

4.2 Effective slope Analysis

Figure 6 below shows the effective slope which is the slope of land under the classified vegetation in relation to the subject site. The identified bushfire prone vegetation occurs on land that is generally upslope from the site.

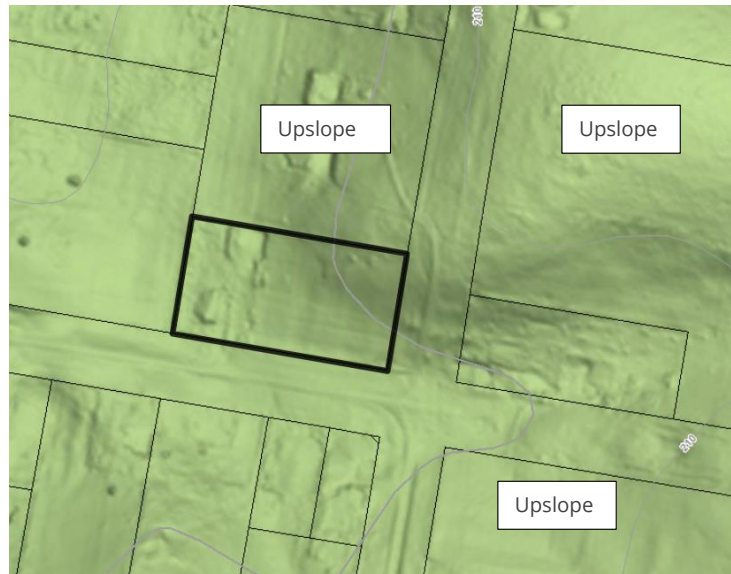


Figure 6 – Effective slope of site and surrounding bushfire prone vegetation.

37 Bridge Street, Ross – 4 Lot Subdivision.

4.3 Photos



Figure 7 – Looking north over adjoining property at 139A Bridge Street



Figure 8 – Looking north across subject site.



Figure 9 – Looking west down Bridge Street. Existing dwelling on site on right of photo



Figure 10 – Looking north up road reserve. Private driveway within the reserve.

37 Bridge Street, Ross – 4 Lot Subdivision.

5. Bushfire Protection Measures

5.1 BAL Rating and Risk Assessment

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to achieve the minimum requirements of **BAL 19**.

The definition of BAL 19 is highlighted as follows:

Bushfire attack level (BAL)	Predicted bushfire attack and exposure level
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The distances from each lot to the classified vegetation is presented below, along with the slope and type of vegetation. To better demonstrate the required separation as hazard management areas, a 10m x 15m building area is shown on each lot. As per the analysis in Section 4.1, the primary vegetation around the subject site is grassland.

Lot 1 (dwelling)	North	East	South	West
Vegetation within 100m of site	0m-10m Managed 10m-100m+ Grassland	0m-95m Managed 95m-100m+ Grassland	0m-100m+ Managed	0m-100m+ Managed (Road)
Slope (degrees, over 100m)	Upslope	Upslope	NA	NA
BAL 19 Setbacks	10m	NA	NA	NA
BAL 12.5 Setbacks	14m	NA	NA	NA

37 Bridge Street, Ross – 4 Lot Subdivision.

Lot 2	North	East	South	West
Vegetation within 100m of site	0m-10m Managed 10m-26m Grassland 26m-100m+ Grassland	0m-70m Managed 70m-100m+ Grassland	0m-100m+ Managed	0m-100m+ Managed (Road)
Slope (degrees, over 100m)	Upslope	Upslope	NA	NA
BAL 19 Setbacks	10m	NA	NA	NA
BAL 12.5 Setbacks	14m	NA	NA	NA

Lot 3	North	East	South	West
Vegetation within 100m of site	0m-10m Managed 10m-26m Grassland 26m-100m+ Grassland	0m-50m Managed 50m-100m+ Grassland	0m-100m+ Managed	0m-100m+ Managed (Road)
Slope (degrees, over 100m)	Upslope	Upslope	NA	NA
BAL 19 Setbacks	10m	NA	NA	NA
BAL 12.5 Setbacks	14m	NA	NA	NA

Lot 4	North	East	South	West
Vegetation within 100m of site	0m-10m Managed 10m-26m Grassland 26m-100m+ Grassland	0m-30m Managed 30m-100m+ Grassland	0m-100m+ Managed	0m-100m+ Managed (Road)
Slope (degrees, over 100m)	Upslope	Upslope	NA	NA
BAL 19 Setbacks	10m	NA	NA	NA
BAL 12.5 Setbacks	14m	NA	NA	NA

37 Bridge Street, Ross – 4 Lot Subdivision.

5.2 Hazard Management Areas

As outlined in the *Planning Directive 5.1 – Bushfire-Prone Areas Code*, a Bushfire Hazard Management Area (BHMA) will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the BHMP to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The BHMA will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of (BCA) class 1 – 9 buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Select larger trees can be retained within the BHMA, ensuring a minimum 5m canopy separation is provided between each established tree.
- Pathways to 1 metre surrounding the buildings and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible

37 Bridge Street, Ross – 4 Lot Subdivision.

5.3 Access

Private access roads must be constructed as per the following table:

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C. Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) the requirements for B above; and b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D. Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) complies with requirements for B above; and b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

37 Bridge Street, Ross – 4 Lot Subdivision.

5.4 Fire Fighting Water Supply

Table E4 Reticulated water supply for firefighting.

Element		Requirement
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

37 Bridge Street, Ross – 4 Lot Subdivision.

6. Bushfire-Prone Areas Code Assessment

An assessment of E1.0 Bushfire-Prone Areas Code under the Scheme is provided as follows.

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

Objective	
Subdivision provides for hazard management areas that:	
<ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (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 (c) provide protection for lots at any stage of a staged subdivision. 	
Acceptable solutions	Proposed solutions
A1	A1a) Not applicable.
<ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and (iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas equal to, or 	<ul style="list-style-type: none"> A1b) The acceptable solution is achieved. The BHMP: <ul style="list-style-type: none"> i) shows all lots within the bushfire prone area. <p>The subdivision will be done over three stages. There is a requirement to maintain the entire lot as a HMA at all times.</p> ii) shows a 10m x 15m building area on all lots. iii) shows a HMA associated with each building area demonstrating the separation distances. All lots can achieve a minimum BAL 19 rating. iv) The application provides a bushfire hazard management plan which is prepared by a certified bushfire hazard practitioner. A1c) Part 5 agreement is not required.

37 Bridge Street, Ross – 4 Lot Subdivision.

<p>greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
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E1.6.2 Subdivision: Public and firefighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable solutions	Proposed solutions
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table E1, proposed 	<ul style="list-style-type: none"> a) Not applicable b) Proposal complies. The plan of subdivision provides for private access. Each lot can provide a compliant access. It is noted that access requirements wont be required for most lots as the water connection point is located at the proposed fire hydrants on Bridge Street.

37 Bridge Street, Ross – 4 Lot Subdivision.

private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and is certified by the TFS or accredited person.

E1.6.3 Subdivision: Provision of water supply for firefighting purposes

Objective

Adequate, accessible 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.

Acceptable solutions	Proposed solutions
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>A1</p> <p>a) Not applicable</p> <p>b) The acceptable solution is achieved, noting that the proposed plan of subdivision shows the location of existing hydrants on Bridge Street. All future dwellings will be within 120m of the hydrant as the hose lies.</p>
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of</p>	<p>A2 Not applicable. All lots will be serviced via reticulated water and building areas can be provided within 120m of a proposed hydrant.</p>

37 Bridge Street, Ross – 4 Lot Subdivision.

subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or	
(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	

37 Bridge Street, Ross – 4 Lot Subdivision.

7. Conclusions and Recommendations

The proposal seeks planning approval for a 4-lot subdivision at 37 Bridge Street, Ross.

All of the lots have demonstrated that a building area can be provided in an area meeting the requirements of BAL 19. Access requirements are achieved, noting that all lots can provide dwellings within 120m of the hydrant on Bridge Street.

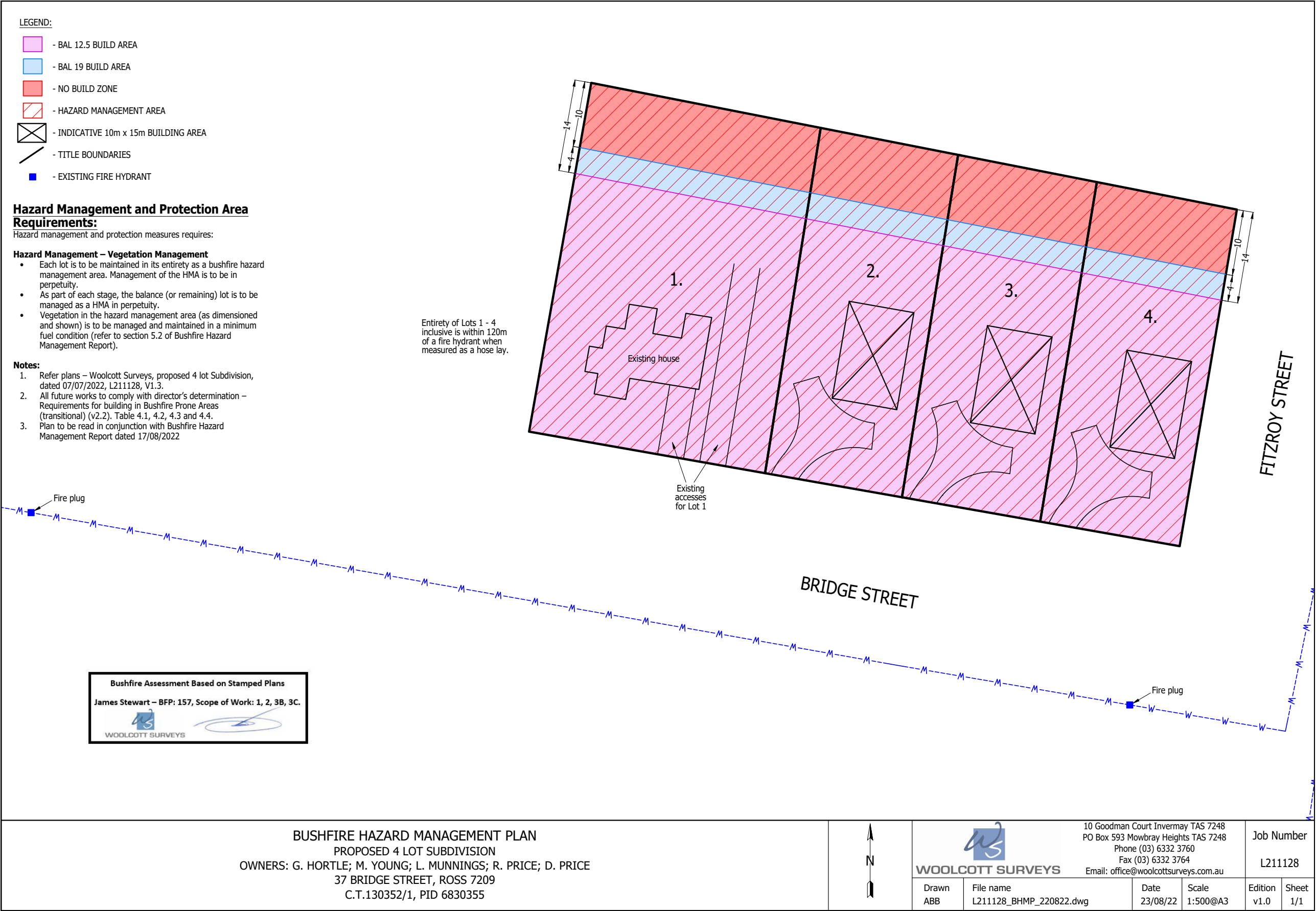
The following recommendations and conclusions are made:

- a) Hazard management areas meeting the requirements of **BAL 19** and **BAL 12.5** can be achieved for all lots.
- b) Prior to the sealing of the final plan, the bushfire hazard management area for all lots must be implemented. This area is to be maintained in perpetuity.
- c) Future dwellings must ensure access requirements are complied with as per section 5.3 of this report.

