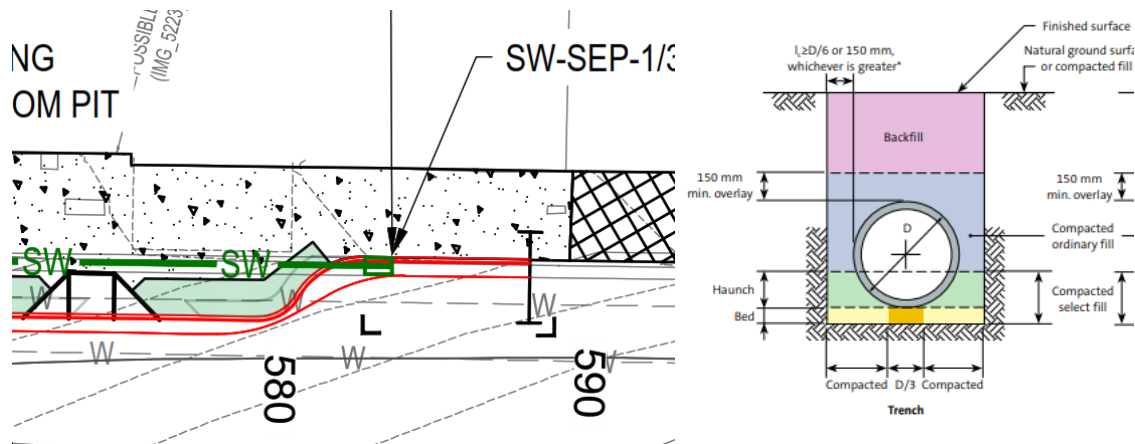


Additionally, it is expected that installing the strip drain against the building will promote cracking and eventual failure of the narrow concrete strip between the strip drain and the building.

CONSTRUCTION ISSUES

There are a number of concerns that will need to be addressed by the Council and their constructor relating to the proposed works outside this property:

Stormwater Drain Construction – the proposed drawings identify a new buried stormwater drain and side entry pit under the kerb area outside the front of 57 Wellington Street. This building has an awning structure which is mounted to the pavement behind the existing kerb. Excavation for installation of the stormwater drain will need to ensure suitable support measures are implemented to prevent damage to this structure.



Typically a 300 dia class stormwater pipe requires a minimum trench width of 650mm, meaning that the support structure for the verandah roof will likely be undermined.

Vibration Impact – It is expected that construction activity adjacent to these heritage listed properties will cause some level of vibration. We request that a dilapidation survey is conducted prior to commencing any construction activity to confirm property condition. It is also recommended that vibration monitoring sensors are installed to confirm actual vibration levels experienced during construction.

Continuity of Business Operations – This property operates as a café typically 6 days per week, 7am to 2pm. The extensive nature of the works directly in front of this property will potentially have significant impact to the business operation with noise, lights, vibration and restricted access severely impacting the ability to continue service.

We request that the Council and Contractor address these issues in their construction methodology and planning, which should be provided to the residents for agreement prior to any construction work commencing.

Yours sincerely

Deanna Hutchinson *FP*

Deanna Hutchinson and Filip Pilioras

The General Manager
Northern Midlands Council
P. O. Box 156
LONGFORD 7301

NORTHERN MIDLANDS COUNCIL									
File No.									
Property									
Attachments									
REC'D 6 JUN 2022									
GM									
PLN									
BLD									
MYR									
FA									
HLT									

Dear Sir,

Re Plan 22-0040

In regard to your advice contained in your plan there are several further needs that we consider should be addressed.

We live at 31 Wellington Street on the Eastern side between Smith Street and Union Street, so we are fully aware of the area.

Following are our observations:

- * street lighting is very poor and needs to be upgraded.
- * there are no marked pedestrian crossings between Hill Street and the Library.
- * the traffic flow is becoming very busy particularly during morning and evening weekday peaks.
Have there been ongoing traffic counts?
- * Traffic speed needs reducing from 50 KPH to 40 KPH, or alternatively some form of traffic calmers installed e.g. flashing lights.

Please give some consideration to the needs of pedestrians during your upgrade.

Yours sincerely,



Theo and Jan Haege

Karen Jenkins

From: Dee Alty <
Sent: Tuesday, 7 June 2022 3:57 PM
To: NMC Planning
Subject: East Wellington St between Lyttleton Street and Town Hall

To Whom it may concern

This is not an objection as such but just a comment about the proposed changes to the Corner of Lyttleton Street to Town hall section of Wellington Street, it appears the parking position outside the library is being erased and that will have a bad impact on the use of the library. Many elderly people like to park in that bit to get right outside the entry door so they don't have to walk up either the pavement or ramp.

There is also a problem with those buildings that are purely used for residential purposes parking on the street for weeks at a time without moving. If there was a half an hour parking in that part of the Wellington Street, and maybe a loading zone outside the town hall it would improve access to these buildings. These are active areas and now that Longford is becoming really busy, there is a need to cater for short term parking for the frontages on Wellington and Marlborough Streets.

Thank you
Dee Alty

Northern Midlands Council, planning.
Reference PLN-22-0040

With regard the proposal, while I applaud the upgrade of the streetscape and the "traffic dampening" potential of the alterations at the corners, I have concerns that it may be overkill with the number of pedestrian crossovers and the potential safety issues with pedestrians being "out in the traffic".

Longford is the centre of a thriving agricultural area and there tends to be significant larger traffic such as trucks, larger rural equipment and buses making use of the main street.

If by chance any of these vehicles are to meet at any of the proposed outstands, I have concerns that there could be a tragedy waiting to happen.

I also note under F2.5.15, the requirement that side and rear fences in the heritage areas need to be constructed using vertical palings.

Given the maintenance free materials now available, the requirement seems to be illogical, particularly for the rear fence. In most instances the heritage requirements don't apply to internal bocks or where the structure can't be seen from the street, so why would a rear fence need to meet heritage guidelines?

Jeff Carins

A handwritten signature in black ink, appearing to be 'Jeff Carins', with a stylized, cursive script.



Ref: Longford Main Street Project

15/06/2022

Northern Midlands Council
13 Smith Street
Longford, Tasmania 7301

Dear Planning Department

Re: PLN- 22-0040 – Proposed Wellington Streetscape Improvements

Please see responses below in relation to the representation made for the proposal:

1. Sub floor ventilation shown but not detailed – The proposed works will unblock any covered vents and shield them from surface water
2. The addition of the strip drain down from the Town Hall to library – Although the path has fall on it, there is minimal cross falls in this area, the strip drain will prevent any overland water from reaching the buildings and prevent it from entering the unblocked sub floor ventilation to the buildings
3. Undermining of Structures – All existing structures will be supported with temporary propping where required
4. Vibration – Dilapidation report will be undertaken
5. Vibration monitoring – A Construction Environmental Management Plan (CEMP) will be required to be undertaken by the successful contractor prior to works commencing and vibration monitoring will be a requirement
6. Existing Business operations – As part of the successful contractor's methodology, limiting disruptions to all business will be paramount, however, there will be disruptions, but we will endeavour to keep them as minor as possible and work with businesses and owners
7. No cycling lanes – Council has established a Cycling Committee and will be working towards cycling pathways throughout the municipality
8. Proposal changes the essential character of the town – As part of the development application process, this proposal will be reviewed by Councils heritage adviser, once reviewed, Council can consider any recommendations made by the Heritage advisor

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

Tasmania's Historic Heart



9. Proposed garden beds abutting residential boundaries effecting boundary fences – Plant species chosen have fibrous roots and stay within the 300mm of topsoil/garden bed. Garden beds within the road reserve will be maintained by Council
10. Traffic/road/speed/narrowing related concerns – A Traffic Impact Assessment has been undertaken as part of the proposal
11. Hill Street Complex entry/exit – Noted. This area does not form part of this application
12. Buildings dominate streetscape rather than the footpath – The design intent is for the footpath to compliment the buildings and trees within the existing streetscape. See section 4.1 of the Planning Submission Statement for further information
13. Maintaining existing flower displays – Noted
14. Loss of carparking spot in front of the Library – One carparking spot has been lost due to the more formalised pedestrian road crossing
15. Carparking limits and loading zones around commercial areas – This does not form part of this application, however Council may wish to move a motion to investigate these concerns
16. Agricultural equipment and large trucks etc. passing by each other at outstand locations – The main carriageway width has not been decreased. Small shrubs will be planted and pedestrian barriers are setback from outstand kerb line
17. Note F2.5.15 fencing requirements for side and rear fences – This is not related to this application
18. Number of pedestrian crossings “overkill” – One additional pedestrian crossing has been proposed, pedestrian barriers have been incorporated in the design as shown
19. Dig up existing footpath which is in perfect condition – The proposal has been designed to fix issues within the street. Its main objective is to provide a safer environment and to enhance the visual amenity. See section 4.1 of the Planning Submission Statement for further information

Yours Sincerely

Trent Atkinson
Project Manager

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



Tasmania's Historic Heart

Karen Jenkins

From: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Sent: Monday, 6 June 2022 11:56 AM
To: NMC Planning
Subject: (ECM:1243632) RE: Referral to Department of State Growth of Planning Application PLN-22-0040 - Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD TAS 7301

Follow Up Flag: Follow up
Flag Status: Completed

Our Ref: D22/133548

Hello Karen – thank you for the referral regarding the above.

Please can you include the usual condition to obtain a State road works permit, per the below.

- Detailed engineering drawings showing the extent of the works and associated ancillary construction 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 (Wellington Street) reservation. Details of the permit process and application forms can be found at:
www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways_stock_underpass. 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.

Thanks, Garry

Garry Hills | Principal Analyst Traffic Engineering
Infrastructure Tasmania 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 <planning@nmc.tas.gov.au>
Sent: Tuesday, 24 May 2022 11:58 AM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-22-0040 - Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD TAS 7301

24/05/2022
Department of State Growth

via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-22-0040 - Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD TAS 7301

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

NMC ref no:	PLN-22-0040
Site:	Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD TAS 7301
Proposal:	Roadworks/Streetscape works (Heritage Precinct) Wellington St from adjacent to 19 & 22 Wellington St to adj. to 69 Wellington St & 2A William St, & Union St adjacent to 19, 22, 23 & 24-26 Wellington St, Mason St adj. to 2 Mason St & 34A Wellington St, Smith St adj. to 39, 41-43, 44 & 46 Wellington St, Archer St adj. to 51, 53, & 58 Wellington St & 2A William St, and Lyttleton St adj. to 53 & 55 Wellington St.
Applicant:	Northern Midlands Council
Use class:	Utilities
Zone:	UTILITIES ZONE
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone. No changes to access proposed.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7303 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Karen Jenkins

Administration Officer - Community & Development | Northern

Midlands Council

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

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

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



**employer
of choice**

Northern Midlands Council Confidentiality Notice and Disclaimer:

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, 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.

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 24 May 2022
REF NO: PLN-22-0040; 0
SITE: Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD
PROPOSAL: Roadworks/Streetscape works (Heritage Precinct)
Wellington St from adjacent to 19 & 22 Wellington St to adj. to 69 Wellington St & 2A William St, & Union St adjacent to 19, 22, 23 & 24-26 Wellington St, Mason St adj. to 2 Mason St & 34A Wellington St, Smith St adj. to 39, 41-43, 44 & 46 Wellington St, Archer St adj. to 51, 53, & 58 Wellington St & 2A William St, and Lyttleton St adj. to 53 & 55 Wellington St.
APPLICANT: Northern Midlands Council
REASON FOR REFERRAL: HERITAGE PRECINCT

Heritage Precincts Specific Area Plan

Do you have any objections to the proposal: **No**

The proposed roadworks and streetscape works are sympathetic with the existing historic streetscape elements and will therefore make a positive contribution to the overall street and townscape aesthetic within the development area.

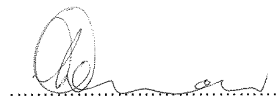
The new streetscape furniture items have a historic style theme and are acceptable.

Consideration should be given to installing air vent drains below the new paving adjacent to the existing historic shopfront buildings to address ventilation and rising damp issues.

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

Attach public exhibition documents

Subject line: Heritage referral PLN-22-0040 - Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD



David Denman (Heritage Adviser)

Date: 14/6/2022

Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- b) encourage and facilitate the continued use of these items for beneficial purposes; and
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

- a) within a Heritage Precinct;
- b) a local heritage place;
- c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

Comment:

The subject site is within a Heritage Precinct.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.	
Acceptable Solutions	Performance Criteria

A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.
----------------------------	--

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

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 Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> 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

	<p>original context where this leads to a loss of historic heritage significance; and</p> <p>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</p> <p>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
--	---

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 The site coverage must:</p> <p>a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.5 Fences

Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New fences must: <ul style="list-style-type: none"> a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.6 Roof Form and Materials

Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: <ul style="list-style-type: none"> a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.7 Wall materials

Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: <ul style="list-style-type: none"> a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures	P1 The front setback for new buildings or structure

must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>must:</p> <p>a) be consistent with the setback of surrounding buildings; and</p> <p>b) be set at a distance that does not detract from the historic heritage significance of the place; and</p> <p>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
--	--

Comment: N/a

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
<p>A1 Outbuildings and structures must be:</p> <p>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</p> <p>b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 New outbuildings and structures must be designed and located;</p> <p>a) to be subservient to the primary buildings on the site; and</p> <p>b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.10 Access Strips and Parking

Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
<p>A1 Car parking areas for non-residential purposes must be:</p> <p>a) located behind the primary buildings on the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>P1 Car parking areas for non-residential purposes must not:</p> <p>a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

E13.6.11 Places of Archaeological Significance

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 For works impacting on places listed in Table E13.3:</p> <ul style="list-style-type: none"> a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 The removal of vegetation must not:</p> <ul style="list-style-type: none"> a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m ² .	<p>P1 New signs must be of a size and location to ensure that:</p> <ul style="list-style-type: none"> a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; and c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.14 Maintenance and Repair

Objective

To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the [historic cultural heritage significance](#) of local heritage places and precincts.

Acceptable Solution
<i>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</i>
<u>Comment:</u> N/a

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance
<p>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</p> <p><i>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</i></p> <p>ROSS HERITAGE PRECINCT CHARACTER STATEMENT</p> <p><i>The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</i></p> <p>PERTH HERITAGE PRECINCT CHARACTER STATEMENT</p> <p><i>The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.</i></p>

LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

Management Objectives

To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.

To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

Assessment against F2.0 (Heritage Precincts Specific Area Plan)	
F2.1	Purpose of Specific Area Plan
F2.1.1	<i>In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.</i>
F2.2	Application of Specific Area Plan
F2.2.1	<i>This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.</i>
F2.2.2	<i>The following development is exempt from this Specific Area Plan:</i>
a)	<i>works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;</i>
b)	<i>electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;</i>
c)	<i>maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;</i>
d)	<i>repainting of an exterior surface that has been previously painted, in a colour similar to that existing;</i>
e)	<i>the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and</i>
f)	<i>the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.</i>
F2.3	Definitions
F2.3.1	Streetscape <i>For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).</i>
F2.3.2	Heritage-Listed Building <i>For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.</i>
F2.4	Requirements for Design Statement
F2.4.1	<i>In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.</i>
F2.4.2	<i>The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.</i>
F2.4.3	<i>The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.</i>

Comment: Although the subject works is within the Heritage Precincts Specific Area Plan, the proposal will have a positive effect on the streetscape.



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-22-0040
THC WORKS REF: #7900
REGISTERED PLACE NO: N/A
FILE NO: 09-70-18 THC
APPLICANT: Northern Midlands Council
DATE THC RECEIVED: 24 May 2022
DATE OF THIS NOTICE: 26 May 2022

NOTICE OF NO INTEREST

(Historic Cultural Heritage Act 1995)

The Place: State Road Casement: Wellington Street, Union Street, Mason Street, Smith Street, Archer Street & Lyttleton Street, Longford.
The Registered Place: Victoria Square, 53 Wellington Street, Longford (internal ref. only).
Proposed Works: Wellington Street Longford: Streetscape improvements consisting of kerb extension, pavement highlights, pedestrian barriers, street furniture, garden beds, signage, new pavement, replacement kerbs, new pedestrian nodes and revised carpark layout.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because the application is for works to a place that is not entered in the Tasmanian Heritage Register.

Works within the 'State Road Casement' are not subject to provision of the *Historic Cultural Heritage Act 1995*.

Advice

Where the new footpaths will adjoin places that are entered in the Tasmanian Heritage Register, the Tasmanian Heritage Council recommends that:

1. **The new paving be designed and constructed in a way that minimises direct or indirect adverse physical impacts to the historic fabric of the heritage structures, including the creation of conditions that may lead to rising damp or fungal decay in the adjoining masonry and timber heritage structures.**
2. **In creating the new concrete surfaces, the following should be done:**
 - (i) **An area of no less than 300mm width along the full length of the heritage building's side wall should be left with a permeable surface treatment (e.g., porous pavers); and,**
 - (ii) **The new surface sloped to ensure that any surface water is channelled away from the area with permeable surface treatment noted in sub-clause (i) above; and,**
 - (iii) **Finished with a suitable exposed aggregate finish.**

- 3. The finished levels of the new paving should be equivalent to or lower than existing surface levels to not increase the transfer of moisture into the heritage structures.**

Reason for advice

To avoid the creation of conditions conducive to rising damp in the heritage buildings, and to ensure that the visual character of the new work is in keeping with the place's historic character. This is consistent with the appropriate outcomes described in Section 9.5 of the *Works Guidelines*.

Advice of a person with expertise in the conservation of heritage fabric is recommended.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.



Chris Bonner

Regional Heritage Advisor – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

Rosemary Jones

From: TasWater Development Mailbox <Development@taswater.com.au>
Sent: Thursday, 23 June 2022 7:09 AM
To: Trent Atkinson
Cc: NMC Planning
Subject: RE: TasWater Request for Additional Information - PLN22-0040 - Incorrect Referral

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

Thank you for forwarding this application for development.

TasWater has assessed the application and has determined that the proposed development does not require a submission from TasWater, as the proposed development will not;

- a. Increase the demand for water supplied by TasWater; or
- b. Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or
- c. Damage or interfere with TasWater works; or
- d. Adversely affect TasWater operations.

This email is not to be considered a Submission to the Planning Authority Notice, pursuant to the *Water and Sewerage Industry Act 2008 (TAS) Section 56P(1)*, and is for information only.

If you have any queries, please contact me.

Regards

David Boyle

Senior Development Assessment Officer

Currently working Tuesday to Friday

	Monday	Tuesday	Wednesday	Thursday	Friday
Location	RDO	Office	Office	Home	Home
Usual Hours	-	7am-5pm	7am-5pm	7am-5pm	7am-5pm

Note:- Emails directed to me, for any new/current development projects and has not been sent to the development inbox development@taswater.com.au , I will not be responding too.



D 0436 629 652
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
 36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).

From: Trent Atkinson <trent.atkinson@nmc.tas.gov.au>
Sent: Thursday, 16 June 2022 3:48 PM
To: TasWater Development Mailbox <Development@taswater.com.au>; Boyle, David <David.Boyle@taswater.com.au>
Cc: Shaun Hekmatshoar <SHekmatshoar@pittsh.com.au>
Subject: FW: TasWater Request for Additional Information - PLN22-0040

Hi TasWater

Please see revised and additional information as requested.

