have needed that application withdrawn as sewer works included a number of other road reserves and a couple of private properties to the west as per the TasWater SPAN so we needed to start a fresh application.

Regards,

Rebecca Green
Planning Consultant | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: rebecca.green@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au
Tasmania's Historic Heart
employer of choice

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0203	**Council notice date**	16/09/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01524-NMC	**Date of response**	28/09/2022
TasWater Contact	Elio Ross	**Phone No.**	0467 874 330
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	144 MARLBOROUGH ST, LONGFORD	**Property ID (PID)**	6734785
Description of development	Subdivision - 9 Lot		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	L220612_Prop_Plan_150622.dwg	V1.1	21/06/22

Conditions

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 connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
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 subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
5. Prior to applying for a Permit to Construct for the new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

8. TasWater, Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings and are to be constructed at the expense of the developer to the satisfaction of with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
    a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
    b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
    c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
    d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

    Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

    Advice: *Practical completion can not be issued until all the proposed infrastucture is installed and connected to TasWaters live infrastructure. i.e the infrastructure works in Queens St muct be also completed in order for this development to be issued with* practical completion.
11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

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

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment fee of $376.68, and a Consent to Register a Legal Document fee of $239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

18. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

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) TasWater will locate residential water stop taps free of charge
(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

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

PLANNING APPLICATION

Proposal

Description of proposal: GARAGE EXTENSION & NEW TIMBER DECK TO EXISTING DWELLING & 2 6×6 STEEL SHEDS FOR MOWING EQUIP

(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: 310 ROBIN HILL ROAD, ROBIN 7300

CT no: 182283/3

Estimated cost of project $ 60,000 *(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 RESIDENTIAL

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

3/2/22

OWNER: JUDITH ANN COWAN
PETER ALBERT COWAN
FELICITY ANNE COWAN
JEREMY PETER COWAN

FOLIO REFERENCE: C.T. 171494-1 & C.T. 171494-2

GRANTEE: PART OF 100A-0R-0P LOCATED TO DONALD McLEOD

PLAN OF SURVEY

WOOLCOTT SURVEYS

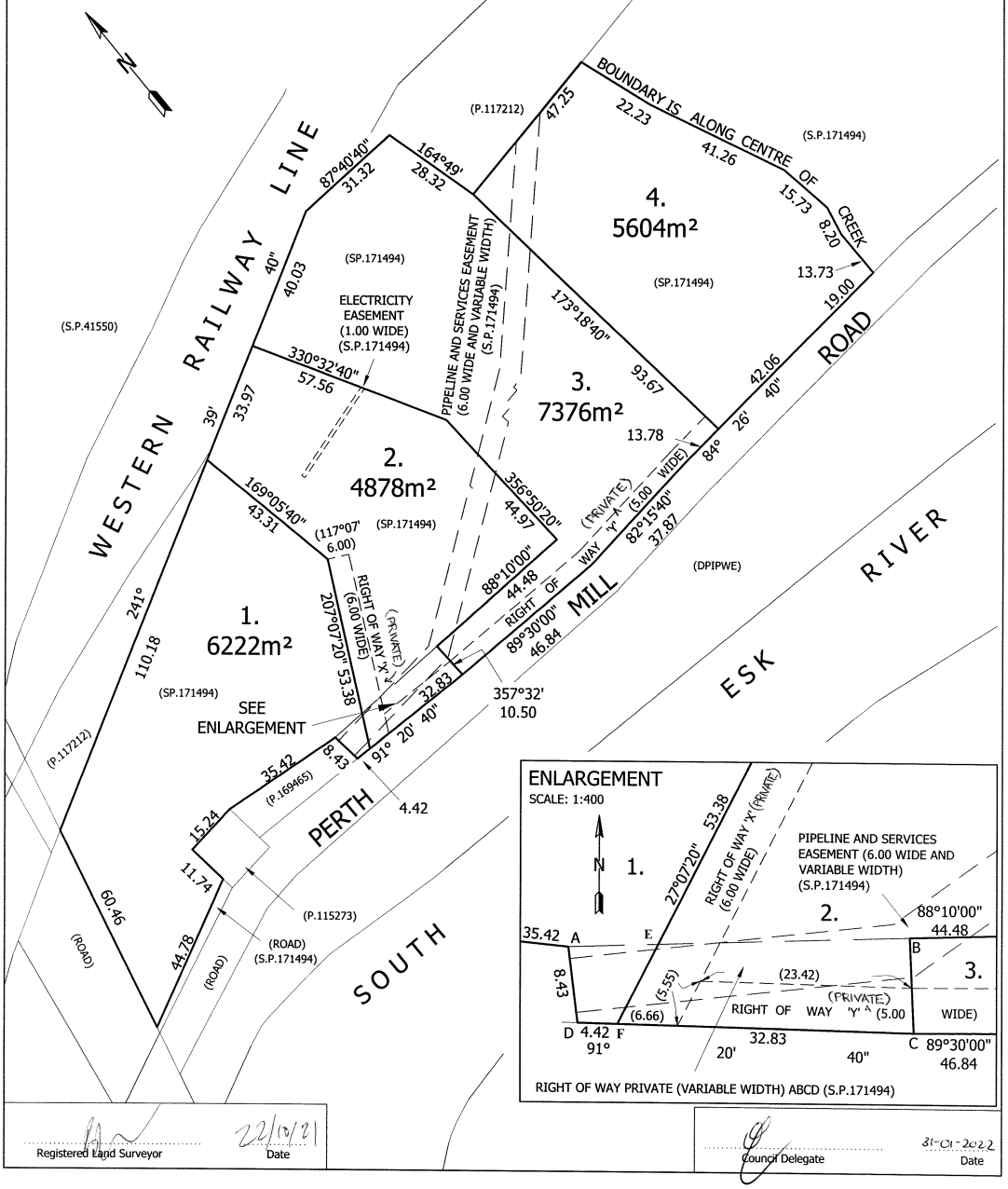
BY SURVEYOR: BRETT RICHARD WOOLCOTT
LOCATION: LAND DISTRICT OF CORNWALL
PARISH OF PERTH
SCALE 1:1000 @ A3 LENGTHS IN METRES

REGISTERED NUMBER
SP182213

APPROVED
EFFECTIVE FROM 7 FEB 2022
Recorder of Titles

LOT 1 IS COMPILED FROM C.T.171494-1 & THIS SURVEY
LOT 4 IS COMPILED FROM C.T.171494-2 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 22/10/21 Date

Council Delegate — 31-01-2022 Date

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182213

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

Right of Way

Lot 1 on the plan is together with a RIGHT OF CARRIAGE WAY over the land marked "RIGHT OF WAY 'X' (6.00 WIDE)" on the plan.
(PRIVATE)

Lot 2 on the plan is subject to a RIGHT OF CARRIAGE WAY over the land marked "RIGHT OF WAY 'X' (6.00 WIDE)" appurtenant to Lot 1 on the plan.
(PRIVATE)

Lots 2 and 3 on the plan are subject to a RIGHT OF CARRIAGE WAY over the land marked "RIGHT OF WAY 'Y' (5.00 WIDE)" appurtenant to Lot 4 on the plan.
(PRIVATE)

Lot 4 on the plan is together with a RIGHT OF CARRAIGE WAY over the land marked "RIGHT OF WAY 'Y' (5.00 WIDE)" on the plan.
(PRIVATE)

Lot 1 on the plan is subject to a RIGHT OF CARRIAGE WAY over the land marked "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) ~~ABCD~~ AEFD" subject to conditions (if any) more fully set forth in sealed plan SP171494) appurtenant to Lots 2, 3 and 4 on the plan.

Lot 2 on the plan is together with a RIGHT OF CARRIAGE WAY over Lot 1 marked "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) ~~ABCD~~ AEFD" (subject to conditions (if any) more fully set forth in sealed plan SP171494).

Lot 1 on the plan is together with a RIGHT OF CARRIAGE WAY over the land marked "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) EBCF shown within Lot 2.

Peter Albert Cowan Judith Ann Cowan Felicity Anne Cowan Jeremy Peter Cowan

T-T1997577-1 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Albert Cowan, Judith Ann Cowan, Felicity Anne Cowan and Jeremy Peter Cowan	PLAN SEALED BY: Northern Midlands Council
FOLIO REF: 171494/1 and 171494/2	DATE: 31-01-2022
SOLICITOR & REFERENCE: Dobson Mitchell Allport, AB:21001616	RN21-0092, 27/003/919 REF NO. ..... Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 182213
SUBDIVIDER: Peter Albert Cowan, Judith Ann Cowan, Felicity Anne Cowan and Jeremy Peter Cowan FOLIO REFERENCE: 171494/1 and 171494/2	

Lot 2 on the plan is subject to a RIGHT OF CARRIAGE WAY over the land marked "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) ~~ABCD~~" subject to conditions (if any) more fully set forth in sealed plan SP171494) appurtenant to Lots 1, 3 and 4 on the plan. EBCF

Lots 3 and 4 on the plan are together with RIGHT OF CARRIAGE WAY over Lots 1 and 2 marked "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) ABCD" (subject to conditions (if any) more fully set forth in sealed plan SP171494).

Electricity Easement

Lot 2 on the plan is subject to an ELECTRICITY EASEMENT over the land marked "ELECTRICITY EASEMENT (1.00 WIDE)" (subject to conditions (if any) more fully set forth in sealed plan SP171494) appurtenant to Lots 3 and 4. Lots 3 and 4 on the Plan are each together with an ELECTRICITY EASEMENT over the land marked 'ELECTRICITY EASEMENT (1.00) WIDE more fully set forth in Sealed Plan 171494.

Pipeline and Service Easement

Lot 1 on the plan is subject to a PIPELINE AND SERVICES EASEMENT in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT (6.00 WIDE AND VARIABLE WIDTH)" (subject to conditions (if any) more fully set forth in sealed plan SP171494).

Lot 2 on the plan is subject to a PIPELINE AND SERVICES EASEMENT in favour of TasWater, over the land marked "PIPELINE AND SERVICES EASEMENT (6.00 WIDE AND VARIABLE WIDTH)" (subject to conditions (if any) more fully set forth in sealed plan SP171494).

Lot 3 on the plan is subject to a PIPELINE AND SERVICES EASEMENT in favour of TasWater, over the land marked "PIPELINE AND SERVICES EASEMENT (6.00 WIDE AND VARIABLE WIDTH)" on the plan (subject to conditions (if any) more fully set forth in sealed plan SP171494).

Lot 4 on the plan is subject to a PIPELINE AND SERVICES EASEMENT in favour of TasWater, over the land marked "PIPELINE AND SERVICES EASEMENT (6.00 WIDE AND VARIABLE WIDTH)" on the plan (subject to conditions (if any) more fully set forth in sealed plan SP171494).

Right to Pass and Repass

Lots 1, 2, 3 and 4 on the plan are subject to a RIGHT TO PASS AND REPASS in favour of Fanny Constance Croome ~~(subject to conditions (if any) more fully set forth in dealing no. 46/4422)~~ to and from the road between Western Junction & Perth over the road leading under the viaduct on the railway and along the west side of the watercourse to road as created by and more fully set forth in 46/4422.

Fencing Provision

In respect of each lot shown on the plan the Vendors (Peter Albert Cowan and Judith Ann Cowan) and (Jeremy Peter Cowan and Felicity Anne Cowan) will not be required to fence.

Peter A. Cowan ..... Judith A. Cowan ....

T-T1997577-1 **NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 182213
SUBDIVIDER: Peter Albert Cowan, Judith Ann Cowan, Felicity Anne Cowan and Jeremy Peter Cowan	
FOLIO REFERENCE: 171494/1 and 171494/2	

Execution

Signed by **Peter Albert Cowan** in the presence of:) Peter A Cowan

Witness signature .....

Full name (print) Nardean Woods

Witness address 1 Liffey Street Carrick

Signed by **Judith Ann Cowan** in the presence of:) Judith A Cowan

Witness signature .....

Full name (print) Nardean Woods

Witness address 1 Liffey Street, Carrick

Signed by **Jeremy Peter Cowan** in the presence of:) J Cowan

Witness signature .....

Full name (print) Nardean Woods

Witness address 1 Liffey Street Carrick

Signed by **Felicity Anne Cowan** in the presence of:) F Cowan

Witness signature .....

Full name (print) Nardean Woods

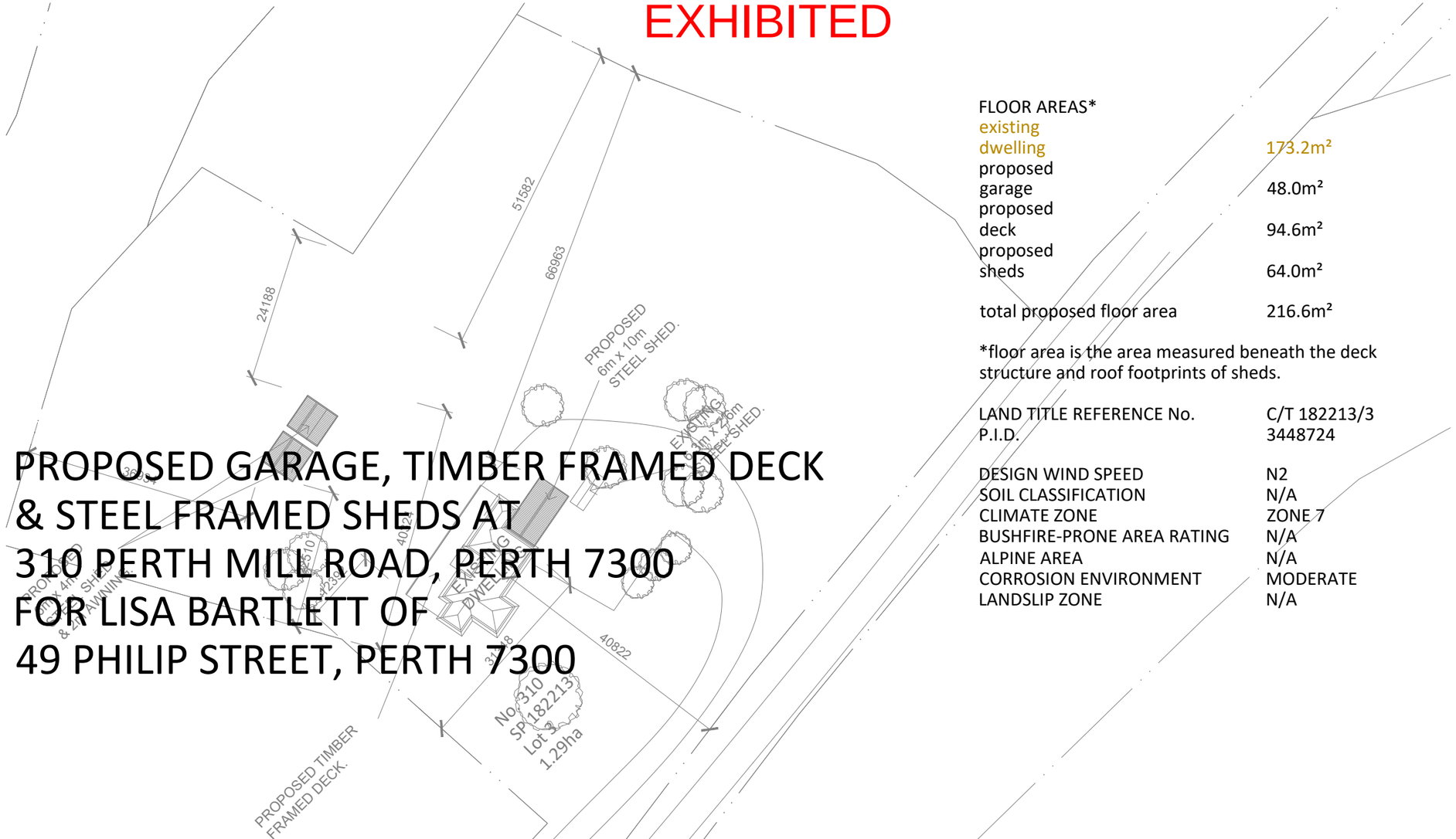
Witness address 1 Liffey Street Carrick

....

