

PLANNING APPLICATION  
Proposal

**Description of proposal:** PROPOSED MULTIPLE DWELLINGS  
.....  
.....  
.....  
.....  
.....  
*(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:** 15 MONASTERY COURT, LONGFORD  
.....

CT no: 180541/8.....

**Estimated cost of project**                      \$ 1,100,000  
.....  
*(include cost of landscaping, car parks etc for commercial/industrial uses)*

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

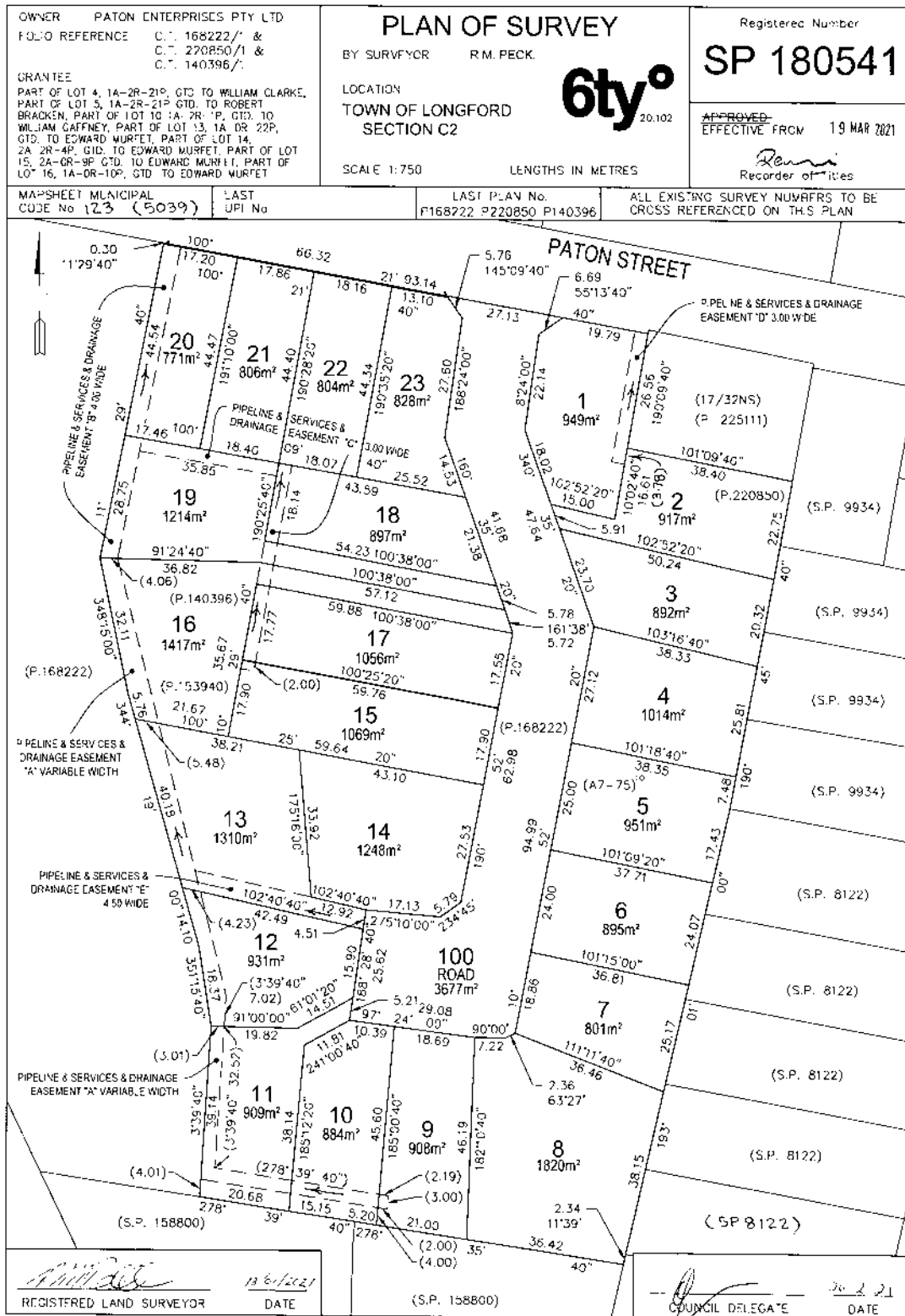
If variation to Planning Scheme provisions requested, justification to be provided:  
.....  
.....  
.....  
.....  
.....  
*(attach additional sheets if necessary)*

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

# FOLIO PLAN

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





Our ref: PLN-21-0325

17 December 2021

Design To Live  
202 Wellington Street  
LAUNCESTON TAS 7250  
By email: [info@designtolive.com.au](mailto:info@designtolive.com.au)

Dear Mr Stubbs

**Additional Information Required for Planning Application PLN21-0325**  
**Multiple dwellings x 5 at 15 Monastery Court, Longford**

I refer to the abovementioned application. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- Plans showing the total area of private open space for each dwelling.

Council's General Manager advises that Council will not provide a wheelie bin collection service for this development due to the number of bins (5 waste and 5 recycling) compared to the available frontage.

The development will need to have a private waste collection service. Please submit revised plans showing the location of bins on site and vehicle manoeuvring for the type of vehicle that will collect the bins, able to enter and leave the site in a forward direction.

In accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been satisfactorily supplied. Please send any emailed correspondence to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au) and include the reference PLN21-0325. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au).

Council's Engineering Officer advises that the Council stormwater line ends in the south western corner of the property and is relatively shallow; there is sufficient depth to drain the entire property but this is advised now to ensure that the pipes are laid at the correct grade.

Yours sincerely



Paul Godier  
**Senior Planner**

Copy: Harley Developments Pty Ltd: [tim@harrisdaley.com.au](mailto:tim@harrisdaley.com.au)

**Paul Godier**

---

**From:** NMC Planning  
**Sent:** Thursday, 23 December 2021 2:12 PM  
**To:** Paul Godier  
**Subject:** FW: Additional information required - 15 Monastery Court, Longford - PLN21-0235  
- 5 multiple dwellings  
**Attachments:** DTL MNST15 R2.0.pdf

*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](mailto:karen.jenkins@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**employer  
of choice**

---

**From:** Lyndon Stubbs  
**Sent:** Monday, 20 December 2021 3:28 PM  
**To:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>  
**Subject:** RE: Additional information required - 15 Monastery Court, Longford - PLN21-0235 - 5 multiple dwellings

Please find attached revised plans. Total POS has been added to the strata plan and a page for the private collection of the waste bins has been added, noting that the private collection will be via a standard B85 vehicle.

Regards,

**Lyndon Stubbs** (BEnvDes, MArch)  
Graduate Architect - Design To Live



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W. [www.designtolive.com.au](http://www.designtolive.com.au)  
A. 202 Wellington Street, South Launceston

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Design to Live will be closed Friday 24<sup>th</sup> of December, re-opening Monday 10<sup>th</sup> of January

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**Sent:** Monday, 20 December 2021 8:05 AM



PROPOSED MULTIPLE DWELLINGS  
15 MONASTERY COURT,  
LONGFORD, 7307.




<b>DRAWING #</b>	<b>DRAWING</b>
MNST15-1	COVER PAGE
MNST15-2	SITE PLAN
MNST15-3	STRATA PLAN
MNST15-4	LANDSCAPE PLAN
MNST15-5	PARKING AND TURNING
MNST15-6	BIN COLLECTION AND TURNING
MNST15-7	UNITS 1 - 3 FLOOR PLAN
MNST15-8	UNITS 4 & 5 FLOOR PLAN
MNST15-9	EXTERNAL SERVICES
MNST15-10	EXTERNAL SERVICES
MNST15-11	UNITS 1 & 2 ELEVATIONS NTH-STH
MNST15-12	UNITS 1 & 2 ELEVATIONS EST-WST
MNST15-13	UNIT 3 ELEVATIONS NTH-STH
MNST15-14	UNIT 3 ELEVATIONS EST-WST
MNST15-15	UNIT 4 ELEVATIONS NTH-STH
MNST15-16	UNIT 4 ELEVATIONS EST-WST
MNST15-17	UNIT 5 ELEVATIONS NTH-STH
MNST15-18	UNIT 5 ELEVATIONS EST-WST
MNST15-19	PERSPECTIVES

COUNCIL		ZONE		ENERGY STAR RATING	TBC
NORTHERN MIDLANDS		GENERAL RESIDENTIAL		BAL RATING	TBC
UNIT 1	133.15	LAND TITLE REFERENCE	180541/8	DESIGN WIND CLASS	TBC
UNIT 2	133.15	PROPERTY ID	9806038	SOIL CLASSIFICATION	TBC
UNIT 3	133.15	LOT SIZE (M²)	1820	CLIMATE ZONE	7
UNIT 4	127.59	PLANNING OVERLAY	URBAN GROWTH AND BUSHFIRE	ALPINE AREA	N/A
UNIT 5	127.59	SITE HAZARDS	N/A	CORROSION ENV'	N/A

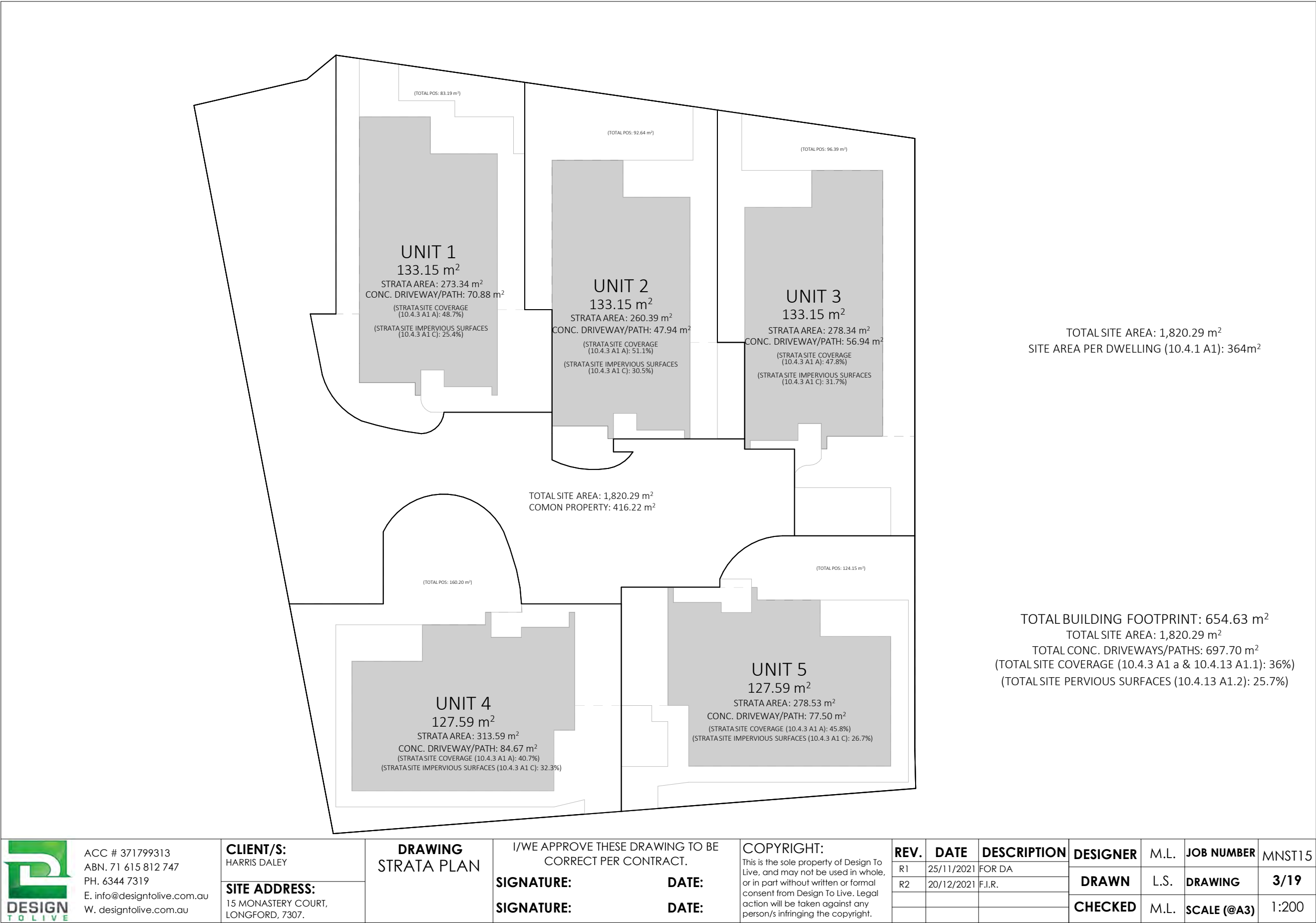
## ATTACHMENTS

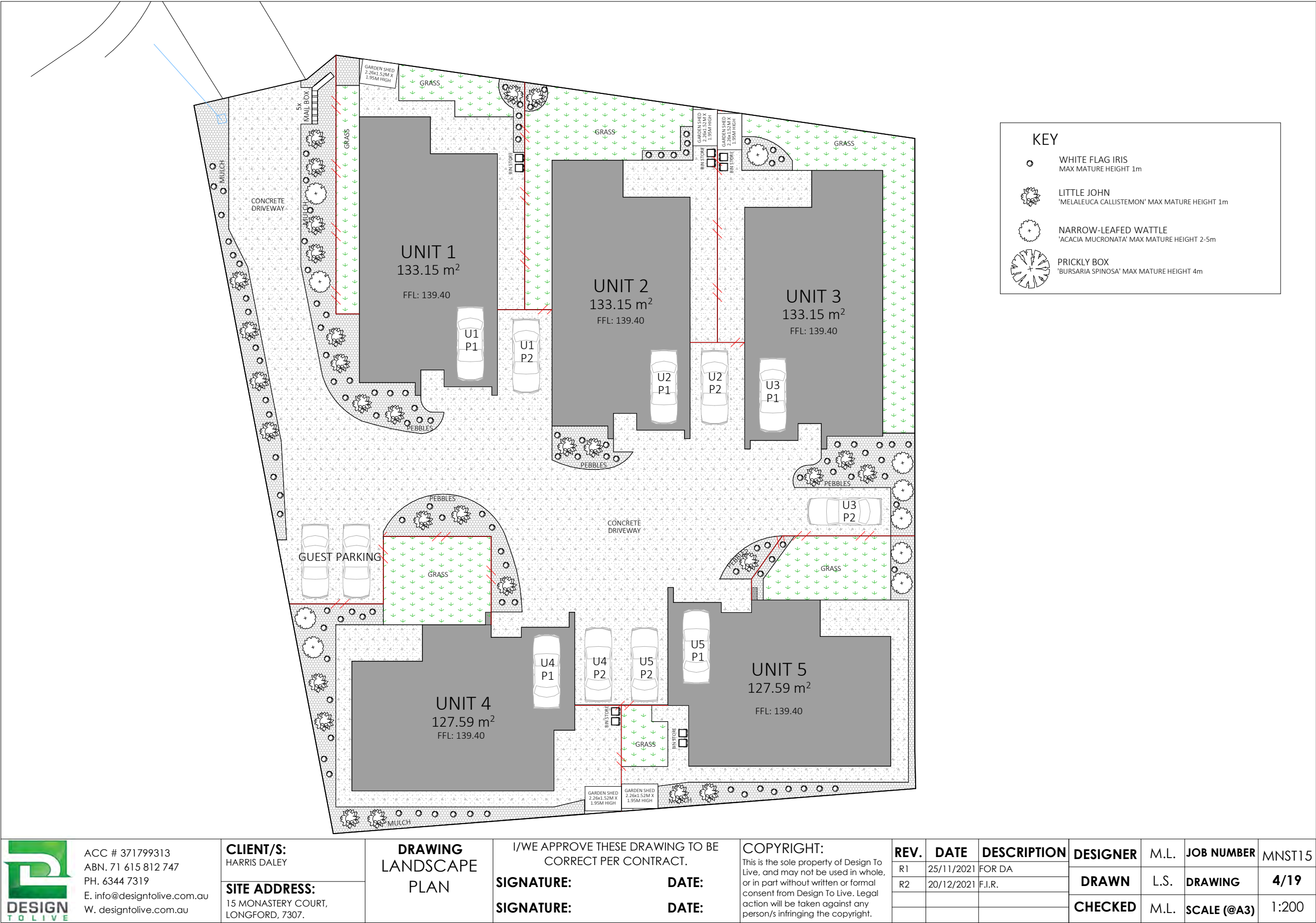
ENVIRONMENTAL MANAGEMENT PLAN

 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	<b>CLIENT/S:</b> HARRIS DALEY	<b>DRAWING COVER PAGE</b>	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	<b>COPYRIGHT:</b> This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DESIGNER</b>	<b>M.L.</b>	<b>JOB NUMBER</b>	<b>MNST15</b>
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					R2	20/12/2021	F.I.R.				
								<b>CHECKED</b>	<b>M.L.</b>	<b>SCALE (@A3)</b>	<b>NTS</b>