Kind Regards

Trent Atkinson



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



**employer
of choice**

From: Shaun Hekmatshoar <SHekmatshoar@pittsh.com.au>
Sent: Wednesday, 15 June 2022 2:13 PM
To: TasWater Development Mailbox <Development@taswater.com.au>
Cc: David Hugo <dhugo@pittsh.com.au>; Trent Atkinson <trent.atkinson@nmc.tas.gov.au>
Subject: TasWater Request for Additional Information - PLN22-0040

Hi David

Please find below the comments from the RFI for Wellington street Project Longford and our responses in red.
Please also find attached the Updated drawings.

1. Show proposed tree locations clear of our assets, and that all trees shall be installed in root protection barriers.

No new Street Trees are proposed as part of this project

2. New kerb & Channel near water mains need to be 300mm min. clear, i.e. 300mm from back of kerb to existing water mains.

6 locations were identified in which new kerb outstand would have been located on the Taswater Mains. Cable location was carried out in these areas by Northern Midlands Council to determine the exact location of these Water Mains. Based on the Service location in 5 locations the proposed kerb outstands did not have the 300mm clearance from the TasWater Main. The proposed kerb outstands have been moved by 100 – 200mm to ensure there is a 300mm clearance between the lip of kerb and edge of pipe.

3. Don't place new K & C on top of existing water mains.

No new kerb and channel has been placed on top of the water main except in locations where the TasWater main and the new Kerb and Channel cross at near 90 degree angle.

4. Where is the DN100mm raw water main in Lyttleton St & Wellington St intersection that crosses the street to enter the church grounds?

The DN100mm Raw water main has been added to the updated drawings. (Location has been derived from the List)

5. Union St & Wellington St intersection, new Kerb & Channel is now being placed over our critical DN300 water main asset A491161 (near 23 Wellington St), please remove.

This Pipe was located and the kerb outstand has been moved to get 450mm clearance between lip of kerb and edge of pipe.

6. TasWater to raise or lower MH lids and SV covers and FP Covers etc.

Comment has been added to the notes

7. Smith St & Wellington St intersection plan is missing water mains located in Smith St. crossing Wellington St.

This water main has been added to the updated drawings. (Location has been derived from the List)

Please let me know if there are any other issues that TasWater Would like us to comment on

Regards

pitt&sherry

Shaun Hekmatshoar

Civil Engineer

BEng Hons (Civil)

Direct +61 3 6323 1922 | Mobile +61 470 132 918 | shkmatshoar@pittsh.com.au
www.pittsh.com.au

Northern Midlands Council Confidentiality Notice and Disclaimer:

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, 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.

Disclaimer

This email, including any attachments, may be confidential and/or legally privileged. You must not use, access or disclose it other than for the purpose for which it was sent. If you receive this message or any attachments or information in it in error, please destroy and delete all copies and notify the sender immediately by return email or by contacting TasWater by telephone on 136992. You must not use, interfere with, disclose, copy or retain this email. TasWater will not accept liability for any errors, omissions, viruses, loss and/or damage arising from using, opening or transmitting this email

REFERRAL OF DEVELOPMENT APPLICATION PLN-22-0040 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 0

Date: 24 May 2022

Applicant: Northern Midlands Council

Proposal: Roadworks/Streetscape works (Heritage Precinct) Wellington St from adjacent to 19 & 22 Wellington St to adj. to 69 Wellington St & 2A William St, & Union St adjacent to 19, 22, 23 & 24-26 Wellington St, Mason St adj. to 2 Mason St & 34A Wellington St, Smith St adj. to 39, 41-43, 44 & 46 Wellington St, Archer St adj. to 51, 53, & 58 Wellington St & 2A William St, and Lyttleton St adj. to 53 & 55 Wellington St.

Location: Wellington St, Union St, Mason St, Smith St, Archer St, & Lyttleton St, LONGFORD

No W&I comment

Jonathan Galbraith (Engineering Officer)

Date: 24/5/22

PLANNING APPLICATION Proposal

Description of proposal:

8 LOT Subdivision.

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1. N/A 2. 3.

Site address: 7 CRACROFT STREET,
LONGFORD.

CT no: 141401/2.

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

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

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

NO.

(attach additional sheets if necessary)

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

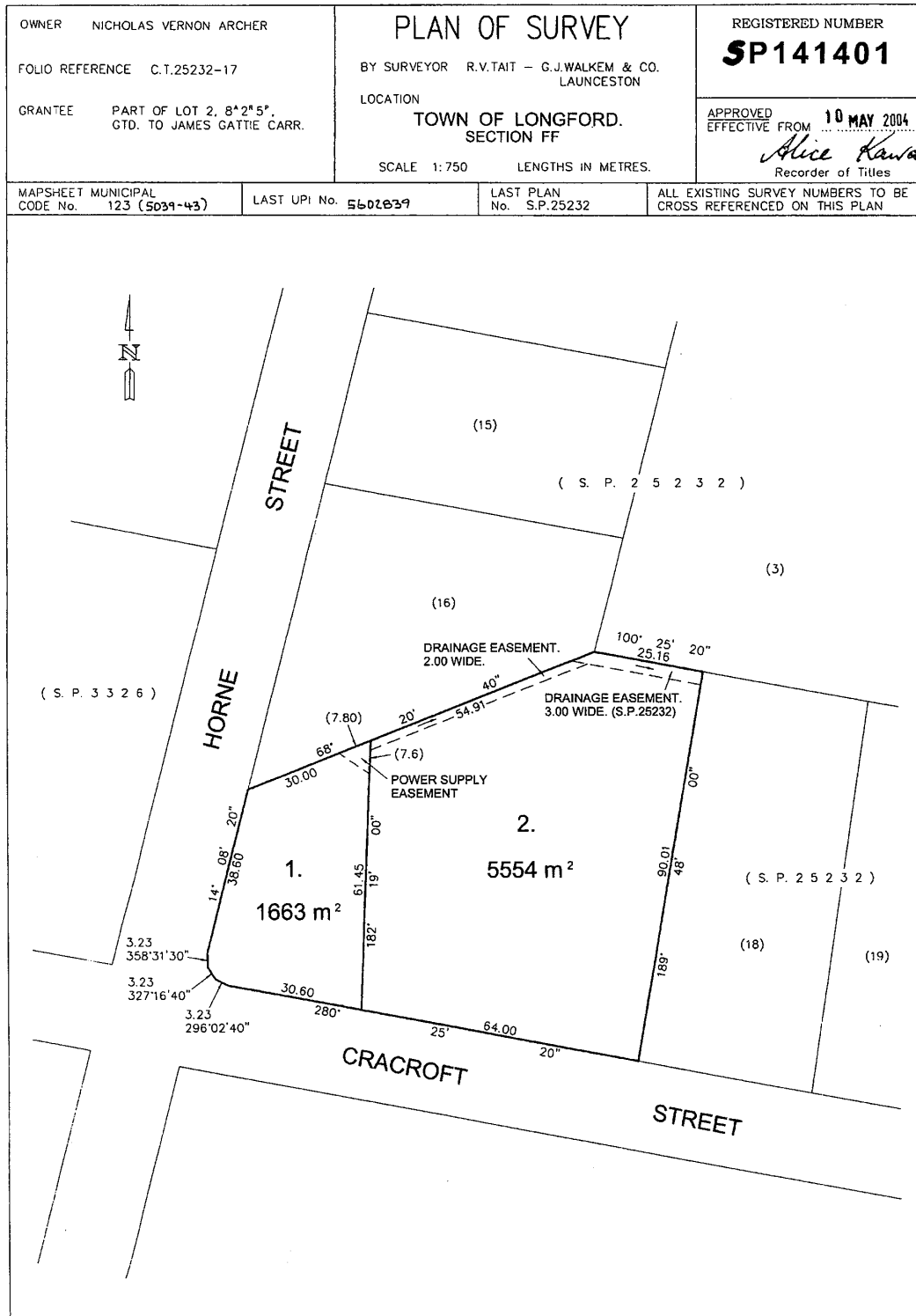
305421
[Signature]
200912

the **List**...

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 09 May 2022

Search Time: 03:32 PM

Volume Number: 141401

Revision Number: 01

Page 1 of 1

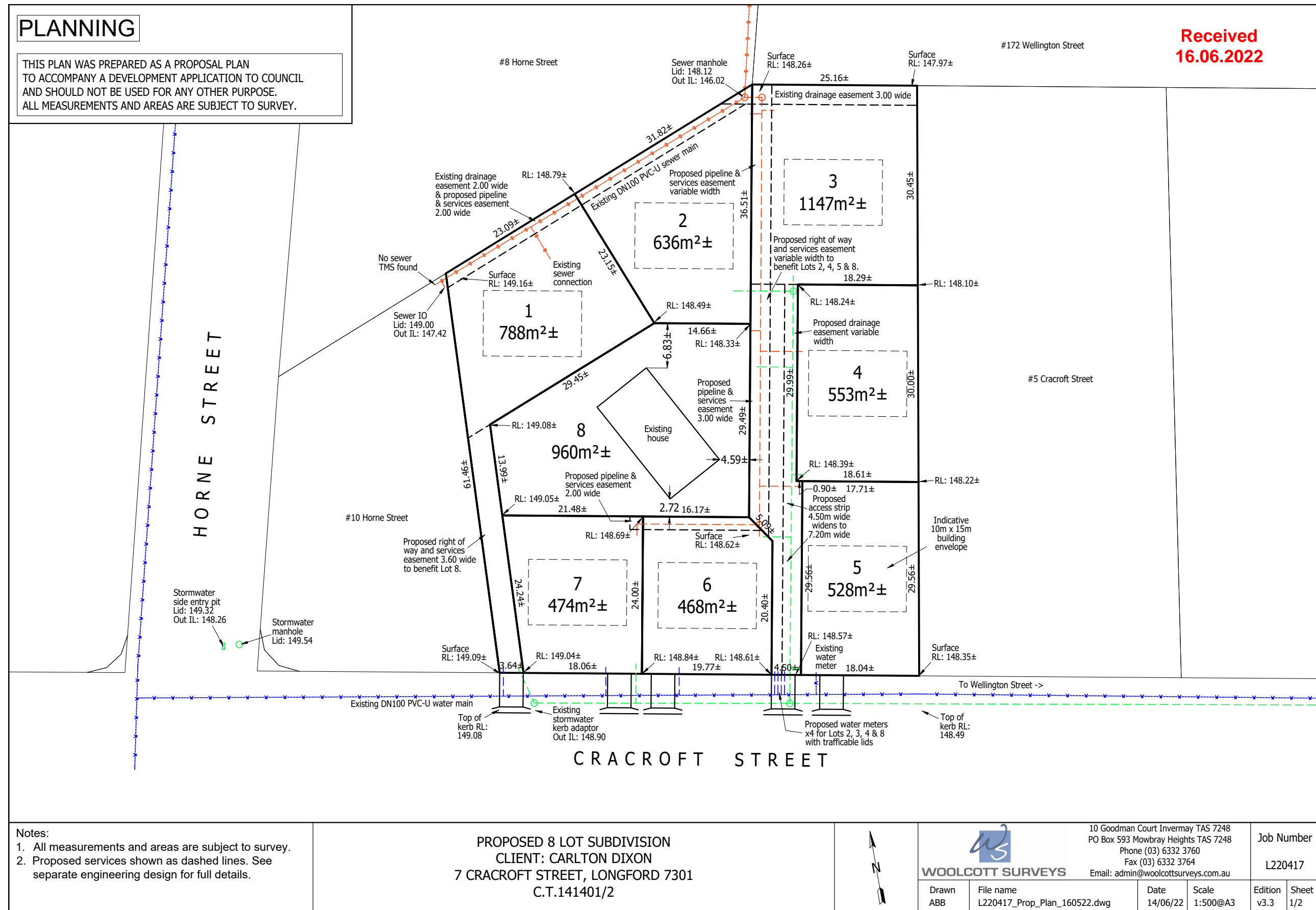
Department of Natural Resources and Environment Tasmania

