

# Exhibited

This planning application is open for  
public comment until  
16 June 2026

Reference no	<b>PLN-26-0075</b>
Site	<b>1 DRUMMOND CRESCENT PERTH</b>
Proposed Development	<b>Subdivision (2 Lots)</b>
Zone	<b>8.0 General Residential</b>
Use class	<b>Subdivision</b>

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

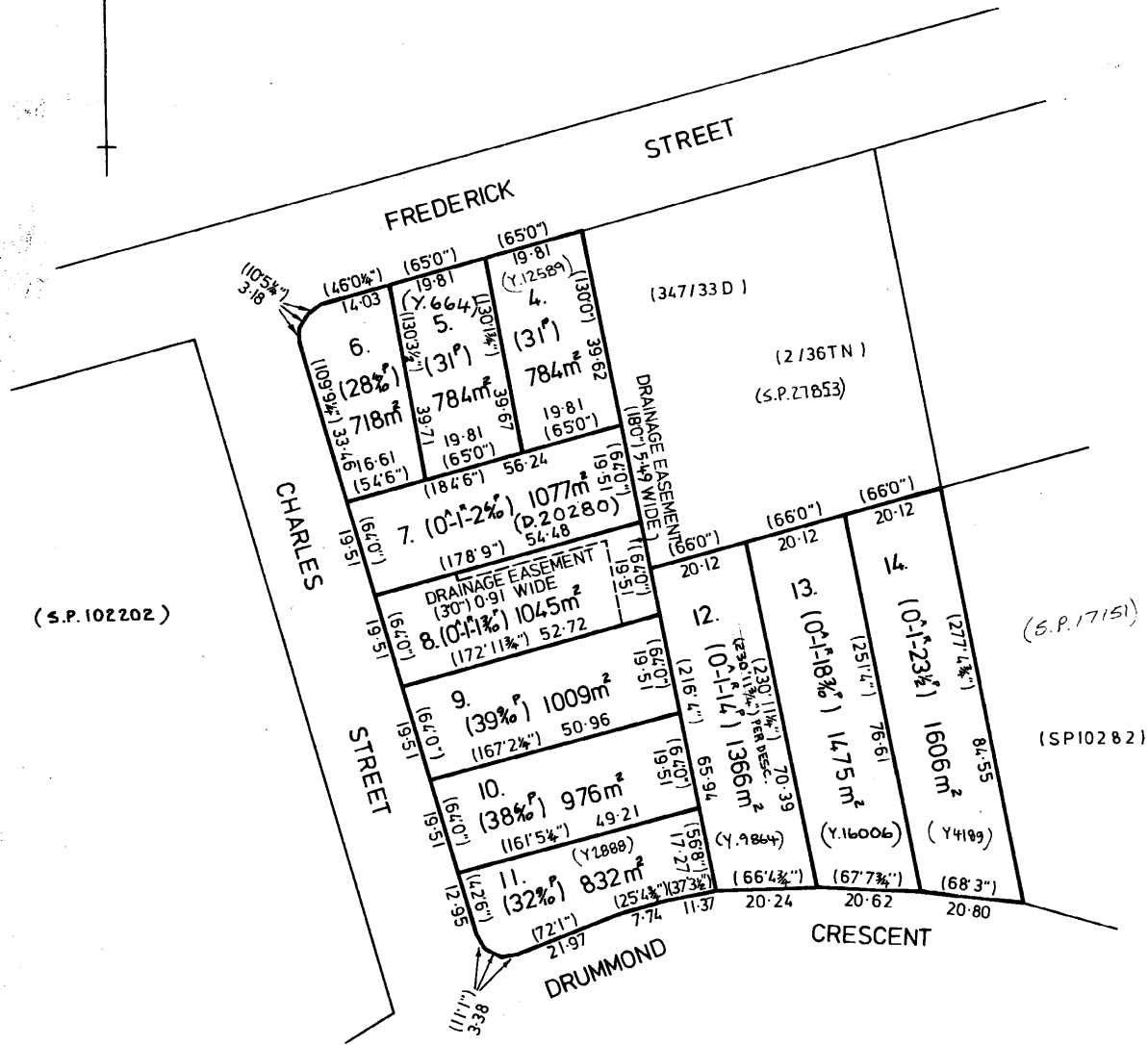
(no special form required)