T-T1997577-1 **NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

EXHIBITED

PROPOSED GARAGE, TIMBER FRAMED DECK & STEEL FRAMED SHEDS AT 310 PERTH MILL ROAD, PERTH 7300 FOR LISA BARTLETT OF 49 PHILIP STREET, PERTH 7300



FLOOR AREAS*	
existing dwelling	173.2m²
proposed garage	48.0m²
proposed deck	94.6m²
proposed sheds	64.0m²
total proposed floor area	216.6m²

*floor area is the area measured beneath the deck structure and roof footprints of sheds.

LAND TITLE REFERENCE No.	C/T 182213/3
P.I.D.	3448724
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	N/A
CLIMATE ZONE	ZONE 7
BUSHFIRE-PRONE AREA RATING	N/A
ALPINE AREA	N/A
CORROSION ENVIRONMENT	MODERATE
LANDSLIP ZONE	N/A

SITE INFORMATION:

Council	Northern Midlands
Zone	Low Density Residential - 12
Overlays	Urban Growth Boundary - 101.URG Bushfire Prone Areas - 101.FRE

20 Richings Drive
YOUNGTOWN
TAS 7249

Ph. 6343 2183
Mobile. 0418 137 246

E-mail. steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

DRAWING No.	DESCRIPTION
SJD 22/75-01	LOCALITY PLAN
SJD 22/75-02	SITE PLAN
SJD 22/75-03	PLUMBING SITE PLAN
SJD 22/75-04	GARAGE PLAN
SJD 22/75-05	GARAGE ELEVATIONS
SJD 22/75-06	6 x 6 STEEL SHEDS PLANS
SJD 22/75-07	6 x 6 STEEL SHEDS ELEVATIONS

Steve Jordan Drafting

EXHIBITED

DRAWING

LOCALITY PLAN

DRG. No.

SJD 22/75-01

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	N/A
SHEET	1 of 7

steve jordan drafting

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P.O. Box 243
KINGS MEADOWS
TAS 7249
6343 2183
0418 137 246
steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

EXHIBITED

DRAWING

SITE PLAN

DRG. No.

SJD 22/75-02

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2022
1:250
2 of 7

steve jordan drafting

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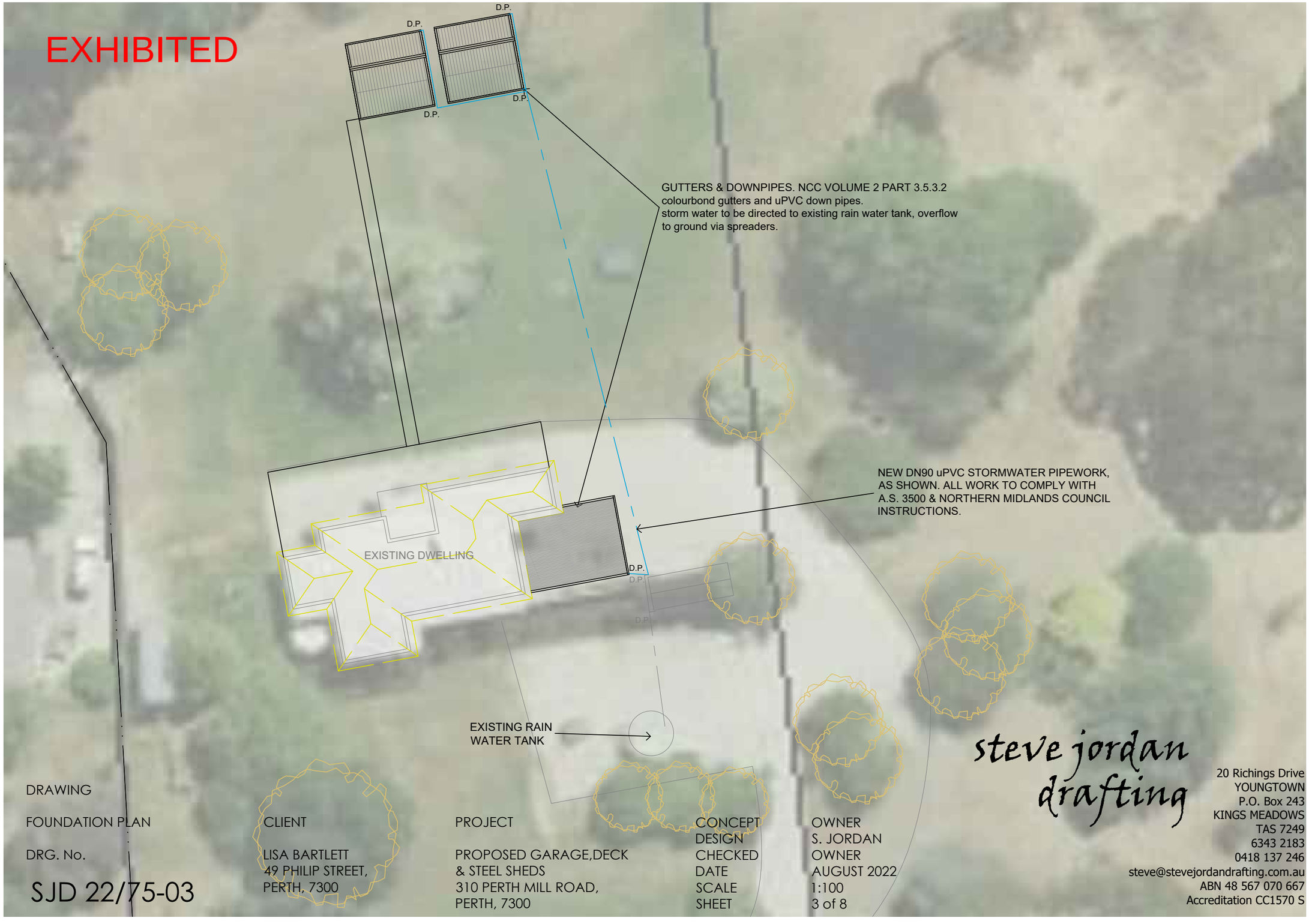
EXHIBITED



DRAWING

FOUNDATION PLAN

DRG. No.

SJD 22/75-03

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2022
1:100
3 of 8

steve jordan drafting

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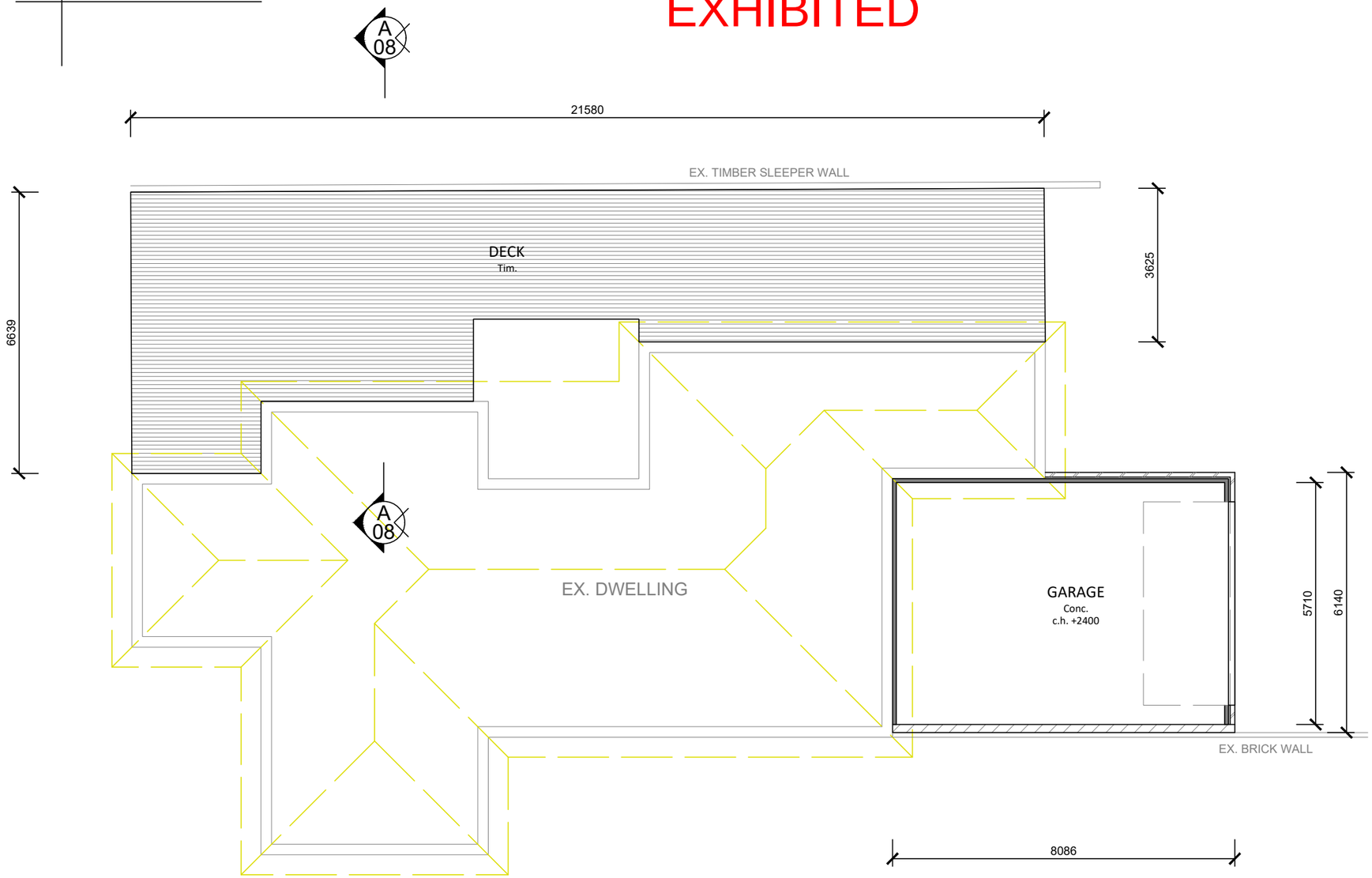
rev | comments

EXHIBITED



FLOOR PLAN
scale 1:100

Floor area 298.7m²

LEGEND & NOTES

- Brick veneer walls
- 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
- New levels
- C. Carpet as selected by client with Airstep Stepmax (or equivalent) foam underlay.
- Cft. Ceramic floor tiles selected by client.
- Conc. Concrete floor finish
- CJ. Control joint
- DP. Downpipe
- MB. Meter box

DRAWING

GARAGE PLAN

DRG. No.

SJD 22/75-04

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	4 of 7

steve jordan drafting

20 Richings Drive
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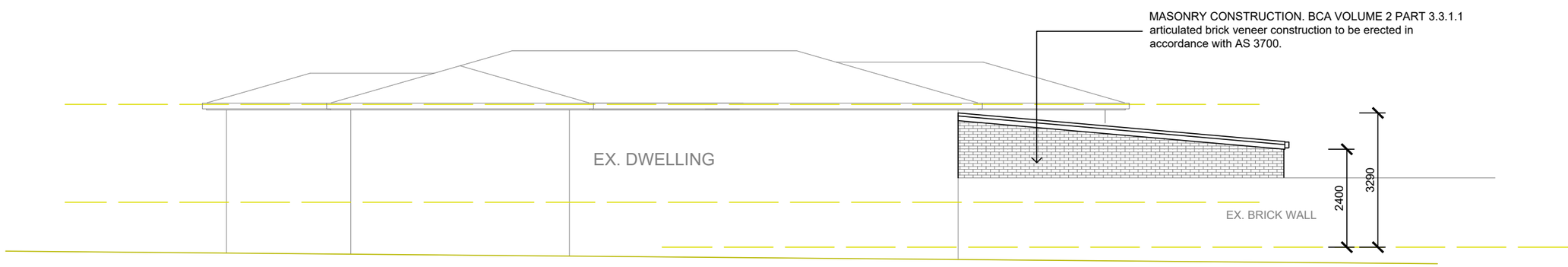
Accreditation CC1570 S

rev	comments
A	stormwater line and legend added

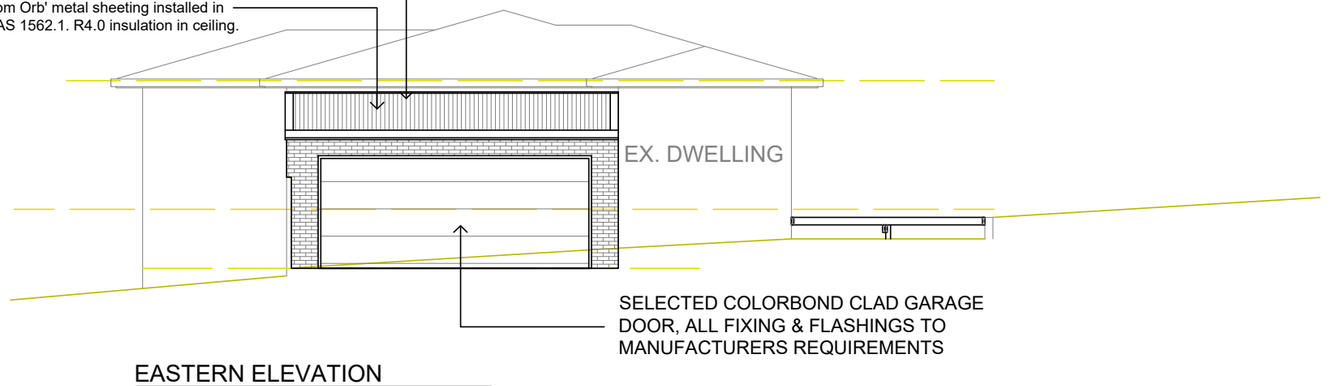
EXHIBITED



SOUTHERN ELEVATION
scale 1:100

GUTTERS & DOWNPIPES. NCC VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.

ROOF CLADDING. NCC VOLUME 2 PART 3.5.1.3
colourbond 'Custom Orb' metal sheeting installed in
accordance with AS 1562.1. R4.0 insulation in ceiling.



EASTERN ELEVATION
scale 1:100

DRAWING

GARAGE ELEVATIONS

DRG. No.

SJD 22/75-05

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	5 of 7

steve jordan drafting
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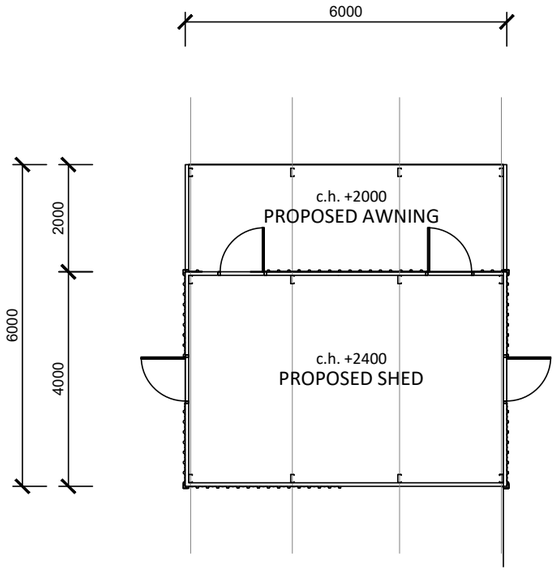
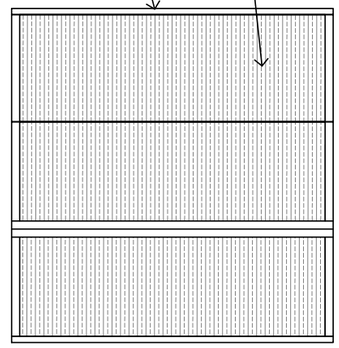
EXHIBITED



FLOOR PLAN
scale 1:100

WALL CLADDING. BCA VOLUME 2 PART 3.5.3.2:
colourbond corrugated metal sheeting installed in accordance with manufacturers specifications.

GUTTERS & DOWNPIPES. BCA VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.



ROOF PLAN
scale 1:100

DRAWING

6 x 6 SHEDS PLANS

DRG. No.