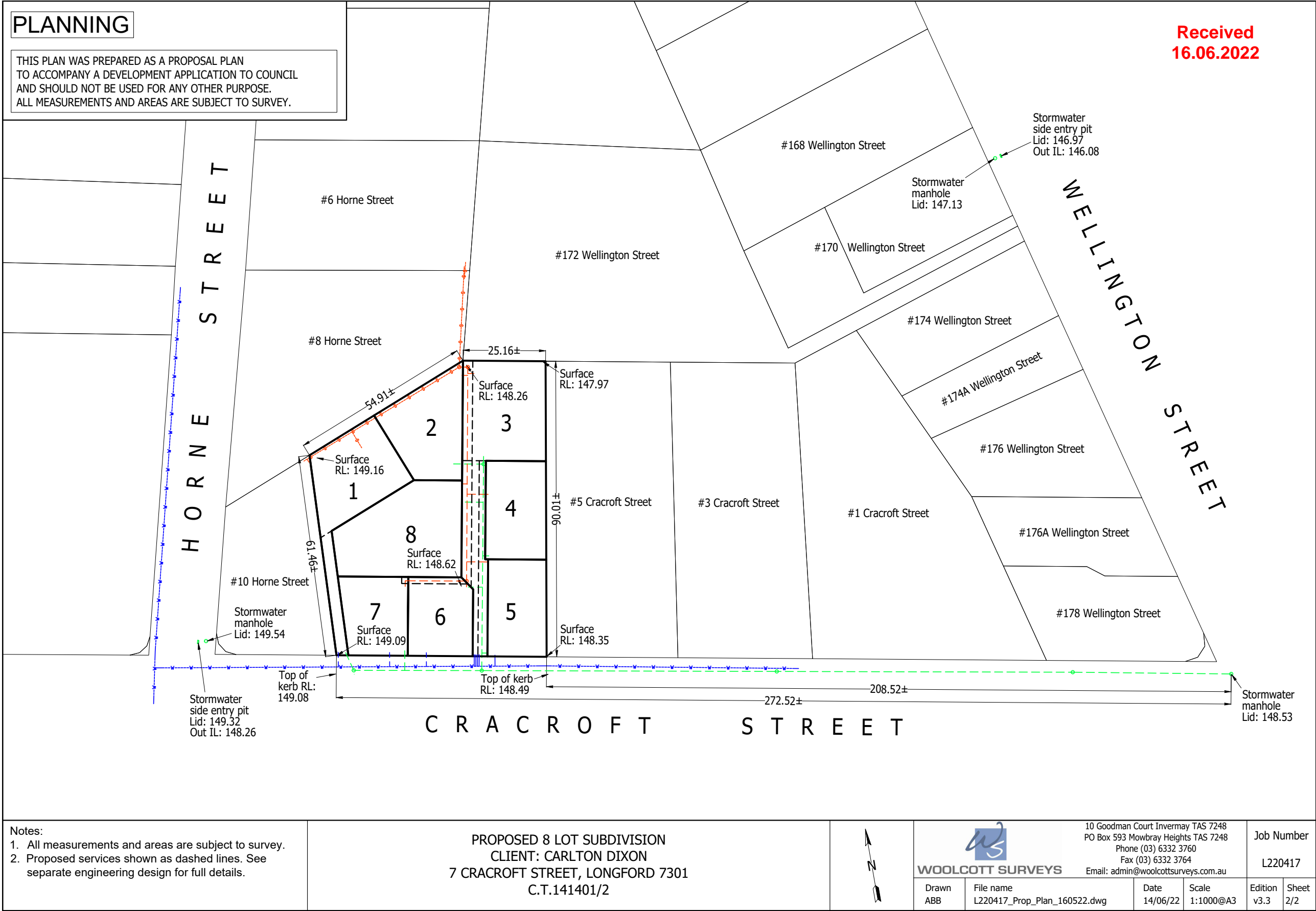
www.thelist.tas.gov.au

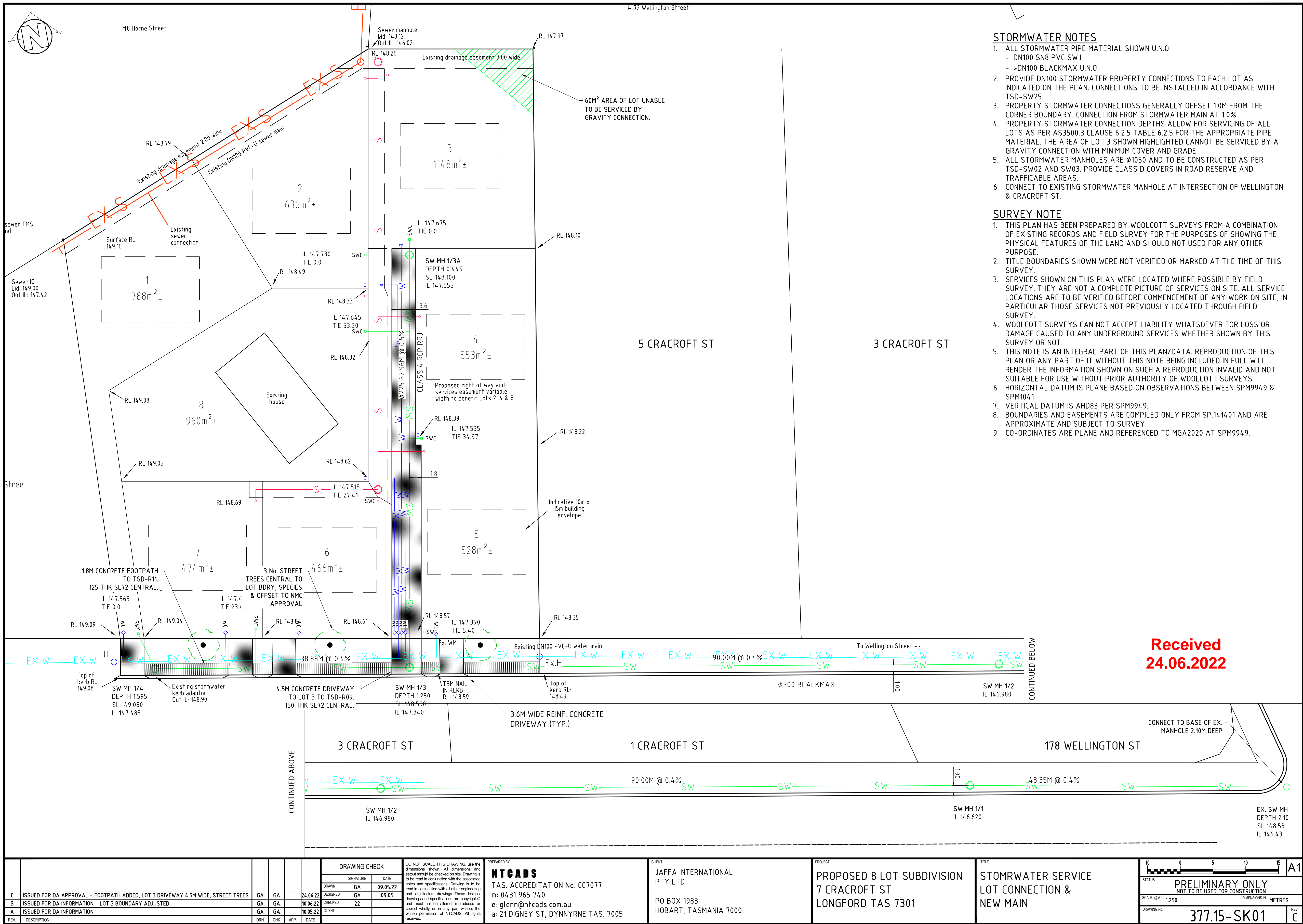
PLANNING

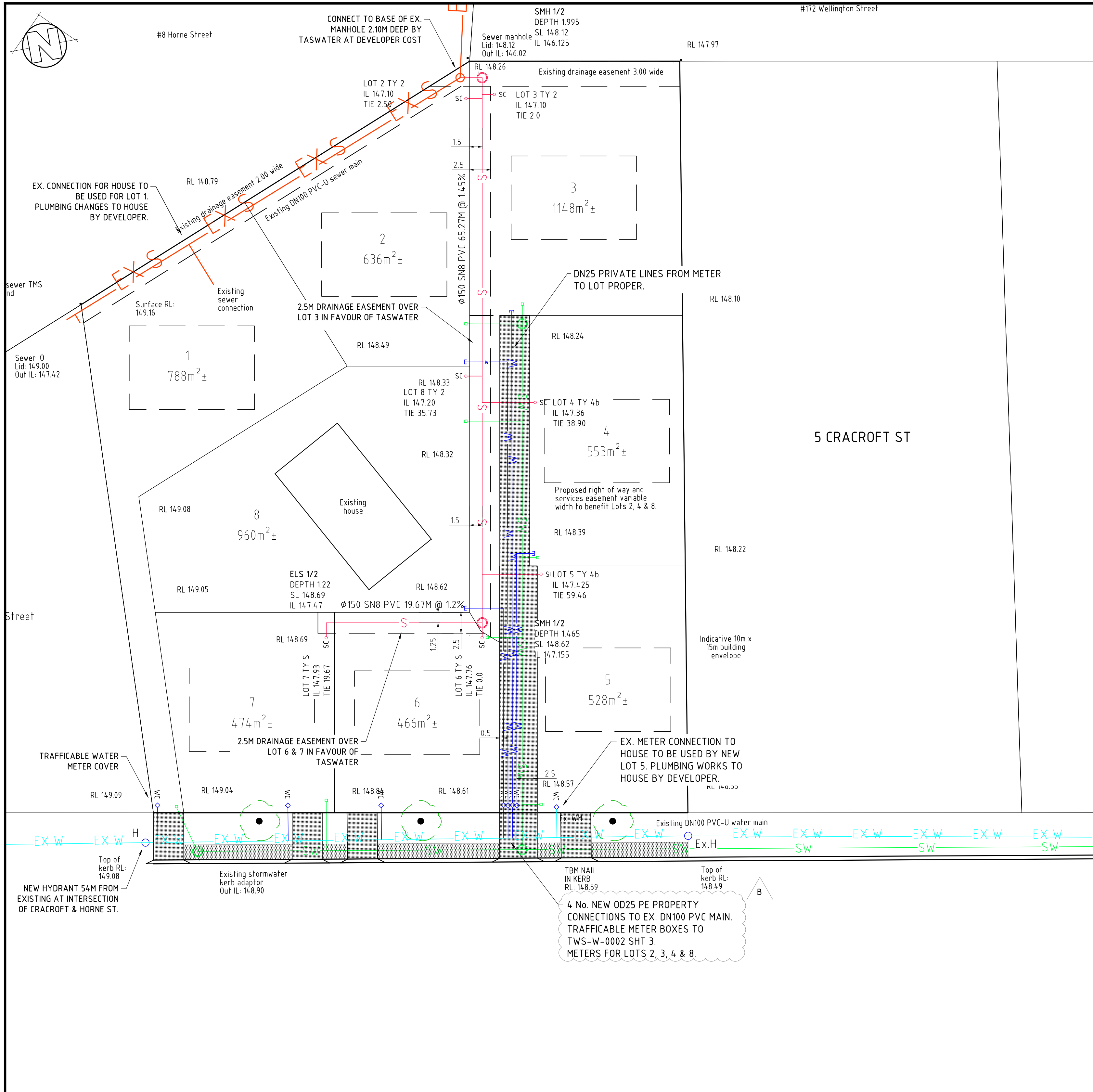
THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Received
16.06.2022









Received
24.06.2022

DRAWING CHECK					DO NOT SCALE THIS DRAWING. Use the dimensions shown. All dimensions and detail should be checked on site. Drawing is to be read in conjunction with the associated notes and specifications. Drawing is to be read in conjunction with all other engineering and architectural drawings. These designs, drawings and specifications are copyright © and must not be altered, reproduced or copied wholly or in any part without the written permission of NTCADS. All rights reserved.	PREPARED BY NTCADS TAS. ACCREDITATION No. CC7077 m: 0431 965 740 e: glenn@ntcads.com.au a: 21 DIGNEY ST, DYNMYRNE TAS. 7005	CLIENT JAFFA INTERNATIONAL PTY LTD PO BOX 1983 HOBART, TASMANIA 7000	PROJECT PROPOSED 8 LOT SUBDIVISION 7 CRACROFT ST LONGFORD TAS 7301	TITLE WATER & SEWER LOT CONNECTIONS & NEW MAINS	10 0 5 10 15 SCALE @ A1 1:250 DIMENSIONS IN METRES DRAWING NO: 377.15-SK02 REV. D
REV	DESCRIPTION	DRN	CHK	APP	DATE					
D	ISSUED FOR DA APPROVAL - LOT 3 BOUNDARY ADJUSTED	GA	GA		22.06.22	DRAWN	GA	09.05.22		
C	ISSUED FOR DA INFORMATION - LOT 3 BOUNDARY ADJUSTED	GA	GA		10.06.22	DESIGNED	GA	09.05		
B	ISSUED FOR DA INFORMATION - INDIVIDUAL METERS FOR LOTS 2-4, 8 OFF STREET MAIN	GA	GA		01.06.22	CHECKED	22			
A	ISSUED FOR DA INFORMATION	GA	GA		10.05.22	CLIENT				

Received
16.06.2022

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



PO Box 210

Newstead TAS 7250

16 June 2021

Northern Midlands Council
Attn: Rebecca Green
via email: planning@nmc.tas.gov.au

Dear Rebecca

RFI – PLN-22-0096 - 7 Cracroft Street

I refer to the RFI dated 2nd June 2022 and provide the following in response to each item as well as enclosing updated plans which improve access arrangements.

- A letter addressed to the General Manager requesting cash in lieu of public open space is attached.
- The southern corner of the existing dwelling on proposed Lot 8 is setback 2.72 metres from the boundary with Lot 6 and given the dwelling is two storey, will not fit within the prescribed building envelope shown in Figure 10.3 being the building envelope for internal lots. The dwelling is required to be setback 4.5 metres from the common boundary of Lot 8 and 6. Therefore the encroachment is 1.78 metres.

It is submitted that the 2.72 metre setback to the southern corner of the dwelling on Lot 8 meets P3 of Clause 10.4.2 as follows:

The 1.78 metre encroachment is the southern corner of the dwelling which at this location is effectively one storey due to the slope of the roof which will limit overshadowing to the lot to the south. The dwelling on Lot 8 is oriented to the north-west which will limit overlooking and loss of privacy to any future dwelling on Lot 6 especially as all the upstairs attic windows are on the northern western side of the dwelling. There are two lower level bedroom windows that are within the encroachment of the building envelope and it is considered that this will result in minimal overlooking. There is a services easement at the rear of Lot 6 which will limit any development being constructed to the boundary and therefore increase the separation between the dwelling on lot 8 and any future dwelling.

Received
16.06.2022



Photo showing southern corner of house which exceeds prescribed building envelope

- As proposed lots 2, 4 and 8 do not have a 3.6 metre frontage, their access must be assessed against Clause 10.4.15.1 P2 which simply states that each lot must have appropriate permanent right of carriageway over all relevant titles.

Lot 8 is accessed via a 3.64 m wide right of way across the access strip to lot 1. As this serves only 2 lots it is considered to be sufficient in width to cater for traffic associated with two residential lots.

Lots 2, 3 and 4 are accessed via the same access strip across which provides Lot 3 with frontage. The access strip is 4.5 metres wide for the first 20 metres and then 7.2 metres wide for the balance. This is considered to be sufficient to allow passing of multiple vehicles plus drainage.

- The plan below shows that the existing dwelling at Lot 8 has a double carport which is capable of parking two cars with an additional car in tandem which meets the requirements of the provision of 2 on-site spaces. The carport could be accessed off the

2 | Page

Received
16.06.2022

access strip to lot 1 directly to the rear of the dwelling or vehicles could utilise the access strip to lot 3 and traverse around the north of the dwelling to the carport to the rear.



LOWER LEVEL

Lower level plan of dwelling on lot 8 – note the carport is on the south-eastern side

- The application must be assessed against Clause E6.7.2 P2 which requires that:
P2
Car parking and maneuvering space must:
a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and
b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.

Firstly, the access strip associated with Lot 1 can potentially also be utilised by Lot 8. It is 3.6m wide and has a length of 24 metres before a possible passing layby can be created. Theoretically both Lots 1 and 8 could be developed with multiple dwellings. The likely configuration given lot size would be 2 x 2 bedroom units on lot 1 resulting in a requirement for 4 on-site spaces with Lot 8 requiring 2 spaces with the current development and two more if a second dwelling was created. If this was the case it is likely one dwelling would gain access from the alternate access strip therefore resulting in a maximum of 6 car parking spaces utilising the access strip to lot 1. Whilst in this instance in accordance with Table E6.2 the access width would be required to be 4.5 metres for the initial 7 metres from the carriageway, it is submitted that in the unlikely event that both lots 1 and 8 were to be considered for development for multiple dwellings, that the

Received
16.06.2022

application for the multiple dwellings would need to demonstrate adequacy of the access. Both lots being developed for single dwellings means that there are only 4 car parking spaces required and an access width of 3.6 metres exceeds the required 3 metres outlined in Table E6.2.

With respect to the access strip associated with lot 3, it has a width of 4.5 metres for the first twenty metres and widens to 7.2 metres beyond that. Only Lots 3 and 8 are likely to be developed for multiple dwellings meaning along with Lots 2, and 4 there would be a maximum of 12 car residential car parks being accessed via the right of carriageway. The width of carriageway of 4.5 metres for the initial 20 metres meets the requirements of Table E6.2.

All lots have sufficient area to enable development of a dwelling which provides for associated car parking and maneuvering and circulation space on site.

I trust this written explanation along with the updated plans satisfies the RFI dated 2/6/22.

Received
16.06.2022

Yours faithfully

A handwritten signature in black ink, appearing to be 'Cl' followed by a long horizontal stroke.

Chloe Lyne
Planning and Development Consultant
Commercial Project Delivery
Mobile: +61 (0)408 397 393
www.cpdelivery.com.au

The General Manager

PO Box 156

LONGFORD TAS 7301


NORTHERN MIDLANDS COUNCIL					
File No					
Property					
Attachments					
REC'D 13 JUL 2022					
	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HIL					

Date: 13/7/2022

WE RENNETH CHARLES WATRINS
 ✓ SHARON PATRICK WATRINS wish to make a representation to planning application number:
 PLN-22-00916 on the following grounds:

- SEE ATTACHED
-
-
-

Yours sincerely



Email:

Address: 5 LEWIS STREET LONGFORD

Contact Number: ...

July 13, 2022

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

Dear Sir,

We write in regard the following development application

**PLN-22-0096 - 7 CRACROFT STREET (CT141401/2) AND CRACROFT STREET
ROAD RESERVE LONGFORD**

Please note that this **objection** also takes into account the impact of other developments in the immediate area, e.g. Longford Racecourse, which this proposal does not do.

1. This proposal makes no reference to the **significant impact** on this part of Longford or its people by this or any other development including the racecourse. Does this development fit Longford's plan for the future? Is there a plan for future development?
2. The proposed development does not fit within the strongly established character of the area and is considered out of context for this immediate locality.

This part of Longford is well known for its **large blocks**, its wonderful homes from bygone era, wonderful gardens, mature trees, lots of wildlife and space to move, breath and feel safe.

Many of the houses in the area are classic representations of the 1980's and other decades, when houses were built to look good and to last. This can't be said of modern homes.

3. This proposal does not make reference to the safety of pedestrians

The population of Longford is aging and becoming frail and whilst this area is very popular with walkers there are few footpaths and, given that the street verges are not level or safe, we all walk on the roadway. With the increased population we can reasonably assume there will be an ever-increasing number of people on the roadways. Added to this proposal the racecourse development will also contribute to an increase of traffic in the area and make life rather precarious for all manner road users.

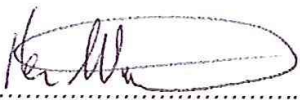
Older people, the disabled and the children love walking on their own or with friends or family and we all have a right to know and believe that we are safe and that our council is taking this into consideration. There is no infrastructure

at this end of Longford that supports an increase of traffic or pedestrians and keep them both safe.

4. This proposal makes no reference to the **increased noise** from the various developments which will surely occur on what is now a peaceful place to live. What is the likely impact on us?
5. This proposal makes no reference to an **increase in crime and/or anti-social behaviour** which is inevitable as population numbers rise. Again the older people in this part of Longford, us included, are very concerned for our safety and security now - so what will the future hold for us? Will we be safe in the years to come?
6. We note that the developer is 'opting' for a cash payment rather than the provision of public open space. The many developments occurring in Longford are occurring in this part of Longford but as a local community we have nothing to show for it. There aren't any shopping areas, no sports grounds, no walking trails, no public open space and nowhere for the community around here to get together, unless you include the dog park and the children's play area in Lewis Street. So nothing for adults.
7. The removal of mature trees, and consequently the biodiversity that goes with them, is mentioned in the development application.

Those trees provide nesting and roosting for magpies, parrots and a host of smaller birds. We use the area frequently and witness the birds and the wonderful barrier that those trees provide between the houses and the openness of the racetrack. Is it justifiable to remove mature trees that provide such a wonderful habitat to allow drainage?
8. There will be a significant increase in traffic in the area because the closest public transport, of any kind, is a kilometre or more away (Cressy Road). Please refer to 3. Above.

This development application expresses a complete lack of understanding, sympathy, empathy or any reflection of the local environments or us, its inhabitants.


Kenneth Charles Watkins


Sharon Patricia Watkins

5 Lewis Street,
Longford. Tasmania 7301
Mobile:

Rosemary Jones

From:
Sent: Thursday, 14 July 2022 2:08 PM
To: NMC Planning
Subject: Representation to 8 Lot Subdivision and Works at 7 Cracroft Street Longford. Ref no. PLN -22-0096S

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Attn General Manager
Mr Des Jennings
Northern Midlands Council

Via email planning@nmc.tas.gov.au.

Dear Sir.

1 We the property owners of 10 Horne street, having purchased the block 18 years ago , specifically for the amenity of the area . are very concerned at the loss of the amenity this development application brings. to our privacy.

Our back boundary fence is of great concern as our fence is not high enough to protect our amenity from this development application.

We require a higher fence to be built to protect our amenity at the developers .expense.

2 Will storm water from each proposed lot drain onto Cracroft Street?

3 Can you advise how much open green space will be lost in lieu of cash for this proposed development?

On closing how many representations has this development application received?

Look forward to receiving a reply.

Regards.

Mark & Anne Green.

10Horne Street.

Longford. 7301

Points (not necessarily in order of importance) in support

Inadequate setback between Lots 8 and 6 Included in the application is a letter addressed to the council planning officer discussing several points as to how the proposed subdivision complies with the Northern Midlands Interim Planning Scheme 2003.

The letter refers to the boundary between lots 8, occupied by existing double storey residence, and lot 6, a proposed lot facing Cracroft Street. Several arguments are raised supporting the fact that even though the double storey dwelling encroaches 1.78 metres into the required setback of 4.5 meters, that it still meets the appropriate clauses. **One needs to remember that the boundary location has been drawn by the subdivider and of course could be located so that there is no encroachment.**

The arguments put forward are:

"The 1.78 meter encroachment is the southern corner of the dwelling which at this location is effectively one storey due to the slope of the roof." Observation of the building shows that the face of the gable end of the building, some of which will be in the 1.75m, does substantially point towards the south (Lot 6) and that it is not at all clear cut that there would be no shading (the claim of effectively being single storied is not clear cut)

In reference to the overlooking of lot 6 by the existing dwelling, some of the facts given are incorrect and misleading. *"The dwelling on lot 8 is oriented to the north-west which will limit overlooking and loss of privacy ... especially as the upstairs attic windows are on the north western side"*. The building is basically rectangular. The longer boundaries pointing respectively North East and **South West**. There are second storey windows on both of the longer boundaries and one window on the gable end pointing approximately South/Southeast. Both the South Western bank of windows (not North West as stated in the letter) and the gable end window will overlook both lots 6 and 7.

"There is a services easement (proposed) at the rear of lot 6 which will limit any development being constructed to the boundary and therefore increase separation". This however could also mean that more of the open space in Lot 6 becomes visible to the second story windows and nothing can be built to obstruct the view, not really "minimal overlooking".

It could be seen that instead of moving the boundary 1.78 meters away from the existing double storey house, necessitating perhaps smaller or lesser block sizes, inaccurate, at best misleading, arguments have been raised to justify a choice of boundary line.

Loss of trees and open space The property presently has a number of mature trees most or all of which will need to be removed if the subdivision goes ahead. The proposed block sizes will not enable the reestablishment of trees or vegetation to anywhere near the extent of these trees. There are mature trees located along Cracroft Street along the path of the proposed storm water drain which again will either need to be removed or their roots extremely compromised with the excavation required. The loss of trees will dramatically affect the look of the area and further contribute to the lack of vegetation within the town. I note that a request for a cash contribution be made in lieu of public open space loss. There will be a substantial loss of open space with the suggested subdivision (8 houses in the same space as 1). I am not sure the amount of money involved however what ever open space it will be buying it will be nowhere geographically near the space that has been lost and therefore does little to ameliorate the loss to the community close to the site. This does seem to be contrary to the spirit of Open space compensation.

Further degradation of Steet scape of Cracroft Street It could be argued that this could be only the start of this level of subdivision in the street. There are two properties to the East of 7 Cracroft Street of similar size which could easily undergo a similar transformation in the next few years. The nature of the properties in the past have been large blocks with singular dwellings. Homeowners who already own such land typically enjoy this arrangement. With the extensive proposed subdivision, the lifestyle of the surrounding property owners will be compromised. It would not be surprising that they might think twice about moving, taking advantage of the increased sale value which developers are able to pay. This opens the possibility of 14 more lots (7 extra per existing block) giving a total of 24 dwellings where 3 existed previously. The whole nature of the street scape would be lost.

Rubbish Bins Whereas before this property would have presented 2 bins on collection night. With the proposed number of lots this will increase to 16 with 8 of these needing to be located somewhere at the end of the proposed new access road. As there is a driveway very close to this point they will need to be arranged along a substantial amount of the frontages of lot 5 and 6. This is already a problem with other subdivisions (see photo). This is not only unsightly but a hazard to pedestrians (in particular dog walkers).

Services: Storm Water, Sewerage, Drinking Water Part of the application involves the construction of a storm water main along Cracroft Street to meet the existing main in Wellington Street. The proposed subdivision would add substantially to the storm water with 7 extra roofs and concreted access ways whereas presently a lot of the water would be retained by the trees and vegetation. There have been a number of subdivisions in the Lewis/Wellington Street precinct in the last couple of years; they would have already put a greater strain on the services. The storm water main became blocked and flooded at the Wellington St/Lewis Street intersection last winter and since it has been cleaned out drainage from my own property (Lewis St) has improved greatly. With a greater number of dwellings and paved surfaces comes a greater need for adequate storm water capacity.

Concrete roadway Concrete roadways into subdivisions, as can be seen in 172 Wellington Street and 121A Marlborough Street, are not only very ugly but increase storm water runoff and increase temperatures and glare in summer. One imagines there are more appealing and ecologically friendly alternatives which can serve the same function.

