

PLAN 1
DRAFT PLANNING SCHEME AMENDMENT 06/2019
& PLANNING APPLICATION PLN-19-0221
74 Marlborough Street, Longford

ATTACHMENTS:

- Application
- Responses from referral agencies

From: Rosemary Jones
Sent: Wed, 11 Dec 2019 15:56:06 +1000
To: ECM Email Registration
Subject: Email to applicant, TasWater request further additional information PLN19-0221, 74 Marlborough St Longford
Attachments: L190718_Plan_of_Sub_061219.pdf, APPLICATION-FORM-Planning.pdf

#ECMALL
#QAP Default
#silent

Rosemary Jones



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: rosemary.jones@nmc.tas.gov.au | W:
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From: Chloe Lyne <chloe@cpdelivery.com.au>
Sent: Tuesday, 10 December 2019 2:09 PM
To: Rosemary Jones <rosemary.jones@nmc.tas.gov.au>
Cc: 103200DixonCarlton <dixoncarlton103200@cpdelivery.com.au>
Subject: FW: Email to applicant, TasWater request further additional information PLN19-0221, 74 Marlborough St Longford

Hi Rosemary
Nice to meet you today and put a face to a name!

Please see attached updated plan of subdivision for 74 Marlborough Street and also an updated application form which confirms the neighbours at 26 Malcombe St are aware of the services.

Kind Regards

Chloe Lyne
Planning and Development Consultant
MPIA, RPIA
Commercial Project Delivery
Mobile – 0408 397 393
www.cpdelivery.com.au

COMMERCIAL PROJECT DELIVERY

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From: Ashley Bosveld <ashley@woolcottsurveys.com.au>
Sent: Friday, 6 December 2019 3:18 PM
To: Carlton Dixon <cdixon@bnil.com.au>
Cc: Chloe Lyne <chloe@cpdelivery.com.au>; Brett Woolcott <brett@woolcottsurveys.com.au>; Ashley Bosveld <ashley@woolcottsurveys.com.au>
Subject: RE: Email to applicant, TasWater request further additional information PLN19-0221, 74 Marlborough St Longford

Hi Carlton,

Please see attached an amended plan which should satisfy NMC's and TW's latest RAIs.

One note: I haven't made the TW easements 2.50 wide per TW's RAI. I've kept those easements at 3.00 wide and added "Drainage" to the wording as those easements will now have to accommodate a stormwater main as well as the sewer. They shouldn't have an issue with this as it complies with their easement standards.

Kind regards,

Ashley Bosveld
Surveyor

M 0418 202 204

P 03 6332 3760

E ashley@woolcottsurveys.com.au

W www.woolcottsurveys.com.au

A 10 Goodman Court, Invermay TAS (PO BOX 593, Mowbray Heights TAS 7248)



Wishing you all a Merry Christmas and a Happy New Year

We would like to advise that our offices will be closed from 23rd December and will reopen 6th January 2020.



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Rear Studio, 132 Davey St,
Hobart TAS 7000
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East Devonport
P 03 6332 3760

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From: Carlton Dixon <cdixon@bml.com.au>

Sent: Friday, 6 December 2019 13:54

To: Ashley Bosveld <ashley@woolcottsurveys.com.au>

Subject: Fwd: Email to applicant, TasWater request further additional information PLN19-0221, 74 Marlborough St Longford

Ashley, can you please do these few small changes.

Cheers

Carlton

Sent from my iPhone

Begin forwarded message:

From: Chloe Lyne <chloe@cpdelivery.com.au>

Date: 6 December 2019 at 1:44:23 pm AEDT

To: "ashley@woolcottsurvey.com.au" <ashley@woolcottsurvey.com.au>, Carlton Dixon <cdixon@bml.com.au>

Subject: Fwd: Email to applicant, TasWater request further additional information PLN19-0221, 74 Marlborough St Longford

Hi Ashley and Carlton
Please see attached a further information request from TasWater

Sent from my iPhone

Begin forwarded message:

From: NMC Planning <planning@nmc.tas.gov.au>
Date: 6 December 2019 at 1:39:16 pm AEDT
To: Chloe Lyne <chloe@cpdelivery.com.au>
Subject: Email to applicant, TasWater request further additional information PLN19-0221, 74 Marlborough St Longford

Hi Chloe,

Please see attached.

Kind regards,

Rosemary Jones

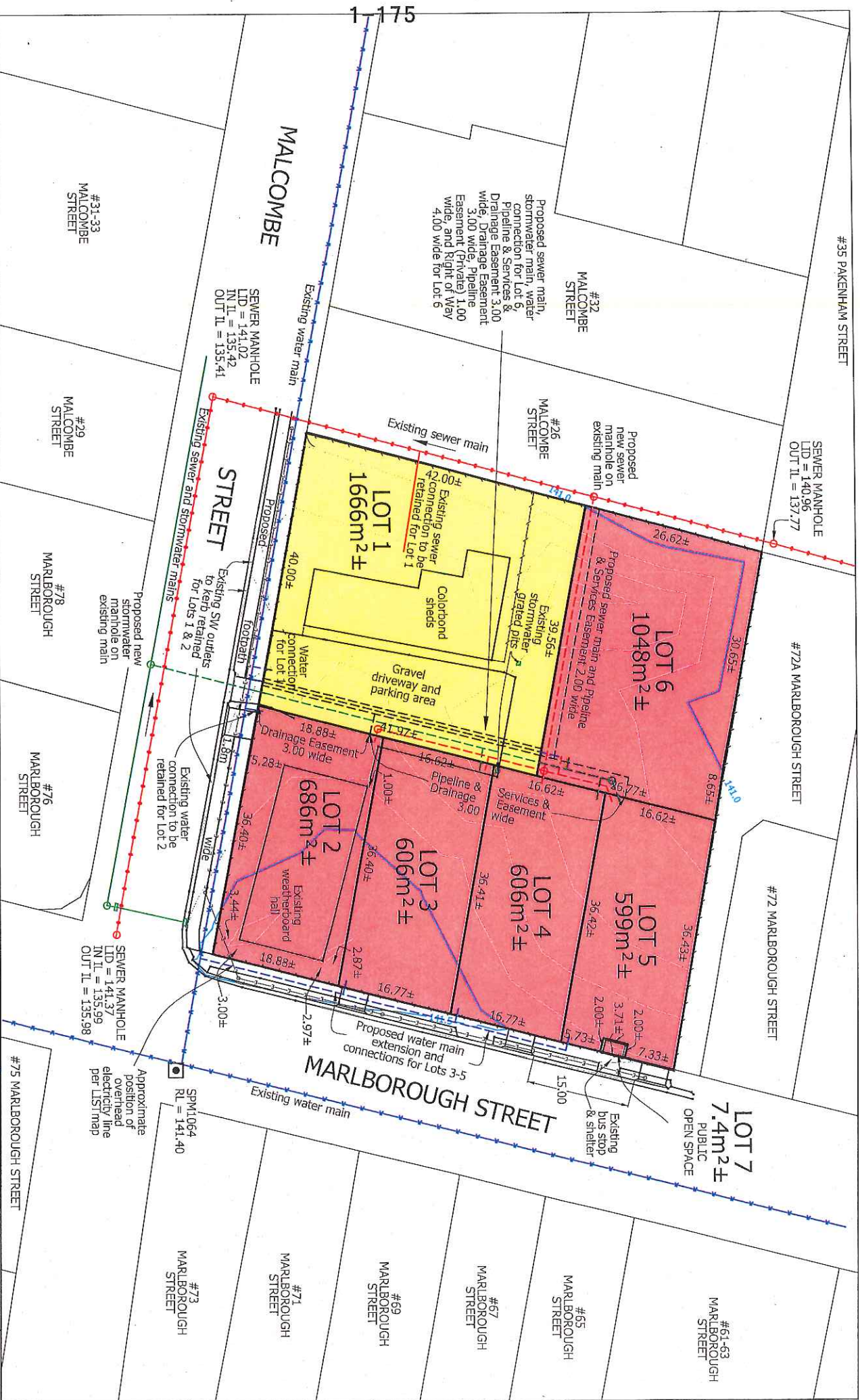
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Version: 1, Version Date: 11/12/2019



- Notes:
1. All measurements and areas are subject to survey.
 2. Proposed levels shown at all lot corners.
 3. Area to be re-zoned to General Residential indicated with red background. Area to remain zoned Community Purposed indicated with yellow background.
 4. Proposed crossovers and driveways are shown for Lots 2-5.

PROPOSED 7 LOT SUBDIVISION
 OWNER: JAFFA INTERNATIONAL PTY LTD
 74 MARLBOROUGH STREET, LONGFORD TAS 7301
 C.T.222877/1

Drawn	File name	Date	Scale	Edition	Sheet
ARB	L190718_Plan_of_Sub_061219	06/12/19	1:500@A3	1.5	1/1

<p>WOOLCOTT SURVEYS 10 Goodman Court, Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au</p>	<p>Job Number</p> <p>L190718</p>
---	----------------------------------

From: Rosemary Jones
Sent: Thu, 7 Nov 2019 14:15:36 +1100
To: Register Email in ECM
Subject: Updated report for 74 Marlborough St
Attachments: CPD S43A request.pdf

#ECMALL
 #QAP Default
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Rosemary Jones

Administration Officer - Community & Development |
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 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
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From: Chloe Lyne <chloe@cpdelivery.com.au>
Sent: Thursday, 31 October 2019 5:22 PM
To: Paul Godier <paul.godier@nmc.tas.gov.au>; NMC Planning <planning@nmc.tas.gov.au>
Cc: Carlton Dixon <cdixon@bnil.com.au>; 103200DixonCarlton
 <dixoncarlton103200@cpdelivery.com.au>
Subject: Updated report for 74 Marlborough St

Hi Paul

Please find attached an updated report for 74 Marlborough St which includes the TIS which has been updated to address subdivision specifically.

Kind Regards

Chloe Lyne
Planning and Development Consultant
MPIA, RPIA
Commercial Project Delivery
Mobile – 0408 397 393
www.cpdelivery.com.au

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74 Marlborough Street, Longford

Submission to the Northern Midlands Council
in support of a section 43A request to amend
the Northern Midlands Interim Planning
Scheme 2013

October 2019

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6. Conclusion

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NOTE

References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the **former provisions** of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*. Parts 2A and 3 of the **former provisions** remain in force until a Local Provisions Schedule comes into effect for the municipal area.

1. Introduction

1.1 Purpose of the Report

Commercial Project Delivery 'CPD' acts on behalf of Jaffa International Limited (who have recently acquired the subject site) to request a rezoning amendment to the Northern Midlands Interim Scheme 2013 (the Scheme) pursuant to section 43A of the *Land Use Planning and Approvals Act 1993* (the Act).

The proposed rezoning seeks to extend the General Residential Zone to part of the land known at 74 Marlborough Street, Longford. This is effectively an extension of the General Residential Zone which applies to all the land surrounding the site. The portion of the site which currently contains the Longford Men's Shed will be subdivided off and remain in the Community Purpose Zone. The rezoning needs to occur to allow the subdivision which is otherwise prohibited in the Community Purpose Zone. A secondary aspect of the application is for the subdivision of the General Residential Zone portion of the site into 5 residential lots ranging in size from 606m² to 1048m².

The amendment is required to enable the subdivision and future development of the balance of the site for residential purposes. The current zoning of Community Purpose is no longer a relevant zoning as the Police and Citizens Youth Club Incorporated (PCYC) who previously owned the property have divested their interest in it and it is therefore now in private ownership and not vested in a community related entity. The rezoning and subdivision also enables the Longford Men's Shed and Associates Incorporated ('Men's Shed') to own their site, noting they would not be in a position nor have the need to purchase the existing site in its entirety.

The purpose of this submission is to establish the rationale of the amendment and analysis against the relevant sections of the Act.

1.2 Applicant

The applicant is Commercial Project Delivery obo Jaffa International Limited. The contact is:

Chloe Lyne
Planning and Development Consultant
Commercial Project Delivery
1/47A Brisbane St
Launceston TAS 7250
0408 397 393

1.3 Structure of the Report

The planning submission has been prepared to:

- provide the rationale for the draft amendment;
- provide a full description of the proposed use and development;

- detail the site and the surrounding uses;
- demonstrate that the application can further the objectives set out in Schedule 1 of the Act;
- determine that the proposal is in accordance with the State Policies;
- establish that the proposal is in accordance with the Northern Regional Land Use Strategy 2016 (Version 5.0);
- demonstrate that the proposal is outside of the area regulated by the *Gas Pipelines Act 2000*;
- make evident that this proposal does not conflict with uses on adjoining land; and

1.4 **Planning Overview**

Element	Overview
Address	74 Marlborough Street, Longford
CT	222877/1
PID	6735067
Land Area	5218m ² +/-
Planning Instrument	Northern Midlands Interim Planning Scheme 2013
Legislative Instrument	Land Use Planning and Approvals Act 1995
Existing Zoning	17.0 – Community Purpose
Proposed Zoning	10.0 – General Residential and 17.0 Community Purpose

1.5 Statutory References

1.5.1 Name of Planning Instrument

The subject of the proposed amendment is the ***Northern Midlands Interim Planning Scheme 2013*** (hence forth referred to as the interim planning scheme).

1.5.2 Name of Planning Authority

The Planning Authority is the ***Northern Midlands Council*** ('Council').

