

Exhibited

## PLANNING APPLICATION Proposal

**Description of proposal:** ..... Boundary Adjustment & 2 Lot Subdivision .....

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

*(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:** ..... 26-28 Charles Street & 14 Saundridge Road, Cressy .....

.....

**CT no:** ..... F/R 132715/1 & F/R 92702/2 .....

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

**Are there any existing buildings on this property?** Yes / ~~Yes~~  
**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

EXHIBITED



|  |                          |  |  |   |
|--|--------------------------|--|--|---|
| OWNER JASON THOMAS COX<br>ROBERT JAMES HODGETTS<br>WILLIAM JOHN HODGETTS<br>FOLIO REFERENCE CT17724-1, CT17724-2<br>CT222002-1<br>GRANTEE PART OF 20000 ACRES STD TO ROBERT<br>KEATE, JAMES DRUMMOND, BUTLER<br>ELPHINSTONE AND STEWART<br>MAJORIBANKS |                          | <b>PLAN OF SURVEY</b><br>BY SURVEYOR R V TAIT - G. WALKER & CO<br>LAUNCESTON<br>LOCATION<br>TOWN OF CRESSY.<br>SCALE 1:500 LENGTHS IN METRES |  | REGISTERED NUMBER<br><b>SP132715</b><br>APPROVED<br>EFFECTIVE FROM 13 JAN 2000<br><i>Nice Kawa</i><br>DEPUTY Recorder of Titles |
| MAPSHEET MUNICIPAL<br>CODE No. 123 (5038-32)   | LAST UP1 No. FFW00,01+02 | LAST PLAN<br>No. SP17724, P222002  | ALL EXISTING SURVEY NUMBERS TO BE<br>CROSS REFERENCED ON THIS PLAN |   |

LOT 1 COMPILED FROM CT17724-1, CT17724-2 AND THIS SURVEY

SAUNDRIDGE ROAD

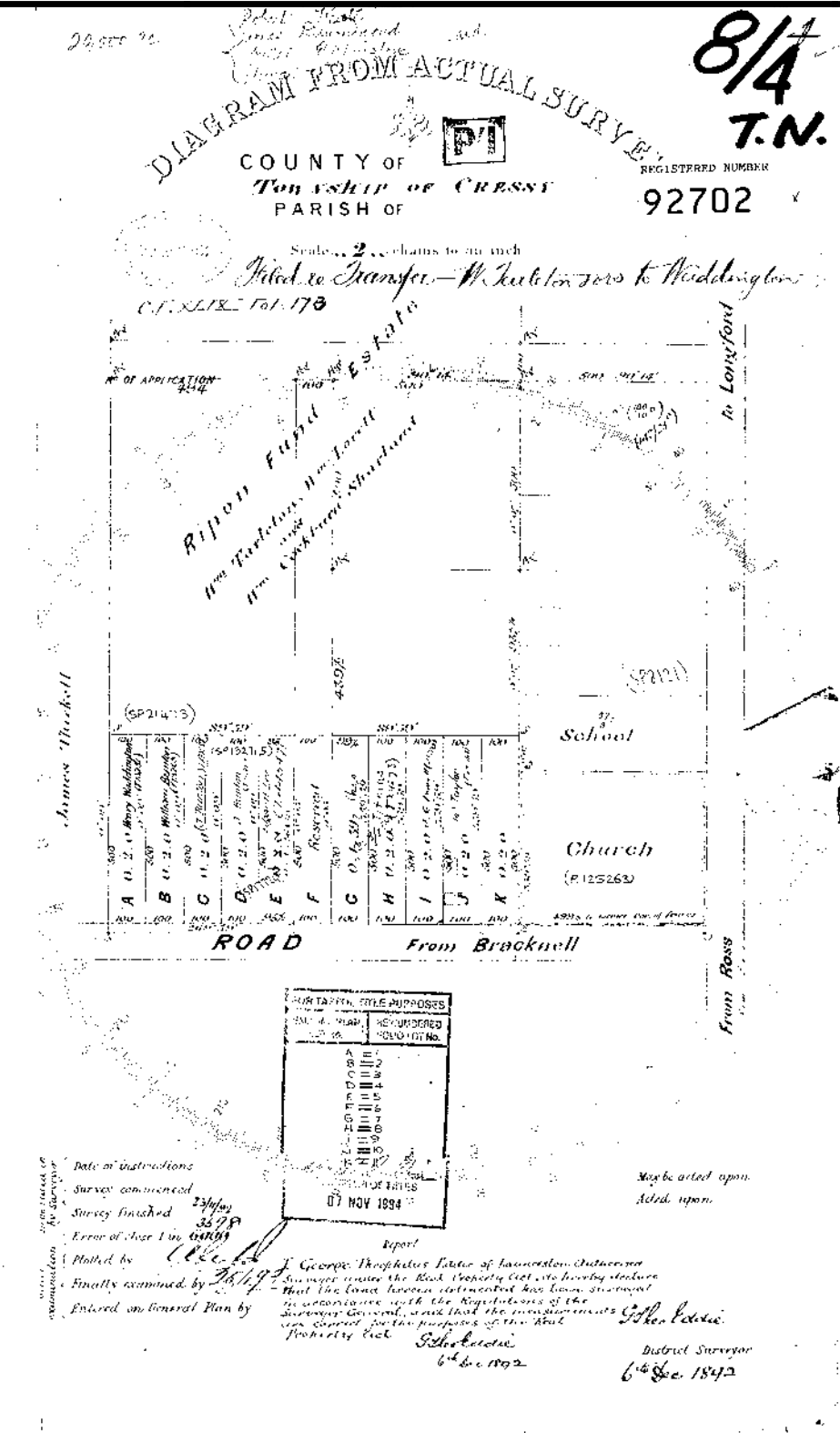
CHARLES STREET

# FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

EXHIBITED



EXHIBITED

# **D.J.McCulloch Surveying**

**AUTHORISED LAND SURVEYORS**  
A.B.N. 36 400 870 790

**Dallas McCulloch**  
**Registered Land Surveyor (Tas.)**

Your ref :

Our ref : 0822gl1NMC

The Manager  
Northern Midlands Council  
13 Smith Street,  
**Longford**  
Tas. 7301

Dear Sir,

**Re: - Proposed Boundary Adjustment & 2 Lot Subdivision**  
**26-28 Charles Street & 14 Saundridge Road, Cressy**  
**JID Constructions Pty Ltd and K. & L. Hodgetts owners**

Please find enclosed herewith, for Councils' consideration, the subdivision proposal plan, the completed Development Application Form and a copy of the relevant titles & title plans. Would you please invoice us by email ( [mcculldj@bigpond.net.au](mailto:mcculldj@bigpond.net.au) ) for the required planning fees.

The purpose of this subdivision is to create 1 additional residential title.

Please note:

- Approval is sought for Lot 1 & Lot 2, for Lot 4 to be added to Lot 2 and for the balance Lot 3
- Lot 1, final Lot 2 and Lot 3 will be used for residential purposes.
- Lot 2 will require construction of a new entrance driveway, storm-water, sewer and water connections to the existing infrastructure in Charles Street.
- A drainage easement burdening Lot 1 to the benefit of Lot 2 is to be created by this subdivision.

Please do not hesitate to contact us to arrange a meeting with your planning staff to discuss any issues in respect of this submission.

Yours sincerely



Dallas McCulloch

**P.O. BOX 725**  
148 West Tamar Road  
**RIVERSIDE, TAS, 7250**  
Phone (03) 63271394  
Mobile 0417 526589

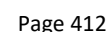
[mcculldj@bigpond.net.au](mailto:mcculldj@bigpond.net.au)

4 May, 2022

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Rural & Urban Land Subdivision - Strata Subdivision - Engineering, Mining, GPS Surveys  
Boundary Repeg Surveys - Boundary Dispute Arbitration - Title Searching - Detail Surveys  
"Geocomp, Geocivil & AutoCAD" Survey Computing & Computer Aided Drafting

EXHIBITED





EXHIBITED

## BUSHFIRE REPORT

### PROPOSED SUBDIVISION OF EXISTING LOTS

26 – 28 Charles Street & 14 Saundridge Road - Cressy

MAY 2022

Version V1.



Report compiled by Charles Arnold  
Bushfire Hazard Practitioner - Accreditation number: BFP – 150

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Bushfire Hazard Assessment Report – Subdivision – 26/28 Charles Street & 14 Saundridge Road Cressy  
Charles Arnold - Accredited Bushfire Hazard Assessor BFP-150 May 2022 V1 Page 1

EXHIBITED

**Table of Contents:**

|   |           |
|---|-----------|
| <b>EXECUTIVE SUMMARY</b>  | <b>3</b>  |
| <b>1.0 INTRODUCTION</b>   | <b>3</b>  |
| 1.1 Northern Midlands Interim Planning Scheme 2013<br>Code E1 – Bushfire-Prone Areas Code | 4         |
| 1.2 Limitations   | 4         |
| <b>2.0 SITE DESCRIPTION</b>   | <b>4</b>  |
| Figure 1:   | 4         |
| Figure 2:   | 5         |
| <b>3.0 BUSHFIRE SITE ASSESSMENT</b>   | <b>5</b>  |
| 3.1 Vegetation, slope and distance  | 5         |
| 3.2 Fire Path   | 6         |
| Table 1:  | 6         |
| <b>4.0 PLANNING PROVISION REQUIREMENTS</b>  | <b>7</b>  |
| E1.4 Use or Development exempt from this Code   | 7         |
| E1.5 Use Standards  | 7         |
| E1.6 Development Standards  | 8         |
| <b>5.0 CONCLUSION</b>   | <b>9</b>  |
| <b>6.0 REFERENCES</b>   | <b>9</b>  |
| <b>7.0 APPENDIX</b>   | <b>9</b>  |
| <b>8.0 BUSHFIRE HAZARD MANAGEMENT PLAN REQUIREMENTS</b>                                   | <b>10</b> |

EXHIBITED

**EXECUTIVE SUMMARY:**

The proponent proposes to adjoin two lots - CT 132715/1 & CT 92702/2 and subdivide the new lot into three new lots to achieve the new title configuration as described within D.J.McCulloch Surveying - 'Subdivision & Services Plan' - 0822-01 DA R2 - 17.05.2022.

There is one existing dwelling on each of subdivided Lots - 1 & 3 with Lot 2 as vacant land.

The land is zoned within the *Northern Midlands Interim Planning Scheme 2013* as - 'GENERAL RESIDENTIAL'.

**Northern Midlands Interim Planning Scheme 2013 – Clause E1.6.1 Development standards for subdivision:****Clause E1.6.1- A1(b) :**

- i. *The Lot CT 92702/2 of development site is within a mapped Bushfire Prone Area.*
- ii. *The total area of Lot 2 is the building area.*
- iii. *The plan of subdivision indicates that the area of each lot is adequate to comply with subclause (iii) - the required hazard management areas between bushfire-prone vegetation and each building area.*
- iv. *The plan of subdivision is accompanied by a bushfire hazard management plan for each individual lot as prescribed by subclause (iv).*

*There is one existing dwelling on each of subdivided Lots - 1 & 3 - Lot 2 is vacant land.*

**Clause E1.6.2 – A1(b) :**

- i. *The plan of subdivision indicates the location of property access to building areas which complies with requirements of Table E4 –A .*

**Clause E1.6.3 – A1(c) :**

- i. *The plan of subdivision showing the layout of fire hydrants, and building areas, to Lots 1 & 3, is included in the bushfire hazard management plan, contained within this report, as being compliant with Table E6.*

**Clause E1.6.3 – A2(c):**

- i. *This report certifies that the subdivision plan demonstrates that a static water supply, dedicated to fire fighting, will be provided and be compliant with the requirements of Table E7.*

All lots and dwellings have been assessed showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959:2018 Construction in Bushfire-Prone Areas.

**1.0 INTRODUCTION:**

The development proposes to adjoin two lots - CT 132715/1 & CT 92702/2 and subdivide the new lot into three new lots to achieve the new title configuration as described within D.J.McCulloch Surveying - 'Subdivision & Services Plan' - 0822-01 DA R2 - 17.05.2022.

| Existing Title Number | Area    | New Lot Number | Area           |
|-----------------------|---------|----------------|----------------|
| 132715/1              | 2137sqm | <b>Lot 1</b>   | <b>900sqm</b>  |
|                       |         | <b>Lot 2</b>   | <b>1962sqm</b> |
| 92702/2               | 2023sqm | <b>Lot 3</b>   | <b>1298sqm</b> |

The effected land is zoned within the *Northern Midlands Interim Planning Scheme 2013* as - 'General Residential'.



**EXHIBITED****1.1 Northern Midlands Planning Scheme 2013 – Code E 1 - Bushfire-Prone Areas Code:**

- i. **E.1.1** The purpose of the code is to ensure that use and development is appropriately designed, located, serviced and constructed to reduce the risk to human life and property and to cost to the community caused by bushfire.
- ii. **E.1.6.1** This code applies to a development consisting of a subdivision where any part of that subdivision is in a bushfire-prone area.:

This report addresses the bushfire risk to the development of the proposed subdivision of the land in general and existing dwellings on new Lots – 2 and Balance Area - to comply with requirements of the acceptable solutions of E1.6 Development Standards within the Planning Scheme.

**1.2 Limitations:**

The inspection has been undertaken and report provided on the understanding that :-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time that the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report other than that for which it was commissioned.

**2.0 SITE INSPECTION:**

Title Reference: CT 132715/1 and CT 92702/2

Lot size: 2023sqm and 2137sqm



**Figure 1:** Location view of 26/28 Charles Street and 14 Saundridge Road Cressy

EXHIBITED



Figure 2: View of Land

### 3.0 BUSHFIRE SITE ASSESSMENT

#### 3.1 Vegetation, slope and distance:

The classification of bushfire prone vegetation is listed in Table 2.6 of the Australian Standard AS 3959 (2018).





EXHIBITED

The Tasveg 4.0 'Vegetation Communities' classification of species within the existing land titles and adjoining lots are as follows:-

North – Urban Areas (FUR)

South – Urban Areas (FUR); Agricultural Land (FAG) Grassland – G26

West – Urban Areas (FUR); Agricultural Land (FAG) Grassland – G26

East – Urban Areas (FUR)

There is direct access to lots 1 & 2 from Charles Street which is a bitumen paved surface – to Lot 3 from Saundridge Road which has a bitumen paved surface. Both roads are located within a road reserves.

Charles Street Reserve – 20.0m wide. Saundridge Road Reserve – 20.0m wide.

### 3.2 Fire Path:

The fire path for Lots would be from the surrounding grasslands to the west and south.

The actual BAL level in Tasmania is determined using 2.2.6 of AS 3959 (2018) which has a fire danger index (FDI) set at 50.

The assessment for the Lots is as indicated within Table 1:

**TABLE 1:**

**Lot 1:**

| Direction | Vegetation type (AS 3959) classification         | Distance of setback to classified vegetation              | Slope in degrees                    | Bushfire Attack Level ( BAL) |
|-----------|--|---|-------------------------------------|------------------------------|
| North     | Managed Land                                     | 0-<100.0 metres   | Flat Land                           | BAL – LOW                    |
| South     | Managed Land<br>Road Reserve<br>Grassland – G26  | 0-<65.0 metres<br>65.0-<85.0metres<br>85.0-<100.0 metres  | Flat Land<br>Flat Land<br>Flat Land | BAL – LOW                    |
| East      | Managed Land                                     | 0-<100.0 metres   | Flat Land                           | BAL – LOW                    |
| West      | Managed Land<br>Road Reserve<br>Grassland – G 26 | 0-<70.0 metres<br>70.0-<80.0 metres<br>80.0-<100.0 metres | Flat Land<br>Flat Land<br>Flat Land | BAL – LOW                    |

BAL – LOW is based on insufficient risk to warrant specific bushfire requirements. It is predicated on low threat vegetation and non-vegetated areas (AS 3959:2018 Clause 2.2.3.2).

**Lot 2:**

|       | Vegetation type (AS 3959) classification         | Distance of setback to classified vegetation              | Slope in degrees                    | Bushfire Attack Level ( BAL) |
|-------|--|---|-------------------------------------|------------------------------|
| North | Managed Land                                     | 0-<100.0 metres   | Flat land                           | BAL – LOW                    |
| South | Managed Land<br>Road Reserve<br>Grassland – G26  | 0-<65.0 metres<br>65.0-<85.0metres<br>85.0-<100.0 metres  | Flat land<br>Flat Land<br>Flat Land | BAL – LOW                    |
| East  | Managed Land                                     | 0-<100.0 metres   | Flat Land                           | BAL – LOW                    |
| West  | Managed Land<br>Road Reserve<br>Grassland – G 26 | 0-<20.0 metres<br>20.0-<30.0 metres<br>30.0-<100.0 metres | Flat Land<br>Flat Land<br>Flat Land | BAL – 12.5                   |

BAL – LOW is based on insufficient risk to warrant specific bushfire requirements. It is predicated on low threat vegetation and non-vegetated areas (AS 3959:2018 Clause 2.2.3.2).

BAL – 12.5 aims to provide protection from ember attack and radiant heat up to and including 12.5 kW/sqm if the site is less than 100 metres from the source of bushfire attack

EXHIBITED

**.Lot 3:**

| Direction | Vegetation type (AS 3959) classification         | Distance of setback to classified vegetation               | Slope in degrees                    | Bushfire Attack Level ( BAL) |
|-----------|--|--|-------------------------------------|------------------------------|
| North     | Managed Land                                     | 0-<100.0 metres  | Flat Land                           | BAL – LOW                    |
| South     | Managed Land- Road Reserve<br>Grassland – G 26   | 0-<20.0 metres<br>20.0-<100.0 metres                       | Flat land<br>Flat land              | BAL – 12.5                   |
| East      | Managed Land                                     | 0-<100.0 metres  | Flat Land                           | BAL – LOW                    |
| West      | Managed Land<br>Road Reserve<br>Grassland – G 26 | 0-<20.0 metres<br>20.00-<30.0 metres<br>30.0-<100.0 metres | Flat Land<br>Flat Land<br>Flat Land | BAL – 12.5                   |

BAL – LOW is based on insufficient risk to warrant specific bushfire requirements. It is predicated on low threat vegetation and non-vegetated areas (AS 3959:2018 Clause 2.2.3.2).

BAL – 12.5 aims to provide protection from ember attack and radiant heat up to and including 12.5 kW/sqm if the site is less than 100 metres from the source of bushfire attack

#### **4.0 PLANNING PROVISIONS REQUIREMENTS:** **Northern Midlands Interim Planning Scheme 2013**

##### **E1 : Bushfire-Prone Areas Code**

##### **E1.4 Use or development exempt from this Code**

The following use or development is exempt from this code:

- Any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant specific bushfire protection measures; and
- Adjustment of a boundary in accordance with clause 9.3 of this planning scheme.

##### **E1.5 Use Standards**

|   |  |
|---|--|
| <b>E1.5.1 – Vulnerable uses</b><br>The objective nominates:-<br><br>For the purpose of this code a use is a vulnerable use if it is listed in a use class in Table E1 and in the case of a residential use is one of the uses specified as a qualification. | <b>In accord with the terms of E1.3 – ‘Definition of terms in this code’- the proposed use and development is not within one of the nominated Use Classes.</b> |
| <b>E1.5.2 – Hazardous uses</b><br>For the purpose of this code a use is a hazardous use if it listed in use class in Table E2 and is a use to which the qualifications apply.   | <b>The proposed use:</b><br><br><b>Residential use is not classified as a hazardous use.</b>   |

EXHIBITED

**E1.6 Development Standards**

|   |   |
|---|---|
| <p><b>E1.6.1 - Subdivision: Provision of hazard management areas.</b><br/>The objective nominates:-<br/>Subdivision provides for hazard management areas that:</p> <ul style="list-style-type: none"> <li>a) Facilitate an integrated approach between subdivision and subsequent building on a lot;</li> <li>b) Provide for sufficient separation of building areas from bushfire – prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</li> <li>c) Provide protection for lots at any stage of a staged subdivision.</li> </ul>  | <p><b>LOTS - 1, 2 &amp; 3 .</b></p> <ul style="list-style-type: none"> <li>• <i>The plan of subdivision indicates the location of the existing dwellings and areas of hazard management required equal to or greater than the separation distance required of BAL- 19 .</i></li> <li>• <i>The bushfire risk is as set out within - 3.0: Bushfire site assessment - above. The bushfire- prone vegetation type, fuel load, structure and flammability is as nominated within - Table 1 - above.</i></li> <li>• <i>The fuel loads on the lands surrounding the subdivided lots are as described within – 3.2: Fire Path – above.</i></li> <li>• <i>A bushfire hazard management plan and certification forms section 8.0 of this report.</i></li> </ul> |
| <p><b>E1.6.1.2 - Subdivision: Public and fire-fighting access.</b><br/>The objective nominates:-<br/>Access roads to and the layout of roads, tracks and trails in a subdivision:</p> <ul style="list-style-type: none"> <li>a) Allow safe access and egress for residents, fire fighters and emergency service personnel;</li> <li>b) Provide access to the bush-fire prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;</li> <li>c) Are designed and constructed to allow for fire-fighting appliances to be manoeuvred;</li> <li>d) Provide access to water supplies for fire appliances; and</li> <li>e) Are designed to allow connectivity and where needed offering multiple evacuation points.</li> </ul> | <p><b>LOTS – 1, 2 &amp; 3.</b></p> <ul style="list-style-type: none"> <li>• <i>The plan of subdivision indicates the location of access points to lots from Charles Street and Saundridge Road which complies with Table E4 (A) as included within this report and bushfire Hazard management plan.</i></li> </ul>  |



EXHIBITED

|   |   |
|---|---|
| <p>E1.6.1.3 - Subdivision: Provision of water supply for fire-fighting purposes:<br/>The objective nominates:-</p> <p>Adequate, acceptable and reliable water supply for the purposes of fire-fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p> | <p><b>LOTS - 2 &amp; Balance Land.</b></p> <ul style="list-style-type: none"> <li><i>The location of an adequate dedicated firefighting reticulated and static water supply compliant with the requirements of Table E6 &amp; E7 is included within this report and bushfire Hazard management plan.</i></li> </ul> |
|---|---|

## 5.0 CONCLUSION:

### LOTS – 1, 2 & 3:

Mitigation from bushfire is reliant on careful management of the lot by maintaining reduced fuel loads within the hazard management area.