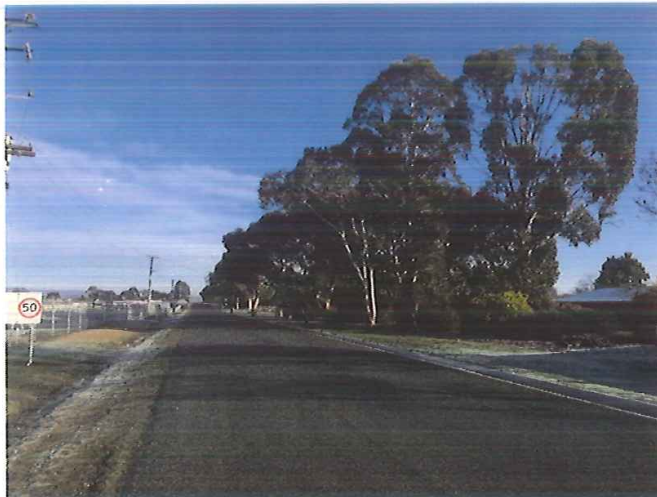
Yours sincerely

Kathleen Farr

1 Lewis Street Longford, Tas 7301



Large expanse of concreted
driveway into units 172
Wellington Street



Rural streetscape Cracroft Street.
Proposed path of storm water
sewer.



Line up of bins awaiting
collection, 172 Wellington
Street. Note inability to place
bins at end of owner's drive and
encroaching on adjacent
property frontage. Luckily these
adjacent houses are on larger
blocks and therefore have larger
setbacks which enables visual
barrier of vegetation.

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



PO Box 210

Newstead TAS 7250

29.7.22

Northern Midlands
Council Attn: Rebecca
Green
via email:

planning@nmc.tas.gov.au

Dear Rebecca

RFI – PLN-22-0096 - 7 Cracroft Street

I provide the following in response to issue raised in the representations:

Issue	Response
The proposal impacts this part of Longford and any other development including racecourse.	The proposed subdivision does have smaller lot sizes than the surrounds but the site is zoned General Residential and the permitted minimum lot size is 450m2 and the smallest lot size proposed is 468m2.
The development does not fit within the character of the area.	
The proposal does not make reference to the safety of pedestrians	A pedestrian footpath is proposed along Cracroft Street outside the subdivision
The proposal makes no reference to increased noise from the various developments that will occur.	There are no applicable standards under the planning scheme that require noise from residential subdivisions within the General Residential zone to be considered.
The proposal makes no reference to an increase in crime and anti-social behaviour which occurs when population increases.	These are not matters addressed by the Planning Scheme provisions
States the developer is opting for cash in lieu of public open space and that the area of Longford lacks facilities. Open Space should be provided within the subdivision.	It is understood that Council's preferred position is to take cash in lieu for smaller subdivisions such as proposed so as to create a fund for maintenance of existing open space facilities and develop new ones in planned strategic locations. Council can only request 5% of the area of the site for public open space which in this instance would mean an area of less than 300m2 and therefore a space that is not of sufficient size to create a useable public open space.
Concerned with removal of trees and the biodiversity that goes with them	The subject trees are not located within either a scenic protection or biodiversity overlay therefore

	there is no mechanism under the planning scheme to require their retention
There will be an increase in traffic in the area.	There will be an increase in traffic in the area but Cracroft Street has sufficient capacity to handle the increase.
Subdivision does not meet the requirements of the planning scheme in terms of setback between dwellings on lots 6 and 8.	<p>It is submitted that the 2.72 metre setback to the southern corner of the dwelling on Lot 8 meets P3 of Clause 10.4.2 as follows:</p> <p>The 1.78 metre encroachment is the southern corner of the dwelling which at this location is effectively one storey due to the slope of the roof which will limit overshadowing to the lot to the south. The dwelling on Lot 8 is oriented to the north-east which will limit overlooking and loss of privacy to any future dwelling on Lot 6 especially as all the upstairs attic windows are on the northern eastern side of the dwelling. There are two lower level bedroom windows that are within the encroachment of the building envelope and it is considered that this will result in minimal overlooking. There is a services easement at the rear of Lot 6 which will limit any development being constructed to the boundary and therefore increase the separation between the dwelling on lot 8 and any future dwelling.</p>
The development drastically alters the streetscape	The development will alter the streetscape however change in a streetscape is not prohibited by the Planning Scheme provisions.
This subdivision could be the start of the degradation of Cracroft Street as there are other larger lots that could be subdivided.	As the area along Cracroft Street is zoned General Residential, the minimum lot size permitted is 450m ² which does mean other lots have subdivision potential. This is not a valid reason to refuse the proposed subdivision.
There will be an increased number of rubbish bins along the frontage resulting in clutter and safety hazard for pedestrians	It is acknowledged that there will be up to 16 rubbish bins along the frontage of the current site which is currently 64 metres. Even if each bin were to take up 2 metres, less than half of the frontage would have bins in front of it and only for one night a fortnight.

Concerned about ability of stormwater infrastructure to cope with additional load	The capacity of existing infrastructure will be assessed by Council's infrastructure engineers.
Concrete roadways into subdivision increase stormwater runoff and increase temperatures and glare in summer	This is a matter of opinion and a change in finish is not required under the planning scheme provisions
Representor in Horne Street concerned about the height of common boundary fence. Would like a higher fence built at the developers expense.	Boundary fencing is a cost that is shared by neighbours.
Will stormwater from each proposed lot will be drained into Cracroft Street?	All lots will be drained to Cracroft Street
How much green space is lost in taking cash in lieu?	477m2

Yours faithfully



Chloe Lyne
 Planning and Development Consultant
 Commercial Project Delivery
 Mobile: +61 (0)408 397 393
www.cpdelivery.com.au



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0096	Council notice date	27/05/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00820-NMC	Date of response	3/06/2022
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	7 CRACROFT ST, LONGFORD	Property ID (PID)	2295084
Description of development	Subdivision - 8 lot		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
NTCADS	377.15-SK02	B	1/06/2022
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>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, to construct new infrastructure 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 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, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing, 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. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred 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". TasWater will release any security held for the defect's 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.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. 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.
15. Pipeline easements and/or lots, 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 and/or lot creation requirements.
16. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993,



that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.

Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

17. The Plan of Survey must include private service easements over the proposed private pipes located on Lot 3, servicing Lot 2, 3, and 8. The easement must benefit Lot 2, 3, and 8 and burden Lot 2.
18. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing sewerage infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

19. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.
20. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

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



Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



13 Smith Street / PO Box 156
Longford Tas 7301

PLANNING APPLICATION

Phone: 6397 7303
E-mail: planning@nmc.tas.gov.au

PLANNING APPLICATION

Proposal

Description of proposal:

The application proposes a combine rezoning and subdivision for land located at

Lot 1 Drummond Street, Perth (CT 173776/1)

The rezoning seeks to change the zone from Particular purpose (Future Urban) and

Rural Resource to General Residential in line with the Perth Structure Plan.

The proposed subdivision comprises 2 lot new lots and balance

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: Lot 1 Drummond Street, Perth

CT no: 173776/1

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

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

If yes – main building is used as

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

The land owner is pursuing zoning across the land consistent with the Perth Structure

Plan. The land that is zoned Rural Resource that is sought to be rezoned is separated from the

Blanance title by the Midland Highway. The proposed rezoning and subdivision consolidates

the land on each side of the highway.

(attach additional sheets if necessary)

Is any signage required? NIL

(if yes, provide details)

PLANNING APPLICATION

Applicant / owner details

Applicant: Justine Brooks - PDA Surveyors, Engineers and Planners obo
Mackinnon Estates Pty Ltd

Signature of Applicant: *[Signature]* **Date:** 22/03/22

Applicant's Details:

Postal address: 3/23 Brisbane Street, Launceston 7250

Phone: (03) 6331 4099 **Mobile:** 0429 201 271

E-mail: justine.brooks @ PDA.com.au

☒ I agree to receive communication regarding this application via email (please tick)

Name of Owner/ s of subject site: *Hugh S. Mackinnon*
(as per certificate of title)

(If the subject site is Crown land, owned by the Council or administered by the Council or the Crown, the application must be signed by **either** the responsible Minister of the Crown (or the Minister's delegate) **or** by the General Manager of the Council, **and** must be accompanied by written permission of that Minister or general manger to the making of the application.)

If the proposal involves works to an existing access or a new access the application must be signed by **either** the responsible Minister of the Crown (or the Minister's delegate) **or** by the General Manager of the Council **and** must be accompanied by the written permission of that Minister or general manager to the making of the application.

Owner's postal address: *390 Hawthorn Rd "Mantford" Launceston 7250*

Owner's email address: *hugh@collins.com.au*

As the owner of the land, I consent to the application being submitted,

Signed: *[Signature]* **Date:** 25 May 22

OR

As the applicant, I declare that I have notified the owner of the application

Signed: *[Signature]* **Date:** _____

Right of Way:

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Name of Owner/ s of ROW: _____

ROW Owner's Postal Address: _____

As the applicant, I have notified the owner of the ROW of the application

Signed: _____ **Date:** _____

(attach extra page if required)

Office use only:

Paid \$: _____ **Date:** _____ **Receipt No:** _____ (Code 01)

Ref: P1..... / Discretionary / Permitted / No Permit Required

Attachments:

- ☒ **Site plan (A4 or A3) showing:**
 - new buildings, works and alterations
 - north point, relative site and floor levels
 - lot boundaries, contours, road frontages, rights of way, easements and any services over the land
 - location of any existing buildings or structures on the land or adjoining lots
 - existing natural features such as trees, watercourses etc
 - items to be demolished, areas to be cut and filled
 - vehicle access points to roads and provisions for car parking & manoeuvring
 - provision of open space, including gradients, dimensions, access and adjoining open spaces
 - provisions for drainage
 - a completed environmental supplement for commercial or industrial developments
- ☒ **Adequate information to fully explain proposal, its intent, compatibility with environs & justification for any variation of Scheme provisions**
- ☒ **Locality plan showing:**
 - nearby streets
 - nearby buildings & features
- ☐ **Landscape plans & elevations (A4 or A3) showing:**
 - existing vegetation
 - proposed plantings
 - trees to be removed or land clearing and measures to prevent site soil erosion / pollution
- ☒ **Proposal plans/drawings (A4 or A3) showing:**
 - floor plan (inc area in m²)
 - building elevations (inc heights of building)
 - external materials and proposed colour scheme
 - type and colour and construction materials on all external surfaces
 - details of external lighting including the location, direction and strengths of external lights and proposed baffle devices
 - details of signage required
- ☒ **Consent of the property owner;**
- ☒ **Copy of title plan & easements** (available from Service Tas)
- ☒ **Other reports** (eg engineering)
- ☐ **Fees**

Application fees are based on estimates provided by the applicant when the planning application is made – an adjustment may be levied when a project cost is provided at building application stage.

Applications may be emailed to Planning@nmc.tas.gov.au, and application fees may be paid over the phone to Council's receptionist.

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.

TASMANIAN PLANNING COMMISSION

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

PDA Surveyors, Engineers and Planners
OBO Mr Hugh Mackinnon

Email address

justine.brooks@pda.com.au

Contact number:

03 6331 4099
0429 201 271

2. Site address:

Address:

Lot 1 Drummond Street, Perth , Tasmania

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

CT 173776/1

3. Consent of registered land owner(s)

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

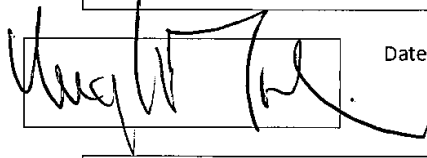
Mr Hugh Mackinnon

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

173776/1

Position
(if applicable):

Signature:



Date:

25 Mar 2022

Registered owner
(please print):

Mr Hugh Mackinnon

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Date:

Registered owner
(please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Date:



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 173776	FOLIO 1
EDITION 1	DATE OF ISSUE 15-Feb-2019

SEARCH DATE : 22-Jan-2020

SEARCH TIME : 09.09 AM

DESCRIPTION OF LAND

Parish of PERTH Land District of CORNWALL
 Lot 1 on Plan 173776
 Derivation : Part of 630 Acres and Part of 320 Acres Granted
 to James Thornloe
 Prior CT 171217/1

SCHEDULE 1

M373566 TRANSFER to HUGH CURZON MACKINNON Registered
 02-Oct-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT:(appurtenant to the land marked ABCDE on
 Plan 170426) a right of carriageway over the land
 marked Right of Way 6.00 wide on Plan 173776
 SUBJECT TO (appurtenant to Lot 1 on Plan 21741) full free and
 uninterrupted liberty and right from time to time and
 at all times hereafter at the will and pleasure of
 the Transferee to lay relay inspect maintain repair
 renew remove and cleanse a lineor lines of water
 mains and water pipes on and under the surface of the
 strip of land marked Longford Water Supply Pipeline
 Easement 3.00 wide on Plan 173776
 TOGETHER WITH all such sluice and other valves manhole
 inspection openings stopcocks and other fittings of
 whatever nature as may be necessary or expedient and
 for that purpose full free and uninterrupted right
 and liberty to go pass and repass over and along the
 said strip of land
 TOGETHER WITH the right to enter upon and repass over and
 along the said strip of land with or without
 inspectors workmen servants agents or other persons
 authorised by the Transferee and for the purpose
 aforesaid to open and break up the soil of the said
 strip of land or any part thereof and to bring and
 place in and upon the said strip of land and remove



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



such materials machinery tools vehicles of all description and articles and to do such other things in the said strip of land as the Transferee shall in its discretion think fit doing as little damage as may be but (subject as hereinafter provided) without being responsible or held liable for any inconvenience to Ronald Alpin Mackinnon (herein called "the Transferor") his heirs and assigns or occupiers for the time being of the said strip of land the Transferee repairing maintaining and keeping in good order the said line or lines of water pipes and water mains and all fixtures and fittings therein and at all times hereafter making good any disturbance to the soil and so far as may be possible replacing any excavated soil PROVIDED ALWAYS that upon entry the said strip of land for the purposes aforesaid the Transferee its servants or agents will:-

1. Cause as little inconvenience as possible to the Transferor,
2. Make good all damage to fences gates structures buildings or fixtures and after completion of the said works clear up and remove all surplus equipment stores materials and debris from any land of the Transferor entered or occupied for such purpose,
3. Keep all gates and fences closed during the course of the work or inspection so as to prevent sheep or cattle belonging to the transferor from straying off the land of the Transferor or from injury and indemnify the Transferor against any loss by reason of the failure of the Transferee its servants or agents to comply with this covenant

RESERVING nevertheless to the transferor and his heirs and assigns and the registered proprietors for the time being of an estate or interest in or occupiers of the balance of the land in Certificate of Title Volume 3920 Folio 58 the free and uninterrupted passage flow and use of right water from the said pipeline by way of no more than four draw off points of no greater inside diameter than 19mm such water only being used for domestic and stock-trough watering purposes AND FURTHER RESERVING nevertheless to the Transferor and his heirs and assigns and the registered proprietors for the time being of an estate or interests in or occupiers of the balance of the land in Certificate of Title Volume 2687 Folio 97 the free and uninterrupted passage flow and use of right water from the said pipeline by way of no more than four draw off points of no greater inside diameter than 19mm such water only being used for domestic and stock-trough watering purposes.

BENEFITING EASEMENT: a right of carriageway over the land



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



marked Right of Way 10.00 wide on Plan 173776

BURDENING EASEMENT: a right of carriageway (appurtenant to the land marked ABCDE on Plan 170426) over the land marked Right of Way 6.00 wide Plan 173376

A870414 BURDENING EASEMENT: pipeline rights in the terms more fully set forth therein for Northern Midlands Council land appurtenant to Lot 1 on Plan 21741 over the land marked Longford Water Supply Pipeline Easement 3.00 wide on Plan 173776

C179920 BURDENING EASEMENT: a right of drainage for the Northern Midlands Council over the land marked Drainage Easement on Plan 173776 Registered 22-Jul-1999 at noon

SP140641 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on Sealed Plan 140641) over the land marked Right of Way 8.00 wide on Plan 173776 (Subject to conditions)

SP140641 BURDENING EASEMENT: a pipeline easement (appurtenant to Lot 1 on Sealed Plan 140641) over the land marked Pipeline Easement 3.00 wide on Plan 173776

C206551 MORTGAGE to Tasmanian Trustees Limited (of that part of the said land within described formerly comprised in Folio of the Register Volume 152535 Folio 1) Registered 04-Jul-2000 at 12.03 PM

C249257 MORTGAGE to Tasmanian Trustees Limited (of that part of the said land within described formerly comprised in Folio of the Register Volume 152535 Folio 1) Registered 24-Aug-2000 at noon

C722204 MORTGAGE to Tasmanian Perpetual Trustees Limited (of that part of the said land within described formerly comprised in Folio of the Register Volume 152535 Folio 1) Registered 24-Nov-2006 at noon

D10876 MORTGAGE to MyState Financial Limited (of that part of the said land within described formerly comprised in Folio of the Register Volume 152535 Folio 1) Registered 28-May-2012 at noon

D60412 MORTGAGE to Tasmanian Perpetual Trustees Limited (appurtenant to the land marked ABCDE on Plan 164456) Registered 02-Oct-2012 at 12.01 PM

D60413 MORTGAGE to MyState Financial Limited (appurtenant to the land marked ABCDE on Plan 164456) Registered 02-Oct-2012 at 12.02 PM

D60416 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 02-Oct-2012 at 12.03 PM

E75746 TRANSFER of MORTGAGES C206551 and C249257 to MyState Bank Limited Registered 16-Jan-2017 at noon

E75745 TRANSFER of MORTGAGES C722204 and D60412 to MyState Bank Limited Registered 23-Jan-2017 at noon