2. Subject Site

2.1 Description of Subject Site and Surrounding Area

The subject site is a rectangular shaped lot with an area of approximately 5218m², accessed via a crossover onto Malcombe Street, Longford. Refer to Figure 1 for an aerial view. The site is a corner allotment with a frontage to Marlborough Street of approximately 70 metres and frontage to Malcombe Street of approximately 75 metres. The site is relatively flat and is developed with a weatherboard hall which is situated in the south-eastern corner of the site and is currently utilised by the PCYC. There is a colorbond shed at the rear of the site which is used by the Men's Shed group in Longford. The balance of the land to the north of the buildings is vacant. There are some mature trees around the perimeter of the site. Refer to **Appendix A** for an existing site plan.

The site is located centrally within Longford and to the south of the town centre. It is situated on the western side of Marlborough Street which is the main street through the township. The site is completely surrounded by land contained within the General Residential Zone developed with a mix of single and multiple dwellings.



Figure 1: Aerial Plan

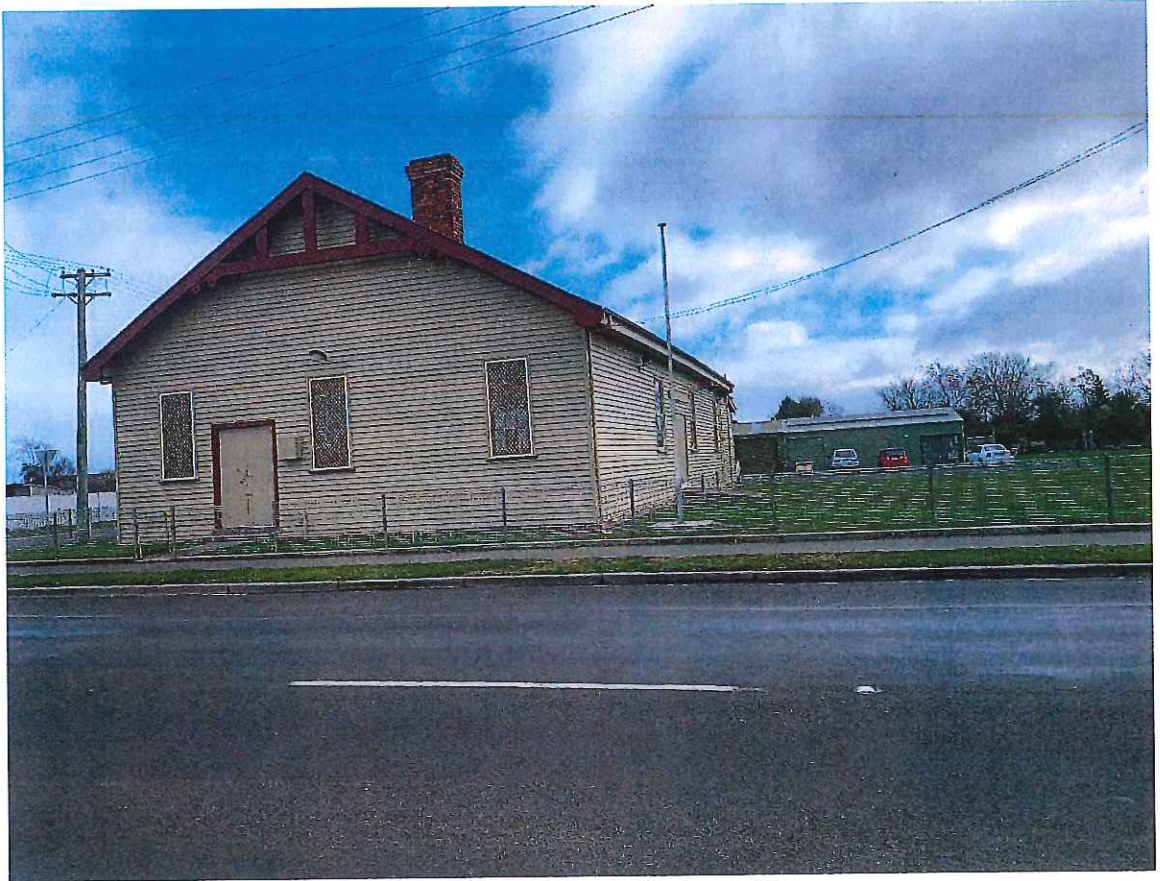


Photo 1: View of site from Marlborough Street



Photo 2: View of site from Malcombe Street (Men's Shed at rear)

2.2 Title Information

The proposed amendment and development application relates to the following titles:

Address	Owner(s)	Title Reference	Existing Land Area
74 Marlborough Street, Longford	Longford Police and Citizens Your Club (Priority Notice for 60 days for transfer to Jaffa International Pty Ltd)	222877/1	5218m ²

A copy of the relevant certificate of title is contained at **Appendix B**.

2.3 Zone and Overlay Controls

The site is contained within the Community Purposes Zone and is also within the Heritage Precinct and Urban Growth Boundary (refer Figures 3 and 4). The site is surrounded by land on all sides contained within the General Residential Zone.



Figure 3: Zoning Plan



Figure 4: Overlay Plan

2.3.1 Servicing

The site is connected to full reticulated services. Email correspondence with David Boyle (Development Assessments Manager), TasWater has confirmed that there are no issues in terms of hydraulic capacity with the property being rezoned to General Residential.

2.3.2 Access and Road Network

Vehicular access to the subject site is provided via an existing crossover from Malcombe Street. There are no existing crossovers onto Marlborough Street.

The Traffic Impact Statement included as **Appendix C** provides an investigation into the safety and efficiency of the surrounding road network and any constraints to future residential development if the rezoning proceeds. The Statement has concluded that the proposed rezoning of the site to General Residential and subsequent subdivision into 5 residential lots is not anticipated to adversely impact on traffic efficiency or road safety.

2.4 Environmental Hazards and Constraints

The following section provides an investigation into potential environmental hazards and constraints of the subject site.

2.4.1 Landslide Hazard

The subject site is not identified as being subject to landslide hazard as depicted by the overlay maps within the Scheme. Accordingly, the subject site is free from landslide hazards.

2.4.2 Bushfire Hazard

The subject site is not located within a bushfire prone area as defined by the Scheme. Accordingly, the subject site is free from direct bushfire hazards.

2.4.3 Natural and Landscape Values

The subject site is located within an established urban area of Longford and has been highly modified overtime. The land is clear of significant vegetation. The lack of vegetation also suggests that the habitat value of the land for fauna species is low. Accordingly, the subject site is free from significant flora and fauna values. The site is not contained within a designated scenic landscape area.

2.4.4 Site Contamination

It is understood that site has not been utilised for any potentially contaminating uses in the past.

2.5 Consideration of Aboriginal Heritage

The subject land is within an urban area and is already developed for urban purposes. For this reason, it is considered that any Aboriginal Heritage Values that the site may have had would already be degraded. The subject land is not listed in Table E13.3 Places of Archaeological Significance.

2.6 Consideration of European Cultural Heritage

The site is not listed on the Tasmanian Heritage Register or locally at Council level. The site is located within a Heritage Precinct under the Interim Planning Scheme.

3. Proposed Interim Planning Scheme Amendment

3.1 Proposed Rezoning

It is proposed to rezone part of the land (3552m²) at 74 Marlborough High Street, Longford from Community Purposes to General Residential and retain the Community Purpose Zone over a 1666m² portion of the site on which the Men's Shed is located. The Heritage Precinct Overlay is proposed to remain. The proposed zoning allocation is shown in Figure 5 below

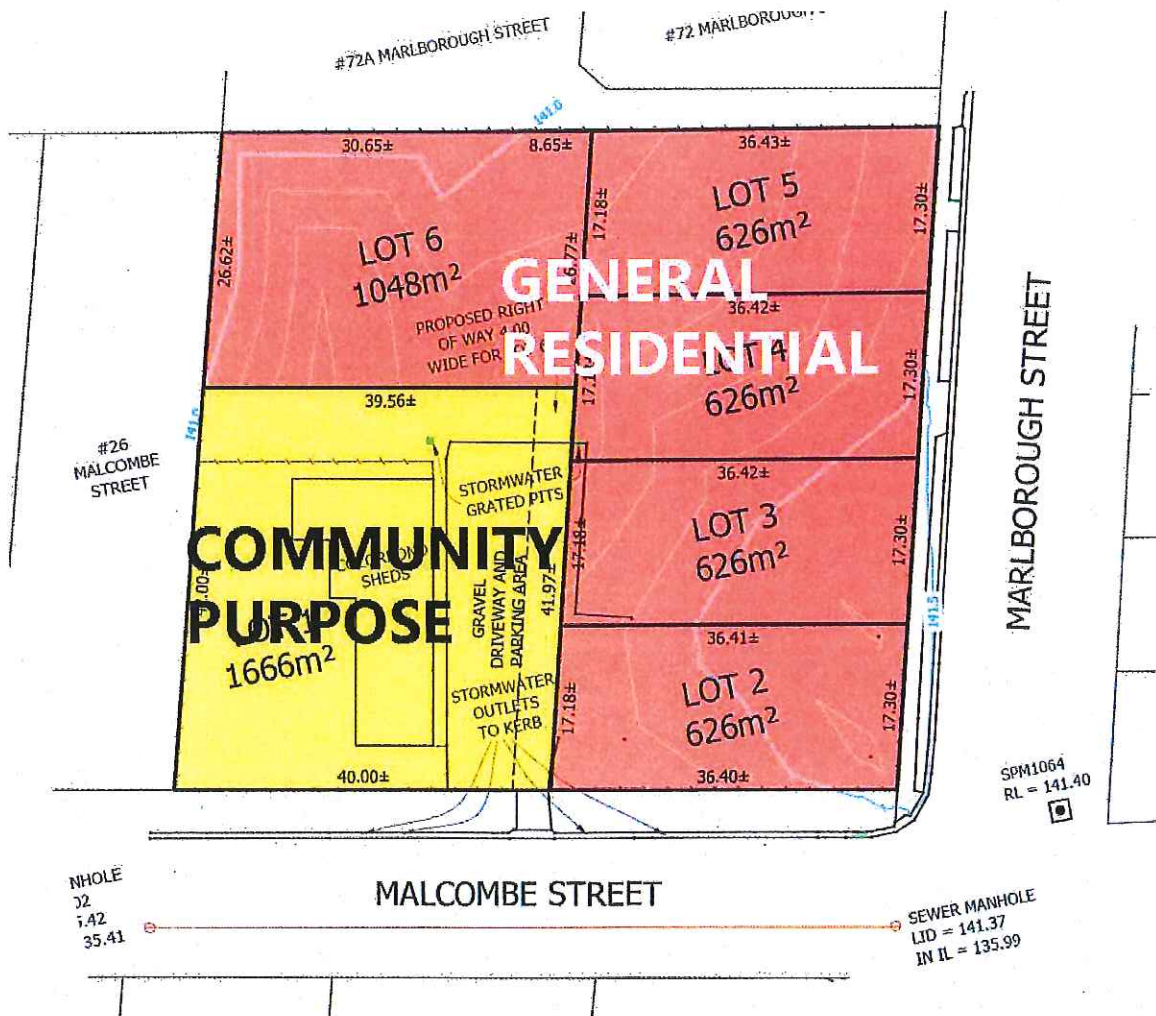


Figure 5: Proposed Zoning Plan

3.2 **Rationale for the Amendment**

The Longford Police and Citizens Youth Club has recently divested itself of the site and it is now in private ownership. It is understood that the site and buildings were too large and required too much upkeep to service the Club's needs. The Club is looking for alternate premises within the township and in the meantime will continue to lease the hall from the new owners.

As the site is now in private ownership, its zoning as Community Purpose is not warranted nor appropriate. The current owner has an agreement with the Men's Shed that he will subdivide off that portion of the site (as proposed in this application) and sell them that portion of the site (ie 1666m²). This arrangement gives the Men's Shed users certainty over their future tenure at the site as both previously (under the PCYC ownership) and currently they are at the site on a leasehold arrangement only. The ability to own their own land asset provides much more security for the group. The balance of the land is proposed to be subdivided for residential purposes. Given all the surrounding land is contained within the General Residential Zone, the proposed rezoning is logical and will ensure the site is developed in accordance with the surrounds. Correspondence from the Men's Shed Organisation is included as **Appendix D** which confirms their support for this proposal.

It is noted that under Guideline No.1 Local Provisions Schedule to be used in the drafting of the Statewide Planning Scheme, that Community Purpose Zone is to be applied as follows:

The Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:

- (a) schools, tertiary institutions or other education facilities;*
- (b) medical centres, hospital services or other care-based facilities;*
- (c) emergency services facilities; or*
- (d) large community halls, places of worship or other key community or cultural facilities.*

CPZ 2 Some community facilities and services may be zoned the same as the surrounding zone, such as a residential or business zone, if the zone is appropriate for the nature or scale of the intended use, such as a small scale place of worship, public hall, community centre or neighbourhood centre. Note: Major community facilities and services, such as tertiary educational facilities and hospital services, with unique characteristics may be more appropriately located within a Particular Purpose Zone.

Taking account of the above drafting guidelines, it is evident that given the nature and scale of uses on the site currently, that application of the surrounding General Residential Zone would be appropriate even if the site had not been sold into private ownership. Given such a sale has occurred, it is entirely appropriate that the partial rezoning to General Residential occurs. Moreover, the rezoning affords the opportunity to enable a community organisation to purchase the site on which their facilities are located and secure their tenure into the future.

4. Planning Scheme Amendment Assessment

4.1 Requirements of the Act

Pursuant to Section 32(1) of the Act, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a).....

(b).....

(c).....

(d).....

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 30O; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Section 30O of the Act requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Section 30O also sets a number of requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is also relevant as a planning scheme amendment is also the making of a planning scheme:

(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–

(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme;

and

(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and

(c).....