All lots and dwellings have been assessed showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959:2018 Construction in Bushfire-Prone Areas.

#### Fuel Managed Areas:

Hazard Management Areas as detailed within the Plan shall be constructed and maintained as detailed within the *Bushfire Hazard Management Plan (BHMP)*.

#### Property Vehicle Access:

Private access to Lots directly from Charles Street and Saundridge Road will be a existing or 5.0m wide and have a length less than 30.0metres.

The property access – There are no specified design and construction requirements are as nominated within *Table E 4.(A) of Northern Midlands Interim Planning Scheme 2013 Code E1 – Bushfire –Prone Areas Code.*

#### Water Supply for Firefighting:

Reticulated Water supply for firefighting to lots 1 & 3 meet the requirements as set out in *Table 6 of Northern Midlands Interim Planning scheme 2013 Code E1 – Bushfire-Prone Areas Code.*

Static Water supply for firefighting to Lot 2 must meet the requirements as nominated within *Table E7 of Northern Midlands Interim Planning Scheme 2013 Code E1 – Bushfire-Prone Areas Code.*

## 6.0 REFERENCES

Standards Australia : AS 3959-2018 Construction of buildings in bushfire-prone areas  
Sydney: SAI Global Limited.  
Northern Midlands Interim Planning Scheme 2013.

## 7.0 APPENDIX

|                |   |
|----------------|---|
| Appendix one   | Bushfire Hazard Management Plan   |
| Appendix two   | Plan of Subdivision & Services Plan – D.J.McCulloch Surveying – 0822-01 DA RA –<br>17.05.2022 |
| Appendix three | Certificate under S51(2)(d) Land Use Planning and Approvals Act 1993.                         |

EXHIBITED

**8.0 BUSHFIRE HAZARD MANAGEMENT PLAN REQUIREMENTS****8.1 INTRODUCTION**

The Bushfire Hazard Management Plan (BHMP) is developed from the results of a Bushfire Attack Level (BAL) Assessment Report prepared for the sites in accordance with Australian Standard 3959-2018.

The BHMP provides reference for the sites to the existing and future owners on their responsibilities for the establishment, maintenance and future management of their property to reduce risk of bushfire attack and includes:

- Establishment of a Hazard Management Area in and around the existing building platform area;
- Specifications of Private access road construction;
- Provision of firefighting water supply;
- Construction requirements within the building platform in relation to the Bushfire Attack Level and of Australian Standard 3959-2018;
- Reduction and removal of vegetation and fuel loads in and around the building platform and Hazard Management Areas;
- Ongoing maintenance responsibilities by successive owners for perpetuity.

*A copy of the plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property into the future.*

**8.2 HAZARD MANAGEMENT AREAS**

The Hazard Management Area (defendable space) is provided between the vegetation and the building platform subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to:

- Prevent flame impingement on the dwelling building located within the building platform area;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide separation between the building and the hazard over which radiant heat will be attenuated thereby reducing its effect on the building elements; and
- Reduce wind speed.

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and a building at a distance equal to or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

**8.2.1 Vegetation (Fuel) Management:**

Managing an area in a minimum fuel condition generally means a reduction in the amount of fuels. Most fine fuels are at or close to the ground, often as part of a grass, litter or shrub layer. If there is enough fuel these fuels will ignite the trees above which will burn up into the tree canopy causing the most dangerous category for fire – Crown Fire. To prevent this occurring it is necessary to remove the fuel connection between the ground and the tree crowns. Remove continuity and separation of vegetation canopies both horizontally and vertical will assist. Further minimise flammable ground litter of twigs, leaves, bark, ferns and debris to reduce fuel load which will contribute to the growth of a bushfire.



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This compares to approx. grass cut of 100mm in height or ground litter to a depth of 20mm.

Further actions can be taken to reduce the bushfire risk in the Hazard Management Areas:

- Construct non-combustible paths around the building.
- Plant vegetation species with low flammability qualities.
- Form up garden beds and shrub plantings at adequate distances from the building envelope.
- Prune vegetation canopies to form up adequate vertical and horizontal separations.

### 8.3 On-going Site Management and Maintenance

On-going maintenance is required to the building platform and landscaping within the hazard management area to ensure the continued performance of the bushfire mitigation measures which have been designed into the development for occupant and community protection.

Specified Hazard Management Areas are only a minimum distance required greater management areas should be developed where land area permits.

Diligent annual maintenance should occur in and around the building platform area and Hazard Management Areas during the period of greatest risk - August to April each year.

#### **Recommendation:**

- *Locate wood piles or other flammable storage well away from the building platform area;*
- *Remove ladder fuels from understorey of larger trees. Prune canopies to provide separation;*
- *Rake up leaf litter and vegetation debris. Cut grass and maintain to less than 100mm;*
- *Establish plantings of low flammability shrub species.*
- *Provide metal flywire screens to prevent sparks and embers from entering the building envelope.*
- *Seal gaps to all areas including floor spaces, roof spaces, under eaves, external vents, skylights and wall cladding.*
- *Keep roof gutters clear of leaf litter, bark and debris. Install gutter guards where possible.*
- *Ensure hoses with metal fittings provide coverage to the whole site area.*
- *Flammable fuels are to be stored at practical areas remote from the habitable buildings.*

### 8.4 Vehicular Access

Private access will be directly to each lot from the public road reserve through to the building platform of the building on the development site as per the requirements set out within **Table E 4(A ) of Code E1 – Bushfire-Prone Areas Code – Northern Midlands Interim Planning Scheme 2013.**

### 8.5 Water Supply

**Lots 1 & 3.**

*Reticulated Water supply for firefighting to lots 1 & 3 meet the requirements as set out in Table 6 of Northern Midlands Interim Planning scheme 2013 Code E1 – Bushfire-Prone Areas Code.*

**Lot 2.**

*For Static Water Supply for Firefighting suitable to protect habitable buildings within a designated bushfire prone area ( as per Table E7 of Code E1- Bushfire-Prone Areas Code Northern Midlands Interim Planning Scheme 2013) there must be access at all times to a sufficient supply of water for firefighting purposes adjacent to dwelling building on the lot site.*

EXHIBITED

**Recommendation:****Distance between building area to be protected and water supply:**

1. The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
2. The distance must be measured as a hose lay between the firefighting point and the furthest part of the building area.

**A static water supply:**

1. May have a remotely located offtake connection to the static water supply;
2. May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
3. Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
4. Must be metal, concrete or lagged by non-combustible materials if above ground; and
5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
  - i. Metal;
  - ii. Non-combustible material; or
  - iii. Fibre-cement a minimum of 6mm thickness.

**Fittings and pipework associated with a water connection point for a static water supply must:**

1. Have a minimum nominal internal diameter of 50mm;
2. Be fitted with a valve with a minimum nominal diameter of 50mm;
3. Be metal or lagged by non-combustible materials if above ground;
4. Where buried, have a minimum depth of 300mm;
5. Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment.
6. Ensure the coupling is accessible and available for connection at all times;
7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
8. Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
9. Where a remote offtake is installed, ensure the offtake is in position that is:
  - i. Visible;
  - ii. Accessible to allow connection by firefighting equipment;
  - iii. At a working height of 450 – 600mm above ground level; and
  - iv. Protected from possible damage, including damage by vehicles.

**Signage for static water connections:**

1. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:
  - i. water tank signage requirements within AS 2304:2019 Water storage tanks for fire protection systems; or
  - ii. The following requirements:
    - a) be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100mm in height;
    - b) be in fade-resistant material with white reflective lettering and circle on a red background;
    - c) be located within one metre of the water connection point in a situation which will not impede access or operation; and
    - d) be no less than 400mm above the ground.

EXHIBITED

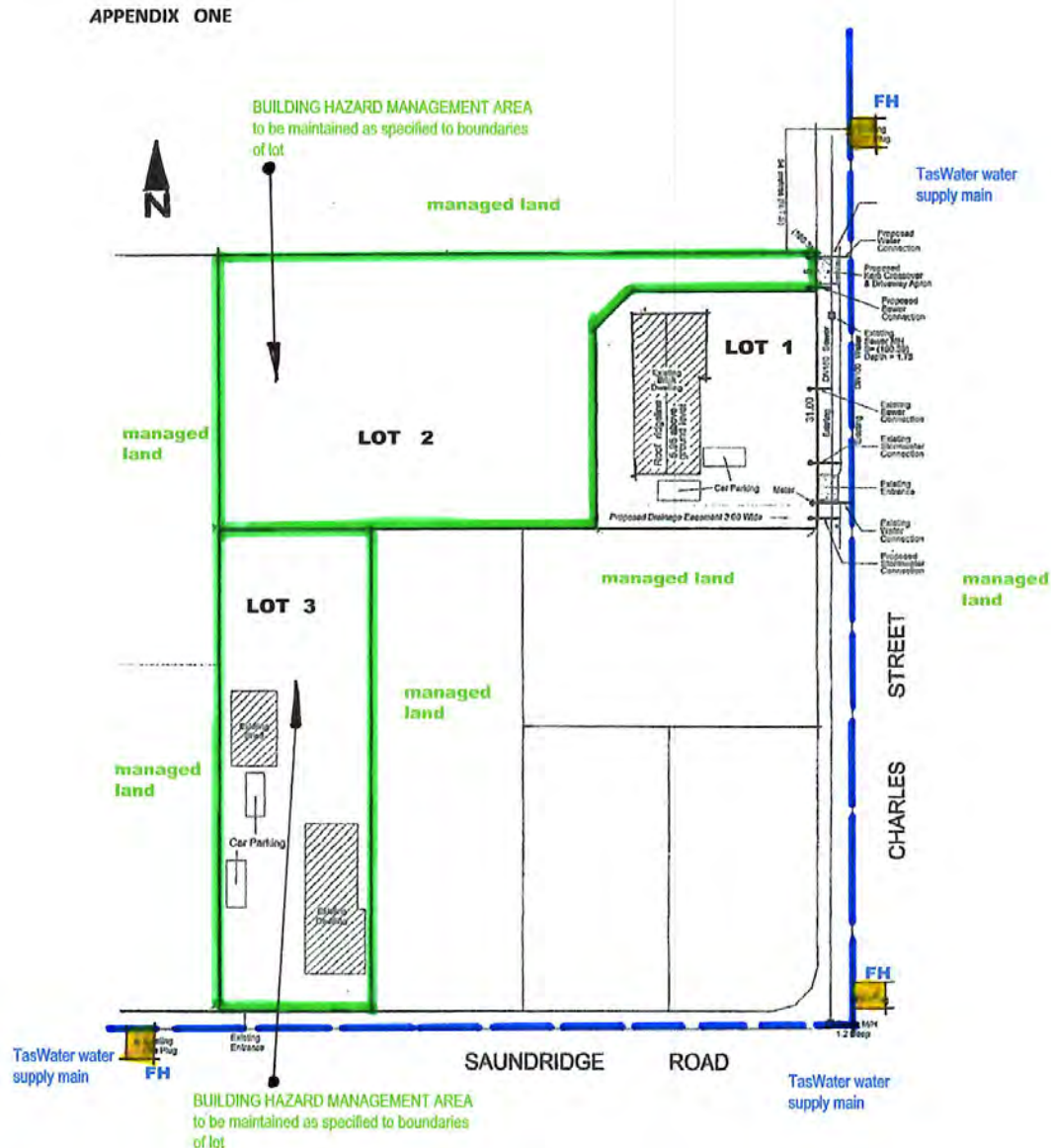
**Hardstand:**

**A hardstand area for the fire appliances must be provided:**

- 1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);**
- 2. No closer than six metres from the building area to be protected;**
- 3. With a minimum width of three metres constructed to the same standard as the carriageway; and**
- 4. Connected to the property access by a carriageway equivalent to the standard of the property access.**



EXHIBITED



|   |
|---|
| <b>Access Road:</b><br>Lots 2 & 3 Property access road is less than 30.0 metres – design and construction requirements to comply with Table E 4(A).   |
| <b>Fire Fighting Water Supply:</b><br>Lot 2 - Static water supply – design and construction requirements to comply with Table E7<br>Lot 3 - Reticulated water supply – existing TasWater fire hydrant supply design and construction requirements comply with Table 6 |
| <b>Hazard Management - Vegetation Management:</b><br>Vegetation in the hazard management area (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition.   |

**BUSHFIRE HAZARD MANAGEMENT PLAN**

Lots 2 &amp; 3 - 26/28 CHARLES STREET &amp; 14 SAUNDRIDGE ROAD CRESSY

BUSHFIRE ATTACK LEVEL - BAL 12.5 20. 05. 2022

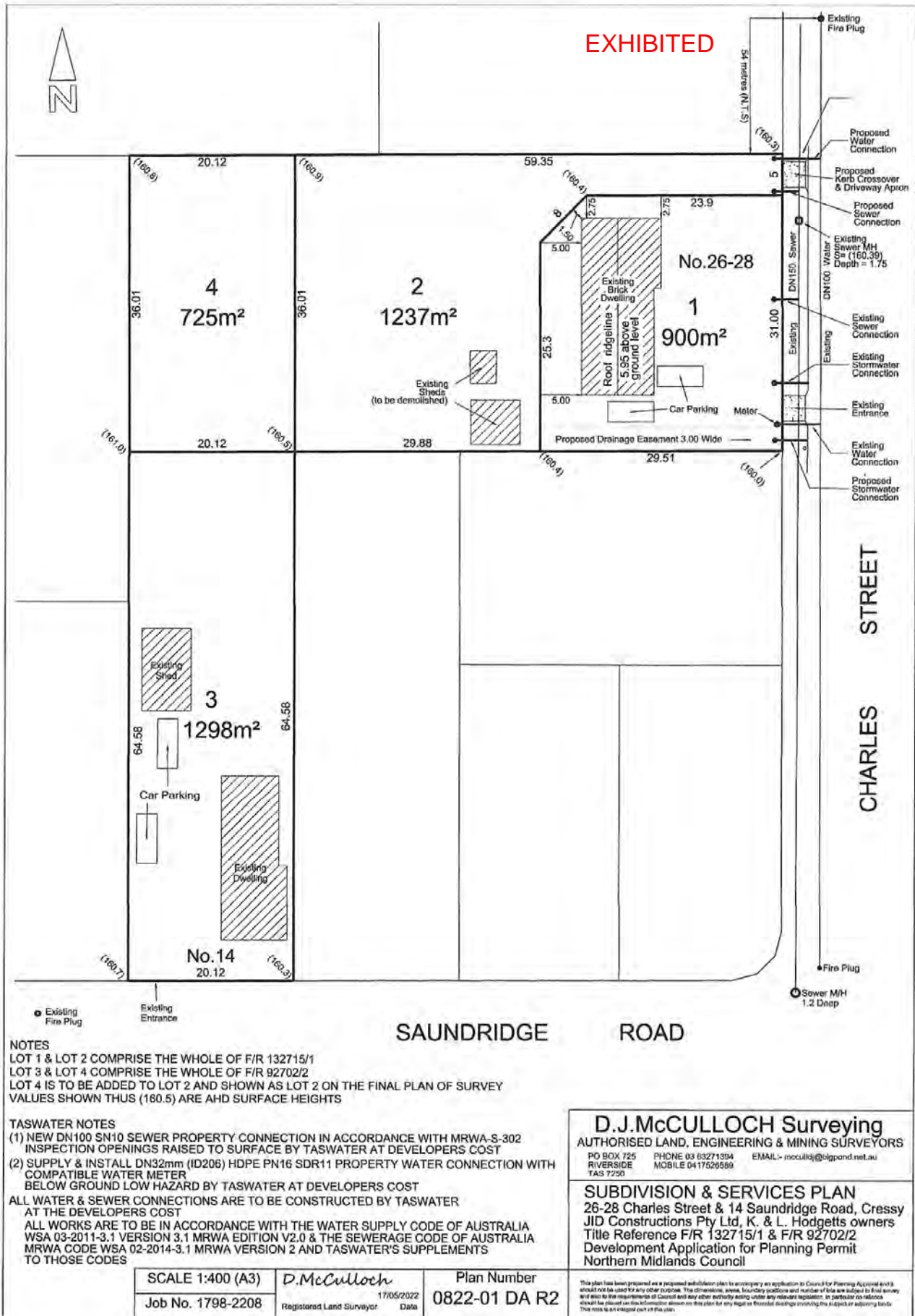
Bushfire Hazard Assessment Report – Subdivision –26/28 Charles Street &amp; 14 Saundridge Road Cressy

Charles Arnold - Accredited Bushfire Hazard Assessor BFP-150

May 2022

V1

Page 14



EXHIBITED

**BUSHFIRE-PRONE AREAS CODE****CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:** 26-28 Charles Street & 14 Saundridge Road Cressy

**Certificate of Title / PID:** CT - 132715/1 & CT – 92702/2

**2. Proposed Use or Development**

**Description of proposed Use and Development:** Subdivision of existing Lots

**Applicable Planning Scheme:** Northern Midlands Interim Planning Scheme 2013

**3. Documents relied upon**

This certificate relates to the following documents:

| Title   | Author                   | Date       | Version |
|---|--------------------------|------------|---------|
| Bushfire Report<br>Proposed Subdivision of existing lots<br>26-28 Charles Street & 14 Saundridge Road<br>Cressy | Charles Arnold           | May 2022   | 1       |
| Subdivision & Services Plan – 0822-01 DA RA   | D.J.McCullough Surveying | 17.05.2022 | 1       |

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.