37 Bridge Street, Ross – 4 Lot Subdivision.

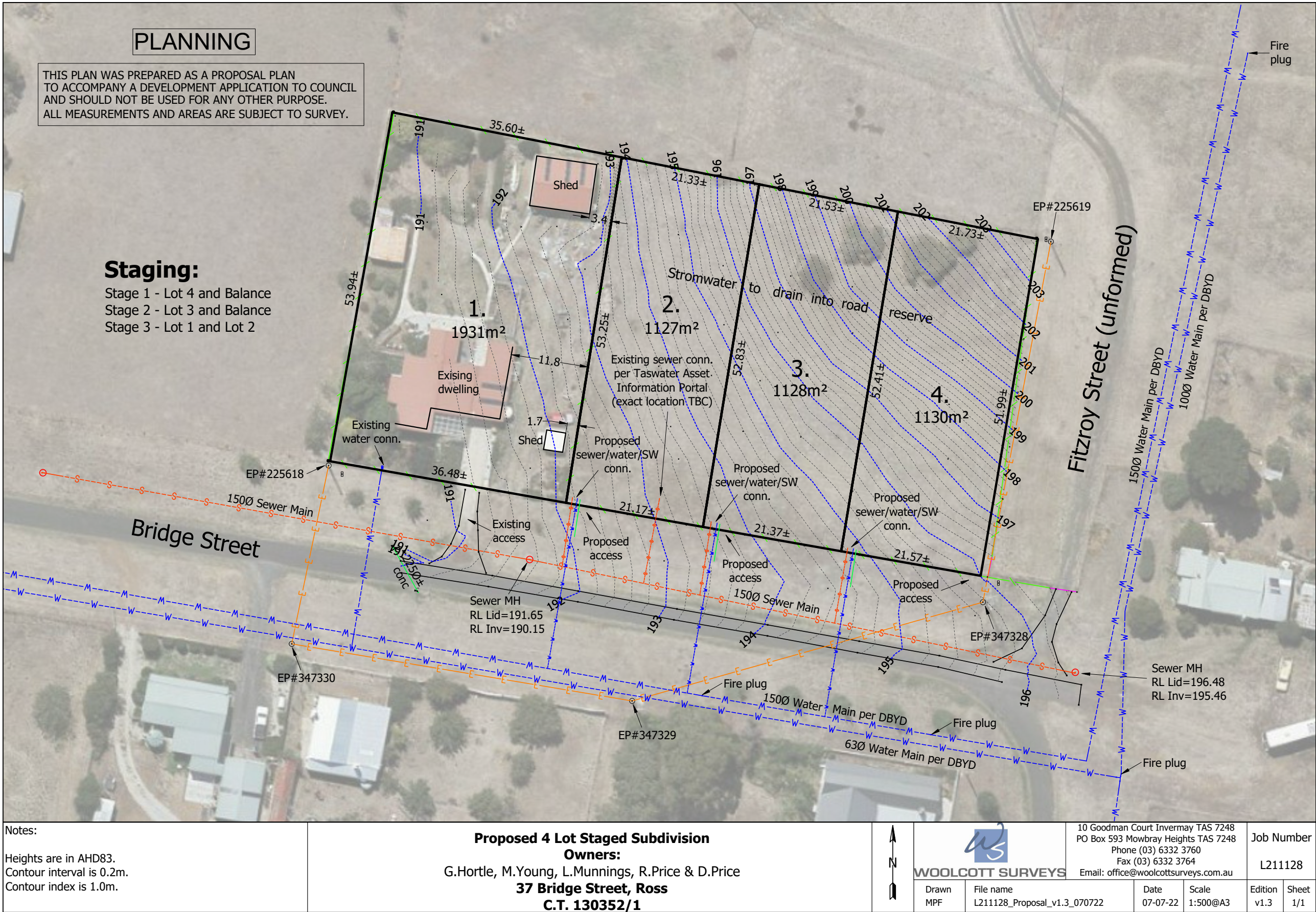
Annexure 1 – Bushfire Hazard Management Plan

37 Bridge Street, Ross – 4 Lot Subdivision.



Annexure 2 – Subdivision Proposal Plan

37 Bridge Street, Ross – 4 Lot Subdivision.



Annexure 3 – Planning Certificate

37 Bridge Street, Ross – 4 Lot Subdivision.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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: 37 Bridge Street. Ross

Certificate of Title / PID: CT130352/1, PID6830355

2. Proposed Use or Development

Description of proposed Use and Development: 4 Lot Subdivision.

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 Hazard Report	Woolcott Surveys	17/08/2022	1
Proposed 4 Lot Staged Subdivision	Woolcott Surveys	07/07/2022	1.3
Bushfire Hazard Management Plan	Woolcott Surveys	23/08/2022	1

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

4. Nature of Certificate

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

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk.

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	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"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	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"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	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 BAL-19 for all lots
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<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 complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply 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 type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	James Stewart	Phone No:	0467 676 721
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	Email Address:	james@woolcottsurveys.com.au
Accreditation No:	BFP – 157	Scope:	1, 2, 3B, 3C

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:

James Stewart

Date:

05/09/2022

Certificate Number:

WS-93

(for Practitioner Use only)



Our Ref: L211128

Date 5 August 2022

Des Jennings
General Manager
Northern Midlands Council
PO Box 156
Longford TAS 7301
By Email: planning@nmc.tas.gov.au

Dear Des,

RE: PLANNING APPLICATION – PROPOSED 4 LOT STAGED SUBDIVISION – 37 BRIDGE STREET, ROSS

This letter requests that Council hold a cash payment in lieu of public open space for the above mentioned proposal.

Should you agree with this proposal could you please forward your approval to the Planning Department and supply details of the trust holding to the applicant. It is anticipated that this will satisfy the section of the Planning Application pursuant to Clause E10.6.1 A1a) of the *Northern Midlands Interim Planning Scheme 2013*.

Your earliest attendance to this matter would be greatly appreciated.

If you have any questions regarding this application, please do not hesitate to get in touch on the numbers or email address provided.

Kind regards,
Woolcott Surveys

Michelle Schleiger
Town Planner
michelle@woolcottsurveys.com.au

LAUNCESTON

10 Goodman Crt, Invermay
PO Box 593, Mowbray TAS 7248
P 03 6332 3760

ST HELENS

48 Cecilia St, St Helens
PO Box 430, St Helens TAS 7216
P 03 6376 1972

HOBART

Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

DEVONPORT

2 Piping Lane,
East Devonport TAS 7310
P 03 6332 3760

ABN 63 159 760 479



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0174	Council notice date	9/09/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01486-NMC	Date of response	12/09/2022
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	37 BRIDGE ST, ROSS	Property ID (PID)	6830355
Description of development	Subdivision - 4 Lot - Staged		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	Proposed 4 lots Staged Subdivision	V1.3	07/07/2022
Conditions			
<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>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 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. Advice: New water connections should be installed 0.5m to the side of the driveway, towards the centre of each lot. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 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. 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. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68, and a Consent to Register a Legal Document fee of \$239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. 			



6. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.			
(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater			
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies			
(c) TasWater will locate residential water stop taps free of charge			
(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Attn: The General Manager, Northern Midlands Council, 13 Smith Street, Longford.

By email – 19th September 2022

Please find below our submission in relation to planning application PLN-22-0174 at 37 Bridge Street Ross, which is directly opposite our house at 42 Bridge Street Ross.

Whilst generally supporting the development of new building sites in Ross by way of subdivision of existing large blocks of land, we have some serious concerns in relation to the subdivision proposed for 37 Bridge Street Ross, specifically in relation to the drainage of stormwater and the non-provision of footpaths.

The development application proposed solution to the removal of stormwater from the proposed development is quote:-

"Stormwater is proposed to be directed to the roadside"

This is a totally unacceptable proposal given that the area has been prone to flash flooding.

Below are photos of a localised flood event on the 28th January 2016, the height of the water travelling around and entering our land, and flooding down Bridge Street was in excess of 1 metre.

The BOM rainfall records for that day are taken 2 kilometres away at The Boulevards BOM Station, and might not reflect the actual amount of rain that fell at the top of Bridge Street/Fitzroy Street due to the localised nature of the cloudburst at approximately 2pm on the day in question.

The water cascaded down from the proposed development site adding a considerable volume of water to the "river" flowing down Bridge Street.

The proposed development of the land and the subsequent erection of houses, driveways and outbuildings, will severely affect the lands ability to absorb stormwater and make the majority of the land in question impervious to storm water.

The Bush Fire Hazard Report Section 2 Site Description - describes the land in question as;

"The site is relatively flat with a slight fall to the South, with the site sitting at the 180m AHD contour."

Any cursory physical inspection of the land in question will reveal that this statement is incorrect.

There is a rising of the land from the southern boundary up to the north eastern boundary as the photos attached to the lodgement email clearly indicate. This steep rise in the land exacerbates the downward flow of stormwater.

It is estimated that the north eastern boundary of the proposed development is approximately 20 to 25 metres above the level of Bridge Street.

Given the risk of stormwater flooding, we respectfully request Council to stipulate as a condition of the subdivision approval, that as an absolute minimum, the developers should be required to provide the same stormwater disposal system that Council required the immediately adjacent subdivision under PLN-22-0039 to provide, namely:

2 Council's Works Department Conditions

2.1 Storm Water

- a) Lots 1, 2, 4 & 6 must be provided with a connection to the naturestrip. The stormwater must discharge into a charged bubble-up style grated pit. Works must be constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) A drawing shall be provided showing the location and construction details of the connection prior to the commencement of any works on site.
- c) The naturestrip shall be reshaped along Bridge Street to provide a shallow drain to carry stormwater and council will provide a culvert under Waterloo Street.

In the case of the proposed development PLN-22-0174 - the lot numbers involved are 1, 2, 3 and 4.

Council obviously also has serious concerns regarding stormwater in this area of Ross, given that it imposed the above drainage requirements on the immediately adjacent development, as well as providing \$20,000 of ratepayers money in Councils 2022/23 Capital Works Budget, to construct a culvert under Waterloo Street.

Surely it makes good practical sense to also apply Council's storm water drainage requirements detailed above for PLN-22-0039, to the proposed PLN-22-0174 development - so that the immediately adjoining sub division as well as other properties in the area are not subjected to the possibility of additional storm water flooding due to the impervious development of the land in question.

Mayor Mary Knowles has also expressed concerns about the efficient disposal of stormwater on proposed developments on at least two occasions through media releases on the 5th and 6th of August 2021.

While it is acknowledged that the media releases were in relation to a proposed sub division in Perth, the basic requirements espoused by the Mayor regarding stormwater drainage are just as applicable to the proposed development at 37 Bridge Street Ross, as they are to any other development within Councils jurisdiction.

It's not accurate to state that the stormwater flooding even described herein is a "one off" or a "100 year flood" – this type of event is becoming more and more common and both statements have been clearly debunked, as the flooding events that have occurred in Australia and Overseas this year have patently demonstrated.

The first photo below shows Bridge Street running a "banker" directly opposite our front gate at 42 Bridge Street looking across to the land at 37 Bridge Street proposed for development. Yes, Bridge Street is under the water somewhere!!!



The second photo shows water entering the north west corner of our property



And the third photo shows the water running down Bridge Street and entering the PLN-22-0039 subdivision site, which is immediately adjacent. It can be clearly seen that the amount of water entering the proposed subdivision site is considerable. Again, we would reiterate that it was in excess of 1 metre in height.



Regarding footpaths, in our opinion the lack of provision of footpaths is a public safety issue in this instance, and Council has a duty of care not to approve any subdivision that creates a situation where pedestrians/cyclists/mobility scooters etc are put at increased risk of injury or death because of the lack of provision of footpaths.

In our opinion, given that the proposed subdivision is within reasonable walking distance of the centre of Ross, and therefore it can be expected that residents will seek to walk at times rather than drive, we consider that a condition for the developer to provide a footpath for the properties on Bridge Street would meet the Temwood Test.

Similarly, the developer also has a social/moral responsibility not to put a development in place that would further endanger the safety of pedestrians/cyclists etc.

It is not an acceptable solution to say that pedestrians should use the nature strips as footpaths, the Bridge Street nature strip in its current state is too rough and uneven and unfit for pedestrian traffic, nor should pedestrians be required to use the road surface of Bridge Street as a de facto footpath, as Bridge Street itself is a narrow thoroughfare that carries a surprising amount of traffic.

Given that four entrances via Bridge Street are proposed, surely it's not too much to ask that the developer joins the crossovers together in Bridge Street and provide a footpath?

Any footpaths that are constructed do not need to be constructed of concrete, a material could be used such as that already approved for use for the footpaths/entrances in the recently approved development at 4-10 Park Street, i.e., "Choc Rock" or "Ironstone" gravel. It would also appear that the developer has not made any provision to plant street trees in an effort to improve the Streetscape. The planting of street trees would be a great improvement and certainly appreciated by all residents current and future.

We are more than willing to meet on site with the Developers / NMC and discuss these matters in an attempt to have them promptly resolved to the mutual satisfaction of both parties.

Additional photos and documents relating to this submission have also been attached to the submission lodgement email, in the interests of convenience and visual clarity.

Best regards,

**Arthur Thorpe
42 Bridge Street
Ross
Tasmania 7209**

**Ann Thorpe
42 Bridge Street
Ross
Tasmania 7209**



NORTHERN
MIDLANDS
COUNCIL

2022-04-11 Ordinary Meeting of Council - Open Council - Minutes

released from the site the cost of these works may be charged to the developer/property owner.

2.9 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.

3 Taswater Conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2022/00370-NMC) – Appendix A.

4 Public Open Space Contribution

A contribution must be paid towards the cost of providing public open space infrastructure in accordance with Council policy:

- \$1,400 per additional lot created; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

5 Sealing Of Plans

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

MINUTE NO. 22/131

DECISION

Cr Goninon/Cr Davis

That land at 35 Waterloo Street, Ross be approved to be developed and used for a 6 Lot Subdivision (Vary 10.4.15.2 Provision of Services P2 - Stormwater Drainage; E6.7.2 Design and Layout of Car Parking P2 - Passing Bay Provisions Lot 3 & Lot 5) in accordance with application PLN-22-0039, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents P1 (Plan of Subdivision, Woolcott Surveys, 03/09/21 V2) and D1 (Planning Supporting Report, Woolcott Surveys, February 2022).

2 Council's Works Department Conditions

2.1 Stormwater

- a) Lots 1, 2, 4 & 6 must be provided with a connection to the naturestrip. The stormwater must discharge into a charged bubble-up style grated pit. Works must constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) A drawing shall be provided showing the location and construction details of the connection prior to the commencement of any works on site.
- c) The naturestrip shall be reshaped along Bridge Street to provide a shallow drain to carry stormwater and Council will provide a culvert under Waterloo Street.
- d) A Part V agreement shall be entered into for lots 3 and 5 requiring the following:

Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), design plans for the proposed dwelling must be provided showing:

1. all roofs that are capable of effectively draining to the roadside drainage via charged connections, do drain to the roadside drainage via a charged connection; and
2. hardstand areas and roofs unable to drain to the kerb via charged connection, are drained to a stormwater absorption drain.