<b>Owner:</b> DECEASED PERSONS ESTATE	<b>PLAN OF SURVEY</b> by Surveyor ..... of land situated in the  TOWN OF PERTH  SEC. R  NOT TO SCALE +	<b>Registered Number:</b> P. 14082
<b>Title Reference:</b> Z. 604 LOT 8		APPROVED Effective from <b>3 APR 1980</b>
<b>Grantee:</b> PART OF 9-1-30 GTD. TO JAMES ROBERTSON	 ACTING Recorder of Titles	

SKETCH BY WAY OF ILLUSTRATION ONLY  
 MEAS. IN METRES  
 MEAS. IN BRACKETS IN FEET & INCHES  
 NOT TO SCALE

TWN PERTH  
 SEC R  
 P.14082





Our Ref: L260302

Date 24/04/2026

Planning Department  
Northern Midlands Council

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

Dear Planners

## **RE: TWO (2) LOT SUBDIVISION & OUTBUILDING DEMOLITION – 1 DRUMMOND CRESCENT, PERTH. .**

Application is made for a proposed two lot subdivision of the above mentioned property. The subdivision will necessitate the demolition of an existing outbuilding, to ensure appropriate vehicle access can be provided to the rear of the site. The application has demonstrated with applicable zone and code standards, along with criteria under the Perth Specific Area Plan (SAP).

Responses to the relevant criteria are provided below for Councils reference.

### **8.6 Development Standards for Subdivision**

#### **8.6.1 Lot Design**

A1/P1

Not applicable. Clause NOR S7.8.2. is used in substitution to this clause.

P2

Complies. Lot 1 complies with the acceptable solution, providing 14.6m of frontage. Lot 2 relies on performance criteria having a frontage of 5.6m, with the access strip narrowing to 3.6m in width. The frontage is sufficient for the future intended use of a residential single dwelling, noting that only the existing dwelling will have a ROW over the proposed access strip. The access strip is linear, running along the western side boundary, with good site distance to see vehicles approaching from either direction. The surrounding area provides multiple examples of internal lots, this includes land at:

- 10 Drummond Crescent, Perth
- 9 Drummond Crescent, Perth
- 11A and 11B Drummond Crescent, Perth
- 17 Drummond Crescent, Perth
- 15 Drummond Crescent, Perth

performance criteria is satisfied

A3

Complies. The existing crossover will be used by both lots 1 and 2. The crossover has been approved by the Council and been in place since the lot was created. Appropriate upgrades will be undertaken as part of the subdivision works.

A4

Not applicable. The lot does not create a new road.

#### **8.6.2 Roads**

Not applicable. No new roads.

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## 8.6.3 Services

A1

Complies. Each lot is provided with a water connection as shown on the proposal plan.

A2

Complies. Each lot is provided with a sewer connection.

A3

Complies. Each lot is provided with a connection to the Drummond Street kerb.

## NOR S7.0 Perth Specific Area Plan

### NOR S7.8.2 Lot Design

Relies on performance criteria, since lot 1 is less than 600m<sup>2</sup>. Lot 2 complies with the acceptable solution.

Lot 1 has a sufficient area for the intended purpose. The lot contains the existing single dwelling, parking, and appropriate private open space.

- a) The existing buildings meet the front and rear setbacks and will not result in a loss of amenity for any adjoining property or dwelling.
- b) The buildings on lot 1 are existing with no changes proposed, outside of demolition of the existing outbuilding in the access strip.
- c) The site is relatively flat, there are no topographical constraints.
- d) There are no identified natural hazards.
- e) The existing dwelling provides adequate private open space.
- f) The development is consistent with the pattern of development in the surrounding area, which often includes a smaller lot at the front, with a larger lot at the rear.

Performance criteria is satisfied.

### NOR S7.8.3 Internal Lots

Relies on performance criteria, as lot 2 is an internal lot.

Lot 2 provides adequate suitable usable area for a proposed future dwelling. The access strip is appropriate for the future residential use.

- a) The internal arrangement is consistent with other properties in the surrounding area, these include:
  - 10 Drummond Crescent, Perth
  - 9 Drummond Crescent, Perth
  - 11A and 11B Drummond Crescent, Perth
  - 17 Drummond Crescent, Perth
  - 15 Drummond Crescent, Perth
- b) The road is existing, with access to the site always being in this location. There is insufficient room for an access strip to be provided on the eastern side of the site.
- c) The site constraints, including the location of existing buildings and services, mean that the internal configuration is the only reasonable option to efficiently use the land.
- d) The layout results in an efficient use of the land.
- e) The amenity of the adjacent lots will not be impacted, given this is already a driveway.
- f) There is a width of not less than 3.6m for the access strip.
- g) There is no requirement for passing bays, given the length of the strip is not greater than 30m.
- h) The access strip is not adjacent to other access strips.