SJD 22/75-06

CLIENT

C. & B. DRAKE
23 RAMSAY STREET,
NEWSTEAD, 7250

PROJECT

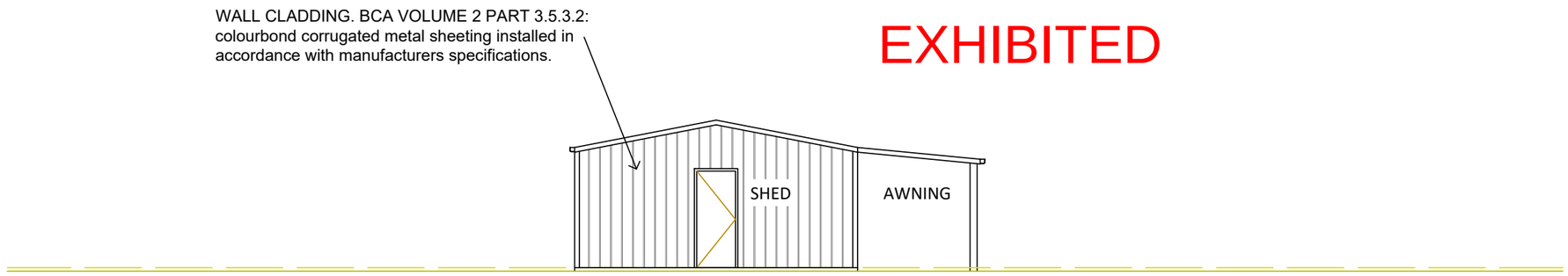
PROPOSED TIMBER DECK
23 RAMSAY STREET,
NEWSTEAD, 7250

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	6 of 7

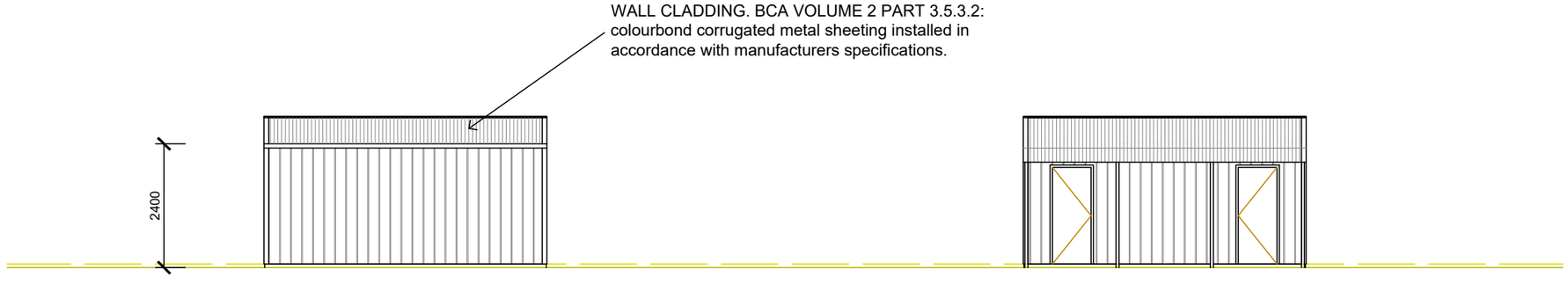
steve jordan drafting

20 Richings Drive
YOUNGTOWN
P.O. Box 243
KINGS MEADOWS
TAS 7249
6343 2183
0418 137 246
steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

EXHIBITED

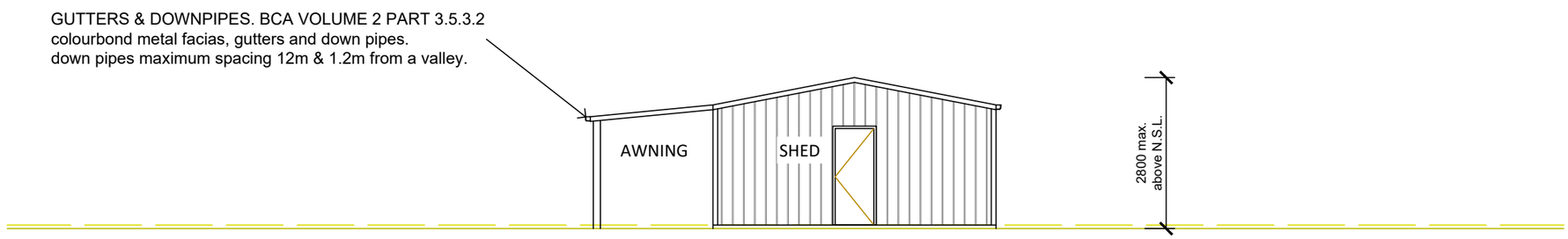


WESTERN ELEVATION
scale 1:100



NORTHERN ELEVATION
scale 1:100

SOUTHERN ELEVATION
scale 1:100



EASTERN ELEVATION
scale 1:100

DRAWING

6 x 6 SHEDS ELEVATIONS

DRG. No.

SJD 22/75-07

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED DECK & SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	7 of 7

steve jordan drafting

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Accreditation CC1570 S

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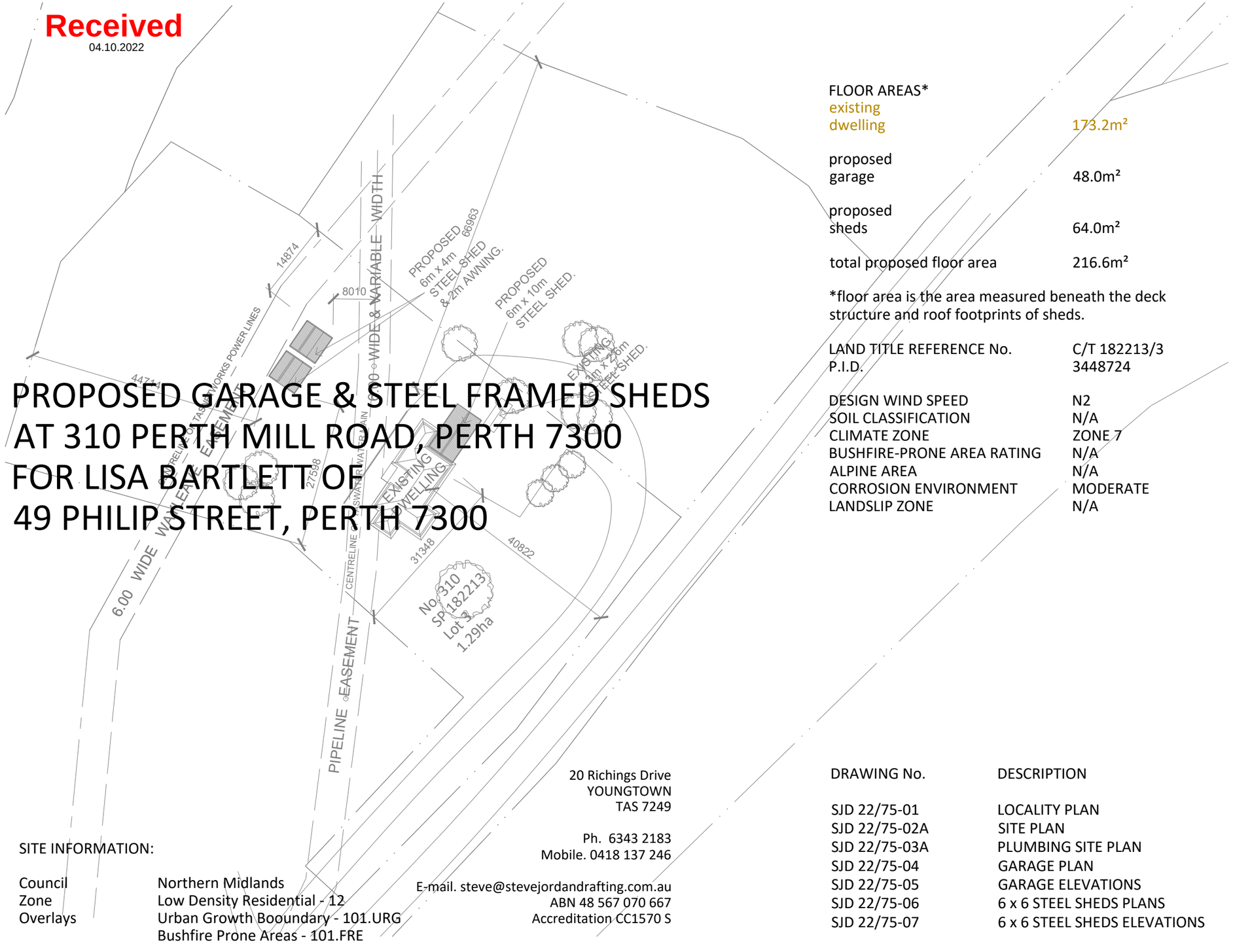
04.10.2022



PROPOSED GARAGE & STEEL FRAMED SHEDS AT 310 PERTH MILL ROAD, PERTH 7300 FOR LISA BARTLETT OF 49 PHILIP STREET, PERTH 7300

SITE INFORMATION:

Council	Northern Midlands
Zone	Low Density Residential - 12
Overlays	Urban Growth Booundary - 101.URG
	Bushfire Prone Areas - 101.FRE

20 Richings Drive
YOUNGTOWN
TAS 7249

Ph. 6343 2183
Mobile. 0418 137 246

E-mail. steve@stevejordandrafting.com.au
ABN 48 567 070 667
Accreditation CC1570 S

FLOOR AREAS*	
existing	
dwelling	173.2m²
proposed	
garage	48.0m²
proposed	
sheds	64.0m²
total proposed floor area	216.6m²

*floor area is the area measured beneath the deck structure and roof footprints of sheds.

LAND TITLE REFERENCE No.	C/T 182213/3
P.I.D.	3448724
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	N/A
CLIMATE ZONE	ZONE 7
BUSHFIRE-PRONE AREA RATING	N/A
ALPINE AREA	N/A
CORROSION ENVIRONMENT	MODERATE
LANDSLIP ZONE	N/A

DRAWING No.	DESCRIPTION
SJD 22/75-01	LOCALITY PLAN
SJD 22/75-02A	SITE PLAN
SJD 22/75-03A	PLUMBING SITE PLAN
SJD 22/75-04	GARAGE PLAN
SJD 22/75-05	GARAGE ELEVATIONS
SJD 22/75-06	6 x 6 STEEL SHEDS PLANS
SJD 22/75-07	6 x 6 STEEL SHEDS ELEVATIONS

Steve Jordan Drafting

Received
04.10.2022

DRAWING

LOCALITY PLAN

DRG. No.

SJD 22/75-01

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	N/A
SHEET	1 of 7

steve jordan drafting

20 Richings Drive
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Accreditation CC1570 S

rev	comments
-	for planning application
A	shed positions amended

Received
04.10.2022

BOUNDARY 31.32m
BOUNDARY 40.03m
BOUNDARY 28.32m
BOUNDARY 57.56m
44714
14874
6438
8010
PROPOSED
6m x 4m
STEEL SHED
& 2m AWNING.
27598
BOUNDARY 93.67m
PROPOSED
GARAGE.
EXISTING
DWELLING
BOUNDARY 44.97m
31348
11250
EXISTING
6.3m x 2.6m
STEEL SHED.
No. 310
SP 182213
Lot 3
4878m²
40822
BOUNDARY 44.48m
BOUNDARY 37.87m
BOUNDARY 46.84m
PERTH MILL ROAD

DRAWING
SITE PLAN

DRG. No.
SJD 22/75-02A

CLIENT
LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT
PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT DESIGN
CHECKED
DATE
SCALE
SHEET
1:250
2 of 7

OWNER
S. JORDAN
OWNER
AUGUST 2022

steve jordan drafting

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rev	comments
-	for planning application
A	shed positions amended

Received
04.10.2022

D.P.
D.P.
D.P.
D.P.

GUTTERS & DOWNPIPES. NCC VOLUME 2 PART 3.5.3.2
colourbond gutters and uPVC down pipes.
storm water to be directed to existing rain water tank, overflow to ground via spreaders.

NEW DN90 uPVC STORMWATER PIPEWORK, AS SHOWN. ALL WORK TO COMPLY WITH A.S. 3500 & NORTHERN MIDLANDS COUNCIL INSTRUCTIONS.

EXISTING DWELLING

D.P.
D.P.
D.P.

EXISTING RAIN WATER TANK

DRAWING

FOUNDATION PLAN

DRG. No.

SJD 22/75-03A

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK & STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2022
1:100
3 of 8

steve jordan drafting
20 Richings Drive
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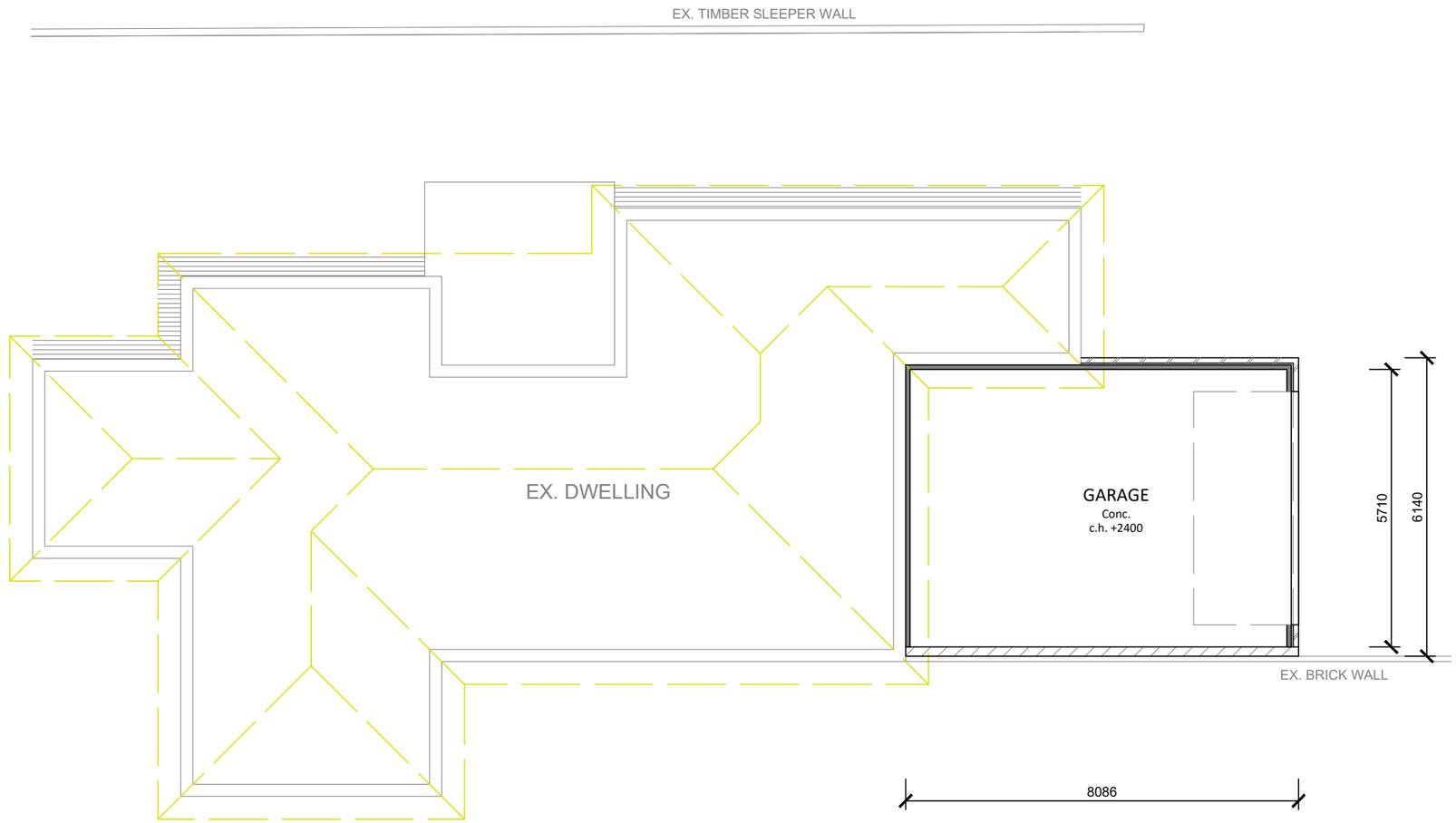
rev	comments

Received
04.10.2022



FLOOR PLAN
scale 1:100
Floor area 298.7m²

LEGEND & NOTES

- Brick veneer walls
- 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
- New levels
- C. Carpet as selected by client with Airstep Stepmax (or equivalent) foam underlay.
- Cft. Ceramic floor tiles selected by client.
- Conc. Concrete floor finish
- CJ. Control joint
- DP. Downpipe
- MB. Meter box