The drain shall be sized as follows:

- The drain shall be sized taking into account the permeability of the soil
- The drain shall be sized to meet the full range of storms for the 20 year ARI for storage capacity with an additional



**NORTHERN
MIDLANDS
COUNCIL**

2022-04-11 Ordinary Meeting of Council - Open Council - Minutes

safety factor volume 50% above the calculated need

- The drain shall be located to command the stormwater discharge from all areas of the site which cannot be drained via a gravity or charged connection to the roadside drainage
- The drain shall be installed along the contour at a minimum of 6.0 metres clear of boundaries down slope of the facility
- The installation shall be located to ensure there is no concentrated discharge from the facility
- The system shall be marked on an "As Constructed" plan to Council requirements with the plan provided to Council
- The system to be installed prior to site occupancy, operated and maintained by the owner in conformity with the manufacturer or design engineer's instruction manual and any additional conditions as required by Council. Any nuisance / concentrated discharge from the facility shall be rectified by the owner to Council's requirements and at the owner's expense within 14 days notice of the nuisance.

2.2 Access

- A driveway crossover must be constructed from the edge of the Road to the property boundary of every lot in accordance with Council standard drawing TSD R03.
- The driveways are to be constructed from a suitable road buildings gravel matched as closely as possible to the existing ironstone gravel in the area.
- Access works must not commence until an application for vehicular crossing has been approved by Council.
- Headwalls for any piped driveway crossing must be constructed from sandstone and compatible with Heritage character – details to be provided with the vehicular crossing approval letter.

2.3 Footpaths

- A 1.5m gravel footpath must be constructed from ironstone / chocolate rock adjacent to the property boundary on Bridge Street. Before works commence a design plan must be provided showing the location of the footpath from the intersection with Waterloo Street to the access to Lot 6.

2.4 As constructed information

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

2.5 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.

2.6 Works in Council road reserve

- 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.
- 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.

2.7 Separation of hydraulic services

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

2.8 Pollutants

- The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- 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.

Page 196



**NORTHERN
MIDLANDS
COUNCIL**

2022-04-11 Ordinary Meeting of Council - Open Council - Minutes

2.9 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.

3 Taswater Conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2022/00370-NMC) – Appendix A.

4 Public Open Space Contribution

A contribution must be paid towards the cost of providing public open space infrastructure in accordance with Council policy:

- \$1,400 per additional lot created; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

5 Sealing Of Plans

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Cr Adams, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion:

Nil

ROSS
2022/23 BUDGET
CAPITAL WORKS PROGRAM
 For the year ending 30 June 2023

Capital Works Area			Project Cost \$
Stormwater			
Ross	Waterloo Street	Culvert	20,000
			20,000
Land & Buildings			
Ross	Drill Hall	Roof Replacement	40,000
Ross	Hall	Painting / carpet	50,000
Ross	Mens Shed	Upgrade / extension (Grant funding)	210,000
			300,000
Recreation			
Ross	Recreation Ground	Dog designated area fence	7,000
Ross	Village Green	BBQ	10,000
Ross	Pool	WHS issues	10,000
			27,000
Special Project Funding			
Ross	Ross Community Sports Club	Improvements at Ross Pool	5,000
			5,000
			352,000

COUNCIL - OPEN COUNCIL ATTACHMENTS - Agenda

Attachment 15.2.8 1) Representative Page 43
Thorpe

COUNCIL - OPEN COUNCIL ATTACHMENTS - Agenda

Attachment 15.2.8 1) Representative Page 434



COUNCIL - OPEN COUNCIL ATTACHMENTS - Agenda

Attachment 15.2.8 1) Representative Page 435



COUNCIL - OPEN COUNCIL ATTACHMENTS - Agenda



Attachment 15.2.8 1) Representative Page 436





Development Application PLN-22-0174 at 37 Bridge Street Ross

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

Dear Sir

I am in receipt of the 'Notice to Adjoining Property Owners / Occupiers of Application for Permit - Development Application PLN-22-0174 at 37 Bridge Street Ross

41 Bridge Street (my property) looks out directly on the proposed development and while I'm not opposed in principle, I can imagine it will disrupt some of my vista, but I guess there is little I can do about that!

I too would like to draw your attention to the concerns that have been voiced by Mr Thorpe in relation to the storm water issue, also provision of a footpath. I also experienced the flooding of my property in that event mentioned by Mr Thorpe in 2016. I also wish to point out that the site is "not" relatively flat! I would estimate that it rises in the vicinity of 20 to 25Mtres at its highest point from the Bridge Street easement.

I urge you to take into considerations these concerns and make the changes to the application (especially the storm water issue) before it is allowed to proceed.

Regards

Cedric Tuffin

41 Bridge Street, Ross.



Our Ref: L211128
Your ref: PLN-22-0174

Date 28 September 2022

Planning Department
Northern Midlands Council
PO Box 156
Longford TAS 7301

By Email: planning@nmc.tas.gov.au

RE: RESPONSE TO REPRESENTATIONS – PLN-22-0174 - 37 BRIDGE STREET, ROSS TAS 7209

On behalf of our client, we provide the following in response to the received representations for this application. The raised points are summarised below:

Stormwater

Discussions with Council's engineering officer were had prior to submission of this application with regard to stormwater. Council's recommendation was that stormwater was better directed to the roadside, rather than internal detention. It is recognised that some works may be necessary to improve roadside detention (shaping) and this has been briefly discussed. Given there is no reticulated stormwater infrastructure available and this is a General Residential Zoned area, directing stormwater to the roadside (note the roadside is considerably wide) is generally thought to be acceptable.

Slope

It is recognised that the subject site is sloped and has a hillside. The line taken from the Bushfire Hazard report describes the land in the context of slope and slope gradient with regard to bushfire risk. The description of the land in this regard should be read together with 5.1 BAL Rating and Risk Assessment where the upslope is calculated with distance to vegetation. This is not describing the way water falls from the site.

Footpath

Pursuant to the *Northern Midlands Interim Planning Scheme 2013* there is no requirement under the provisions of the General Residential Zone to propose a footpath under the Acceptable Solutions

Clause 10.4.15.6 Walking and Cycling Network

LAUNCESTON

10 Goodman Crt, Invermay
PO Box 593, Mowbray TAS 7248
P 03 6332 3760

ST HELENS

48 Cecilia St, St Helens
PO Box 430, St Helens TAS 7216
P 03 6376 1972

HOBART

Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

DEVONPORT

2 Piping Lane,
East Devonport TAS 7310
P 0428 349 479

Page 1

ABN 15 808 360 064

Objective	
a)	To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and
b)	To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.
c)	To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, footpath or public open space.	P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:

As such, no footpath has been proposed. We await Council's direction on this matter.

Kind Regards,
Woolcott Surveys



Michelle Schleiger
Town Planner

LAUNCESTON

10 Goodman Crt, Invermay
PO Box 593, Mowbray TAS 7248
P 03 6332 3760

ST HELENS

48 Cecilia St, St Helens
PO Box 430, St Helens TAS 7216
P 03 6376 1972

HOBART

Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

DEVONPORT

2 Piping Lane,
East Devonport TAS 7310
P 0428 349 479

Page 2

Our Ref: 400500.06 PLN-22-0174

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

Pdf via email: planning@nmc.tas.gov.au

PLANNING APPLICATION – EXTENSION OF TIME

4 Lot Subdivision - Staged (10.4.15.2 Provision of stormwater services) at 37 Bridge Street, Ross

I agree to an extension of time for Council to make a decision in this matter until **21st October 2022**

Applicant signature:



Woolcott Surveys
PO Box 593
MOWBRAY TAS 7248

Date: 29 September 2022

PLANNING APPLICATION Proposal

EXHIBITED

Description of proposal:

To convert retail commercial shop into takeaway shop.

Design has no alteration proposal for the external façade.

To respect the heritage value of the property and to maintain the neighborhood character, the external color scheme and the paint will remain as it is: (NO CHANGE EXTERNAL)

There is a proposal to convert the retail area at the ground floor into Take away shop of 18 seats dining facility. Kitchen is proposed with the installation of equipment required to run a commercial kitchen for a takeaway shop.

Non structural partition stud wall is replaced to add doors at couple of locations and has no impact on the structure.

~~No addition or alterations proposed on the first floor:~~

(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:

CT no:

Estimated cost of project \$ 50000.....

(include cost of landscaping,
car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? ☒ Yes / ☐ No

If yes – main building is used as Retail Shop.....

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

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

(attach additional sheets if necessary)

Is any signage required? Yes.....

(if yes, provide details)



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

EXHIBITED



APPROVED 22 JUL 1985 <i>E. R. Thompson</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 61/1997	REGISTERED NUMBER D.26408
FILE NUMBER Y4557	GRANTEE PART OF 4-1-14 GAVIN HOGG	DRAWN <i>J.E.</i> 18-7-85

SKETCH BY WAY OF ILLUSTRATION ONLY

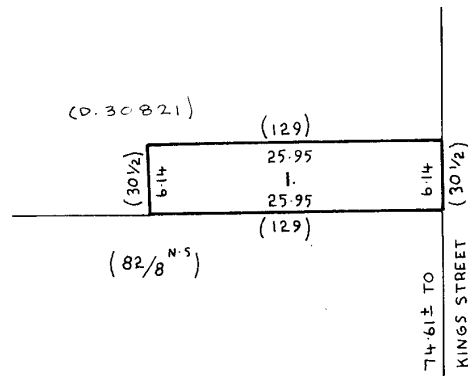
~~CITY/TOWN OF CAMPBELL TOWN (SEC D1)~~
~~LAND DISTRICT OF~~
~~PARISH OF~~

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

D.26408
TN CAMPBELL TOWN
MEAS IN METRES

(D.24467)

(D.41404)



EXHIBITED

Karen Jenkins

From: Prabin Kharel
Sent: Tuesday, 13 September 2022 1:02 PM
To: NMC Planning
Subject: PLN-22-0190- 108 High Street, Campbell Town
Attachments: 22382TLET01F01.pdf

Good Afternoon,

In regards to the additional information required to convert the retail shop into a takeaway shop, the informations are:

1. We are planning to operate for 7 days from 8 am to 8 pm hours of the business on-site.
2. We are planning 2 Full-time roles with 38 hours each, 2 part-time with a minimum of 20 hours each, and 2-3 casuals at the moment. However, we may have to hire additional as per the operations of the business.
3. Report from the traffic engineer has been attached.
4. We have planned to use the existing signage in the building. The size of the signage is 68 CM in L and 38 Cm in B. I have attached some photos of the existing signage and with the mark on the wall.

Please feel free to contact me if you need any further information!

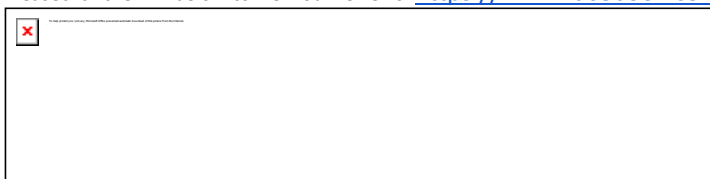
Thank you





--

Please click the link below to view our reviews: <https://www.facebook.com/MeritServicesTasmania/reviews>



Kind Regards,

Prabin kharel
Managing Director/ Education Counselor
QEAC No: M542

MPAS, BBS



9 September 2022

Hemant Khanna
Urban Space Designers
info@urbanspacedesigners.com.au

Received
13.09.2022

EXHIBITED

MELBOURNE
Level 3, 51 Queen Street Melbourne VIC 3000
T: +61 3 9020 4225
SYDNEY
Suite 303/61 Marlborough Street Surry Hills
T: +61 2 9068 7995
HOBART
Level 4, 116 Bathurst Street Hobart TAS 7000
T: +61 400 535 634
CANBERRA
45 West Row Canberra ACT 2601
T: +61 2 9068 7995

Sustainable Transport Surveys Pty Ltd
ABN: 18 439 813 274
www.salt3.com.au

Dear Hemant,

Re: 108 HIGH STREET, CAMPBELL TOWN – RFI RESPONSE
Project No: 22382T

I refer to your request for SALT to provide a response to Council's RFI in relation to a reduction of the parking provision for the proposed takeaway shop. Our assessment is provided as follows.

Existing Conditions

The building is currently occupied by a shop at ground level and a caretaker's dwelling on the first floor. There is no on-site car parking.

Proposal

It is proposed to convert the ground floor shop into a take-away food premises. Internal wall alterations will see a reduction of the commercial net floor area from 108m² to 96m² (approx.).

Car Parking

Statutory Requirement

Statutory car parking requirements are outlined in Table E6.1 of the Northern Midlands Interim Planning Scheme. Parking for a take-away food premises is required to be provided at a rate of 1 space per 15m² net floor area.

The net floor area in this case is taken as the ground floor area excluding the hallway that provides access to the first-floor caretaker's dwelling. This approximates 96m².

Application of the above rate equates to a requirement of six (6) car parking spaces. As there is no on-site parking available, there is a shortfall of six (6) spaces.

Note that no assessment is made of the existing caretaker's dwelling as this will not change. Any parking demand associated with this is included within the parking demand of the take-away food premises.

Adequacy of Parking Supply

As a variation is sought, the proposal has been assessed against the performance criteria outlined in Section E6.6.1 of the Planning Scheme. This is provided in the table below.

Table 1 Section E6.6.1 Response

Performance Criteria	Response
<i>The number of car parking spaces provided must have regard to:</i>	
<i>The provisions of any relevant location specific car parking plan</i>	No parking plans are in place.
<i>The availability of public car parking spaces within reasonable walking distance</i>	There is a public car park located on Commonwealth Lane approximately 140m (2-minute walk) from the site. The car park features 42 spaces.