(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and

(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The following sections address the matters that are covered by the above mentioned legislative requirements.

4.2 **Strategic Plan**

The Northern Midlands Council Strategic Plan 2017-2027 seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the Northern Midlands Municipality. The key area within the strategic plan that is relevant to the proposed rezoning amendment is People and Place.

4.2.1 **People and Place**

There are two key relevant mission statements within this section being:

1. *Culture and Society – A Vibrant Future that Respects the Past*

Diverse towns and villages services a rural-based industry. Connectivity challenges are innovatively managed to unite disparate communities. Equitable delivery of quality assets, programs and services supports sustainability.

Comment: The proposed amendment will enable provision of additional General Residential Zoned land within the urban growth boundary and will promote infill development in an area that is proximate to community services and retail areas. The removal of part of the Community Purpose zoning will not impact on the provision of community services such as PCYC and the Men's Shed. The PCYC were the previous owners of the site and divested their interest as they wish to relocate to a more manageable premises whilst the Men's Shed will purchase the balance lot created under the proposed subdivision which will be retained in the Community Purpose Zone. This arrangement will give the Men's Shed certainty over future of tenancy.

2. *Nurture our Heritage Environment*

We cherish the historical heritage of our culture and all its people. It is firmly embedded in planning for the future – an enviable place to live, work and play. We protect our environment and work with business and industry to protect inherent values.

Comment: The proposed rezoning will not impact on the application of the Heritage Precinct over the site and therefore any future development will need to accord with any relevant provisions under the Heritage Code. Neither of the buildings on the site are listed on the Tasmanian Heritage Register.

4.3 Northern Regional Land Use Strategy June 2018

The Northern Regional Land Use Strategy (NRLUS) provides overall direction on future use and development for the Northern Region. As required through Section 32(1)(ea) the proposed amendment must as far as practicable be consistent with the Regional Land Use Strategy.

The high-level nature of this document and the minor scale of the proposed amendment means that there is little direct correlation between the two.

4.3.1 Overview of the RLUS

The Northern Tasmania Regional Land Use Strategy (NRLUS) is a key policy framework that has been established to guide land use, development, and infrastructure investment decisions across the region. A primary objective of the RLUS is to guide land use, development and infrastructure decisions made by State and local government, and key infrastructure providers.

There are four key goals under the Framework based on *Economic Development, Liveability, Sustainability*, and strong *Governance*.

The RLUS defines three key land use categories to direct the allocation of all land in the region as *Urban Growth Areas, Rural Areas* or *Natural Environment Areas* to assist in zoning allocation. Given the site is located within the urban core of Longford, it is mainly the directives associated with Urban Growth Areas that are applicable to consider for the proposed rezoning.

4.3.2 C - Goals and Strategic Directions

C.4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy strong and vibrant urban and rural settlements

Strategic Direction

G2.1 Identify Urban Growth Areas to advance a sustainable urban settlement pattern.

G 2.2 Plan for social-demographic changes

Conformance of Amendment

The subject site is within an existing urban settlement and already zoned for development. Longford is identified as a District Service Centre on the Regional Settlement Hierarchy and the proposed provision of a small area of additional residential zoned land will allow for infill population growth. There are limited General Residential Zoned vacant lots available in Longford currently. Presently there are only 5 on the market, of which 3 are Housing Tasmania lots and 2 are internal lots.

The proposed rezoning of 3552m² of the 5218m² site will allow for future development for residential purposes. The density of such development will be similar to the surrounds

given the constraints of the Heritage Precinct overlay however the proposed subdivision affords the opportunity for lots along Marlborough Street to be sympathetic with the heritage streetscape with a larger lot to the rear which is not visible from the streetscape to be developed for units. The site therefore provides an opportunity for new housing stock which will match the change in household size and structure but which is located within the existing urban area and walking distance to key retail and community services.

G2.3 Promote local character values

The subject site is within a Heritage Precinct and therefore future use and development must be assessed against the Heritage Code unless exempt. The proposed rezoning amendment does not propose to remove the property from the Precinct.

G2.4 Enhance social inclusion

The subject site is ideally situated to provide for future housing development that is accessible to a range of services in the retail precinct along Marlborough Street.

The proposed rezoning enables the retention of the Men's Shed at the site and affords the organisation the opportunity to secure their tenure at the site into the future which will enable the organisation which provides a valuable community service to continue at its central location within the township.

C.4.3 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction

G3.1 Promote the Region's unique environmental assets and values

Conformance of Amendment

The subject site is within an existing urban area and already partially developed. Further development of the site for residential purposes will not impact on any sensitive landforms or biodiversity values. The

proposed amendment is considered to be sustainable in that it promotes infill residential development.

G3.2 Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.

The proposed rezoning is an example of creating infill development opportunities rather than 'Greenfield' development in a location that promotes walking.

4.3.3 D - Regional Land Use Categories

The NRLUS uses three Regional Land Use Categories to provide the spatial framework to achieve the region's vision. Of relevance to the proposed amendment is the Urban Growth Areas category. There are three categories of urban growth areas, of which Longford is contained within the Supporting Consolidation Areas as shown in Figure 5 below.

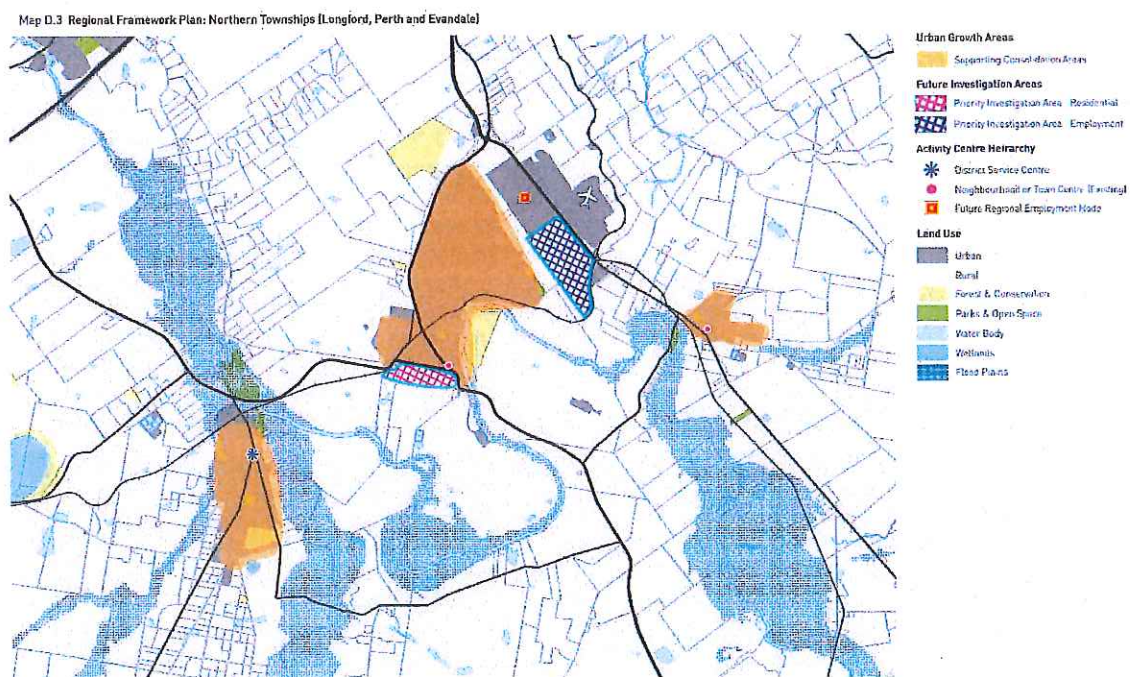


Figure 7: Regional Framework Plan: Northern Townships

The role of Supporting Consolidation Areas is described on P14 of the NRLUS as follows:

- *Comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps D.1, D.2 and D.3.*
- *Support reliable and effective transportation and reduce vehicle dependency.*
- *Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas.*

- Promote cohesive communities.
- Support a wide range of services and facilities.
- Support access to existing or planning activity centres; and
- Comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy.

It is considered that the proposed rezoning is consistent with encouraging growth in Supporting Consolidation Areas. The subject site presents an opportunity for infill residential development within walking distance of services and facilities and on a State Arterial Road being Marlborough Street.

4.3.4 E - Regional Planning Policies

Regional Settlement Network Policy

The Table on Pg2-of the NRLUS describes Campbell Town as being a District Service Centre which is defined as 'Significant regional settlement areas with an important sub-regional role in terms of access to a wide range of services, education and employment opportunities. Employment within District Centres is strongly related to surrounding productive resources.

The specific Regional Policies and Actions relevant to the proposed amendment are as follows:

Specific Policies and Actions

Policy ▾	Actions ▾
Regional Settlement Networks	
RSN-P1 Urban settlements are contained within identified <i>Urban Growth Areas</i> . No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 Provide an adequate supply of well located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.
	RSN-A2 Land supply will be provided in <i>Urban Growth Areas</i> identified as: <ul style="list-style-type: none"> ■ Priority Consolidation Areas; ■ Supporting Consolidation Areas; or ■ Growth Corridor.
	RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.

Response: The proposed rezoning will not result in either a new settlement or an out of centre residential area. The rezoning creates the opportunity for infill housing on a site that is fully connected to reticulated services and there is adequate capacity. The site is located within a Supporting Consolidation Area in accordance with RSN-A2.

The proposed rezoning represents an opportunity for Council to enable further development of under-utilised land that is no longer required in its entirety for any community purpose based uses.

RSN-P2

Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life..

RSN-P3

Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.

RSN-A4

Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.

RSN-A5

Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.

RSN-A6

Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.

RSN-A7

Ensure all rural and environmental living occurs outside *Urban Growth Areas*.

RSN-A8

Identify areas with existing mixed land use patterns, and/or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.

Comment: The proposed rezoning adheres to RSN – P2 by providing for additional residential land within an existing settlement. As demonstrated by the proposed plan of subdivision. It is intended that lots sizes are commensurate with the surrounds which in this instance is appropriate given the site is situated within a Heritage Precinct.

RSN-P5

Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's *Urban Growth Areas* to meet residential demand.

RSN-A10

Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.

Response: The application of the General Residential Zone to part of the site will enable potential freehold subdivision down to 450m² lot which would be permissible under the zone provisions and multiple dwelling development at a permissible density of one dwelling per 325² site area. Therefore, the zone provisions allow for higher density development than the prevailing pattern of residential in the immediate surrounds. This is due to the fact that the surrounding area is well established and was developed at a time when 700m² lots were the average size. However, it is noted that whilst the zone

provisions enable higher density subdivision, the provisions of the Local Historic Heritage Code requires subdivision to be consistent with the historic subdivision pattern and this will likely result in lots of more typical suburban sizes on the site.

Policy ▾	Actions ▾
Residential Design	
RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.
RSN-P16 Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.	RSN-A18 Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.
RSN-P17 Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.	

Response: The proposed rezoning does not seek to alter the application of the Heritage Precinct Overlay across the site. As such future use and development (unless it meets and exemption) will be required to be assessed against the Heritage Code.

E.3 Regional Activity Centre Network Policy

The NRLUS identifies a Regional Activity Centre Hierarchy comprising of the following:

Order in Hierarchy	Role	Places
1	Principal Activity Centre	Launceston CBD
2	Major Activity Centres	Mowbray and Kings Meadows
3	Suburban Activity Centres	Prospect, Lilydale, Legana Shopping Centre, Prospect Vale Market Place, Riverside
4.	District Service Centres	George Town, Longford , Scottsdale, St Helens, Westbury, Deloraine

5.	Neighbourhood or Rural Town Centres	Wellington Street, Newnham, Norwood, Youngtown, St Leonards Beaconsfield, Exeter, Bridport, St Marys, Campbell Town, Perth, Evandale
6	Local or Minor Centres	
7	Specialist Centres	

Longford is classified as a District Service Centre. The following strategies are outlined for the two land uses relevant to this rezoning within a District Service Centre:

- **Residential:** *Some 'in-centre' residential development, complemented by infill and consolidation of surrounding residential area at medium to high densities (up to 25 dwellings per ha).*

The proposed rezoning allows the opportunity for infill residential development, potentially at higher densities than the surrounds taking account of heritage constraints.

- **Arts, Cultural and Entertainment:** *Hotels, restaurant and dining facilities with other entertainment for rural community.*

Local sporting facilities/clubs.

Whilst the proposed rezoning will remove land zoned for Community Purposes from within the township, given it has now passed to private hands, it is appropriate that the rezoning occurs. It is understood that the PCYC are looking for alternate premises which are better suited to their future needs. The PCYC will continue to lease their premises in the short to medium term. The proposed rezoning does not preclude the future and ongoing use of the site for the purposes of Community Meeting and Entertainment as the current uses fall within this use class which is discretionary in the General Residential Zone

4.4 Interim Planning Scheme 2013 – Planning Scheme Objectives

The following sections outlines the relevant parts of the Objectives to the Interim Planning Scheme and how the proposed rezoning furthers them.

4.4.1 2.2.2.8 Heritage

a) Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors.

Response:

The proposed rezoning will not impact on the inclusion of the site within a Heritage Precinct and therefore future use and development will be required to accord with the provisions of the Heritage Code.

4.4.2 Housing 3.2.2

Longford with the town with the largest resident population. The growth limits for the town are circumscribed in all directions except to the south of the town in terms of urban land supply for housing and, depending on density and agricultural land use constraints, there are foreseeable limits to the urban area and population of the town.

Response:

The proposed rezoning will allow additional residential growth within the designated urban growth boundary area and within an established residential enclave of Longford. The proposed rezoning has the added benefit of providing additional residential and without any impact to agricultural production.