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



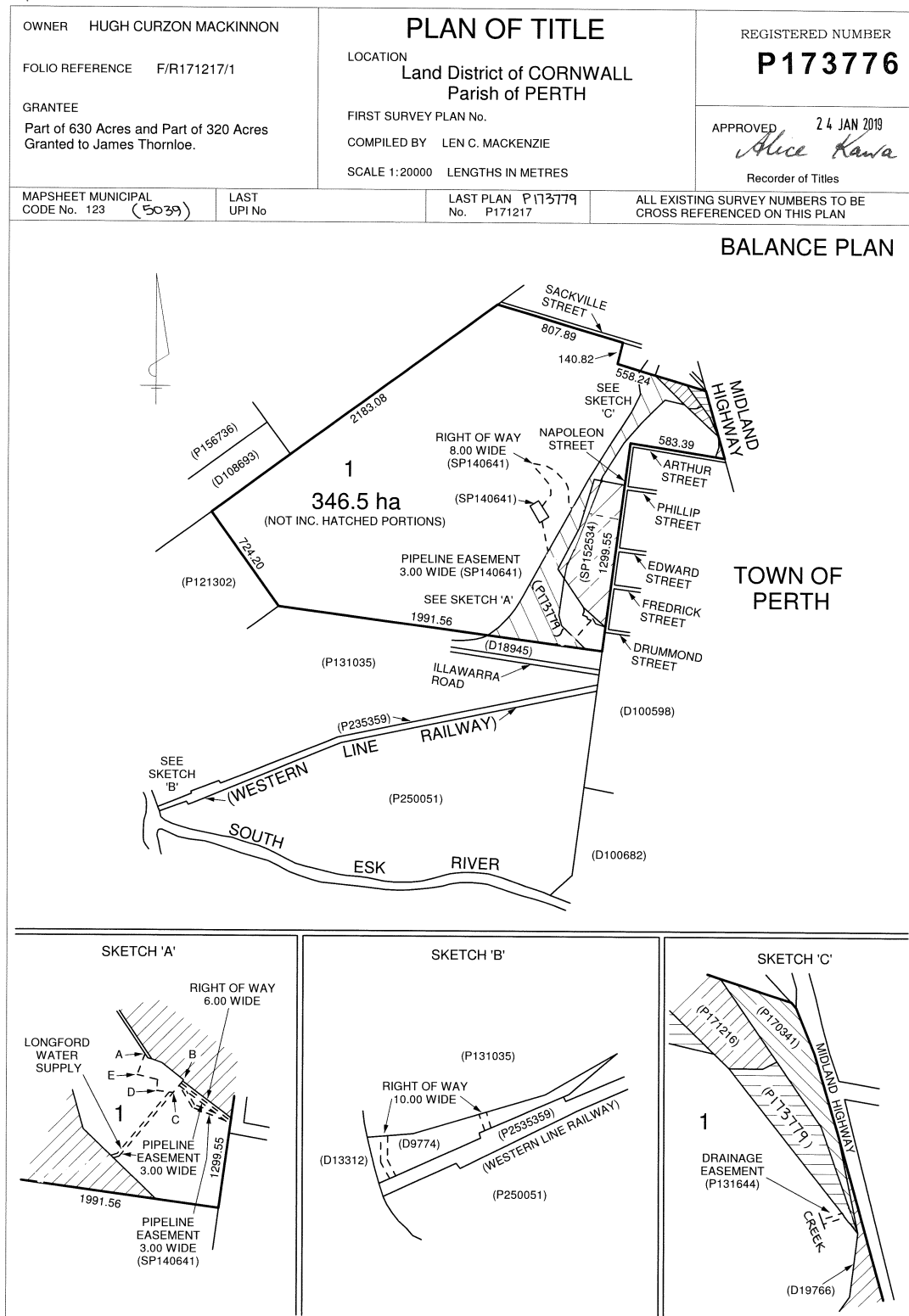
UNREGISTERED DEALINGS AND NOTATIONS

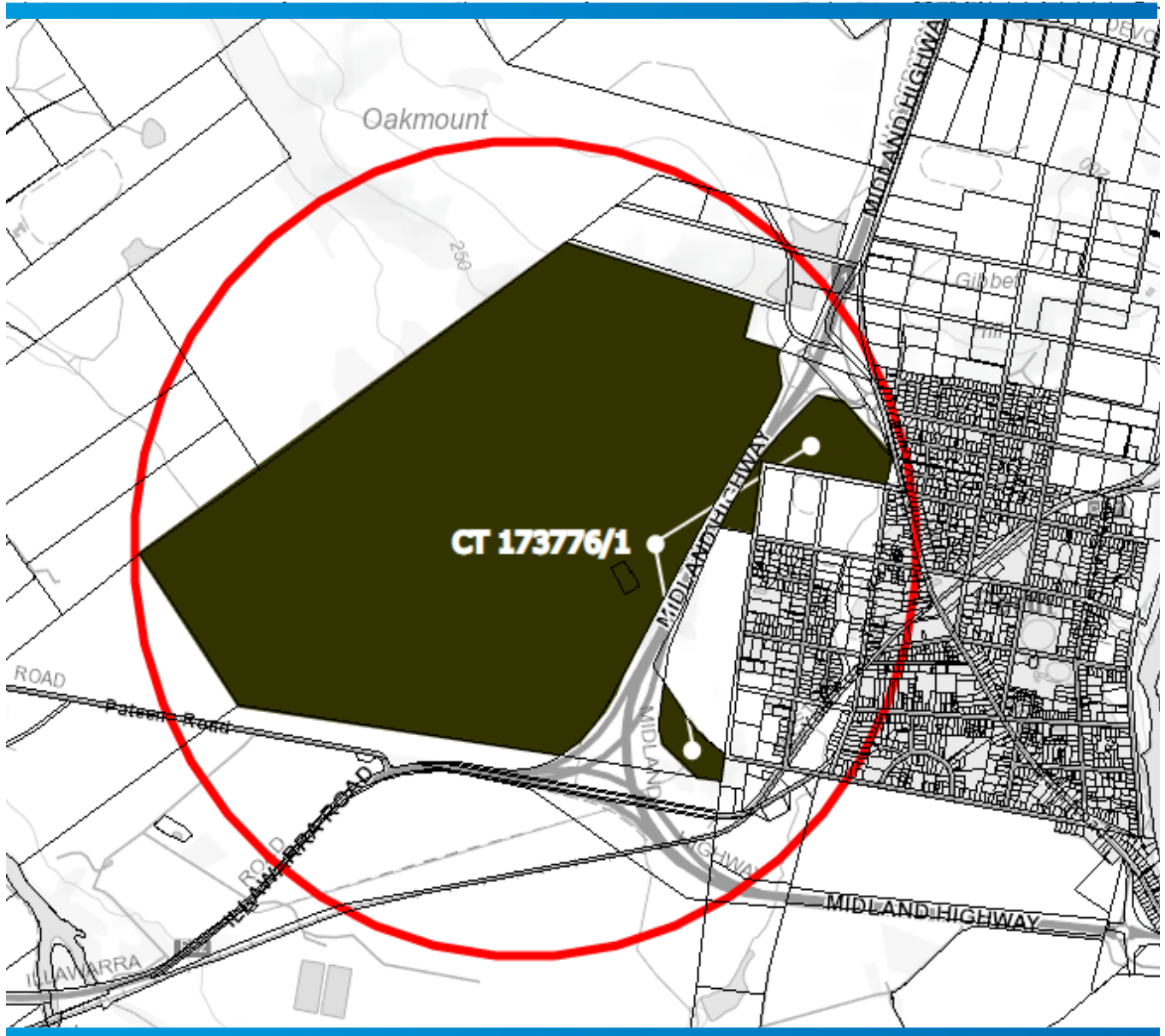
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





Lot 1 Drummond Street, Perth

S43 Land Use Planning and Approvals Act 1993

Combined Rezone & Subdivision

45018JB | 21/03/22

PDA Contributors

Project Manager/ PDA Contact	Justine Brooks – Director Planning Manager	21/03/22
Reporting	John Ayers – JDA Planning - Consultant	18/03/22
Review & Approval	Justine Brooks – Director Planning Manager	21/03/22
Review	John Dent – Director Registered Surveyor	

Revision History

Revision	Description	Date
V1	First Issue – General Editing	21/03/22
V2	Second Issue – Client Requested Amendments	28/03/22
V3	Final Approved by Client	29/03/22

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners. Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

Table of Contents

EXECUTIVE SUMMARY	1
Figure 1 Subject property	1
Figure 2 Plan of subdivision	2
Figure 3 Proposed subdivision - Proposed rezoning sites	3
Figure 4 Current Zone plan and proposed subdivision	4
Figure 5 Perth Structure Plan - Opportunities	5
Figure 6 Zone plan; Proposed subdivision; Perth Structure Plan extract -Design Strategies, opportunity	5
Figure 7 Low Density development - north Perth township	6
Figure 8 Urban Growth Areas - NTRLUS	7
Figure 9 Opportunities-Perth Bypass.....	7
1.0 INTRODUCTION.....	8
Figure 10 Property title extract - Lot 1 Drummond Street	8
Figure 11 Subject property	9
Figure 12 Zone Plan NMIPS	9
Figure 13 UGB site relationship	10
2.0 SITE DESCRIPTION	11
Figure 14 Subject site	11
Figure 15 Subject property title.....	11
Figure 16 Title area CT 174678/1	12
Figure 17 Proposed lots.....	12
Figure 18 Views subject areas	13
2.1 INFRASTRUCTURE SERVICES - PERTH.....	14
Figure 19 Services- water and sewer.....	14
Figure 20 Serviced land.....	14
3.0 STRATEGIC CONSIDERATIONS -SECTION 300 OF THE ACT	15
3.1 300 Amendments under Divisions 2 and 2A of the interim planning schemes:.....	15
Figure 21 Urban Growth Consolidation Boundary Perth locality - Regional Framework Plan: Northern Townships NTRLUS 2021, p18	15
Figure 22 Urban Growth Boundary and Proposed Subdivision.....	16
Figure 23 Urban growth boundary - brown shading	18
3.2 Consideration against Section 43C and the Objectives of the <i>Land Use Planning and Approvals Act 1993</i>	19
3.3 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania	19

3.4	Schedule 1, Part 2 - Objectives of the planning process established by the Act.....	20
4.0	STATE POLICIES	22
4.1	State Policy on the Protection of Agricultural Land 2009	22
4.2	State Coastal Policy 1996.....	23
4.3	State Policy on Water Quality Management 1997	23
4.4	National Environment Protection Measures.....	23
4.5	Gas Pipeline Act 2000	23
5.0	DEVELOPMENT PROPOSAL – SUBDIVISION	25
	Figure 24 - Development areas	25
5.1	Proposal.....	25
5.2	Services.....	25
6.0	PLANNING SCHEME ASSESSMENT	27
6.1	10.0 General Residential Zone.....	27
	10.1 Zone Purpose.....	27
	10.1.1 Zone Purpose Statements	27
	10.1.2 Local Area Objectives	27
	10.1.3 Desired Future Character Statements.....	28
	10.4.15 Development Standards for Subdivision	28
	10.4.15.1 Lot Area, Building Envelopes and Frontage.....	28
	10.4.15.2 Provision of Services.....	29
	10.4.15.3 Solar Orientation of Lots	30
	10.4.15.4 Interaction, safety and security	30
	10.15.5 Integrated Urban Landscape	30
	10.4.15.6 Walking and cycling Network	31
	10.4.15.7 Neighborhood Road Network	32
7.0	PLANNING SCHEME CODES.....	33
7.1	E1.0 Bushfire-Prone Areas Code.....	33
7.2	E7.0 Stormwater Management Code	34
7.3	E4.0 Road and Rail Asset Code	36
8.0	CONCLUSION	41
	APPENDICES.....	42
	Appendix A Subject Property Titles.....	42
	Appendix B Proposal Plan	42
	Appendix C Agricultural Assessment	42
	Appendix D Bushfire Hazard Assessment	42

SECTION 43A APPLICATION LAND USE PLANNING AND APPROVALS ACT 1993 - LOT 1 DRUMMOND STREET PERTH

STREET PERTH

REZONING AND DEVELOPMENT APPLICATION

EXECUTIVE SUMMARY

The application relates to the property known as Lot 1 Drummond Street Perth, located north west of the Perth township and contained in Certificate of Title 173776/1. The title area forms a part of the larger farm holding which extends to Pateena and Illawarra Roads in the west and to the south of the subject titles.

The land contained in CT 173776/1 is operated as a mixed farming enterprise which includes irrigated seasonal cropping and livestock production. This main title CT 173776/1 is severed by the Perth bypass and for all practical purposes has resulted in the majority of the agricultural activity occurring on this titled area to the west and area north of the Midland Highway.

The land contained in CT 173776/1 located either side of the Perth Bypass is zoned Rural Resource, whilst the title area CT 174678/1 which adjoins the subject site is zoned General Residential.

The proposal is seeking to rationalise the future land use to reflect the particular circumstances described, consolidating the residual area of the main title located to the southeast of the bypass shown as Lot 1 - 13.7ha, and creating a new lot to the south of title CT 17468/1, shown as Lot 2 - 4.8ha refer **Figure 2**.

To achieve this, the application proposes that these residual areas be rezoned to the General Residential classification, refer **Figure 3**, enabling future residential development in the immediate vicinity of the Urban Growth boundary of the Perth township. Access to these new titles will be achieved from the existing Perth Road network.

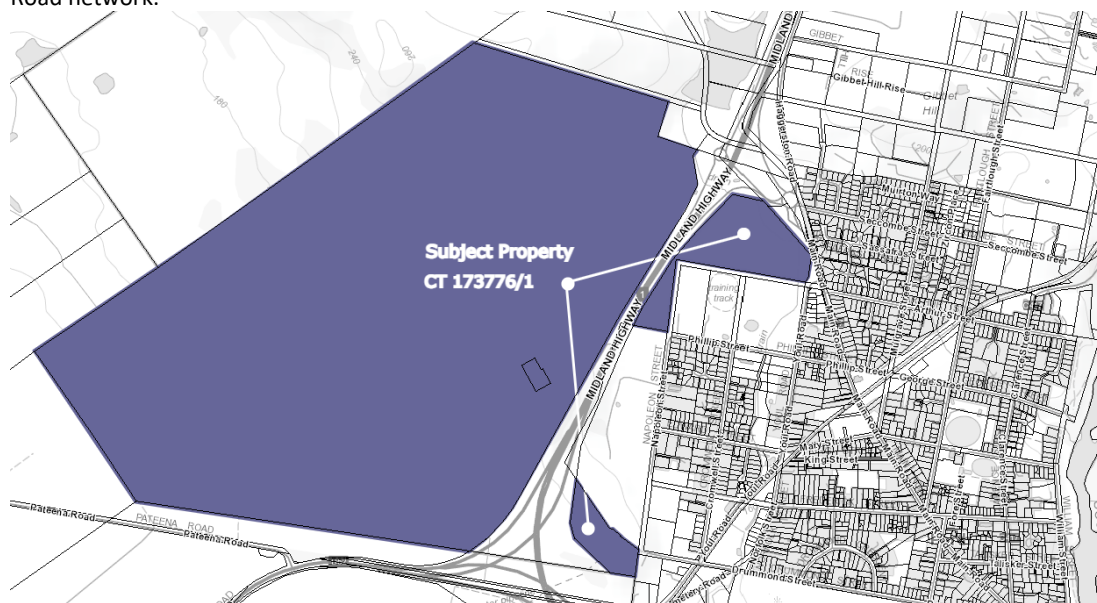


Figure 1 Subject property

The application made under section 43A of the Land Use Planning and Approvals Act 1993 seeks approval for the following:

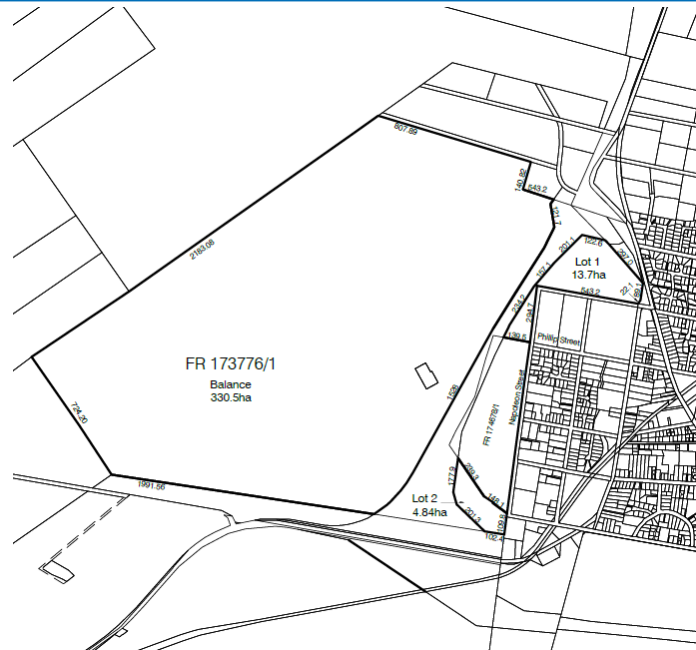


Figure 2 Plan of subdivision

- (a) To rezone the portion of the title CT 173776/1 on the east side of the Midland Highway from Rural Resource to General Residential classification, and concurrently;
- (b) To subdivide that section to create 2 lots
 - Lot 1 - 13.7ha;
 - Lot 2 - 4.8ha; leaving the balance of the title on the west side of the highway:
 - Balance 330.5ha.

The proposal will result in the creation of 2 additional lots. Lot 1, a 13.7ha parcel from title CT 173776/1 adjacent the existing residentially zoned area, and lot 2 with an area of 4.8ha located south of and directly adjoining that existing residentially zoned title CT 174678/1.

Title 174678/1 is the subject of a residential subdivision application and will create a total of 115 lots over 11 stages.

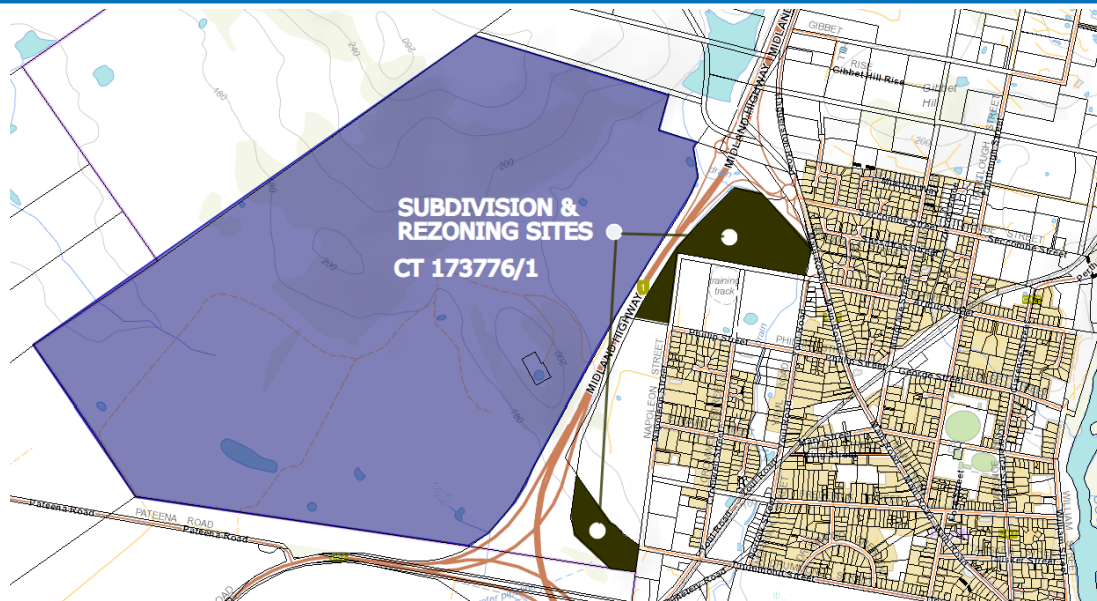


Figure 3 Proposed subdivision - Proposed rezoning sites

The main body of the title 173776/1 is severed by the Perth bypass, and given the more recent consideration to and outcomes of the *Perth Structure Plan*, rationalisation of the property's zoning is seen as part of the strategic and most practical approach to that imperative which will enable future residential consolidation to the west of the township.

These subject sites - proposed Lots 1 and 2, to the east of the bypass are undeveloped and presently used for low intensity dryland grazing.

In short, the proposal reflects the site's proximity to the residential areas of the township east of the highway, providing the opportunity to consolidate future residential growth within the structural boundaries to the western edge of the Perth township.

As noted, the title CT 174678/1 to the east of the highway bypass is zoned for residential development, whilst the balance areas as indicated in Figure 1 retain the Rural Resource classification. In light of this, Pinion agronomists were engaged to undertake an analysis of the agricultural attributes/value of these sites in the context of the balance of the title which is farmed for grazing and associated agricultural activity.

Pinion concludes that the rezoning of this area of the title from Rural Resource to General Residential represents only a small percentage of the overall site, and that the proposal does not diminish the agricultural value of the property. Pinion notes that the title 174678/1 is currently zoned General Residential and that these remnant areas of the main title (proposed lots 1 and 2) are only opportunistically grazed on the semi-improved pastures present.

Lot 1 is theoretically capable of supporting cropping land use activity, however challenges associated with the shape of the block, being in close proximity to adjacent and nearby residential dwellings, the likely clash and conflict with non-agricultural neighboring properties and with no irrigation infrastructure present means realistically this land would not be cropped. This land does not have a history of cropping, and only occasionally forage crops are grown. Lot 2 is unsuitable for cropping due to the low/ very low land capability present. The balance of the title 173776/1 west of the Midland Highway will continue to be used for mixed cropping land use activity.