EXHIBITED

**4. Nature of Certificate**

The following requirements are applicable to the proposed use and development:

| <input type="checkbox"/>                      | <b>E1.4 / C13.4 – Use or development exempt from this Code</b>   |                 |                        |   |  |
|---|--|-----------------|------------------------|---|--|
|   | <table> <tr> <th>Compliance test</th><th>Compliance Requirement</th></tr> <tr> <td><input type="checkbox"/> E1.4(a) / C13.4.1(a)</td><td>Insufficient increase in risk<br/>Refer to Bushfire Assessment Report<br/>Charles Arnold, March 2022</td></tr> </table> | Compliance test | Compliance Requirement | <input type="checkbox"/> E1.4(a) / C13.4.1(a) | Insufficient increase in risk<br>Refer to Bushfire Assessment Report<br>Charles Arnold, March 2022 |
| Compliance test                               | Compliance Requirement   |                 |                        |   |  |
| <input type="checkbox"/> E1.4(a) / C13.4.1(a) | Insufficient increase in risk<br>Refer to Bushfire Assessment Report<br>Charles Arnold, March 2022   |                 |                        |   |  |

| <input type="checkbox"/>                        | <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>   |                     |                        |   |   |   |                               |   |                                 |
|---|---|---------------------|------------------------|---|---|---|-------------------------------|---|---------------------------------|
|   | <table> <tr> <th>Acceptable Solution</th><th>Compliance Requirement</th></tr> <tr> <td><input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1</td><td><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></td></tr> <tr> <td><input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2</td><td>Emergency management strategy</td></tr> <tr> <td><input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2</td><td>Bushfire hazard management plan</td></tr> </table> | Acceptable Solution | Compliance Requirement | <input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1 | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> | <input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2 | Emergency management strategy | <input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2 | Bushfire hazard management plan |
| Acceptable Solution                             | Compliance Requirement  |                     |                        |   |   |   |                               |   |                                 |
| <input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1 | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>   |                     |                        |   |   |   |                               |   |                                 |
| <input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2 | Emergency management strategy   |                     |                        |   |   |   |                               |   |                                 |
| <input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2 | Bushfire hazard management plan   |                     |                        |   |   |   |                               |   |                                 |

| <input type="checkbox"/>                        | <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>  |                     |                        |   |   |   |                               |   |                                 |
|---|---|---------------------|------------------------|---|---|---|-------------------------------|---|---------------------------------|
|   | <table> <tr> <th>Acceptable Solution</th><th>Compliance Requirement</th></tr> <tr> <td><input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1</td><td><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></td></tr> <tr> <td><input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2</td><td>Emergency management strategy</td></tr> <tr> <td><input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3</td><td>Bushfire hazard management plan</td></tr> </table> | Acceptable Solution | Compliance Requirement | <input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1 | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> | <input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2 | Emergency management strategy | <input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3 | Bushfire hazard management plan |
| Acceptable Solution                             | Compliance Requirement  |                     |                        |   |   |   |                               |   |                                 |
| <input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1 | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>   |                     |                        |   |   |   |                               |   |                                 |
| <input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2 | Emergency management strategy   |                     |                        |   |   |   |                               |   |                                 |
| <input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3 | Bushfire hazard management plan   |                     |                        |   |   |   |                               |   |                                 |

| <input checked="" type="checkbox"/>                               | <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>  |                     |                        |   |   |  |                               |   |  |
|---|--|---------------------|------------------------|---|---|--|-------------------------------|---|--|
|   | <table> <tr> <th>Acceptable Solution</th><th>Compliance Requirement</th></tr> <tr> <td><input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1</td><td><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></td></tr> <tr> <td><input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)</td><td>Insufficient increase in risk</td></tr> <tr> <td><input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)</td><td>Provides Hazard Management Areas equal to or greater distances required for BAL-19 for lots 1, 2 &amp; 3 - Refer to Bushfire Report<br/>Charles Arnold May 2022</td></tr> </table> | Acceptable Solution | Compliance Requirement | <input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1 | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> | <input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a) | Insufficient increase in risk | <input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b) | Provides Hazard Management Areas equal to or greater distances required for BAL-19 for lots 1, 2 & 3 - Refer to Bushfire Report<br>Charles Arnold May 2022 |
| Acceptable Solution   | Compliance Requirement   |                     |                        |   |   |  |                               |   |  |
| <input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1                   | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>  |                     |                        |   |   |  |                               |   |  |
| <input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)            | Insufficient increase in risk  |                     |                        |   |   |  |                               |   |  |
| <input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b) | Provides Hazard Management Areas equal to or greater distances required for BAL-19 for lots 1, 2 & 3 - Refer to Bushfire Report<br>Charles Arnold May 2022   |                     |                        |   |   |  |                               |   |  |

## EXHIBITED

|                          |                              |                              |
|--------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> | E1.6.1 A1(c) / C13.6.1 A1(c) | Consent for Part 5 Agreement |
|--------------------------|------------------------------|------------------------------|

|                                     |  |  |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b> |  |
|                                     | <b>Acceptable Solution</b>   | <b>Compliance Requirement</b>  |
| <input type="checkbox"/>            | E1.6.2 P1 / C13.6.2 P1   | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>              |
| <input type="checkbox"/>            | E1.6.2 A1 (a) / C13.6.2 A1 (a)                                       | Insufficient increase in risk  |
| <input checked="" type="checkbox"/> | E1.6.2 A1 (b) / C13.6.2 A1 (b)                                       | Access to all Lots comply with relevant Tables<br>Refer to Bushfire Assessment Report<br>Charles Arnold May 2022 |

|                                     |  |   |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes</b> |   |
|                                     | <b>Acceptable Solution</b>   | <b>Compliance Requirement</b>                                 |
| <input type="checkbox"/>            | E1.6.3 A1 (a) / C13.6.3 A1 (a)   | Insufficient increase in risk                                 |
| <input type="checkbox"/>            | E1.6.3 A1 (b) / C13.6.3 A1 (b)   | Reticulated water supply complies with relevant Table         |
| <input checked="" type="checkbox"/> | E1.6.3 A1 (c) / C13.6.3 A1 (c)   | Water supply to Lots 1 & 3 is consistent with the objective   |
| <input type="checkbox"/>            | E1.6.3 A2 (a) / C13.6.3 A2 (a)   | Insufficient increase in risk                                 |
| <input type="checkbox"/>            | E1.6.3 A2 (b) / C13.6.3 A2 (b)   | Static water supply complies with relevant Table              |
| <input checked="" type="checkbox"/> | E1.6.3 A2 (c) / C13.6.3 A2 (c)   | Static water supply to Lot 2 is consistent with the objective |



EXHIBITED

**5. Bushfire Hazard Practitioner**

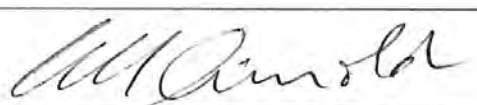
|                          |                           |                       |                             |
|--------------------------|---------------------------|-----------------------|-----------------------------|
| <b>Name:</b>             | Charles Arnold            | <b>Phone No:</b>      | 0428533551                  |
| <b>Postal Address:</b>   | PO Box 378 Currie<br>7256 | <b>Email Address:</b> | charles.arnold1@bigpond.com |
| <b>Accreditation No:</b> | BFP – 150                 | <b>Scope:</b>         | 1, 2, 3A,3B                 |

**6. Certification**

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**  
certifier



**Name:**

Charles Arnold

**Date:**

22.05.2022

**Certificate  
Number:**

BFP-150-14-2022

(for Practitioner Use only)

**Paul Godier**

---

**From:** Des Jennings  
**Sent:** Tuesday, 24 May 2022 5:05 PM  
**To:** Rebecca Green  
**Cc:** NMC Planning  
**Subject:** PLN-22-0082 - 2 Lot to 3 Lot Subdivision - 26-28 Charles Street and 14 Saundridge Road, Cressy.

Thanks Rebecca,  
Cash in lieu of land for open space is accepted. Des

*Des Jennings*



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



**employer  
of choice**

---

**From:** Rebecca Green  
**Sent:** Tuesday, 24 May 2022 5:00 PM  
**To:** Des Jennings  
**Cc:** NMC Planning  
**Subject:** RE: PLN-22-0082 - 2 Lot to 3 Lot Subdivision - 26-28 Charles Street and 14 Saundridge Road, Cressy.

Hi Des

Lot 4 and Lot 2 will form Lot 2 on the final plan. Please see notes at the bottom of the plan.

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](mailto:rebecca.green@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**employer  
of choice**

---

**From:** Des Jennings  
**Sent:** Tuesday, 24 May 2022 4:56 PM  
**To:** Rebecca Green  
**Cc:** NMC Planning  
**Subject:** RE: PLN-22-0082 - 2 Lot to 3 Lot Subdivision - 26-28 Charles Street and 14 Saundridge Road, Cressy.

Hi Rebecca,  
Where is the access to Lot 4? 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](mailto:des.jennings@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**employer  
of choice**

---

**From:** Rebecca Green

**Sent:** Tuesday, 24 May 2022 4:52 PM

**To:** Des Jennings

**Cc:** NMC Planning

**Subject:** PLN-22-0082 - 2 Lot to 3 Lot Subdivision - 26-28 Charles Street and 14 Saundridge Road, Cressy.

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 one additional lot.

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](mailto:rebecca.green@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**employer  
of choice**



## Submission to Planning Authority Notice

|   |  |                            |                      |
|---|--|----------------------------|----------------------|
| <b>Council Planning Permit No.</b>  | PLN-22-0082                            | <b>Council notice date</b> | 25/05/2022           |
| <b>TasWater details</b>   |  |                            |                      |
| <b>TasWater Reference No.</b>   | TWDA 2022/00793-NMC                    | <b>Date of response</b>    | 07/06/2022           |
| <b>TasWater Contact</b>   | Ahmad Khateib                          | <b>Phone No.</b>           | 0476 184 094         |
| <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>  | 26-28 CHARLES ST, CRESSY               | <b>Property ID (PID)</b>   | 1952898              |
| <b>Description of development</b>   | Subdivision - 2 Lots to 3 Lots         |                            |                      |
| <b>Schedule of drawings/documents</b>   |  |                            |                      |
| <b>Prepared by</b>  | <b>Drawing/document No.</b>            | <b>Revision No.</b>        | <b>Date of Issue</b> |
| D.J. McCulloch Surveying  | Subdivision & Services Plan 0822-01-DA | R2                         | 17/05/2022           |
| <b>Conditions</b>   |  |                            |                      |
| <p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <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 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.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>FINAL PLANS</b></p> <ol style="list-style-type: none"> <li>4. 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.</li> </ol> <p><i>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.</i></p> |  |                            |                      |

**DEVELOPMENT ASSESSMENT FEES**

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

**Advice****General**

For information on TasWater development standards, please visit <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](http://www.taswater.com.au/Development/Service-location) for a list of companies

- (c) TasWater will locate residential water stop taps free of charge

- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**Declaration**

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

**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-22-0082 TO WORKS & INFRASTRUCTURE DEPARTMENT****Property/Subdivision No:** 102600.12**Date:** 25 May 2022**Applicant:** D J McCulloch Surveying**Proposal:** Subdivision - 2 lots to 3 lots (Bushfire Prone Area, Vary Building Envelope (existing dwelling on Lot 1))**Location:** 26-28 Charles St & 14 Saundridge Rd, Cressy

W&amp;I referral PLN-22-0082, 26-28 Charles St &amp; 14 Saundridge Rd, Cressy

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

**Stormwater:**

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

**Road Access:**

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

Engineer's comment:

**WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS****STANDARD CONDITIONS FOR SMALL SUBDIVISIONS**W.1 Stormwater

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

The drainage easement over lot 1 shall be a private easement in favour of lot 2.

The stormwater connection for lot 2 must be installed from the kerb and channel to beyond the rear boundary of lot 1 and must be class PN16 pipe or equivalent.

W.2 Access (Urban)

a) A concrete driveway crossover and apron must be constructed from the edge of ... **Street/Road** to the property boundary of **each lot** in accordance with Council standards.

b) **Access works must not commence** until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

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

W.4 Municipal standards & certification of works

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

W.5 Works in Council road reserve

a) **Works must not be undertaken within the public road reserve**, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.

- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.6 Separation of hydraulic services

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

W.7 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.8 Pollutants

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

W.9 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)*

*Stormwater discussed with Leigh McCullagh (Works Manager)*

*Date: 3/6/22*

-----Original Message-----

From: Andrew McCullagh

Sent: Friday, 3 June 2022 1:19 PM

To: Paul Godier

Subject: Objection 26-28 Charles St Cressy Reference no PLN-22-0082

Planning Department

Northern Midlands Council

13 Smith St

Longford TASMANIA 7301

Reference no PLN-22-0082

Hi Paul

In relation to the above application, I would object to this approval on the fact that no traffic impact assessment is provided with the application.

The applicant has a history of developing multiple dwelling sites and as such it would appear that this may be the case here.

It also appears this is in tandem with a current live application on the residence which is yet to be determined, which is to create a home for 20 seasonal workers.

I suspect the newly created site would be capable of 6-8 units and as such should have a traffic impact assessment provided, given the complexity of the full development.

Regards

AM



## PLANNING APPLICATION Proposal

**Description of proposal:** .....Proposed Conversion of Class 1a Residence to Class 1b.....

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

*(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:** ...26-28 Charles Street, Cressy.....

.....

CT no: ...1/132715.....

Estimated cost of project                      \$...50,000.....                      *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property?    Yes

If yes – main building is used as

.....Dwelling.....

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)*



To: Planning officer  
Northern Midlands Council

RE; Conversion of residence from Class 1a to Class 1b.  
26 – 28 Charles St. Cressy  
Our ref: DA-211304

Description.

The proposal is to change the use of a Class 1a residence in a side street in Cressy to a 1b for the use as pickers accommodation.

There is an increased demand for fruit pickers in all areas of Tasmania and especially in the Cressy Longford areas. This is seasonal work, and it is unsure, at this time, whether the home would be used for normal accommodation during quiet times.

There is no structural work required for the conversion and mandatory work under the NCC is mainly around emergency lighting and smoke alarms. There will be some minor renovations as shown.

The home itself is in a General Residential area and I believe the scheme would regard this use as Communal Living so we have been informed it will be a discretionary planning application.

With parking requirements, it is a bit difficult to glean the requirements under the relevant code but for the sake of this exercise we have used this out of Table E6.1 and have supplied five spaces. It should be noted that we have large amounts of area that we can devote if required. It is also of note that pickers **always**, use a bus to go back and forward to work so traditionally do not require many spaces at all.

**Residential use in any other zone or any other residential use in the General Residential Zone  
1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings**

In summary the application is for a maximum of twelve pickers as per the requirements of the NCC. The pickers would travel back and forward by bus. It is seasonal work therefore a seasonal use. The major fear with these types of uses is of noise. There is a couple of replies to that. One is that the pickers come here to work long hours, save money and go back to their families. They generally are not party people. And secondly there are plenty of avenues for noise complaints to ease the public's minds but again, the last thing that seasonal workers want to do is get into any trouble so it could easily be argued that this type of use is generally a lot quieter than a lot of average families or rental properties.

If you require anything else, please don't hesitate to ask.  
Yours Sincerely

Todd Wilkin - Director  
30-11-21

---

Postal Address: PO Box 478, Launceston TAS 7250  
Phone: 0418596377 [office@wilkindesign.com.au](mailto:office@wilkindesign.com.au)

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

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**PROPOSED CONVERSION OF  
CLASS 1a RESIDENCE TO  
CLASS 1b (MAX. 20 OCCUPANTS)  
AT 26 - 28 CHARLES ST  
CRESSY**



**wilkin**  
design

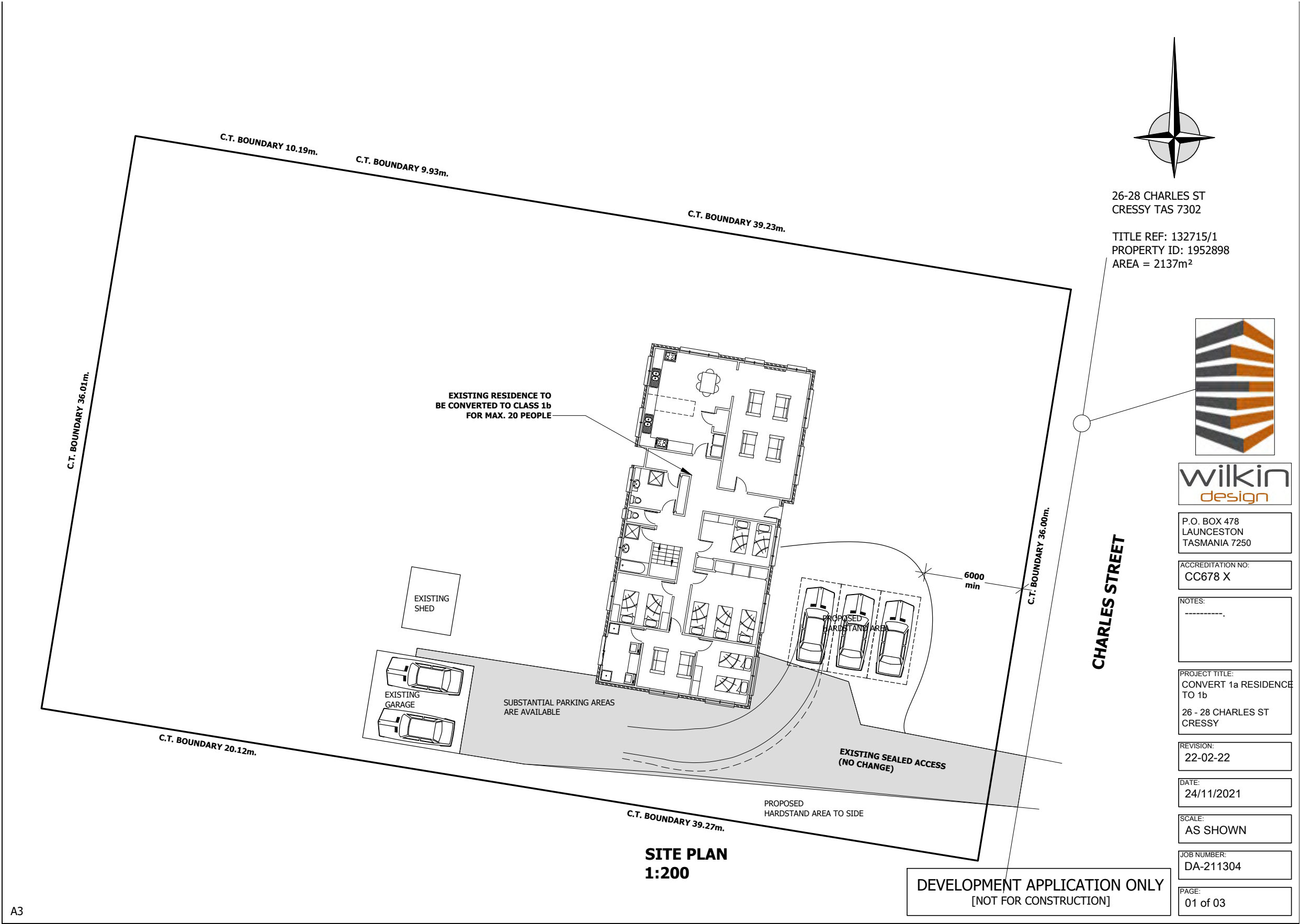
P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
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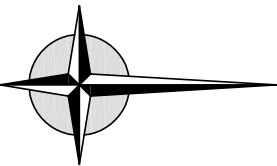
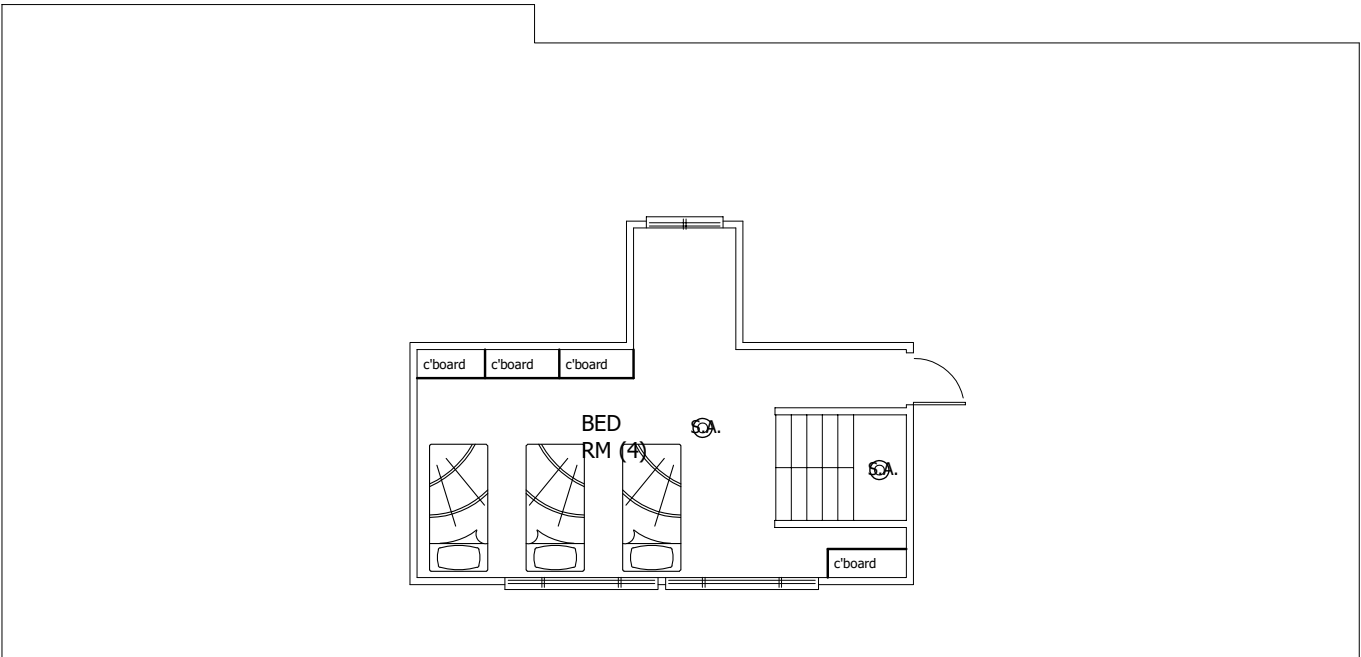
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24/11/2021