4.4.3 Settlement Strategy 3.6

3.6.1.1 Longford

Longford has the largest residential population. There are identifiable growth constraints in terms of land supply for housing, and approximate dwelling numbers and consequent population growth limits can be inferred from these. In time, Longford can be expected to be overtaken by Perth, and planning should proceed accordingly. The available area for commercial, industrial and residential development in Longford should be carefully considered within a structure plan for the town, to assist in planning, timing and financing of services.

Response:

The proposed rezoning of Community Purpose Zoned land to General Residential will not have any real impact on the supply/demand of residential land within the township. The rezoning will allow for a small parcel of land to be developed for infill housing in an area which is within walking distances of one of the town's two retail/service hubs centred further to the north of the site along Marlborough Street. At this stage a structure plan has not been prepared for Longford, however, given the small size of the parcel and the fact that it is infill means that its rezoning will have no real impact on any larger strategic planning project that may occur for the township in the future. Further, it is noted that Longford has limited potential for growth in greenfield areas due to the quality of surrounding agricultural land. Currently there are only 5 vacant residential lots for sale within the township so there is limited supply on the market. The proposed rezoning affords the opportunity for additional supply to be made available within an infill area.

4.4.4 Land Supply Strategy 3.7

3.7.3 Urban Growth Boundaries

The site is contained within the Longford Urban Growth Boundary.

4.5 Objectives of the RMPS

An assessment of the Proposed Amendment against the objectives of the Resource Management and Planning System of Tasmania is outlined below.

Objective	Response
<i>Part 1</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	It is considered that the proposed rezoning amendment promotes the sustainable development of Longford by allowing existing land located within a residential, urban environment to be developed for such purposes in the future. The subject site does not contain any threatened flora or fauna species and does not contribute to significant ecological processes within the locality.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The proposed rezoning amendment represents an orderly and sustainable use of land within a township that has limits on its ability to continue to expand outside the town boundaries without impact to agricultural productivity. The proposed rezoning allows for the future development of additional dwellings within the urban growth boundary. Whilst the site currently services the community with PCYC facility and Mens Shed, its previous owners have sold it as the land and facility sizes are no longer suitable for their needs and the PCYC are looking to find alternate premises. The partial removal of a Community Purpose zone on land that is now privately held is considered to represent fair and orderly planning. The subject site is surrounded by the General Residential Zone and the proposed rezoning represents a logical expansion of the zone.</p> <p>The site is connected to full reticulated services.</p>
<i>(c) to encourage public involvement in resource management and planning</i>	If initiated, the Draft Amendment will be placed on public exhibition for a formal comment period prescribed by Section 38 of the Act.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The proposed rezoning amendment provides an opportunity for increased investment in the housing stock in the Longford township and will therefore stimulate economic growth not only through construction activity but also an increase in residential population.

Objective	Response
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	The proposal represents a process of shared responsibility between State government, local government, the land development industry and the community. All relevant bodies will be consulted as part of the planning approval process.
<i>Part 2</i>	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	<p>As stated, the proposed rezoning amendment represents a logical expansion of the General Residential Zone and has been divested of by its former owner, the Longford Police and Citizens Youth Club as it no longer suits their needs. It is not appropriate to retain the Community Purposes Zone across a parcel of land that is privately held.</p> <p>As addressed in sections 4.3 and 4.4 of this report, the proposed amendment is in accordance with the directions under the Northern Regional Land Use Strategy and the Northern Midlands Interim Planning Scheme 2013.</p>
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The proposed rezoning will not impact on the construct of the Northern Midlands Interim Planning Scheme.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	<p>The proposal will not impact significantly on the environment. The proposal has considered the effect on the environment by promoting infill development within an existing urban area and on serviced land thereby avoiding development pressures in less appropriate areas.</p> <p>Accordingly, it is considered that the proposed rezoning will provide for the efficient and sensible extension of the uses that will be permissible on the site without compromising environmental or ecological values within the municipality.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and</i>	The proposal furthers the State and municipal objectives of sustainable economic development of land in a

Objective	Response
<i>resource management policies at State, regional and municipal levels</i>	manner which does not compromise environmental, social, conservation and resource management values.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The proponent is seeking a combined approval of rezoning and subdivision in accordance with Section 43A of the <i>Land Use and Planning Approvals Act 1993</i> .
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	The proposed amendment will not impact the residential amenity of neighbouring residential properties. This is protected by the standards relating to amenity in the General Residential Zone. The amendment will in fact have the potential to reduce future amenity impacts from incompatible uses allowed under the Community Purposes Zone.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	There are no known local historic or aboriginal heritage values applicable to the site. Notwithstanding this, the provisions of the <i>Aboriginal Heritage Act 1976</i> will apply to any development of the subject site.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.</i>	The proposed rezoning amendment will not impact on the attainment of this objective.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The site is not currently zoned for agricultural purposes so consideration of this objective is not applicable.

4.6 State Policies

4.6.1 State Coastal Policy 1996

The subject land is not located within one kilometre of the coast, and therefore the State Coastal Policy 1996 does not apply.

4.6.2 State Policy on the Protection of Agricultural Land 2009

Assessment against the State Policy on the Protection of Agricultural Land has not been provided given the site is already zoned for non-agricultural purposes (Light Industrial).

4.6.3 State Policy on Water Quality Management 1997

The site is not adjacent to any watercourses and therefore the State Policy on Water Quality Management 1997 is not applicable.

4.6.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline objectives and protections for aspects of the environment. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- Ambient air quality;
- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

None of these NEPMs are considered relevant to this application.

4.7 Provisions relating to use, development, protection or conservation of land and potential land use conflict

All required provisions relating to the sustainable development of the land are provided for through the normal planning scheme requirements. In particular, the range of codes dealing with land hazards and values will continue to apply to future applications for a permit.

The table below outlines the differences in the allowable land uses in both the existing (Community Purposes) and proposed (General Residential) zones.

Community Purposes Zone (existing)	General Residential Zone (proposed)
<i>No permit required</i>	
Passive recreation	Residential (single dwelling)
Natural and cultural values management	Natural and cultural values management
	Passive recreation
<i>Permitted</i>	

Community Purposes Zone (existing)	General Residential Zone (proposed)
Emergency services	Residential (caretakers dwelling or home-based business)
Community meeting and entertainment	Utilities
Crematoria and cemeteries	
Educational and occasional care	
Hospital services	
Recycling and waste disposal (if for municipal waste transfer station or refuse disposal site)	
Sports and recreation	
Utilities (if for minor utilities)	
<i>Discretionary</i>	
Business and professional services	Business and professional services (medical centre)
Food services	Educational and occasional care
General Retail and Hire (only on one identified title)	Food services (if a café or takeaway food premises)
Residential (if for residential aged care facility, respite centre or retirement village).	General retail and hire (if a local shop)
Tourist Operation (if for a visitor centre)	Community meeting and entertainment (if not a cinema or function centre).
Utilities (if not for minor utilities)	Residential (if a boarding house, communal residence, hostel, residential aged care facility, retirement village)
	Visitor Accommodation

It is evident from the above table that the range of uses permissible on the General Residential Zoned portion of the site will significantly reduce as a result of the proposed rezoning. It is submitted that given the location of the site which is entirely surrounded by residential development, that the reduced range of uses that are more compatible with residential development is appropriate for the site and will not impact negatively on the amenity of the surrounds. In fact, the current zoning allows a range of uses that do have the potential to negatively impact on the amenity of the surrounds and create land use conflict. These include: crematoria, recycling and waste disposal, community meeting and entertainment, and the full range of food services which could include a drive-through restaurant. The General Residential Zone has use standards which will apply to future uses on the site which seek to protect the amenity of surrounding properties. Further, the development standards contained within the General

Residential Zone provide for greater protection of amenity including overshadowing and loss of privacy to the neighbouring properties than is afforded by the development standards under the Community Purposes Zone. The types of activities undertaken within the Men's Shed operation are appropriate to occur within a residential community.

For these reasons, it is submitted that the proposed rezoning will not result in land use conflict or loss of amenity.

Any future application for use and development would be subject to the same number of codes as currently applies including the Heritage Code.

4.8 Gas Pipelines Act 2000

The subject land is not affected by the Gas Pipeline. This requirement is therefore not applicable.

4.9 Regional Impact

The proposed amendment is considered to be consistent with the Northern Tasmania Regional Land Use Strategy, as discussed in Section 3.4 above. This demonstrates that the future development facilitated by the proposed amendment is consistent with the desired environmental, economic and social outcomes for the Northern Region.

4.10 Other requirements of Section 20

The proposed amendment is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the proposed amendment does not:

- prevent the continuance or completion of any lawful use or development;
- prevent the reconstruction or restoration of buildings or works unintentionally destroyed or damaged;
- extend or transfer a use from one part of a parcel of land to another part; and
- affect forestry operations, mineral exploration, fishing or marine farming.

5. Development Application

5.1 Proposed Subdivision

Approval is sought to subdivide the site into 6 lots as follows:

- Lot 1 – retained in Community Purpose Zone with an overall area of 1666m², frontage to Malcombe Street of 40 metres and encumbered by a 4.0 m right of way. This lot will contain the Men's Shed facility. This lot is considered as the Balance Lot in the subdivision.
- Lot 2 – located within the General Residential Zone each with an overall area of 686m² and frontage of 18.88m to Marlborough Street. The existing PCYC building will remain on this lot. Whilst a future purchaser of the lot may choose to demolish it, they equally may choose to convert it to an alternate use. Access will be via a crossover onto Malcombe Street.
- Lots 3-5 – located within the General Residential Zone each with a site area of 606m² and a 16.7 metre frontage to Marlborough Street.
- Lot 6 – located within the General Residential Zone with an overall area of 1048m² and accessed via a 4.0m right of way extending from Malcombe Street across proposed Lot 1.

All lots can be connected to full reticulated services. A copy of the proposed plan of subdivision is included as **Appendix E**.

5.2 Approval Status

The proposed subdivision is discretionary as it does not comply with the acceptable solution (or there is no acceptable solution for the following Zone and Code Standards:

- Clause 10.4.15.1 Lot Area, Building Envelopes and Frontage (P1 and P2)
- E4.6.1 Use of road and rail infrastructure (P2)
- E13.6.2 Subdivision and development density (P1)

5.3 General Residential Zone Subdivision Provisions

5.3.1 Clause 10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

Objective

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.

Acceptable Solution

Performance Criteria

A1 Lots must:

- a) *Have a minimum area of at least 450m² which:*
 - i) *Is capable of containing a rectangle measuring 10m by 15m; and*
 - ii) *has new boundaries that satisfy the relevant acceptable solutions for setbacks; or*
- b) *be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or*
- c) *be for the provision of utilities; or*
- d) *be for the consolidation of a lot with another lot with no additional titles created; or*
- e) *be to align the existing titles with zone boundaries and no additional lots are created.*

A2 Each lot must have a frontage of at least 3.6m.

P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:

- 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.*

P2 Each lot must have appropriate permanent access by a Right of Carriageway registered over all relevant titles.

Complies with P2 and P2

All proposed lots have a minimum area of 606m² and capable of containing the requisite rectangle. The retention of the existing building on proposed Lot 2 will not comply with either the frontage or side boundary setbacks as the building will be within 1 metre of the boundary at the rear and 3 metres from the front boundary. The setback to the front boundary is not relevant as it is existing and will remain unchanged.

It is considered that the proposal meets the requirements of P1 in that the building is erected in a hazard free location, there is sufficient room for parking and manoeuvrability and provision of private open space may need to be provided via an in-built deck or balcony. It is noted that a future purchaser of the lot may also choose to demolish the building.

Lots 2 has an 18.8m frontage to Marlborough Street whilst lots 3-5 have a 16.7m frontage to Marlborough Street. Lot 6 is accessed via a 4.0m Right of Way across Lot 1 and therefore complies with P2.

10.4.15.2 Provision of Services**Objective**

To provide lots with appropriate levels of utilities

Acceptable Solution

A1 Each lot must be connected to a reticulated:

- a) water supply; and
- b) sewerage system.

A2 Each lot must be connected to a reticulated stormwater system.

Performance Criteria

P1 Each lot created must be:

- a) in a locality for which reticulated services are not available or capable of being connected; and
- b) capable of accommodating an on-site wastewater management system.

P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.

Complies with A1 and A2

Each lot can be connected to full reticulated services.

10.4.15.3 Solar Orientation of Lots**Objective**

To provide for solar orientation of lots and solar access for future dwellings.

Acceptable Solution

A1 At least 50% of lots must have a long axis within the range of:

- a) north 20 degrees west to north 30 degrees east; or
- b) east 20 degrees north to east 30 degrees south.

A2 The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west or north.

Performance Criteria

P1 Dimensions of lots must provide adequate solar access, having regard to likely dwelling size and the relationship of each lot to the road.

P2 Lots less than 500m² must provide adequate solar access to future dwellings, having regard to the:

- a) size and shape of the development of the subject site; and
- b) topography; and
- c) location of access way(s) and roads.

Complies with A1 and A2 Not applicable.

10.4.15.5 Integrated Urban Landscape**Objective**

To provide attractive and continuous landscaping in roads and public open space that contribute to the:

- a) character and identify of new neighbourhoods and urban places; or
- b) to existing or preferred neighbourhood character, if any.

Acceptable Solution

A1 The subdivision must not create any new road, public open space or other reserves.

Performance Criteria

P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:

- a) it has regard to existing, significant features; and
- b) accessibility and mobility through public spaces and roads are protected and enhanced; and
- c) connectivity through the urban environment is protected or enhanced; and
- d) the visual amenity and attractiveness of the urban environment is enhanced; and
- e) it furthers the local area objectives if any.