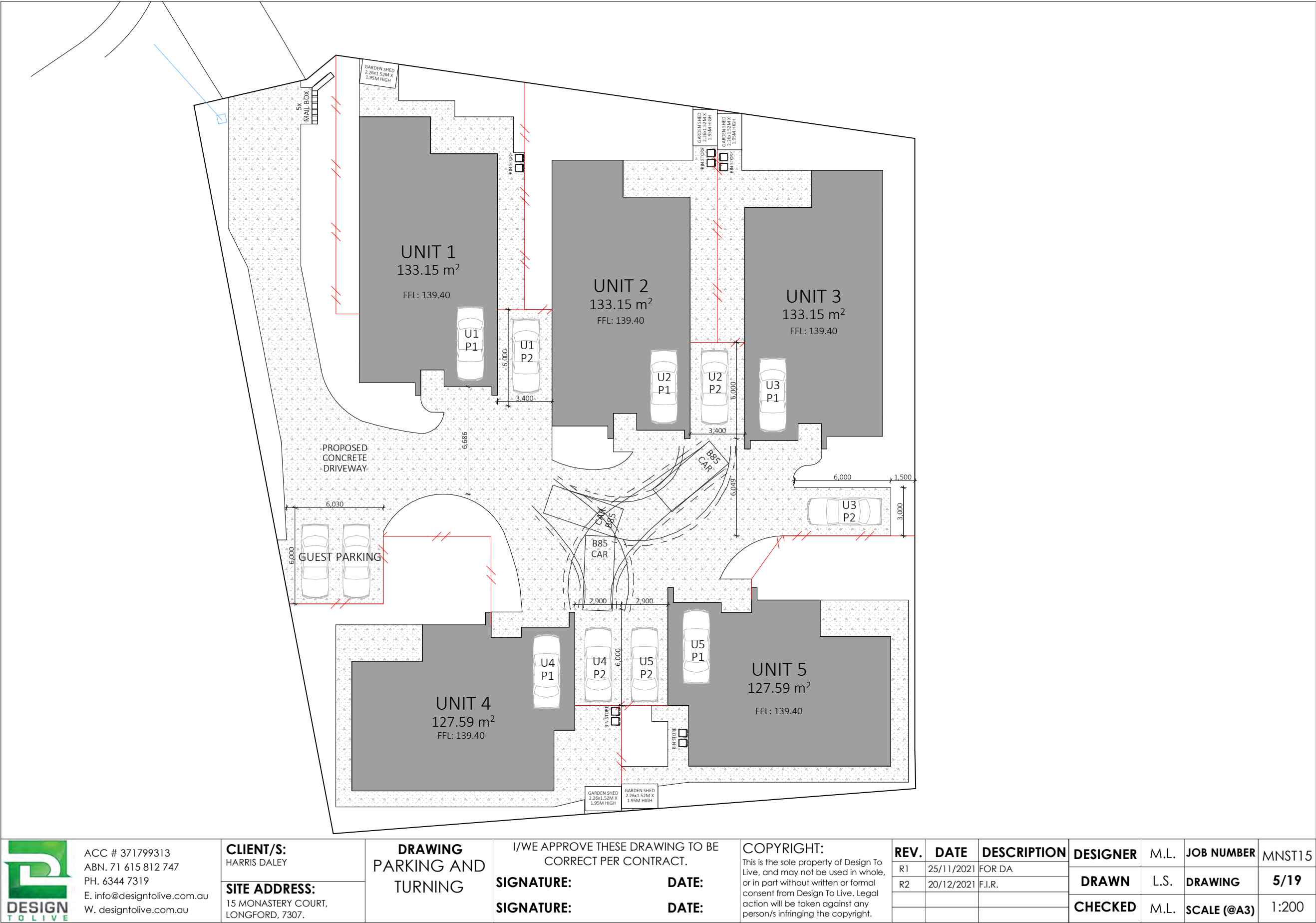


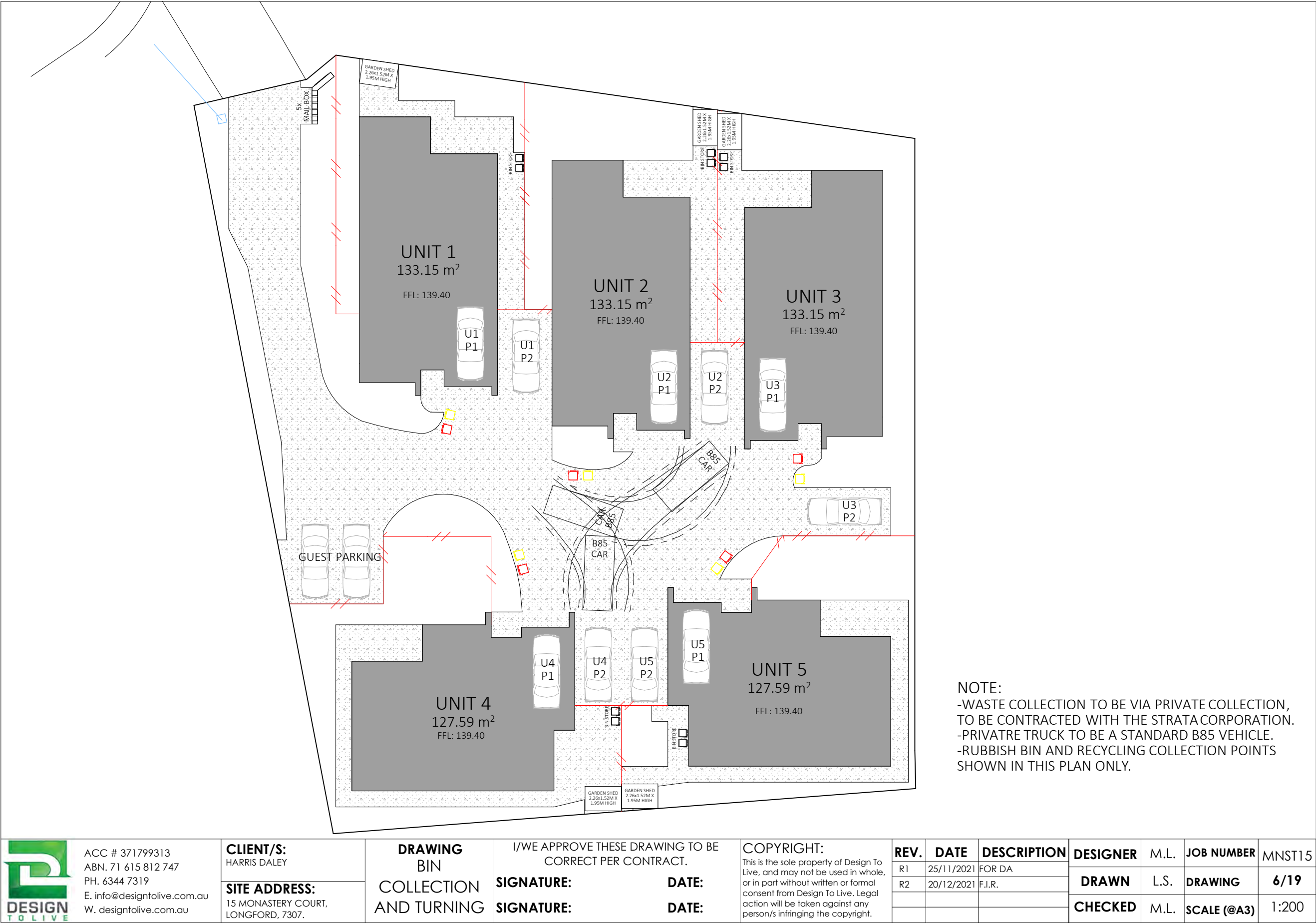


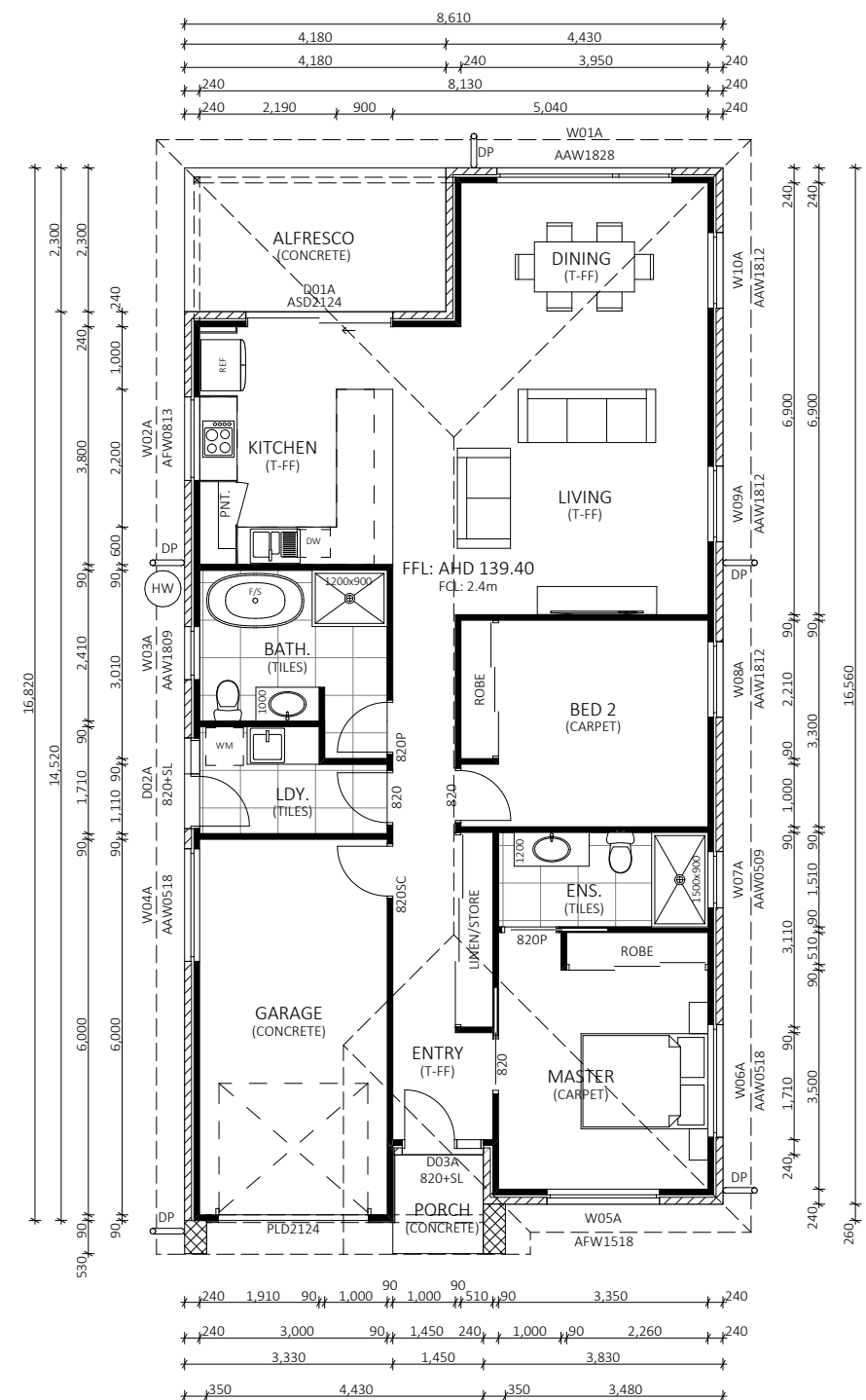






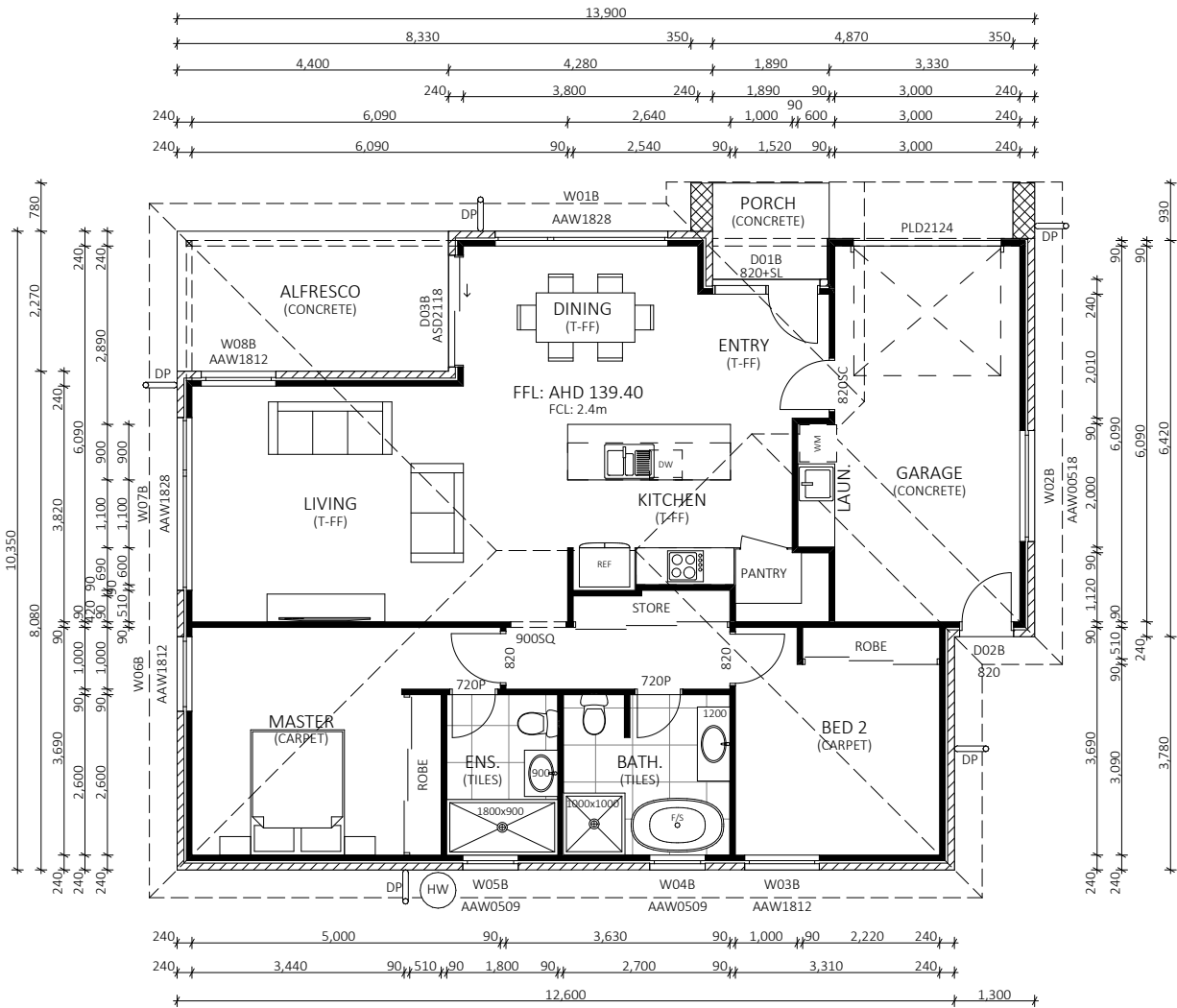
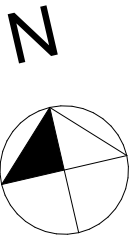




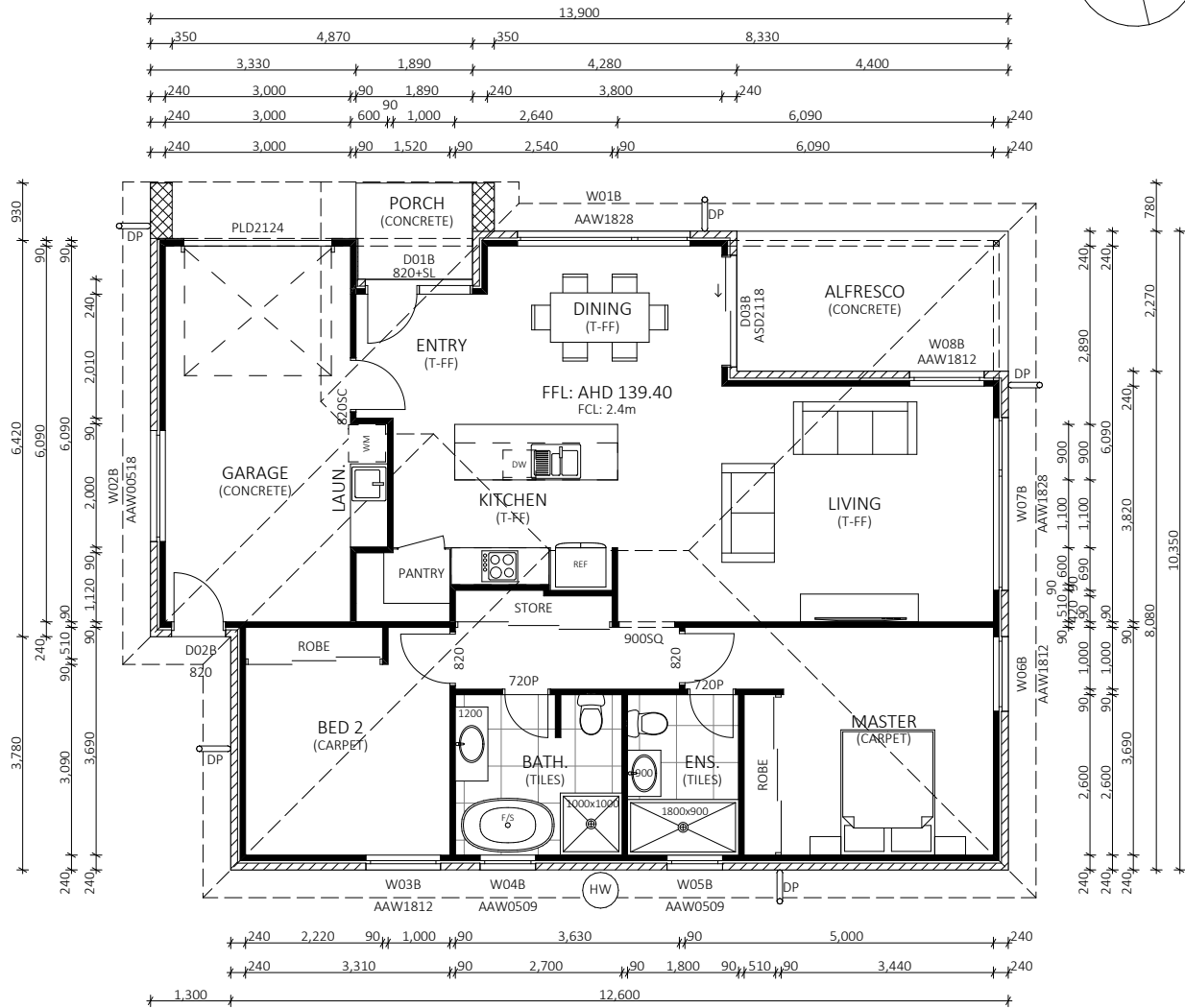


UNIT 3

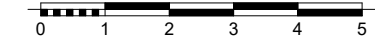
Page 367



UNIT 4



UNIT 5



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CLIENT/S:  
HARRIS DALEY

SITE ADDRESS:  
15 MONASTERY COURT,  
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DRAWING  
UNITS 4 & 5  
FLOOR PLAN

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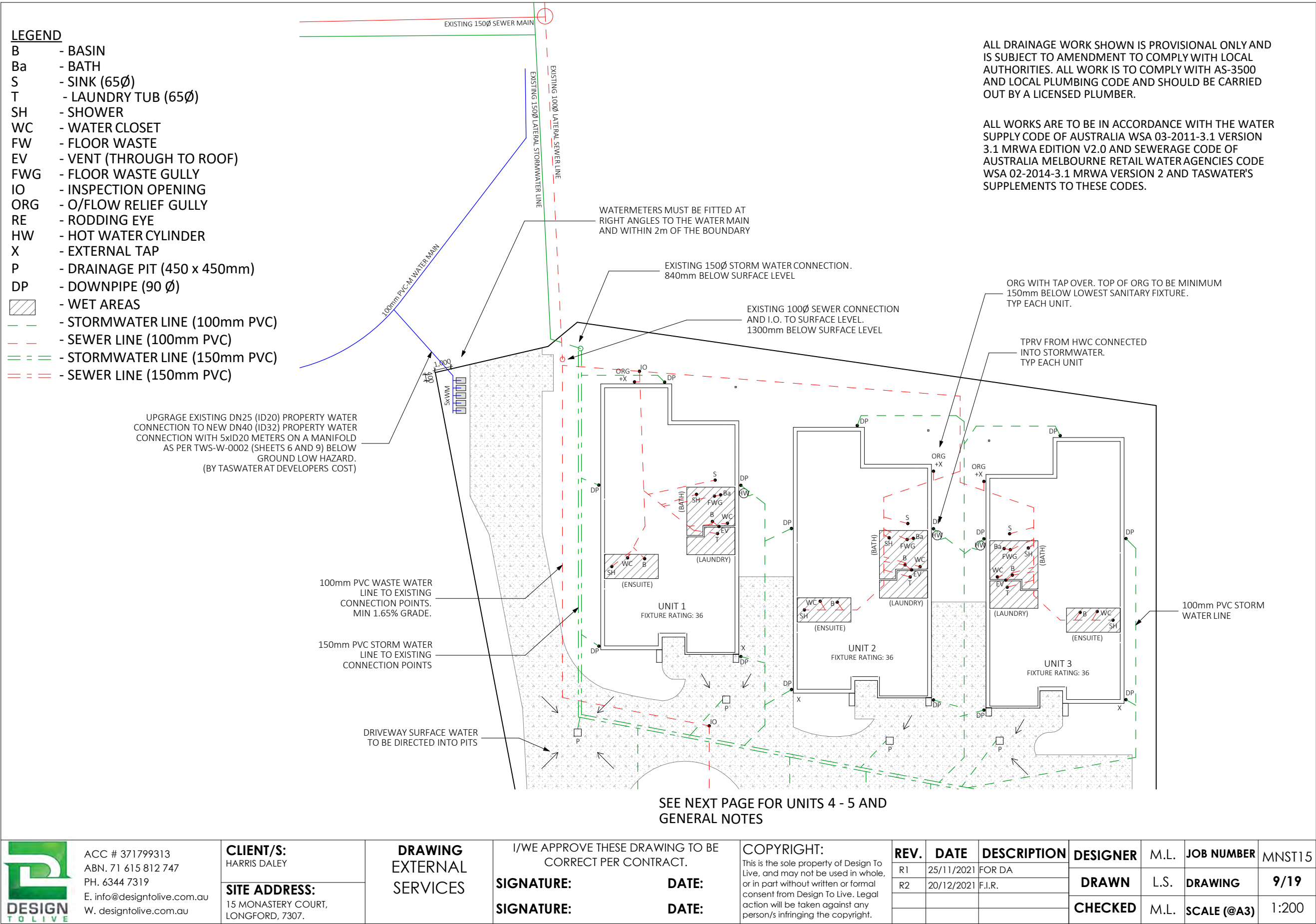
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DATE:

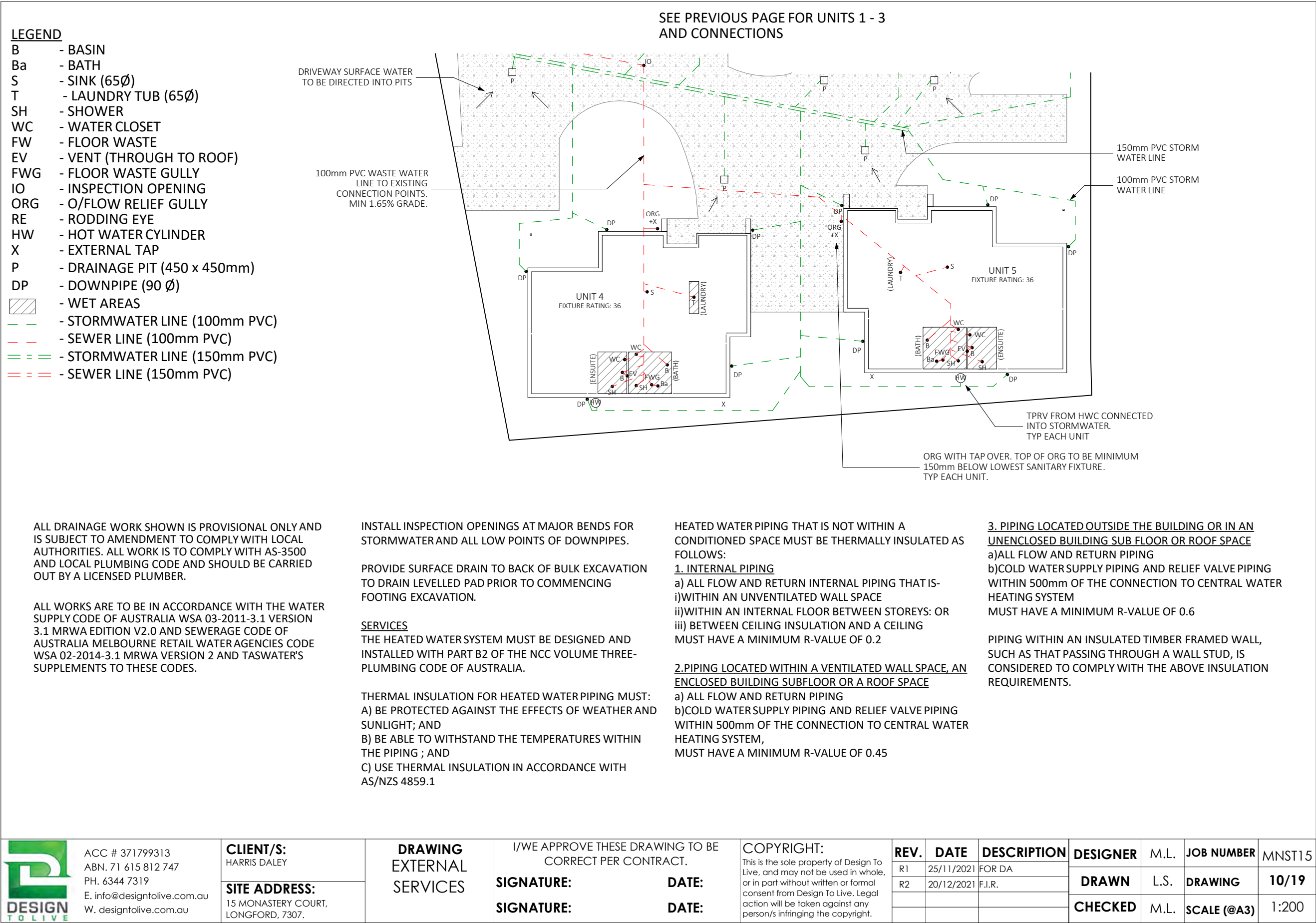
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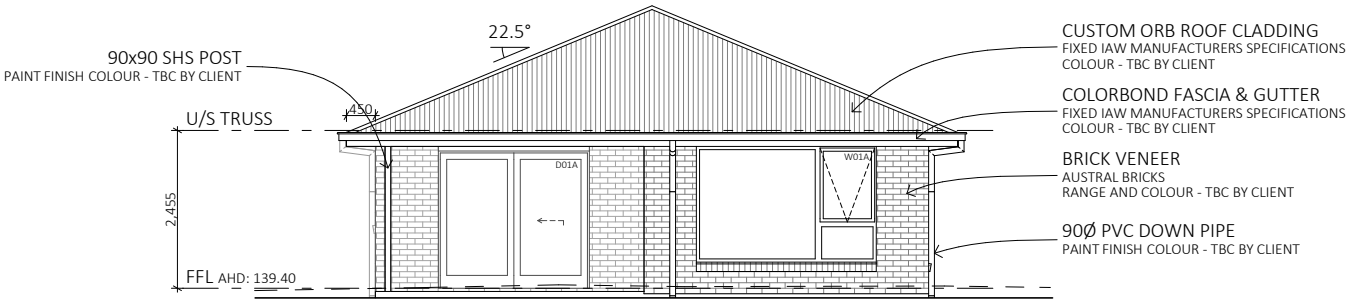




SEE NEXT PAGE FOR UNITS 4 - 5 AND GENERAL NOTES



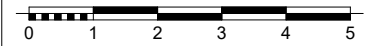
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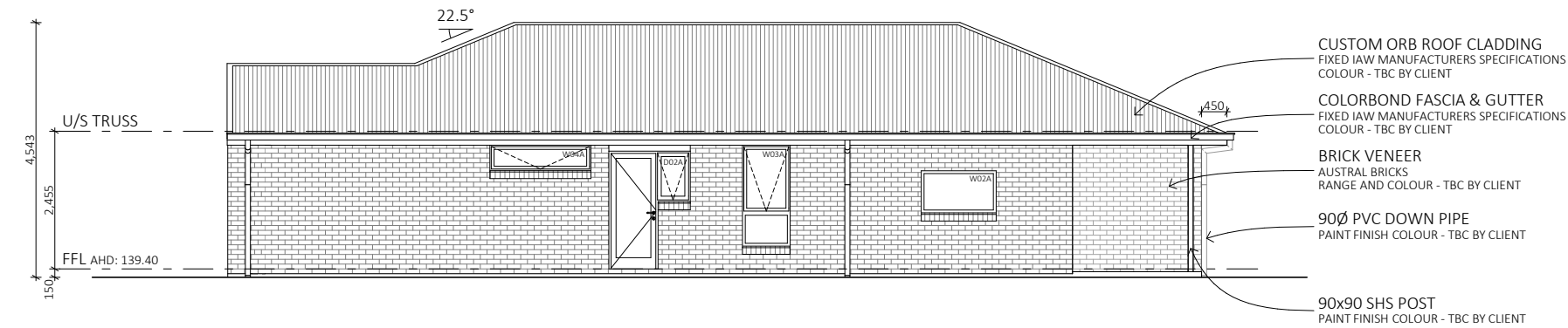
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**DRAWING**  
**UNITS 1 & 2**  
**ELEVATIONS**  
**NTH-STH**

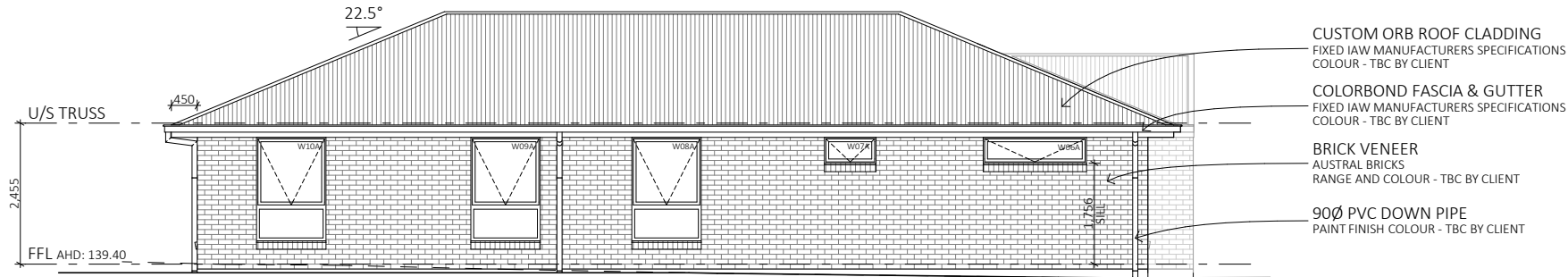
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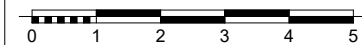
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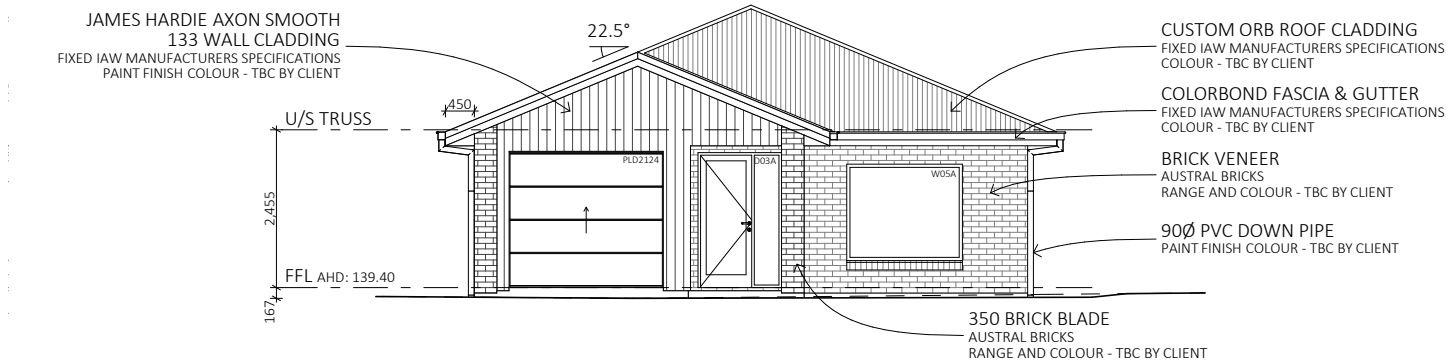
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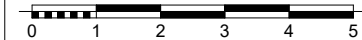




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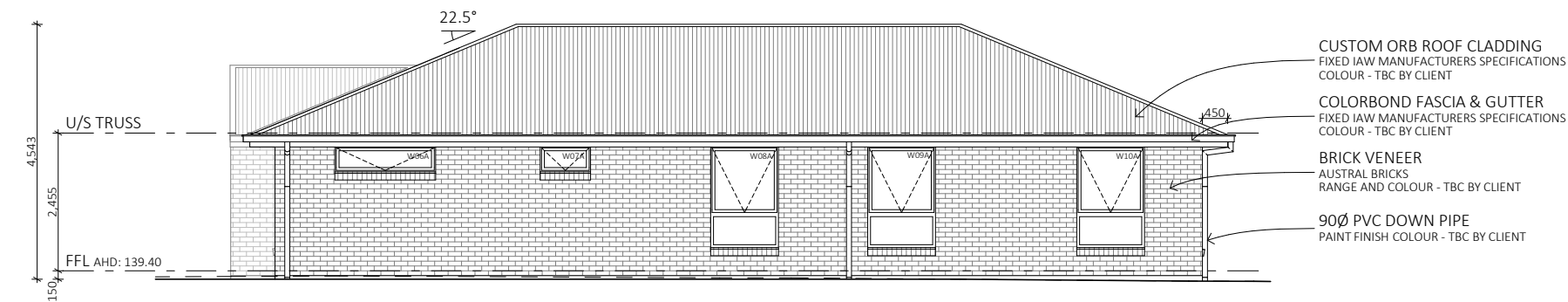
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**UNIT 3**  
**ELEVATIONS**  
**NTH-STH**

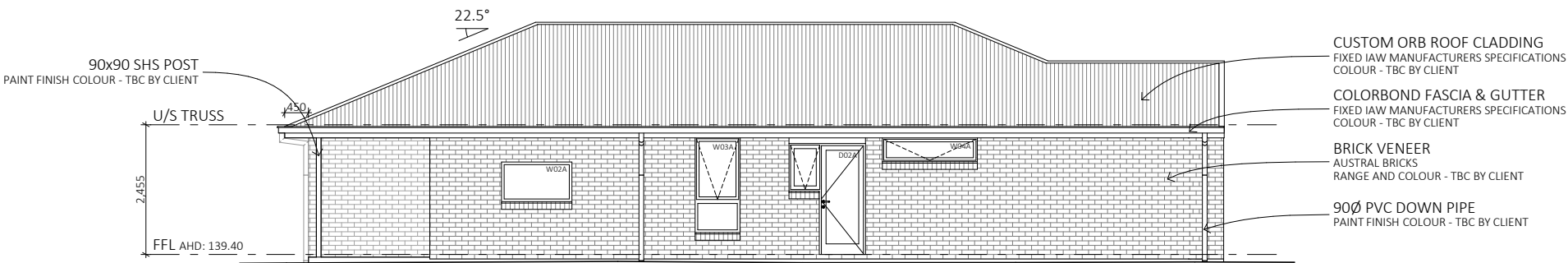
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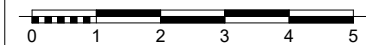
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ELEVATIONS  
EST-WST

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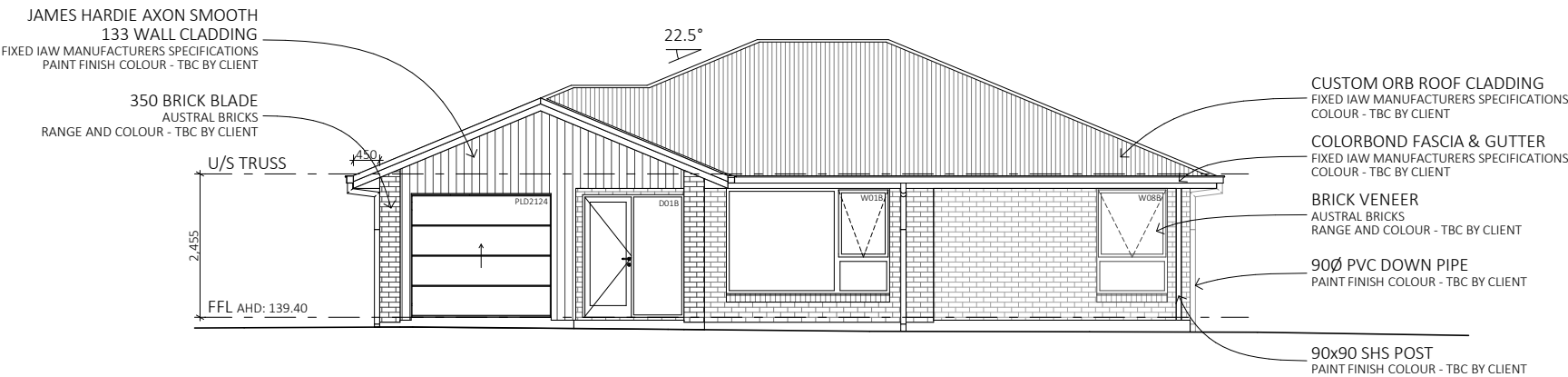
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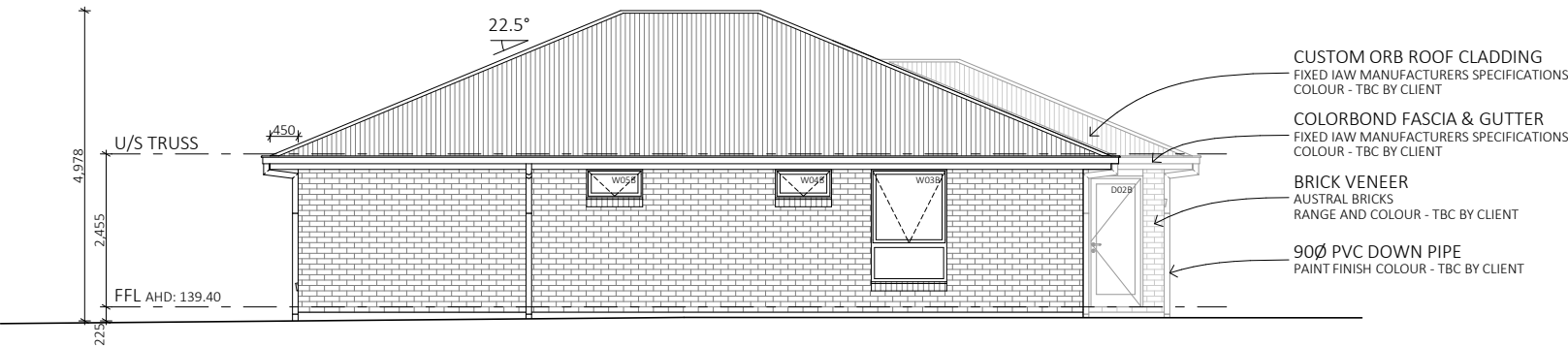
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**UNIT 4**  
**ELEVATIONS**  
**NTH-STH**