Pinion observes the proposed development has been designed and planned in such a way as to minimize any potential negative impact or constraint on the adjacent pastureland. The layout and plan of the development is sensitive to the balance of the property and ensures that the agricultural use can be conducted on this land without being diminished and/or negatively impacted.

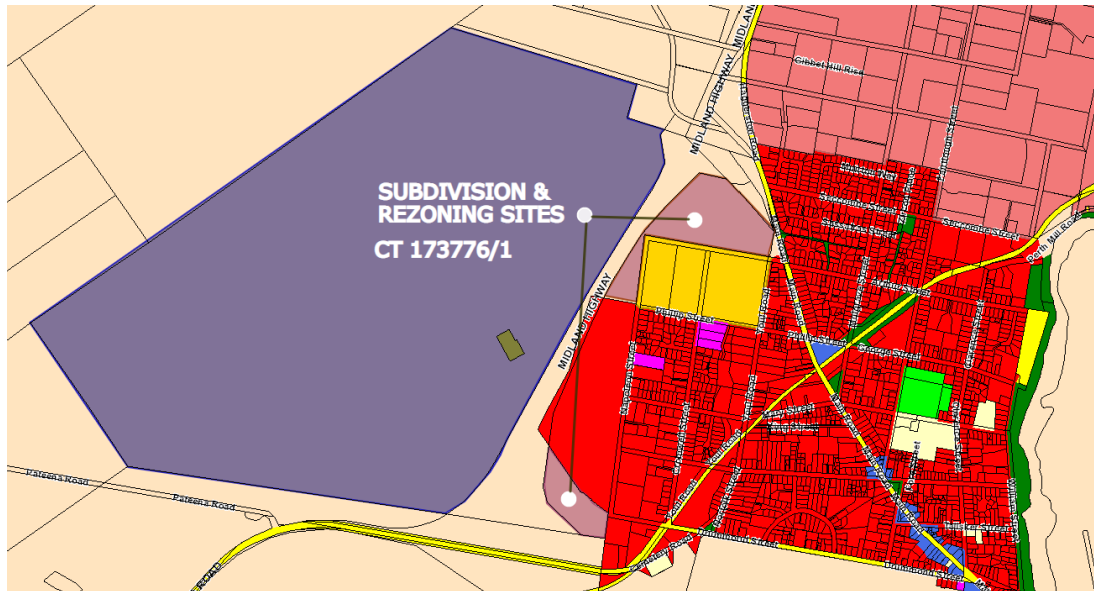


Figure 4 Current Zone plan and proposed subdivision

In a strategic sense it is relevant that the *Perth Structure Plan* (PSP) was adopted by Council on the 10 April 2017, recognising the significant opportunity and the imperative to consolidate future residential development within the Perth township. This is important because the development pattern characterising the Perth township constrains future growth to the north given the location of low-density subdivision. The Plan notes:

The town of Perth features a range of land uses the patterns of which are quite distinct and are generally not mixed, with the exception of discrete light industrial pockets of land, interspersed within a residential area. Residential is the predominant land use throughout the town, accounting for 87% of the total area. There are however distinct rural and commercial precincts.

The northern fringe area of Perth is comprised of very low-density residential properties on large land holdings, while the central and southern parts of the town is comprised of General Residential zoned land, on lots ranging from 600-1800 square meters.

The South Perth ODP area is designated as an emerging residential area and represents a prime opportunity for redevelopment to accommodate the towns future growth. Similarly, land in the western part of Perth is also zoned for residential purposes and capable of meeting growth demands.



Figure 5 Perth Structure Plan - Opportunities

The *Perth Structure Plan* observes that the bypass would constrain future development which will benefit urban consolidation and support infill development as opposed to further greenfield expansion. The *PSP* also observes that potential infill development is well serviced and centrally located in the context of the General Residential Zone, to create a more compact urban form. The analysis concludes that the west Perth locality is an area which can accommodate future residential growth to complement the South Perth ODP area.



Figure 6 Zone plan; Proposed subdivision; Perth Structure Plan extract -Design Strategies, opportunity

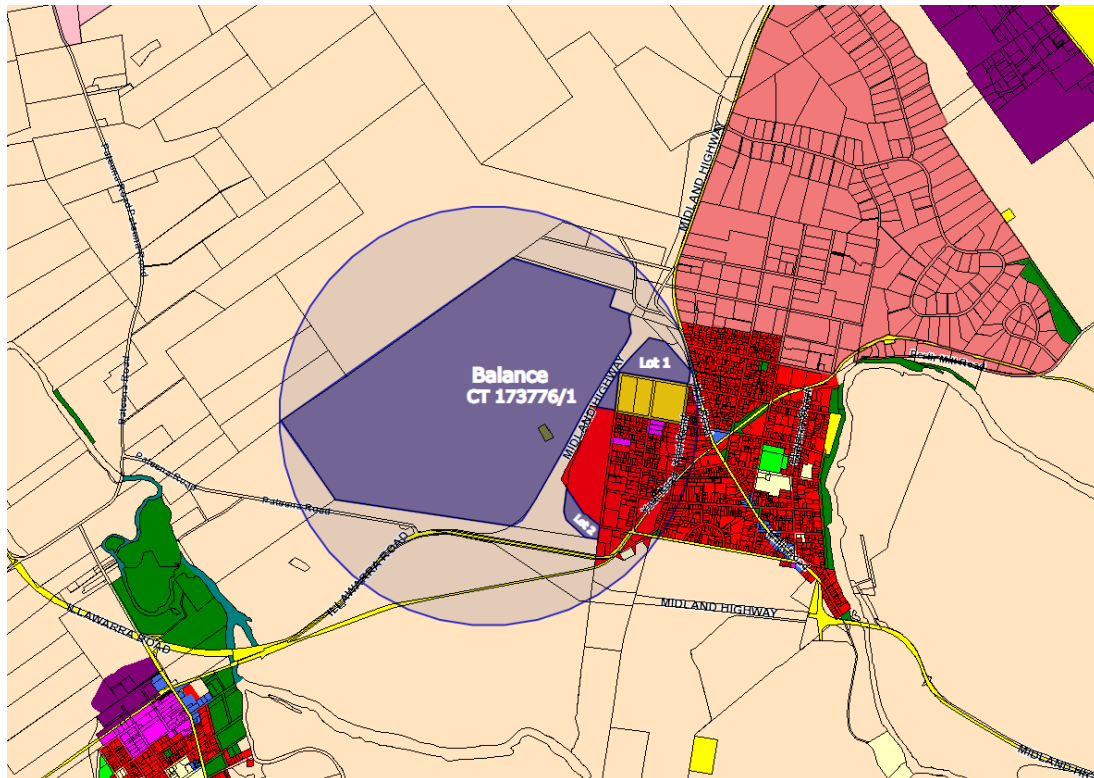


Figure 7 Low Density development - north Perth township

The Northern Midlands Planning Scheme (the planning scheme) at clause 2.2.2.1 provides the following objectives in reference to **Settlement**

- a) *Encourage growth within the existing settlement pattern in the main towns of Longford, Cressy, Perth, Evandale, Campbell Town, Ross and Avoca as the foci for commercial, residential, industrial, community and other development.*
- b) *Allow urban development within the capacity of existing services outside the urban growth boundaries of the main settlements but only in established settlements.*
- c) *Actively discourage further residential development in the rural areas outside these centres unless clearly required for the operation of a rural enterprise, except for limited low density residential development in selected areas where Council has made provision.*

The proposal meets objective a) in that the redevelopment of the land is within the existing development pattern, and whilst subdivision demand continues to grow the rezoning of the land will enable future consolidation proximate the identified growth boundary.

Importantly, the principles of the Northern Regional Land Use Strategy in reference to settlement management provide:

Planning for and development of the *Regional Settlement Network* should apply the following strategies:
 Settlement Pattern

- *Support sustainable growth in identified Urban Growth Areas.*
- *Contain settlement within Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in Regional Settlement Hierarchy.*

- Support development of Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area, refer Figure 8 below.
- Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.
- Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.

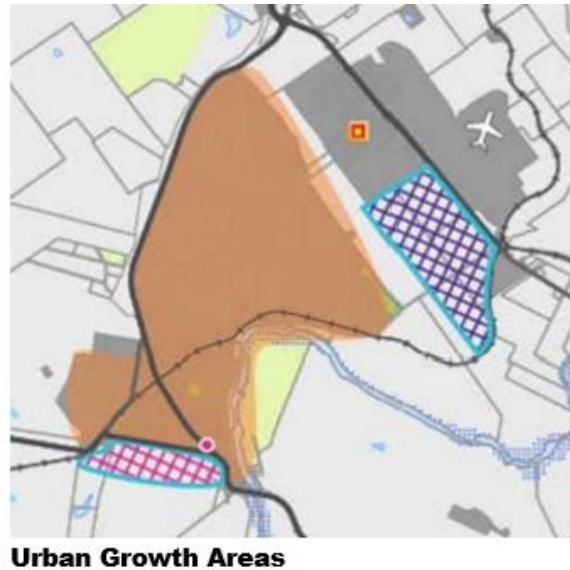


Figure 8 Urban Growth Areas - NTRLUS

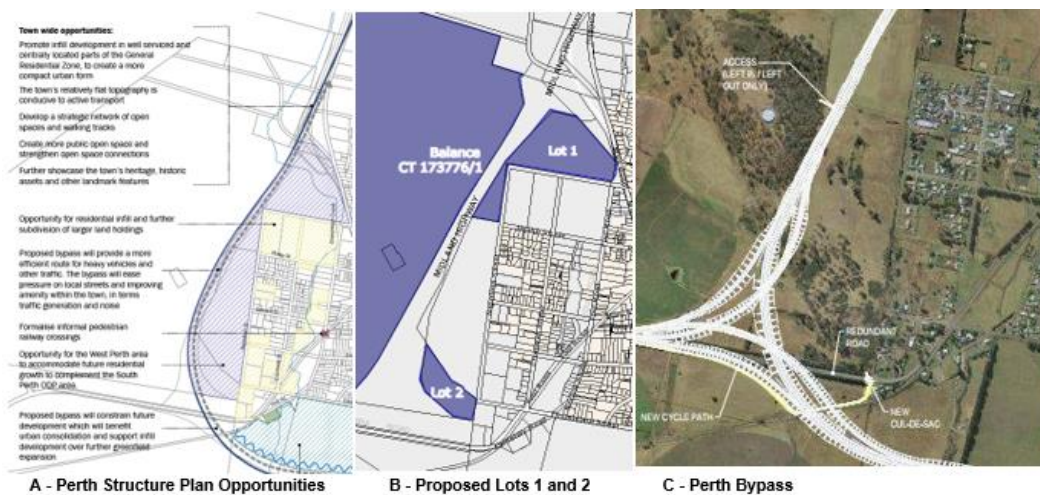


Figure 9 Opportunities-Perth Bypass

1.0 INTRODUCTION

The application is lodged in accordance with section 43A of the *Land Use Planning and Approvals Act 1993* (the Act) seeking approval for a combined rezoning and development application to enable the subdivision of the subject property at Lot 1 Drummond Street Perth, so as to rationalise the boundary east of the Midland Highway Bypass.

The total area of the subject property is 346.5ha and is wholly contained within Certificate of Title Volume 173776 Folio 1 - Figure 10 below.

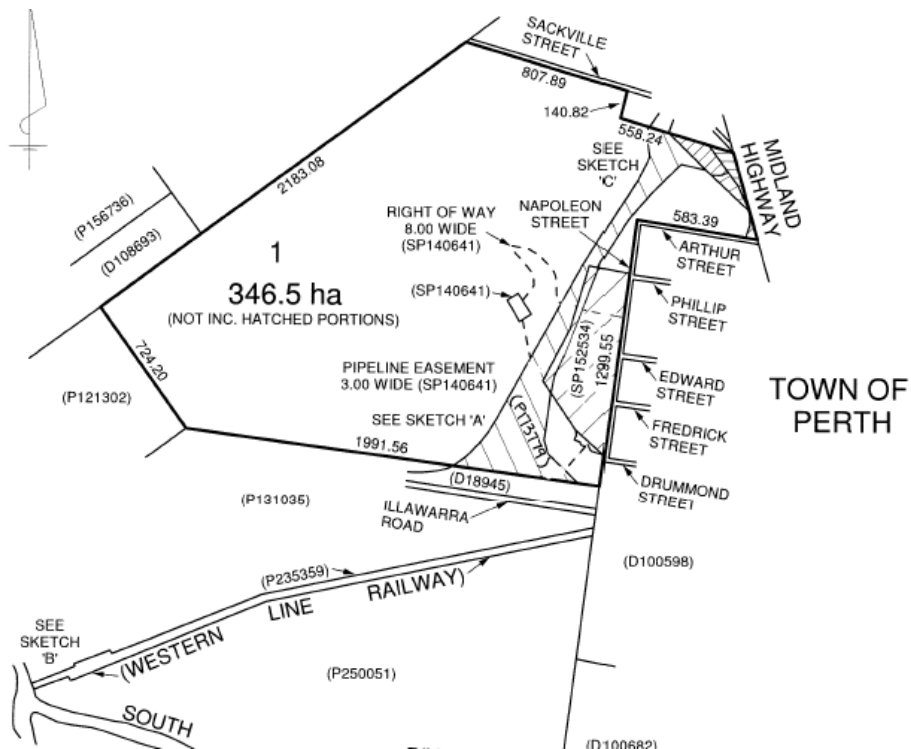


Figure 10 Property title extract - Lot 1 Drummond Street

The proposal will result in the creation of 2 additional lots. Lot 2 a remnant parcel from the title section of CT 173776/1 adjacent the existing residentially zoned area - CT 174678/1, and the second area shown as Lot 1 with an area of 13.7ha located north of and directly adjoining the existing residentially zoned title CT 174678/1. Both the new lots will have access to the existing Perth Road network.

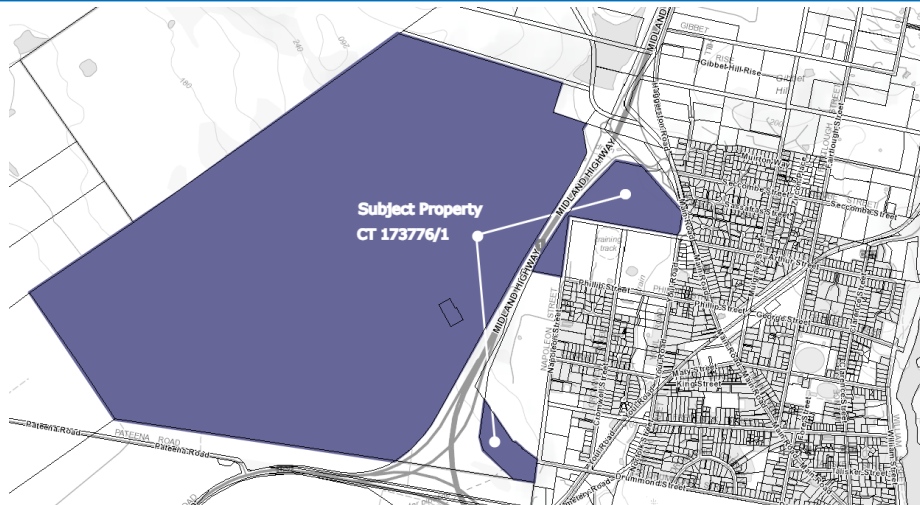


Figure 11 Subject property

The subject property is classified under the *Northern Midlands Interim Planning Scheme 2013* (the Scheme) as Rural Resource, and this includes the subject areas east of the bypass now proposed for rezoning. It is significant that these areas are impacted by the location of the residential zoned land also known as Lot 1 Drummond Street (CT 174678/1) which is presently the subject of a development application for the creation of lots at a residential density, altering the existing use which will undoubtedly impact the current dryland grazing use of the subject areas (proposed lots 1 and 2).

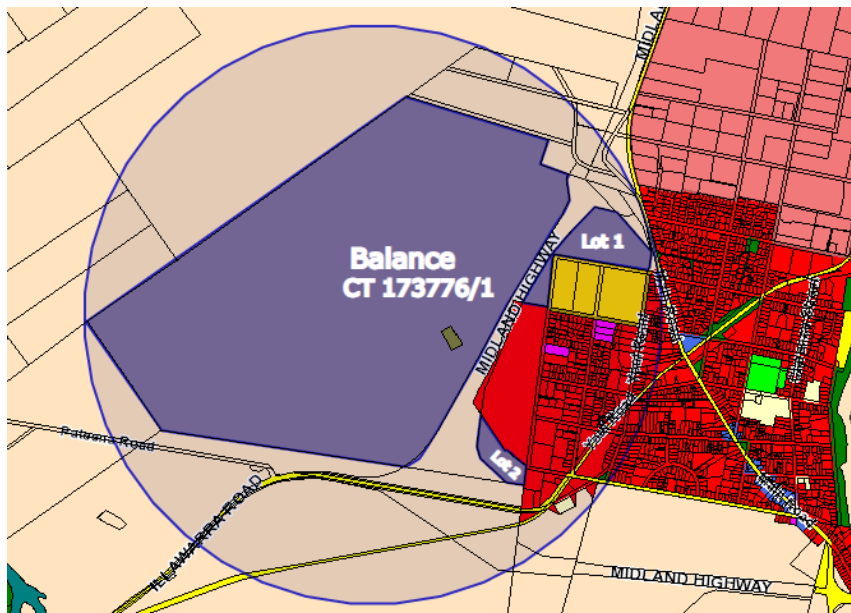
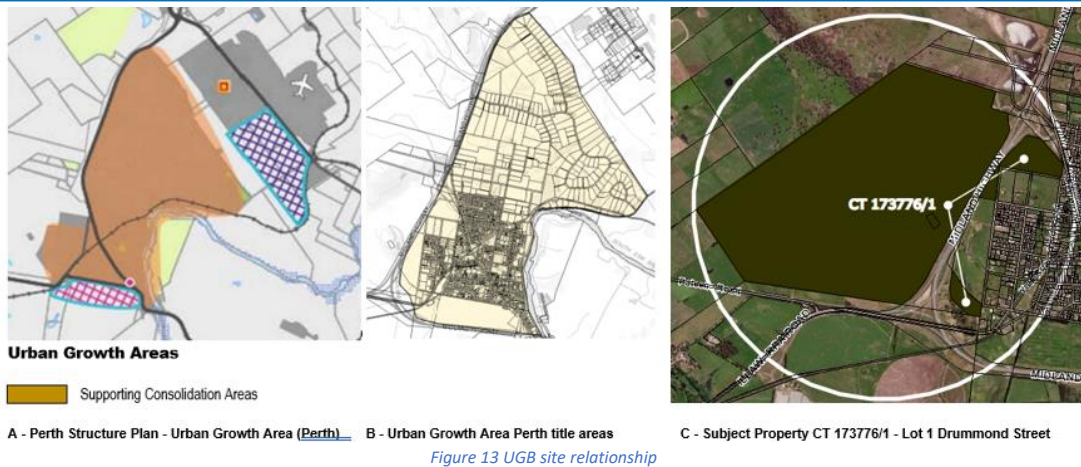


Figure 12 Zone Plan NMIPS

The proposed lots are located in the immediate vicinity of the urban growth boundary and are capable of being serviced with reticulated water, having access to sewerage and stormwater infrastructure.



The proposal will rationalise the future land use to reflect the particular circumstances described, consolidating the residual areas of the subject title located to the southeast of the bypass. To achieve this, the application proposes that these residual areas be rezoned to the General Residential classification, enabling future residential development immediately proximate the identified Urban Growth boundary of the Perth township.