Received
13.09.2022

EXHIBITED

Performance Criteria	Response
<i>The number of car parking spaces provided must have regard to:</i>	
<i>Any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation</i>	Not relevant in this instance.
<i>The availability and frequency of public transport within reasonable walking distance of the site</i>	There is a bus stop on High Street approximately 260m (3-minute walk) north of the site which services the 700 and 702 bus routes. These are intercity routes which travel between Launceston and Hobart.
<i>Site constraints such as existing buildings, slope, drainage, vegetation and landscaping</i>	The existing building is being retained and covers the entire extents of the property. As such, it is not possible to provide on-site car parking while still retaining the existing building.
<i>The availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity</i>	There is unrestricted on-street parking available along both sides of High Street which could be utilised by patrons and staff of the proposal. The speed limit of 50km/h as well as the significant offset between the on-street parking and the traffic lanes make this a safe place for people to park.
<i>An empirical assessment of the car parking demand</i>	<p>The previous use at the site was that of a shop, with a net floor area of approximately 108m², which draws a parking requirement for four (4) parking spaces (based on a rate of 1 space per 30m² net floor area). As such, the proposal will only generate an additional two (2) spaces in comparison to existing conditions.</p> <p>Having regard to the availability of both on-street and off-street public car parking in the area, an additional demand of two (2) car spaces will be readily accommodated in the surrounding area.</p> <p>Further:</p> <ul style="list-style-type: none"> ▪ The site is located in the centre of Campbell Town, and hence is within walking distance of the main housing areas of the town. As such, the reliance on vehicles would be reduced. ▪ A land use of this type will generate a significant number of multi-purpose trips, particularly during daytime hours when it is expected most of the trade will come from workers at nearby businesses who walk to the site. ▪ Peak trade will occur in the evening period after which time the majority of businesses have closed. Parking is hence expected to be more readily available at this time.
<i>The effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience</i>	It is not possible to provide any on-site parking whilst retaining the existing building. Even if the building was demolished, the only way to achieve on-site parking would be to create a drive in / reverse out arrangement at the frontage of the site due to the narrow width of the property. This is an undesirable outcome in a strip shopping centre as reversing vehicle will come into conflict with pedestrians.



Received
13.09.2022

EXHIBITED

Performance Criteria	Response
<i>The number of car parking spaces provided must have regard to:</i>	
<i>The recommendations of a traffic impact assessment prepared for the proposal</i>	No traffic impact assessment has been prepared nor is this necessary for a proposal of this scale.
<i>Any heritage values of the site</i>	Not relevant.
<i>For residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</i>	Not relevant.
<ul style="list-style-type: none"> i) <i>The size of the dwelling and the number of bedrooms; and</i> ii) <i>The pattern of parking in the locality; and</i> iii) <i>Any existing structure on the land.</i> 	

Having regard to the above, the provision of no on-site car parking is considered acceptable.

Bicycle Parking

Statutory Requirement

Statutory bicycle parking requirements are outlined in Table E6.1 of the Northern Midlands Interim Planning Scheme. Parking for a take-away food premises is required to be provided at a rate of 1 space per 75m² net floor area.

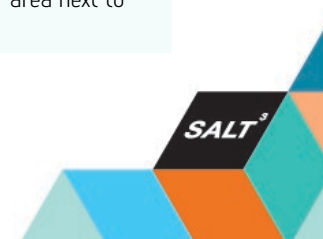
Application of this rate to the net floor area of approximately 96m² results in a requirement to provide one (1) bicycle parking space. As there is no on-site bicycle parking proposed, there is a shortfall of one (1) space.

Adequacy of Bicycle Parking Supply

As a variation is sought, the proposal has been assessed against the performance criteria outlined in Section E6.6.2 of the Planning Scheme. This is provided in the table below.

Table 2 Section E6.6.2 Response

Performance Criteria	Response
<i>Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</i>	
<i>Likely number and type of users of the site and their opportunities and likely preference for bicycle travel</i>	It is unlikely that visitors to the take-away food shop will cycle given they will be taking food from the store and hence it would be inconvenient to carry this on a bicycle.
<i>Location of the site and the distance a cyclist would need to travel to reach the site</i>	The site is located in the centre of Campbell Town and is within approximately 2km of the borders of the main township.
<i>Availability and accessibility of existing and planned parking facilities for bicycles in the vicinity</i>	While there is no formal bicycle parking proposed on the site, staff members who choose to cycle to work could safely store their bicycles in the courtyard at the rear of the site. Visitors could store their bicycles in the foyer area next to the main entry.



Received
13.09.2022

EXHIBITED

Having regard to the above assessment, the proposal to provide no bicycle parking is considered appropriate.

Summary

Our assessment above finds that there is sufficient justification to support a waiver of the car and bicycle parking requirements for the proposed change of use.

If there are any queries in relation to this assessment, I can be contacted on the number below.

Yours sincerely,



Jarrod Wicks
Associate Director
SALT
T +61 439 340 139
Jarrod.Wicks@salt3.com.au



EXHIBITED

From: Urban Space Designers
Sent: Monday, 22 August 2022 5:52 PM
To: NMC Planning
Cc: Northern Midlands Council; Sandesh Pariyar
Subject: Submission of DA @ TAKEAWAY SHOP, 108 HIGH STREET, CAMPBELLTOWN
Attachments: DA @ TAKEAWAY SHOP, CAMPBELLTOWN.pdf

Follow Up Flag: Follow up
Flag Status: Completed

To,
Planner
Northern Midland Council,
Campbelltown Tas-7210

Subject: - To convert retail shop commercial into takeaway shop.

Project Introduction: -
Our client has bought the property and wishes to run a take away shop at the ground floor.

Please find attached the design proposal for the takeaway shop for your assessment.

Note: -

- Design has no alteration proposal for the external façade.
- To respect the heritage value of the property and to maintain the neighborhood character, the external color scheme and the paint will remain as it is. **(NO CHANGE EXTERNAL)**
- There is a proposal to convert the retail area at the ground floor into Take away shop of 18 seats dining facility. Kitchen is proposed with the installation of equipment required to run a commercial kitchen for a takeaway shop. **(NO STRUCTURAL CHANGE PROPOSED INTERNAL)**
- Non structural partition stud wall is replaced to add doors at couple of locations and has no impact on the structure. Refer Layout Drawings.
- There is no alteration and addition is proposed at the first floor. The space will be utilized as it is.

Feel free to contact me for any further information

Thanks,
Hemant Khanna
Urban Space Designers
0402438170

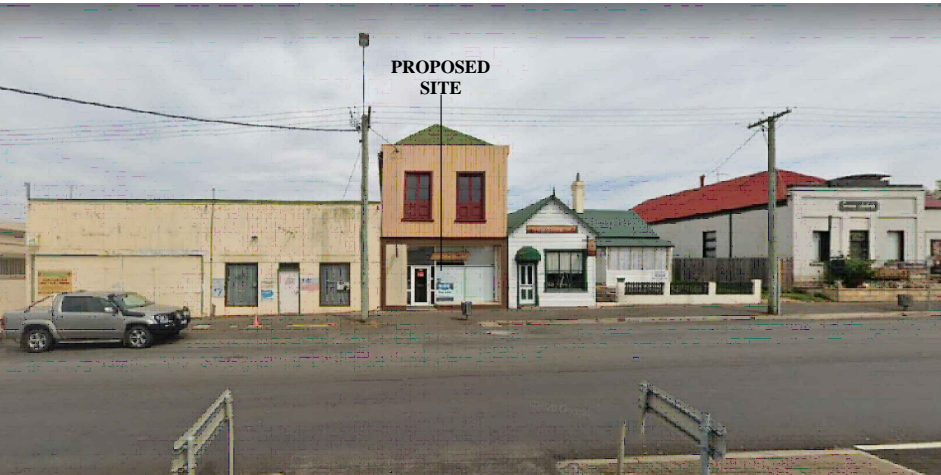
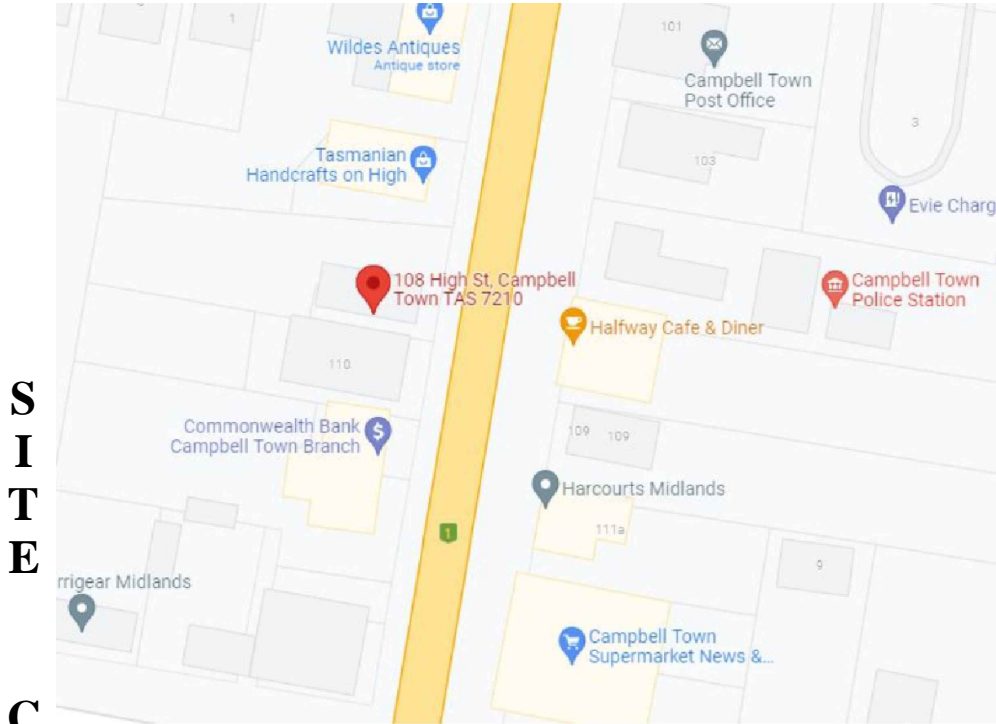
PROJECT TITLE: PROPOSED TAKEAWAY SHOP AT 108 HIGH STREET COMMERCIAL, CAMPBELL TOWN TAS-7210



EXISTING GROUND FLOOR
INTERNAL PICTURES OF PREMISES

NOTE: -

- 1) The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to MAP Architects for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings. MAP Architects cannot guarantee the accuracy of content and format for copies of drawings issued electronically. If in doubt ask. The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue.
- 2) Read these drawings in conjunction with drawings prepared by MAP. Refer any discrepancies with the architect before proceeding with any building works.



PROPOSAL: -

- Proposal is to convert the existing commercial/retail space into Takeaway shop.
- There is no structural wall demolition proposed.
- Non Load bearing partition wall to be demolished to create corridor to access first floor
- Vinyl Flooring is proposed in Kitchen area
- Dining Area Flooring retained as existing
- No false ceiling proposed.

EXHIBITED

DATE : 08-08-2022

Client:

PRABIN KHAREL

Site Address:

108 HIGH STREET
CAMPBELL TOWN
TAS-7210

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

DO NOT SCALE DRAWINGS. IF IN DOUBT ASK.

ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

ISSUE	DESCRIPTION	DATE

DEVELOPMENT
APPLICATION

File Number:

108-High Street/ARCH/08/08/2022

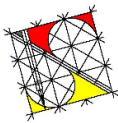
Title:

site context and existing
features

Sheet Original:

A - 3

SCALE 1:100



urban space designers
Building Design and Drafting

20/4 CLIFFORD COURT
HOWRAH 7018

HEMANT KHANNA
0402438170

info@urbanspacedesigners.com.au

Drawn By:

GAGANDEEP KAUR

Drawing Number:

DA-01

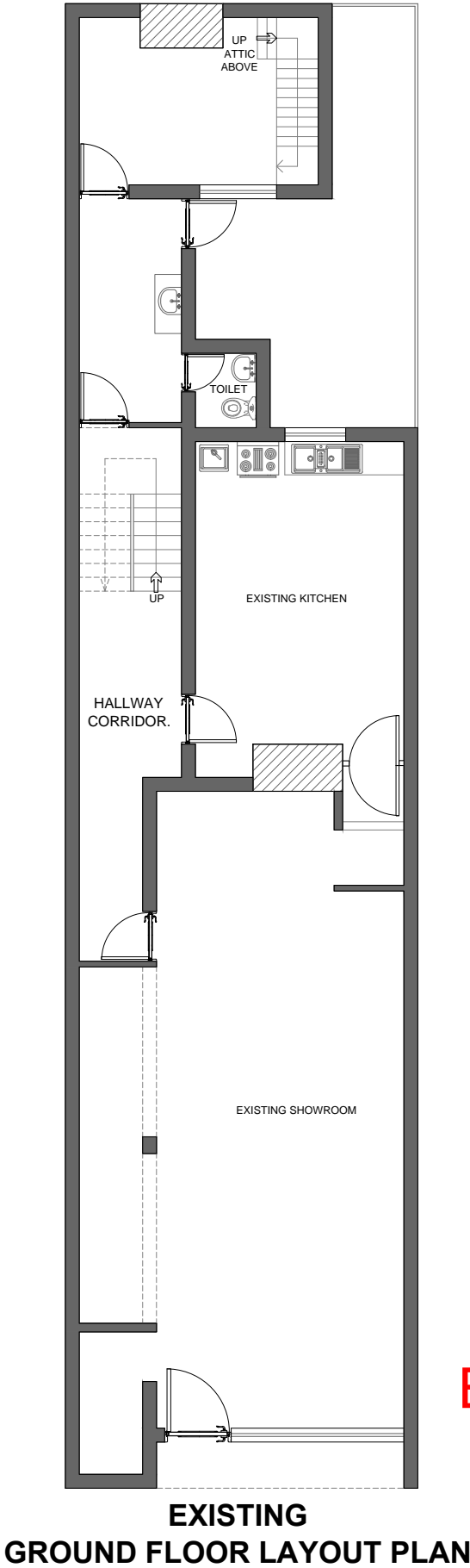
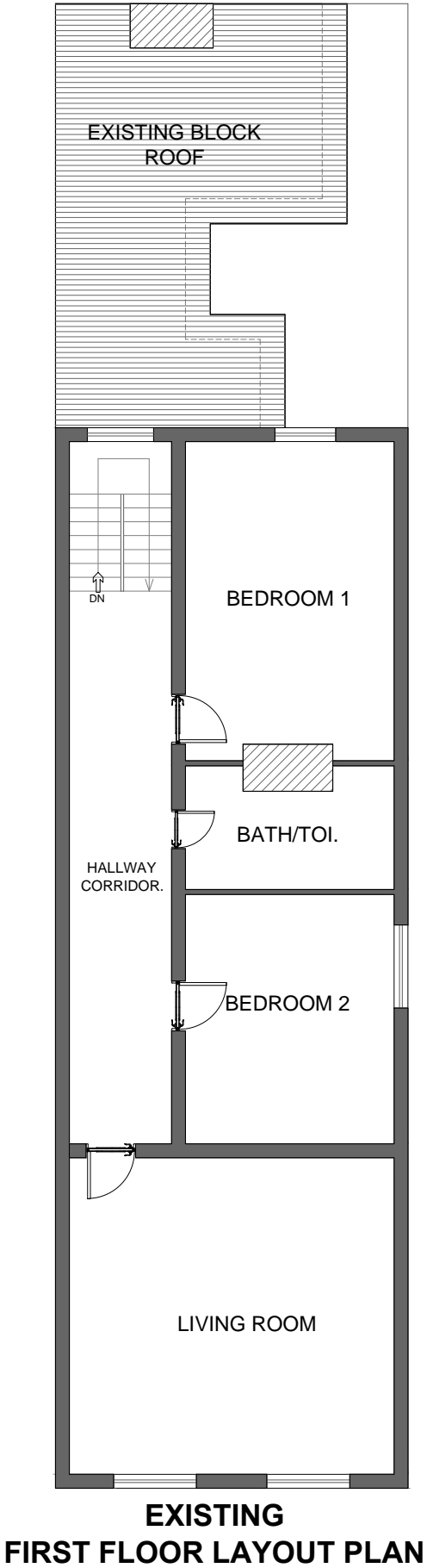
PLOT DATE: 08-08-2022

01

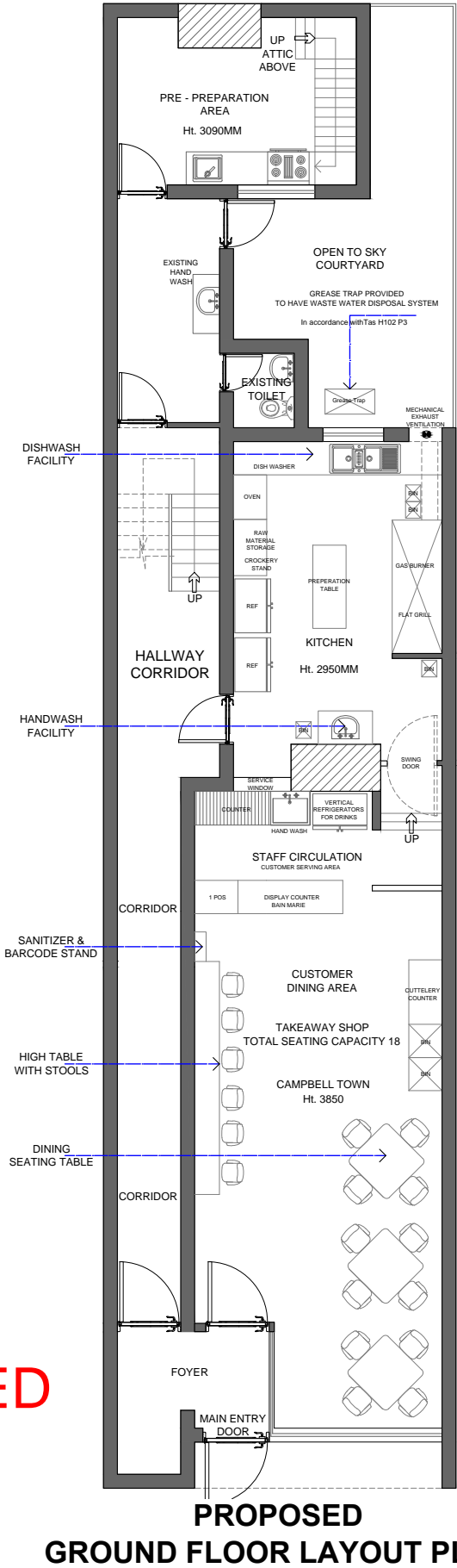
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PROJECT TITLE: PROPOSED TAKEAWY SHOP AT 108 HIGH STREET COMMERCIAL, CAMPBELL TOWN TAS-7210



EXHIBITED



DATE : 08-08-2022

Client:
PRABIN KHAREL

Site Address:
108 HIGH STREET
CAMPBELL TOWN
TAS-7210

GENERAL NOTES:
CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

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ISSUE	DESCRIPTION	DATE

DEVELOPMENT APPLICATION

File Number:
108-High Street/ARCH/08/08/2022

Title:
LAYOUT PLAN

Sheet Original:
A - 3

SCALE 1:100



urban space designers
Building Design And Drafting
20/4 CLIFFORD COURT
HOWRAH 7018

HEMANT KHANNA
0402438170
info@urbanspacedesigners.com.au

Drawn By:
GAGANDEEP KAUR

Drawing Number:
DA-02

PLOT DATE: 08-08-2022

PROJECT TITLE: PROPOSED TAKEAWY SHOP AT 108 HIGH STREET COMMERCIAL, CAMPBELL TOWN TAS-7210



GAS BURNER



FLAT GRILL



FREEZER



REFRIGERATOR

1. Vogue Premium Stainless Steel Table with Splashback 600(D)mm



2. Vogue Dishwasher Inlet Table with Double Bowl Sink 90mm outlet 2400x700x960mmL/H



5. Stoddart Plumbing Cleaners Sink with Splashback



3 & 3a. Vogue Stainless Steel Prep Station 1800/ 1200x600mm

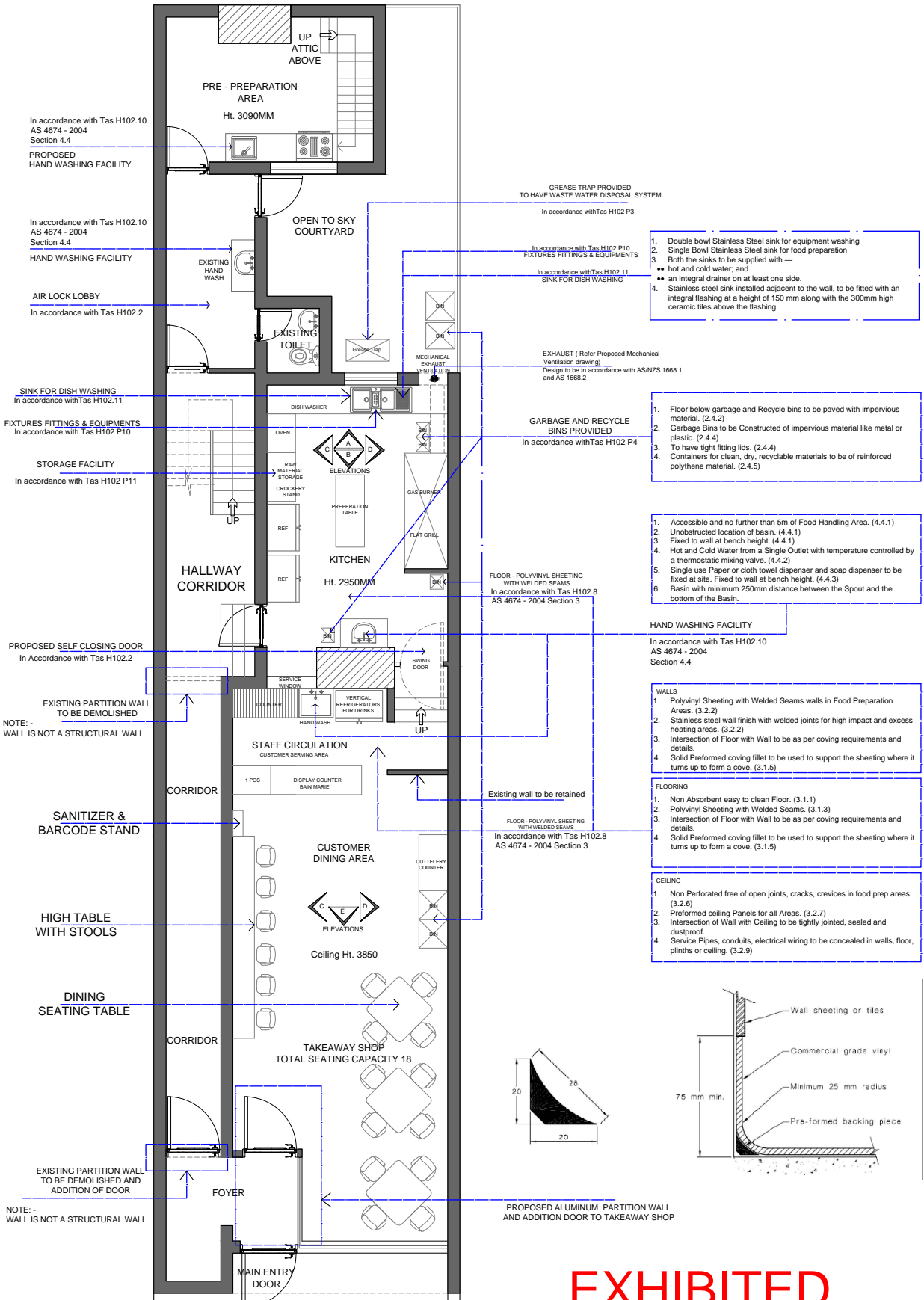


4. 3monkeez Wall-Mounted Hand Basin and Brackets



FRONT COUNTER BAINMARIE ILLUSTRATION

PROPOSED EQUIPMENT DETAILS



PROPOSED GROUND FLOOR LAYOUT PLAN

EXHIBITED

DATE : 08-08-2022

Client:

PRABIN KHAREL

Site Address:

108 HIGH STREET
CAMPBELL TOWN
TAS-7210

GENERAL NOTES:

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ISSUE	DESCRIPTION	DATE

DEVELOPMENT APPLICATION

File Number:

108-High Street/ARCH/08/08/2022

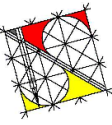
Title:

LAYOUT PLAN
EQUIPMENT DETAILS

Sheet Original:

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SCALE 1:100



urban space designers

Building Design and Drafting

20/4 CLIFFORD COURT

HOWRAH 7018

HEMANT KHANNA

0402438170

info@urbanspacedesigners.com.au

Drawn By:

GAGANDEEP KAUR

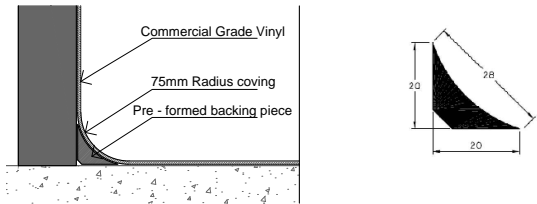
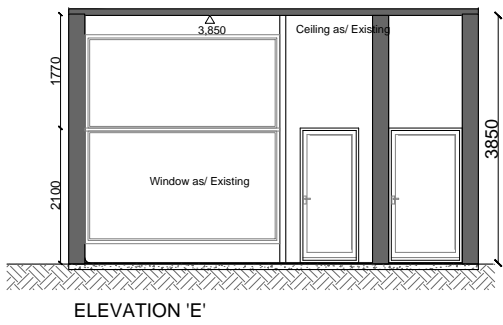
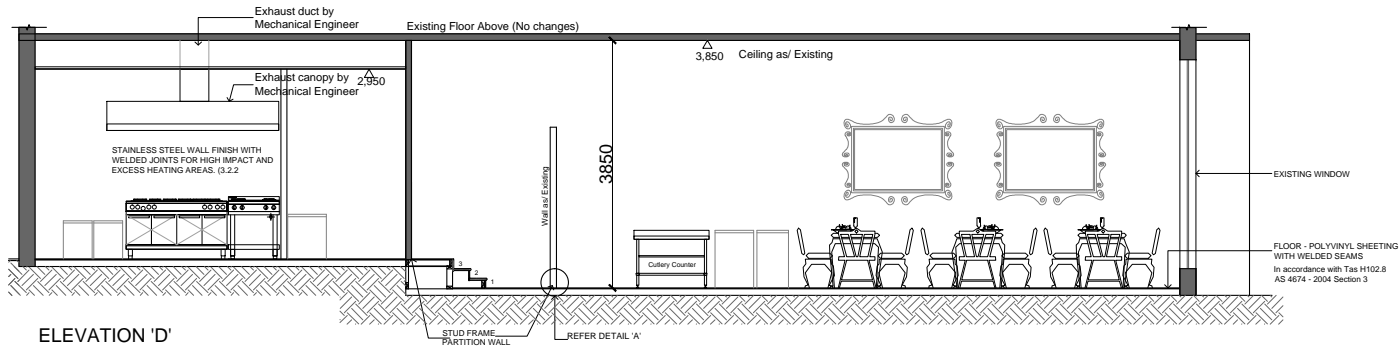
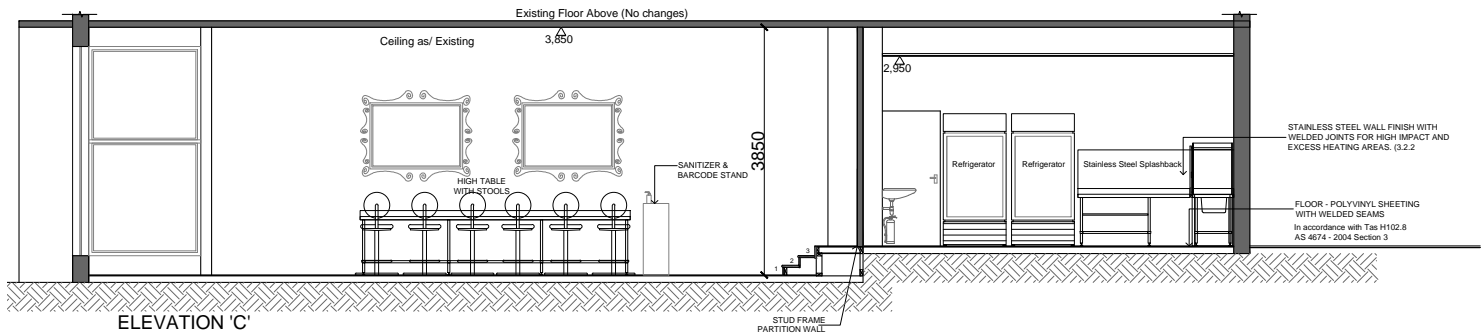
Drawing Number:

DA-03

PLOT DATE: 08-08-2022

copyright

PROJECT TITLE: PROPOSED TAKEAWY SHOP AT 108 HIGH STREET COMMERCIAL, CAMPBELL TOWN TAS-7210



DETAIL 'A'
Scale:- 1:10

PROPOSED
GROUND FLOOR ELEVATIONS

EXHIBITED

DATE : 08-08-2022

Client:
PRABIN KHAREL

Site Address:
108 HIGH STREET
CAMPBELL TOWN
TAS-7210

GENERAL NOTES:
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ISSUE	DESCRIPTION	DATE

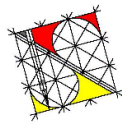
DEVELOPMENT
APPLICATION

File Number:
108-High Street/ARCH/08/08/2022

Title:
INTERNAL
ELEVATIONS

Sheet Original:
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SCALE 1:100



urban space designers
Building Design And Drafting
20/4 CLIFFORD COURT
HOWRAH 7018
HEMANT KHANNA
0402438170
info@urbanspacedesigners.com.au

Drawn By:
GAGANDEEP KAUR

Drawing Number:
DA-04

PLOT DATE: 08-08-2022

04

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Rosemary Jones

From: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Sent: Wednesday, 28 September 2022 4:15 PM
To: NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application PLN-22-0190 - 108 High Street, Campbell Town TAS 7210

Follow Up Flag: Follow up
Flag Status: Completed

Our Ref: D22/241609

Hello Karen – thank you for the referral.

Confirming the Department have no comment to make regarding this application.

Thanks, Garry

Garry Hills | Principal Analyst Traffic Engineering
 Infrastructure Tasmania | Department of State Growth
 GPO Box 536, Hobart TAS 7001
 Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past, and present custodians of the Land.

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Friday, 16 September 2022 10:55 AM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-22-0190 - 108 High Street, Campbell Town TAS 7210

16/09/2022

Department of State Growth
 via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-22-0190 - 108 High Street, Campbell Town TAS 7210

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-22-0190
Site:	108 High Street, Campbell Town TAS 7210

Proposal:	Convert retail shop into a takeaway shop (Heritage Precinct, Car Parking and Sustainable Transport Code)
Applicant:	Prabin & Anju Kharel
Use class:	Food Services
Zone:	GENERAL BUSINESS ZONE
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone. No changes to access proposed.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7301 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Karen Jenkins



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



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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0190	Council notice date	16/09/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01525-NMC	Date of response	20/09/2022
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	108 HIGH ST, CAMPBELL TOWN	Property ID (PID)	6202586
Description of development	Proposed takeaway shop		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Urban Space Designs	DA-02, DA-03, & DA-04	--	08/08/2022
Conditions			
<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>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/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. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			



Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p> <p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <p>(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</p> <p>(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies</p> <p>(c) TasWater will locate residential water stop taps free of charge</p> <p>(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</p> <p>Trade Waste</p> <p>Prior to any Building and/or Plumbing work being undertaken, the applicant will need to apply to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:</p> <p>Location of all pre-treatment devices i.e. grease arrestor;</p> <p>Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and</p> <p>Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.</p> <p>Details of the proposed use of the premises, including the types of food that will be prepared and served; and</p> <p>At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.</p> <p>If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.</p> <p>The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial</p>			
Declaration			
<p>The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.</p>			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Karen Jenkins

From: wishes goodearth
Sent: Monday, 19 September 2022 1:29 PM
To: NMC Planning
Subject: Ref..PLN-22-0190

Follow Up Flag: Follow up
Flag Status: Flagged

This is a quick response to your application for take away at 108 High St C/ Town.
I can,t believe that you would even take an application for such a declining building, as 108 High St.
Last time you inspected such, it was told to us...that the only thing holding the building was the chimney.
After consultation & inspection by my lawyers...RICHE PARKER ALFRED GREEN & CO, I was told council should have condemned such building or at least made an order to fix.
I intent to fight this application until such time as that building is removed from off my house, it's a danger to passing pedestrians, let alone it's customers.
I will write again in person or by my lawyers.....I just couldn,t believe you would be so inconsiderate of the public safety.
Wishes Goodearth.....106 High St Campbell Town

Sent from my iPad

Karen Jenkins

From: NMC Planning
Sent: Wednesday, 21 September 2022 2:12 PM
To:
Subject: (ECM:1261663) Acknowledgement of Representation to PLN-22-0190 - Convert retail shop into a takeaway shop 108 High Street, Campbell Town

Dear Ms Goodearth

Receipt is acknowledged of your representation for the following application:

PLN-22-0190 - Convert retail shop into a takeaway shop (Heritage Precinct, Car Parking and Sustainable Transport Code)
108 HIGH STREET, CAMPBELL TOWN

Your concerns will be forwarded to the applicant (names and addresses of representors are not disclosed until the matter goes to Council or mediation). A Council planner may contact you to discuss your concerns, otherwise you will be advised of progress of the matter in due course. The earliest Council meeting at which this application is likely to be considered is Monday, **17th October 2022**. Council Agendas are available on our website on Thursday in the week prior to the meeting. If you have any queries, contact the Planning Office on 6397 7303, or email planning@nmc.tas.gov.au

The conduct of Council Meetings is currently being undertaken in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. This has meant that public attendance at meetings has been restricted. Under these arrangements Council Meetings have been undertaken remotely via online platforms.

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to social distancing and limitations on the number of persons who may gather. This obligation is balanced with the need to minimise disruption to the business of Council.

Council has determined that limited public access to Council meeting will be permitted from the December 2020 Council Meeting for the foreseeable future, circumstances permitting.

Attendance of the public will be restricted to those who wish to make representation or present a statement in person at the meeting, preference is to be given to individuals:

1. making representations to planning applications which are subject to statutory timeframes (limit of 4 persons per item),
- and
2. those making statements or representations on items listed in the Agenda for discussion (limited to 2 persons).

To ensure compliance with Council's COVID-19 Safety Plan, any person wishing to attend will be required to register their interest to attend, which is to be received by Council before 12 noon 4 days (i.e. usually the Friday) preceding the meeting by emailing council@nmc.tas.gov.au or phoning Council on 6397 7303

Kind regards

Karen Jenkins



Administration Officer - Community & Development | Northern
Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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of choice**

Karen Jenkins

From: wishes goodearth <
Sent: Thursday, 29 September 2022 3:55 PM
To: NMC Planning
Subject: (ECM:1262878) Photo





Sent from my iPad

TODAY I HAVE LODGED AN OPPOSITION BY HAND, I SHOULD HAVE ENCLOSED THIS PHOTO...TO SHOW JUST HOW BAD THE BIRD CONTAGION IS. YOU WILL SEE YOUR OBJECTION PAPER POSTED ON THE WALL ABOVE.....A DISGRACE FOR. CAMPBELL TOWN""Wishes Goodearth

On 21 Sep 2022, at 2:12 pm, NMC Planning <planning@nmc.tas.gov.au> wrote:

Dear Ms Goodearth

Receipt is acknowledged of your representation for the following application:

PLN-22-0190 - Convert retail shop into a takeaway shop (Heritage Precinct, Car Parking and Sustainable Transport Code)
108 HIGH STREET, CAMPBELL TOWN

Your concerns will be forwarded to the applicant (names and addresses of representors are not disclosed until the matter goes to Council or mediation). A Council planner may contact you to discuss your concerns, otherwise you will be advised of progress of the matter in due course. The earliest Council meeting at which this application is likely to be considered is Monday, **17th October 2022**. Council Agendas are available on our website on Thursday in the week prior to the meeting. If you have any queries, contact the Planning Office on 6397 7303, or email planning@nmc.tas.gov.au

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To ensure compliance with Council's COVID-19 Safety Plan, any person wishing to attend will be required to register their interest to attend, which is to be received by Council before 12 noon 4 days (i.e. usually the Friday) preceding the meeting by emailing council@nmc.tas.gov.au or phoning Council on 6397 7303

Kind regards

Karen Jenkins



Administration Officer - Community & Development | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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Tasmania's Historic Heart

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OPPOSITION TO APPLICATION PLN-22-0190

Wishes Goodearth
106 High St C/Town

Firstly I want to say that a takeaway next door, would be beneficial to my part time business. Which is also my home.

Having to make this application, says more about council, NOT doing their certified work, and also having NO UNDERSTANDING of Campbell Town, or the businesses after the imposition of COVID.

All the business in Campbell Town are struggling, it may not appear that way...to some with NO deep knowledge or understanding as to whats happening in their electorate ...One Cafe here last week took \$7 for the whole day and paid staff, \$120...and now you intend for yet another business to add to their distress...not your worry...YOUR.SALARY PAID by us!

These people don,t work or live in Campbell Town...I think it,s more appropriate to support the businesses & citizens that reside in C/Town, rather than fat cats from Sandy Bay

I have acknowledgement that you are aware of the unstable condition of the building, and that shortly it will fail and do something to my building.

There are large cracks appearing in my kitchen, that were not there six months back, as the building is now putting pressure on my guttering. The building has moved three inches in the last eight months.

Council says this is my concern & for it to be a CIVIL MATTER.

My lawyer disagrees, if council thinks I,m going to spend what little money I have in civil court, you are very wrong,...I,m waiting till such time as that building FAILS...then I intend to sue both council and the owners.

More than half your reply to my quick response, was about COVID..it may interest you to know that America now has AVIAN INFLUENZA....twice I have contacted council about the roof of said building. The roof is full of STARLINGS and STRAW, creating conditions for PANDEMIC disease and major fire hazzard. Besides my car and clothline, cars parked at the front of my place get covered in SHIT...not your worry.

If you read the CSIRO report on the five future PANDEMICS, this may be of concern to you. The council person I spoke to had NO IDEA about VERMIN eradacation...he thought you did something about rabbits.....so specialized your staff must be !

OH I could only hope you were as half as good as SOUTHERN MIDLANDS, who conderm failing buildings, and hold all day meetings at every small town they represent, twice a year.....

A PROPER COUNCIL.....Lets hope we get a better lot after the election.....NOT that it will make much differents to the BUREAUCRATS that issue, OR NOT issue whatever you want to put on your WAGE EARNERS.....US!

Just an aside.....OUR INDIGINOUS DID NOT WANT THEIR FLAGS AT HALF MAST THROUGH THE ROYAL GOING ON.....but C/TOWN had them that way!!!!

More lack of understanding, the community????

NORTHERN MIDLANDS COUNCIL									
File No.									
Property 302300.32									
Attachments									
REC'D 29 SEP 2022									
GM									
P&DM									
CSM									
WM									
HR									
HCT									

Wishes Goodearth

Wishes Goodearth

30 September 2022



Ms W Goodearth
106 High St
Campbell Town Tas 7210

Dear Ms Goodearth

Receipt is acknowledged of your representation for the following application:

PLN-22-0190 - Convert retail shop into a takeaway shop (Heritage Precinct, Car Parking and Sustainable Transport Code)
108 HIGH STREET, CAMPBELL TOWN

Your concerns will be forwarded to the applicant (names and addresses of representors are not disclosed until the matter goes to Council or mediation). A Council planner may contact you to discuss your concerns, otherwise you will be advised of progress of the matter in due course. The earliest Council meeting at which this application is likely to be considered is Monday, **17th October 2022**. Council Agendas are available on our website on Thursday in the week prior to the meeting. If you have any queries, contact the Planning Office on 6397 7303, or email planning@nmc.tas.gov.au

The conduct of Council Meetings is currently being undertaken in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. This has meant that public attendance at meetings has been restricted. Under these arrangements Council Meetings have been undertaken remotely via online platforms.

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to social distancing and limitations on the number of persons who may gather. This obligation is balanced with the need to minimise disruption to the business of Council.

Council has determined that limited public access to Council meeting will be permitted from the December 2020 Council Meeting for the foreseeable future, circumstances permitting.

Attendance of the public will be restricted to those who wish to make representation or present a statement in person at the meeting, preference is to be given to individuals:

1. making representations to planning applications which are subject to statutory timeframes (limit of 4 persons per item),
- and
2. those making statements or representations on items listed in the Agenda for discussion (limited to 2 persons).

P.O. Box 156
Longford Tas 7301
Telephone (03) 6397 7303
Facsimile (03) 6397 7331
www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

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Yours Sincerely

A handwritten signature in dark ink, appearing to read 'K Jenkins', written in a cursive style.