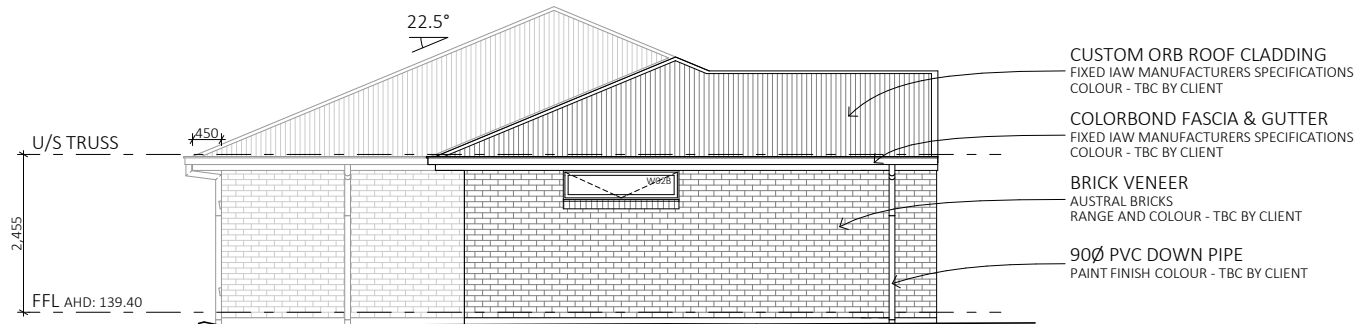
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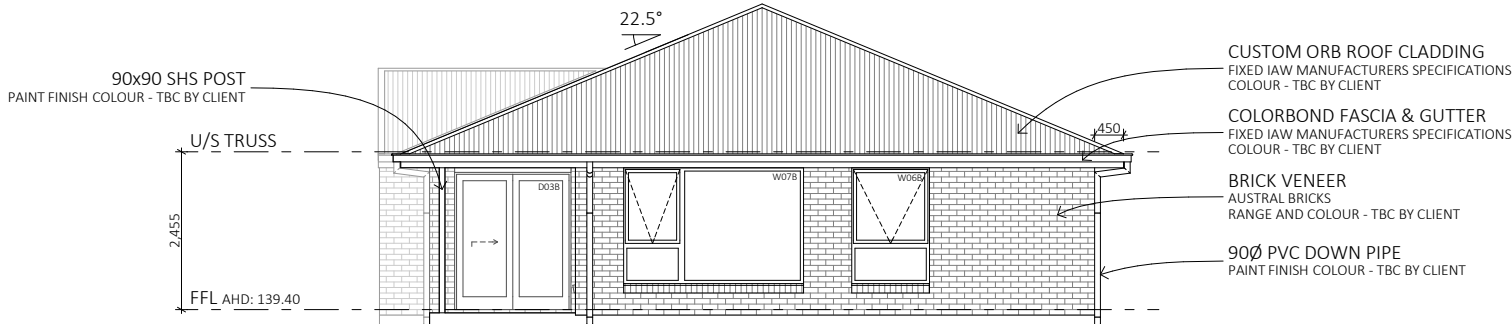
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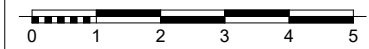
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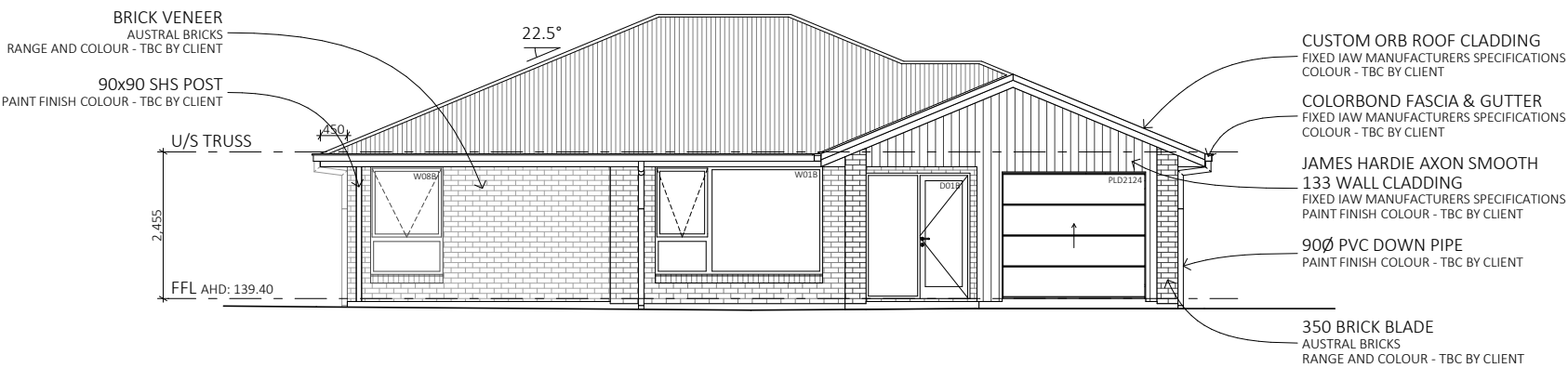
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**UNIT 4**  
**ELEVATIONS**  
**EST-WST**

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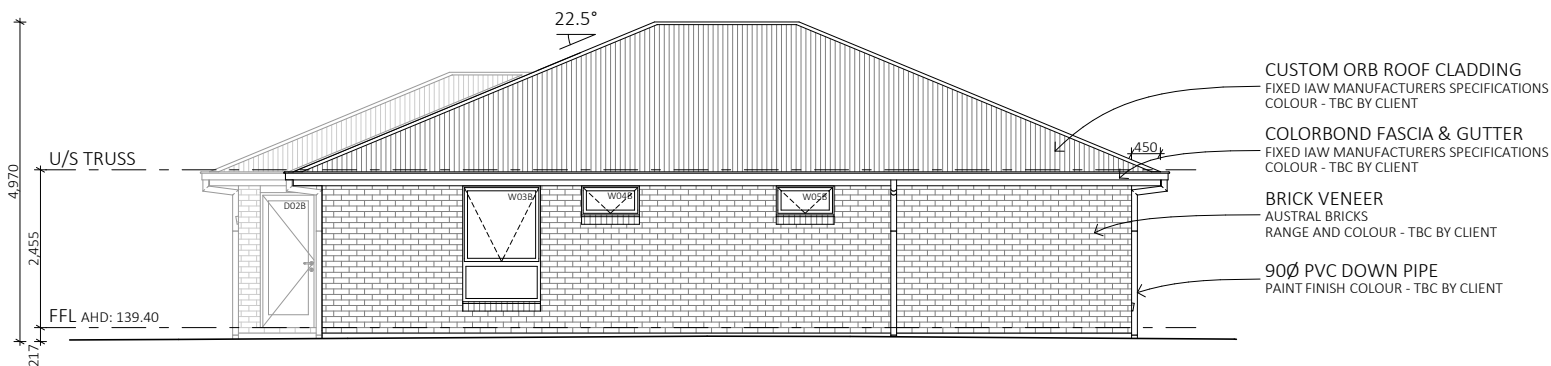
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HARRIS DALEY

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**DRAWING**  
**UNIT 5**  
**ELEVATIONS**  
**NTH-STH**

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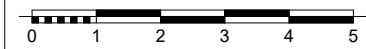
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R1	25/11/2021	FOR DA	DRAWN	L.S.	DRAWING	17/19
R2	20/12/2021	F.I.R.				
			CHECKED	M.L.	SCALE (@A3)	1:100




EASTERN ELEVATION



WESTERN ELEVATION



 <b>DESIGN TO LIVE</b>	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	<b>CLIENT/S:</b> HARRIS DALEY	<b>DRAWING</b> UNIT 5 ELEVATIONS EST-WST	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	<b>COPYRIGHT:</b> This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DESIGNER</b>	<b>M.L.</b>	<b>JOB NUMBER</b>	<b>MNST15</b>
						R1	25/11/2021	FOR DA				
						R2	20/12/2021	F.I.R.	<b>DRAWN</b>	<b>L.S.</b>	<b>DRAWING</b>	<b>18/19</b>
								<b>CHECKED</b>	<b>M.L.</b>	<b>SCALE (@A3)</b>	<b>1:100</b>	
		<b>SITE ADDRESS:</b> 15 MONASTERY COURT, LONGFORD, 7307.		<b>SIGNATURE:</b>	<b>DATE:</b>							





ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
W. designtolive.com.au

**CLIENT/S:**  
HARRIS DALEY

**SITE ADDRESS:**  
15 MONASTERY COURT,  
LONGFORD, 7307.

**DRAWING  
PERSPECTIVES**

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**SIGNATURE:**

**DATE:**

**SIGNATURE:**

**DATE:**

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	MNST15
R1	25/11/2021	FOR DA	DRAWN	L.S.	DRAWING	19/19
R2	20/12/2021	F.I.R.				
			CHECKED	M.L.	SCALE (@A3)	NTS



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-21-0325	<b>Council notice date</b>	10/12/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/02171-NMC	<b>Date of response</b>	15/12/2021
<b>TasWater Contact</b>	Jake Walley	<b>Phone No.</b>	0467 625 805
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	15 MONASTERY CT, LONGFORD	<b>Property ID (PID)</b>	9806038
<b>Description of development</b>	Multiple Dwellings x5		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Design to Live	External Services 8/18	R1	25/11/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. <i>Advice: You cannot upgrade from a DN25mm water connection to a DN40mm water connection. This will need to be a new connection, and it will need to be located a minimum of 800mm along the water main from the connection that is being disconnected.</i></li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>4. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.  The payment is required within 30 days of the issue of an invoice by TasWater.</li> </ol>			





Advice			
<b>General</b> For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a> For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>Authorised by</b>  <b>Jason Taylor</b> Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

**REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0325 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 109740.08

**Date:** 30 November 2021

**Applicant:** Design to Live

**Proposal:** Multiple Dwelling x5 (Vary Front Setback)

**Location:** 15 Monastery Court, Longford

W&I referral PLN-21-0325, 15 Monastery Court, Longford

Planning admin: W&I fees paid.

**Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.**

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

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

**Stormwater:**

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

**Stormwater works required:**

*Works to be in accordance with approved design plans*

Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

**Road Access:**

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	N/A
If so, are any works required?	No
Is off-street parking available/provided?	Yes
<b>Road / access works required:</b>	
N/A	
Is an application for vehicular crossing form required?	No
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	No
Are street trees required?	No
Additional Comments:	An Engineer's design <b>is not</b> required.

Engineer's comment:

1. I note that they are not proposing to widen the driveway. Is this acceptable?
2. Numbers of rubbish bins may also be a concern at the head of the cul de sac
3. The Council stormwater line ends in the south western corner of the property and is relatively shallow. There is sufficient depth to drain the entire property but this should be raised with the developer / designer to ensure that they lay their pipes at the correct grade

**STANDARD CONDITIONS FOR MULTIPLE DWELLINGS**W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

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

W.5 Pollutants

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

W.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

W.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

*Jonathan Galbraith (Engineering Officer)*

*Date: 1/12/21*

**Karen Jenkins**

---

**From:** Complete Plumbing  
**Sent:** Friday, 21 January 2022 10:39 AM  
**To:** NMC Planning  
**Subject:** PLN-21-0325

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To The General Manager

Northern Midlands Council

I Mr Brent Simpson of 56 Malcombe Street Longford. Object to the Application Ref PLN-21-0325 15 Monastery Court Longford for the Following reasons.

. I Feel the Set Back on Units 4 & 5 is to close to the Boundry. Set Back Measurements are taken from Face Brick at 1590mm and Do Not allow for Eaves and Gutter at 620mm

Which would have the Face of the Gutter 970mm form the Boundry Line.

. My Problem with that is The Hawthorn Hedge that acts as a Privacey Screen and Wind Break will be Greatly impacked by the amount of Trimming required. Further more this Hedge was Planted Many

Years ago Probably when My area was a Farm. Through the Whole Development Process in the Old Saw Mill area NOT once has any Developer approched Myself or my Neighbour in Regards to this Boundry Line and Hedge Situation.

. I think there is Scope in this Development to Gain Enough space for Less Impact to the Hedge and My Privacy

Via the Reduction of Unit 1,2,3 Back Yards thus moving the Development Closer To Lot 7 Boundry, even savings could be made Internally.

. It is Shown on Drawring Number 4/19 that Waset Removal is Onsite i can not see how a Truck can Retrieve Bins form the areas stated.

I am willing to Discuss Solutions with the Developer if need be, i would just like a Fair out come for Both Parties and My Privacy be Respected.

Kind Regards

Mr Brent Simpson



To Whom It May Concern:

I note the DA for multiple dwellings located at 15 Monastery Court, Longford (PLN-21-0325) which requires further consideration of several issues.

#### **10.4.3**

The proposed private open spaces of units 1, 2 and 3 include portions encumbered by a roof over the portion marked 'alfresco' and in some instances landscaping.

In *B Overton, A Knight, P Rose, J Tchappat and P Woolston t/a KTW Property Group v Launceston City Council* [2013] TASRMPAT 104 (26 September 2013) where the RMPAT (now TASCAT) clarified the definition of private open space as follows:

*Private open space is defined as meaning "outdoor space" and does not include covered areas of the sort marked as "alfresco".*

Whilst landscaping can be positioned elsewhere, excluding the portion marked 'alfresco' would likely result in the inability of the broader private open spaces of units 1 and 3 being capable of accommodating a 24m<sup>2</sup> space with a minimum 4m horizontal dimension.

#### **10.4.4**

The Scheme appears to not adequately address overshadowing potentially caused by neighbouring buildings, which is in effect a double standard given a building on a neighbouring site can overshadow a private open space on an adjacent site in the same way a multiple dwelling on the same site could overshadow another multiple dwelling's private open space.

With construction of a two-storey dwelling on the site immediately north of the subject site, it would be remiss not to consider any potential overshadowing impact this may create for the private open spaces of units 1, 2 and 3.

#### **E6.7.2**

The drawings do not provide swept path diagrams demonstrating the turning requirements to enter and exit all parking spaces and it is subsequently unclear whether there is adequate turning space within the site to achieve this. Scaling the drawings using the figured dimensions also suggests the 'B85' vehicle shown is some 240mm shorter and 30mm narrower than the dimensions given in AS2890.1:2004.

The proposal also notes rubbish and recycling will be collected by a private contractor using a B85 vehicle. However, the B85 vehicle is unlikely to be commensurate with the size of such a vehicle and the Applicant should subsequently identify the likely vehicle(s) to be used and further demonstrate such a vehicle could safely, efficiently and conveniently turn within the site to permit entry and exit in a forward direction.

#### **E6.6.2 A1.2; E6.8.2 A1.2 + A2**

No bicycle parking spaces have been shown on the drawings in accordance with Table E6.1, so it is unclear where secure bicycle storage is available.

To comply with AS2890.1:2004, the garages are of insufficient size to house the bicycle parking space of dimensions given in the Scheme. Similarly, the width would be insufficient to provide for safe, convenient and efficient access. On this basis, it is assumed storage would be provided in the storage sheds for each unit with access via the areas indicated to be paved given the drawings do not show gate locations.

The 3400mm wide parking spaces between units 1 and 2 and 2 and 3 are such that a B85 vehicle parked centrally in the space would leave 765mm either side.

The 5800mm wide parking space for two vehicles between units 4 and 5 is such that with two B85 vehicles parked, three equal gaps of 687mm would remain (or less if the vehicles were parked centrally to the strata boundary).

These dimensions fall well short of the 2000mm required under E6.8.2 A1.2 (and may similarly present issues for wheeling waste bins past vehicles). On this basis, reliance on the performance criteria is required.

To wheel a bicycle past a parked vehicle requires adequate clearances to avoid any potential for damage to the vehicle. With some mountain bike handlebars having widths in excess of 800mm, a minimum 1200mm should be allowed.

The simplest solution for units 1, 3, 4 and 5 would be to provide a gate which provides access to the shared driveway without needing to pass through a dedicated parking space (unit 3 may require this regardless given U2 P2 is technically associated with another strata property).

For Unit 2, moving the entire unit west to increase the width of U2 P2 would be the most viable option.

**E6.6.4 A1**

A dedicated motorcycle parking space is required for compliance.

I trust these issues will be carefully considered by Council.

Kind regards,

Mark Rhodes

**Received**

15.12.2021



**Mail:** 202 Wellington Street, South Launceston 7249    15 December 2021

**A.B.N:** 71 615 812 747

**Phone:** 6344 7319

**Email:** mitch@designtolive.com.au

## **Planning Application Cover Letter**

**Development:** Proposed Dwelling

**Owner:** Wendy & Owen Erglis

**Address:** 17 William Street, Longford

**Council:** Northern Midlands

**Zone:** General Residential

Please find below further information for the proposed Development at the above address.

### **10.4.2 Setbacks and building envelope for all dwellings A3/P3**

Refer to WLLS17/13 (Dwelling Elevation Sth). All but the gutter of the proposed extension is contained within the building envelope as outlined in 10.4.2 A3. The protrusion of the gutter will not cause any loss of amenity to adjoining properties in regard to sunlight and private open space as the immediate area at the eastern boundary is driveway access to the existing dwelling located at 15a William Street.

Refer to WLLS17/3 (Dwelling Site Plan). The proposed extension to the existing dwelling meets the acceptable solution A3 (b) (i) that the proposed extension does not extend beyond an existing building built on or within 0.2m to the boundary of the adjoining property. As noted on the site plan, the existing dwelling, and subsequent areas to be demolished were located approx. 100mm from the Eastern boundary, and the proposed extension will be located approx. 320mm from the same boundary.

Refer to WLLS17/4 (Unit Site Plan). The proposed units and shed are located approx. 1.1m from the side and rear boundaries of the second lot. This is consistent with the immediate area with existing dwellings located at 15 & 15a William Street, which are located within 1.0m of the side and rear boundaries respectively. The units are a maximum height of approx. 4.6m and will not cause any unreasonable loss of amenity to the neighbouring dwellings having regard to overshadowing to private open space or habitable windows, due to the immediate area on the eastern boundary being used as a driveway/parking area for the dwelling at 2a Pakenham Street.

Regards,  
Denika McDonald-Hodges  
(B.EvnDes, M.Arch)



PROPOSED EXTENSION TO EXISTING DWELLING &  
PROPOSED SHORT TERM ACCOMODATION  
17 WILLIAM STREET,  
LONGFORD, 7301.



DRAWING #	DRAWING
WLLS17 -1	COVER PAGE
WLLS17 -2	LOCALITY PLAN
WLLS17 -3	DWELLING SITE PLAN
WLLS17 -4	UNIT SITE PLAN
WLLS17 -5	LANDSCAPE PLAN
WLLS17 -6	PARKING AND TURNING
WLLS17 -7	EXISTING + DEMO FLOOR PLAN
WLLS17 -8	PROPOSED FLOOR PLAN
WLLS17 -9	SHORT TERM ACCOMODATION
WLLS17 -10	PROPOSED SHED
WLLS17 -11	EXTERNAL SERVICES
WLLS17 -12	DWELLING ELEVATIONS NTH
WLLS17 -13	DWELLING ELEVATIONS STH
WLLS17 -14	DWELLING ELEVATIONS EST
WLLS17 -15	DWELLING ELEVATIONS WST
WLLS17 -16	PERSPECTIVES

COUNCIL	ZONE	ENERGY STAR RATING	TBC
NORTHERN MIDLANDS	GENERAL RESIDENTIAL	BAL RATING	TBC
DWELLING ALFRESCO	34.67	LAND TITLE REFERENCE	217073/1 + 149296/1
EXISTING DWELLING	84.47	PROPERTY ID	6738970
PROPOSED EXTENSION	126.62	LOT SIZE (M²)	859.96 & 756m²
PROPOSED SHED	32.73	PLANNING OVERLAY	N/A
SHED PORCH	9.61	SITE HAZARDS	N/A
SHORT STAY ACCOM. 1	56.82		
SHORT STAY ACCOM. 2	56.82		
SHORT STAY ACCOM. 3	56.82		



ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
W. designtolive.com.au

CLIENT/S:  
WENDY & OWEN ERLIS

SITE ADDRESS:  
17 WILLIAM STREET,  
LONGFORD, 7301.