Access to these new titles will be achieved from the existing Perth road network and all services are available to the future development sites.

Whilst it is recognised the future development of these new lots will not be immediate in a temporal sense, the rezoning and subdivision does ensure the land from a strategic perspective approaches a development ready status to meet future demand. Additionally, the severance of the subject title by the highway physically separates the sites and their productive capacity in terms of agricultural use, but more particularly the existence of the residentially zoned property CT 174678/1 presents the real risk of land use conflict, diminishing even further the agricultural potential of this adjoining land.

Based upon the review undertaken by Pinion, it is readily apparent that the highest and best use for this land is necessarily residential.

2.0 SITE DESCRIPTION

The subdivision site is located adjacent the highway bypass with frontage to Napoleon Street and the unconstructed section of Arthur Street. The balance of the title is located on the western side of the highway and together with adjoining titles is a significant part of the property's overall agricultural operations which extend to Pateena and Illawarra Roads to the west.

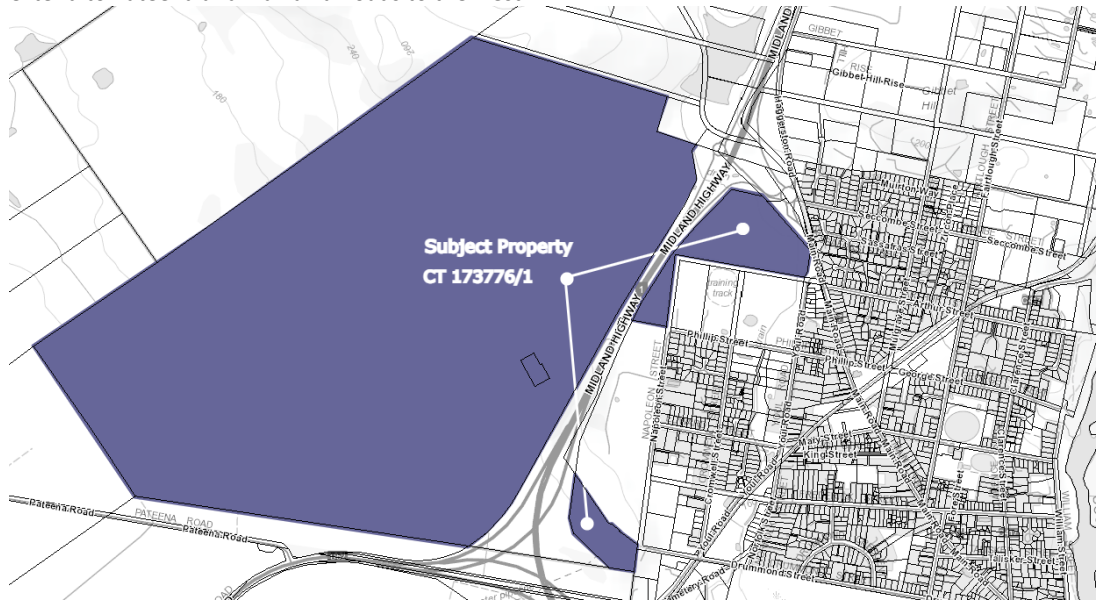


Figure 14 Subject site

The property title 173776/1 is characterised by hilly rolling ground to the north through its centre and forms the southern slopes of the *Oakmount Hills*, and gently sloping undulating and flat ground south and west. The adjoining title area CT174678/1 consists of flat and gently sloping ground on the northern edge of the block which then rises to an area of hilly ground to the western end.

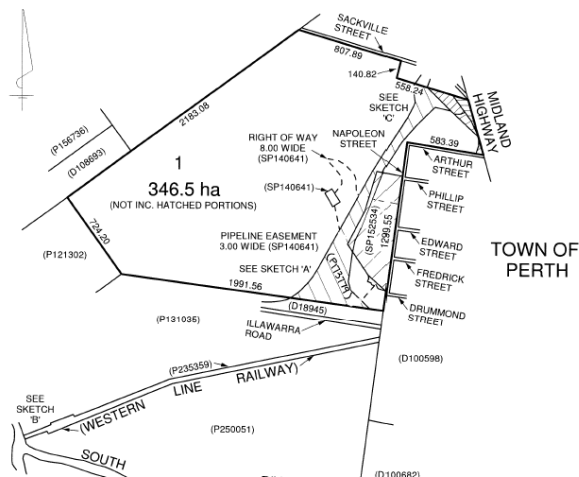


Figure 15 Subject property title

Vegetation on the northern section of the title includes open pastureland, irrigated cropping ground with higher elevation land covered by native forest and low land grasslands, whilst the southern blocks consist of open pastureland and grassland with native forest.

The existing residential zoned land with frontage to Napoleon Street is shown below. Whilst this title is presently used for low intensity dryland sheep grazing, plans for residential subdivision are on foot to create 115 lots at general residential densities.



Figure 16 Title area CT 174678/1

The land contained in CT 173776/1 is operated as a mixed farming enterprise which includes irrigated seasonal cropping and livestock production. This main title CT 173776/1 is severed by the Perth Bypass and has resulted in most of the agricultural activity occurring upon the land northwest of the Midland Highway.

The land contained in CT 173776/1 located either side of the Perth Bypass is zoned Rural Resource, whilst the title area CT 174678/1 is zoned General Residential - refer Figure 16 above.

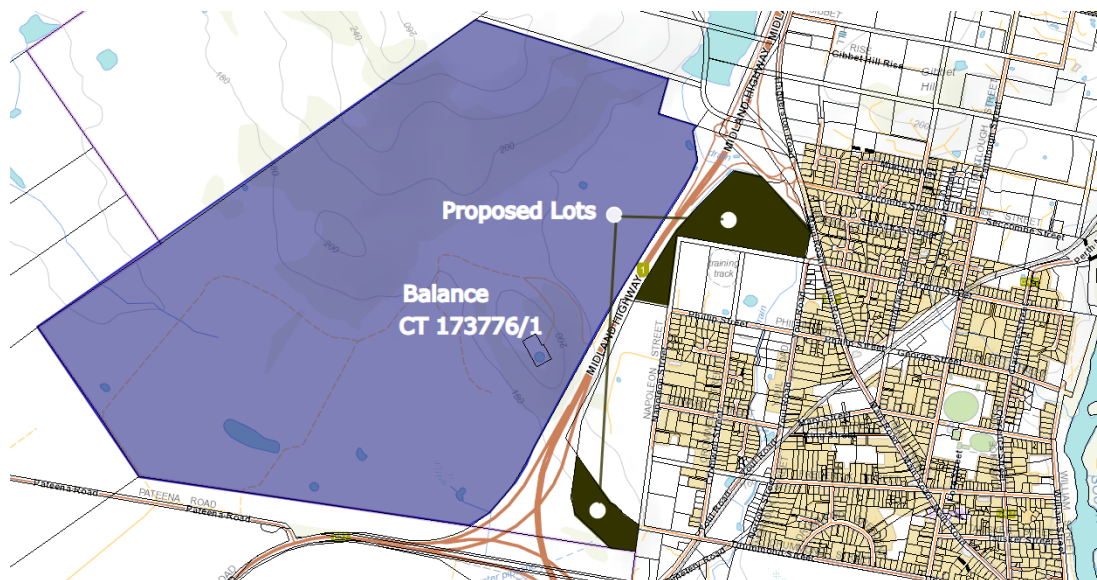


Figure 17 Proposed lots

Title reference: CT Volume 173776 Folio 1-Lot 1 Drummond Street Perth - area of the site is 346.5ha of which the zone split is proposed would be as follows:

- General Residential: approx.18.5ha
- Rural Resource approx. 330.5ha



Figure 18 Views subject areas

2.1 INFRASTRUCTURE SERVICES - PERTH

The Figure 19 below shows the extent of services within the Perth township. The proposed subdivision can be serviced with reticulated water and sewerage and whilst the wastewater treatment plant capacity is to be upgraded and rising main upgraded as part of the redevelopment of the land in the west of the town, the present subdivision proposal will not have a significant impact in terms of the infrastructure capacity.

The property in the western area is serviced by the Mackinnons Hill Reservoir and the sewer gravity system can accommodate the minimal demand generated by the proposed subdivision.

In terms of stormwater drainage, the area of the proposed lots (1 and 2) is sufficient to enable on site stormwater management.

The rezoning of the site and the creation of 2 lots will not add to the demand for drainage infrastructure nor increase significantly the water balance, nor will peak discharges be adversely increased.



Figure 19 Services- water and sewer

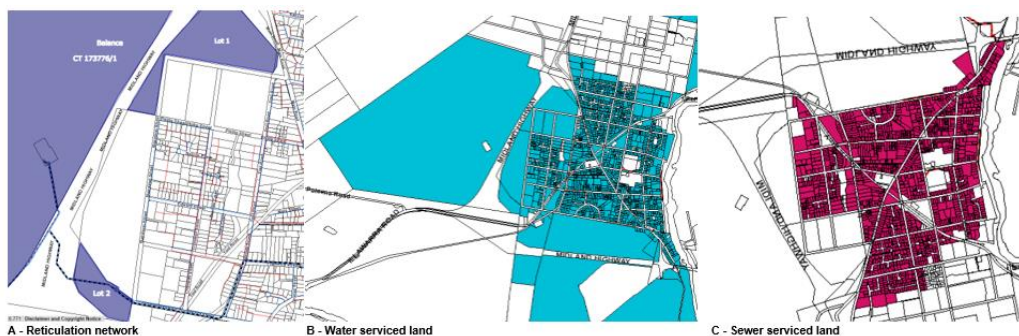


Figure 20 Serviced land

3.0 STRATEGIC CONSIDERATIONS -SECTION 300 OF THE ACT

3.1 300 Amendments under Divisions 2 and 2A of the interim planning schemes:

- (1) *An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into a, or remove a local provision from such a planning scheme, if the amendment is as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*

RESPONSE: The extension of the General Residential zone to the balance of the existing title will enable the sustainable development of the site in a manner which is in keeping with that of the adjacent residential development and importantly remains proximate the urban growth boundary.

The proposal will create two additional lots only within the precinct which can be developed at greater residential density in the future adding importantly to the residential land bank for the town and its ongoing development.

The Figure 21 below shows the Perth Urban Consolidation boundary identified by the NRLUS within which infill development is encouraged as a priority.

NORTHERN TASMANIAN REGIONAL LAND USE STRATEGY 2021

Urban Growth Boundary - Perth

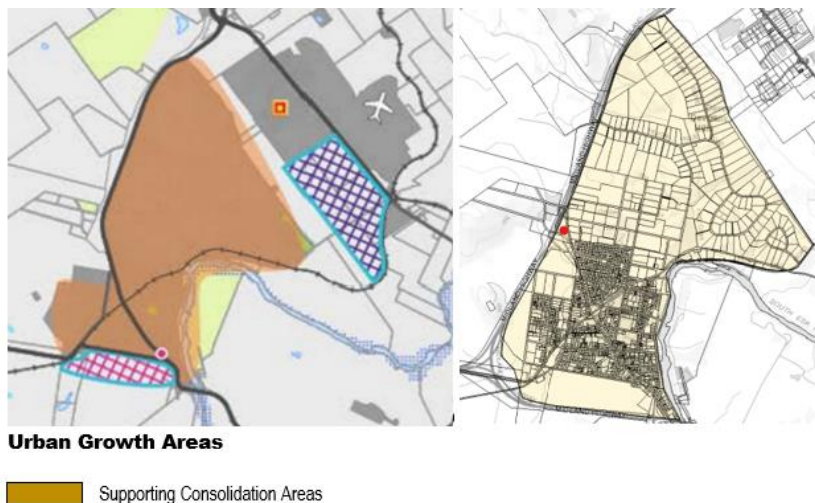


Figure 21 Urban Growth Consolidation Boundary Perth locality - Regional Framework Plan: Northern Townships NTRLUS 2021, p18

NRLUS

E Regional Planning Policies

E.2.3 Key Settlement Network Strategies

The *Strategy* provides the basis upon which future development decisions must be made.

Planning for and development of the *Regional Settlement Network* should apply the following strategies:

Settlement Pattern

- Support sustainable growth in identified Urban Growth Areas.
- Contain settlement within Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in Regional Settlement Hierarchy.

- Support development of Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.
- Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.
- Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.

RESPONSE: The proposal is in keeping with these settlement pattern objectives specifically allowing future residential development proximate the urban growth boundary of the town, consolidating the existing land use pattern.

The Strategy provides: -

E.2.4 Specific Planning Policies and Actions

RSN-P1

Urban settlements are contained within identified Urban Growth Areas. 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).

RESPONSE: The subject site is located proximate the urban growth boundary.

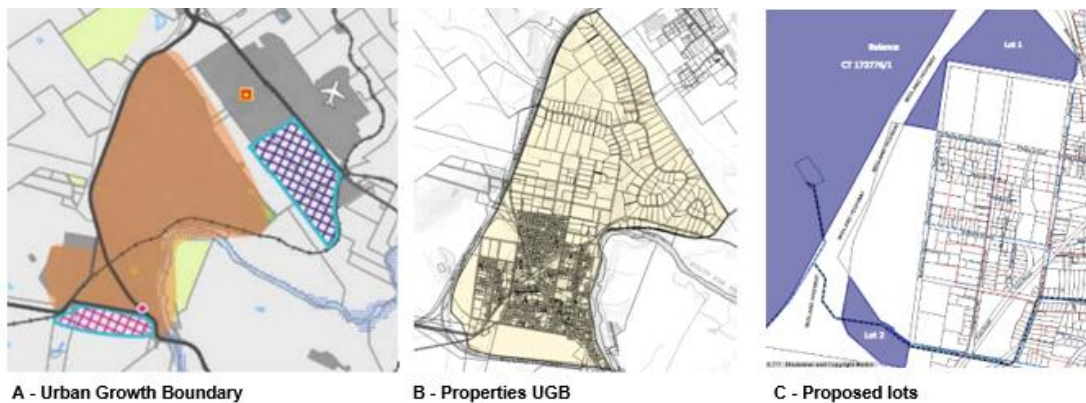


Figure 22 Urban Growth Boundary and Proposed Subdivision

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 NRLUS, land capability, infrastructure capacity and demand.

RESPONSE: The subject site is located so as to take advantage of existing infrastructure augmentation, enabling further subdivision at residential densities within the limits of identified growth west of the township. The further redevelopment of the new lots will be achieved within the capacity of infrastructure or augmented to achieve appropriate densities.

RSN-A2

Land supply will be provided in accordance with the Key Principles through the local strategy for *Urban Growth Areas* which include:

- Priority Consolidation Areas
- Supporting Consolidation Areas
- Growth Corridor

- Future Investigation Areas.

RESPONSE: The Perth Structure Plan identifies the subject site as a significant opportunity to enable future residential development on the western fringe of the township.

RSN-A3

Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure under-utilised land.

RESPONSE: The site will allow for future development at residential densities as part of the ongoing infill development on the western edge of the existing residential precincts. The zoning of the land at this time, in advance of full land release, will enable planned and consolidated supply release within the constraints of service availability and compatibility. In terms of land use rationalisation, the subdivision is appropriate given the physical/ spatial circumstances of the property and the best fit use going forward.

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.

RESPONSE: The development proposal will not impact the support for local and regional communities, but will in fact assist in the consolidation of future population growth within the local Perth township representing compliance with the objectives of the NRLUS. The further development opportunity presented by the creation of these residential sites allows for the planned development of land within infrastructure/ service capacity.

RSN-A4

Provide for 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.

RESPONSE: The subject site will provide a land bank for the future supply of urban residential land which will coordinate with planned infrastructure augmentation and *as required* upgrades.

E.2 REGIONAL SETTLEMENT NETWORK POLICY

E.2.2 Regional Outcome

Establish a regionally sustainable settlement pattern:

- *To define and reinforce Urban Growth Areas;*
- *To foster a network of well-planned and integrated urban settlements within identified Urban Growth Areas;*
- *That consolidates the roles of the Greater Launceston Area and the surrounding sub-regional urban centres; and*
- *That reflects the Regional Framework Plan (Map D.1, D.2 and D.3).*

RESPONSE: The subject site is within the planned settlement of Perth reflecting the Regional Framework Plan - see Figure below.



Figure 23 Urban growth boundary - brown shading

Figure 23 shows the Urban Growth Boundary, titles within the boundary and the lots that will be created adjacent the existing development in west Perth. The proposed subdivision and the area of west Perth has been identified as a residential development opportunity as a part of the *Perth Structure Plan*.

The opportunity allows the ultimate consolidation of residential housing within the Perth town precincts. As such the development of this area into the future will satisfy demand as part of a positive strategy of infill development, enabling the re-subdivision of the site.

- (2) *An amendment of a planning scheme that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if -*
- The amendment is such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
 - The amendment does not revoke or amend an overriding local provision; and*
 - The amendment is not to the effect that a conflicting local provision would, after the amendment be contained in the scheme.*

RESPONSE: The proposed amendment will not revoke or amend the local provisions and will not be inconsistent with the common provisions. The extension of the General Residential zone will give effect to principle SRD 2.7 of the NRLUS.

- (3) *Subject to section 30EA, an amendment may be made to a local provision if -*
- The amendment is to the effect that a common provision is not to apply to an area of land; and*
 - A planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*

RESPONSE: The common provisions will not be impacted by the development, the proposal will not impact local provisions.

- (4) *An amendment may not be made under Divisions 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*

RESPONSE: The introduction of the General Residential zone is consistent with the NRLUS nor is it inconsistent with any planning directive which permits the provision to be contained in the planning scheme.

- (5) *Subject to section 30AE, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of -*
- a. *Taking an optional common provision out of the scheme, or*
 - b. *Taking the provision out of the scheme and replacing it with another optional common provision.*

RESPONSE: Complies with the provision.

3.2 Consideration against Section 43C and the Objectives of the *Land Use Planning and Approvals Act 1993*

43C Applications referred to in section 43A

- (1) *In determining an application referred to in section 43A, a planning authority in its opinion -*
- a. *Must seek to further the objectives set out in Schedule 1, and*
 - b. *Must take into consideration such of the prescribed matters as are relevant to the use or development subject to the application.*

RESPONSE: The application is in accordance with the objectives of Schedule 1 and has taken into consideration those prescribed matters relevant to the proposed development, the subject of the application.

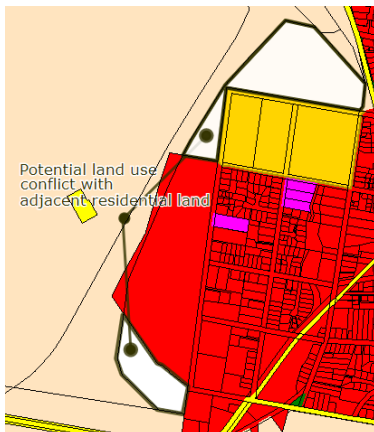
3.3 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

- (a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and generic diversity.*

RESPONSE: The development of the subject site will not impact the natural and physical resources nor the maintenance of ecological processes and generic diversity. There are no key identified vegetation or landscape values associated with the subject property, noting that the vegetation screen developed adjacent the highway bypass will remain unaffected by the proposal.

- (b) *To provide for the fair, orderly and sustainable use and development of air, land and water.*

RESPONSE: The introduction of the General Residential zone will enable future infill development proximate the urban growth boundary within an established residential context. The site is serviced with water, and can be serviced with sewer and stormwater infrastructure augmentation. Bringing forward the residential zone as proposed reflects the physical characteristics of the site and the potential challenges of land use conflict.