DRAWING
GARAGE PLAN

DRG. No.
SJD 22/75-04

CLIENT
LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT
PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	4 of 7

steve jordan drafting
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steve@stevejordandrafting.com.au
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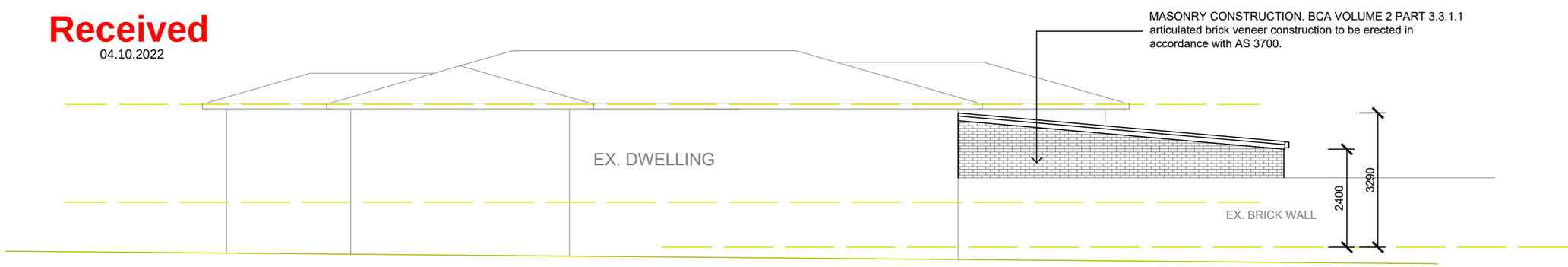
Accreditation CC1570 S

rev	comments
A	stormwater line and legend added

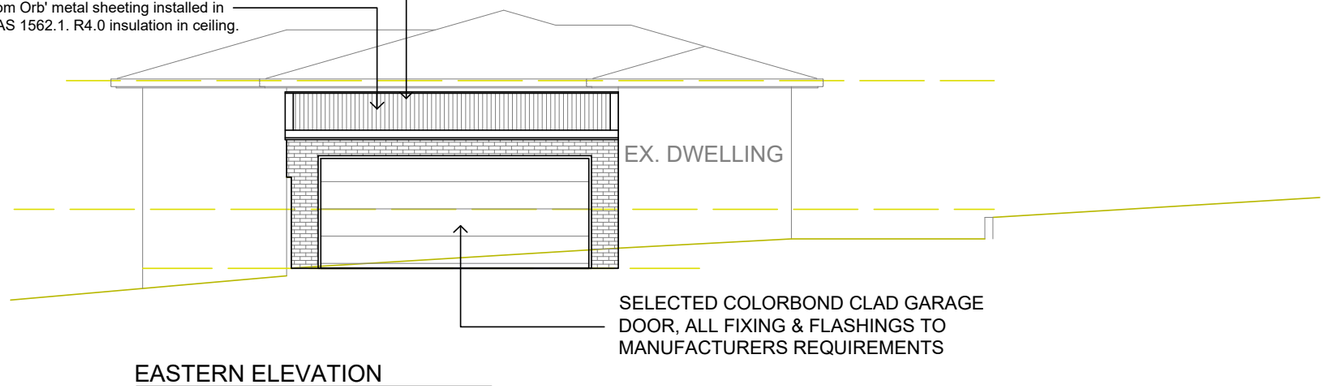
Received
04.10.2022



SOUTHERN ELEVATION
scale 1:100

GUTTERS & DOWNPIPES. NCC VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.

ROOF CLADDING. NCC VOLUME 2 PART 3.5.1.3
colourbond 'Custom Orb' metal sheeting installed in
accordance with AS 1562.1. R4.0 insulation in ceiling.



EASTERN ELEVATION
scale 1:100

DRAWING

GARAGE ELEVATIONS

DRG. No.

SJD 22/75-05

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED GARAGE,DECK
& STEEL SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	5 of 7

steve jordan drafting
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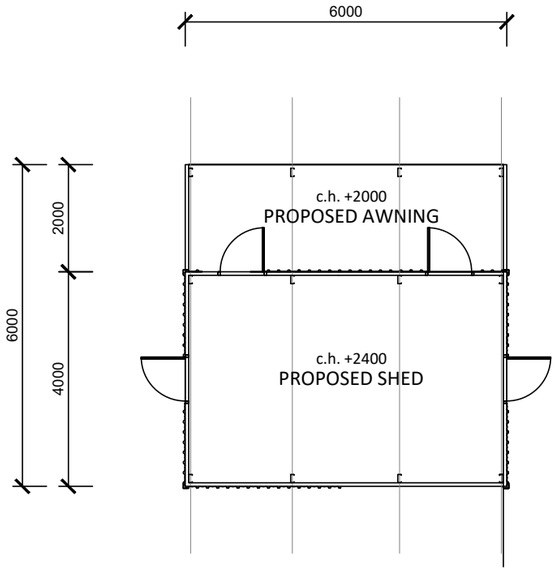
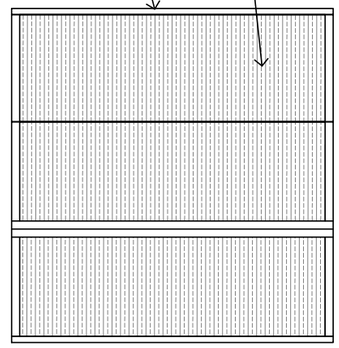


FLOOR PLAN
scale 1:100

WALL CLADDING. BCA VOLUME 2 PART 3.5.3.2:
colourbond corrugated metal sheeting installed in accordance with manufacturers specifications.

GUTTERS & DOWNPIPES. BCA VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.



ROOF PLAN
scale 1:100

DRAWING

6 x 6 SHEDS PLANS

DRG. No.

SJD 22/75-06

CLIENT

C. & B. DRAKE
23 RAMSAY STREET,
NEWSTEAD, 7250

PROJECT

PROPOSED TIMBER DECK
23 RAMSAY STREET,
NEWSTEAD, 7250

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	6 of 7

steve jordan drafting
20 Richings Drive
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steve@stevejordandrafting.com.au
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04.10.2022

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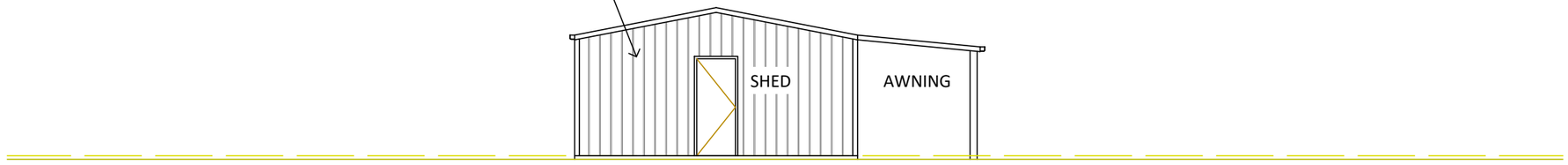
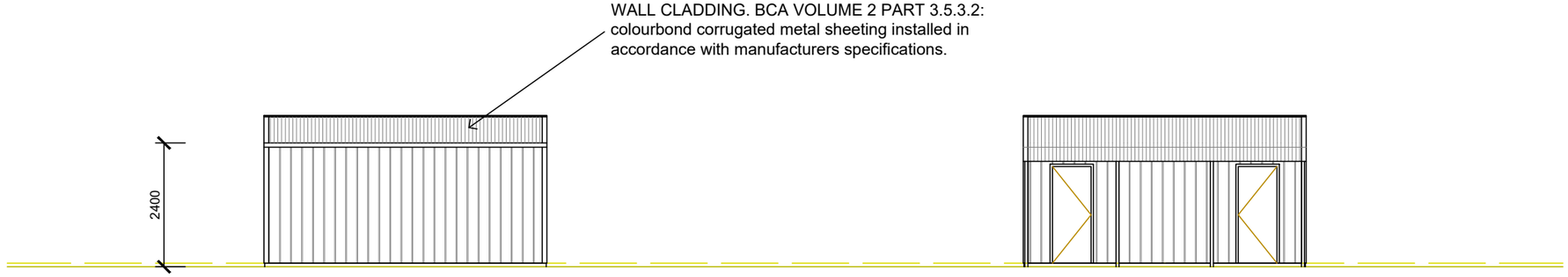


WESTERN ELEVATION
scale 1:100

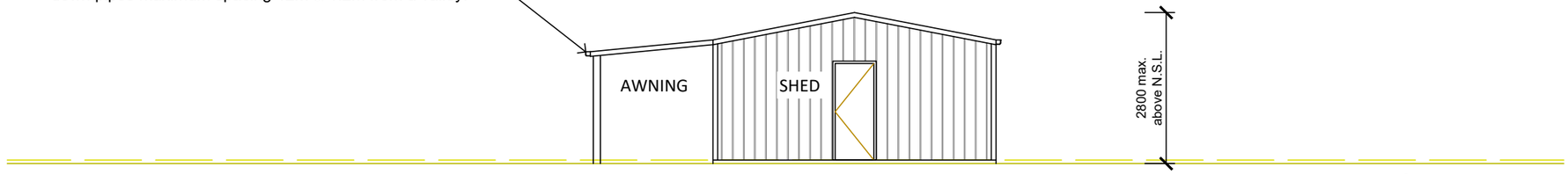
WALL CLADDING. BCA VOLUME 2 PART 3.5.3.2:
colourbond corrugated metal sheeting installed in accordance with manufacturers specifications.



NORTHERN ELEVATION
scale 1:100

SOUTHERN ELEVATION
scale 1:100

GUTTERS & DOWNPIPES. BCA VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.



EASTERN ELEVATION
scale 1:100

DRAWING

6 x 6 SHEDS ELEVATIONS

DRG. No.

SJD 22/75-07

CLIENT

LISA BARTLETT
49 PHILIP STREET,
PERTH, 7300

PROJECT

PROPOSED DECK & SHEDS
310 PERTH MILL ROAD,
PERTH, 7300

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2022
SCALE	1:100
SHEET	7 of 7

steve jordan drafting

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Accreditation CC1570 S

NORTHERN MIDLANDS COUNCIL

Our ref: 3448724; PLN-22-0214;
Enquiries: Ryan Robinson

15/09/2022

20 Richings Dr
YOUNGTOWN 7249
via email: stevejordandrafting@gmail.com

Dear Steve

Additional Information Required for Planning Application PLN-22-0214 - Garage, Timber Deck & Two Sheds (6mx4mx2m Awning) (Road & Railway Assets Code, Bush Fire Prone Area) at 310 Perth Mill Road, Perth

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

- A copy of the Certificate of Title documents and Schedule of Easements for the subject site.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act* 1993, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to planning@nmc.tas.gov.au and referenced with the planning application number PLN-22-0214. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely,

Ryan Robinson
Planner

Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-22-0214		**Application date**	20/09/2022
TasWater details				
TasWater Reference No.	TWDA 2022/01546-NMC		**Date of response**	26/09/2022
TasWater Contact	Jake Walley	**Phone No.**	0467 625 805	
Response issued to				
Council name	NORTHERN MIDLANDS COUNCIL			
Contact details	Planning@nmc.tas.gov.au			
Development details				
Address	310 PERTH MILL RD, PERTH		**Property ID (PID)**	9148802
Description of development	Garage, Deck and 2 x New Sheds		**Stage No.**	

Additional information required

Additional information is required to process your request. To enable assessment to continue please submit the following:

1. TasWater records indicate a DN200mm water main is located in the vicinity of the proposed deck. (refer to attached TasWater Infrastructure Plan). Section 56W of the *Water and Sewerage Industry Act* 2008 prohibits the construction of prescribed structures within TasWater easements and/or over or within two metres of TasWater infrastructure without consent. In this instance TasWater will not consent to a partial relaxation of this requirement. Please submit amended plans which show the following:
    a. The exact location of the DN200mm diameter water main and easement accurately dimensioned on the plans relative to both the boundaries and the proposed deck;
    b. A note added on the plan stating how the pipe was located (e.g. TasWater infrastructure located on site by private contractor/registered surveyor etc.).
    c. The proposed deck must be located outside of the TasWater easement and be no closer than 2.0 metres to the outside of the TasWater Infrastructure;
    d. Drawing title block(s) amended to show revision number, revision date & revision description.

Advice

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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- 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
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map
2) Click 'Layers'
3) Click 'Add Layer'
4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
5) Search for property
6) Click on the asset to reveal its properties

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

Infrastructure Plan

26/9/2022

TasWater Infrastructure

- Water Reticulation Main
- Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- Sewer Pressure Reticulation Main
- Sewer Rising Main
- Sewer Gravity Reticulation Main
- Recycled Water Distribution Main

Private Infrastructure

- Water Mains - Private
- Stormwater Gravity Main - Private
- Sewer Pressurised Mains - Private
- Sewer Gravity Mains - Private
- Recycled Water Mains - Private

Abandoned Infrastructure

- Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

1: 479

24.32 Meters 0 12.16 24.32

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0214	**Council notice date**	20/09/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01546-NMC	**Date of response**	11/10/2022
TasWater Contact	Jake Walley	**Phone No.**	0467 625 805
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	310 PERTH MILL RD, PERTH	**Property ID (PID)**	9148802
Description of development	Garage, Deck and 2 x New Sheds		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Steve Jordan Drafting	SJD 22/75-02A Site Plan	A	August 2022
Steve Jordan Drafting	SJD 22/75-03A Foundation Plan	A	August 2022

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.

Advice

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

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

From: "Council Referrals" <Council.Referrals@tasnetworks.com.au>
Sent: Thu, 29 Sep 2022 16:55:22 +1000
To: "NMC Planning" <planning@nmc.tas.gov.au>
Subject: RE: Referral to TasNetworks – PLN22-0214
Attachments: Building Near Powerlines.pdf

Hi,

Thank you for your email on 20/09/2022 referring the abovementioned development.

Based on the information provided, the development **is** likely to adversely affect TasNetworks' operations.

The sheds are shown as being underneath High Voltage Power Lines over which TasNetworks has a wayleave easement and clearance of at least 6m either side of the centre line is required. (ie: no buildings allowed in this corridor).

More information can be found in the attached brochure "Building Near Powerlines".

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions or regarding any upgrades they may require to their electricity supply due to this development.

Kind Regards,

Belinda Lehner
Connections Team
PH: 03 6324 7583

TasNetworks | Powering a Bright Future

1 Australis Drive, Rocherlea 7250
PO Box 419, Launceston TAS 7250
www.tasnetworks.com.au
@TasNetworks
/TasNetworks

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From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 20 September 2022 3:45 PM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Subject: Referral to TasNetworks – PLN22-0214

WARNING: This email originated from an **EXTERNAL** source. Please do not click links, open attachments or reply unless you recognise the sender and know the content is safe.

Good afternoon

Please see attached referral for your comment.

Kind regards
Karen

Karen Jenkins
Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au [northernmidlands.tas.gov.au]

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Avoid building too close to or blocking access to poles and powerlines

Electricity Infrastructure Easement

An electricity infrastructure easement is an area of land reserved for electricity assets. Easements exist along the route of powerlines and other electricity assets to ensure the infrastructure can be accessed for maintenance and other work.

TasNetworks hold three types of electricity infrastructure easements – registered, unregistered and statutory easements. Registered easements are registered on your land title documents. Unregistered easements are easements that were created by agreement with the landowners at the time the easements were acquired but have not been registered on the land title documents. Statutory easements have been created for all TasNetworks owned electricity infrastructure erected before 6 November 1996.

It is very important to be aware that the owner and/or developer will be responsible for any charges which relate to the relocation of assets or to remove buildings or structures within the easement that have been built without prior approval by TasNetworks.

Is building within the clearance zones ever permitted?

If any construction is proposed to take place within the minimum safety clearance of the powerline, please contact TasNetworks for advice, as it may still be allowed under special circumstances. If your proposal is acceptable, we will clearly identify any conditions required for approval.