DRAWING  
COVER PAGE

I/WE APPROVE THESE DRAWING TO BE  
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SIGNATURE:                      DATE:

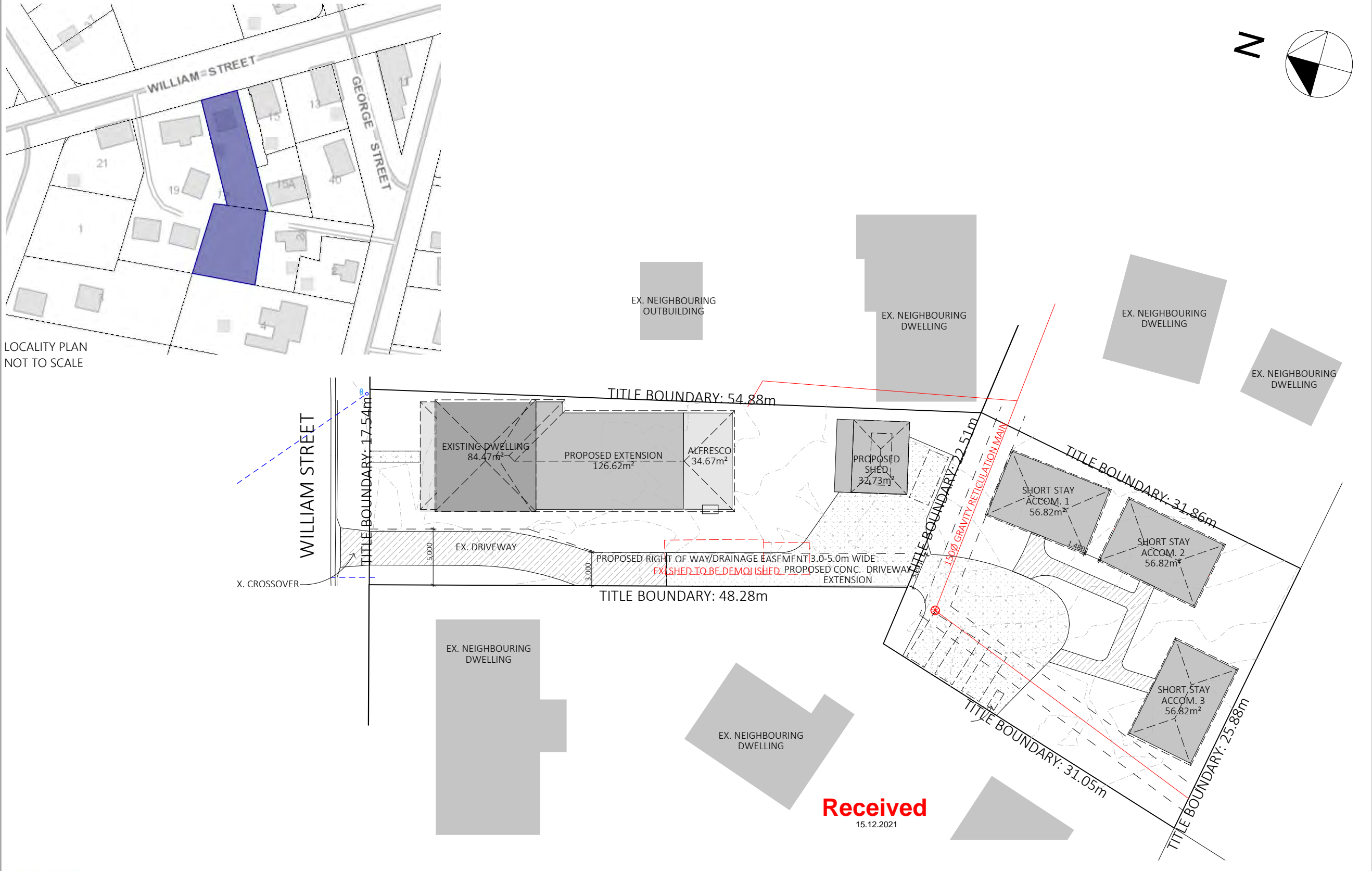
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
R1	**/**/2021	CONCEPT				
			DRAWN	D.M.	DRAWING	1/16
			CHECKED	M.L.	SCALE (@A3)	NTS

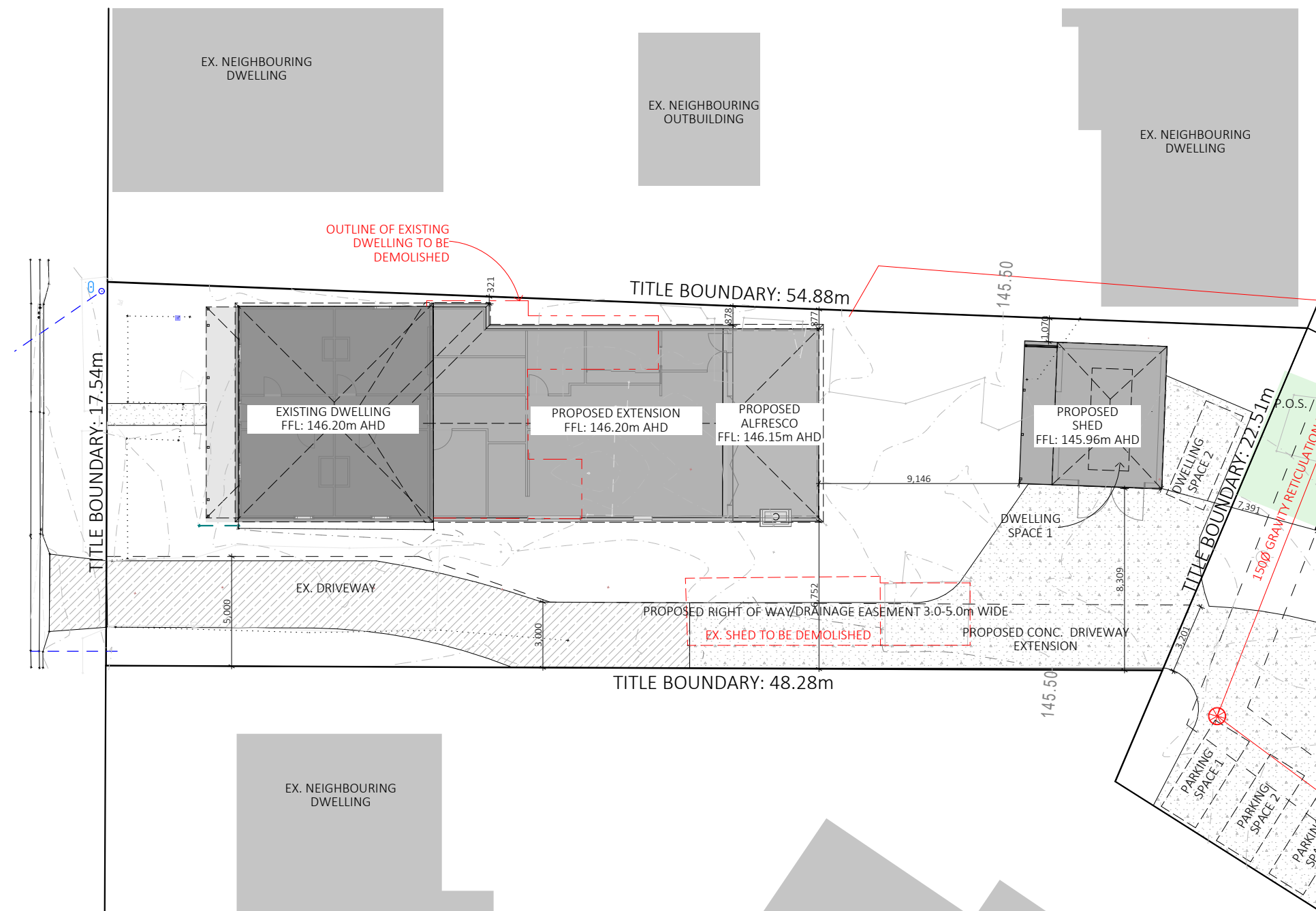
ATTACHMENTS

**Received**  
15.12.2021




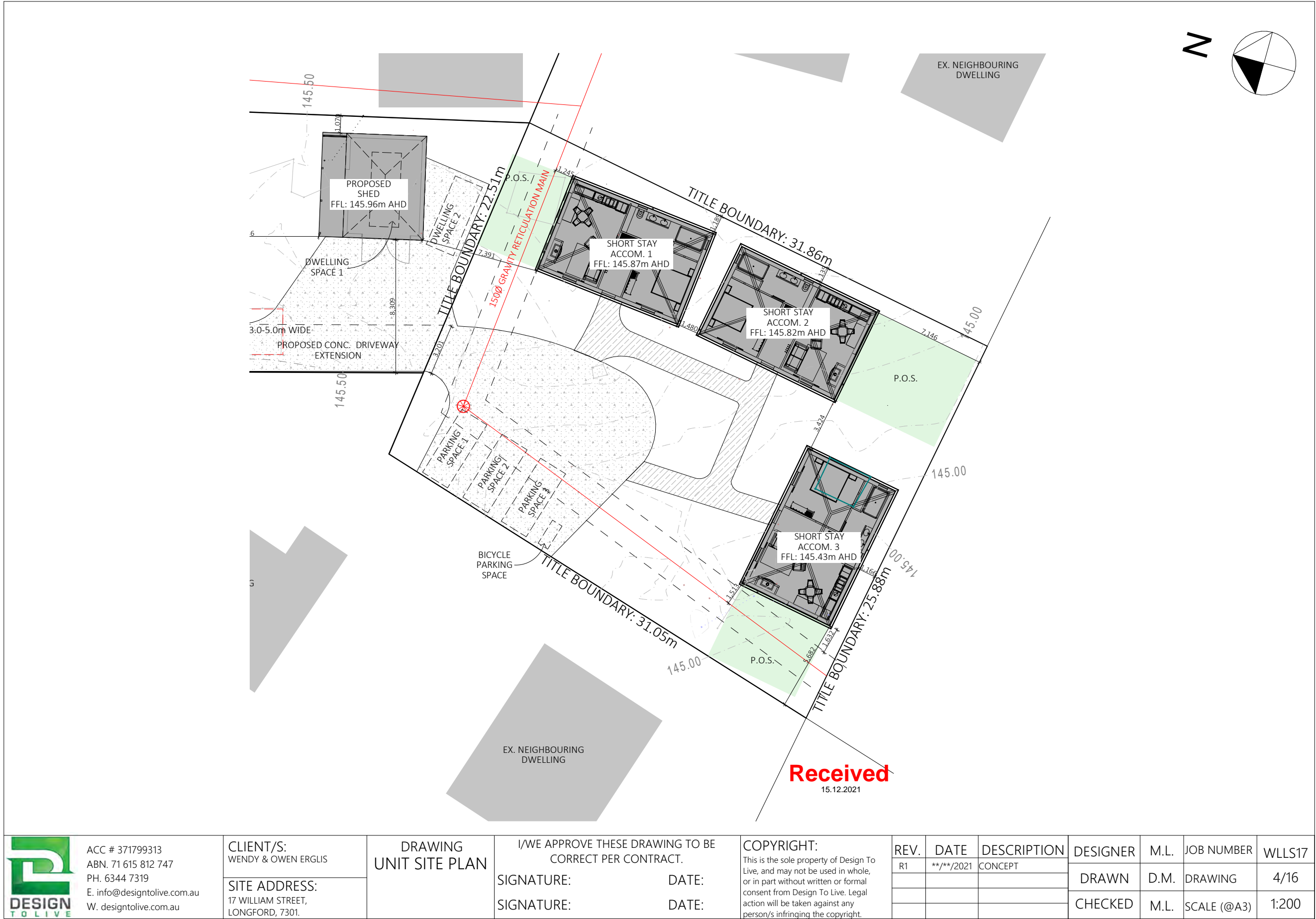
	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: WENDY & OWEN ERGLIS  SITE ADDRESS: 17 WILLIAM STREET, LONGFORD, 7301.	DRAWING LOCALITY PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  SIGNATURE:                      DATE: SIGNATURE:                      DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
						R1	**/**/2021	CONCEPT	DRAWN	D.M.	DRAWING	2/16
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15.12.2021

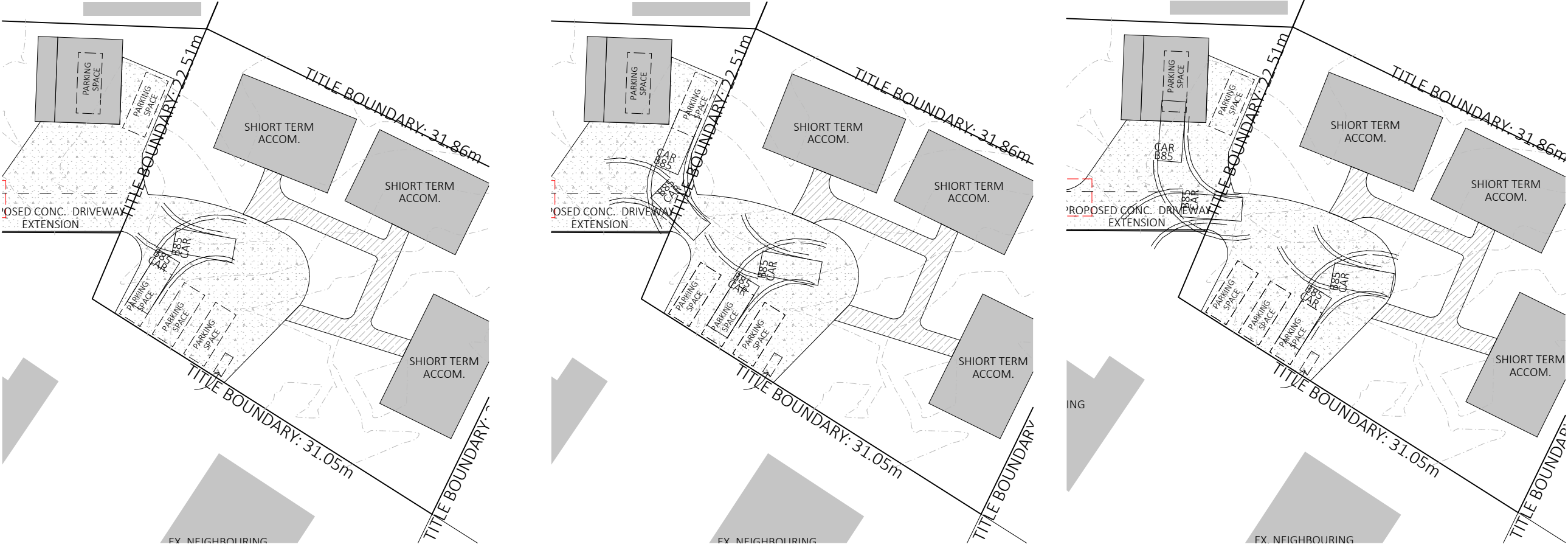
 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	CLIENT/S: WENDY & OWEN ERLUIS	DRAWING DWELLING SITE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17	
	SITE ADDRESS: 17 WILLIAM STREET, LONGFORD. 7301.		SIGNATURE:		DATE:	R1	**/**/2021	CONCEPT	DRAWN	D.M.	DRAWING	3/16
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15.12.2021

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: WENDY & OWEN ERGLIS  SITE ADDRESS: 17 WILLIAM STREET, LONGFORD, 7301.	DRAWING LANDSCAPE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  SIGNATURE:                      DATE: SIGNATURE:                      DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
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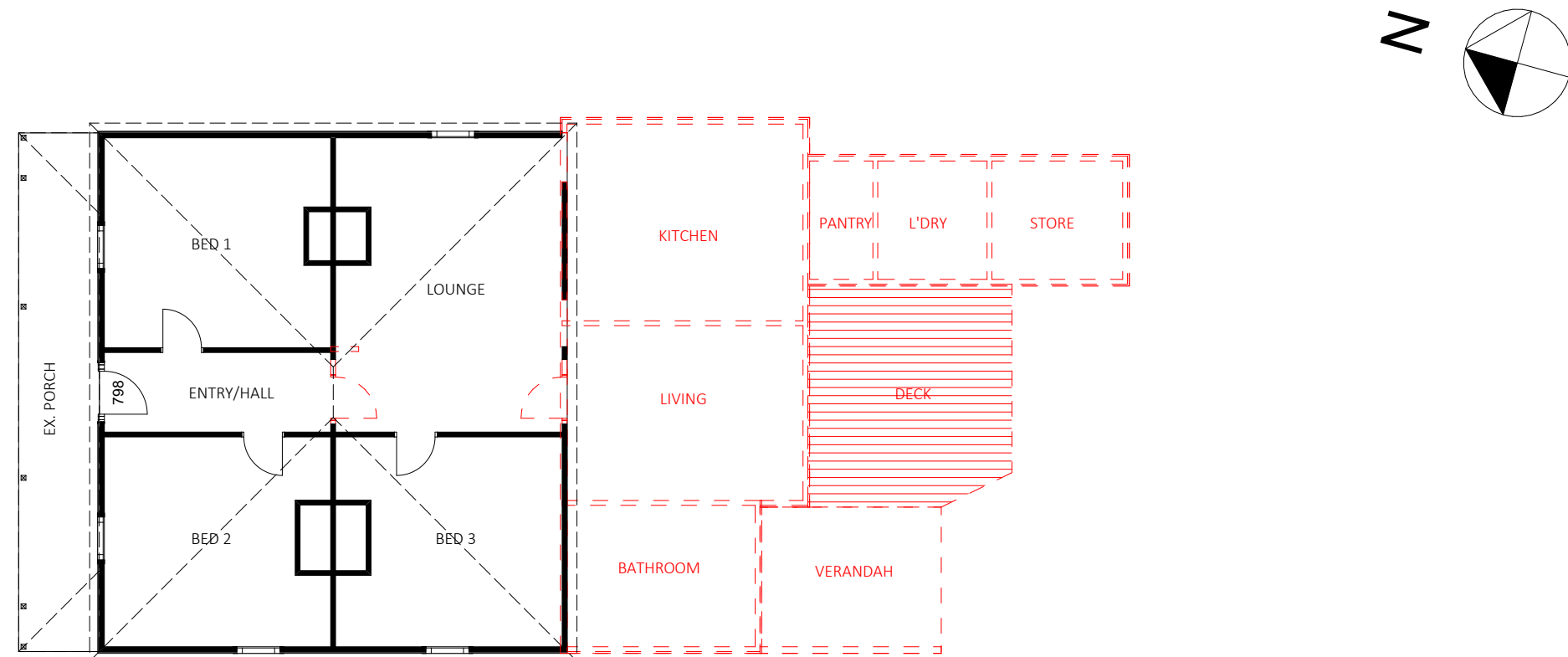