Complies with A1

No new roads, public open space or reserves are proposed.

10.4.15.6 Walking and Cycling Network**Objective**

- a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrian 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 Solution**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 space must demonstrate that the walking and cycling network is designed to:

- a) Link to any existing pedestrian and cycling networks; and*
- b) Provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and*
- c) Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and*
- d) Promote surveillance along roads and from abutting dwellings.*

Complies with A1

The proposed subdivision does not create any new road, footpath or public open space.

10.4.15.7 Neighbourhood Road Network

Objective

- a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrian cyclists, public transport and other motor vehicles using the neighbourhood road network; and*
- b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.*

Acceptable Solution

A1 The subdivision must not create any new road.

Performance Criteria

P1 The neighbourhood road network must:

- a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and*
- b) provide clear hierarchy of roads and physical distinctions between arterial*

roads and neighbourhood road types;
and

- c) c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and
- d) d) provide safe and efficient access to activity centres for commercial and freight vehicles; and
- e) e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and
- f) f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and
- g) g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and
- h) h) take into account of any identified significant features.

Complies with A1

The subdivision does not create a new road.

5.4 Codes

5.4.1 Bushfire Prone Areas Code E1.0

Not applicable because the subject site is not located within a bushfire prone area.

5.4.2 Potentially Contaminated Land E2.0

The site has not been previously utilised for a potentially contaminating activity.

5.4.3 Landslide Code E3.0

Not applicable because the subject site is not mapped as or otherwise known to be subject to a landslip hazard.

5.4.4 Road and Railways Assets Code E4.0

Code Purpose

- | | |
|--------|--|
| E4.1.1 | <p>a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and</p> <p>b) maintain opportunities for future development of road and rail infrastructure; and</p> <p>c) reduce amenity conflicts between roads and railways and other use or development.</p> |
|--------|--|

Use Standards

E4.6.1 Use of road and rail infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solution

A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day

Performance Criteria

P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Complies with P2

Whilst not directly resulting in use, the subdivision affords the potential for residential development. Typically, each dwelling results in 9 vehicle movements/dwelling (*refer to TIS Appendix C*). Lots 2-5 developed with a single dwelling would therefore be expected to generate 36 vehicle movements per day whilst Lot 6 has the potential for up to 3 units with a traffic generation rate of 4.6 trips per dwelling (2 bedroom unit) per day resulting in 14 daily trips. Therefore overall, the future residential use of the site can be expected to generate in the order of 50 trips per day and the acceptable solution cannot be met.

It is submitted that the proposal complies with P2. The TIS has looked at the location of the access points and number of potential traffic movements generated and determined that the layout maintains an acceptable level of safety for all road users, including pedestrians and cyclists.

5.4.5 **Flood Prone Areas Code E5.0**

Not applicable because the subject site is not mapped as being subject to a flood risk and is otherwise known to not be subject to flooding at a 1% annual exceedance probability due to the existence of the levee to the rear.

5.4.6 **Car Parking and Sustainable Transport Code E6.0**

Code Purpose

- | | |
|--------|--|
| E6.1.1 | <ul style="list-style-type: none"> a) <i>ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and</i> b) <i>ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas;</i> c) <i>ensure access for cars and cyclists and delivery of people and goods is safe and adequate;</i> d) <i>ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and</i> e) <i>ensure that the design of car and bicycle parking space and access meet appropriate design standards;</i> f) <i>provide for the implementation of parking precinct plans.</i> |
|--------|--|

Use Standards

E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solution

Performance Criteria

<p><i>A1 The number of car parking spaces must not be less than the requirements of;</i></p> <p><i>a) Table E6.1; or</i></p> <p><i>b) a parking precinct plan contained in Table E6.6 Precinct Parking Plans (except for dwellings in the General Residential Zone.</i></p>	<p><i>P1 The number of car parking spaces provided must have regard to:</i></p> <ul style="list-style-type: none"> <i>a) the provisions of any relevant location specific car parking plan; and</i> <i>b) the availability of public car parking spaces within reasonable walking distance; and</i> <i>c) 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; and</i> <i>d) the availability and frequency of public transport within reasonable walking distance of the site; and</i> <i>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</i> <i>f) 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; and</i> <i>g) an empirical assessment of the car parking demand; and</i> <i>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</i> <i>i) the recommendations of a traffic impact assessment prepared for the proposal; and</i> <i>j) any heritage values of the site; and</i>
---	---

for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of residents having regard to:

- (i) the size of the dwelling and the number of bedrooms;*
- (ii) the pattern of parking in the locality;*
- (iii) any existing structure on the land*

Complies with A1.

Whilst the proposal does not constitute use or development in terms of parking generation, it is appropriate to ensure that the balance lot with the Men's Shed situated on it does not lose parking space. Currently, parking is provided along the eastern side of the building and the proposed subdivision will retain this parking area with the Men's Shed title. Therefore, parking arrangements will be unchanged.

Clauses E6.6.2-E6.6.4 are not applicable to this development.

Development Standards

Clauses E6.7.1 to E6.7.6 are not applicable to this development.

Clauses E6.8.1 – E6.8.5 are not applicable to this development.

5.4.7 Scenic Management Code E7.0

Not applicable as the subject site is not mapped as being within a scenic management tourist road corridor or local scenic management area.

5.4.8 Biodiversity Code E8.0

Not applicable as the subject site is not mapped as being within an area identified as priority habitat and because the application does not involve removal of native vegetation.

5.4.9 Water Quality Code E9.0

Not applicable because the site is connected to reticulated sewer and stormwater.

5.4.10 Recreation and Open Space Code E10.0**E10.6.1 Provision of Public Open Space****Objective**

- 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 range or users, together with appropriate maintenance obligations for the short, medium and long term.

Acceptable Solution

A1 The application must:

- (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.

Performance Criteria

P1 Provision of public open space, unless in accordance with Table E10.1, must:

- a) Not pose a risk to health due to contamination; and
- b) Not unreasonably restrict public use of the land as a result of:
 - 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:
 - i) Provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and

	ii)	<i>Reasonably contribute to the pedestrian connectivity of the broader area; and</i>
	iii)	<i>Be cost effective to maintain; and</i>
	iv)	<i>Respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and</i>
	v)	<i>Provide for public safety through Crime Prevention Through Environmental Design principles; and</i>
	vi)	<i>Provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and</i>
	vii)	<i>Have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and</i>
	viii)	<i>Create attractive environments and focal points that contribute to the existing or desired future character statements. If any.</i>

Complies with A1

General Manager consent for payment of cash in lieu of public open space has been provided.

5.4.11 Environmental Impacts and Attenuation Code E11.0

Not applicable because the application does not involve a sensitive use or an activity listed in Tables E11.1 or E11.2 with the potential to create environmental harm or nuisance.

5.4.12 Airports Impact Management Code E12.0

Not applicable because the subject site is not mapped as being within aircraft noise exposure forecast contours and is not within prescribed airspace.

5.4.13 Local Historic Heritage Code E13.0

The Local Historic Heritage Code is applicable as the site is located within a Heritage Precinct. An assessment against the relevant standards is included below.

E13.6.2 Subdivision and development density

Objective

To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solution

A1 No acceptable solution

Performance Criteria

P1 Subdivision must

- a) *be consistent with and reflect the historic development pattern of the precinct or area; and*
- b) *not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and*
- c) *not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and*
- d) *not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and*
- e) *not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Complies with P1

As there is no Acceptable Solution, the proposal must be assessed against P1.

The proposed plan of subdivision has taken into account comments made by Council's Heritage Adviser in his assessment of a previous application and proposed lots that are commensurate in size and shape with the surrounding pattern of subdivision, particularly fronting Marlborough Street.

It is submitted that proposed lots 2-5 being between 600m²-700m² are of similar size to the titles opposite the site at 65-73 Marlborough Street which average between 500m² and 600m² with a 13m-15m frontage. The proposed pattern of subdivision along Marlborough Street directly reflects that pattern which is opposite. Lots 2-5 will likely be developed with single dwellings.

There is an ability for them to be developed with multiple dwellings but they would require discretionary approval given the density would be less than the 325m² dwelling density required as the permitted standard under the General Residential Zone. Further discretion would be invoked under the Local Historic Heritage Code provisions.

The pattern of development further north along Marlborough Street which is within the Heritage Precinct is varied with many battleaxe lots and some unit developments within 260 metres of the site. There are a number of other unit developments in closer proximity to the site that aren't located within the Heritage Precinct.

Proposed lot 6 will be able to be developed for multiple dwellings but development of this site will largely be obscured from the two street frontages.

The proposed subdivision will not result in the separation of building or structures from their original context and does not required the removal of vegetation, significant trees or garden settings of historical significance.

In summary it is submitted that the proposal complies with P1 in that the pattern of subdivision along Marlborough Street reflects the prevailing pattern in the area and will encourage development of single dwellings.



Figure 8: Surrounding Pattern of Subdivis

5.4.14 Coastal Code E14.0

Not applicable because the subject site is not located in a coastal environment.

5.4.15 Signs Code E15.0

Not applicable

6. Conclusion

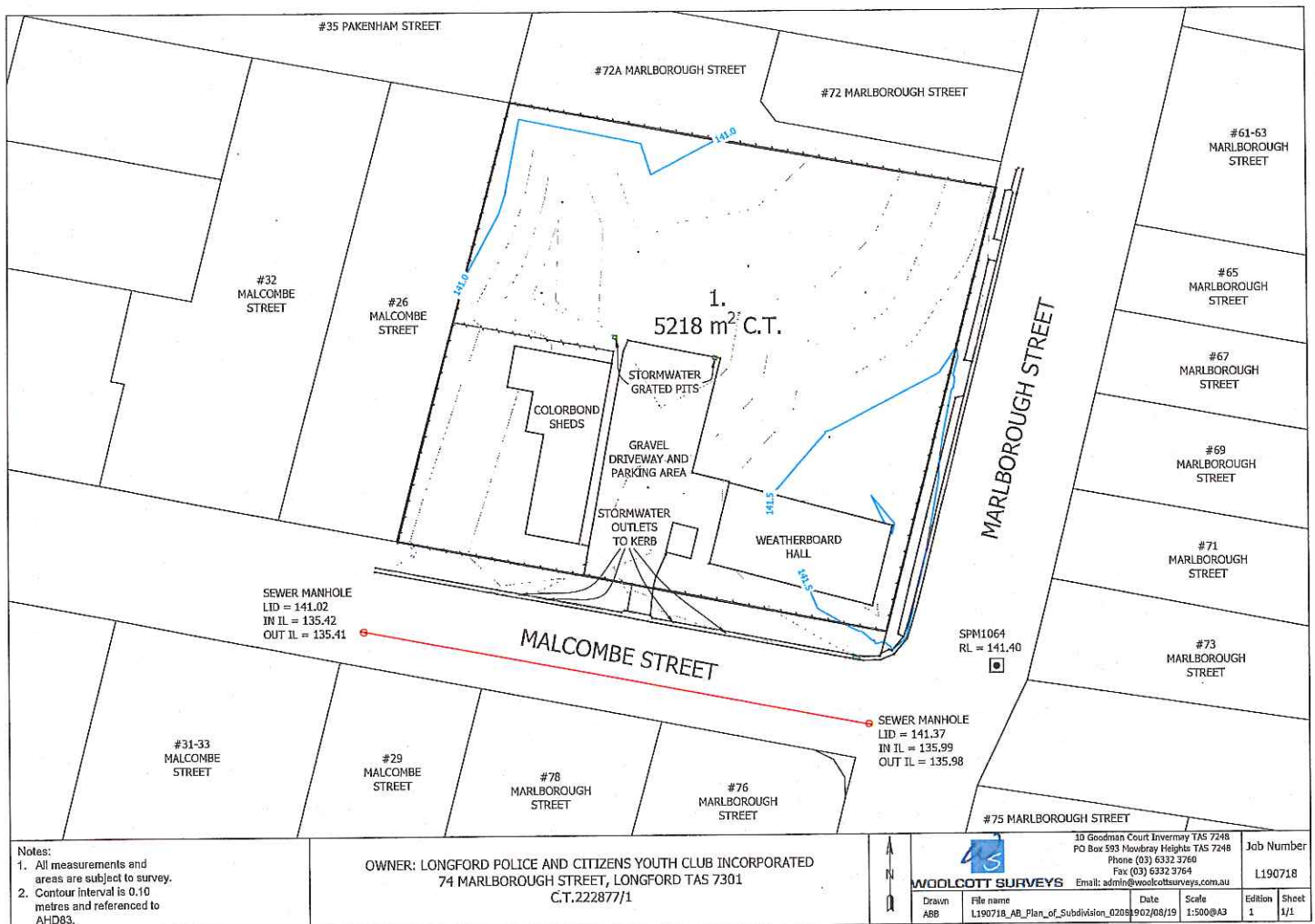
The proposed rezoning amendment has been assessed against all relevant strategic plans, strategies and the objectives of the RMPS. The rezoning effectively represents an infill rezoning of land which is currently zoned Community Purposes to General Residential which is representative of the surrounding zoning profile. The existing use of the site as the PCYC meeting hall can continue given Community Meeting and Entertainment is a discretionary use within the Zone, and in any case existing use rights would apply. The Men's Shed will remain in the Community Purpose Zone and the ability to be able to subdivide the site to create separate title for the Men's Shed will enable that organisation to purchase their site and secure their tenure which is a good outcome for that organisation as evidenced by their letter of support.