Karen Jenkins
Administration Officer

PLANNING APPLICATION
Proposal

Description of proposal: Subdivision of the land - 6 lots from 1 lot
.....
.....
.....
.....
.....
(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: 81 Brickendon Street, Longford
.....

CT no: 124312/1

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

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

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

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



Application for subdivision of the land (9 lots)

81 Brickendon Street LONGFORD

August 2022

Job Number: L220733
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Rev. no	Description	Date
1	Draft	2 August 2022
2	Revision	15 August 2022
3	Final	15 August 2022
4	Revised	5 September 2022
5	Revised	8 September 2022

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Contents

1. Introduction.....	1
2. Subject site and proposal.....	1
2.1 Site details.....	1
2.2 Proposal	2
3. Planning Assessment.....	4
3.1 Zoning	4
3.2 Overlays	4
4. Planning Scheme Zone Assessment	5
4.1 Zone assessment.....	5
4.2 Code Assessment	10
5. Conclusion.....	13
Annexure 1 – Copy of Title Plan and Folio Text	15
Annexure 2 – Subdivision proposal plan.....	15
Annexure 3 – Traffic impact statement	15
Annexure 4 – Onsite wastewater assessment.....	15
Annexure 5 – Onsite stormwater assessment	15
Annexure 6 – Letter regarding Cash in Lieu of POS	15
Annexure 7 – Bushfire Hazard Assessment	15

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act') to develop land at 144 Marlborough Street, Longford (the 'subject site').

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

Document	Consultant
Proposal Plan	Woolcott Surveys
Traffic Impact Assessment	GHD
Bushfire Hazard Assessment	Woolcott Surveys
On-Site Wastewater Assessment	GES
Hydraulic Design Report	Flüssig Engineers

2. Subject site and proposal

2.1 Site details

Address	81 Brickendon Street Longford TAS 7301
Property ID	6734785 2018204
Title:	6739586
Land area	1.586ha
Planning Authority	Northern Midlands Council ('Council')
Covenants or Agreements	None
Application status	Discretionary application
Existing Access	2 x access from Brickendon Street; Council road
Existing development	Existing dwelling and various outbuildings/stables
Proposed development	Subdivision of the land – 6 lots
Zone	Low Density Residential
Overlay/s	Urban Growth Boundary Bushfire Prone Areas
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced

Stormwater	Not serviced
Electricity	Existing overhead

2.2 Proposal

The proposal is for a subdivision to create six residential lots from one existing lot.

The proposal consists of the following:

Lots #	Area m²	Frontage m
1	2682	47.92
2	2812	30.13
3	3080	30.47
4	2537	06.00
5	2511	38.96
6	3185	78.15

Infrastructure for the provision of reticulated water will be constructed as a part of the development. This will include a mains extension from Marlborough Street, upgrading the private mains to proposed 100mm reticulated main to the development frontage to Brickendon Street; and, mains extension to Anstey Street frontage with 63mm mains. Each lot will have compliant water meter and connection.

The area is not serviced for sewer and this is proposed to be managed onsite. The report provided at Annexure 4 provides further detail. Annexures 4 and 5 provide further detail.

The site has limited stormwater infrastructure with a table drain at the Brickendon Street frontage. The land is generally too flat to achieve stormwater discharge for all proposed lot. Lots 1 and 2 will be managed onsite and Lots 3; 4; 5; and 6 will include charged stormwater pipes to Brickendon Street.

The site has a single existing dwelling which will be retained to proposed Lot 5. All other buildings and structures on the site will be demolished as a part of the subdivision development.



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

3. Planning Assessment

3.1 Zoning

The site is zoned Low Density Residential under the scheme.

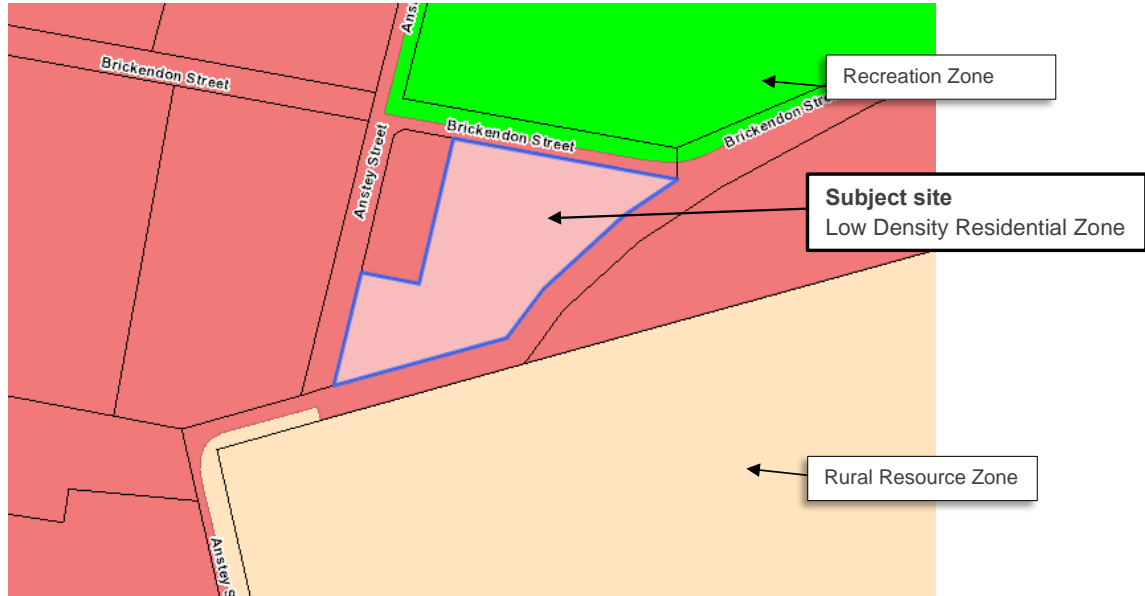


Figure 2 Zoning of the subject site and surrounding area (Source: LISTMap)

3.2 Overlays

The subject site is affected by the Urban Growth Area Overlay and the Bushfire Prone Area.



Figure 3 - Overlays affecting the subject site (Source: LISTMap)

4. Planning Scheme Zone Assessment

4.1 Zone assessment

12 Low Density Residential Zone

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3 To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

12.1.2 Local Area Objectives

To make provision for any additional future needs in low-density residential development at Avoca, Campbell Town, Cressy, Devon Hills and Longford by the incremental expansion of those areas already established for the purpose.

10.1.3 Desired Future Character Statements

There are no desired future character statements

Response:

The proposed use does not present a conflict to the purpose of the zone.

12.4.3 Subdivision

12.4.3.1 Lot Area, Building Envelopes and Frontage

Objective	
<p>To ensure:</p> <ul style="list-style-type: none"> a. the area and dimensions of lots are appropriate for the zone; and b. the conservation of natural values, vegetation and faunal habitats; and c. the design of subdivision protects adjoining subdivision from adverse impacts; and d. each lot has road, access, and utility services appropriate for the zone. 	
Acceptable Solutions	Performance Criteria
<p>A1.1 Lots must:</p> <ul style="list-style-type: none"> a) have a minimum area of 1ha; and b) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or c) be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or d) be for the provision of public utilities; or e) for the consolidation of a lot with another lot with no additional titles created; or 	<p>P1.1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> a) a dwelling to be erected in a convenient and hazard free location; and b) on-site parking and manoeuvrability; and c) adequate private open space; and d) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and e) development that would not adversely affect the amenity of, or be out of

	f) to align existing titles with zone boundaries and no additional lots are created.		character with, surrounding development and the streetscape.
A2	Each lot must have a frontage of at least 6m.	P2	No performance criteria.
A3	Each lot must be connected to a reticulated: <ol style="list-style-type: none"> water supply; and sewerage system. 	P3	Lots that are not provided with reticulated water and sewerage services must be: <ol style="list-style-type: none"> in a locality for which reticulated services are not available or capable of being connected; and capable of accommodating an on-site wastewater management system.
A4	Each lot must be connected to a reticulated stormwater system.	P4	Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any watercourses, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to: <ol style="list-style-type: none"> the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.

Response:

P1.1 The performance criteria are addressed.

- Each lot is sufficiently sized and dimensioned to allow for a dwelling, as demonstrated by the existing dwelling on proposed Lot 5 which has adequate boundary setbacks (at least 5m from the rear boundary and 7.5m from the side boundaries), and area for outbuildings and private open space.
- Also demonstrated by proposed Lot 5 is each lot being sufficiently sized to allow parking and manoeuvrability. There are no topographical constraints to parking and access from the road.
- Dependent on future building design private open space can be accommodated within the 2000m²+ sized lots.
- Each lot has direct and unencumbered access with no topographical challenges, the land being flat and even land with no land form hazards. Lots 4 and 5 will use the existing access points.
- The development reflects the subdivision pattern at Cressy Road/Marlborough Street to an extent with similar sized lots and internal lot pattern of development. While there will be changes to the immediate streetscape as a result of the proposal, it would be in character,

with dwellings fronting the street having distance between them. The area is residential and demonstrates the transition from the general residential area to the larger farming lots in the surrounding area. The racecourse, north of Brickendon Street, not being residential, is an anomaly for the immediate area. The adjoining lot (corner of Brickendon and Anstey) is approximately 4000m² and comparable to the proposed.

The new lots will increase site coverage and decrease side boundaries for some existing outbuildings associated with the previous use and development. Although site coverage is not listed as a provision that needs to be addressed, it is estimated that the lots will be compliant at 10 percent or less. Buildings that are non-complaint with site coverage allowances or setbacks to new boundaries will be demolished.

(A1.2 not applicable)

A2 The Acceptable Solution is achieved. Each lot has frontage that is at least 6m.

P3 The performance criteria are addressed.
Reticulated water will be made by mains extension, to each lot. See proposal plans for detail.

The lots are not serviced for sewer and onsite wastewater management is proposed. Refer to Annexure 4; no sewer mains are proposed.

P4 The performance criteria are addressed. The site has open table drains at the Brickendon Street frontage. The variations in topography are demonstrated on plan and show the low level of variance within the site. Not all proposed lots can achieve fall to this infrastructure, as such Lots 1 and 2 are proposed to manage stormwater onsite and the remaining lots to combine onsite management of stormwater with charged pipelines to Brickendon Street.

12.4.1.1 Site Coverage

Objective	
<ul style="list-style-type: none"> a. To ensure that the site coverage respects the existing or preferred neighbourhood character; and b. To reduce the impact of increased stormwater runoff on the drainage system; and c. To ensure sufficient area for landscaping and private open space. 	
Acceptable Solutions	Performance Criteria
A1 The site coverage must not exceed 10% of the site.	P1 The site coverage must have regard to the: <ul style="list-style-type: none"> a) size and shape of the site; and b) existing buildings and any constraints imposed by existing development or the features of the site; and c) site coverage of adjacent properties; and d) effect of the visual bulk of the building and whether it respects the neighbourhood character; and e) capacity of the site to absorb runoff; and f) landscape character of the area and the need to remove vegetation to accommodate development.

Response

- A1 The Acceptable Solution is achieved. Proposed Lot 5 will contain the existing dwelling. The lot will have an area of 2511m². Within the new lot dimensions the site coverage will be 6.01%.

12.4.1.3 Frontage Setbacks

Objective	
To ensure that the setbacks of dwellings from the road respect the existing or preferred neighbourhood character and make efficient use of the site.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Primary frontage setbacks must be a minimum:</p> <ul style="list-style-type: none"> a) of 15m; and b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 12.4.1.3 below; and <p>Figure 12.4.1.3 – Primary Frontage Setback for Infill Lots</p>	<p>P1 Buildings are set back from the primary frontage an appropriate distance having regard to:</p> <ul style="list-style-type: none"> a) the efficient use of the site; and b) the safety of road users; and c) the prevailing setbacks of existing buildings on nearby lots; and d) the visual impact of the building when viewed from the road; and e) retention of vegetation within the front setback.
A1.2 Buildings must be set back a minimum of 15m from any other frontage.	

Response

- P1 The performance criteria are addressed.
- The existing dwelling has a reduced front setback to Brickendon Street. The existing dwelling has been established onsite for some years. The proposed subdivision has no effect and creates no alteration to the existing front setback of the dwelling (which will be retained).
- a. The dwelling location allows maximum use of the rear open space of the lot, and, the reduced setback creates efficiencies in connection to services.
 - b. The dwelling is setback 3.7m and demonstrably has no effect on the safety of road users with no protrusions or encumbrances to the road created.
 - c. The setback is reasonably consistent with the existing dwelling at 97 Brickendon Street. In the surrounding area there are no prevailing setbacks.
 - d. The dwelling is sufficiently setback to be considered normal to a residential zone. As the dwelling is existing, the visual impact is considered usual for the area.
 - e. There is no proposal to remove vegetation within the front setback of the dwelling on proposed Lot 5.

12.4.1.4 Rear and Side Setbacks

Objective	
<p>To ensure that the:</p> <ul style="list-style-type: none"> a. height and setback of dwellings from a boundary respects the existing neighbourhood character and limits adverse impact on the amenity and solar access of adjoining dwellings; and b. separation of buildings is consistent with the preferred low density character and local area objectives, if any. 	
Acceptable Solutions	Performance Criteria
A1 Buildings must be set back 5m from the rear boundary.	P1 Building setback to the rear boundary must be appropriate to the location, having regard to the:

	<ul style="list-style-type: none"> a) ability to provide adequate private open space for the dwelling; and b) character of the area and location of dwellings on lots in the surrounding area; and c) impact on the amenity and privacy of habitable room windows and private open space of existing and adjoining dwellings; and d) impact on the solar access of habitable room windows and private open space of adjoining dwellings; and e) locations of existing buildings and private open space areas; and f) size and proportions of the lot.
--	---

Response

A1 The acceptable solution is achieved. The rear boundary setback is more than 5m for the existing dwelling on proposed Lot 5.