**PARKING AND TURNING**  
EXISTING DWELLING: 2 x PARKS (FORWARD ENTRY & EXIT)  
SHORT TERM ACCOMODATION: 3 x PARKS (FORWARD ENTRY & EXIT)





**Received**  
15.12.2021

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: WENDY & OWEN ERGLIS	DRAWING PARKING AND TURNING	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  SIGNATURE:                      DATE: SIGNATURE:                      DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
		R1				**/**/2021	CONCEPT	DRAWN	D.M.	DRAWING	6/16	
								CHECKED	M.L.	SCALE (@A3)		






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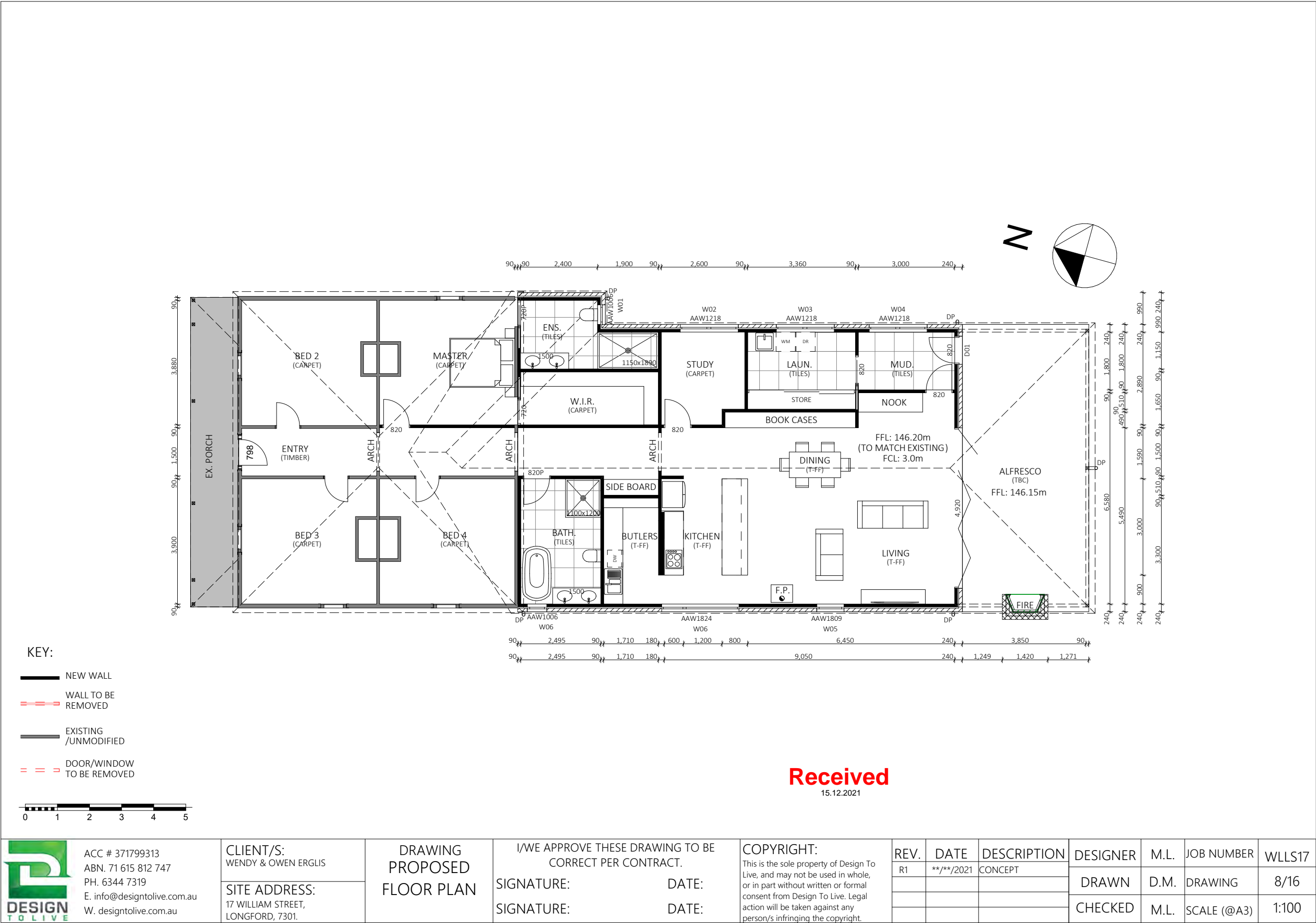
 NEW WALL  
 WALL TO BE REMOVED  
 EXISTING / UNMODIFIED  
 DOOR/WINDOW TO BE REMOVED



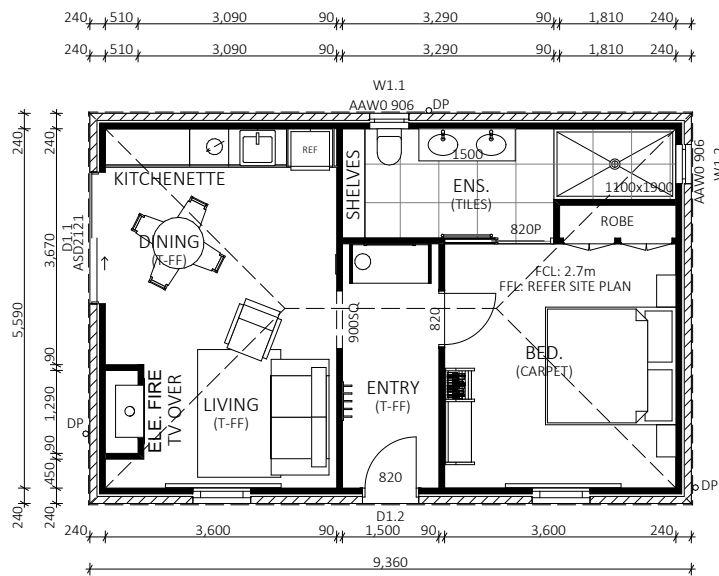
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15.12.2021

 <p>ACC # 371799313          ABN. 71 615 812 747          PH. 6344 7319          E. info@designtolive.com.au          W. designtolive.com.au</p>	CLIENT/S: WENDY & OWEN ERLUIS	DRAWING EXISTING + DEMO FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
	SITE ADDRESS: 17 WILLIAM STREET, LONGFORD, 7301.		SIGNATURE:	DATE:		R1	**/**/2021	CONCEPT	DRAWN	D.M.	DRAWING	7/16
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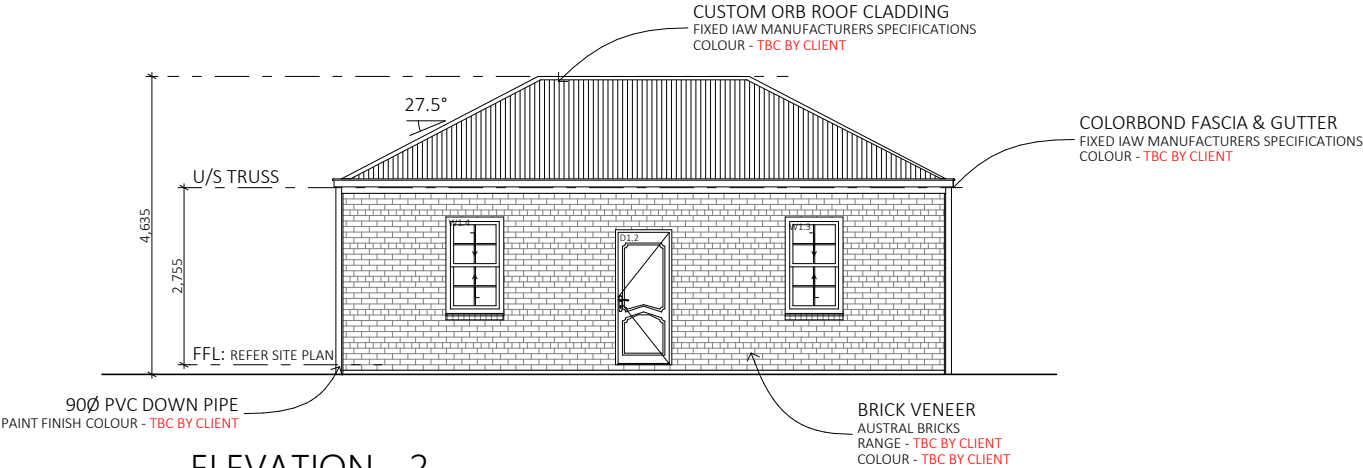




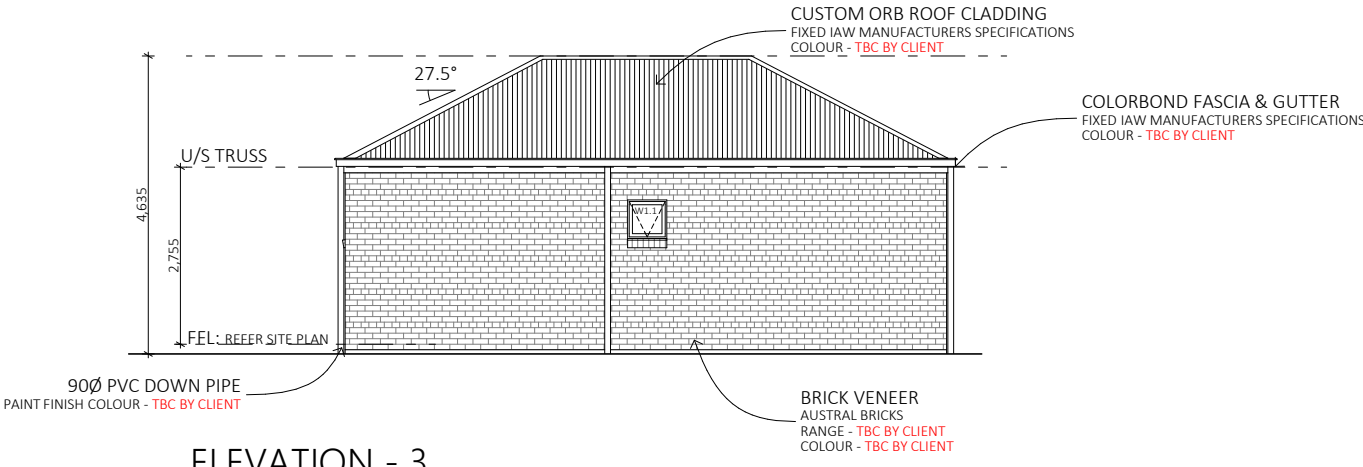
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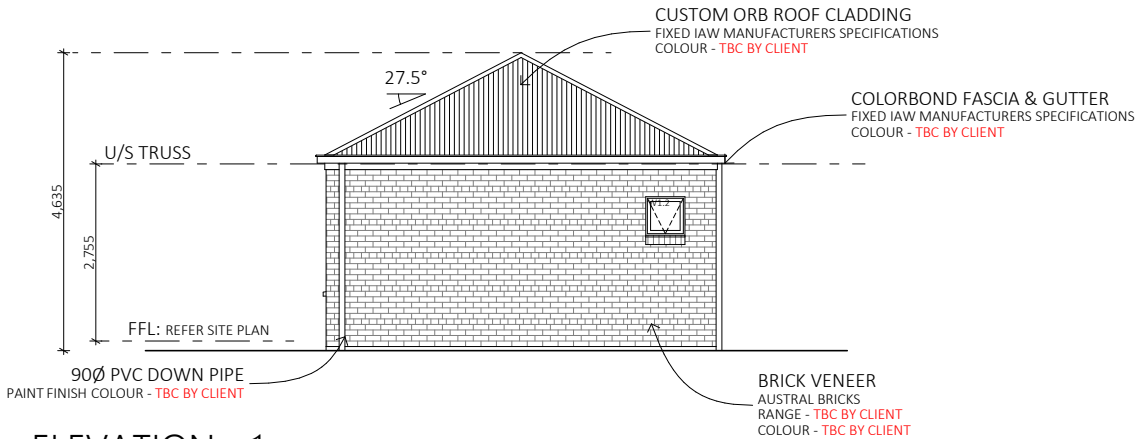
FLOOR PLAN - TYPICAL



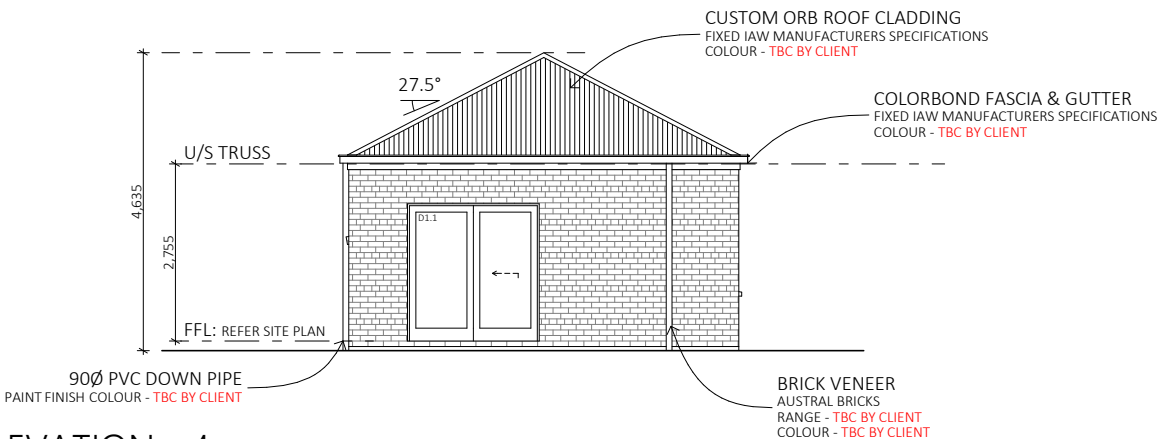
ELEVATION - 2



ELEVATION - 3



ELEVATION - 1



ELEVATION - 4



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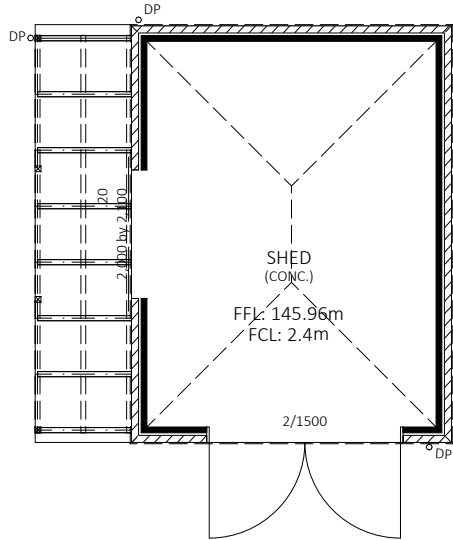
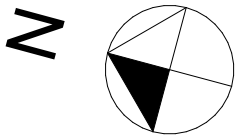
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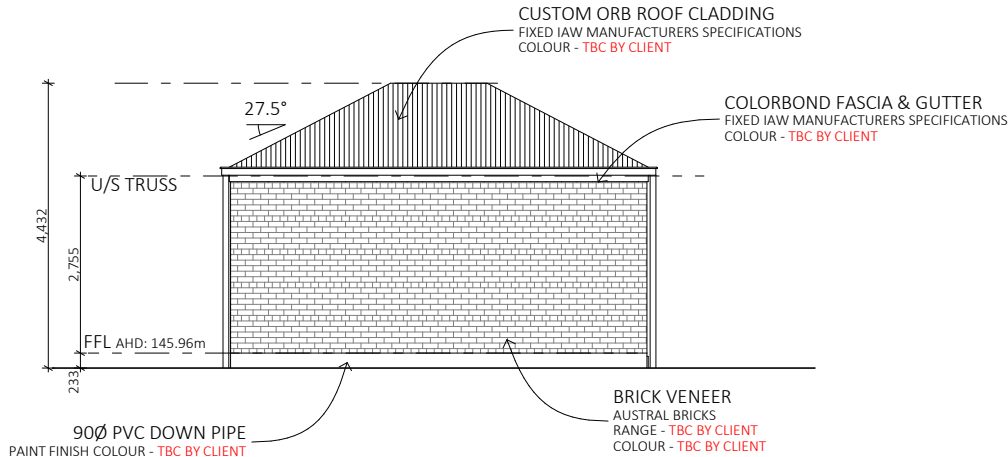
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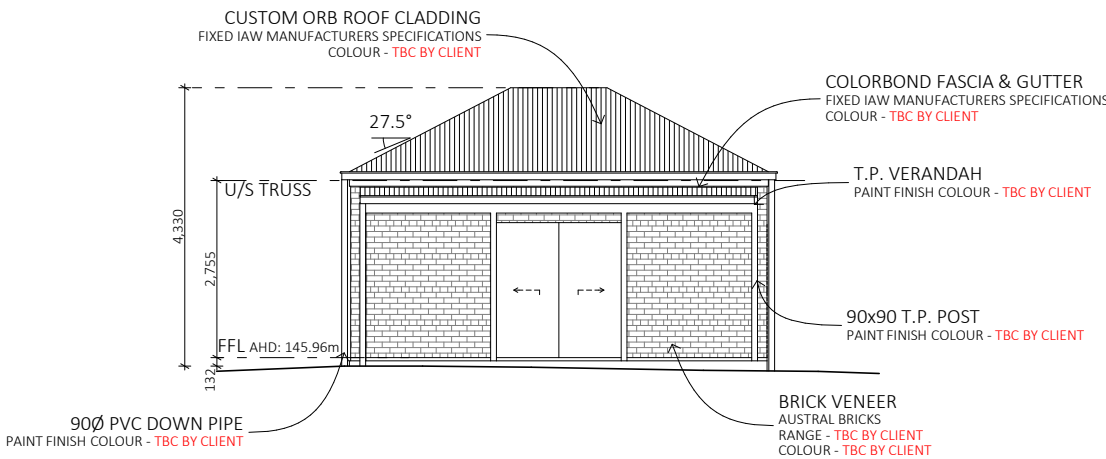
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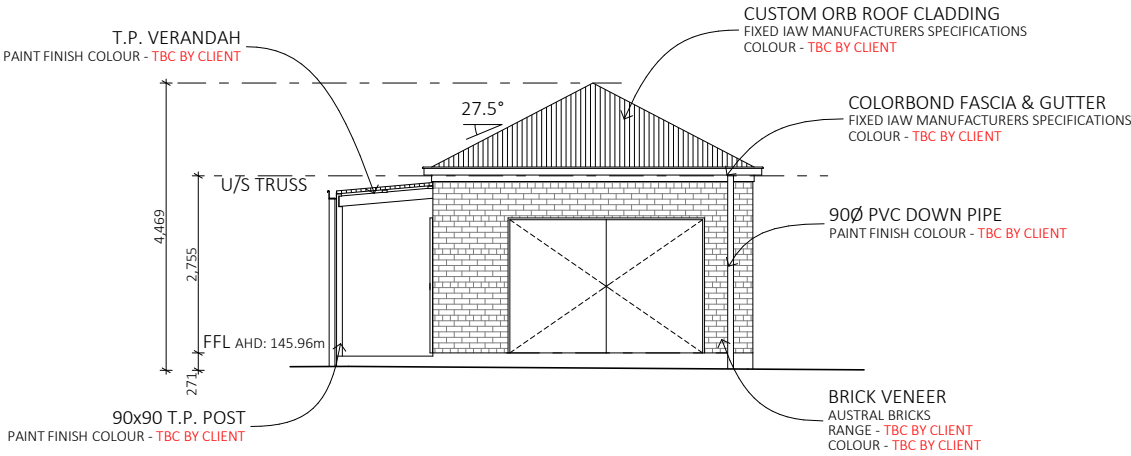
FLOOR PLAN