JOB NUMBER:  
DA-211304

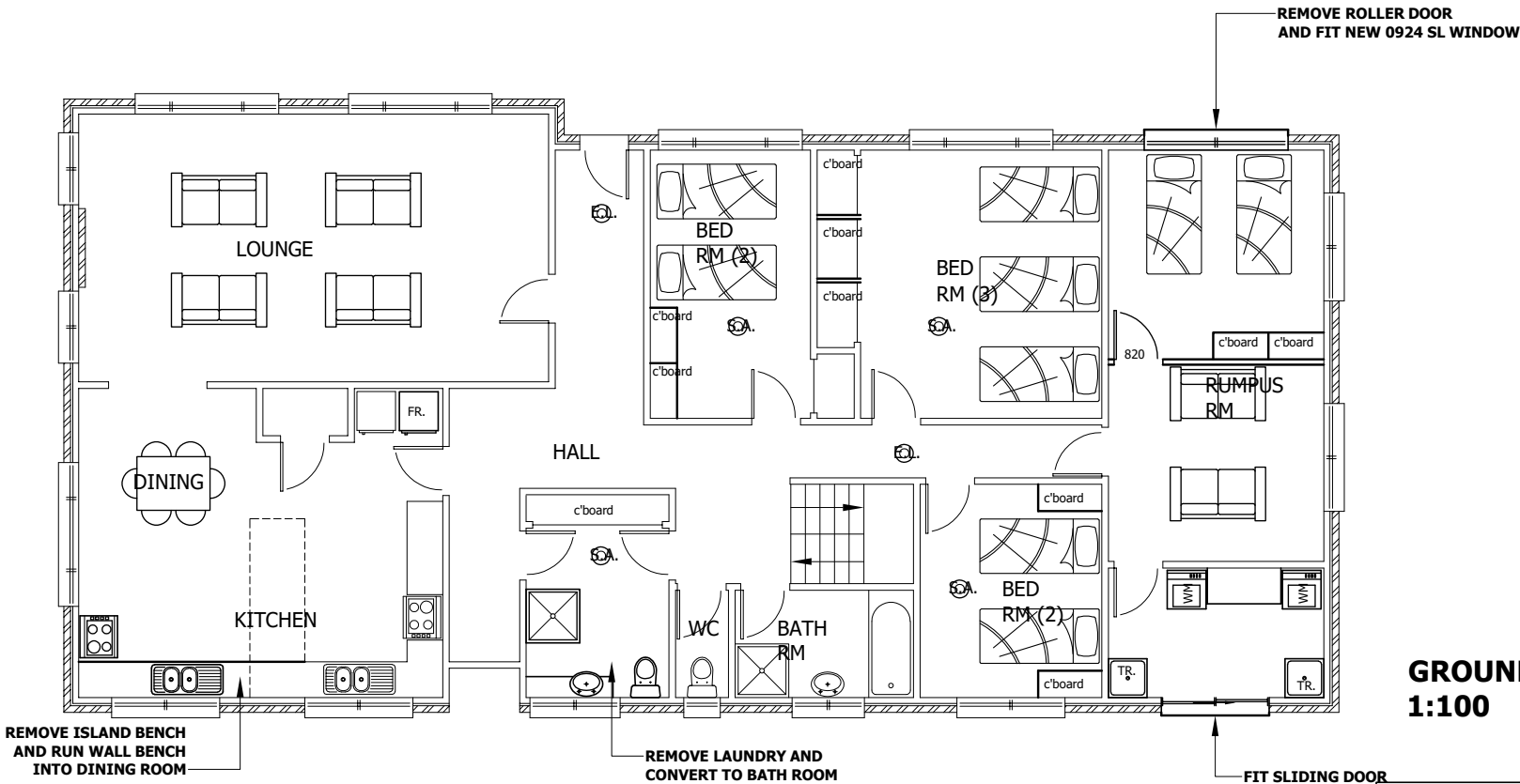
DEVELOPMENT APPLICATION ONLY  
[NOT FOR CONSTRUCTION]







UPPER FLOOR PLAN  
1:100



GROUND FLOOR PLAN  
1:100

DEVELOPMENT APPLICATION ONLY  
[NOT FOR CONSTRUCTION]



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P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
CC678 X

NOTES:

PROJECT TITLE:  
CONVERT 1a RESIDENCE  
TO 1b  
26 - 28 CHARLES ST  
CRESSY

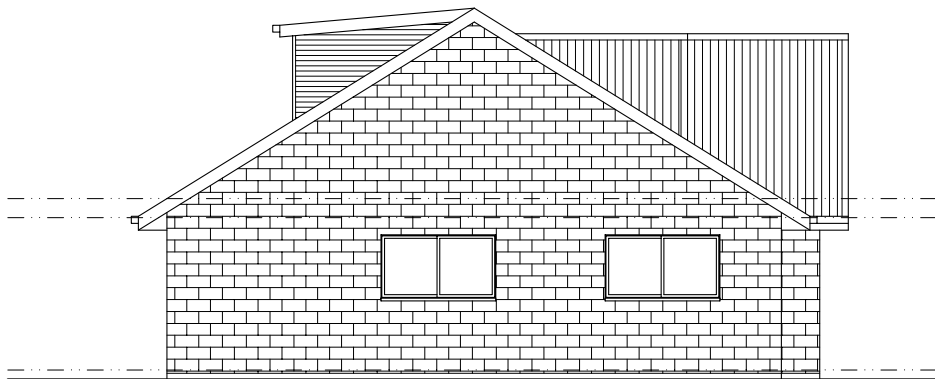
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24/11/2021

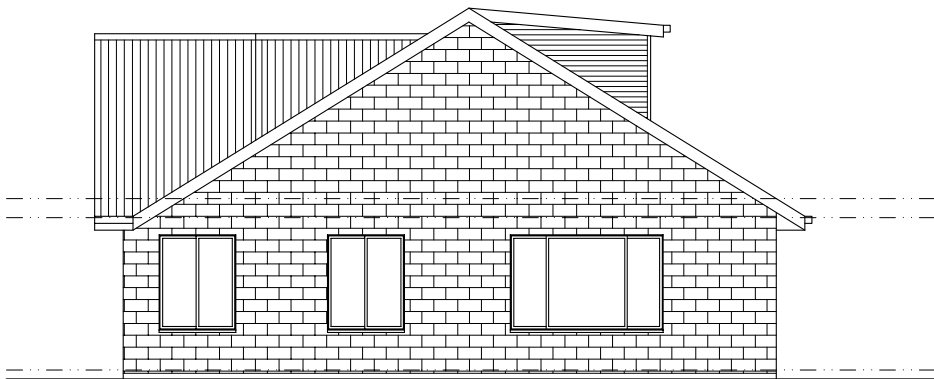
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DA-211304

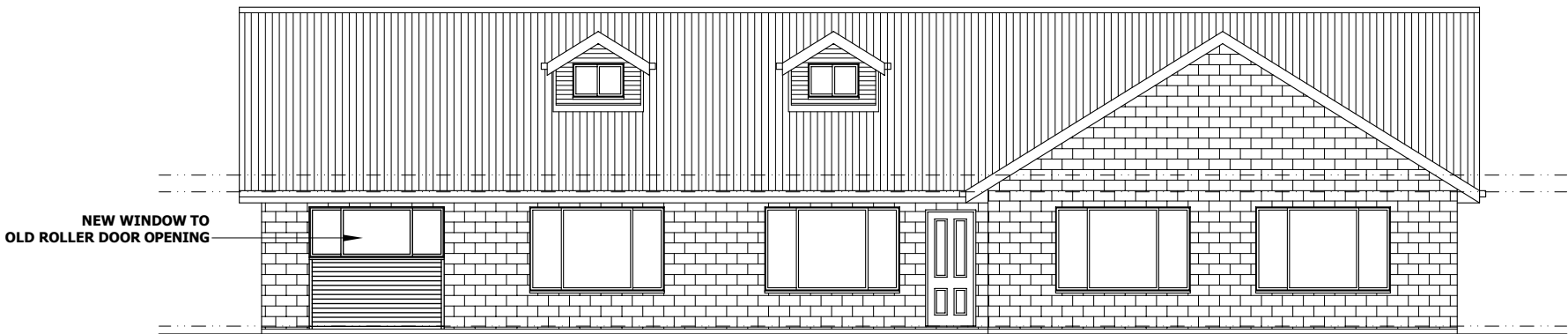
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02 of 03



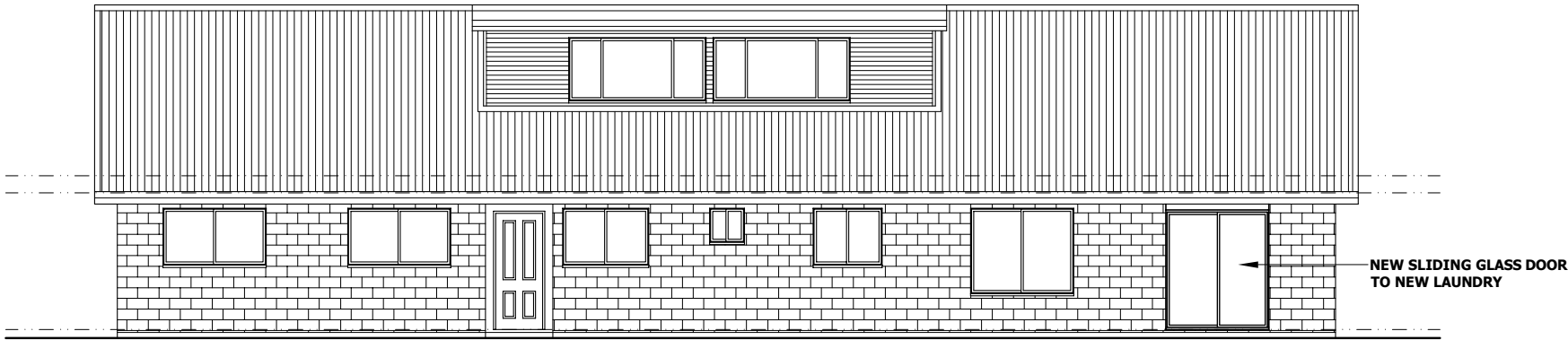
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**1:100**



**EX. NORTH ELEVATION**  
**1:100**



**EX. EAST ELEVATION**  
**1:100**



**EX. WEST ELEVATION**  
**1:100**

DEVELOPMENT APPLICATION ONLY  
[NOT FOR CONSTRUCTION]



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design

P.O. BOX 478  
LAUNCESTON  
TASMANIA 7250

ACCREDITATION NO:  
**CC678 X**

NOTES:  
\_\_\_\_\_

PROJECT TITLE:  
**CONVERT 1a RESIDENCE  
TO 1b**  
**26 - 28 CHARLES ST  
CRESSY**

REVISION:  
\_\_\_\_\_

DATE:  
**24/11/2021**

SCALE:  
**AS SHOWN**

JOB NUMBER:  
**DA-211304**

PAGE:  
**03 of 03**



# FOLIO PLAN

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



|  |  |   |  |   |  |
|--|--|---|--|---|--|
| OWNER JASON THOMAS COX<br>ROBERT JAMES HODGETTS<br>WILLIAM JOHN HODGETTS<br>FOLIO REFERENCE CT 17724-1, CT 17724-2,<br>CT 222002-1 |  | <b>PLAN OF SURVEY</b><br>BY SURVEYOR R V FAIT - S J WALKER & CO<br>LAUNCESTON<br>LOCATION<br>TOWN OF CRESSY.<br>SCALE 1:500 LENGTHS IN METRES |  | REGISTERED NUMBER<br><b>SP132715</b><br>APPROVED EFFECTIVE FROM 13 JAN 2000<br><i>Alice Kawa</i><br>DEPUTY Recorder of Titles |  |
| GRANTEE PART OF 2000 ACRES ETD TO ROBERT<br>KEATE, JAMES DRUMMOND, BUTLER<br>ELPHINSTONE AND STEWART<br>MAJOR BANKS                |  | MAPSHEET MUNICIPAL<br>CODE No. 123 (503B-32)  |  | LAST UPL No. FF000,01+02<br>LAST PLAN<br>No. S.F.17724, P.222002.   | ALL EXISTING SURVEY NUMBERS TO BE<br>CROSS REFERENCED ON THIS PLAN |

LOT 1 COMPILED FROM CT 17724-1, CT 17724-2 AND THIS SURVEY

CHARLES STREET

SAUNDRIDGE ROAD

Search Date: 22 Sep 2021

Search Time: 10:20 AM

Volume Number: 132715

Revision Number: 01

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

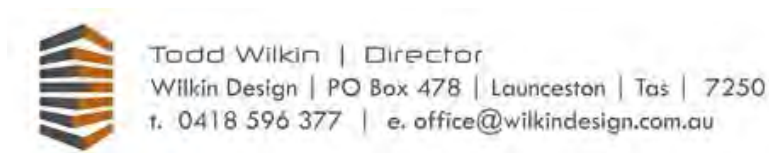
**Paul Godier**

---

**From:** Todd Wilkin <todd@wilkindesign.com.au>  
**Sent:** Monday, 7 March 2022 12:29 PM  
**To:** NMC Planning; Paul Godier  
**Cc:** Wilkin Design Office; Peter Krushka (rpmtas@gmail.com)  
**Subject:** Re: Additional information required - 26-28 Charles Street, Cressy - PLN21-0339 - communal residence for seasonal workers  
**Attachments:** 26 - 28 Charles St DA 01 OF 03.pdf

Hi Paul, my apologies, in all the emails I missed the surface of the drive.  
I have shown the existing concrete area more clearly and all other areas its proposed to be hardstand gravel, but in saying that, if parking at the front and unsealed areas trigger a discretion we are happy to look at those (parking at rear and bitumen) hope that makes sense, cheers

Kind Regards



---

**From:** NMC Planning <planning@nmc.tas.gov.au>  
**Date:** Monday, 28 February 2022 at 1:37 pm  
**To:** Wilkin Design Office <office@wilkindesign.com.au>  
**Cc:** Todd Wilkin <todd@wilkindesign.com.au>  
**Subject:** Additional information required - 26-28 Charles Street, Cressy - PLN21-0339 - communal residence for seasonal workers

Dear Todd,

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

- Site plan showing the proposed surface of the parking area.
- A revised site plan showing max. 20 people in accordance with the revised coverage for max. 20 occupants you have provided.
- Floor plan showing which beds will be bunks.
- Revised cover letter referring to 20 people in accordance with the revised coverage for max. 20 occupants you have provided.

This information is requested in accordance with section 54 of the *Land Use Planning and Approvals Act 1993*. The statutory time for processing the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au) and include the reference PLN21-0339.

If you have any queries, please contact me on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely,

*Paul Godier*





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



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**Paul Godier**

---

**From:** Todd Wilkin  
**Sent:** Friday, 18 February 2022 7:53 AM  
**To:** Paul Godier; Wilkin Design Office  
**Cc:** Peter Krushka (rpmtas@gmail.com)  
**Subject:** Re: 1a residence to 1b - 26-28 Charles St, Cressy  
**Attachments:** 26 - 28 Charles St DA 24-11-21.pdf

Have only changed the front cover guys, hope that works, cheers

Kind Regards



---

**From:** Paul Godier <paul.godier@nmc.tas.gov.au>  
**Date:** Thursday, 17 February 2022 at 5:00 pm  
**To:** Wilkin Design Office <office@wilkindesign.com.au>  
**Cc:** Todd Wilkin Peter Krushka  
**Subject:** 1a residence to 1b - 26-28 Charles St, Cressy

Hello Todd,

The application is for a maximum of 12 occupants.

Peter advised me yesterday that he wants to change it to 24.

If this is so, can you please provide amended plans as soon as possible.

Regards,

*Paul Godier*



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



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7 Murfett St,  
Cressy, TAS  
7302

14 March 2022

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

RE: PLN-21-0339 - 26-28 Charles Street, Cressy: (CT 132715/1) - Change of use to communal residence (accommodation for 20 seasonal workers)

Dear Sir,

I refer to the development application above in relation to 26-28 Charles Street Cressy.

I have some interest in this proposal as I constructed this house some 30 odd years ago.

I've also been a member of the Cressy Local District Committee and have lived at Cressy for most of my life, so I'm keen to see Cressy progress in the right way and get the best outcomes we can for the town and the region.

As I understand it this proposal is not unique in that we have seasonal pickers using other converted residential accommodation in Cressy whilst they are working at local farms.

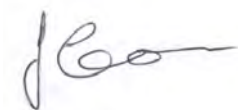
I suppose a key factor for me is the number of occupants (proposed as twenty) that will be residing in what is currently a residential house and what impact that will have on neighbours and the local community at large.

In my view the applicant is proposing to convert what is a sizeable residence into a something akin to a hostel for seasonal workers. The occupation density of twenty seems a lot in a residential area along with the limited additional amenities will effectively see 10 persons per bathroom. I'd suggest it's going to be fairly congested in the kitchen and bathrooms in the mornings!

I'd be interested to know if there are formal minimum occupancy and amenity planning standards for such a proposal?

Of course there are, and have been some benefits to Cressy as well, with seasonal workers using the local shops and services, I'm just a bit concerned that this application might be a bit too ambitious for what is currently a residential house in Cressy. I think it's also a bit unfortunate that a valuable residential property will be lost to the market to satisfy the needs of a few.

Yours Sincerely,



**Jason Cox**

18 March 2022

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

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

## Submission against PLN-21-00339

|                      |   |
|----------------------|---|
| Site                 | 26-28 Charles Street, Cressy  |
| Proposed development | Change of Use to Communal Residence (Accommodation for 20 Seasonal Workers) |
| Zone                 | General Residential Zone - none   |
| Use Class            | Residential – Communal Living   |
| Development Status   | Discretionary   |

To the Assessing Planning Officer,

We the undersigned, object to the above mentioned Development Application based on the following reasons.

*Planning Merit*

In the first instance, the applicant has failed to show clear assessment in their application against the Northern Midlands Interim Planning Scheme 2013. The applicant has only provided one page of justification addressing how the application will comply with very limited detail.

Review of relevant standards under Part D – General Residential Zone.

| Acceptable Solutions   | Performance Criteria   | Non Compliance  |
|--|--|---|
| <b>10.3 Use Standards</b>  |  |   |
| <b>10.3.1 Amenity</b>  |  |   |
| Objective<br>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.              |  | The development is not considered to comply with the objectives of the amenity codes or the acceptance solutions and performance outcomes.  |
| A1 If for permitted or no permit required uses.  | P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. | The development is considered to result in an unreasonable impact to the neighbouring residential uses through increased noise nuisance and unreasonable traffic movement.  |
| A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday. | P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.                     | The approval of 12 beds will allow up to 12 persons to reside on site at any one time. This will result in significant noise impacts to direct neighbour and the greater community along Charles Street.<br><br>As the applicant has indicated, the workers will <i>always</i> be picked up and dropped off to the premises by a bus. The workers will congregate outside on Charles Street early in the morning waiting for the bus. It is also noted that the bus |



|  |  |  |
|--|--|--|
|  |  | stopping and starting so early in the morning will incur additional noise impacts.   |
| 10.3.2 Residential Character – Discretionary Uses  |  |  |
| <b>Objective</b><br>To ensure that discretionary uses support:<br>a) the visual character of the area; and<br>b) the local area objectives, if any.  |  | The proposed development fails to comply with the acceptable solutions and objectives of the residential character codes. The development will not add to the visual character of the street through the proposal of vehicle parking forward of the dwelling.<br><br>The existing vegetation and façade of the subject property is very pleasing to Charles Street. The added parking and hardstand area forward on the dwelling will not positively contribute to the streetscape. It will clearly show that this is not a standard dwelling and result in visual impact to the street character.<br><br>The development does not include any description of the waste management. 12 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste or disposal. |
| A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property   | P1 No performance criteria   |  |
| A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public   | P2 No performance criteria.  |  |
| A3 Waste material storage for discretionary uses must:<br>a) not be visible from the road to which the lot has frontage ; and<br>b) use self-contained receptacles designed to ensure waste does not escape to the environment.                                | P3 No performance criteria.  |  |
| 10.4 Development Standards for Dwellings   |  |  |
| 10.4.13.6 Location of Car Parking  |  |  |
| <b>Objective</b><br>a) To provide convenient parking for resident and visitor vehicles; and<br>b) To avoid parking and traffic difficulties in the development and the neighbourhood; and<br>c) To protect residents from vehicular noise within developments. |  | As noted above, the development includes parking forward of the building. It is also noted that the development will enclose an existing garage for internal use.<br><br>The neighbouring property to the south is directly adjacent to the proposed parking spaces. This will cause a direct impact on the rooms directly adjacent to the boundary line including the dwellings principle private open space.<br><br>The proposal is not just a standard residential use but has the potential of vehicles consistently coming and going at all hours of the day.<br><br>The development does not include any measures to reduce the amenity impacts on the adjoining neighbour or the residents of Charles Street.   |
| A1 Driveways or car parks of residential buildings (other than dwellings) must be located at least 1.5m from the windows of habitable rooms.   | P1 Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the:<br>a) width of the driveway; and<br>b) location of the existing dwellings; and<br>c) number of car spaces served by the driveway; and<br>d) need for physical screening and/or landscaping. |  |
| A2 A garage or carport (other than for dwellings) must be located at least 5.5m from a frontage.   | P2 Car parking facilities (other than for dwellings) must be:<br>a) reasonably close and convenient to the use it serves; and<br>b) located to minimise visual impact to the streetscape.  |  |

*Local Impact*

Notwithstanding the above assessment of the Northern Midlands Interim Planning Scheme 2013, there is evidence of significant impact on the Cressy Community from similar developments in the town.

The Cressy Cabins has and is continued to be used by seasonal workers. The seasonal works continue to create an unreasonable amount of noise disturbance at all hours of the night. The workers congregate outside at early house in the morning waiting for their bus to be collected.

The bus picking them up caused damage to Council's infrastructure including footpaths and water pipes. The Rustic Bakehouse had also sustained serious damaged from a seasonal worker who drove a vehicle into the building causing severe structural damage.

The lack of care from the seasonal workers on the local character and the community of Cressy has been offensive and we cannot support the use which will continue to damage and impact our community atmosphere.

*Council Policy*

Council recently assessed and determined an application similar to the proposed development. According to the Ordinary Meeting of Council 31/01/2022, application PLN-21-0292 for a Community Residence was determined and refused. It was deemed that this application did not meet Councils requirements due to its lack of conformity to the local amenity and character. It is noted that PLN-21-0292 has similar development and intent as the subject application.