<p>A2 Buildings must be set back 7.5m from side boundaries.</p>	<p>P2 Building setback to the side boundary must be appropriate to the location, having regard to the:</p> <ul style="list-style-type: none"> a) ability to provide adequate private open space for the dwelling; and b) character of the area and location of dwellings on lots in the surrounding area; and c) impact on the amenity and privacy of habitable room windows and private open space of existing and adjoining dwellings; and d) impact on the solar access of habitable room windows and private open space of adjoining dwellings; and e) locations of existing buildings and private open space areas; and f) size and proportions of the lot; and g) extent to which the slope and retaining walls or fences reduce or increase the impact of the proposed variation.
---	---

Response

P2 The acceptable solution is achieved. The minimum side setback for the existing dwelling on proposed Lot 5 is 12.9m.

***Note: the setbacks to all other structures (those on proposed Lots 1; 2; 3; 4; and 6) have not been addressed as these buildings and structures are proposed to be demolished as a part of this application.**

4.2 Code Assessment

E1.0 Bushfire-Prone Areas Code

Please refer to Annexure 7 for a response to this code.

E4 Road and Railway Assets Code

Please refer to Annexure 3 for a response to this code.

E6 Parking and Sustainable Transport Code

This Code applies to all use and development.

E6.6 Use standards

E6.6.1 Car parking numbers

Table E6.1 Parking Space Requirements (extract)

Use: Residential	Parking Requirements
If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling.
If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling
Objective	
To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	P1 The number of car parking spaces provided must have regard to: (a-k)

Response:

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

E6.7 Development Standards

E6.7.2 Design and Layout of Car Parking

Objective			
To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.			
Acceptable Solutions		Performance Criteria	
A2.1	Car parking and manoeuvring space must:	P2	Car parking and manoeuvring space must: a) be convenient, safe and efficient to use

<ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and 	<ul style="list-style-type: none"> having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking.	

Response

- P2 The access to Lot 4 extends more than 30m (item c); the performance criteria are addressed.
- a) The access is designed in an orderly way and free from land form hazards. The lot anticipated to be used for residential purposes with daily generated trips estimated at 7.4 according to the RMS Guide. The access strip is 6m wide in line with the access point and will allow clear and direct access to Brickendon Street.
 - b) The lots are suitably sized for residential use. There is ample room for the allowance of car manoeuvring upon development.

E10 Recreation and Open Space Code

This code applies to development of land for subdivision in the general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village zones.

E10.6 Development standards

E10.6.1 Provision of Public Open Space

Objective	
<ul style="list-style-type: none"> a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term. 	
Acceptable Solutions	Performance Criteria
A1 The application must: <ul style="list-style-type: none"> a) include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu. 	P1 Provision of public open space, unless in accordance with Table E10.1, must: <ul style="list-style-type: none"> a) not pose a risk to health due to contamination; and b) not unreasonably restrict public use of the land as a result of: <ul style="list-style-type: none"> i. services, easements or utilities; and ii. stormwater detention basins; and iii. drainage or wetland areas; and iv. vehicular access; and c) be designed to:

	<ul style="list-style-type: none"> i. provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and ii. reasonably contribute to the pedestrian connectivity of the broader area; and iii. be cost effective to maintain; and iv. respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and v. provide for public safety through Crime Prevention Through Environmental Design principles; and vi. provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and vii. have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and viii. create attractive environments and focal points that contribute to the existing or desired future character statements, if any.
--	---

Response:

Please see the attachment provided at Annexure 6 requesting cash in lieu of an open space contribution.

E11 Environmental Impacts and Attenuation Code

The Brickworks is more than 200m west of the subject site and the code is not applicable.



Figure 4 Taken from LISTMap, showing subject site in relation to the brickworks site boundary

Table E11.1 Attenuation Distances

ACTIVITY	DIST (M)
Brickworks - (dust, noise)	200

9.4 Demolition

9.4.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

Response

All structures existing on Lots 1; 2; 3; 4; and 6 will be demolished. Only the existing dwelling will be retained.

5. Conclusion

The proposed development is for a 6 lot residential subdivision.

The subdivision includes the development of reticulated water by extension of water mains to the subject site. Wastewater is proposed to be managed onsite as there is no reticulated infrastructure available. Stormwater is proposed to be managed with a combination of onsite management and near flat (charged) pipelines for suited lots.

Two existing access points will be used for the application and four new access points will be made to service the lots.

The existing dwelling will be retained (to proposed Lot 5) and all other structures will be demolished.

The proposal is appropriate to the zone and meets the provisions of the Scheme. Approval for the subdivision is sought from Council.

- Annexure 1 – Copy of Title Plan and Folio Text**
- Annexure 2 – Subdivision proposal plan**
- Annexure 3 – Traffic impact statement**
- Annexure 4 – Onsite wastewater assessment**
- Annexure 5 – Onsite stormwater assessment**
- Annexure 6 – Letter regarding Cash in Lieu of POS**
- Annexure 7 – Bushfire Hazard Assessment**



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Devonport

North west office
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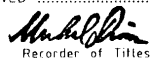
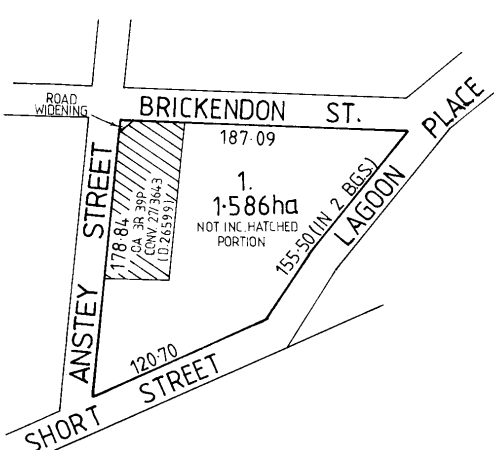


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FILE NUMBER Y.17161 GRANTEE PART OF 5-0-16 GTD. TO WILLIAM CALDWELL		CONVERSION PLAN LOCATION WESTMORLAND - LONGFORD (SECTION B 15) CONVERTED FROM CONV. 69/2390 NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER P124312 APPROVED 31 MAY 1996  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No. 5600763	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN A.F.
SKETCH BY WAY OF ILLUSTRATION ONLY <u>"EXCEPTED LANDS"</u>				
				

A-181

Search Date: 02 Aug 2022

Search Time: 03:28 PM

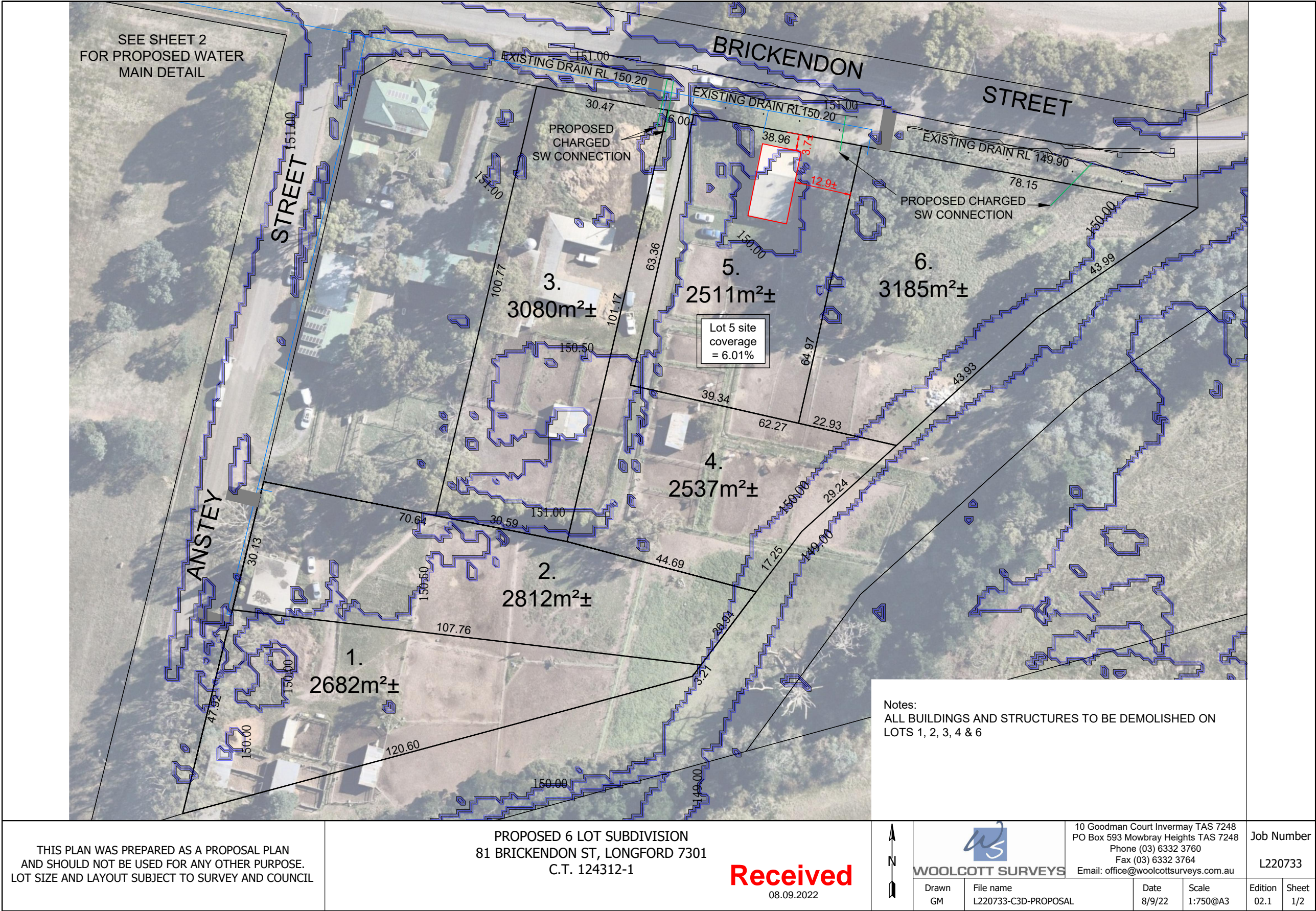
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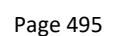
Revision Number: 01

Page 1 of 1

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81 Brickendon Street Subdivision



Transport Impact Assessment

Woolcott Surveys

9 August 2022

→ The Power of Commitment



Project name		81 Brickendon Street Subdivision TIA					
Document title		81 Brickendon Street Subdivision Transport Impact Assessment					
Project number		125590735					
File name		12590735-REP-81_Brickendon_Street_Subdivision_TIA.docx					
Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S4	0	Y.Chen	M. Petrusma		M. Petrusma		9/8/22

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 **The Power of Commitment**

Contents

1.	Introduction	1
1.1	Background	1
1.2	Purpose of this report	1
1.3	Scope and limitations	1
1.4	Assumptions	1
1.5	References	1
2.	Existing conditions	3
2.1	Subject site	3
2.2	Land use and planning	3
2.3	Transport network	4
2.3.1	Road network	4
2.3.1.1	Brickendon Street	5
2.3.1.2	Anstey Street	6
2.3.1.3	Cressy Road	6
2.3.1.4	Wellington Street	7
2.3.2	Bus network	7
2.3.3	Walking and cycling network	8
2.4	Safety review	8
3.	Proposed development	9
3.1	Overview	9
3.2	Traffic generation	9
3.2.1	Trip generation	9
3.2.2	Trip distribution	9
4.	Transport Impact Assessment	11
4.1	Impacts to traffic efficiency	11
4.2	Impacts to access	12
4.2.1	New accesses	12
4.2.2	Sight distance	12
4.3	Impacts to road safety	13
5.	Planning Scheme assessment	15
6.	Conclusion	16

Table index

Table 1	Summarised five-year crash data	8
Table 2	E4 Road Railway Assets Code assessment	15

Figure index

Figure 1	Subject site	3
Figure 2	Planning zones surrounding the subject site	4
Figure 3	Road network	5
Figure 4	Two-way daily traffic profile on Cressy Road (average workday, average 7 day)	7
Figure 5	Available sight distance at proposed Lot 1 access	13

Appendices

Appendix A	Plan drawing
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1. Introduction

1.1 Background

GHD was engaged by Woolcott Surveys to prepare a Transport Impact Assessment (TIA) for a proposed six-lot subdivision at 81 Brickendon Street, Longford.

This TIA has been undertaken against Part E4 – Road and Railway Assets Code of the *Northern Midlands Interim Planning Scheme 2013*.

1.2 Purpose of this report

The purpose of this report is to document the transport impacts of the development, to assess the impacts against the relevant sections of the *Northern Midlands Interim Planning Scheme 2013* and to identify any impact mitigation treatments that may be required.

1.3 Scope and limitations

This report: has been prepared by GHD for Woolcott Surveys and may only be used and relied on by Woolcott Surveys for the purpose agreed between GHD and Woolcott Surveys as set out in this report.

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The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

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1.4 Assumptions

This Transport Impact Assessment was developed based on the following assumptions as well as other assumptions documented in this report:

- The proposed development consists of six, single dwelling residential lots.
- The speed limits on Brickendon Street and Anstey Street are 50 km/h past the proposed development site.
- This report has not considered the impacts of the potential redevelopment of the Longford Racecourse.

1.5 References

The following documents and materials have been referred to during the preparation of this Transport Impact Assessment:

- Dwg. L220733 *Proposed 6 Lot Subdivision*, Sheet 1, Edition 01, 1st August 2022.
- Crash history sourced from Department of State Growth Open Data, accessed July 2022.
- AADT on Cressy Road sourced from Department of State Growth Open Data, 2021
- Tasmanian PBS Level 2a network map, accessed July 2022