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- i) The access strip is linear, ensuring that passive surveillance can occur between lot 2 and Drummond Street.
- j) The future lot can comply with building setbacks and requirements.
- k) The new lot 2 provides sufficient building areas.
- l) The topography of the site doesn't restrict vehicular access.
- m) No identified natural hazards.
- n) Each lot can adequately provide for private open space.
- o) The internal arrangement is consistent with the pattern of development in the surrounding area.

## **C2.0 Parking Code**

### **C2.5.1 Parking Numbers**

Complies. The existing dwelling provides for two spaces at the front of the site. There is also room at the rear of lot 1 to provide vehicular parking. Ample parking is provided on lot 2.

### **C2.6.1 Construction of parking areas.**

Relies on performance criteria. The existing parking areas for lot 1 are in front of the dwelling. This area is gravelled. The spaces have been used in this condition for many years with no detrimental impact to the road reserve or any adjoining property. There is sufficient room for two parking spaces.

Performance criteria satisfied.

### **C2.6.2 Design and Layout.**

Performance criteria is relied on. The parking spaces ensure that vehicles can enter and exit the site in a forward position. The parking spaces are close to the front door of the dwelling, being readily identifiable and convenient. The parking arrangements are consistent with single dwellings in a residential area, which is often provided within a driveway or out the front of the dwelling.

Performance criteria complies.

## **Conclusion**

The application is considered to comply with relevant zone, code, and SAP criteria, and is consistent with similar two lot subdivisions that have occurred in the surrounding area.

If you have any questions, you are welcome to contact me on the number provided.

Sincerely



James Stewart  
Senior Town Planner  
Nova Land Consulting  
0467 676 721

**LEGEND:**

**Received**

25/05/2026

- TITLE BOUNDARIES
- CONTOURS
- SEWER MAIN
- OVERHEAD ELEC CONNECTION
- PROPOSED EASEMENTS
- PROPOSED BOUNDARIES
- WATER MAIN ESTIMATED



**Exhibited**

39 FREDERICK ST

3 CHARLES ST

5 CHARLES ST

7 CHARLES ST

9 CHARLES ST

**DRUMMOND CRESCENT**

**LOT 2**  
865m<sup>2</sup>±

**LOT 1**  
502m<sup>2</sup>±

1 DRUMMOND CR  
C.T.14082/12  
EXISTING DWELLING

2 2.6x5.6m  
PARKING SPOTS

INDICATIVE  
10X15m  
BUILDING  
ENVELOPE

SHED

SHED

SHED

SHED

SHED TO BE  
DEMOLISHED

PROPOSED  
RIGHT OF WAY  
EASEMENT

PROPOSED  
LOT 2  
SEWER  
CONNECTION

PROPOSED  
LOT 2  
WATER  
CONNECTION

EXISTING  
VEHICLE  
CROSSOVER  
TO BE  
UPGRADED  
AND SHARED

EXISTING LOT 1  
ELEC CONNECTION

EXISTING LOT 1  
WATER METER  
ESTIMATED  
POSITION

FIRE  
PLUG  
EXISTING  
LOT 1 KERB  
CONNECTION

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



150RCP PIPE

225BM PIPE



156 George Street,  
Launceston 7250  
132 Davey Street,  
Hobart 7000

Phone (03) 6709 8116  
Email: info@novaland.com.au

**PROPOSED SUBDIVISION - 2 LOTS**  
1 DRUMMOND CR PERTH TAS 3000  
C.T.14082/12

File name  
L260302\_Detail\_250526\_Prop\_Plan.dwg

- Notes:
- Horizontal bearing datum is plane based on MGA2020 per SPM5492 and SPM5493.
  - Vertical datum is AHD83 per SPM5492.
  - Contour interval is 0.20m; index is 1.00m.
  - Boundaries are compiled from various surveys and are approximate and subject to survey.
  - Coordinates are plane and based on MGA2020 scaled around SPM5492.

Job Number	L260302
Drawn	LWB
Scale	1:250@A3
Date	25/05/26
Edition	V1.0
Sheet	1/1