According to the Ordinary Meeting of Council 21/02/2022, item 10.4 addressed inadequate provision in the planning scheme to cater for itinerant worker accommodation with appropriate amenities and in accordance with federal government requirements. The motion was passed with Council clearly identifying that the policy around workers accommodation was lacking and the policy must change to support the local amenity and intent of the zones.

*Request*

Given the above assessment and review of the planning application, we request the application be refused based on the following reasons:

- The applicant has failed to demonstrate how the development complies with the Northern Midlands Interim Planning Scheme 2013.
- The development will cause a direct impact to the local amenity through additional noise nuisance and traffic conveyance.
- The existing seasonal workers who reside in Cressy have clearly shown to have caused negative impact on the local character
- Council have already addressed and identified that the existing policies are not adequate in supporting either the use of seasonal workers accommodation and the local community need

Fundamentally, the development does not comply and clearly demonstrates a lack of consideration to the surrounding local community and Council's policy and as such we request Council to refuse the application

Kind Regards

Rebecca & James Lees  
19 Charles Street  
Cressy 7302

16<sup>th</sup> March 2022

Planning Officer  
Northern Midlands Council  
13 Smith St  
Longford TASMANIA 7301

Dears Sirs

Objection Proposed Development 26-28 Charles St Cressy (PLN-21-0339)

Dear Sir

I have noted the above mentioned proposal and object on the following grounds:

- 1) The Application is substantially deficient in detail and professional reports across the board, but importantly as to additional impact on the Community and immediate neighbourhood this development will have. A one page dialogue from an architect is hardly reminiscent of the impact this development could have to the local neighbourhood both short term and long term.
- 2) Application. The application front page suggests the application is for 20 seasonal workers, yet the brief summary from Wilkin design, states is is only for 12? Which is it?
- 3) Parking. The parking should be provided on the basis on one space per bed, not on a bedroom basis, given it is not being inhabited by a family of family like dynamic.

The assumption of buses may be the current protocol for going too and from work but cannot be guaranteed ongoing, nor does it reflect the situation where "local workers" may be employed, with each having a motor vehicle in the future.

Further there can be no assumptions made to the continuation of the bus service, nor the long term requirements for international employees as stereotyped in the WILKIN report, and that transport to the accommodation premises by occupants, will remain on the basis that they have no vehicle. The assumption is being made solely on the stereotype of employees now and not necessarily in the future.

- 4) WILKIN design report. Given this is seasonal workers accommodation, the report makes the numerous assumptions as to the mechanics of occupancy, the type of occupants, and the behaviour of these occupants in a very narrow and self advancing manner.

The report seems to suggest that fruit pickers are limited to overseas workers, and this is not the case and may not be the case long term, as this industry grows. The recent Covid outbreak should be testament to unknown factors in the future and limitations to international travel that can cause.

The mere fact they have raised this as been the stereotype, is somewhat discriminatory in nature, and seems to make the arrogant assumption, that all fruit pickers are from lower socio economic demographics working in slave like conditions to raise money solely for their overseas families. Backpackers generally play a large role in this sector also, and when

international travel returns in earnest, the dynamic of occupants is likely to change, and with it the behaviors of those occupants, were this matter to be a genuine planning consideration, which it should not.

While this to the greater extent, some comments may be true, it certainly isn't legislated nor limited to those workers, and the fact the report goes in that direction is interesting.

Any large number of persons residing in one residence, needs proper and comprehensive discussions and consideration were it to be acceptable in any instance, but more so in an established quiet neighbourhood that has been like that for many many years.

I am somewhat miffed by the assumption that "human behaviour" should be a consideration and will prevail in all instances, and that "the last thing seasonal workers want to do is get in any trouble" should appease consideration to the local community concerns and legislated process is hardly a valid argument.

Further, why should a quiet country community "risk" the situation when they enjoy a quiet and peaceful lifestyle without this development?

Were it to be considered on a heavily conditioned basis at worst and the residence to become problematic, what recourse would the neighbours and locals have to challenge Council over such a poor decision?

We will be taking this matter to TASCAT in the event it is passed in its current format.

Regards and Thanks

Andrew McCullagh





22 March 2022

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

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

## Submission against PLN-21-00339

|                      |   |
|----------------------|---|
| Site                 | 26-28 Charles Street, Cressy  |
| Proposed development | Change of Use to Communal Residence (Accommodation for 20 Seasonal Workers) |
| Zone                 | General Residential Zone - none   |
| Use Class            | Residential – Communal Living   |
| Development Status   | Discretionary   |

To the Assessing Planning Officer,

We the undersigned, object to the above mentioned Development Application based on the following reasons.

*Planning Merit*

In the first instance, the applicant has failed to show clear assessment in their application against the Northern Midlands Interim Planning Scheme 2013. The applicant has only provided one page of justification addressing how the application will comply with very limited detail.

Review of relevant standards under Part D – General Residential Zone.

| Acceptable Solutions   | Performance Criteria   | Non Compliance  |
|--|--|---|
| <b>10.3 Use Standards</b>  |  |   |
| <b>10.3.1 Amenity</b>  |  |   |
| Objective<br>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.              |  | The development is not considered to comply with the objectives of the amenity codes or the acceptance solutions and performance outcomes.  |
| A1 If for permitted or no permit required uses.  | P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. | The development is considered to result in an unreasonable impact to the neighbouring residential uses through increased noise nuisance and unreasonable traffic movement.  |
| A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday. | P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.                     | The approval of 12 beds will allow up to 12 persons to reside on site at any one time. This will result in significant noise impacts to direct neighbour and the greater community along Charles Street.<br><br>As the applicant has indicated, the workers will <i>always</i> be picked up and dropped off to the premises by a bus. The workers will congregate outside on Charles Street early in the morning waiting for the bus. It is also noted that the bus |

|   |  |  |
|---|--|--|
|   |  | stopping and starting so early in the morning will incur additional noise impacts.   |
| 10.3.2 Residential Character – Discretionary Uses   |  |  |
| Objective<br>To ensure that discretionary uses support:<br>a) the visual character of the area; and<br>b) the local area objectives, if any.  |  | The proposed development fails to comply with the acceptable solutions and objectives of the residential character codes. The development will not add to the visual character of the street through the proposal of vehicle parking forward of the dwelling.<br><br>The existing vegetation and façade of the subject property is very pleasing to Charles Street. The added parking and hardstand area forward on the dwelling will not positively contribute to the streetscape. It will clearly show that this is not a standard dwelling and result in visual impact to the street character.<br><br>The development does not include any description of the waste management. 12 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste or disposal. |
| A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property  | P1 No performance criteria   |  |
| A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public  | P2 No performance criteria.  |  |
| A3 Waste material storage for discretionary uses must:<br>a) not be visible from the road to which the lot has frontage; and<br>b) use self-contained receptacles designed to ensure waste does not escape to the environment.                          | P3 No performance criteria.  |  |
| 10.4 Development Standards for Dwellings  |  |  |
| 10.4.13.6 Location of Car Parking   |  |  |
| Objective<br>a) To provide convenient parking for resident and visitor vehicles; and<br>b) To avoid parking and traffic difficulties in the development and the neighbourhood; and<br>c) To protect residents from vehicular noise within developments. |  | As noted above, the development includes parking forward of the building. It is also noted that the development will enclose an existing garage for internal use.<br><br>The neighbouring property to the south is directly adjacent to the proposed parking spaces. This will cause a direct impact on the rooms directly adjacent to the boundary line including the dwellings principle private open space.<br><br>The proposal is not just a standard residential use but has the potential of vehicles consistently coming and going at all hours of the day.<br><br>The development does not include any measures to reduce the amenity impacts on the adjoining neighbour or the residents of Charles Street.   |
| A1 Driveways or car parks of residential buildings (other than dwellings) must be located at least 1.5m from the windows of habitable rooms.  | P1 Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the:<br>a) width of the driveway; and<br>b) location of the existing dwellings; and<br>c) number of car spaces served by the driveway; and<br>d) need for physical screening and/or landscaping. |  |
| A2 A garage or carport (other than for dwellings) must be located at least 5.5m from a frontage.  | P2 Car parking facilities (other than for dwellings) must be:<br>a) reasonably close and convenient to the use it serves; and<br>b) located to minimise visual impact to the streetscape.  |  |

*Local Impact*

Notwithstanding the above assessment of the Northern Midlands Interim Planning Scheme 2013, there is evidence of significant impact on the Cressy Community from similar developments in the town.

The Cressy Cabins has and is continued to be used by seasonal workers. The seasonal works continue to create an unreasonable amount of noise disturbance at all hours of the night. The workers congregate outside at early house in the morning waiting for their bus to be collected.

The bus picking them up caused damage to Council's infrastructure including footpaths and water pipes. The Rustic Bakehouse had also sustained serious damaged from a seasonal worker who drove a vehicle into the building causing severe structural damage.

The lack of care from the seasonal workers on the local character and the community of Cressy has been offensive and we cannot support the use which will continue to damage and impact our community atmosphere.

*Council Policy*

Council recently assessed and determined an application similar to the proposed development. According to the Ordinary Meeting of Council 31/01/2022, application PLN-21-0292 for a Community Residence was determined and refused. It was deemed that this application did not meet Council's requirements due to its lack of conformity to the local amenity and character. It is noted that PLN-21-0292 has similar development and intent as the subject application.

According to the Ordinary Meeting of Council 21/02/2022, item 10.4 addressed inadequate provision in the planning scheme to cater for itinerant worker accommodation with appropriate amenities and in accordance with federal government requirements. The motion was passed with Council clearly identifying that the policy around workers accommodation was lacking and the policy must change to support the local amenity and intent of the zones.

*Request*

Given the above assessment and review of the planning application, we request the application be refused based on the following reasons:

- The applicant has failed to demonstrate how the development complies with the Northern Midlands Interim Planning Scheme 2013.
- The development will cause a direct impact to the local amenity through additional noise nuisance and traffic conveyance.
- The existing seasonal workers who reside in Cressy have clearly shown to have caused negative impact on the local character
- Council have already addressed and identified that the existing policies are not adequate in supporting either the use of seasonal workers accommodation and the local community need

Fundamentally, the development does not comply and clearly demonstrates a lack of consideration to the surrounding local community and Council's policy and as such we request Council to refuse the application

Kind Regards

Yvonne Airey

**Karen Jenkins**

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**From:**  
**Sent:** Tuesday, 22 March 2022 12:57 PM  
**To:** NMC Planning  
**Subject:** In reference: PLN-21-0339

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To whom it may concern.

I am writing to lodge my objection to the proposed development as a resident of two properties in the affected area, please view below points which I will expand on:

**1. Social Licence**

Is This development socially acceptable or legitimate? I don't think it is, this application is in a residential zone. Your Council has asked each household to pay residential rates and therefore residential means a property for a resident and/or its family to live in a likeminded area. This development does not come under those terms. The owner of the property is not a resident nor are the paying customers residents. This really should be classed as a business where this project should be placed in a business zone or the customers should be placed on the fruit picking lands where they work, not in a family orientated designated area where I have invested in, under those terms. It is these terms that Midlands Council has zoned and any change to those terms is/should be under a review board for possible breach and disregard to the residents that have abided by these terms since inception.

**2. Property Values**

When property values fall, will the Council subsidise or compensate the loss to the many residents in the area? It is/has been documented in such cases.

**3. Drinking/drug problems or social disregard of residents**

What guarantee has the DA applicant given to Council and the residents for such issues which are apparent in other areas of fruit picker accommodation of this size? Are there any noise limits or curfews in place? How will the transport access be allocated? Will there be buses lined up in our quiet residential street like other sites? Will there be 20 cars lined up in front of our streets?

**4. Security/psychological impacts**

What measures has the applicant or Council taken to ensure the residents will be safe? Will the paying customers (\$200 a week per picker to the owner) have a police check done both locally and internationally to legitimise their suitability to be living in a residential zoned area? How can the applicant and/or Council assist or guarantee any impacts to the elderly in the area? I note that many pickers cook in their bedrooms, what fire management has the applicant issued?

**5. Infrastructure**

Has the council taken the appropriate steps to ensure sewerage and the like will be adequate for this application? I feel having over 20 people on this site will create extra strain to the infrastructure(sewer,rubbish,vermin,waste,heating) and in turn rates will be increased to accommodate. Should the applicant of this DA present reports: 1. Traffic report 2. Bushfire report as the surrounding area is prone 3. Soil and water management plan etc etc?

I am against this development. I did not buy in the area to ultimately live next to a business project WHERE THE APPLICANT WILL MAKE Redacted - not relevant to determining an application for a permjt. AND THE REST OF THE RESIDENTS SUFFER, I bought and want to live in an area that is residential, quiet, peaceful and stress free.

I note that this application has a large landholding included, which is excessive, not simply one house/resident that wants to assist a few visitors from time to time. Two streets in the residential zone will be affected.

**This development is a business development that is not socially acceptable and Midlands Council should not even be considering this. Who is the applicant by the way? Is the applicant a business person or simply cares little about the area and its integrity as a strong united and peaceful residential zone.**

If the development does go ahead and things change to a negative due to the above issues I have raised, then I will have no option to seek actions available to me, and I have faith that the residents will be united.

Midlands Council has a responsibility to abide by what the majority of residents in a residential zone expect, not what one business owner wants due to greed. Greed is acceptable in a business setting, not a family one.

Best regards

Anthony Waring PH:



The General Manager  
PO Box 156  
LONGFORD TAS 7301

Date: 21st MARCH 2022.

I, MRS YVONNE AIREY wish to make a representation to planning application number:  
PLAN-21-0339 on the following grounds:

- ADDITIONAL NOISE
- ADDITIONAL TRAFFIC
- THE HOUSE IS NOT ADEQUATE IN  
X SUPPORTING THAT MANY OCCUPANTS.

Yours sincerely

y l airey

MRS Y. AIREY

Email: NONE

Address: 17 CHARLES ST CRESSY 7302

Contact Number: [REDACTED]

I AM 93 YEARS OLD AND HAVE LIVED IN  
CHARLES ST CRESSY FOR OVER 50 YEARS.

The General Manager  
PO Box 156  
LONGFORD TAS 7301

|                           |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| NORTHERN MIDLANDS COUNCIL |  |  |  |  |  |  |  |  |  |
| File No.                  |  |  |  |  |  |  |  |  |  |
| Property                  |  |  |  |  |  |  |  |  |  |
| Attachment                |  |  |  |  |  |  |  |  |  |
| REC'D 24 MAR 2022         |  |  |  |  |  |  |  |  |  |
| CM                        |  |  |  |  |  |  |  |  |  |
| P&DM                      |  |  |  |  |  |  |  |  |  |
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| EA                        |  |  |  |  |  |  |  |  |  |

Date: 23.3.22

I, HELEN WILLIAMS wish to make a representation to planning application number:  
PLN-21-00339 on the following grounds:

- The excessive AMOUNT OF PEOPLE LIVING IN ONE HOUSEHOLD
- Rubbish — one BIN per HOUSEHOLD — where would RUBBISH END UP.
- WHILST I DON'T LIVE NEAR THIS ADDRESS, I have been told
- ✶ Backpackers CAN BE QUITE NOISY AT TIMES.
- ✶ WILL DEVALUE houses in Cressy with so many Backpackers  
Living here — (in Residential properties)

Yours sincerely

*Helen Williams*

Email: .

Address: 89 MAIN ST Cressy 7302

Contact Number: ....

20<sup>th</sup> March 2022

General Manager

Northern Midlands Council

PO Box 156

Longford Tasmania 7301

**Submission against PLN-21-00339**

Site- 26/28 Charles street Cressy

Proposed development- Change of use to communal Residence (accommodation for 20 Seasonal workers)

Zone- General residential zone- none

Use Class- Residential communal Living

Development status- Discretionary

To the assessing Planning Officer,

I have noted the above-mentioned proposal and object on the following grounds-

- The application suggests the proposal is to accommodate 20 seasonal workers yet the brief summary from Wilkin design states it is for a maximum of 12 pickers as per the requirements of the NNC, which is it 12 or 20? If the application is approved what is stopping the applicant allowing 20 Seasonal workers to move in to the property as this is the number approved?
- The application suggests that the Seasonal workers will ALWAYS travel by bus to go to and from work, again how can this be guaranteed? Will the manager of the property only approve of workers willing to travel by bus live at the property?
- The application suggests that 5 parking spaces are adequate on the basis of 1 space per bedroom or 2 spaces per 3 bedrooms plus 1 visitor but as this is not the normal Family dynamic or a normal residential home the Parking should be provided on the basis one space per bed as there is no Guarantee the seasonal workers will share a vehicle and not own 1 vehicle each.
- The application suggests that seasonal workers are not 'Party people' and the last thing seasonal workers want to do is get into any 'trouble' this is yet to be seen by the Community of Cressy, the seasonal workers currently residing in Cressy continue to create an unreasonable amount of noise all hours on the night with loud music, congregating on the streets weather that be why waiting for the busses early hours of the morning or late in to the night for whatever reason.
- The application states that the last thing seasonal workers want to do is get into any trouble so it can be easily argued that this type of use is generally a lot quieter than a lot of average families or rental properties is hard to believe as putting 12-20 people in 1 house and expecting that all will get along and live quietly with no disruption is incredibly unlikely, as all young adult are entitled to have fun and enjoy there free time it is expected to be noise but the middle of a quiet residential street in not the place to have this amount of people living in one house.
- The current Bus system taking seasonal workers to and from work have been an issue in the Cressy community as seen so far as well, Causing damage to council infrastructure including foot paths and waterpipes, and power poles. The rustic Bakery also sustained serious damage from a seasonal worker who drove a vehicle into the building causing servers structural damage.

- Charles street dose not have a foot path with adding an extra 12-20 residents to the street with the extra busses and vehicles that will come this will put direct impact on the many families walking children to and from the school located at the end of the street.
- The busses used contribute to atmospheric and noise pollution caused by poor vehicle maintenance and age clearly shown by the many Broken down busses parked at a property on the main road of Cressy used by seasonal workers., using more fuel and emitting excessive exhaust.
- The Application also fails to include any description of waste management. 12-20 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste disposal.

Given the above assessment and review of the planning application we request the application be refused for the lack of consideration to the surrounding local community.

Kind regards

Michael & Katelyn McCarthy

The General Manager  
PO Box 156  
LONGFORD TAS 7301

| NORTHERN MIDLANDS COUNCIL |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| File No.                  |  |  |  |  |  |  |  |  |  |
| Property                  |  |  |  |  |  |  |  |  |  |
| Attachments               |  |  |  |  |  |  |  |  |  |
| REC'D 25 MAR 2022         |  |  |  |  |  |  |  |  |  |
| GM                        |  |  |  |  |  |  |  |  |  |
| PLN                       |  |  |  |  |  |  |  |  |  |
| PRM                       |  |  |  |  |  |  |  |  |  |
| CSM                       |  |  |  |  |  |  |  |  |  |
| WM                        |  |  |  |  |  |  |  |  |  |
| HR                        |  |  |  |  |  |  |  |  |  |
| HL                        |  |  |  |  |  |  |  |  |  |

Q 1:59 pm

Date: 25.3.2022

I, ROY BURTON wish to make a representation to planning application number:  
PLN-21-00339 on the following grounds:

- I RESIDE AT 113 MAIN ST CRESSY AND HAVE PICKERS UNITS
- NEXT TO ME AT 117A MAIN ST. I CONSTANTLY HAVE TO PUT
- UP WITH EXTREMELY LOUD MUSIC SOMETIMES TILL 3 AM.
- THE BUS LEAVES AT 6 AM. DOORS BANGING PEOPLE SHOUTING AND HORNS BLASTING. MY SLEEP IS SEVERELY IMPEDED

Yours sincerely

ROY BURTON R. BURTON

Email: .....

Address: 113 MAIN ST CRESSY

Contact Number: .....



The General Manager  
PO Box 156  
LONGFORD TAS 7301

|                           |  |  |  |     |  |  |  |  |  |
|---------------------------|--|--|--|-----|--|--|--|--|--|
| NORTHERN MIDLANDS COUNCIL |  |  |  |     |  |  |  |  |  |
| File No.                  |  |  |  |     |  |  |  |  |  |
| Property                  |  |  |  |     |  |  |  |  |  |
| Attachments               |  |  |  |     |  |  |  |  |  |
| REC'D 15 MAR 2022         |  |  |  |     |  |  |  |  |  |
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| GM                        |  |  |  | PLN |  |  |  |  |  |
| EDM                       |  |  |  | BLD |  |  |  |  |  |
| CCM                       |  |  |  | MYR |  |  |  |  |  |
| MM                        |  |  |  | FA  |  |  |  |  |  |
| HL                        |  |  |  |     |  |  |  |  |  |

@ 1:59pm

Date: 25-3-2022

I, TONI BURTON wish to make a representation to planning application number:  
PLN-21-00339 on the following grounds:

- 2 TOILETS AND 2 SHOWERS FOR 20 PICKERS. ITS
- INHUMANE. THEY WILL BE URINATING OUTSIDE AS
- THEY DO AT THE RINGWOOD HOTEL PICKERS UNITS.
- ITS ALL ABOUT 'FAT CATS' LINING THEIR OWN RICH POCKETS  
AT THE EXPENSE OF DESPERATE WORKERS

Yours sincerely

 T. BURTON

Email: .....