In some cases, it may be necessary to relocate the powerlines before construction begins to ensure that safety requirements are met. The cost of the relocation or alteration work, or any other costs involved, may be at the developer's cost. Please call TasNetworks on 1300 13 7008 if you need advice on determining the requirements for your installation.

Building near powerlines

your responsibilities as a land owner/occupier

TasNetworks
Delivering your power

Contact details

Website:
www.tasnetworks.com.au

Building near powerlines advice:
1300 137 008

Faults and emergencies:
132 004

Postal address:
PO BOX 606
Moonah TAS 7009

TasNetworks
Delivering your power

Developing your property? Contact TasNetworks before you start work to ensure you keep your family safe and to avoid having to move a structure or pay for the relocation of a powerline.

Building near electricity assets

Electricity should always be treated with respect, especially when undertaking any construction work near powerlines, such as building or extending. Remember, you don't have to touch the lines for fatal results. Electricity can arc or jump across a gap. To protect people and equipment, minimum safe clearances have been established.

These are legal requirements and they are there to protect lives. Overlooking or ignoring these requirements could result in building delays or even cost you your life.

Your responsibility

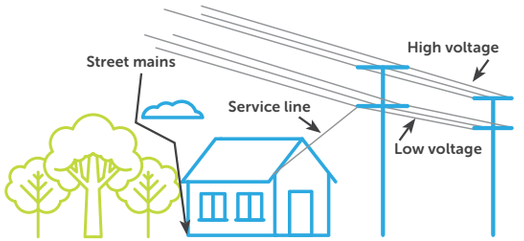
Did you know that as a landowner you are responsible for ensuring that all structures on your property are built outside powerline clearance zones? You are required to make sure that your architects, builders, landscapers and developers provide safe clearance distances and access to TasNetworks' assets.

The restrictions on building clearance zones near powerlines apply in addition to Council approval – so don't start building until you have checked that these requirements have been met. Failure to do so may result in the removal or relocation of your structure, or the relocation of the electricity assets at your expense.

Please see the section 'Powerline Clearance Zones' for help in determining the requirements of your site. If you are still unsure how this applies to your proposed structure please call TasNetworks on 1300 13 7008 for advice before starting any construction work.

TasNetworks can help

TasNetworks provides advice on safe approach limits to powerlines for people and construction equipment, access requirements to our electricity equipment, and on the clearance zones around our equipment. Gathering this information early can prevent you from making a costly mistake.



Powerline clearance zones

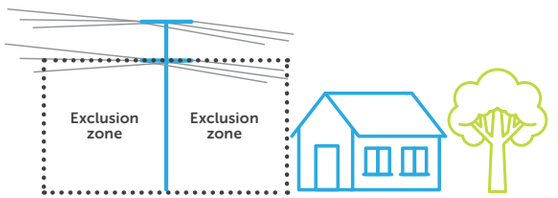
Overhead distribution powerlines

The minimum safe clearance between distribution powerlines and structures is six metres horizontally from the centre of the pole line (see diagram below).

Overhead transmission powerlines

Please contact TasNetworks directly regarding safe clearances for transmission powerlines and towers. These clearances are much greater than distribution powerlines and are assessed via site specific criteria.

When measuring the clearance distance it is important that you only measure it at ground level. **At no stage should you put any part of your body or an object within three metres of the overhead line.**



Measure the distance horizontally at ground level

These clearances should be considered when planning the following activities:

- change or alteration to any structure (i.e. buildings, decks, awnings, building sign, flag pole, pergola);
- altering the ground level;
- erecting a fence higher than two metres; and
- installation of any type of swimming pool.

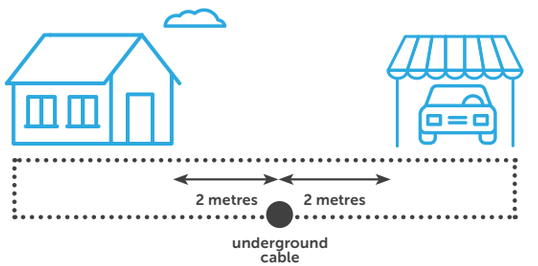
It is unsafe to locate a swimming pool under any powerline.

Please note: the clearance restrictions explained above are for powerlines near completed structures. They are not safe working distances while building or operating machinery.

Underground powerlines

Since the mid-1970s the majority of new powerlines in new housing developments have been placed underground. You should contact both TasNetworks and Dial Before You Dig on www.1100.com.au before starting any excavation. The minimum safe clearance for underground powerlines is two metres either side. If your property is supplied from a turret (green box), you must not construct or place anything next to or over it – including fences, retaining walls and large rocks – which may prevent safe access.

If you require underground powerlines or any equipment owned by TasNetworks to be relocated, these requirements and any associated costs should be agreed with us well in advance of the commencement of any site works.



Karen Jenkins

From:	Andrew Golle
Sent:	Friday, 23 September 2022 10:24 AM
To:	NMC Planning
Cc:	'Patty Golle'; 'B Gray'
Subject:	Objection to Approved 12 dog Kennel license at 310 Perth Mill Rd. Perth 7301
Attachments:	Response to Kennel Lisence 310 Perth Mill Rd Perth 22 June2022.pdf; Kennel Licence Andrew Golle 282 Perth Mill Rd Perth 22 Sept 2022.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

The General Manager Northern Midlands Council – Des Jennings

GM Jennings,
We register our objection to granting of a 12 dog kennel license at 310 Perth Mill Rd, Perth. 7301.
I direct you to Part 7 of your Minutes of Meeting 15th August. Both points of Risk are being realised and raised to be addressed by you.

1. The applicant is currently advertising as a breeder with Facebook and Instagram.
    a. Current photos in front of Perth Viaduct Bridge on Facebook advertising as a breeder.

2. We do not agree that our concerns as raised in our objection letter of 22nd June, 2022 have not been addressed.
    a. PLN – 0214 prescribes dispersion of overflow storm water to a spreader to GL. This does not address washdown water, waste water, effluent contaminated water which does not appear on the drainage plan. This is a condition of your licence.
    b. The proximity to Flinty Creek where effluent is headed without controls.
    c. Granting a registered commercial entity a kennel licence with indications that commercial breeding activities are current and will continue without approval. This entity is an advertising and operating breeder.
3. Building works have commenced without approval.
    a. Drainage lines are installed with falls to natural water courses.
    b. Trenches are charged with free standing water, indicating high water table and therefore greater requirement for wastewater containment.
    c. Non-compliant sub-soil drainage lines are being installed in contravention to your Proposed plans where they do not follow BCA or AS 3500.2 requirements.

7 RISK ISSUES
The following risks have been identified:
• If Council approves a kennel licence for the keeping of dogs, there is a risk that breeding will occur in
contravention of the Northern Midlands Interim Planning Scheme 2013. To mitigate this risk Council officers have
made it clear to the applicant that breeding of dogs from the address applied for is prohibited and a process must
be followed to obtain approval to do so. That approval is not guaranteed.

• If the kennel licence is approved objectors and people who have raised their concerns to council regarding the
approval of this licence may feel that the council have not considered their opinions and concerns.

MINUTE NO. 22/289
DECISION
Cr Goninon/Cr Brooks
That Council
i) issue a kennel licence to keep no more than 12 Labradoodles at 310 Perth Mill Road, Perth, and
ii) place an expiry date of 30 June 2023 upon the licence with the following specific conditions:
• Every kennel & associated exercise area must be always maintained in a clean and sanitary condition to the
satisfaction of the Animal Control Officer.
• Animal waste must be disposed of to the satisfaction of the Animal Control Officer and no faecal matter or
other offensive or putrescibles matter must enter any watercourse.
• Wash-down water, wastewater or water which has been in contact with faecal or putrescible matter must
not directly or indirectly enter any watercourse and must receive treatment to the satisfaction of the
Animal Control Officer/Environmental Health Officer adequate for the method of effluent disposal used.
Where treatment is by land absorption or transpiration bed, sufficient land must be set aside and kept
available for that purpose. The standard of wastewater treatment must be maintained to the satisfaction
of the Animal Control Officer/Environmental Health Officer.
• All available means must be used to prevent the barking of dogs to avoid the keeping of dogs becoming a
nuisance to nearby residents because of the emission of noise.
• No breeding of dogs allowed, unless planning approval obtained.
• The premises have the appropriate fencing and infrastructure for the size and the number of dogs.
• The premises is inspected every 4 months.
Carried Unanimously
Voting for the Motion:
Mayor Knowles, Deputy Mayor Goss, Cr Adams, Cr Brooks, Cr Goninon and Cr Lambert

Attached is our Legal Notice Demand and previous complaint letter.

Please present to council for next Monday's meeting.

Looking forward to your response.

Andrew A Golle'
Managing Director
Chief Inspector
Certified Surveyor in Structural Waterproofing (UK)

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HIA MEMBER
MASTER BUILDERS AUSTRALIA

Date: 22nd June,2022 Pages: 3

To: The General Manager Northern Midlands Council

From: Andrew and Patricia Golle

Ref: **Objection to Kennel License at 310 Perth Mill Road, Perth. TA, 05/005.**

The General Manager,

In response to your advisory letter dated 20th June 2022 regarding the application for a kennel license at the above address. We register our objection to the granting of the kennel licence for 12 dogs.

Our objection is based on the following grounds.

1. Tasmanian Labradoodles operates as a breeding business and plans to conduct commercial activities as a business in a low-density residential area. We do not agree that this operation is appropriate for this zoning. The dogs are currently on a 90-acre property in a rural area. This is a more appropriate venue where nuisance to neighbors is reduced.
    a. The operation of a business in proximity to our property will devalue our property.
    b. The impact on the environment in proximity to a water course is a high risk with intensive kenneling of 12 dogs.
    c. The operation of a commercial enterprise should be in a suitably zoned area.
    d. Has application been made to council to conduct commercial activities on this property?
    e. Is council addressing the reclassification of the residential buildings to commercial use?

2. The application is for 12 dogs. Is this for adult dogs or does it account for litters of puppies at regular occurrences.
    a. 12 adult dogs alone will have an intensive impact on the area.
    b. 12 dogs including puppies is not a realistic quantity represented by the applicant. A litter may be in the range of 8,9,10 puppies.
        i. How many adult dogs will be permanent residents on the property?

ii. How many litters are planned over a 12-month period?

iii. Will multiple litters be kenneled at any one time?

iv. How many breeding bitches are planned to be kenneled and litters produced at any one time?

v. Will the applicant be building fit for purpose kenneling for the dogs?

vi. Will this be subject to planning approval by council and fall under Building Codes requirements?

3. The impact on the environment will be intensive where the property is uphill and near Flinty Creek, which flows into the South Esk River.

   a. A storm water event of 1% occurrence is not to result in effluent runoff into a water course. Localized containment of resultant commercial waste and excrement is at risk of contaminating the water courses in a rain event.

   b. This needs to be assessed under the Northern Midlands Policy Manual for Stormwater Runoff Management.

      Australian Rainfall and Runoff 2016 and Australian Standard AS3500.3:2003 Plumbing and Drainage establish that stormwater runoff in all storm events up to and including the 1% AEP storm event must be conveyed safely and not present a hazard to people, vehicles, or cause significant damage to property. Council has a responsibility under the Urban Drainage Act 2013 to ensure that new developments within the municipal district do not adversely impact on the performance of the local stormwater drainage system or cause an unreasonable flow of water on to downstream or surrounding properties

   c. AS 3500.3 – 2018 Plumbing and Drainage Part 3: Stormwater drainage requires:

      i. 5.3.1.5 Containment of harmful substances Separate surface water drainage systems or special arresters (see Clause 7.5) shall be provided for any parts of the property where materials that could pollute or block such drainage systems are stored or used.

Wastewater management and discharge are covered under in National Construction Code NCC Volume 3 Performance Requirements:

Performance Requirements

Tas HP1.1 Health, environment and amenity

(1) An *on-site wastewater management system* must ensure the following:

- (a) Risks associated with the discharge of treated wastewater to the environment are minimised.
- (b) Risks associated with the discharge of the end *product* of a composting toilet to the environment are minimised.
- (c) Surface and ground water are not polluted.
- (d) Soil productivity is maintained or enhanced.

d. How will the disposal of waste and excrement from 12 dogs be managed?

e. Will dog waste be disposed of in the current septic system?

f. Does the current sceptic system and transpiration trenches have the capacity for commercial animal waste?

g. Will resultant waste and excrement be disposed of off-site? If so, waste will need to be intermittently stored on the property. How will this be contained?

h. What is the risk of effluent overflow entering the watercourse?

4. We are concerned about the impact on our amenity where 12 dogs provide a high probability of nuisance through noise pollution.
   a. The owner of the business currently resides in a Perth residentially zoned area. The dogs are kenneled in a rural area.
   b. How does the applicant propose to minimize / control noise nuisance in our low-density residential area where it obviously can't be done at her current residence?

5. We have invested greatly in our new home and property for the purpose of enjoying a quiet lifestyle on small acreage, not to have a commercial breeding operation thrust upon us.
   a. How can council assure us that we will not be adversely affected should they grant the application?
   b. Can council provide assurance that our property will not devalue by the approval and establishment of this commercial operation in our area?
   c. Will council guarantee to compensate us in the event that our property value is negatively impacted by the operation of this business? We will be seeking compensation in such an event.

I understand that the applicant will respond to the points we have made, however some of these issues are the responsibility of council.

We require council to address the above points and provide us with a written response on each point.

Yours Sincerely,

A.A.Golle'

Andrew and Patricia Golle'

282 Perth Mill Rd. Perth. Tas. 7300.

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HIA MEMBER
MASTER BUILDERS AUSTRALIA

Date: 22nd September 2022

To: The General Manager Northern Midlands Council Des Jennings

Address: Northern Midlands Council

13 Smith St. Longford. Tasmania. 7301.

NOTICE OF FURTHER AND BETTER PARTICULARS

This Notice is defined in LexisNexis Concise Australian Legal Dictionary, as an "Actual Notice" and therefore amounts to a legal contract.

Ref: Objection to Kennel License at 310 Perth Mill Road, Perth. TA, 05/005.

The General Manager Des Jennings,

I issue this notice regarding the letter I sent to you on the 22nd of June 2022 of objection to the Kennel License for 12 dogs at 310 Perth Mill Road, Perth, TA, 05/005.

This letter was emailed to you on the 22nd of June and also delivered to council in person by my wife Patricia Golle on the same day, however, there has been no response from you regarding this matter.

TAKE NOTICE THAT the proposal fails to address crucial information to meet legislation requirements, therefore **I DEMAND** the following questions to be answered in writing within 28 days of this **NOTICE**:

1. A risk assessment including the below points:
   - A waste management plan, outlining how the proposed permit will be managed, particularly regarding the management of the animals' faeces.
   - The impact on the environment from surface and ground water runoff for the neighboring properties and the proximity to the water course (particularly the effluent overflow runoff into Flinty Creek and the South Esk River).
2. Full plans and drawings for the Housing of the animals, which meet Australian Standards under BCA regulations.
3. Noise control management plan.

4. Proof that this commercial activity can operate in a low-density residential area.
    a. Confirmation that this entity is acting in a commercial aspect.
    b. Confirmation that this entity is currently acting as a commercial enterprise at their current address.
5. Town planning assessment which outlines the current values of neighboring and surrounding properties.

TAKE NOTICE THAT I DEMAND this information by the 21st of October 2022 and **FAILURE BY YOU** to produce the above to my Demand **SHALL BE TAKEN** that you are:

1. Held responsible, liable, and accountable should any contamination of animal faeces enter adjoining properties and the waterways of Flinty Creek and South Esk River, including but not limited to any clean ups and replacement of landscape.
2. Liable for any medical costs incurred for treatment due to excessive noise pollution from the nuisance of the dogs.
3. Liable for compensation in the event that our property value is negatively impacted by the operation of this business.

I am attaching my initial letter for your perusal.

I look forward to hearing from you.