As the site is now held in private ownership, the proposed partial rezoning is appropriate to allow for future residential development. The site is connected to full reticulated services with capacity to cater for additional development in the future. The traffic implications of the rezoning have been assessed by a qualified engineer who has determined there will be no detriment to the surrounding road network in terms of safety or efficiency.

The proposed subdivision complies with all relevant standards. The overall density is responsive to the heritage precinct and will maintain a streetscape along Marlborough Street that is commensurate with the broader streetscape.

Based on all the supporting information provided in this report, it is submitted that there is sufficient justification to support the case for the proposed rezoning amendment and subdivision development application.

Appendix A. Site Survey Plan



Appendix B. Title Information

SEARCH OF TORRENS TITLE

VOLUME 222877	FOLIO 1
EDITION 5	DATE OF ISSUE 25-Oct-2019

SEARCH DATE : 29-Oct-2019

SEARCH TIME : 06.59 PM

DESCRIPTION OF LAND

Town of LONGFORD

Lot 1 on Plan 222877

Derivation : Whole of Lot 3 Sec. A.F. - Gtd. to T. Leary.

Prior CT 2777/86

SCHEDULE 1

M766194 TRANSFER to JAFFA INTERNATIONAL PTY LTD Registered
25-Oct-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 1098 Fol. 64



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2777 86

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. J. L. J.
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF LONGFORD
ONE ACRE ONE ROD SIX PERCHES AND THREE TENTHS OF A PERCH
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE COMMONWEALTH OF AUSTRALIA

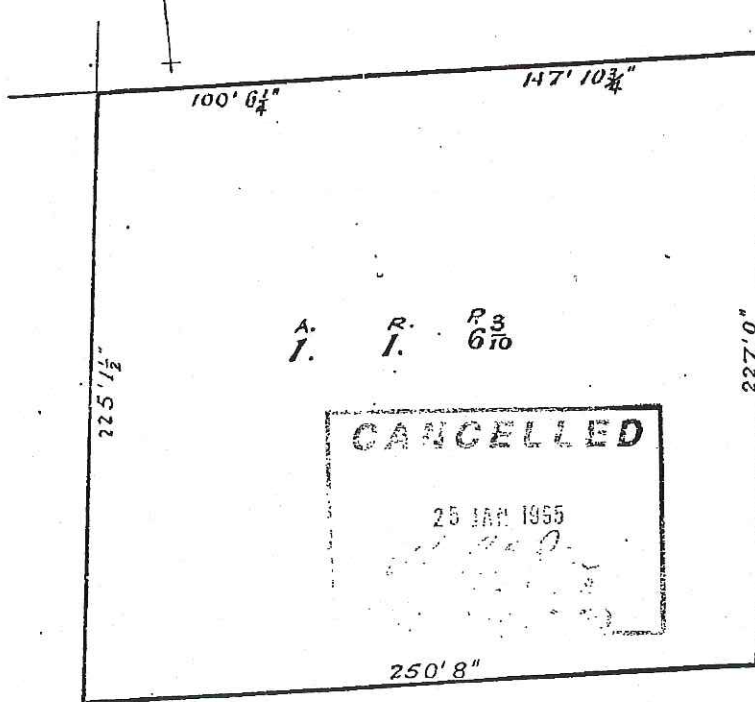
SECOND SCHEDULE (continued overleaf)
NIL

RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

222877



Whole of Lot 3 Sec. A.F. Gtd. to T. Leary Meas. in Ft. & Ins. 468/26D
FIRST Edition. Registered - 2 DEC 1970
Derived from C.T. Vol. 1098 Fol. 64. Application C.T. 4770

Appendix C. Traffic Impact Statement



31 October 2019

Carlton Dixon
Jaffa International Pty Ltd
20 Murray Street
Hobart TAS 7000

Our ref: 12512789-46245

Dear Carlton

Rezoning Application - 74 Marlborough Street, Longford Traffic Impact Statement

This Traffic Impact Statement has been prepared to accompany the development application for a rezoning application at 74 Marlborough Street, Longford.

1 Proposed Rezoning

The subject site is located on the corner of Marlborough Street and Malcombe Street in Longford. It currently contains the Longford PCYC. The site location in the context of Longford is presented in Figure 1.

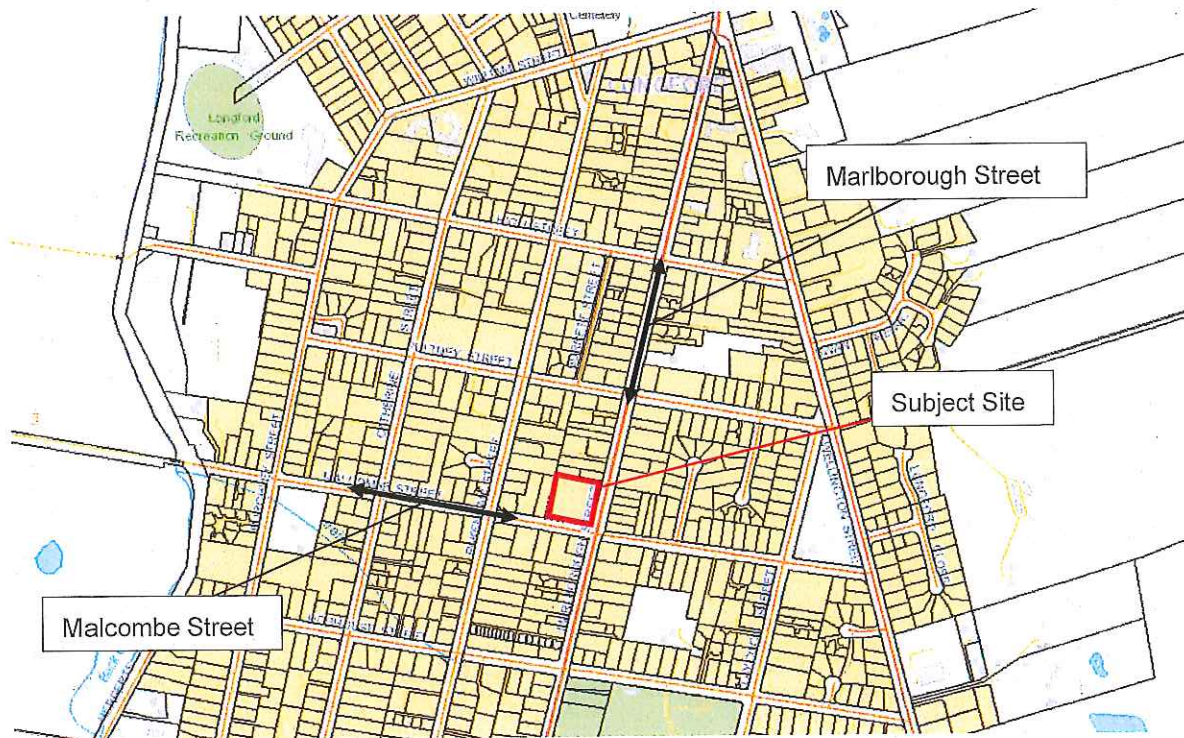


Figure 1 Site Location

Base map obtained from TheLIST © State of Tasmania

The site is currently zoned *Community Purpose* and is surrounded on all sides by land zoned *General Residential*. It is proposed to rezone the site for residential development and subdivide into 6 lots as follows:

- Four residential lots (~600 m² each),
- One larger residential lot (1,048 m²), and
- Existing men's shed on Lot 1 (1,666 m²) to be retained.

A plan of the proposed subdivision is provided in Figure 2.

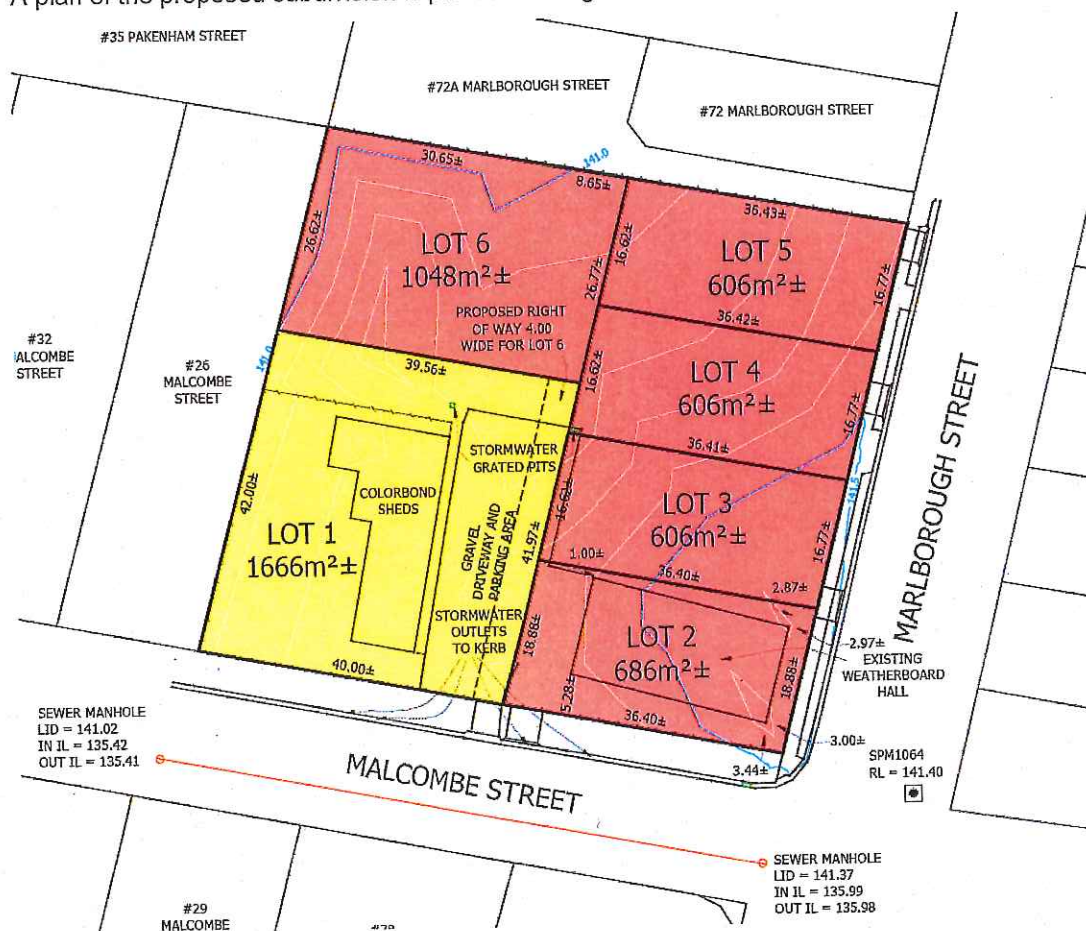


Figure 2 Subdivision Plan

Source: Woocott Surveys, dated 30/10/19

There will be three new driveway accesses on Marlborough Street for access to Lots 3, 4 and 5 and one new driveway access on Malcombe Street for Lot 2. Lot 6 will be accessed via a proposed Right of Way through Lot 1 connecting to Malcombe Street.

2 Transport Context

For the purpose of this assessment, the transport network consists of:

- Marlborough Street, and
- Malcombe Street.

These roads are described below.

Marlborough Street is a State Arterial Road, and classified as a Category 4 road, the second lowest order road in the Tasmanian State Road Hierarchy. The function of Category 4 roads is typically to connect towns with a population of 1,000 or more to the major highways. Marlborough Street becomes Cressy Road to the south of Longford and provides access to Cressy and Poatina before eventually connecting to Highlands Lakes Road. The northern end of Marlborough Street passes through the Longford Town Centre and connects to Wellington Street.

Near the subject site, Marlborough Street has a width of around 13 metres comprising one traffic lane travelling in each direction plus unrestricted on-street parking either side. Footpaths are available on both sides of Marlborough Street. There is an existing bus stop along the site frontage which services Tassielink Routes 740-743 between Cressy and Launceston.

Traffic volumes on Marlborough Street have been estimated based on Department of State Growth traffic counts located towards the southern end of Longford. The counts were undertaken in 2018 and indicate an average daily traffic volume of 3,200 vehicles per day with peak hourly flows in the order of 320 vehicles per hour.

The posted speed limit on Marlborough Street is 60 km/h.

Malcombe Street is a local street connecting from Wellington Street in the east, to the western extent of the Longford residential area. The intersection with Marlborough Street is a give-way controlled crossroads. It has a width of approximately 11 metres, with unrestricted parking along both sides. No footpaths are provided along the site frontage, however this is typical of local streets throughout Longford.

The default urban speed limit of 50 km/h applies to Malcombe Street.

3 Traffic Impacts

3.1 Trip Generation

Trip generation rates have been sourced from the RMS (formerly RTA) publication *Guide to Traffic Generating Developments*, Version 2.2 (2002) as follows:

- Dwelling houses
 - Daily vehicle trips 9.0 per dwelling
 - Peak hour vehicle trips 0.85 per dwelling
- 2-Bedroom units
 - Daily vehicle trips 4.5 per dwelling

- Peak hour vehicle trips 0.5 per dwelling

A summary of the anticipated trip generation due to the proposed development is provided in Table 1.

Table 1 Trip Generation Summary (New Trips)

Component	Daily Trips	Peak Hour Trips
4x residential lots	36	8
1x unit development*	14	2
Mens Shed (existing)	0	0
Total	50	10

* Lot 6 assumed to accommodate three 2-bedroom units

Based on the above, the proposed development is expected to generate up to around 50 vehicle trips per day with 10 vehicle trips per hour during the AM and PM commuter peak periods. Note that the Mens Shed is considered to be existing, and will not generate new traffic onto the road network.