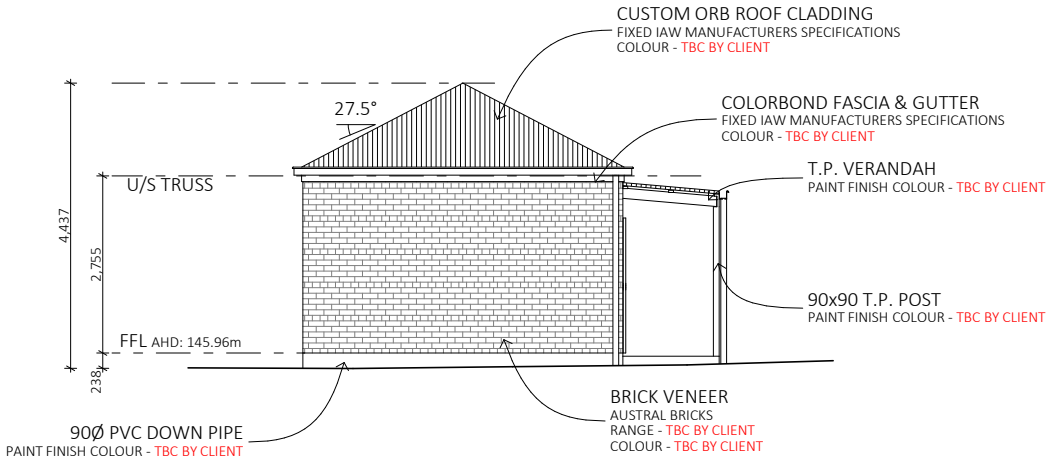
SOUTHERN ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION



EASTERN ELEVATION



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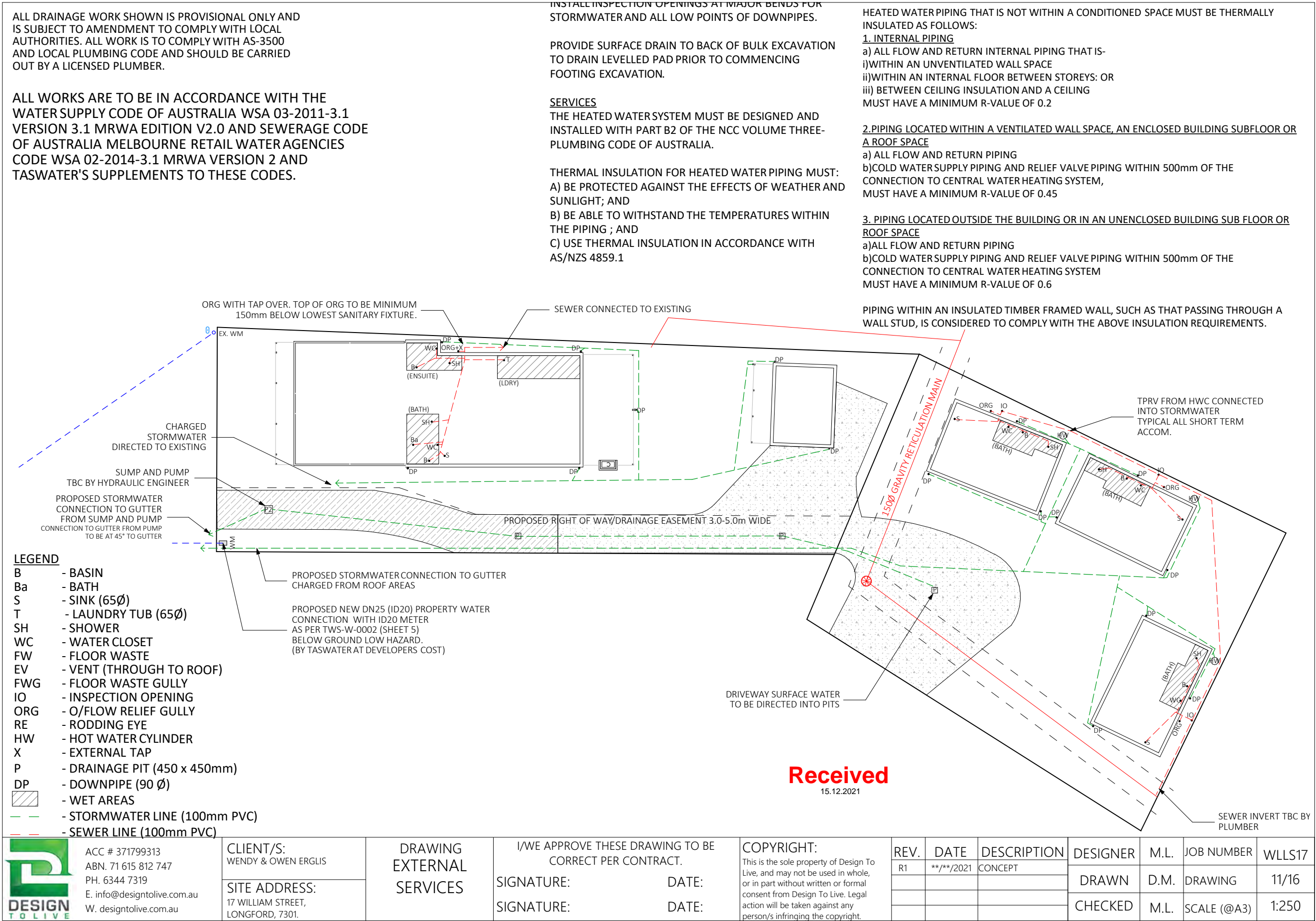
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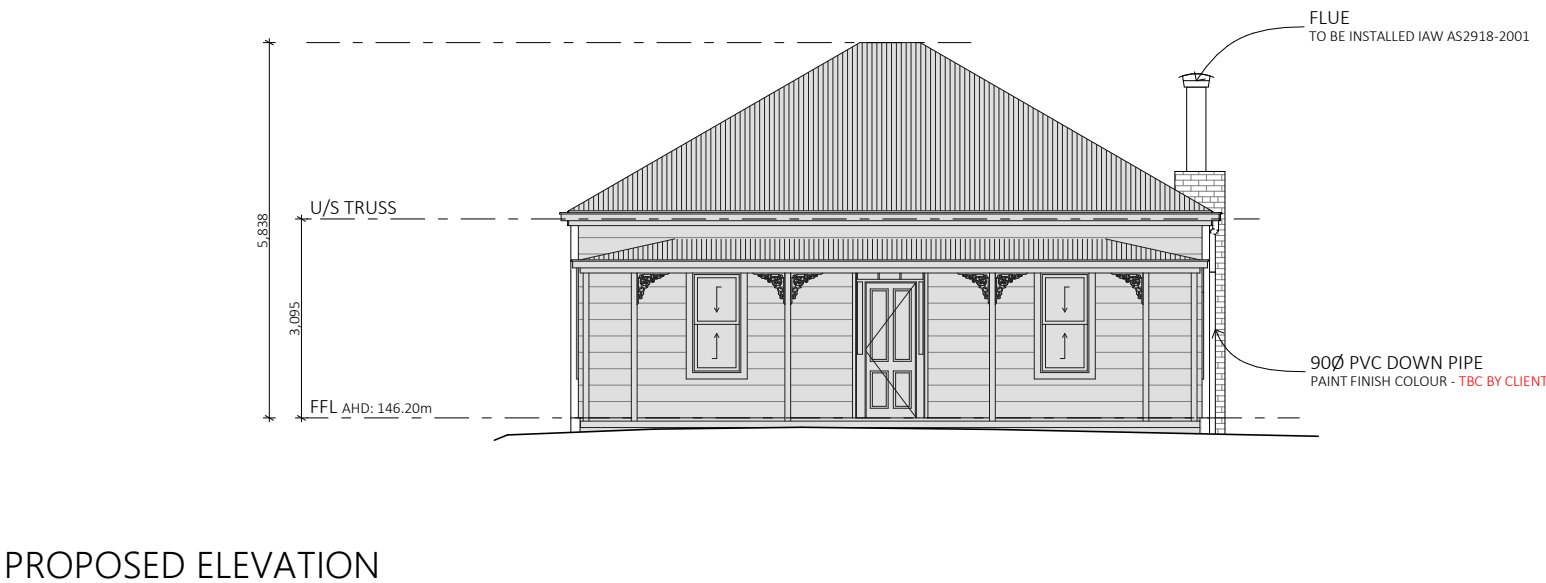
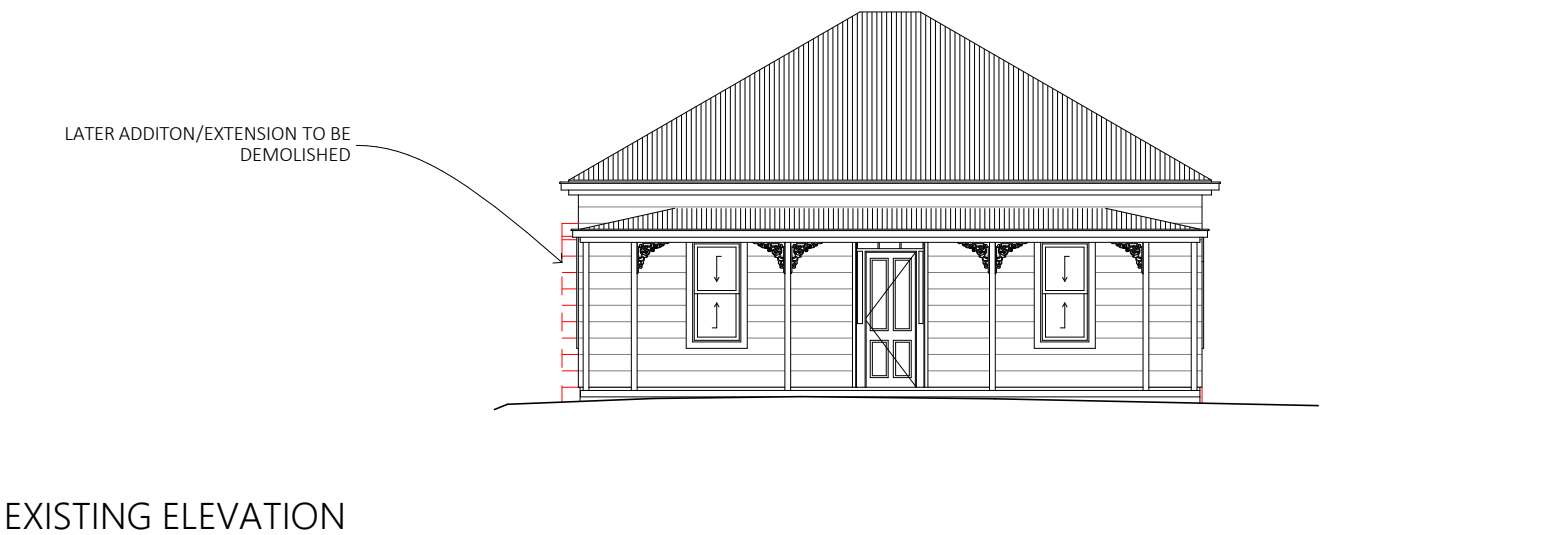
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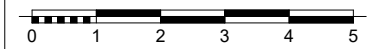
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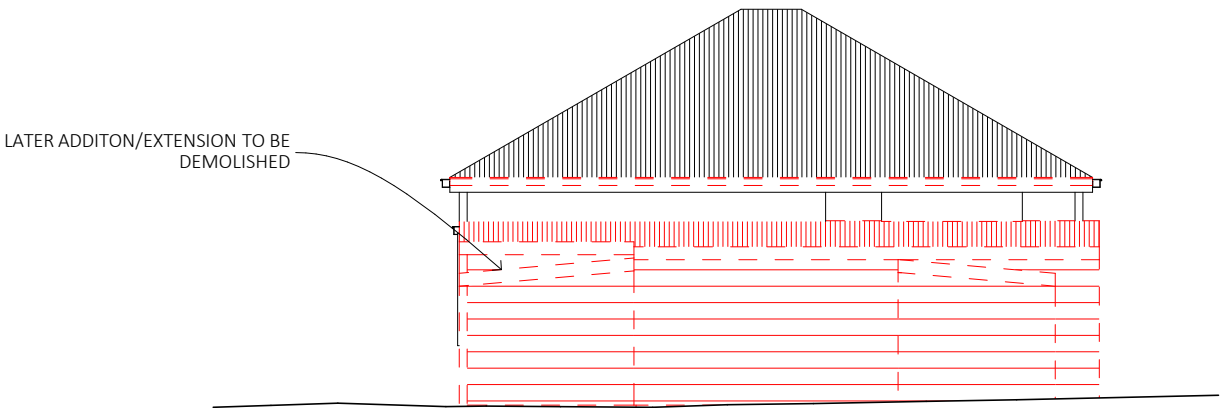


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15.12.2021

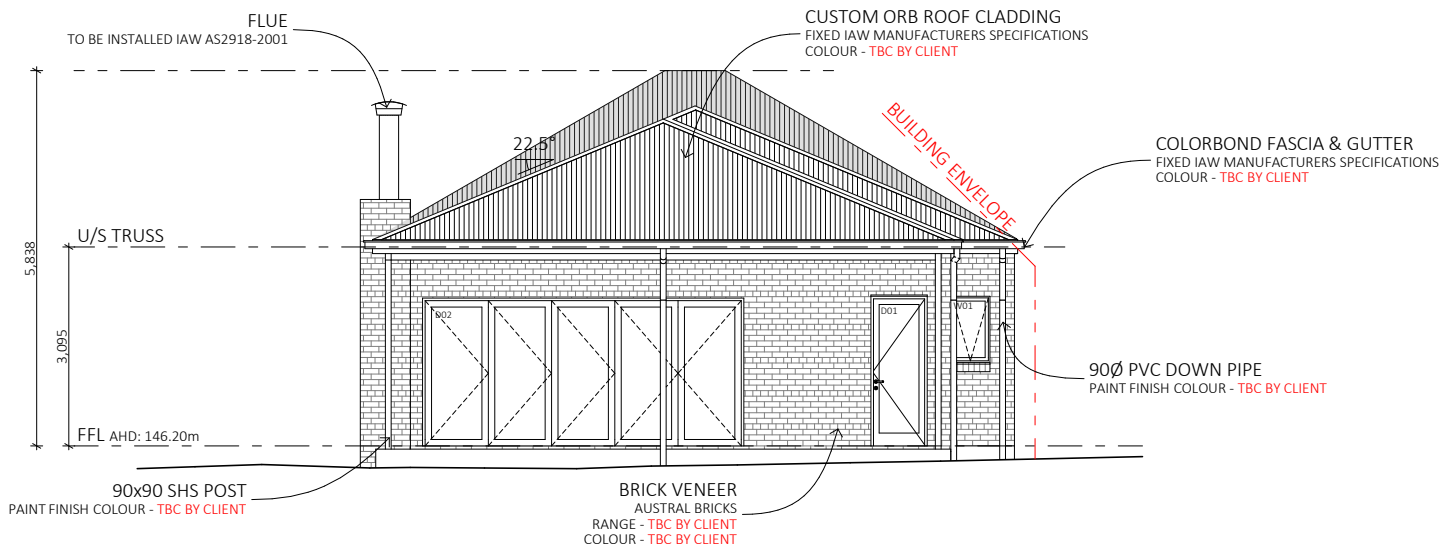


 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	CLIENT/S: WENDY & OWEN ERGLIS	DRAWING DWELLING ELEVATIONS NTH	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
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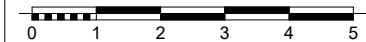