Address: 113 MAIN ST CRESSY TAS

Contact Number: .....

To The General Manager  
Northern Midlands Council

**Submission against PLN-21-0339.**

|                           |    |     |    |    |    |
|---------------------------|----|-----|----|----|----|
| NORTHERN MIDLANDS COUNCIL |    |     |    |    |    |
| File No                   |    |     |    |    |    |
| Property                  |    |     |    |    |    |
| Attachments               |    |     |    |    |    |
| RECD 24 MAR 2022          |    |     |    |    |    |
| CA                        | LA | PLN | LA | LA | LA |
| CDM                       |    | BLD |    |    |    |
|                           |    | MYR |    |    |    |
|                           |    | EA  |    |    |    |

21 March 2022

**Reference Number PLN-21-0339** To change residential property 26-28 Charles Street Cressy to Communal accommodation for 20 seasonal workers.

To whom it may concern.

My name is Natalie Smith, I live next door at 24 Charles Street with my husband. Would you want this next door to you? There are a number of issues with this proposal for us.

1. Privacy. It is excessive people in one dwelling not to mention friends visiting. The developer has also cut down 95% of the trees on the fence line that were providing privacy between the two properties. I realize that they were on their side of the fence, but it has now left complete visibility into our home and into theirs. There are already issues with the other Cressy sites for their disturbance. We purchased this property for the quiet country location, not to live next to a hostel.
2. Noise. This is a residential property in a quiet residential street. 20 seasonal workers can't help but make excessive noise. Proposal states a maximum of 12 people with beds laid out for 12 as per requirements of the NNC but else where it says 20. So a discrepancy there. More than a family for which the house was designed. There are so many families out there desperately looking for a home, somewhere to send their kids to school with the Cressy school is just around the corner. It seems like a cash grab from investors. Its also stated that noise would be at a minimum, less than an average rental family. How could this possibly be? You have even almost doubled the amount of people from 12 to 20. Also coming and going at all hours. These people commune and drink outside a great deal and there fore noise will be a huge issue. It is at other locations in Cressy and Longford.
3. I believe it will decrease the value of our property should we decide to sell, having this as a neighbour. That is a huge concern. This is a commercial business venture that shouldn't be carried out in a quiet residential street. Its why people move to Cressy for a quiet lifestyle. Surely investors should find somewhere to house pickers onsite at the farms or somewhere specifically designed for their ventures. Not in a residential street.

There is no mention of waste management as 20 workers would generate a considerable amount of refuse. The application has failed to demonstrate how the development complies with the Northern Midlands Council Interim Planning Scheme 2013.

There is a disregard for the locals especially directly affected neighbours. This will impact our community greatly. There is strong community concern for this going ahead. You only have to read Cressy Community Face Book page for your feedback.

The development demonstrates a lack of consideration to the local community and fears of what will be done with the land behind this property in future planning. Maybe an independent survey should be done to assess the impact this has on locals and businesses in the area. General feedback is not favorable and should be considered. Local business refusing them for their disruptive action and disregard to property.

We strongly reject to this application and hope council refuse this application and hope it doesn't reflect a conflict of interest with any council members in passing this application.

Tim and Natalie Smith

24 March 2022

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

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

## Submission against PLN-21-00339

|                      |   |
|----------------------|---|
| Site                 | 26-28 Charles Street, Cressy  |
| Proposed development | Change of Use to Communal Residence (Accommodation for 20 Seasonal Workers) |
| Zone                 | General Residential Zone - none   |
| Use Class            | Residential – Communal Living   |
| Development Status   | Discretionary   |

To the Assessing Planning Officer,

We the undersigned, object to the above mentioned Development Application based on the following reasons.

*Planning Merit*

In the first instance, the applicant has failed to show clear assessment in their application against the Northern Midlands Interim Planning Scheme 2013. The applicant has only provided one page of justification addressing how the application will comply with very limited detail.

Review of relevant standards under Part D – General Residential Zone.

| 10.3 Use Standards   |  |   |
|--|--|---|
| 10.3.1 Amenity   |  |   |
| Objective<br>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.              |  | The development is not considered to comply with the objectives of the amenity codes or the acceptance solutions and performance outcomes.  |
| A1 If for permitted or no permit required uses.  | P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. | The development is considered to result in an unreasonable impact to the neighbouring residential uses through increased noise nuisance and unreasonable traffic movement.  |
| A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday. | P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.                     | The approval of 12 beds will allow up to 12 persons to reside on site at any one time. This will result in significant noise impacts to direct neighbour and the greater community along Charles Street.<br><br>As the applicant has indicated, the workers will <i>always</i> be picked up and dropped off to the premises by a bus. The workers will congregate outside on Charles Street early in the morning waiting for the bus. It is also noted that the bus |

|   |  |  |
|---|--|--|
|   |  | stopping and starting so early in the morning will incur additional noise impacts.   |
| 10.3.2 Residential Character – Discretionary Uses   |  |  |
| Objective<br>To ensure that discretionary uses support:<br>a) the visual character of the area; and<br>b) the local area objectives, if any.  |  | The proposed development fails to comply with the acceptable solutions and objectives of the residential character codes. The development will not add to the visual character of the street through the proposal of vehicle parking forward of the dwelling.<br><br>The existing vegetation and façade of the subject property is very pleasing to Charles Street. The added parking and hardstand area forward on the dwelling will not positively contribute to the streetscape. It will clearly show that this is not a standard dwelling and result in visual impact to the street character.<br><br>The development does not include any description of the waste management. 12 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste or disposal. |
| A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property  | P1 No performance criteria   |  |
| A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public  | P2 No performance criteria.  |  |
| A3 Waste material storage for discretionary uses must:<br>a) not be visible from the road to which the lot has frontage ; and<br>b) use self-contained receptacles designed to ensure waste does not escape to the environment.                         | P3 No performance criteria.  |  |
| 10.4 Development Standards for Dwellings  |  |  |
| 10.4.13.6 Location of Car Parking   |  |  |
| Objective<br>a) To provide convenient parking for resident and visitor vehicles; and<br>b) To avoid parking and traffic difficulties in the development and the neighbourhood; and<br>c) To protect residents from vehicular noise within developments. |  | As noted above, the development includes parking forward of the building. It is also noted that the development will enclose an existing garage for internal use.<br><br>The neighbouring property to the south is directly adjacent to the proposed parking spaces. This will cause a direct impact on the rooms directly adjacent to the boundary line including the dwellings principle private open space.<br><br>The proposal is not just a standard residential use but has the potential of vehicles consistently coming and going at all hours of the day.<br><br>The development does not include any measures to reduce the amenity impacts on the adjoining neighbour or the residents of Charles Street.   |
| A1 Driveways or car parks of residential buildings (other than dwellings) must be located at least 1.5m from the windows of habitable rooms.  | P1 Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the:<br>a) width of the driveway; and<br>b) location of the existing dwellings; and<br>c) number of car spaces served by the driveway; and<br>d) need for physical screening and/or landscaping. |  |
| A2 A garage or carport (other than for dwellings) must be located at least 5.5m from a frontage.  | P2 Car parking facilities (other than for dwellings) must be:<br>a) reasonably close and convenient to the use it serves; and<br>b) located to minimise visual impact to the streetscape.  |  |



*Local Impact*

There is evidence of significant impact on the Cressy Community from similar developments in the town.

The Cressy Cabins and Ringwood Hotel has and is continued to be used by seasonal workers. The seasonal workers continue to create an unreasonable amount of noise disturbance at all hours of the night. The workers congregate outside at early hours of the morning waiting for their bus to be collected.

The bus picking them up from the Cabins caused damage to Council's infrastructure including footpaths and water pipes. The Rustic Bakehouse had also sustained serious damage from a seasonal worker who drove a vehicle into the building causing severe structural damage.

The lack of care from the seasonal workers on the local character and the community of Cressy has been offensive and we cannot support the use which will continue to damage and impact our community atmosphere.

*Council Policy*

Council recently assessed and determined an application similar to the proposed development. According to the Ordinary Meeting of Council 31/01/2022, application PLN-21-0292 for a Community Residence was determined and refused. It was deemed that this application did not meet Councils requirements due to its lack of conformity to the local amenity and character. It is noted that PLN-21-0292 has similar development and intent as the subject application.

According to the Ordinary Meeting of Council 21/02/2022, item 10.4 addressed inadequate provision in the planning scheme to cater for itinerant worker accommodation with appropriate amenities and in accordance with federal government requirements. The motion was passed with Council clearly identifying that the policy around workers accommodation was lacking and the policy must change to support the local amenity and intent of the zones.

*Request*

Given the above assessment and review of the planning application, we request the application be refused based on the following reasons:.

- The development will cause a direct impact to the local amenity through additional noise nuisance and traffic conveyance.
- The existing seasonal workers who reside in Cressy have clearly shown to have caused negative impact on the local character
- The extra vehicle traffic and inexperienced drivers at our already busy intersection of Church and Charles Streets.
- The safety of our children walking to and from school without footpaths and the extra foot traffic on our streets.

The development clearly demonstrates a lack of consideration to the surrounding local community and as such we request Council to refuse the application.

Kind Regards  
Andrea and Simon McGee

**Karen Jenkins**

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**From:**  
**Sent:** Sunday, 27 March 2022 2:48 PM  
**To:** NMC Planning  
**Subject:** Ref: PLN-21-0339 26-28 Charles Street Cressy

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Attn: Planning Department

In relation to the above planning application, I am concerned that the application refers to accommodation for 20 pickers whereas upon reading the details, the application documentation refers to a maximum accommodation for 12 people. The house only contains 2 toilets (one separate and one in one of the 2 bathrooms) and even for 12 people this would seem difficult for the pickers but if there were 20 people living in the house it would create a terrible situation for the workers trying to shower and toilet all at the same time.

I note that there is quite a bit of space at the rear of the house with some existing sheds. It would be my suggestion that an extra shower/toilet area be created here for the comfort of the pickers.

I understand that many local residents feel that this application is completely inappropriate, placing so many people in a single house and I agree, if the owners feel it is acceptable to jam 20 people in this house with so few sanitary facilities. We need people in the area to do the work and to provide them with accommodation, but I think it is up to Council to ensure that their stay here is safe and comfortable and that these workers are not exploited.

Yours sincerely  
Lyndy Pinner  
2 Church Street,  
Cressy

27 March 2022

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

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

## Submission against PLN-21-00339

|                      |   |
|----------------------|---|
| Site                 | 26-28 Charles Street, Cressy  |
| Proposed development | Change of Use to Communal Residence (Accommodation for 20 Seasonal Workers) |
| Zone                 | General Residential Zone - none   |
| Use Class            | Residential – Communal Living   |
| Development Status   | Discretionary   |

To the Assessing Planning Officer,

We have just put an offer in on our little dream home in Charles St Cressy and am angry to hear that such a beautiful little street and town could be used for communal living. To think of the cars, the buses, the noise really disheartens us and our reasons for buying in the town.

Hearing of this proposal has questioned whether we continue with our purchase and upsets us to know of the loss of value to a place we are yet to move into.

Because of this we submit my application for objection to the above mentioned proposal.

We the undersigned, object to the above mentioned Development Application based on the following reasons.

*Planning Merit*

In the first instance, the applicant has failed to show clear assessment in their application against the Northern Midlands Interim Planning Scheme 2013. The applicant has only provided one page of justification addressing how the application will comply with very limited detail.

Review of relevant standards under Part D – General Residential Zone.

| Acceptable Solutions  | Performance Criteria   | Non Compliance   |
|---|--|--|
| 10.3 Use Standards  |  |  |
| 10.3.1 Amenity  |  |  |
| Objective<br>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses. |  | The development is not considered to comply with the objectives of the amenity codes or the acceptance solutions and performance outcomes.                                 |
| A1 If for permitted or no permit required uses.   | P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. | The development is considered to result in an unreasonably impact to the neighbouring residential uses through increased noise nuisance and unreasonable traffic movement. |

|   |  |  |
|---|--|--|
| A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.  | P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.   | The approval of 12 beds will allow up to 12 persons to reside on site at any one time. This will result in significant noise impacts to direct neighbour and the greater community along Charles Street.<br><br>As the applicant has indicated, the workers will <i>always</i> be picked up and dropped off to the premises by a bus. The workers will congregate outside on Charles Street early in the morning waiting for the bus. It is also noted that the bus stopping and starting so early in the morning will incur additional noise impacts.   |
| 10.3.2 Residential Character – Discretionary Uses   |  |  |
| Objective<br>To ensure that discretionary uses support:<br>a) the visual character of the area; and<br>b) the local area objectives, if any.  |  | The proposed development fails to comply with the acceptable solutions and objectives of the residential character codes. The development will not add to the visual character of the street through the proposal of vehicle parking forward of the dwelling.<br><br>The existing vegetation and façade of the subject property is very pleasing to Charles Street. The added parking and hardstand area forward on the dwelling will not positively contribute to the streetscape. It will clearly show that this is not a standard dwelling and result in visual impact to the street character.<br><br>The development does not include any description of the waste management. 12 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste or disposal. |
| A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property  | P1 No performance criteria   |  |
| A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public  | P2 No performance criteria.  |  |
| A3 Waste material storage for discretionary uses must:<br>a) not be visible from the road to which the lot has frontage ; and<br>b) use self-contained receptacles designed to ensure waste does not escape to the environment.                         | P3 No performance criteria.  |  |
| 10.4 Development Standards for Dwellings  |  |  |
| 10.4.13.6 Location of Car Parking   |  |  |
| Objective<br>a) To provide convenient parking for resident and visitor vehicles; and<br>b) To avoid parking and traffic difficulties in the development and the neighbourhood; and<br>c) To protect residents from vehicular noise within developments. |  | As noted above, the development includes parking forward of the building. It is also noted that the development will enclose an existing garage for internal use.<br><br>The neighbouring property to the south is directly adjacent to the proposed parking spaces. This will cause a direct impact on the rooms directly adjacent to the boundary line including the dwellings principle private open space.<br><br>The proposal is not just a standard residential use but has the potential of vehicles consistently coming and going at all hours of the day.   |
| A1 Driveways or car parks of residential buildings (other than dwellings) must be located at least 1.5m from the windows of habitable rooms.  | P1 Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the:<br>a) width of the driveway; and<br>b) location of the existing dwellings; and<br>c) number of car spaces served by the driveway; and |  |

|  |   |  |
|--|---|--|
|  | d) need for physical screening and/or landscaping.  | The development does not include any measures to reduce the amenity impacts on the adjoining neighbour or the residents of Charles Street. |
| A2 A garage or carport (other than for dwellings) must be located at least 5.5m from a frontage. | P2 Car parking facilities (other than for dwellings) must be:<br>a) reasonably close and convenient to the use it serves; and<br>b) located to minimise visual impact to the streetscape. |  |

#### *Local Impact*

Notwithstanding the above assessment of the Northern Midlands Interim Planning Scheme 2013, there is evidence of significant impact on the Cressy Community from similar developments in the town.

The Cressy Cabins has and is continued to be used by seasonal workers. The seasonal works continue to create an unreasonable amount of noise disturbance at all hours of the night. The workers congregate outside at early house in the morning waiting for their bus to be collected.

The bus picking them up caused damage to Council's infrastructure including footpaths and water pipes. The Rustic Bakehouse had also sustained serious damaged from a seasonal worker who drove a vehicle into the building causing severe structural damage.

The lack of care from the seasonal workers on the local character and the community of Cressy has been offensive and we cannot support the use which will continue to damage and impact our community atmosphere.

#### *Council Policy*

Council recently assessed and determined an application similar to the proposed development. According to the Ordinary Meeting of Council 31/01/2022, application PLN-21-0292 for a Community Residence was determined and refused. It was deemed that this application did not meet Councils requirements due to its lack of conformity to the local amenity and character. It is noted that PLN-21-0292 has similar development and intent as the subject application.

According to the Ordinary Meeting of Council 21/02/2022, item 10.4 addressed inadequate provision in the planning scheme to cater for itinerant worker accommodation with appropriate amenities and in accordance with federal government requirements. The motion was passed with Council clearly identifying that the policy around workers accommodation was lacking and the policy must change to support the local amenity and intent of the zones.

#### *Request*

Given the above assessment and review of the planning application, we request the application be refused based on the following reasons:

- The applicant has failed to demonstrate how the development complies with the Northern Midlands Interim Planning Scheme 2013.
- The development will cause a direct impact to the local amenity through additional noise nuisance and traffic conveyance.
- The existing seasonal workers who reside in Cressy have clearly shown to have caused negative impact on the local character
- Council have already addressed and identified that the existing policies are not adequate in supporting either the use of seasonal workers accommodation and the local community need

Fundamentally, the development does not comply and clearly demonstrates a lack of consideration to the surrounding local community and Council's policy and as such we request Council to refuse the application

Kind Regards

Ross and Patrice Woodland



27 March 2022

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

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

## Submission against PLN-21-00339

|                      |   |
|----------------------|---|
| Site                 | 26-28 Charles Street, Cressy  |
| Proposed development | Change of Use to Communal Residence (Accommodation for 20 Seasonal Workers) |
| Zone                 | General Residential Zone - none   |
| Use Class            | Residential – Communal Living   |
| Development Status   | Discretionary   |

To the Assessing Planning Officer,

I the undersigned, object to the above mentioned Development Application based on the following reasons.

*Planning Merit*

In the first instance, the applicant has failed to show clear assessment in their application against the Northern Midlands Interim Planning Scheme 2013. The applicant has only provided one page of justification addressing how the application will comply with very limited detail.

Review of relevant standards under Part D – General Residential Zone.

| Acceptable Solutions   | Performance Criteria   | Non Compliance  |
|--|--|---|
| <b>10.3 Use Standards</b>  |  |   |
| <b>10.3.1 Amenity</b>  |  |   |
| Objective<br>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.              |  | The development is not considered to comply with the objectives of the amenity codes or the acceptance solutions and performance outcomes.  |
| A1 If for permitted or no permit required uses.  | P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. | The development is considered to result in an unreasonable impact to the neighbouring residential uses through increased noise nuisance and unreasonable traffic movement.  |
| A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday. | P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.                     | The approval of 12 beds will allow up to 12 persons to reside on site at any one time. This will result in significant noise impacts to direct neighbour and the greater community along Charles Street.<br><br>As the applicant has indicated, the workers will <i>always</i> be picked up and dropped off to the premises by a bus. The workers will congregate outside on Charles Street early in the morning waiting for the bus. It is also noted that the bus |

|  |  |  |
|--|--|--|
|  |  | stopping and starting so early in the morning will incur additional noise impacts.   |
| 10.3.2 Residential Character – Discretionary Uses  |  |  |
| <b>Objective</b><br>To ensure that discretionary uses support:<br>a) the visual character of the area; and<br>b) the local area objectives, if any.  |  | The proposed development fails to comply with the acceptable solutions and objectives of the residential character codes. The development will not add to the visual character of the street through the proposal of vehicle parking forward of the dwelling.<br><br>The existing vegetation and façade of the subject property is very pleasing to Charles Street. The added parking and hardstand area forward on the dwelling will not positively contribute to the streetscape. It will clearly show that this is not a standard dwelling and result in visual impact to the street character.<br><br>The development does not include any description of the waste management. 12 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste or disposal. |
| A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property   | P1 No performance criteria   |  |
| A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public   | P2 No performance criteria.  |  |
| A3 Waste material storage for discretionary uses must:<br>a) not be visible from the road to which the lot has frontage ; and<br>b) use self-contained receptacles designed to ensure waste does not escape to the environment.                                | P3 No performance criteria.  |  |
| 10.4 Development Standards for Dwellings   |  |  |
| 10.4.13.6 Location of Car Parking  |  |  |
| <b>Objective</b><br>a) To provide convenient parking for resident and visitor vehicles; and<br>b) To avoid parking and traffic difficulties in the development and the neighbourhood; and<br>c) To protect residents from vehicular noise within developments. |  | As noted above, the development includes parking forward of the building. It is also noted that the development will enclose an existing garage for internal use.<br><br>The neighbouring property to the south is directly adjacent to the proposed parking spaces. This will cause a direct impact on the rooms directly adjacent to the boundary line including the dwellings principle private open space.<br><br>The proposal is not just a standard residential use but has the potential of vehicles consistently coming and going at all hours of the day.<br><br>The development does not include any measures to reduce the amenity impacts on the adjoining neighbour or the residents of Charles Street.   |
| A1 Driveways or car parks of residential buildings (other than dwellings) must be located at least 1.5m from the windows of habitable rooms.   | P1 Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the:<br>a) width of the driveway; and<br>b) location of the existing dwellings; and<br>c) number of car spaces served by the driveway; and<br>d) need for physical screening and/or landscaping. |  |
| A2 A garage or carport (other than for dwellings) must be located at least 5.5m from a frontage.   | P2 Car parking facilities (other than for dwellings) must be:<br>a) reasonably close and convenient to the use it serves; and<br>b) located to minimise visual impact to the streetscape.  |  |

*Local Impact*

Notwithstanding the above assessment of the Northern Midlands Interim Planning Scheme 2013, there is evidence of significant impact on the Cressy Community from similar developments in the town.