A.A.Golle'

Andrew and Patricia Golle'

282 Perth Mill Rd. Perth. Tas. 7300.

Karen Jenkins

From: B Gray
Sent: Friday, 23 September 2022 9:45 AM
To: Northern Midlands Council; NMC Planning; NMC Building
Cc: Cr Mary Knowles; Cr Jan Davis; Cr Richard Goss; Cr Dick Adams; brooksy69 @bigpond.com; Cr Andrew Calvert; Cr Ian Goninon; Cr Janet Lambert; Cr Michael Polley; darrylday@hotmail.com; Patty Golle; Andrew Golle
Subject: PLN-22-0214 310 Perth Mill Rd
Attachments: 1.JPG; 2.JPG; 4.JPG; 5.JPG; IMG_7008.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

General Manager, Mr Jennings

I am informing you in relation to the above proposal

The building application hasn't been approved yet and as you can see by the photos the work has already started. This is also linked to the separated ongoing issue, which you are well aware, the kennel licence. The excavator hasn't stopped until 6:55 pm last night. Permissible hours of use on public holiday is from 10:00am to 6:00pm.

How is work being allowed to commence? Has there been a start works notice that we are not aware of?

I would also like to point out:

1. Agricultural subsoil drainage is being installed at the water tank, headed to the natural water course at Flinty Creek. Contaminated storm water overflow is at risk pf discharging into the watercourse in a heavy rain event.
    a. Subsoil drainage is not being installed compliant with AS 3500.2 and BCA, where the trench is to have free draining gravel fill and silt control.
    b. The pipe must be serviceable and maintainable. This is not possible with concertina pipe and installed without risers.
2. 100mm PVC stormwater line is being laid with discharge towards the natural water course at Flinty Creek. Contaminated storm water overflow is at risk pf discharging into the watercourse in a heavy rain event.
3. Trenches are holding free standing water, where we have not had rain for a few days. This indicates sub-soil waterflow and high water table.
    a. Effluent contamination is at risk of contaminating the water table.
    b. Effluent discharge is at risk of discharge into the natural water course at Flinty Creek.
    c. Works should be stopped and hydraulic assessment of water tables conducted. An approved drainage and discharge/containment plan needs to be developed.

All the matters that have been raised with you have been totally ignored. You have created frustration among the concerned neighbours with your absolute lack of transparency and integrity.

You will probably ignore this as well, however I will have all records of all ongoing issues that have been raised with you. These records will be presented through the Authorities/media as the community need to know who we have in our local Council

Regards
Brett

PLANNING APPLICATION
Proposal

Description of proposal: Subdivision 4 lots

(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: 'EVERESK' - 274 PERTH MILL RD PERTH TAS 7300

CT no: 15829/1

Estimated cost of project $ 20k *(include cost of landscaping, car parks etc for commercial/industrial uses)*

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

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

(attach additional sheets if necessary)

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

WOOLCOTT SURVEYS

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

PLANNING SUPPORTING REPORT

Application for subdivision of the land (4 Lots)

‘Everesk’ 274 Perth Mill Road PERTH

July 2022

Job Number: L211004
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	Draft	21 July 2022
2	Final	17 August 2022

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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 (the 'Act').

The following documentation forms a part of and should be read in conjunction with this application.

Document	Consultant
Proposal Plan	Woolcott Surveys
Bushfire Hazard Assessment	Woolcott Surveys
Civil works plan	Rare
Railway Noise and Vibration Impact Assessment	Pitt and Sherry
Traffic Impact Assessment	Midson

1.1 Application and site summary

Address	'EVERESK' - 274 Perth Mill Road, Perth TAS 7300
Property ID	6394944
Title	15829/1 & *15669/4 LGA Subdivision Road*
Land area	2.241ha
Planning Authority	Northern Midlands Council ('Council')
Covenant	No restrictive covenants are present on the title
Application status	Discretionary application
Existing Access	Access from Perth Mill Road x 2
Existing Development	Residence and outbuildings
Proposed development	Subdivision – 4 lots
Zone	Low Density Residential
Overlay/s	Bushfire Prone Areas Urban Growth Boundary
Existing services and infrastructure	
Water	Limited Service to residence. TasWater main within 200m (estimated)
Sewer	Not serviced
Stormwater	Not serviced

1.2 Images

Figure 1 Aerial view of the subject site (Source: LISTMap)

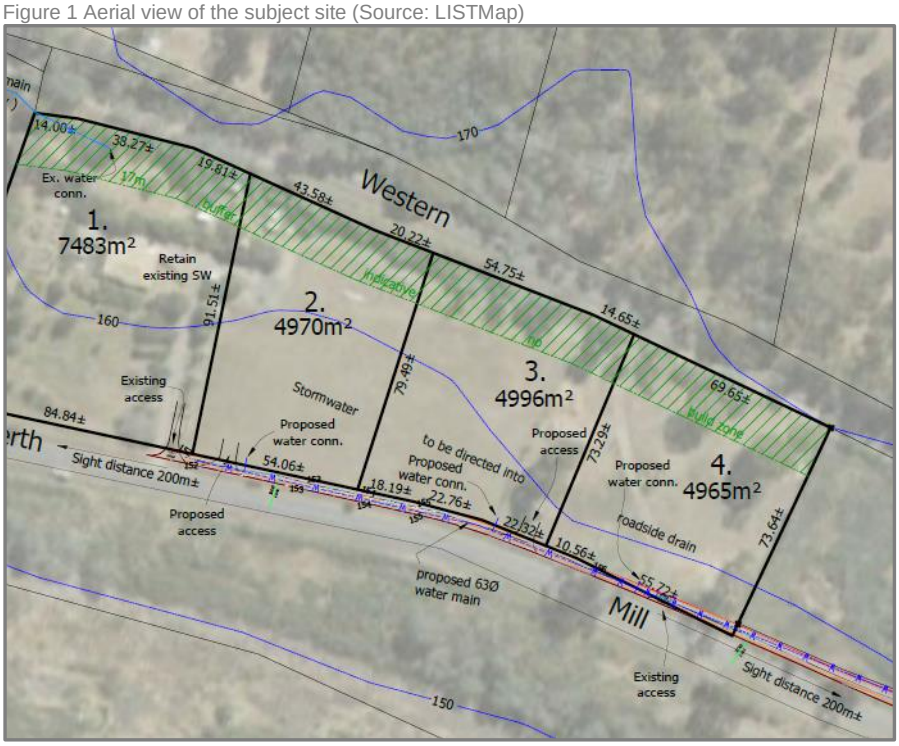


Figure 2 Proposed subdivision (extracted – See Annexure 2)

The site is zoned for Low Density Residential.

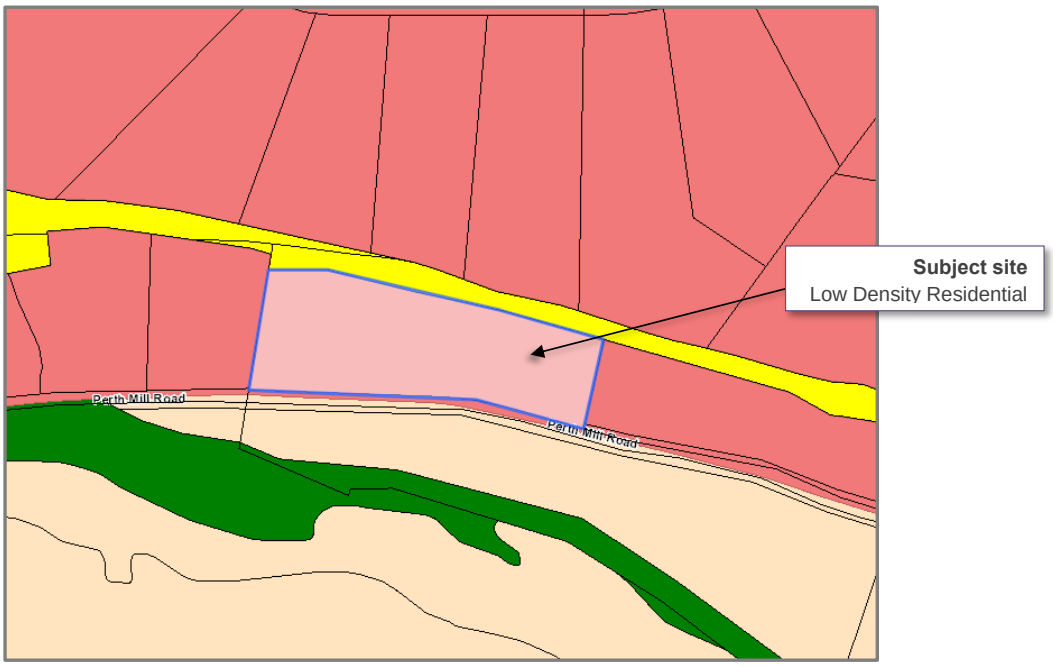


Figure 3 - Zoning of the subject site (Source LISTMap).

The site is affected by the Bushfire Prone Area Overlay (hatched) and Urban Growth Boundary (yellow shade).

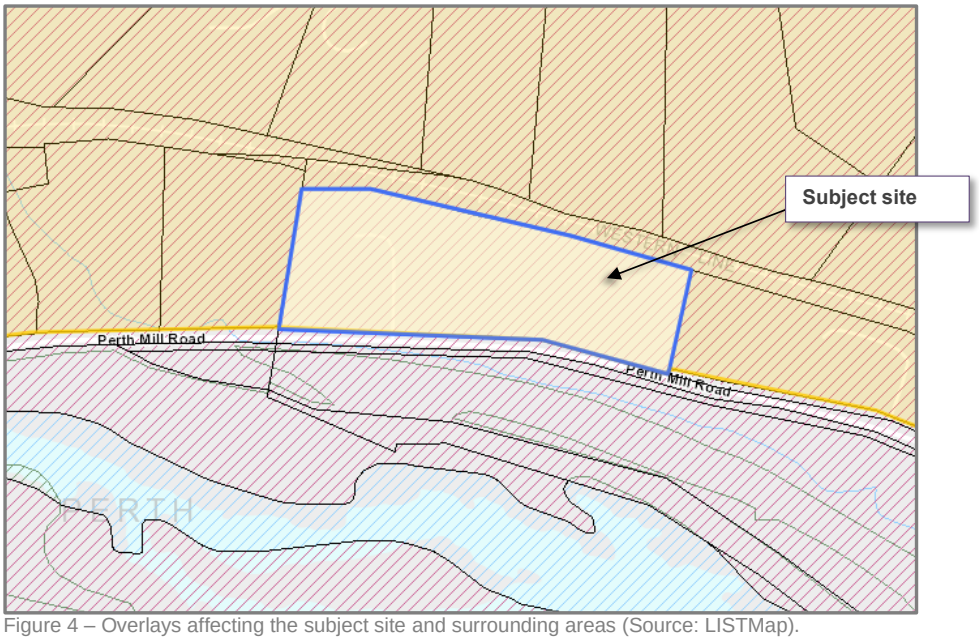


Figure 4 – Overlays affecting the subject site and surrounding areas (Source: LISTMap).

2. Planning Assessment

2.1 Planning Scheme Zone Assessment

12.0 Low Density Residential Zone

12.4.3 Subdivision

12.4.3.1Lot Area, Building Envelopes and Frontage

P1.1 Each lot has suitable area and dimensions to allow for

a. A dwelling to be erected in a convenient and hazard free area. The land is not affected by any landform hazards and access to each lot can be provided at an acceptable gradient. There is an attenuation distance from the railway, this has been addressed in Annexure 3. The buffer distances recommended leave adequate room for a dwelling, allowing for at least 17m distance to the rear boundary.
b. Each lot has adequate room for onsite parking and manoeuvrability. Each lot has sufficient area and dimensions to allow this, and the gradient is not challenging to access and parking. The existing dwelling demonstrates this.
c. Each lot will have sufficient area for private open space with solar access.
d. The land has some variation in gradient but it can be described as gently undulating. The frontage is reasonably level with the road and suitable access can be made.
e. The lot design is orderly and provides generous lot areas for the zone, and compatible with the lots in the surrounding area. They are smaller than the neighbouring lots at Devon Hills, but not under the same development rules as this area. The lots along Perth Mill Road are varied in size and shape.
   The proposal, although will result in future development of dwellings, will allow for spacious use of the land, maintaining the semi-rural aspect of the area. The lots will allow for generous setbacks, maintaining the amenity of neighbours and the overall streetscape of Perth Mill Road.

P1.2 Not applicable

A2 The acceptable solution is achieved. Each lot has compliant frontage of at least 6m.

A3 The acceptable solution is achieved.
Proposed Lot 1 existing residence has an existing (limited) supply from the bulk mains to the north west of the site.
Proposed Lots 2; 3; and 4 will have a reticulated supply provided by mains extension on Perth Mill Road. These mains have recently been extended and the exact extent of that extension is to be determined. It is proposed to continue that extension along Perth Mill Road to provide reticulated water supply to these lots. Please refer to the plans at Annexure 6.

There are no sewer mains in the area. Onsite wastewater is proposed. The lots are sufficiently sized to accommodate this.

P4 There is no reticulated stormwater infrastructure in the area. It is proposed to direct stormwater to the roadside open drain on Perth Mill Road.

2.2 Planning Scheme Code Assessment

E1 Bushfire Prone Areas Code

Please refer to Annexure 5 for a response to this code.

E4 Road and Railway Assets Code

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

A1 The acceptable solution is achieved. All future development and all access works can be more than 50m from the railway. Access from Perth Mill Road will be more than 50m from the railway. The 50m buffer is indicated on the proposal plan, as well as the 17m buffer as described by the Noise and Vibration Impact report provided at Annexure 3.

E4.7.2 Management of Road Accesses and Junctions

P1 c) Each new access will be built to similar standard to the existing. Two new access points are required, two are existing.

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

A1 Two access points are existing with two new access points to be made.

The Traffic Impact Assessment provided at Annexure 4 provides further examination of the proposed access.

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

A1 All proposed lots will have adequate car parking space for 2+ vehicles with manoeuvring room. All lots will have room to manage other vehicle types (bicycles, motorbikes) upon development of each lot and according to the users' needs. The existing dwelling will use the existing crossover and parking arrangements.

3. Conclusion

The proposed development is for subdivision of the land to make 4 lots. Each lot will have ample area for a dwelling with generous setbacks and the ability to allow for attenuation distances from the railway. The land is gently sloping and stormwater can be directed to the roadside system.

Reticulated water services will be provided by an extension to the mains system from the east of Perth Mill Road. We understand works are in progress with an extension currently and this application will seek to extend this further.