EXISTING ELEVATION



PROPOSED ELEVATION

Received  
15.12.2021



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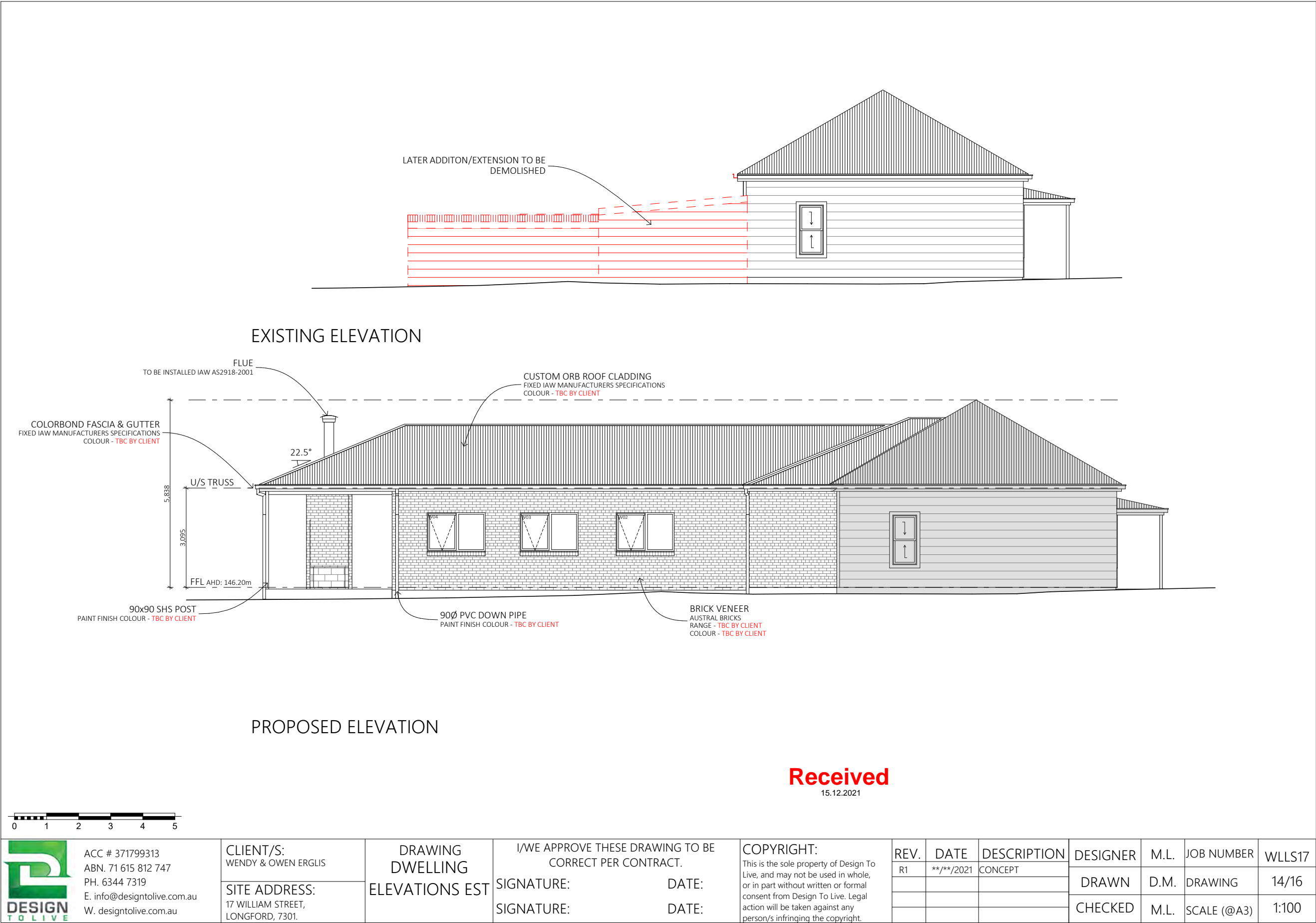
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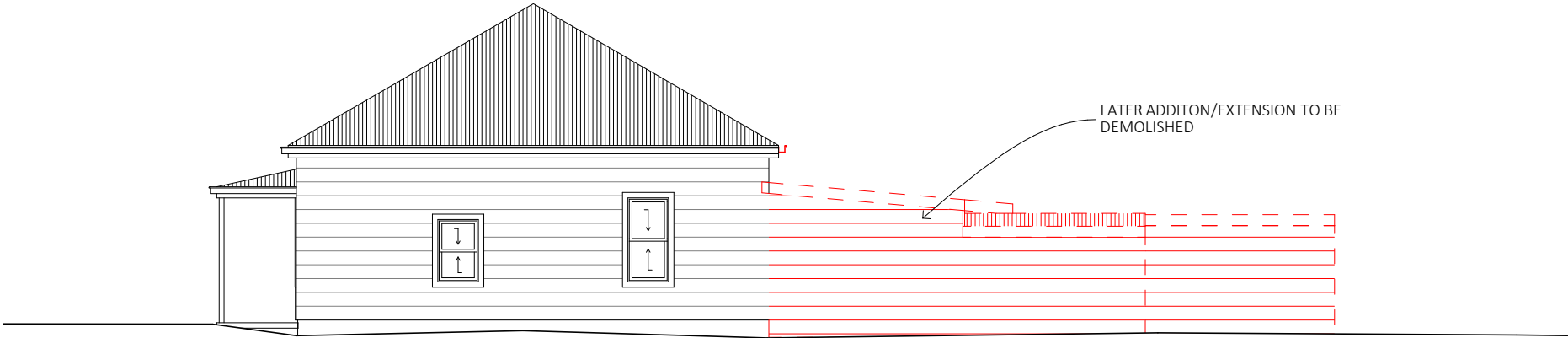
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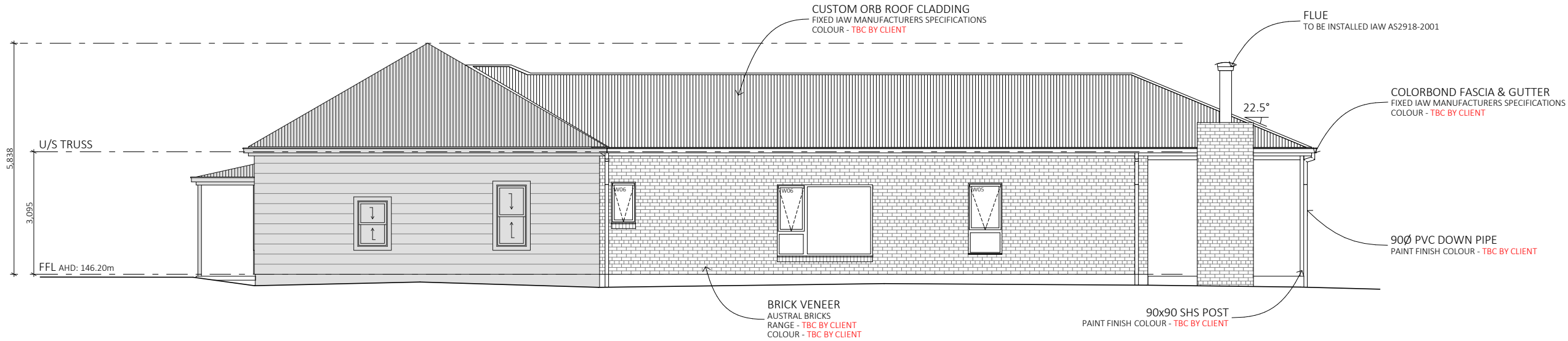
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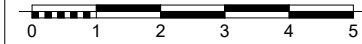


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15.12.2021



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WENDY & OWEN ERLIS  
SITE ADDRESS:  
17 WILLIAM STREET,  
LONGFORD, 7301.

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	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: WENDY & OWEN ERLIS	DRAWING PERSPECTIVES	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  SIGNATURE:                      DATE: SIGNATURE:                      DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WLLS17
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									CHECKED	M.L.	SCALE (@A3)	NTS





Our ref: 6738970; PLN-21-0330;  
Enquiries: Ryan Robinson

14/12/2021

202 Wellington St  
SOUTH LAUNCESTON 7249  
via email: denika@designtolive.com.au

Dear Denika

**Additional Information Required for Planning Application PLN-21-0330 - Alterations and additions to dwelling and 3 units for visitor accommodation at 17 William Street, Longford**

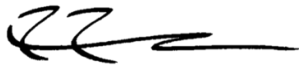
I refer to the abovementioned application, which has been further reviewed by Council's Planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- 10.4.2 Setbacks and building envelope for all dwellings P3
  - The extent of proposed development within 1.5m of the eastern (side) boundaries for both lots, and the rear boundary of the internal lot exceed the amount permitted by the Acceptable Solution. Further, the height of a section of external wall for the ensuite in the proposed dwelling will protrude through the building envelope identified in Figure 10.1 of the Planning Scheme.
  - Please provide a response to the provisions of Performance Criteria (P3).
  - Please also clarify why the three units and shed cannot be located 1.5m from the relevant side and rear boundaries.
- E6.6.2 Bicycle Parking Numbers A1.1/A1.2/P1 / E6.8.2 Bicycle Parking Access, Safety and Security A1.1/A1.2/P1 & A2/P2
  - The residential use requires one bicycle parking space, which is considered to be satisfied by the inclusion of the proposed shed. However, a single bicycle parking space is also required for the visitor accommodation use.
  - Please show the provision of a bicycle parking space for the visitor accommodation use, ensuring that it is designed and located in accordance with the provisions of Clause E6.8.2.
- E6.7.1 Construction of Car Parking Spaces and Access Strips A1/P1
  - The requirement for car parking, access strips, manoeuvring and circulation spaces must be provided with an impervious all weather seal.
  - Please update the drawings to show the material proposed for the construction of the car parking, access strips, manoeuvring and circulation spaces.



- Stormwater, water, and sewer connections
  - The External Services drawing shows drainage to William Street, including for the driveway, which has a lower elevation than the street.
  - Please clarify how stormwater will drain from the property and driveway.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au) and referenced with the planning application number PLN-21-0330. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)



Ryan Robinson

**PLANNER**

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

**Our Ref: 113700.14 PLN-21-0330**

Attention: Planning Section  
Northern Midlands Council  
PO Box 156  
Longford Tasmania 7301

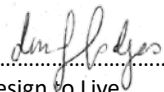
Email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

**PLANNING APPLICATION PLN-21-0330 - EXTENSION OF TIME**

**Alterations and additions to dwelling and 3 units for visitor accommodation at 17 William Street, Longford**

I agree to an extension of time for Council to make a decision in this matter until **Tuesday 25<sup>th</sup> January 2022**.

Applicant signature:



.....

Design to Live  
202 Wellington St  
SOUTH LAUNCESTON TAS 7249

Date: 11/01/2022

**Our Ref: 113700.14 PLN-21-0330**

Attention: Development Services Department - Planning  
Northern Midlands Council  
PO Box 156  
Longford, Tasmania 7301

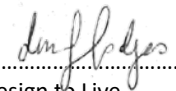
Pdf via email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

**PLANNING APPLICATION – EXTENSION OF TIME**

**Alterations and additions to dwelling and 3 units for visitor accommodation at 17 William Street, Longford**

I agree to an extension of time for Council to make a decision in this matter until **25<sup>th</sup> February 2022**.

Applicant signature:



Design to Live  
202 Wellington St  
SOUTH LAUNCESTON TAS 7250

Date:

27/01/2022

Our Ref: 113700.14 PLN-21-0330

10 January 2022

MS DENIKA MCDONALD-HUGHES  
DESIGN TO LIVE  
202 WELLINGTON ST,  
SOUTH LAUNCESTON 7249  
via email: [DENIKA@DESIGNTOLIVE.COM.AU](mailto:DENIKA@DESIGNTOLIVE.COM.AU)



Dear Ms Macdonald-Hughes

**Extension of Time required for Planning Application PLN-21-0330**  
**Alterations and additions to dwelling and 3 units for visitor accommodation at 17 William Street, Longford**

Council requires an extension of time to its statutory period for assessing the application. An extension of time under s57(6A) of the *Land Use Planning and Approvals Act 1993* until **Tuesday 25<sup>th</sup> January 2022 (after the completion of advertising)** is formally requested.

If you consent to this request, please sign the attached statement and return a copy to Council as soon as possible.

We appreciate your cooperation in this matter. If you have any queries regarding your planning application, I invite you to contact me on 6397 7303, or email [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely



Paul Godier  
**SENIOR PLANNER**

Enc: Extension of time

21 William St,  
Longford , Tas 7301

January 20, 2021

Mr D. Jennings,  
General Manager,  
Northern midlands Council,  
Longford, Tas. 7301

Dear Mr Jennings,

I, Timothy John Flanagan wish to make a representation to planning application number PLN-21-0330 re 17 William Street Longford, on the following grounds:

**Zoning:** This is a commercial development in an area zoned general residential

**Public health and social amenity:** It is a risk to the good health of pedestrians and others: Guests staying there may well be arriving mid to late afternoon when children from the nearby, and town's only school are walking home in the highly distracted way they often do, and in the morning the same problem guest may well be leaving as the children walk to school. This risks reducing further the number of children who do walk, ride bikes or scooter to and from school, in a town where markers of poor health such a childhood obesity are already of great concern

**Heritage -Cladding:** I fully understand and have no objection to the proponents wishing to renovate their home, but wish to make representation that the addition as planned is to be clad with bricks, not weather board as the house originally was, as is the adjoining and nigh on identical cottage at 15 William Street, in this an historical town with an extensive heritage overlay; and which projects itself to tourists as a town of history.

**Heritage -Chimneys:** I fully understand and have no objection to the proponents wishing to heat their home other than taking advantage of the fireplaces. I believe the house originally had 4 rooms, each with a fireplace, 2 fireplaces to a chimney. My representation is that removing the two chimneys detracts from the house detracts from the house, and the historic streetscape. The adjoining cottage had a chimney removed some years ago by a previous owner, without Council knowledge.

**Public health and social amenity:** It is a risk to the good health of pedestrians and others: Guests staying there may well be arriving mid to late afternoon when children from the nearby, and town's only school are walking home in the highly distracted way they often do, and in the morning the same problem guest may well be leaving as the children walk to school. This risks reducing further the number of children who do walk, ride bikes or scooter to and from school, in a town where markers of poor health such a childhood obesity are already of great concern

**Drainage:** It is unclear from the diagram provided, but the gravity reticulation main goes to the edge of the back of the block with the three proposed short accommodation units on 17 William Street. My concern is it could link up with the drainage from the 5 dwellings on 19 William Street, and overload the drain those dwellings use which flows into Catherine Street.

Yours sincerely,

Timothy John FLANAGAN



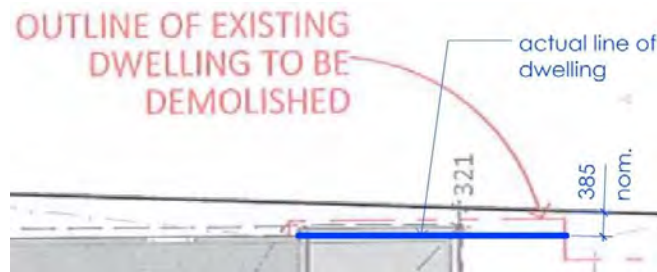
To Whom It May Concern:

I note the DA for a single dwelling extension and visitor accommodation located at 17 William St, Longford (PLN-21-0330).

#### 10.4.2 A3

The cover letter with the DA states a portion of the existing dwelling to be demolished has a setback of 100mm, referring to a drawing showing the eastern wall of the first section of a later addition being further east than the eastern wall of the original four room dwelling.

Viewing the side of the dwelling from near the driveway of 15 William St, it appears the eastern wall of the first part of the later addition is on the same plane as the eastern wall of the original dwelling (see below).



On this basis, the drawings do not appear to be accurate and require verification as 10.4.2 A3 (b) (i) may not be applicable and the proposal would similarly not comply with 10.4.2 A3 (b) (ii). This would subsequently necessitate a need to comply with the relevant performance criteria, particularly those relating to the visual impact of the scale, bulk and proportions of the proposed extension when viewed from adjoining properties.

#### Table E6.7.2

The proposed driveway appears to be approximately 40m in length from the road to the point at which it tapers to the proposed shed.

On this basis, the driveway would require a passing bay to comply.

#### E6.7.2 A2.2

AS2890.1:2004 requires a minimum 300mm clearance to any obstruction such as fences.

On this basis, a minimum width of 3300mm is required where the driveway is taken to the fence.

The proposed visitor accommodation does not appear to fit the definition of a 'dwelling' under the Scheme which suggests the proposal must comply with additional clauses relevant to the general residential zone. It is similarly shown to be located entirely on a lot with an area of 756m<sup>2</sup>.

**10.4.13.5**

A1 requires a minimum rear setback of 4m for lots with an area of less than 1000m<sup>2</sup> so the proposal is not compliant with the acceptable solution.

A2 requires a minimum side setback of 1m for lots less than 1000m<sup>2</sup> and 0.3m for every metre of height over 3.6m up to 6.9m. With a height of 4635mm, the visitor accommodation units must be set back a minimum 1.3m to comply given there is no relevant performance criteria.

**10.4.13.8**

An objective of this clause seeks to retain mature vegetation with A1 seeking to protect predominant landscape features of the neighbourhood.

Whilst the proposal indicates two existing trees will be retained, aerial photographs suggest the canopy of these trees to be significantly greater than plotted on the landscaping plan which may necessitate extensive pruning to permit the construction of accommodation units 1 and 2 in particular.

It is subsequently unclear whether this satisfactorily meets the relevant clause objectives, acceptable solutions or performance criteria.

I trust these issues will be carefully considered by Council.

Kind regards,

Mark Rhodes

Our ref:113700.14PLN-21-0330; Design to Live

25/01/2022

Ms D McDonald-Hodges  
Design to Live  
202 Wellington St  
SOUTH LAUNCESTON TAS 7250  
via email: [denika@designtolive.com.au](mailto:denika@designtolive.com.au)



Dear Ms McDonald-Hodges

**17 WILLIAM STREET, LONGFORD**

**Representations received to Planning Application PLN-21-0330 - Alterations and additions to dwelling and 3 units for visitor accommodation**

I refer to the abovementioned application and wish to advise that representations have been received. Copies of the representations are attached. (Please note that names and addresses remain private until mediation is arranged, or a report is prepared for a Council meeting.) Your comments in response to the representations are invited prior to a mediation session and/or completion of assessment of the application. If you wish mediation to be conducted, you must notify Council in writing (see notes below).

If the parties cannot reach agreement through mediation, the application will be determined at a Council meeting – the next available meeting is due to be held on **21<sup>st</sup> February 2022**. Council meetings are held in the Council Chambers at the Council Offices, 13 Smith Street, Longford starting at 5pm - planning items are usually considered after the meal break, which is 6.00 to 6.40pm. Council Agendas are available on our website on Thursday in the week prior to the meeting. If the parties can reach agreement, the application can usually be determined by delegation and a permit issued within the week following notification of the agreement.

In the meantime, the Council require an extension of time to the statutory period for assessing the application. To allow your proposal to be considered at the next Council meeting (to be held on **21<sup>st</sup> February 2022**), an extension of time under s57(6A) of the *Land Use Planning and Approvals Act 1993* until **25<sup>th</sup> February 2022** is formally requested. If you consent to this request, please sign the attached statement and return a copy to Council as soon as possible.

If you have any queries regarding your planning application, I invite you to contact Council's Development Services Department on 6397 7303, or email [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours Sincerely



Karen Jenkins  
**Administration Officer**

Enc: Copy of Representation  
Extension of Time

---

**s57A of LUPAA**

Section 57A of Land Use Planning & Approvals Act notes as follows regarding mediation:

**(1)** *In this section, "party" means any of the following persons:*

- (a) a person who made an application ...*
- (b) the planning authority ...*
- (c) any person who made a representation ...*

**(2)** *If the applicant for a permit under section 57 or any person who has made a representation under section 57(5) requires mediation to be conducted in relation to the application, the applicant or other person must notify, **in writing**, the planning authority.*

**(3)** *If the planning authority receives notification under subsection (2) or wishes mediation to be conducted in relation to an application for a permit under section 57, it must notify in writing any other party and seek the agreement of that party for mediation to be conducted in relation to the application.*

**(4)** *If 2 or all parties agree that mediation should be conducted in relation to an application for a permit under section 57, the parties must agree on the person who is to conduct the mediation and on any other terms or conditions in relation to the conduct of the mediation.*

**(5)** *If 2 or all parties agree that mediation should be conducted in relation to an application for a permit under section 57, the period within which the planning authority must make its decision in relation to the application may be extended under section 57(6A).*




## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-21-0330	<b>Council notice date</b>	20/12/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/02218-NMC	<b>Date of response</b>	22/12/2021
<b>TasWater Contact</b>	Jake Walley	<b>Phone No.</b>	0467 625 805
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	17 WILLIAM ST, LONGFORD	<b>Property ID (PID)</b>	6738970
<b>Description of development</b>	Proposed extension to existing dwelling & proposed short term accommodation (multiple dwellings)		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Design to Live	Unit Site Plan 4/16	R1	**/**/2021
Design to Live	External Services 11/16	R1	**/**/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>56W CONSENT</b></p> <ol style="list-style-type: none"> <li>4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>5. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			





<b>Advice</b>			
<p><b>General</b></p> <p>For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a></p> <p>For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a></p> <p><b>56W Consent</b></p> <p>The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;</p> <ul style="list-style-type: none"> <li>(a) Existing pipe depth and proposed finished surface levels over the pipe;</li> <li>(b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;</li> <li>(c) A note on the plan indicating how the pipe location and depth were ascertained.</li> <li>(d) The location of the property service connection and sewer inspection opening (IO).</li> </ul>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<p><b>Authorised by</b></p>  <p><b>Jason Taylor</b> Development Assessment Manager</p>			
<b>TasWater Contact Details</b>			
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