3.2 Access Arrangements

A review of site conditions indicates that the existing layout and configuration of Marlborough Street and Malcombe Street is suitable for direct access for residential use off either of these roads. There are numerous existing dwellings and multiple unit developments in the immediate area which have direct access via Marlborough Street and Malcombe Street and the proposed access points for the subject site are consistent with the current use of both of these roads.

The key considerations with respect to access are as follows:

- The access point for any corner lot on Marlborough Street and Malcombe Street is located on the lower order road (Malcombe Street) and adjacent to the far-side property boundary from the intersection and therefore is unlikely to impact on this intersection.
- The bus stop may need to be relocated slightly. There is sufficient spacing between the driveways for Lot 3 and Lot 4 to accommodate the bus stop.

The proposed access arrangements are considered suitable for the development.

3.3 Sight Distance Assessment

The Planning Scheme requires a minimum Safe Intersection Sight Distance (SISD) of 105 metres be provided for a design speed of 60 km/h. Both Marlborough Street and Malcombe Street are straight roads with few obstructions to sight distance in either direction. These roads are relatively wide, and there is a reasonable distance between the kerb and the edge of the traffic lane which improves visibility.

It is considered that minimum sight distance requirements can be met from any point along either road frontage.

3.4 Traffic Impacts

Impacts on Traffic Efficiency

The proposed rezoning may generate up to a total of 50 vehicle movements per day, with around 10 movements per hour during the peak. This represents a less than 2% increase in traffic volumes on Marlborough Street. Given the function of Marlborough Street as a Category 4 road, it is considered that this minor increase in traffic can be accommodated with no loss of performance.

Around half of the traffic may be generated onto Malcombe Street. These vehicles would typically travel use the intersection of Marlborough Street and Malcombe Street to access the site. Malcombe Street is a low volume, local street and its capacity is likely significantly higher than its current use. The addition of around 5 vehicles per hour (1 vehicle every 12 minutes) is unlikely to impact on the performance or amenity of this road.

Impacts on Road Safety

Crash history data was obtained from the Department of State Growth for the full lengths of Marlborough Street and Malcombe Street through Longford. A total of 26 crashes were recorded over the 5 years from July 2014 to June 2019. Of these, eight were at the intersection of Wellington Street, Marlborough Street and William Street, and nine were on Marlborough Street north of High Street.

One crash was recorded at the intersection of Malcombe Street and Marlborough Street. This was a cross traffic type crash which occurred at 11:30 pm in August 2018 and resulting in property damage only.

The types of crashes occurring on Marlborough Street are varied including right turning, parked/parking, manoeuvring, rear end and emerging from driveway type crashes. This is typical of a road in this sort of environment with competing needs carrying both local traffic and through traffic. Mid-block crashes on Marlborough Street were typically low severity, with only one mid-block crash resulting in injury, reflecting the low speed environment. The crash history does not indicate any specific road safety deficiencies that might be exacerbated by the proposed rezoning.

Furthermore:

- The relatively low traffic generated by the proposed rezoning can be easily absorbed by the surrounding road network
- The proposed use as residential is consistent with the use of the surrounding area, and access points are consistent with existing access arrangements along both of the frontage roads
- There are no sight distance limitations along the site frontages

Based on the above, the proposed rezoning is unlikely to have a significant detrimental impact on road safety performance.

4 Planning Scheme Assessment

The proposed rezoning has been assessed against the Road and Railway Assets Code (E4) as follows:

Table 2 Planning Scheme Assessment

Clause	Comment	Reference
E4.6.1 Use of road or rail infrastructure	The rezoning may generate more than 40 vehicle movements per day. Complies with Performance Criteria P2.	Section 3.4
E4.7.2 Management of Road Accesses and Junctions	Multiple access points are required due to future subdivision. Complies with Performance Criteria P1.	Section 3.4
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	Complies with Acceptable Solution A1.	Section 3.3

5 Conclusions

Based on the findings of this Traffic Impact Statement, the proposed rezoning and subdivision of the site at 74 Marlborough Street, Longford, for residential development is not anticipated to adversely impact on traffic efficiency or road safety. The proposal provides adequate access arrangements for the intended uses and are consistent with existing access arrangements for properties along both of these roads.

Regards
GHD



Mark Petrusma
Senior Transport Engineer
+61 3 8687 8672

This letter has been prepared by GHD for Jaffa International Pty Ltd and may only be used and relied on by Jaffa International Pty Ltd for the purpose agreed between GHD and the Jaffa International Pty Ltd 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.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

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**Appendix D. Correspondence from the Longford Men's Shed
and Associates Incorporated**

Monday, 28 October 2019

General Manager
Northern Midlands Council
Smith St, Longford
Tas, 7301.

Re: Rezoning of 74 Marlborough St, Longford.

Dear Sir,

We fully support the above rezoning application for the property at 74 Marlborough St, Longford.

We wish to be able to purchase our part of this property, in order that we can secure our future in this position on the site, which is very central in the Township of Longford.

As we understand the situation, the property needs to be rezoned and then can be subdivided. This will ensure that we can purchase our proposed section of the property and the balance can be zoned residential. We support this course of action.

We recognise that with the rezoning, we will be adjacent to new residential properties. This is essentially what is the case now and we co-exist well in our location. The types of activities that we carry out are in line with those in a residential neighbourhood community.

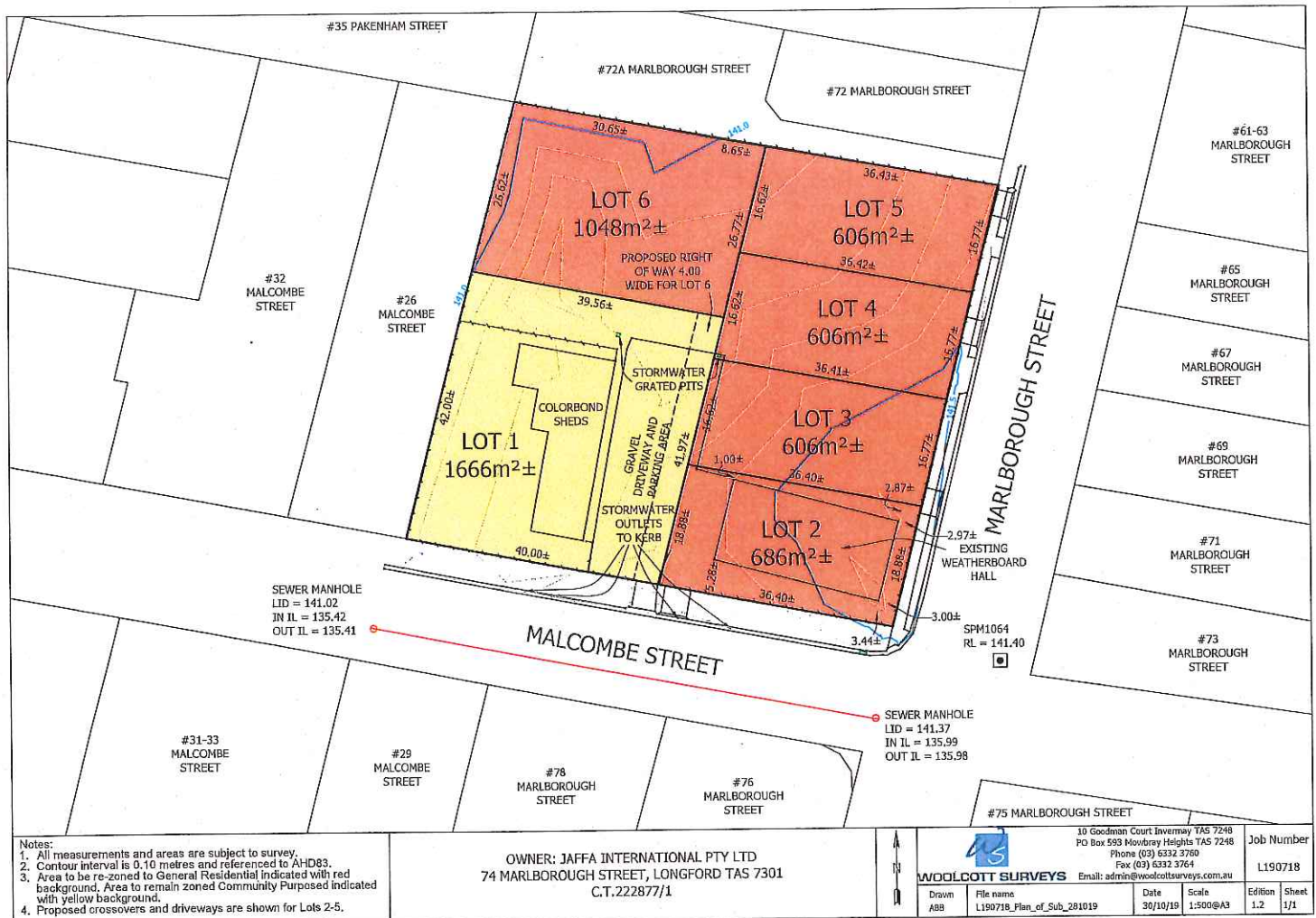
Please advise if there is anything else that we can do to assist this rezoning application.

Signed

A handwritten signature in black ink, appearing to read 'Andrew Warner', is written over a large, stylized circular scribble.

President, Longford Men's Shed and Associates Incorporated,
74 Marlborough St, Longford, Tas 7301.

Appendix E. Proposed Plan of Subdivision



Commercial Project Delivery ABN 51 921 459 008

PO Box 210 Newstead 7250

1/47A Brisbane Street, Launceston, 7250

T: 0408 397 393 E: chloe@cpdelivery.com.au

Document Status

Author: Chloe Lyne

Version: 2

Date: 31.10.19

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 15 November 2019
REF NO: PLN-19-0221; 109301.06
SITE: 74 Marlborough Street, Longford
PROPOSAL: Rezone part of lot from Community Purpose to General residential in conjunction with s43A Application for a 6 lot subdivision 06/2019
APPLICANT: Chloe Lyne
REASON FOR REFERRAL: HERITAGE PRECINCT
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: No

Do you have any other comments on this application?

The proposal is to re-zone a portion of the Community Purpose parcel to General Residential and I have no objection to this rezoning.

It is worth noting however that the proposed lot sizes of the residential parcels fronting Marlborough Street preclude multiple dwellings under an Acceptable Solutions assessment but that this does not necessarily preclude application for multiple dwellings under the Performance Criteria.

My lack of objection to the proposal is based on a presumption that Multiple Dwellings will be precluded from the lots fronting Marlborough Street, in order to preserve the heritage character of the street and to protect the historic cultural heritage significance of the precinct.

Email referral as word document to David Denman – david@denman.studio

Attach public exhibition documents

Subject line: Heritage referral PLN-19-0221 - 74 Marlborough Street, Longford



David Denman (Heritage Adviser)

Date: 19.11.2019

Rosemary Jones

From: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Sent: Monday, 2 December 2019 3:07 PM
To: NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application PLN-19-0221 - 74 Marlborough Street, Longford TAS 7301

Our Ref: D19/289502 & D19/234786

Hello Rosemary – thanks for the referral and further clarification on this application.

In terms of the rezoning component, the Department have no objection to the proposal.

For the subdivision, it will be appreciated if you can arrange to include the below as a condition (and subsequent note) on any permit issued by Council;

- Provision of the new accesses and associated works to the Marlborough Street frontage shall be undertaken as outlined by the findings in the applicants Traffic Impact Assessment dated October 2019. Detailed engineering drawings showing the exact locations of the accesses and associated works, inclusive of any adjustment to the existing bus stop arrangements, must be provided to the Department of State Growth for review and acceptance as part of a works permit application per the details noted below.

NOTE: A valid works permit is required for all works undertaken in the State Road (Marlborough Street) reservation. Details of the permit process and application forms can be found at: www.transport.tas.gov.au/road/permits/road-access. Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

Let me know if you need any further information.

Cheers, Garry

Garry Hills | Senior Traffic Engineering Officer
 State Roads Division | Department of State Growth
 GPO Box 536, Hobart TAS 7001
 Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: NMC Planning [mailto:planning@nmc.tas.gov.au]
Sent: Friday, 15 November 2019 4:29 PM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-19-0221 - 74 Marlborough Street, Longford TAS 7301

15/11/2019

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

Referral to Department of State Growth of Planning Application PLN-19-0221 - 74 Marlborough Street, Longford TAS 7301

****Please note that the previous application for amend the scheme on this lot was refused by Council. This is an entirely new application with an application to subdivide included.**

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

NMC ref no:	PLN-19-0221
Site:	74 Marlborough Street, Longford TAS 7301
Proposal:	Rezone part of lot from Community Purpose to General residential in conjunction with s43A Application for a 6 lot subdivision 06/2019
Applicant:	Commercial Project Delivery
Use class:	Planning Scheme Amendment
Zone:	COMMUNITY PURPOSE ZONE Heritage Precinct
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone. New accesses 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

Rosemary Jones



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: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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T a s m a n i a ' s H i s t o r i c H e a r t

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

- Monday - between 9:00am and 12:00pm
- Wednesday - between 2:00pm and 5:00pm
- Friday - between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.

Northern Midlands Council Confidentiality Notice and Disclaimer:

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please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-0221	Council notice date	15/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01696-NMC	Date of response	17/12/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	74 MARLBOROUGH ST (& 26 MALCOMBE ST), LONGFORD	Property ID (PID)	6735067 (& 6733803)
Description of development	Rezoning and 6 lot subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	Plan of Subdivision / L190718 / 1	1.5	06/12/2019
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> 1. TasWater does not object to the draft amendment to the planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <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 / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All 			

infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the plan listed in the schedule of drawings/documents, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be



obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
17. The Plan of Survey must include private service easements over the proposed private pipes located on Lot 1, servicing Lot 6. The easement must benefit Lot 6 and burden Lot 1.