The Cressy Cabins has and is continued to be used by seasonal workers. The seasonal works continue to create an unreasonable amount of noise disturbance at all hours of the night. The workers congregate outside at early house in the morning waiting for their bus to be collected.

The bus picking them up caused damage to Council's infrastructure including footpaths and water pipes. The Rustic Bakehouse had also sustained serious damaged from a seasonal worker who drove a vehicle into the building causing severe structural damage.

A property at 25 Main Street Cressy, is also now being rented out to seasonal workers. Previously this was a 3 bedroom residence with minimal impact on the community, for the weekends of 19<sup>th</sup> March and 26<sup>th</sup> March 2020 we have experienced considerable noise and smoke pollution emanating from this property resulting in the Tas Police being called at 10:17pm on Sunday 26<sup>th</sup> March 2020 to seek them to desist from the noise and smoke.

The lack of care from the seasonal workers on the local character and the community of Cressy has been offensive and we cannot support the use which will continue to damage and impact our community atmosphere.

*Council Policy*

Council recently assessed and determined an application similar to the proposed development. According to the Ordinary Meeting of Council 31/01/2022, application PLN-21-0292 for a Community Residence was determined and refused. It was deemed that this application did not meet Councils requirements due to its lack of conformity to the local amenity and character. It is noted that PLN-21-0292 has similar development and intent as the subject application.

According to the Ordinary Meeting of Council 21/02/2022, item 10.4 addressed inadequate provision in the planning scheme to cater for itinerant worker accommodation with appropriate amenities and in accordance with federal government requirements. The motion was passed with Council clearly identifying that the policy around workers accommodation was lacking and the policy must change to support the local amenity and intent of the zones.

*Request*

Given the above assessment and review of the planning application, we request the application be refused based on the following reasons:

- The applicant has failed to demonstrate how the development complies with the Northern Midlands Interim Planning Scheme 2013.
- The development will cause a direct impact to the local amenity through additional noise nuisance and traffic conveyance.
- The impact on the local infrastructure for ther increased water, sewerage and road usage.
- The existing seasonal workers who reside in Cressy have clearly shown to have caused negative impact on the local character
- Council have already addressed and identified that the existing policies are not adequate in supporting either the use of seasonal workers accommodation and the local community need

Fundamentally, the development does not comply and clearly demonstrates a lack of consideration to the surrounding local community and Council's policy and as such we request Council to refuse the application

Kind Regards

John Richards  
4 Jetson Court, Cressy Tas 7302

Jacqueline Gray, on behalf of my children:  
Cameron Gray, Ebonee Puethe, Simon Gray, Jessica Gray  
72 Catherine Street,  
Longford TAS 7301

Simon Bingley, on behalf of my children:  
Caitlin Bingley and Makala Bingley  
68 Hobhouse Street.  
Longford TAS 7301

27 March 2022

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

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

### SUBMISSION - OBJECTION AGAINST PLN-21-00339

|                      |   |
|----------------------|---|
| Site                 | 26-28 Charles Street, Cressy  |
| Proposed development | Change of Use to Communal Residence (Accommodation for 20 Seasonal Workers) |
| Zone                 | General Residential Zone – none   |
| Use Class            | Residential – Communal Living   |
| Development Status   | Discretionary   |

To Northern Midlands Council,

We the undersigned, strongly object to the above-mentioned Development Application.

We all wish to lodge our formal objection to the above proposal given the fact that myself and my fiancé just purchased a block of land at 19 Murfett Street in Cressy to build our "forever home". My fiancé and myself purchased the land due to the rural outlook and quite country town and then this application to put Accommodation for 20 Seasonal Workers, 2 fences over our back fence! We look over our fence directly to the house and into their backyard.

I don't know how you could actually think that this would be an appropriate accommodation for anyone. How many of the current Councilors would accept a job that would put them in a 4-bedroom home sharing with up to 5 strangers in a bedroom and sharing 2 bathrooms between 20 people?

If all the current Northern Midlands Councilors agree to move in and live with the Seasonal workers and share a bedroom with 4 or 5 strangers and 1 bathroom with 10 others then we will agree to approve the application.

If no councilors will live like this in share arrangements, then we understand you don't want this and we don't want this in our backyards, and let us see how many of you would let this be approved in your backyards.

JMGray and SJBingley OBJECTION AGAINST PLN-21-00339

- Page 1 | 5

Honestly, where does this fit in with common human decency and human rights in this country. Even as families currently, all of us have our own bedrooms and have multiple bathrooms for a single family living together.

Cressy is known as a quite rural location and a small country town. This has been disturbed by the current level of season workers at the Ringwood Hotel, Cressy Cabins and other residential properties that house them.

We have had late nights at the block where we can hear these workers, their loud music and voices from our property in Murfett Street.

These seasonal workers are seen throughout the town and the increased vehicle traffic that has been caused by these workers is noticeable.

Their presence in this town is massive, they are everywhere; walking around the streets, in our local establishments and driving around:

- They are not friendly and have no respect,
- They do not make eye contact or say hello,
- They do not respect the road rules,
- They do not act like all other locals do as in a normal country town.

We refer to the submission letter from Wilkin Design that was submitted with the application, which we will point out is a pathetic 1-page letter, and would like to address complete untruths stated in the letter:

- "It is also of note that pickers **always**, use a bus to go back and forward to work so traditionally do not require many spaces." - honestly – YOU as councilors must know that this is completely untrue! These workers have cars everywhere both here in Cressy and Longford.
- "In summary the application is for a maximum of twelve pickers as per the requirements of the NCC" – why is the application actually for 20 Seasonal Worker? Surely as a council this has to be a major red flag, why is the application for 20, but they are saying 12 on the application?
- "... the pickers come here to work long hours, save money and go back to their families. They are generally not party people." – Honestly – have any of you, the councilors on the Northern Midlands Council have seen these "seasonal workers" in action???? The drinking and partying goes on every night of the week.

We would then draw your attention to the developer, Ian Gonninon, also a councilor on the Northern Midlands Council!

**Redacted - not relevant to determining an application for a permit.**

How on earth can any of you justify that this application is the best interest of the Cressy community or the Northern Midlands Council.

We are all for Seasonal Workers and the need for them in our area, but how about house them on the farms they work on. The farms also have the land that can house the workers they require.

Similar to the Hydro and the accommodation they provided for their workers on their sites back in the day. They provide "on-site" accommodation for their own workers on their own properties in what was termed "donga's" which where 1 bed, 1-bathroom rooms which is certainly acceptable.

We are all in complete objection to this sort of change of zoning in our community streets.

JM Gray and SJBingley OBJECTION AGAINST PLN-21-00339

- Page 2 | 5

We further include the information we have been provided from a Town Planner who has reviewed the application regarding the planning Merit.

### Planning Merit

In the first instance, the applicant has failed to show clear assessment in their application against the Northern Midlands Interim Planning Scheme 2013. The applicant has only provided one page of justification addressing how the application will comply with very limited detail.

Review of relevant standards under Part D – General Residential Zone.

| Acceptable Solutions   | Performance Criteria   | Non Compliance   |
|--|--|--|
| <b>10.3 Use Standards</b>  |  |  |
| <b>10.3.1 Amenity</b>  |  |  |
| Objective<br>To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.              |  | The development is not considered to comply with the objectives of the amenity codes or the acceptance solutions and performance outcomes.   |
| A1 If for permitted or no permit required uses.  | P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination. | The development is considered to result in an unreasonable impact to the neighbouring residential uses through increased noise nuisance and unreasonable traffic movement.   |
| A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday. | P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.                     | The approval of 12 beds will allow up to 12 persons to reside on site at any one time. This will result in significant noise impacts to direct neighbour and the greater community along Charles Street.<br><br>As the applicant has indicated, the workers will <b>always</b> be picked up and dropped off to the premises by a bus. The workers will congregate outside on Charles Street early in the morning waiting for the bus. It is also noted that the bus stopping and starting so early in the morning will incur additional noise impacts. |
| <b>10.3.2 Residential Character – Discretionary Uses</b>   |  |  |
| Objective<br>To ensure that discretionary uses support:<br>a) the visual character of the area; and<br>b) the local area objectives, if any.         |  | The proposed development fails to comply with the acceptable solutions and objectives of the residential character codes. The development will not add to the visual character of the street through the proposal of vehicle parking forward of the dwelling.  |
| A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property   | P1 No performance criteria   | The existing vegetation and façade of the subject property is very pleasing to Charles Street. The added parking and hardstand area forward on the dwelling will not positively contribute to the streetscape. It will clearly   |
| A2 Goods or material storage for discretionary uses must not be stored outside in locations visible  | P2 No performance criteria.  |  |

JMGray and SJBingley OBJECTION AGAINST PLN-21-00339

- Page 3|5



|   |  |  |
|---|--|--|
| from adjacent properties, the road or public  |  | show that this is not a standard dwelling and result in visual impact to the street character.   |
| A3 Waste material storage for discretionary uses must:<br>a) not be visible from the road to which the lot has frontage; and<br>b) use self-contained receptacles designed to ensure waste does not escape to the environment.                          | P3 No performance criteria.  | The development does not include any description of the waste management. 12 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste or disposal.   |
| <b>10.4 Development Standards for Dwellings</b>   |  |  |
| <b>10.4.13.6 Location of Car Parking</b>  |  |  |
| Objective<br>a) To provide convenient parking for resident and visitor vehicles; and<br>b) To avoid parking and traffic difficulties in the development and the neighbourhood; and<br>c) To protect residents from vehicular noise within developments. |  | As noted above, the development includes parking forward of the building. It is also noted that the development will enclose an existing garage for internal use.  |
| A1 Driveways or car parks of residential buildings (other than dwellings) must be located at least 1.5m from the windows of habitable rooms.  | P1 Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the:<br>a) width of the driveway; and<br>b) location of the existing dwellings; and<br>c) number of car spaces served by the driveway; and<br>d) need for physical screening and/or landscaping. | The neighbouring property to the south is directly adjacent to the proposed parking spaces. This will cause a direct impact on the rooms directly adjacent to the boundary line including the dwellings principle private open space.  |
| A2 A garage or carport (other than for dwellings) must be located at least 5.5m from a frontage.  | P2 Car parking facilities (other than for dwellings) must be:<br>a) reasonably close and convenient to the use it serves; and<br>b) located to minimise visual impact to the streetscape.  | The proposal is not just a standard residential use but has the potential of vehicles consistently coming and going at all hours of the day.<br><br>The development does not include any measures to reduce the amenity impacts on the adjoining neighbour or the residents of Charles Street. |

### Local Impact

Notwithstanding the above assessment of the Northern Midlands Interim Planning Scheme 2013, there is evidence of significant impact on the Cressy Community from similar developments in the town.

The Cressy Cabins has and is continued to be used by seasonal workers. The seasonal works continue to create an unreasonable amount of noise disturbance at all hours of the night. The workers congregate outside at early house in the morning waiting for their bus to be collected.

The bus picking them up caused damage to Council's infrastructure including footpaths and water pipes. The Rustic Bakehouse had also sustained serious damaged from a seasonal worker who drove a vehicle into the building causing severe structural damage.

JM Gray and SJBingley OBJECTION AGAINST PLN-21-00339

- Page 4 | 5

The lack of care from the seasonal workers on the local character and the community of Cressy has been offensive and we cannot support the use which will continue to damage and impact our community atmosphere.

**Council Policy**

Council recently assessed and determined an application similar to the proposed development. According to the Ordinary Meeting of Council 31/01/2022, application PLN-21-0292 for a Community Residence was determined and refused. It was deemed that this application did not meet Councils requirements due to its lack of conformity to the local amenity and character. It is noted that PLN-21-0292 has similar development and intent as the subject application.

According to the Ordinary Meeting of Council 21/02/2022, item 10.4 addressed inadequate provision in the planning scheme to cater for itinerant worker accommodation with appropriate amenities and in accordance with federal government requirements. The motion was passed with Council clearly identifying that the policy around workers accommodation was lacking and the policy must change to support the local amenity and intent of the zones.

**Request**

Given the above assessment and review of the planning application, we request the application be refused based on the following reasons:

- The applicant has failed to demonstrate how the development complies with the Northern Midlands Interim Planning Scheme 2013.
- The development will cause a direct impact to the local amenity through additional noise nuisance and traffic conveyance.
- The existing seasonal workers who reside in Cressy have clearly shown to have caused negative impact on the local character
- Council have already addressed and identified that the existing policies are not adequate in supporting either the use of seasonal workers accommodation and the local community need

Fundamentally, the development does not comply and clearly demonstrates a lack of consideration to the surrounding local community and Council's policy and as such we request Council to refuse the application.

**Again, we stress our complete objection to this application.**

Signed



Jacqueline Gray – on behalf of my children

And Simon Bingley – on behalf of my children

JMGray and SJBingley OBJECTION AGAINST PLN-21-00339

- Page 5|5

**Karen Jenkins**

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**From:**  
**Sent:** Monday, 28 March 2022 1:48 PM  
**To:** NMC Planning  
**Subject:** Fwd: PLN-21-0339 26-28 CHARLES STREET CRESSY

To whom it may concern,

In regards to the Planning application for 26-28 Charles Street Cressy

As a resident of Charles Street particularly close to the house.

I **strongly** object to the planning application submitted

The noise coming from the house will be quite loud and travel along the street. This will be extremely frustrating as there are quite a few people living in the street who start work quite early

There will be more cars and transport entering and exiting the house and street causing safety issues for kids to cross safely and walk home from school safely.

With accommodation already at 25 Main Street and the Ringwood Hotel there is already enough noise and carry on (yelling loudly, music etc.) without adding any more of these accommodation houses for the seasonal workers.

**Redacted - not relevant to determining an application for a permit.**

If Burlington Berries wish to employ overseas seasonal workers they should accommodate them on site. Housing them on site would cause less noise and disruption to all residents of Cressy.

What once was a lovely quiet town is beginning to fill up with seasonal workers who do not contribute to the town and play loud music and yell constantly

I strongly object to the planning application as does the majority of the community.

Olivia Lowe

9 Charles Street Cressy

Regards

Olivia Lowe

26-28 Charles Street Cressy.  
Submission against PLN-21-00339

March 27, 2022

To Whom it may concern,

We are writing this letter in objection to the proposal of 26-28 Charles Street cressy. We live in Murfett street and back on to the property. The property has a full fence into our yard and our house from the second level. We feel to have this many people using the premises we would have no privacy we also have two young children and are a young family living in our forever home that we own.

**Redacted - not relevant to determining an application for a permit.**

What will happen when our house value declines due to the fact of someone else's greed?

The noise level will go up greatly in a nice quiet area. They will most likely have music blasting into early hours of the morning.

We will have to deal with buses coming up and down our street and they do not drive these buses in the safest manner. If they do have their own vehicles, there will not be enough room for parking there will be cars all over the place.

How will all the roads in this area be able to cope with more traffic that is more damage and more taxpayer's money to fix them. Same as for the sewage lines how will they cope with that many people living in one house? There are only 2 toilets in the whole house for at this current point of saying 20 people. What happens when they want to move more in, or they have people over. There are no way not enough amenities.

With rubbish collection only once a fortnight, there will be rubbish everywhere. We know as a family of 4 how much rubbish there is, with that many people the bins would be overflowing.

We really don't understand with how many families are out there that are struggling to find a home, that someone could do this for money and greed and not even care about the community.

Regards

Robert Penfold and Chloe Folo

Confidential

The General Manager

Northern Midlands Council

I am writing to express my objection of proposed development reference PLN-21-0339.

Part of my apprehension comes from current interactions with seasonal workers in the Cressy community. There have been multiple occasions in the vicinity of the current 'picker accommodation' on Main Street where residents of our town have felt intimidated. Many children reside in Charles Street, Cressy and being within 700m of the local school, the majority of these children walk to and from school daily. Safety for our children should be number one priority.

As stated in the development application, occupants of the proposed communal living *always* use bus(es) as transport. This will obviously contribute to increased traffic in the area. With this also comes an elevated concern for road safety on our quiet street. With no footpath on either side of Charles Street, all foot traffic use the road. This includes parents with prams, runners and groups of cyclists.

If approved, I can only imagine further application for more accommodation in the rear part of the large block. Another 20 odd people under a single roof or portable buildings is high possibility, which again would cause greater angst in our community.

Finally, with such a large number of occupants in one building there will undoubtedly be a considerable rise in noise. Early starts and late finishes for seasonal workers will disrupt current residents of Charles Street.

We are incredibly lucky to live on such a quiet, safe street. To state in the application that a community of 12 people under one roof is quieter than most families, is absolutely absurd.

I urge you to decline this development application in the best interests of Charles Street and the greater Cressy community.

Rhianna Bowerman, Charles Street Cressy resident.



27<sup>th</sup> March 2022

General Manager

Northern Midlands Council

PO Box 156

Longford Tasmania 7301

|                           |  |  |  |  |  |     |  |  |  |
|---------------------------|--|--|--|--|--|-----|--|--|--|
| NORTHERN MIDLANDS COUNCIL |  |  |  |  |  |     |  |  |  |
| File No.                  |  |  |  |  |  |     |  |  |  |
| Property                  |  |  |  |  |  |     |  |  |  |
| Attachments               |  |  |  |  |  |     |  |  |  |
| REC'D 28 MAR 2022         |  |  |  |  |  |     |  |  |  |
| GM                        |  |  |  |  |  |     |  |  |  |
| P&DM                      |  |  |  |  |  | PLN |  |  |  |
| CSL                       |  |  |  |  |  | BLD |  |  |  |
| WM                        |  |  |  |  |  | MYR |  |  |  |
| HR                        |  |  |  |  |  | EA  |  |  |  |
| HLT                       |  |  |  |  |  |     |  |  |  |

**Submission against PLN-21-00339**

Site- 26/28 Charles street Cressy

Proposed development- Change of use to communal Residence (accommodation for 20 Seasonal workers)

Zone- General residential zone- none

Use Class- Residential communal Living

Development status- Discretionary

To the assessing Planning Officer,

I have noted the above-mentioned proposal and object on the following grounds-

- The application suggests the proposal is to accommodate 20 seasonal workers yet the brief summary from Wilkin design states it is for a maximum of 12 pickers as per the requirements of the NNC, which is it 12 or 20? If the application is approved what is stopping the applicant allowing 20 Seasonal workers to move in to the property as this is the number approved?
- The application suggests that the Seasonal workers will ALWAYS travel by bus to go to and from work, again how can this be guaranteed? Will the manager of the property only approve of workers willing to travel by bus live at the property?
- The application suggests that 5 parking spaces are adequate on the basis of 1 space per bedroom or 2 spaces per 3 bedrooms plus 1 visitor but as this is not the normal Family dynamic or a normal residential home the Parking should be provided on the basis one space per bed as there is no Guarantee the seasonal workers will share a vehicle and not own 1 vehicle each.
- The application suggests that seasonal workers are not 'Party people' and the last thing seasonal workers want to do is get into any 'trouble' this is yet to be seen by the Community of Cressy, the seasonal workers currently residing in Cressy continue to create an unreasonable amount of noise all hours on the night with loud music, congregating on the streets weather that be why waiting for the busses early hours of the morning or late in to the night for whatever reason.
- The application states that the last thing seasonal workers want to do is get into any trouble so it can be easily argued that this type of use is generally a lot quieter than a lot of average families or rental properties is hard to believe as putting 12-20 people in 1 house and expecting that all will get along and live quietly with no disruption is incredibly unlikely, as all young adult are entitled to have fun and enjoy there free time it is expected to be noise but the middle of a quiet residential street in not the place to have this amount of people living in one house.
- The current Bus system taking seasonal workers to and from work have been an issue in the Cressy community as seen so far as well, Causing damage to council infrastructure including foot paths and waterpipes, and power poles. The rustic Bakery also sustained serious damage from a seasonal worker who drove a vehicle into the building causing servers structural damage.

- Charles street dose not have a foot path with adding an extra 12-20 residents to the street with the extra busses and vehicles that will come this will put direct impact on the many families walking children to and from the school located at the end of the street.
- The busses used contribute to atmospheric and noise pollution caused by poor vehicle maintenance and age clearly shown by the many Broken down busses parked at a property on the main road of Cressy used by seasonal workers., using more fuel and emitting excessive exhaust.
- The Application also fails to include any description of waste management. 12-20 workers onsite will generate a considerable amount of refuse. There is no detail about the storage of this waste disposal.
- As a long term resident of Cressy I have seen the negative effects the current seasonal workers have had on our small town and unless there is a guarantee that the large group of people moving in to this house will be different then I strongly recommend that this doesn't go ahead.

Given the above assessment and review of the planning application we request the application be refused for the lack of consideration to the surrounding local community.