- (c) *To encourage public involvement in resource management and planning.*

RESPONSE: The initiation of the planning scheme amendment will be publicly exhibited allowing the community to make representation in accordance with the resource management and planning system.

- (d) *To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).*

RESPONSE: The change in zone to that of General Residential will achieve the objectives set out in paragraphs (a), (b) and (c) by enabling the development of lots for the purposes of residential development proximate the Urban Growth Boundary and staged so as to achieve sustainable development within the constraints of infrastructure services. The creation of larger lots enables effective strategic redevelopment of these sites in accordance with the service level imperatives and at a time which will meet future demand.

(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.

RESPONSE: The process facilitates the sharing of resource management decisions through consultation and community participation in the decisions concerning future land use proposals. The strategic development of the area west of the established residential area within Perth has been the subject of consultation through the development of the Perth Structure Plan and will be brought on line to meet future demand.

3.4 Schedule 1, Part 2 - Objectives of the planning process established by the Act

(a) to require sound strategic planning and coordinated action by State and local government.

RESPONSE: The rezoning to enable the redevelopment of the subject property is in accordance with the identified priorities of the NRLUS being infill development proximate the existing urban growth boundary. The proposal is in keeping with the land use strategy and the Perth Structure Plan achieving sustainable infill development.

(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.

RESPONSE: The planning instruments including the *Northern Midlands Interim Planning Scheme 2013*, *Perth Structure Plan* and the NRLUS provide legislative and strategic basis upon which the present application affecting the subject site can be assessed.

(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.

RESPONSE: The development of the subject site will not impact the natural and physical resources nor the maintenance of ecological processes and generic diversity. The biodiversity and landscape values of the site are insignificant. There are no key identified vegetation values within the boundary of the subject property. The proposal adjacent the west Perth developed area ensures social and economic impacts are considered and are not adversely affected.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at the State, regional and municipal levels.

RESPONSE: The application will achieve effective integration in terms of the social economic and environmental values, policies and strategies of State and local government, supported by regional strategy relevant to these values and parameters. In this regard the most recent *State of the State* address to the parliament highlighted the demand for affordable housing and government policy to facilitate the effective rezoning of land to achieve more sustainable residential growth opportunities and to meet land supply demand issues.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals.*

RESPONSE: The approval process will achieve coordination in terms of land use and development coordinating approvals in accordance with section 43 of the *Land Use Planning and Approvals Act 1993*.

- (f) *to promote the health and wellbeing of Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, for living and recreation.*

RESPONSE: The proposed rezoning and development will have no adverse impact upon the health and well-being of Tasmanians and visitors to the state. The development will not impact the general environment. Subsequent development of the new allotments will be read as a part of the residential precincts within the Perth township and be designed to enable sustainable living without detrimental impact. Landscape plantings adjacent the highway bypass provide effective screening and the integration of the new built forms.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

RESPONSE: The site is not one of scientific, aesthetic, architectural or historical interest.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the public.*

RESPONSE: Public infrastructure and other assets have more than adequate capacity to meet the demand of the development (two additional allotments), and will only be further developed in accordance with the sustainable extension and augmentation of reticulated infrastructure thus ensuring sustainable outcomes.

- (i) *to provide a planning framework which fully considers land capability.*

RESPONSE: The existing planning framework will remain unaffected by the proposed action and future development of the subject property, allowing the proposal to be adequately considered from the perspective of land capability et al. Land capability assessments for this proposal conclude that the rezoning of land and subdivision as proposed will not impact the lands capability significantly.

4.0 STATE POLICIES

4.1 State Policy on the Protection of Agricultural Land 2009

Summary RESPONSE: The land capability assessment undertaken by Pinion addresses the Principles of the Policy and concludes there is no prime agricultural land to be impacted by the development, and that the development will comply with applicable principles as follows:

Principle 1 which states - *Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonable confined or restrained by non-agricultural use or development*

Pinion concludes: that proposed lots 1 and 2 have medium to low land capability; would not be considered suitable for the application of irrigation water and would not benefit from broad scale irrigation development; both lots are physically separated from the balance by the highway bypass; and will have negligible impact upon the on the current and future agricultural lands use activity on the balance title 173776/1.

Principle 2 - There is no prime agricultural land on the property.

Principle 3 - Not applicable as there is no prime agricultural land on the property.

Principle 4 - Not applicable as there is no prime agricultural land on the property.

Principle 5 which states - *“Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in vicinity of that land”.*

Pinion concludes: -

- The proposed development would result in the loss of 4.8ha of class 5+6 land (Lot 2) and 13.7ha of class 4 land (Lot 1).
- The loss of the proposed Lot 1 and 2 agricultural land from the balance of the property title 173776/1 would not result in the loss of functional or operational cropping land.
- The loss of the proposed Lot 1 and 2 agricultural land from the balance of the property title 173776/1 would not result in a negative impact to the balance of the property's pastoral enterprise from being able to operate and function successfully.
- The proposed development has no impact on the existing irrigation infrastructure on the balance of the property title 173776/1
- The proposed Lots 1 and 2 are physically separated from the balance of the title 173776/1 due to the presence of the Midlands Highway to the north and the property title 174678/1 (residential zoned land).
- The potential high risk of negatively impacting the agricultural land use activity on the balance of the property title 173776/1 would be to the cropping ground located north west of the proposed Lot 1. However, the potential for negative impacts is minimal due to the separation distance of 160m, the land separating the two blocks is covered by ground used for the Midland Highway Perth bypass infrastructure.

Principle 6 - Not applicable as there is no prime agricultural land on the property.

Principle 7 which states - *“The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of local and regional significance of that land for agricultural use”*.

Pinion concludes: - The parcel of rural resource zoned land, as per the proposed Lots 1 and 2, holds a very minor level of local and regional importance due to: -

- Relatively small area of land involved
- Low/very low level of land capability
- Not being in a declared irrigation district
- Not being in an area where recycled irrigation water is available
- No critical agricultural infrastructure and/or natural features, such as dams, waterway or pipelines, are present on the property

Principle 8 which states - *“Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development”*.

Pinion concludes: -This is not applicable as the entirety of the property title 173776/1 is not a proclaimed irrigation district.

- The proposed Lots 1 and 2 would not be considered suitable for the application of irrigation water and/or would not benefit from the broad-scale irrigation development as is covered by class 4-5+6 land, only includes a small area (18.5ha) of ground and is physically separated from the balance title 173776/1.
- Property title 174678/1 is general residential zoned land and is not associated with irrigated agricultural land use activity.
- The proposed development has no impact on the existing irrigation infrastructure on the balance of the property title 173776/1.

Principle 9 - 11 are not relevant to the subject area as these relate to planning schemes facilitating agricultural use on land zoned for rural purposes (principle 9) and Plantation forestry (Principles 10 and 11).

4.2 State Coastal Policy 1996

RESPONSE: Not applicable

4.3 State Policy on Water Quality Management 1997

RESPONSE: Pinion concludes that the development will have no impact on the existing irrigation infrastructure (dams, water catchments and/or mains irrigation pipelines) on the balance of the property title 173776/1.

4.4 National Environment Protection Measures

RESPONSE: Not applicable.

4.5 Gas Pipeline Act 2000

RESPONSE: Not applicable.

5.0 DEVELOPMENT PROPOSAL – SUBDIVISION

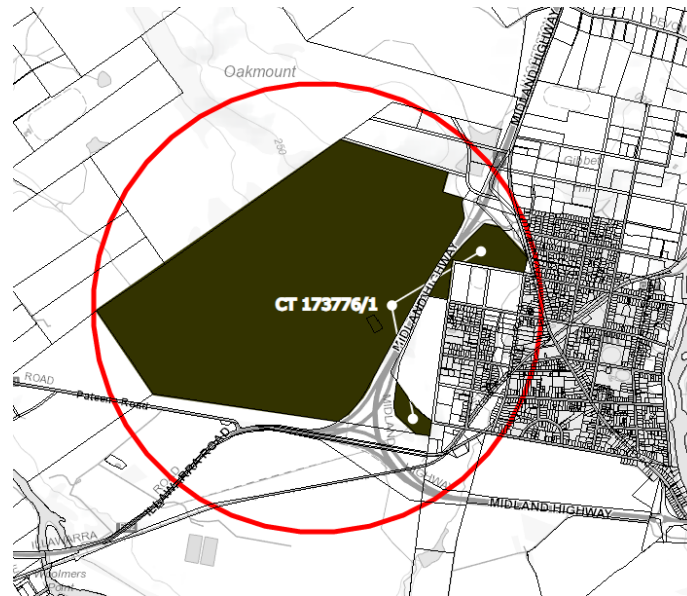


Figure 24 - Development areas

5.1 Proposal

The proposal will establish two large residential lots for future development at increased residential densities. Refer Appendix B.

The development of Lots 1 and 2 as proposed enables consolidation of the major residential land west of the existing developed area. The rationalisation of these titles east of the Midland Highway ensures that the future development of the property is coordinated and consolidated.

The application made under section 43A of the Land Use Planning and Approvals Act 1993 seeks approval for the following:

(b) To subdivide that section to create 2 lots

Lot 1 - 13.7ha;

Lot 2 - 4.8 ha; leaving the balance of the title on the west side of the highway;

Balance - 330.5ha.

5.2 Services

Figures 19 and 20 show the extent of services within the Perth township. The proposed subdivision can be serviced with reticulated water and sewerage and whilst the wastewater treatment plant capacity is to be upgraded and rising main upgraded as part of the redevelopment of the land in the west of the town, the present subdivision proposal will not have a significant impact in terms of the infrastructure capacity.

The property in the western area is serviced by the Mackinnons Hill Reservoir and the sewer gravity system can accommodate the minimal demand generated by the proposed subdivision.

In terms of stormwater drainage, the area of the proposed lots (1 and 2) is sufficient to enable on site stormwater management.

The West Perth Stormwater Assessment undertaken by Hydranamica assessed the risk and consequences of nuisance flooding between Edward Street and Drummond Street in West Perth, recommending the civil works required to mitigate the impacts of these flooding events.

The development site is located between Napoleon Street / Main Road and the Midland Highway Perth Link Road. The Midland Highway drainage design has been adopted from Midland Highway Perth Link Roads Submission to the *Parliamentary Standing Committee on Public Works version 1*.

Stormwater drainage from the highway pavement and Mackinnons Hill is diverted through culverts and table drains at the base of the highway road embankments into the existing waterway.

The subdivision proposal will not adversely increase the peak discharges.

The rezoning of the site and the creation of 2 lots will not add to the demand for drainage infrastructure nor increase significantly the water balance, nor will peak discharges be adversely increased.

The property will access water, sewer and stormwater infrastructure servicing the existing developed areas.

Demand analysis

The Perth Structure Plan drew upon the demand study undertaken by Choice Location Strategists who conclude that there could be demand for additional stock of 206 dwellings at 2022 and up to 605 by 2036. The population of Perth is therefore expected to double in the medium to longer term. Responding to the increase in population, additional communal facilities and open space amenities will be required.

The layout for the South Perth ODP area therefore targets a high yield of between 250-280 lots, incorporating residential lots of varying sizes, as well as community support facilities.

Under the high growth scenario it is envisaged that future residential growth over the next 20 years will involve the development of infill lots and expansion within the southern and western areas of Perth. It is noted the area of west Perth has a different topography to that of south Perth and therefore provides the opportunity to achieve and design a point of difference.

6.0 PLANNING SCHEME ASSESSMENT

6.1 10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1	To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
10.1.1.2	To provide for compatible non-residential uses that primarily serve the local community.
10.1.1.3	Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside business hours traffic generation and movement or other off-site impacts.
10.1.1.4	To encourage residential development that respects the neighborhood character, natural landscape and provides a high standard of residential amenity.
10.1.2	<p>Local Area Objectives</p> <p>To consolidate growth within the existing urban land use framework of the towns and villages.</p> <p>To manage development in the General Residential zone as part of or context to the Heritage Precincts in the towns and villages.</p> <p>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</p>
10.1.3	<p>Desired Future Character Statements</p> <p>There are no desired future character statements.</p>
<p>RESPONSE: Complies.</p> <p>The proposal complies with the zone purpose statements allowing for the subdivision which will:</p> <ul style="list-style-type: none"> • accommodate future dwelling types at suburban densities; • enable the efficient planning and use of services; • achieve a layout and design respecting neighbourhood character and natural landscape, providing a high standard of residential amenity; • achieve urban consolidation enabling future redevelopment within an acceptable range of residential densities. 	

10.1.2 Local Area Objectives

Local Area Objectives:	Response
To consolidate growth within the existing urban land use framework of the towns and villages	The rezoning and subdivision and consolidation of land parcels, allows the opportunity for better planning outcomes in terms of integration in design and

	homogeneity in terms of the relationship with the existing Perth township.
To manage development in the General Residential zone as part of or context to the Heritage Precincts in the towns and villages	The future residential development can be managed and will not impact heritage elements.
To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement	The design of future subdivision development should not impact heritage elements within the settlement.

10.1.3 Desired Future Character Statements

NA	
-----------	--

10.4.15 Development Standards for 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.	
RESPONSE: Complies The proposed development will achieve the Zone Purpose and Local Area Objectives; <ul style="list-style-type: none"> (a) the lots will contain a building and associated areas necessary for residential development; (b) the lot sizes are an appropriate density to achieve the objectives of the planning scheme in terms of future redevelopment and subdivision; (c) high level residential amenity can be achieved; (d) the lot size will not impact the relevant density of residential development; (e) the proposed development will enable the efficient and ordered provision of infrastructure utilizing the existing reticulated network where available. 	
Acceptable Solutions	Performance Criteria
A1 A1.1 Lots must: <ul style="list-style-type: none"> a) have a minimum area of at least 450m² which: <ul style="list-style-type: none"> i) is capable of containing a rectangle measuring 10m by 15m; and ii) has new boundaries aligned from buildings 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 a 	P1 The size of each lot must satisfy all of the following: <ul style="list-style-type: none"> (a) Variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints; (b) Be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.

<p>c) be for the provision of utilities; or</p> <p>d) be for consolidation of a lot with another lot with no additional titles created; or</p> <p>e) be to align existing titles with zone boundaries and no additional lots are created</p> <p>A1.2 On folio of the Register 222877/1, lots fronting Marlborough Street must have a minimum area of at least 590m² which:</p> <p>a) is capable of containing a rectangle 10m by 15m; and</p> <p>b) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	
<p>RESPONSE: Complies with A1.1 a) i); ii).</p> <p>Both lots are in excess of 450m²</p>	
<p>A2 Each lot must have a frontage of at least 3.6m.</p>	<p>P2 Each lot must have appropriate permanent access by a Right of Carriageway registered over all relevant titles.</p>
<p>RESPONSE: Complies with A1.1 and A2</p> <p>The lot sizes and road frontages are well in excess of the minimum specified - Lot 1 13.7ha and Lot 2 4.84ha.</p> <p>Each lot has frontage to existing roads - Lot 1 (Napoleon Street), Lot 2 (Main Road/Arthur Street)</p> <p>Note that the lot sizes will enable redevelopment at residential densities, achieving longer term infill development in accordance with the LAO and the Strategic analysis.</p>	

10.4.15.2 Provision of Services

<p>Objective:</p> <p>To provide lots with appropriate levels of utility services</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot must be connected to a reticulated:</p> <p>a) water supply; and</p> <p>b) sewerage system.</p>	<p>P2 Each lot created must be:</p> <p>a) In a locality for which reticulated services are not available or capable of being connected; and</p> <p>b) capable of accommodating an on-site wastewater management system</p>
<p>RESPONSE: Complies with A1.</p> <p>The proposal will ensure that the lot satisfies the prerequisites as follows:</p> <p>The lots can be serviced with reticulated water and sewerage.</p>	
<p>A2</p>	<p>P2</p>

Each lot must be connected to a reticulated stormwater system	Each lot must be capable of disposal of stormwater to a legal discharge point.
RESPONSE: Complies with P2. The proposal will ensure that the lots satisfy the prerequisites as follows: The lots will have sufficient area to enable onsite disposal of stormwater.	

10.4.15.3 Solar Orientation of Lots

Objective: To provide for solar orientation of lots and solar access for future dwellings	
A1 At least 5-% of the lots must have a long axis within the range of: <ul style="list-style-type: none"> a) North 20 degrees west to north 30 degrees east; or b) East 20 degrees north to east 30 degrees west of north. 	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
RESPONSE: Complies with A1 a) and b). The lots achieve the requirements given their size and orientation.	
A2 The long axis of residential lots	
A2 The long axis of residential lots less than 500m ² must be within 30 degrees east and 20 degrees west of north	P2 Lots less than 500m ² must provide adequate solar access to future dwellings, having regard to the <ul style="list-style-type: none"> a) size and shape of the development of the subject site; and b) topography; and c) location of access way(s) and roads.
RESPONSE: Not applicable, both lots exceed 500m² in area.	

10.4.15.4 Interaction, safety and security

This clause was not used in this planning scheme.

10.15.5 Integrated Urban Landscape

Objective: To provide attractive and continuous landscaping in roads and public open spaces that contribute to the: <ul style="list-style-type: none"> a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any. 	
Acceptable Solutions A1 The subdivision must not create any new road, public open space or other reserves.	Performance Criteria P1 For subdivision that creates public roads, public open space or other reserves, the design must demonstrate that: <ul style="list-style-type: none"> (a) it has regard to existing significant features; (b) accessibility and mobility through public spaces and roads are protected or 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.
RESPONSE: Complies with A1. The proposal will create two (2) lots and there will be no roads constructed or open space provided as part of the subdivision.	

10.4.15.6 Walking and cycling Network

Objective: <ul style="list-style-type: none"> (a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrian and cyclists; (b) To design footpaths, shared path and cycle path networks that are safe, comfortable well-constructed and accessible; (c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. 	
Acceptable Solutions A1	Performance Criteria P1

The subdivision must not create any new road, footpath or public open space.	<p>Subdivision that creates new roads, footpaths or public open spaces must demonstrate that the walking and cycling network is designed to:</p> <ul style="list-style-type: none"> (a) link to any existing pedestrian and cycling networks; and (b) provide the most practical 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.
<p>RESPONSE: Complies with A1. The subdivision does not include the creation of a new road, footpath or public open space.</p>	

10.4.15.7 Neighborhood Road Network

<p>Objective:</p> <ul style="list-style-type: none"> (a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, 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 Solutions	Performance Criteria
<p>A1</p> <p>The subdivision must not create any new road.</p>	<p>P2</p> <p>The neighbourhood road network must:</p> <ul style="list-style-type: none"> (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) provide an appropriate speed environment and movement priority for the safe and easy

	<p>movement of pedestrians and cyclists and for accessing public transport; and</p> <p>(d) provide safe and efficient access to activity centres for commercial and freight vehicles; and</p> <p>(e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and</p> <p>(f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimize the provision of cul-de-sacs; and</p> <p>(g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</p> <p>(h) take into account of any identified significant features.</p>
<p>RESPONSE: The proposal does not involve the creation of a road.</p>	

7.0 PLANNING SCHEME CODES

7.1 E1.0 Bushfire-Prone Areas Code

Livingston Natural Resource Services have completed a Bushfire Hazard Management Report relative to the proposed subdivision and conclude *that Lots 1, 2 and the balance lot are considered exempt from the Bushfire provision under E1.4(a) / C13.4.1 (a) for the purposes of the proposed subdivision. Any future subdivision or construction of a habitable building on any lot will be subject to assessment under the Bushfire Code.*

The development meets the criteria and is therefore exempt under the provisions of clause E1.4
E1.1 Purpose of the Bushfire-Prone Areas Code.

E1.1.1 The purpose of this code is to ensure that use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.2 Application of this Code

E1.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and