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$351.28 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

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.

The location of TasWater infrastructure as shown on the GIS is indicative only.

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

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager


TasWater Contact Details

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



Request #2 for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-19-0221	Application date	15/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01696-NMC	Date of response	05/12/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	74 MARLBOROUGH ST, LONGFORD	Property ID (PID)	6735067
Description of development	Rezoning and 6 lot subdivision	Stage No.	
Additional information required			
<p>The submitted information in response to RAI #1 dated 22/11/2019 has been assessed and is not entirely satisfactory. The following matters still require attention before TasWater can provide a Submission to Council:</p> <ol style="list-style-type: none"> Please provide an amended concept servicing plan for water & sewer services which shows the following: <ol style="list-style-type: none"> The proposed TasWater Pipeline and Services Easement located adjacent to the east boundary of Lot 6 must be increased to 2.5 m wide and be extended to the south boundary; The proposed TasWater Pipeline and Services Easement located adjacent to the south boundary of Lot 6 can remain 2.0m wide but must not extend to the east boundary; The proposed TasWater Pipeline and Services Easement located within Lot 1 can be reduced to 2.5 m wide and; The proposed private Pipeline Easement must not overlap the TasWater easement and the private water line must not be located within a TasWater easement except where required to cross a TasWater easement (<i>Advice: Council may allow the width of the private easement to be reduced</i>). The submitted concept servicing plan shows a sewer main extension is required from the sewer manhole located on the adjacent property at 26 Malcombe St (CT 232211/1). The applicant is therefore required to satisfy the Land Use Planning and Approvals Act 1993 (No. 70 of 1993) - Section 52 by providing a written declaration that the applicant has notified the owner(s) of the intention to make the application. 			
Authorised by			
			
Jason Taylor			
Development Assessment Manager			
TASWATER CONTACT DETAILS			
Email	development@taswater.com.au	Web	www.taswater.com.au



Mail	GPO Box 1393 Hobart TAS 7001		
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Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-19-0221	Application date	15/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01696-NMC	Date of response	22/11/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	74 MARLBOROUGH ST, LONGFORD	Property ID (PID)	6735067
Description of development	Rezoning and 6 lot subdivision	Stage No.	
Additional information required			
Additional information is required to process your request. To enable assessment to continue please submit the following:			
<ol style="list-style-type: none"> Please provide a concept servicing plan for water & sewer services which shows the following: <ol style="list-style-type: none"> The exact location of the existing property water & sewer connection(s); Indicative location of water and or sewer main extensions required to service the development; Indicative location of proposed TasWater easements in accordance with the relevant TasWater supplement (outline the minimum widths); Indicative location and size of any proposed private service easement required to service Lot 6 for water; The required location of property water & sewer connection(s) relative to the existing/proposed boundaries noting that: <ol style="list-style-type: none"> One sewer and one water property service connection must be provided to each lot; The property water service for each lot must be sized appropriately and located just inside the property boundary at the road frontage in accordance with the standard property connection details contained in TasWater's Water Metering Guidelines; The sewer property service connections for each lot must be sized appropriately and must be located at the low point of the lot just inside the property boundary; Redundant connections must be shown to be cut and sealed. In the event that the proposal requires works on the adjacent property at 26 Malcombe St (CT 232211/1) the applicant is required to satisfy the Land Use Planning and Approvals Act 1993 (No. 70 of 1993) - Section 52 by providing a written declaration that the applicant has notified the owner(s) of the intention to make the application. 			
Advice			
Service Locations Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of TasWater infrastructure as shown on the GIS is indicative only. <ul style="list-style-type: none"> A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. 			

Further information can be obtained from TasWater

- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

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

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

Authorised by

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

Jason Taylor

Development Assessment Manager

TASWATER CONTACT DETAILS

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

Paul Godier

From: Jake Walley
Sent: Wednesday, 15 January 2020 7:38 AM
To: Paul Godier
Subject: RE: Conditions for 74 Marlborough Street

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Paul,

I have had Leigh look over the conditions with me and we are confident that they are sufficient and nothing needs including or removing.

Let me know if you require any further input.

Kind regards,
 Jake

Jake Walley



Engineering | Northern Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | F: (03) 6397 7331
 E: jake.walley@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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T a s m a n i a ' s H i s t o r i c H e a r t

From: Paul Godier <paul.godier@nmc.tas.gov.au>
Sent: Monday, 13 January 2020 3:24 PM
To: Jake Walley <jake.walley@nmc.tas.gov.au>
Cc: Leigh McCullagh <leigh.mccullagh@nmc.tas.gov.au>
Subject: Conditions for 74 Marlborough Street

Hello Jake, I suggest the conditions below. Please let me know if you want any changes.

W.1 Stormwater

- Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works Manager.
- A stormwater design plan including long sections and the depth, size (minimum diameter 225mm) and grade of the proposed main must be provided to the Works Manager's approval before the commencement of any works on site.

W.2 Footpath

- A 1.8m wide concrete footpath must be constructed for the Malcombe Street frontage in accordance with Standard Drawing TSD-R11-v1 (Local Government Association of Tasmania).
- The footpath shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the cost of works.

W.3 Access

- a) A concrete driveway apron must be constructed from the edge of Malcombe Street to the property boundary of Lot 1 in accordance with Standard Drawing TSF-R09-v1 (Local Government Association of Tasmania).

Reason for condition – A crossover exists. The concrete apron is to match the proposed concrete footpath.

- b) A concrete driveway crossover and concrete apron must be constructed from the edge of Malcombe Street to the property boundary of Lot 2 in accordance with Standard Drawing TSF-R09-v1 (Local Government Association of Tasmania)

Reason for condition - The concrete apron is to match the proposed concrete footpath.

- a) A concrete driveway crossover and hotmix sealed apron must be constructed from Marlborough Street to the property boundary of Lots 3, 4 & 5 in accordance with Standard Drawing TSF-R09-v1 (Local Government Association of Tasmania).

Reason for condition – The hotmix sealed aprons are to match the existing hotmix footpath.

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

W.4 As constructed information

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

W.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.

W.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.

W.7 Works in State road reserve

- The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.
- Application requirements and forms can be found at transport.tas.gov.au/road/permits, applications must be submitted at least twenty-eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

W.8 Separation of stormwater services

- All existing stormwater 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 stormwater services have been separated between the lots.

W.9 Easements to be created

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

W.10 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.

W.11 Nature strips

Any 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.

Regards,

Paul Godier



Senior Planner | Northern Midlands Council

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

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

E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

T a s m a n i a ' s H i s t o r i c H e a r t

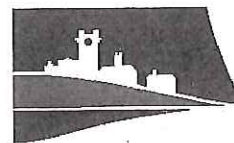
Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

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- Wednesday – between 2:00pm and 5:00pm
- Friday – between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheets located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.

Our ref: PLN-19-0221
Enquiries: Paul Godier



NORTHERN
MIDLANDS
COUNCIL

5 December 2019

Chloe Lyne
PO BOX 210
NEWSTEAD TAS 7250

By email: chloe@cpdelivery.com.au

Dear Ms Lyne,

Additional Information Required for Application PLN-19-0221 - Rezone part of lot from Community Purpose to General Residential in conjunction with s43A application for a 6 lot subdivision at 74 Marlborough Street, Longford

I refer to the abovementioned application. Council's Works Department advises that the stormwater should be piped rather than going to the kerb because:

- They are aware that the kerb often runs very full during heavy rain and more water going into this would make the problem worse.
- The lots are very flat and cannot be drained properly to the kerb unless they are filled. Filling a lot is not considered best practice in areas where it is possible to install a pipe.

Therefore, a revised plan is requested showing a stormwater main to service future lots, with a minimum diameter of 225mm and starting and ending with a manhole.

This information is requested under section 33A (1) (former provisions) of the *Land Use Planning & Approvals Act 1993*. In accordance with Section 33A (2) (former provisions) of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application does not recommence until the requested information has been supplied to the satisfaction of the Planning Authority.

If Council initiates the draft amendment, it is intended to recommend that before certification Council modify the draft amendment so that there is a site specific qualification requiring future subdivision of the site to be in accordance with the subdivision plan lodged with the application, preventing further subdivision of the lots, preventing multiple dwellings on lots 2-5 and requiring stormwater connection by a main as outlined above.

If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

A handwritten signature in dark ink, appearing to read 'P. Godier'.

Paul Godier
SENIOR PLANNER

Copy: Jaffa International Pty Ltd
By email: cdixon@bnil.com.au

Rosemary Jones

From: Jonathan Galbraith
Sent: Wednesday, 4 December 2019 2:29 PM
To: Paul Godier
Cc: NMC Planning
Subject: Please send further information request to Carlton for 74 Marlborough St subdivision

We have reviewed the plans provided and believe that an underground stormwater system to service all lots is required to provide the best drainage outcome. The main is to be a minimum diameter of 225mm and start and end with a manhole. Please request a revised plan showing this main.

Regards,

Jonathan Galbraith



Engineering Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | M: 0400 935 642 | F: (03) 6397 7331
E: jonathan.galbraith@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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T a s m a n i a ' s H i s t o r i c H e a r t

Rosemary Jones

From: Jonathan Galbraith
Sent: Friday, 29 November 2019 1:54 PM
To: NMC Planning
Cc: Paul Godier
Subject: RE: 74 Marlborough St, Longford

Follow Up Flag: Follow up
Flag Status: Flagged

Rosemary,

I met with Carlton earlier and advised that we would like to see underground stormwater. Carlton has advised that his engineer will provide a report making the case for draining stormwater to the kerb and this should be received in the next few days. I also understand that we are asking him to move the bus shelter, so the new location of the shelter and associated concreting works needs to be shown on the revised plan as does the stormwater.

Do we send out another RFI now or wait until the engineer is received. I would say wait until the engineers report on stormwater is received but just checking to make sure we have the process right.

Regards,

Jonathan Galbraith



Engineering Officer | Northern Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | M: 0400 935 642 | F: (03) 6397 7331
 E: jonathan.galbraith@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

**employer
of choice**

T a s m a n i a ' s H i s t o r i c H e a r t

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Wednesday, 27 November 2019 2:45 PM
To: Jonathan Galbraith <jonathan.galbraith@nmc.tas.gov.au>
Subject: FW: 74 Marlborough St, Longford

Hi Jonathan,

Can you have a look at this one and let me know if it answers your RFI?

Rosemary Jones



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: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

**employer
of choice**

T a s m a n i a ' s H i s t o r i c H e a r t

Please note that due to the high volume of enquiries received, officers will be available for phone and face to face appointments to discuss building and planning matters at the following times:

- Monday - between 9:00am and 12:00pm

- Wednesday - between 2:00pm and 5:00pm
- Friday - between 9:00am and 12:00pm

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>

Meetings can be arranged at other times by appointment.

From: Carlton Dixon <cdixon@bnil.com.au>
Sent: Tuesday, 26 November 2019 12:49 PM
To: Rosemary Jones <rosemary.jones@nmc.tas.gov.au>
Subject: FW: 74 Marlborough St, Longford

Rosemary, can you please send this onto Taswater as per their ref no 01696

Kind regards

Carlton Dixon
Investment & Lending Manager
Butler McIntyre Mortgage Fund
20 Murray St, Hobart, Tas, 7000
Tel: 03 6222 9430
Web: www.bnil.com.au

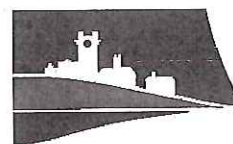
-----Original Message-----

From: BMB GF20 - Middle [<mailto:xerox.scanner@bmbtas.com>]
Sent: Tuesday, 26 November 2019 12:47 PM
To: Carlton Dixon <cdixon@bnil.com.au>
Subject: Scan from Fuji Xerox MFD 31729

Number of Images: 1
Attachment File Type: PDF

Device Name: BMB GF20 - Middle
Device Location: BMB GF20 - Middle

Our ref: PLN-19-0221
Enquiries: Paul Godier



**NORTHERN
MIDLANDS
COUNCIL**

20 November 2019

Chloe Lyne
PO BOX 210
NEWSTEAD TAS 7250

By email: chloe@cpdelivery.com.au

Dear Ms Lyne,

Additional Information Required for Application PLN-19-0221 - Rezone part of lot from Community Purpose to General Residential in conjunction with s43A application for a 6 lot subdivision at 74 Marlborough Street, Longford

I refer to the abovementioned application, which has been reviewed by Council's planners. The following information is required under section 43E (1) (former provisions) of the *Land Use Planning & Approvals Act 1993*:

- An amended plan showing:
 - Location of bus shelter, with bus shelter in public open space to be transferred to Council.
 - Location of bus stop.
 - Driveways located so there is enough space between them to accommodate the bus stop.
 - Driveway to lot 3 not over the boundary with lot 2.
 - Location of power poles adjacent to the site in Marlborough Street and Malcombe Street.
 - 1.8m wide footpath along the Malcombe Street frontage.
- Details of how stormwater from the lots will be drained, including levels on the corners of all lots. Most of the lots fall away from the street so an underground piped system will be required.

In accordance with Section 43E (2) (former provisions) of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application does not recommence until the requested information has been supplied to the satisfaction of the Planning Authority.

If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

A handwritten signature in dark ink, appearing to read 'P. Godier'.

Paul Godier
SENIOR PLANNER

Copy: Jaffa International Pty Ltd
By email: cdixon@bnil.com.au