Regards

Christopher Bailey

22<sup>nd</sup> March 2022.

|                           |  |  |  |     |  |  |  |  |  |
|---------------------------|--|--|--|-----|--|--|--|--|--|
| NORTHERN MIDLANDS COUNCIL |  |  |  |     |  |  |  |  |  |
| File No.                  |  |  |  |     |  |  |  |  |  |
| Property                  |  |  |  |     |  |  |  |  |  |
| Attachments               |  |  |  |     |  |  |  |  |  |
| REC'D 28 MAR 2022         |  |  |  |     |  |  |  |  |  |
|                           |  |  |  |     |  |  |  |  |  |
| GM                        |  |  |  | PLN |  |  |  |  |  |
| P&DM                      |  |  |  | BLD |  |  |  |  |  |
| CSM                       |  |  |  | MYR |  |  |  |  |  |
| WM                        |  |  |  | EA  |  |  |  |  |  |
| HR                        |  |  |  |     |  |  |  |  |  |
| HLT                       |  |  |  |     |  |  |  |  |  |

We, being part of the Cressy Community object to the inadequate provision in the Northern Midlands Council Planning Scheme 2013 to cater and care for Itinerant workers and their overcrowding accommodation within the Cressy township.

With reference to Planning Application PLN-21-00339, the influx would continue to raise the towns itinerant population, increasing supply on infrastructure, amenities and negatively impacting the quiet rural town.

TONI BURTON  
113 MAIN ST  
CRESSY TAS  
7302

| Name             | Address                  | Phone | Signature |
|------------------|--------------------------|-------|-----------|
| VICTORIA BUTCHER | 115 main st Cressy       |       |           |
| Sarah Gibson     | 117a main st Cressy      |       |           |
| Braxton Gibson   | 117a Main st Cressy      |       |           |
| Tim Meridith     | 10 Main St Cressy        |       |           |
| LEON ROBSON      | 98 MAIN ST CRESSY        |       |           |
| Denise Peters    | 5 King st Cressy         |       |           |
| CHRISTINE M      | 11 CHURCH ST CRESSY      |       |           |
| SYLVIA C         | 13 CHURCH ST CRESSY      |       |           |
| NEVILLE GOSS     | 19 CHURCH ST CRESSY      |       |           |
| Abbie Springer   | 62 main st Cressy        |       |           |
| Tristan Blazely  | 62 main st Cressy        |       |           |
| GARRY MATHER     | 54 MAIN ST CRESSY        |       |           |
| Ben Smith        | 52 main st Cressy        |       |           |
| Natasha Smith    | 15 Church st. Cressy     |       |           |
| Jason Smith      | ✓                        |       |           |
| STEVE GOWIN      | 42a Main St, CRESSY      |       |           |
| GRAEME PROSSER   | 1/8 MACQUARRIE ST CRESSY |       |           |
| Glenda Lockett   | 39 Main St Cressy        |       |           |
| John Lockett     | 39 Main St Cressy        |       |           |
| Pat Green        | 18 " " "                 |       |           |
| Debbie Sanders   | 13 Main St Cressy        |       |           |
| Wendy Wilson     | 90 Main St. Cressy       |       |           |
| KEVIN WILSON     | 90 MAIN STREET CRESSY    |       |           |
| Relly Smith      | 17. Church ST.           |       |           |
| MICHAEL ROBSON   | KING ST CRESSY           |       |           |
| JASON COX        | 7 MURFET ST, CRESSY      |       |           |
| KFAE COX         | 7 MURFET ST, CRESSY      |       |           |
| Isandra Morris   | 143 Main St Cressy       |       |           |
| Hugh Morris      | " " "                    |       |           |
| Sharon Hayward   | 125A Main St. Cressy     |       |           |
| Michael Hayward  | " " "                    |       |           |
| Georgie Hayward  | " " "                    |       |           |
| DEAN TURKMAN     | 123 MAIN ST              |       |           |
| ANDY             | " " "                    |       |           |

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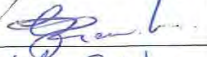

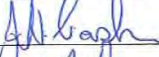
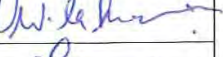



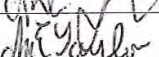
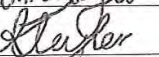

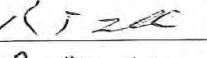
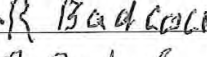
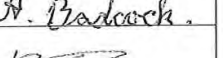

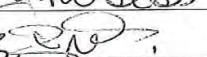
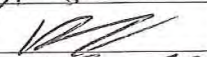
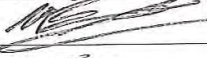
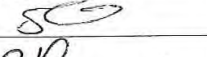

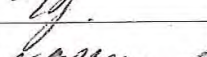

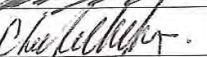
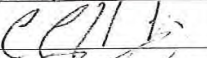

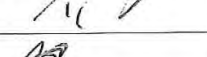




| Name             | Address              | Phone | Signature |
|------------------|----------------------|-------|-----------|
| Renee McEliff    | 109 Main St Cressy   |       |           |
| TEN Goss         | 13 Church St Cressy  |       |           |
| Kylie Bailey     | 21 Charles St Cressy |       |           |
| Jeremy McEliff   | 21 Charles St Cressy |       |           |
| TIM SMITH        | 24 Charles St Cressy |       |           |
| NATALIE SMITH    | 24 Charles St Cressy |       |           |
| ELZ PAINTER      | 8 JETSON CAT CRESSY  |       |           |
| Mike Fish        | 13 Charles St Cressy |       |           |
| Kirsty Scott     | 15 Charles St Cressy |       |           |
| Michael McCarthy | 20 Charles St Cressy |       |           |
| Katelyn McCarthy | 20 Charles St Cressy |       |           |
| J. Reid          | 15 Murfett St Cressy |       |           |
| Danny Woods      | 15 Murfett St Cressy |       |           |
| J. Williams      | 9 Charles St Cressy  |       |           |
| P. McMashe       | 10 Charles St Cressy |       |           |
| R. McMashe       | " " " "              |       |           |
| Rebecca Lees     | 19 Charles St Cressy |       |           |
| Jim Lees         | 19 Charles St Cressy |       |           |
| E. Airey         | 17 Charles St        |       |           |
| A. Hazen         | 18 Church St         |       |           |
| Tenny Turner     | 5 Church St          |       |           |
| Don Turner       | " " "                |       |           |
| Andrew McEliff   | 109 Main St Cressy   |       |           |
| Wayne Stokes     | 3 Wilson "           |       |           |
| Michelle Upton   | 28 Main St Cressy    |       |           |
| John Upton       | 28 Main St Cressy    |       |           |
| Karen Buckney    | 31 Main St Cressy    |       |           |
| John Martin      | 22 Main St Cressy    |       |           |
| Donna Martin     | 22 Main St Cressy    |       |           |
| Keisey Pritchard | 24 Main St Cressy    |       |           |
| Luke Pritchard   | 24 Main St Cressy    |       |           |
| David McBarry    | 12 Main St Cressy    |       |           |

14 DEEDS for 10 people

[illegible]

| Name               | Address            | Phone | Signature        |
|--------------------|--------------------|-------|------------------|
| Joy HODGETTS       | 65 SAUNDRIIDGE Rd  |       | J. H. Hodgetts   |
| Judy Goss          | 61 " "             |       | J. Goss          |
| J. Lab Tubb        | 9 Saundridge Rd    |       | J. Lab Tubb      |
| Rob GARRWOOD       | 7 A Saundridge Rd  |       | R. Garrwood      |
| Melanie GARRWOOD   | 7 B Saundridge Rd  |       | M. Garrwood      |
| Lars Gillingham    | 17 Saundridge Road |       | L. Gillingham    |
| Richard GILLINGHAM | 19 SAUNDRIIDGE Rd  |       | R. Gillingham    |
| Brook Costello     | 101 main Street    |       | B. Costello      |
| Sarah Costello     | 101 main Street    |       | S. Costello      |
| Kim Costello       | 101 main Street    |       | K. Costello      |
| Maree Green        | 5 Elphinstone Road |       | M. Green         |
| Linda HODGETTS     | 14 Saundridge Rd   |       | L. H. Hodgetts   |
| Royce HODGETTS     | 14 Saundridge Rd   |       | R. H. Hodgetts   |
| Natalie Keare      | 16 Saundridge Rd   |       | N. Keare         |
| Kathy Goss         | 23 Charles Street  |       | K. Goss          |
| Jason Pitt         | 8 Saundridge Rd    |       | J. Pitt          |
| R von Stieglitz    | 7 Saundridge Rd    |       | R. von Stieglitz |
| D. Dennis          | 9 Stock Route      |       | D. Dennis        |
| R Dennis           | 9 Stock Route      |       | R. Dennis        |
| E Seaton           | 11 Main Street     |       | E. Seaton        |
| V. Sparks          | 14 main RD         |       | V. Sparks        |
| L. Harris          | 23 main St         |       | L. Harris        |
| M. CURRAN          | 86 Main St         |       | M. Curran        |
| P. Curran          | 86 Main St         |       | P. Curran        |
| M Schouten         | 75 Main St         |       | M. Schouten      |
| S. Quinn           | 75 MAIN ST         |       | S. Quinn         |
| J WATSON           | 83 Main St         |       | J. Watson        |
| M Faulkner         | 1 Church St        |       | M. Faulkner      |
| S McCarty          | 12 main st         |       | S. McCarty       |
| Tim Goll           | 5 main st          |       | T. Goll          |
| Jo Pitchford       | 28 King St         |       | J. Pitchford     |
| CHRIS PITCHFORD    | 28 KING ST         |       | C. Pitchford     |
| Ben Cawthron       | 71 Main St         |       | B. Cawthron      |



| Name              | Address               | Phone | Signature   |
|-------------------|-----------------------|-------|---|
| Angela Jenkins    | 5 Murfett St, Cressy  |       |    |
| Gale Marsh        | 88 Main St. Cressy    |       |    |
| JOHN VINER        | 94 MAIN ST. CRESSY.   |       | John R Viner  |
| TONI BURTON       | 113 MAIN ST CRESSY    |       |    |
| JANINE CRASHION   | 95 MAIN ST CRESSY     |       |    |
| WAYNE MORRIS      | 29 MAIN ST CRESSY     |       |    |
| Diane Byard       | 3 ARCHER ST CRESSY    |       |    |
| John Lockett      | 39 MAINS ST Cressy    |       |    |
| ANDY GUARD        | 3 ARCHER ST CRESSY    |       |    |
| ANDREW TAYLOR     | 24 ARCHER ST CRESSY.  |       |    |
| Mawita Taylor     | 24 Archer St Cressy   |       |    |
| Karrie Taylor     | 20 Archer St Cressy   |       |    |
| Aron Taylor       | 20 Archer St Cressy   |       |   |
| A TUBB            | 7 WILLIAM ST CRESSY   |       |  |
| Ross Badcock      | 4 GATENBY ST CRESSY   |       |  |
| Tony Badcock      | 4 GATENBY ST CRESSY   |       |  |
| KYLE BRIMSNEAD    | 2 Wilson St cressy    |       |  |
| Jeanette Goss     | 36 Archer St Cressy   |       |  |
| RICK WILSON       | 36 ARCHER ST CRESSY   |       |  |
| Daniel Morgan     | 2 King St Cressy      |       |  |
| Nathan Barford    | 4 King St Cressy      |       |  |
| Sam Barford       | 4 King St Cressy      |       |  |
| Casey Pinchin     | 1/1a King St, Cressy  |       |  |
| Betty Jaffray     | 5 A King St, Cressy   |       |  |
| NEEL SAFERAY      | "                     |       |  |
| Robert Pash       | 17 Murfett St cressy  |       |  |
| Chloe Folo        | 17 murfett st Cressy  |       |  |
| Graham Corveth    | 7 King St Cressy      |       |  |
| IRENE FAZACKERLEY | 22 "                  |       |  |
| DES               | "                     |       |  |
| Mitch Sherman     | 24 King Street Cressy |       |  |

| Name             | Address                | Phone | Signature        |
|------------------|------------------------|-------|------------------|
| Lyn Knall        | 2 Spencers Lane        |       | Lyn Knall        |
| Keith Knall      | " " " "                |       | Keith Knall      |
| JOYCE LOVE       | 3 Spencers Lane        |       | Joyce Love       |
| R. Love.         | " " "                  |       | R. Love          |
| Michael Gm       | 5 - Spencers Lane      |       | Michael Gm       |
| Dorelle Lockett  | 27 Gutenberg st        |       | Dorelle Lockett  |
| Troy Lockett     | 27 Gutenberg st        |       | Troy Lockett     |
| Button           | 25 Gutenberg st        |       | Button           |
| Button           | " " "                  |       | Button           |
| 1. T. Sands      | 17 Gutenberg st        |       | T. Sands         |
| 1. Lisa Green    | 10 Gutenberg st        |       | Lisa Green       |
| T. Green         | " " "                  |       | T. Green         |
| Gerard Coss      | 8 Gutenberg st         |       | Gerard Coss      |
| 2. MAY Sherton   | 5 " st                 |       | MAY Sherton      |
| CHIEF BRINCKMAN  | 3 " st                 |       | CHIEF BRINCKMAN  |
| DELLA BRINCKMAN  | 3 " st                 |       | DELLA BRINCKMAN  |
| Luke Pearton     | 17A Macquarie Street   |       | Luke Pearton     |
| Tamieka Pearton  | 17A " "                |       | Tamieka Pearton  |
| Alisha Pitchford | 9 Macquarie st cressy  |       | Alisha Pitchford |
| Roger Pitchford  | 9 Macquarie st cressy  |       | Roger Pitchford  |
| Michael J. J.    | 7 Macquarie st cressy  |       | Michael J. J.    |
| Nigel Howard     | 1 MACQUARIE ST. CRESSY |       | Nigel Howard     |
| Helen Howard     | 1 Macquarie st Cressy  |       | Helen Howard     |
| LYNNE KING       | 70 " "                 |       | LYNNE KING       |
| Diane Bassett    | 69 " " "               |       | Diane Bassett    |
| David Bassett    | 69 " " "               |       | David Bassett    |
| TREVOR BRANDER   | 11 GUTENBERG ST Cressy |       | TREVOR BRANDER   |
| Louise Brandes   | " " "                  |       | Louise Brandes   |
|                  |                        |       |                  |
|                  |                        |       |                  |
|                  |                        |       |                  |
|                  |                        |       |                  |
|                  |                        |       |                  |



| Name            | Address                 | Phone | Signature  |
|-----------------|-------------------------|-------|------------|
| Bette Maxwell   | 123A Main St. Cressy    |       | B Maxwell  |
| Neville Maxwell | " " " "                 |       | N Maxwell  |
| Tamara Bass     | 134 main st Cressy      |       | T Bass     |
| SHAREN BAXTER   | 131 MAIN ST CRESSY.     |       | S Baxter   |
| HUGH BAXTER     | 131 MAIN ST CRESSY.     |       | H Baxter   |
| BARRY DARE      | 129A MAIN ST CRESSY.    |       | B Dare     |
| Cathy Dare      | 129A Main St Cressy     |       | C Dare     |
| Jenny Scott     | 125 main St Cressy      |       | J Scott    |
| TOM SCOTT       | 125 MAIN ST CRESSY      |       | T Scott    |
| SHEREE BORDIN   | 124 Main St CRESSY      |       | S Bordin   |
| Hardy BORDIN    | " " "                   |       | H Bordin   |
| Max Saunders    | 119A Main St CRESSY     |       | M Saunders |
| Sharon Peters   | 5 King St "             |       | S Peters   |
| Andrea McGee    | 6 Charles St Cressy     |       | A McGee    |
| Michael Jenkins | 11 Charles St Cressy    |       | M Jenkins  |
| Wendy Pinchin   | 14 Church St Cressy     |       | W Pinchin  |
| STORE CHRISTIE  | 60 MAIN ST CRESSY       |       | S Christie |
| KYM CHRISTIE    | 60 MAIN ST CRESSY       |       | K Christie |
| Robert DERRIN   | 49 MAIN ST CRESSY       |       | R Derrin   |
| Jack Coulter    | 43 main st CRESSY       |       | J Coulter  |
| Chris Bailey    | 36 main st Cressy       |       | C Bailey   |
| Karen Lawrence  | 36 main st Cressy       |       | K Lawrence |
| Kaylee Martin   | 22 main St Cressy       |       | K Martin   |
| JAN Goss        | 5 MAIN ST CRESSY        |       | J Goss     |
| J. LANGSTON     | 7 MAIN ST CRESSY        |       | J Langston |
| A.J. AFFRATI    | 7 MAIN ST CRESSY        |       | A Affrati  |
| J.P. Smith      | 2 Main St Cressy        |       | J Smith    |
| Tania Red       | 15 Mains St Cressy      |       | T Red      |
| Lee Garrett     | 15 Main street Cressy   |       | L Garrett  |
| Ellie Baker     | 1018 CRESSY ROAD        |       | E Baker    |
| Marg Flood      | 6 King st Cressy        |       | M Flood    |
| Bec Spencer     | 78 main st Cressy       |       | B Spencer  |
| Zayra Reiter    | 199 Eastfield Rd Cressy |       | Z Reiter   |



[illegible]

**Paul Godier**

---

**From:** Jo Long  
**Sent:** Monday, 28 March 2022 10:36 AM  
**To:** Paul Godier  
**Cc:** Ian Goninon  
**Subject:** Letter to NMC - Charles Street Cressy.  
**Attachments:** Letter to NMC.docx

Good Morning Paul

Please find attached a letter of support for the proposed seasonal worker accommodation at Charles Street in Cressy.

Thank you.

Kind Regards

**Jo Long**

*Assistant to Ian Goninon – Chairman.*

**Capital Innovation Insurance Group Pty Ltd** - Insurance Brokers

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#### **Linx Employment**

2/16 Freshwater Point Road  
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03 6330 2471

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www.linxemployment.com.au

#### **Kingsley House**

26 Tannery Road  
Longford TAS 7301

03 6330 2471

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www.kingsleyhouse.com.au

#### **Ross Caravan Park**

1 Esplanade  
Ross TAS 7209

0437 425 832

info@rosscaravanpark.com.au

www.rosscaravanpark.com.au

#### **Wigwam Tipi & Events**

2/16 Freshwater Point Road  
Legana TAS 7277

03 6330 2471

camp@campwigwam.com.au

www.campwigwam.com.au

25<sup>th</sup> March 2022

Northern Midlands

13 Smith Street

Longford TAS 7301

To Whom It May Concern

Dear Sir/Madam

I have been watching and listening with a great degree of concern the overreaction of Cressy residents in relation to an application to house Seasonal Workers in the township of Cressy. In small regional communities such as Cressy the Labour required during different times of the year can be the difference between small towns thriving or dying.

Of course, there are cultural differences but the towns across Australia that have embraced the Pacific Islanders thoroughly enjoy them being part of the greater community. These workers are no different than any other group of itinerant farm workers that are needed at critical times of the year such as harvest, and without them I can speak from current experience we would not have a horticultural industry. The other critical piece to this necessary increase of workers into regional communities is the ability to be able to house them appropriately. We are currently struggling not just Tasmania wide but Australia wide in obtaining enough housing to meet the needs especially at Harvest and DESE puts every approved accommodation provider through very rigid control measures prior to approving.

It is unreasonable to expect all Seasonal Workers to live in Hostel type accommodation as most as situated in larger towns and are a considerable distance from farms, it makes more sense to have a compliment of hostels and private housing options instead of large clusters of workers all in one region/town.

Without businesspeople investing in housing options more pressure is likely to be placed back to Local and State Government to come up



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with solutions to house Seasonal Workers into rural areas during times of high Labour demand.

This will be very disappointing if because of ill informed scare mongering a decision is made that does not benefit either grower, Seasonal Worker, Approved Employer/Labour Supplier under the program and the entity looking to assist with accommodation shortage in a high demand area.

Regards

**Kingsley House**

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Kim Layton

Managing Director

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## Submission to Planning Authority Notice

|   |                                     |                            |                      |
|---|-------------------------------------|----------------------------|----------------------|
| <b>Council Planning Permit No.</b>  | PLN-21-0339                         | <b>Council notice date</b> | 8/03/2022            |
| <b>TasWater details</b>   |                                     |                            |                      |
| <b>TasWater Reference No.</b>   | TWDA 2022/00323-NMC                 | <b>Date of response</b>    | 10/03/2022           |
| <b>TasWater Contact</b>   | David Boyle                         | <b>Phone No.</b>           | 0436 629 652         |
| <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>  | 26-28 CHARLES ST, CRESSY            | <b>Property ID (PID)</b>   | 1952898              |
| <b>Description of development</b>   | Change of Use to Communal Residence |                            |                      |
| <b>Schedule of drawings/documents</b>   |                                     |                            |                      |
| <b>Prepared by</b>  | <b>Drawing/document No.</b>         | <b>Revision No.</b>        | <b>Date of Issue</b> |
| Wilkin Design   | DA-211304 01 of 03                  |                            | 24/11/2021           |
| <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 for this change of use 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 use of the development, any water connection utilised for 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 \$219.04 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>  |                                     |                            |                      |
| <b>Declaration</b>  |                                     |                            |                      |
| The drawings/documents and conditions stated above constitute TasWater's Submission to Planning   |                                     |                            |                      |



Authority Notice.

**Authorised by**

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

**Jason Taylor**

Development Assessment Manager

**TasWater Contact Details**

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

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Page 2 of 2  
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