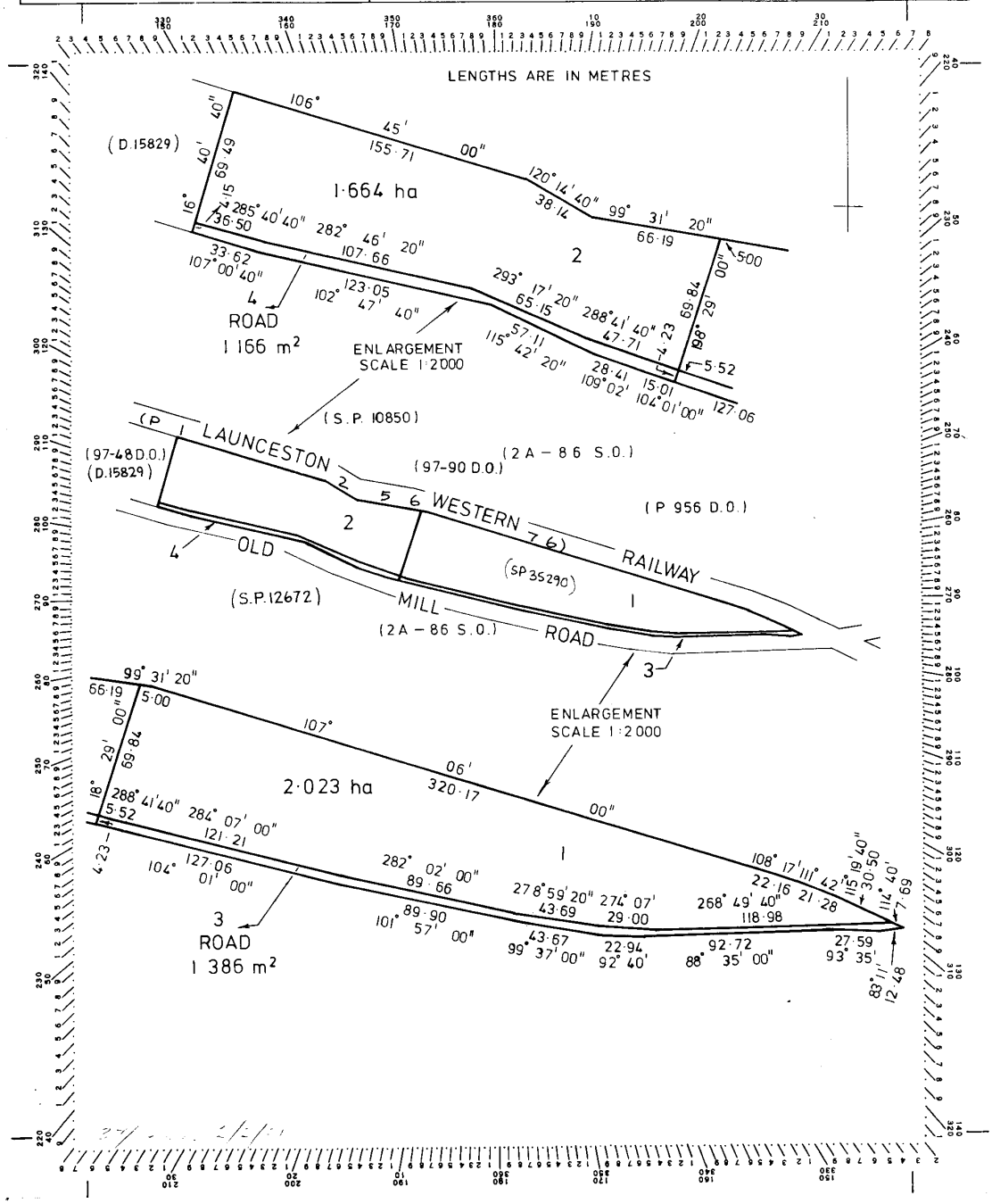
Annexure 1 – Certificate of Title Plan and Folio Text
Annexure 2 – Proposal Plan
Annexure 3 – Noise and vibration report
Annexure 4 – TIA
Annexure 5 – Bushfire Hazard Assessment
Annexure 6 – Civil Design (Water mains)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: George Hawley Stancombe.	**PLAN OF SURVEY** by Surveyor C. J. Cohen of land situated in the LAND DISTRICT OF CORNWALL PARISH OF PERTH SCALE 1: 4 000	**Registered Number:** S. P 15669 Effective from: 9 DEC 19 Recorder of titles
Title Reference: Conveyance No. 41 – 7592		
Grantee: Part of 1321 ac. granted to Robert Campbell.		



Search Date: 22 Oct 2021 Search Time: 02:59 PM Volume Number: 15669 Revision Number: 01 Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

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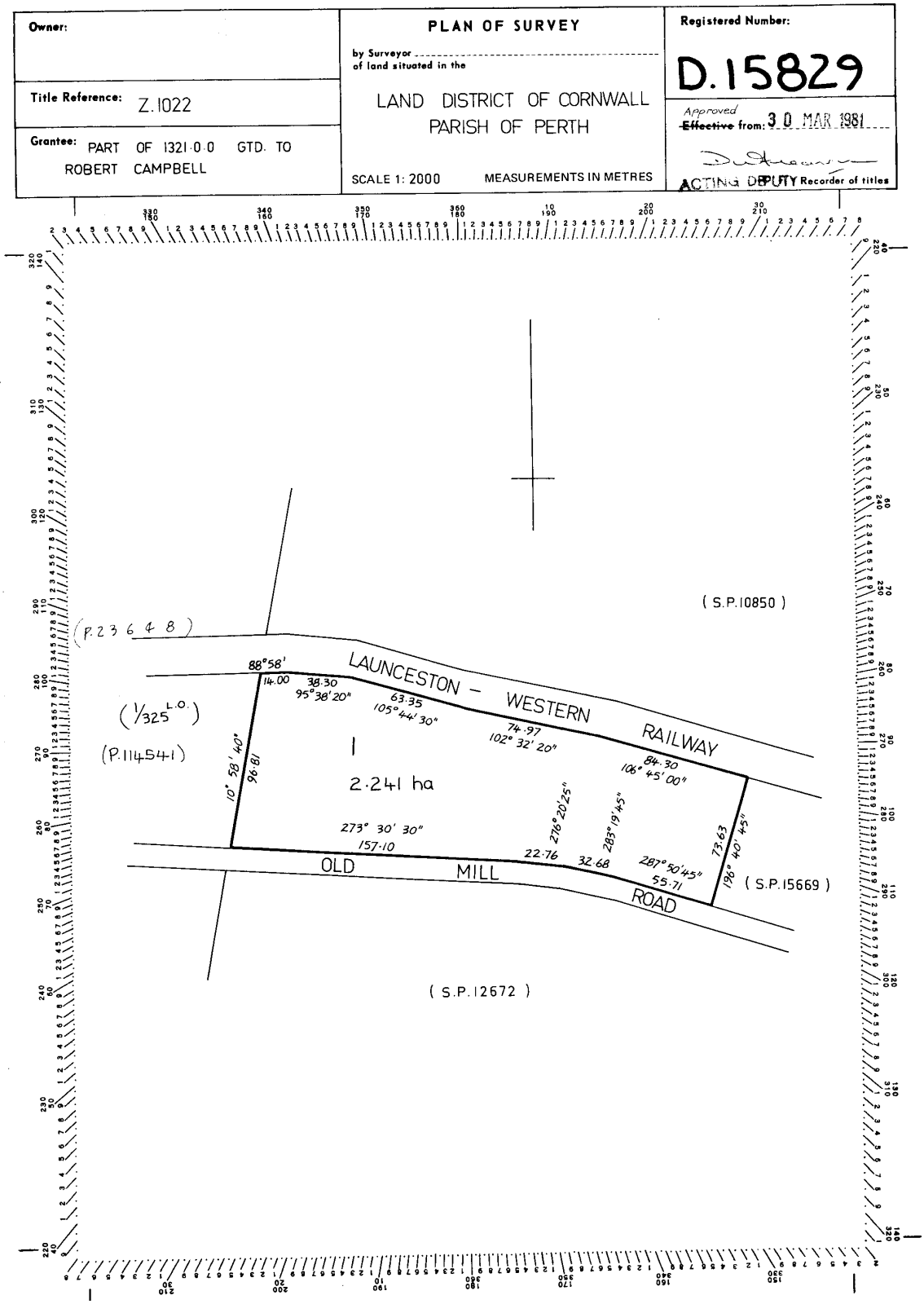
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner:	**PLAN OF SURVEY**	**Registered Number:**
	by Surveyor	D.15829
Title Reference: Z.1022	of land situated in the	Approved
	LAND DISTRICT OF CORNWALL	Effective from: 30 MAR 1981
Grantee: PART OF 1321·0·0 GTD. TO ROBERT CAMPBELL	PARISH OF PERTH	ACTING DEPUTY Recorder of titles
	SCALE 1: 2000 MEASUREMENTS IN METRES	



Search Date: 20 Oct 2021 Search Time: 07:48 AM Volume Number: 15829 Revision Number: 01 Page 1 of 1

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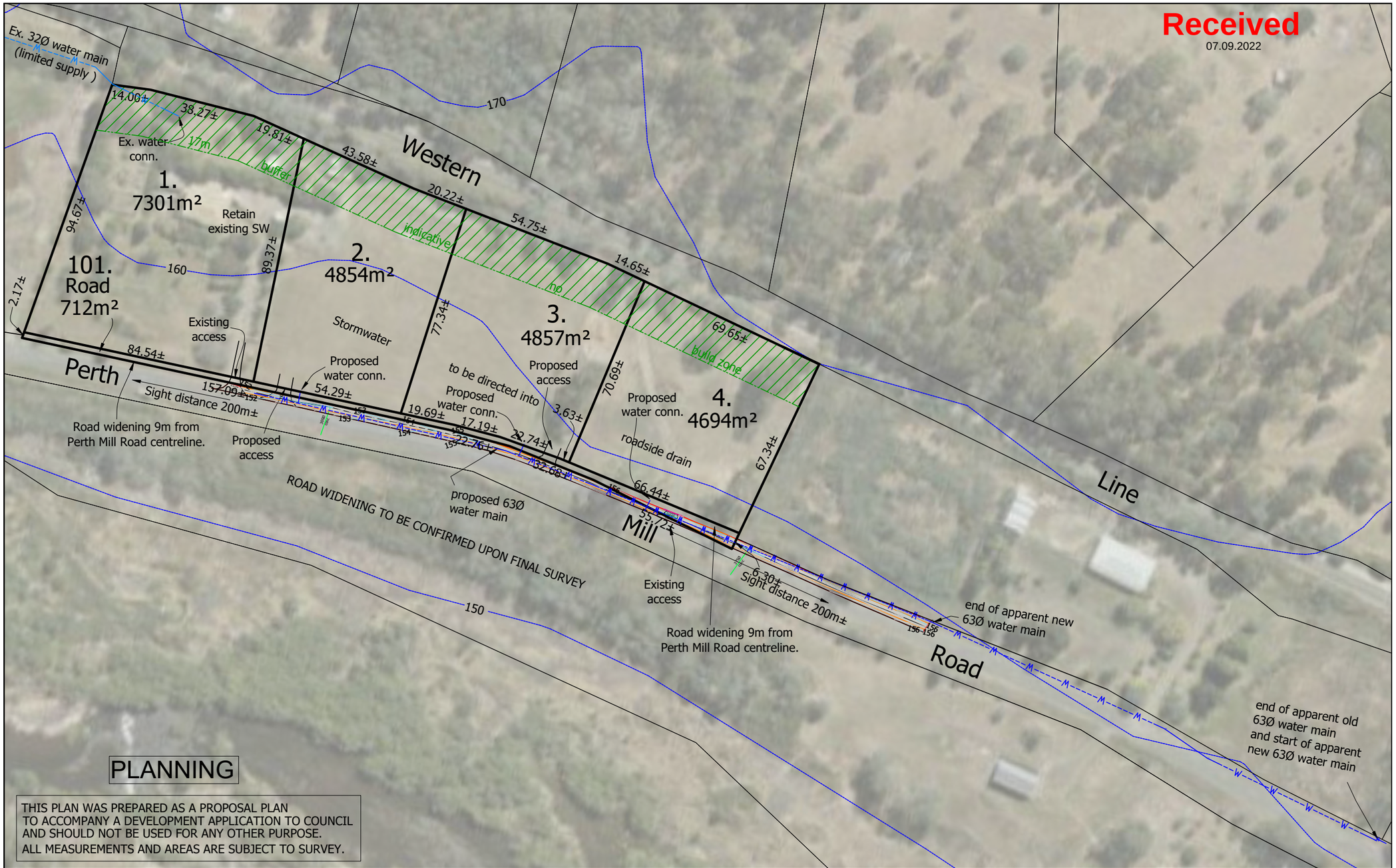

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:

Contours are in AHD83 per LISTmap
Existing services shown are per DBYD only

Proposed 4 Lot Subdivision
Owner: Melissa & Trent Biffin
Everesk - 274 Perth Mill Road, Perth
C.T. 15829/1

N

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Job Number	Drawn	File name	Date	Scale	Edition	Sheet
L211004	MPF	L211004_Proposal_v1.4_070922	07-09-22	1:1250@A3	v1.4	1/2

Received
07.09.2022

Notes:

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12 July 2022

Michelle Schleiger
Town Planner
Woolcott Surveys
10 Goodman Court
Invermay TAS 7248

Dear Michelle,

Re: Railway Noise and Vibration Impact at 274 Perth Mill Road, Perth.

This noise and ground vibration assessment has been prepared to support the development application for a proposed subdivision at 274 Perth Mill Road, Perth. The assessment is required as the site falls within the 50 metre attenuation zone of the TasRail Western Line Railway corridor.

Noise

The site is zoned "Low Density Residential" under the *Northern Midlands Interim Planning Scheme*, 2013. No quantitative noise guidelines are defined for this zone under the scheme or within the *Road and Railways Asset Code Development Standards, E4.7.1*. Control of noise in Tasmania is regulated under the *Environmental Management and Pollution Control* Act 1994, and the *Environmental Management and Pollution Control (Miscellaneous Noise)* 2004 regulations. The act defines environmental nuisance, which can include noise, and the regulations provide limitations on the levels and timing of the noise that may be emitted by various types of plant, vehicles or activities. Neither the act nor the regulations specify limitations on noise levels at sensitive uses due to railway operations or the maximum acceptable noise levels inside or outside residences. However, the *Tasmanian Environmental Protection Policy (Noise) 2009* (EPP) does provide guidance on desirable maximum noise levels for different activities based on research originally published by the World Health Organization.

Table 1 of the EPP; *Acoustic environmental indicator levels*, provides two measures of noise levels inside bedrooms that relate to avoiding sleep disturbance. The first relates to the equivalent continuous or "average" noise level ($L_{Aeq, 8hr}$) measured over an eight hour period and the second is the maximum noise level ($L_{Amaxfast}$) that should not be exceeded more than ten times during the night. The guideline limits for these measures are 30 dB(A) and 45 dB(A) respectively.

274 Perth Mill Road, Perth is located directly adjacent to the TasRail Western Line.

Train noise measurements have been previously undertaken by **pitt&sherry** over a 3 day period, on the Western Line. The noise logging results indicated a typical $L_{Aeq, 10min}$ of 72.0 dB(A) and a maximum recorded noise levels of 91.1 dB(A), measured at a distance of 15 metres from the railway line. The measured noise levels closely follow noise limits for train operations nominated in the *Noise Management Plan for the Tasmanian Railway Network*, January 2007. This plan nominates noise limits for existing railway operations of 70 dB(A) ($L_{Aeq, 24hr}$) and 95 dB(A) (L_{Amax}), measured 15m from the centreline of the railway. It should be noted that due to the low number of trains running each day, the $L_{Aeq, 24hr}$ which is in the average[1] noise level over a 24 hour period, is 55 dB(A) which is much

[1] *L_{Aeq} is calculated as the logarithmic average of the varying noise levels measured in dB(A) over a specified period of time.*

lower than the noise management plan $L_{Aeq,\ 24h}$ limit of 70 dB(A).

All four lots within the proposed subdivision layout are located adjacent to the railway corridor, as shown in Figure 1 below. A proposed minimum set back from the railway centreline has been established where interior noise levels in new dwellings would be acceptable, allowing for noise attenuation due to distance and the building fabric.

For a building set back of **28m** from the centreline of the railway track (17 metres from the property boundary), the expected $L_{Aeq,24hour}$ and L_{Amax} outside the nearest wall of a house in any of the proposed lots is 64.6 and 89.6 dB(A) respectively.

The interior noise level has been estimated assuming that the houses will be constructed with brick veneer walls, with plasterboard lining, R2 cavity insulation, a pitched sheet metal roof with standard foil sarking, R4 ceiling insulation and a plasterboard ceiling, and double-glazed windows. This reflects the minimum construction details likely to be required to meet the current energy efficiency requirements of the building code. The noise attenuation ability of this construction has been estimated using the methodology and data provided in; AS3671-1989 *Acoustics – Road traffic noise intrusion – Building siting and construction*.

The noise reduction from outside to inside of a typical bedroom was found to be sufficient to reduce the outside noise to a level lower than the EPP guideline levels. If acoustic rated windows (with a noise reduction rating of 38 dB(A) or better) are used on the walls facing the railway, the setback could be reduced to 22m off the centreline of the railway line.

Ground Vibration

At the proposed minimum building setback of 22m, the level ground vibration from the rollingstock currently operating in Tasmania is not sufficient to pose a threat to building structures or annoyance to residents.

Based on the above assumptions and calculations, it may be concluded that at this distance the level of noise from the railway, inside the house, is unlikely to cause sleep disturbance and therefore that residents of the house should not suffer from environmental harm or reduced amenity as a result of railway noise. Similarly ground vibration is unlikely to reach levels that might cause an adverse impact. On this basis it may be concluded that the requirements of *P1 Performance Criteria* of the *Northern Midlands Interim Planning Scheme, 2013, Roads and Railway Asset code E4.7.1* are met.

Please do not hesitate to contact me if you have any queries.

Yours sincerely,

Douglas Ford
Senior Mechanical Engineer / Noise Specialist

Figure 1 – Proposed subdivision plan, including proposed minimum building setback from railway.

MIDSON traffic pty ltd

Melissa & Trent Biffin

274 Perth Mill Road, Perth
Traffic Impact Assessment

August 2022

ENGINEERS AUSTRALIA

PROFESSIONAL ENGINEER OF THE YEAR
INDIVIDUAL AWARDS
TASMANIA
WINNER 2016

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1. Introduction

1.1 Background

Midson Traffic were engaged by Melissa and Trent Biffin to prepare a traffic impact assessment for a proposed 4-lot residential subdivision development at 274 Perth Mill Road, Perth.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management,* Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

The Northern Midlands Interim Planning Scheme, 2013, sets out the requirements in E4.5 of the Road and Rail Assets Code as follows:

> *E4.5.1 A TIA is required to demonstrate compliance with performance criteria.*
>
> *E4.5.2 A TIA for roads must be undertaken in accordance with Traffic Impact Assessment Guidelines, Department of Infrastructure, Energy and Resources[1] September 2007.*
>
> *Australian Guidelines and Australian Standards are to be used as the basis for any required road or junction design.*
>
> *E4.5.3 A TIA must be accompanied by written advice as to the adequacy of the TIA from the:*
>
> *a) road authority in respect of a road; and*

[1] The former Department of Infrastructure Energy and Resources is now known as The Department of State Growth.

b) rail authority in respect of a railway.

E4.5.4 The Council must consider the written advice of the relevant authority when assessing an application which relies on performance criteria to meet an applicable standard.

This TIA also addresses the relevant clauses of E4, *Road and Railway Assets Code*, and E6, *Car Parking and Sustainable Transport Code*, of the Northern Midlands Interim Planning Scheme, 2013.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 26 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at 274 Perth Mill Road, Perth. The site is currently rural land that contains a single residential dwelling.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network

Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Northern Midlands Interim Planning Scheme, 2013 (Planning Scheme)
- Austroads, *Guide to Traffic Management,* Part 12: *Traffic Impacts of Developments*, 2019
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys,* 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)

2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Perth Mill Road only.

Perth Mill Road connects between Evandale Road at Western Junction and Arthur Street/ Clarence Street in Perth. It provides a collector role function between Western Junction and Perth and services rural and residential properties along its length. The posted speed limit of Perth Mill Road is 100-km/h near the subject site. The traffic volume is estimated to be in the order of 1,000 vehicles per day.

The Western Line Railway crosses Perth Mill Road at a level crossing approximately 800 metres east of the subject site. The railway runs along the northern boundary of the subject site.

Perth Mill Road near the subject site is shown in Figure 2.

Figure 2 Perth Mill Road

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2017 and 31st July 2022 for the full length of Perth Mill Road.

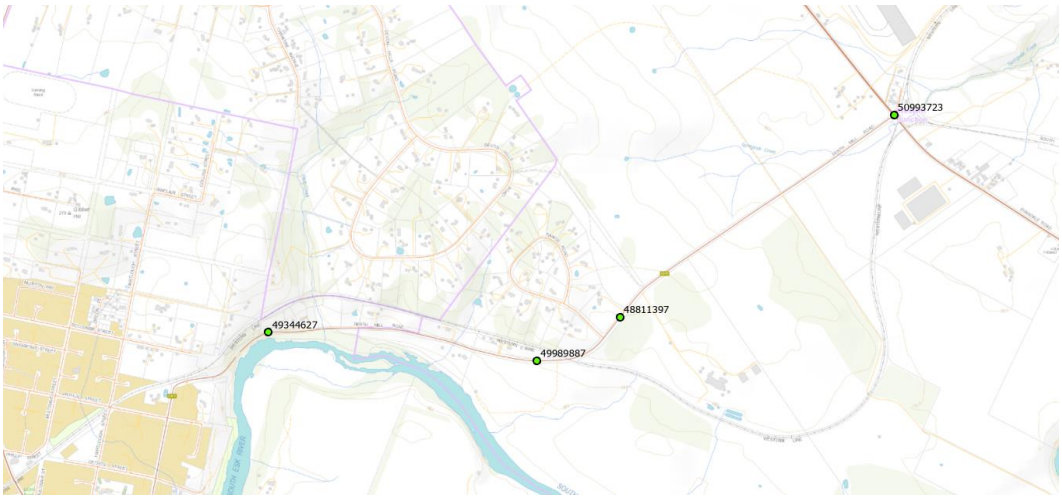
The findings of the crash data is summarised as follows:

- A total of 4 crashes were reported during this time.
- Severity. 1 crash involved serious injury; 3 crashes involved property damage only.

- Day of week. 3 crashes were reported on weekdays (Tuesday, Wednesday and Friday); 1 crash was reported on a Sunday.
- Time of day. 3 crashes were reported between 11:00am and 3:00pm. 1 crash was reported at 9:30pm.
- Crash types. 3 crashes involved a single vehicle losing control and leaving the carriageway. 1 crash involved a 'right-through' collision between a car and a motorcycle.
- Vulnerable road users. 1 crash involved a motorcycle (as noted above). The crash occurred at the intersection of Evandale Road and Perth Mill Road at 2:45pm on Tuesday 2nd March 2021 resulting in serious injury.
- Crash locations. The crash locations are summarised in Figure 3.

The crash data is considered typical of a low volume rural road. No road safety deficiencies were noted through the examination of the crash history of Perth Mill Road.

Figure 3 Crash Locations



Source: Department of State Growth

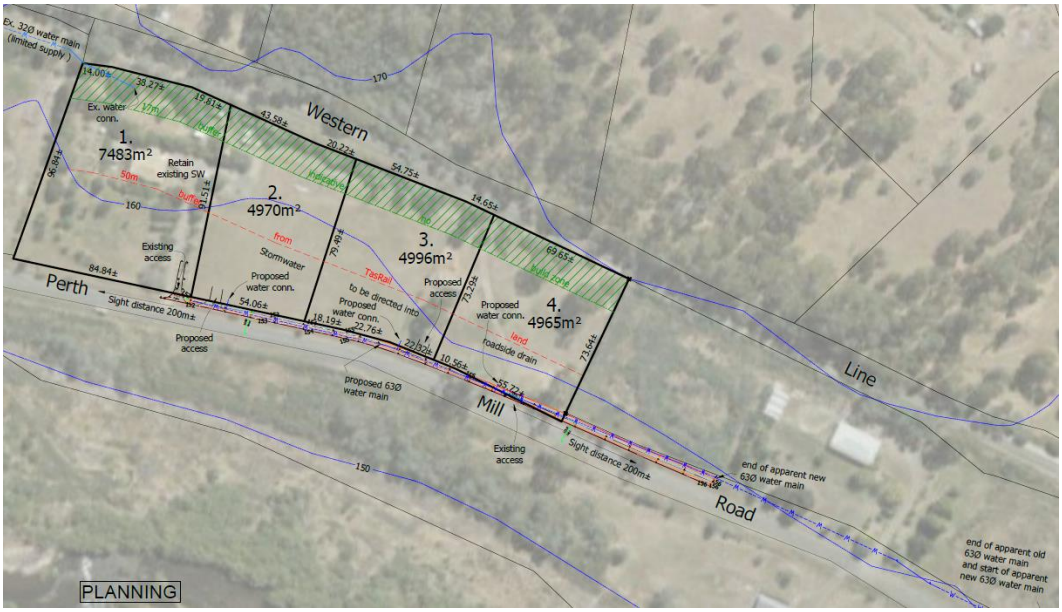
3. Proposed Development

3.1 Development Proposal

The proposed development involves a four-lot residential subdivision. Each lot will have a separate direct driveway access to Perth Mill Road.

The proposed development is shown in Figure 4.

Figure 4 Proposed Development Plans



4. Traffic Impacts

4.1 Trip Generation

Traffic generation rates were sourced from the RMS Guide. The RMS Guide (updated surveys) states the following traffic generation rates for residential developments:

- Daily vehicle trips 7.4 per dwelling
- Weekday peak hour vehicle trips 0.78 per dwelling

For a single dwelling a rate of 8 vehicles per day with a peak of 1 vehicle per hour has been adopted in this report.

The existing traffic generation of the site is 8 vehicles per day with a peak of 1 vehicle per hour.

The total traffic generation of the proposed subdivision is therefore 32 vehicles per day with a peak of 4 vehicles per hour. This is an increase of 24 vehicles per day, with a peak increase of 3 vehicles per hour compared to the existing use of the site.

4.2 Trip Assignment

The site's relatively close proximity to the town of Perth is likely to result in the majority of traffic accessing the development via left-in/ right-out manoeuvres at the access driveways.

4.3 Traffic Generation Impacts

The Acceptable Solution A3 of E4.6.1 of the Planning Scheme states that "*For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%*".

The traffic generation of the subdivision will increase by more than 10%, therefore the Acceptable Solution A3 of Clause E4.6.1 of the Planning Scheme is not met.

The Performance Criteria P3 of Clause E4.6.1 states:

> *"For limited access roads and roads with a speed limit of more than 60km/h:*
>
> *a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and*
>
> *b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and*

c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users".

The following is relevant with respect to the development proposal:

a. Not applicable. The access is not located on a category 1 road or limited access road.

b. Not applicable. The access is not located on a category 1, 2 or 3 road.

c. The access will be designed in accordance with relevant Council guidelines and will provide an adequate level of safety and efficiency, noting that the accesses will be domestic driveways.

Based on the above assessment, the access meets the requirements of Performance Criteria P3 of Clause E4.6.1 of the Planning Scheme. Specifically, the access will be designed in accordance with Council requirements for the low volume of traffic generation that will utilise each of the accesses (1 vehicle per hour during peak periods at each access) and has sufficient sight distance as set out in Section 4.4.

4.4 Sight Distance

The Acceptable Solution A1 of Clause E4.7.4 of the Planning Scheme states "*sight distance at an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4*". The requirements of Table E4.7.4 are reproduced in Table 1.

Table 1 Planning Scheme SISD Requirements

Vehicle Speed	*Safe Intersection Sight Distance (SISD) Metres, for speed limit of:*	
km/h	*60 km/h or less*	*Greater than 60 km/h*
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

The vehicle speed is "*the actual or recorded speed of traffic passing the road and is the speed at or below which 85% of passing vehicles travel*". This is commonly referred to as the 'design speed' in traffic engineering design[2].

A small sample of vehicle speeds were recorded using a hand-held radar device. Due to the low volume of traffic using Perth Mill Road, insufficient speed data was obtained to determine an accurate 85th percentile speed, however based on these measurements and observations, the 85th percentile speed was estimated to be 80-km/h near the subject site.

The SISD requirement is 175 metres in accordance with Table E4.7.4 of the Planning Scheme. The available sight distance exceeds 200 metres in both directions from all four proposed driveway locations. The Acceptable Solution A1 of Clause E4.7.4 of the Planning Scheme is therefore met.

4.5 Road Safety Impacts

No significant road safety impacts are foreseen for the proposed subdivision. This is based on the following:

- The surrounding road transport network is capable of absorbing the relatively small estimated traffic generation of the proposed development (with a peak estimated to be 4 vehicles per hour).
- Sight distance at each access driveway meets planning scheme requirements.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by traffic generated by the proposed development.

[2] Austroads, 2019

5. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed four-lot residential subdivision at 274 Perth Mill Road, Perth.

The key findings of the TIA are summarised as follows:

- The traffic generation of the proposed development is likely to be 32 vehicles per day with a peak of 4 vehicles per hour. This is an increase of 24 vehicles per day compared to the existing use of the site.
- The development complies with the requirements of Performance Criteria P3 of Clause E4.6.1 of the Planning Scheme in terms of traffic generation at the site's access.
- The available sight distance at each driveway location meets the requirements of Acceptable Solution A1 of Clause E4.7.4 of the Planning Scheme.

Based on the findings of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.

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Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	17 August 2022

WOOLCOTT SURVEYS

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

BUSHFIRE HAZARD REPORT

4 Lot Subdivision

274 Perth Mill Road, Perth

August 2022

Job number: L211004
WS89
Prepared by: James Stewart (james@woolcottsurveys.com.au)
Town Planner & Bushfire Hazard Practitioner 157

Rev. no	Description	Date
1	FINAL	01/08/2022

Disclaimer
This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other then what has been specifically provided for in the certified plans attached. Woolcott Surveys Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

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Executive Summary

Development of a 4-lot subdivision is proposed for 274 Perth Mill Road, Perth. The development will be completed over one stage. Access to lots will be via the existing and proposed crossovers onto Perth Mill Road.

The site is entirely within the boundary of a bushfire prone area shown on an overlay of a planning scheme map for the *Northern Midlands Interim Planning Scheme 2013*. A bushfire event at this site or within the immediate area is likely to impact on future buildings at this location and subject development to considerable radiant heat and ember attack.

A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain a managed area for each lot, taking into consideration the relevant requirements under Australian Standard *AS3959-2018 Construction of buildings in bushfire-prone areas*.

Conclusions and recommendations

a) Hazard management areas meeting the requirements of BAL 19 can be achieved for lots 1, 2, 3, 4.

b) A future dwelling on lots 2 - 4 must maintain Hazard Management Areas and follow recommendations as outlined in Bushfire Hazard Management Plan and section 5.2 of this report. Maintenance of these hazard management areas is to be maintained in perpetuity.

c) Prior to the sealing of the final plan, the bushfire hazard management area for lot 1 must continue to be implemented. This area is to be maintained in perpetuity.

d) The existing dwelling on lot 1, and future dwellings on lots 2 - 4 must establish a dedicated firefighting onsite water supply of 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. A static water supply must comply with section 5.4 of this report.

e) The existing dwelling on lot 1, and future dwellings on lots 2 - 4 must provide a compliant vehicular access in accordance with section 5.3 of this report.

Signed:

Author: James Stewart
Accreditation No: BFP-157

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1. Introduction

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 4 lot subdivision at 274 Perth Mill Road, Perth.

1.1 The subject site

The following is a summary of the application information:

Property address	274 Perth Mill Road, Perth.
Certificate of title	CT15829/1
Property ID (PID)	6394944
Property Owners	Trent and Melissa Biffin.
Existing Use and Development	Single Dwelling
Existing Zoning	Low Density Residential Zone
Planning Scheme	Northern Midlands Interim Planning Scheme 2013
Identified on a Bushfire Overlay Map	Yes
Priority Habitat identified	No
Proposed Works	4 Lot Subdivision.
Water Supply	Reticulated water supply (no hydrants).
Vehicular Access	Perth Mill Road.

1.2 Bushfire Assessment

A bushfire assessment is a process of analysing information about the potential impacts on a proposed development that is likely to occur in a bushfire hazard scenario. A 'bushfire-prone area' is an area where a bushfire event is potentially likely to occur, and that may result in significant adverse impact on buildings and/or lives.

In Tasmania, most local Councils have a planning scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers the assessment of the Bushfire-Prone Areas Code under the planning schemes and subsequently requires assessment against the provisions of the Code. The assessment generally requires a BHMP to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the future lots, which measures the possible exposure of a building to bushfire hazard. The BAL is assessed in accordance with Australian Standard *AS 3959-2018 construction of buildings in bushfire-prone areas.*

The subject site falls within the municipal area of Northern Midlands. The assessment has been undertaken in accordance with E1.0 Bushfire-Prone Areas Code and to accompany a subdivision application under the *Northern Midlands Interim Planning Scheme 2013.* Please refer to Section 6 of the report for detail.

A BAL assessment is required to understand the fuel management requirements for the subject site and to demonstrate that future new buildings within each proposed new lots can be constructed to a BAL19 level under the *Building Act 2016*.

1.3 References

The following documents were referred in the preparation of, and should be read in connection with, this bushfire assessment report:

- Tasmanian Government, E1.0 – Bushfire-Prone Areas Code
- Tasmanian Government, Director's Determination – Requirements for Building in Bushfire Prone Areas (transitional) Version 2.2.
- Tasmanian Government, Director's Determination – Application of Requirements for Building in Bushfire Prone Areas (transitional) Version 1.4.
- Northern Midlands Interim Planning Scheme 2013
- Australian Standard, AS3959-2018 construction of buildings in bushfire-prone areas.
- Building Act 2016
- Tasmanian Fire Service, Bushfire Hazard Advisory Notes