

**PLAN 4
DRAFT PLANNING SCHEME AMENDMENT 01/2017,
& PLANNING APPLICATION P17-121
6-8 Bridge Street, ROSS**

ATTACHMENTS:

- Application
- Draft Amendment
- Planning Permit

REQUEST TO AMEND THE PLANNING SCHEME



NORTHERN
MIDLANDS
COUNCIL

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| <i>Description of proposal:</i> | Rezone part of 6-8 Bridge Street, Ross containing a vacant building to 'Local Business'. Amend taxi and motorbike parking provisions as attached. Use the vacant building as a shop including a freestanding sign. |
| <i>Site address:</i> | 6-8 Bridge Street, Ross |
| <i>CT:</i> | 153988/1 |
| <i>Estimated cost of project</i> <i>(include cost of landscaping, car parks</i> <i>etc for commercial / industrial uses)</i> | Nil |
| <i>Are there any existing buildings</i> <i>on this property?</i> | Yes |
| <i>If yes – use of main building:</i> | Vacant |
| <i>If variation to Planning Scheme</i> <i>provisions requested,</i> <i>justification to be provided:</i> | N/a |
| <i>Is any signage required? (if yes,</i> <i>provide details)</i> | Yes – freestanding sign. |

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.

Amend the Northern Midlands Interim Planning Scheme 2013 by:

- Deleting clause E6.6.3 and replacing with:

E6.6.3 Taxi Spaces

| Objective: To ensure that access for taxis is provided to meet the needs of the use. | |
|--|--|
| Acceptable Solutions | Performance Criteria |
| A1 Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required. | P1 Taxi parking spaces must be provided to meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the availability and accessibility of taxi spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping. |

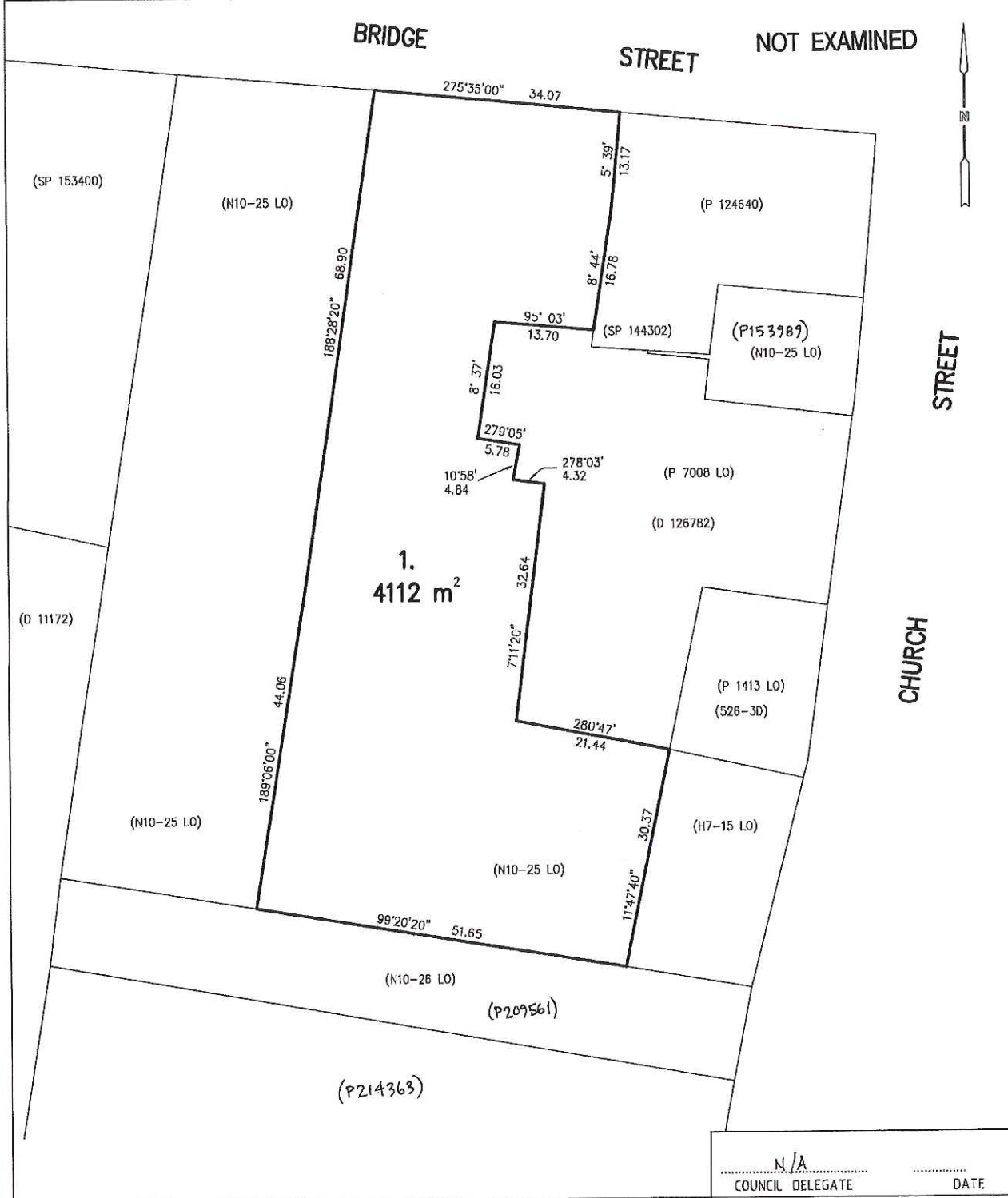
- Deleting clause E6.6.4 and replacing with:

E6.6.4 Motorcycle Parking

| Objective: To ensure that motorcycle parking is provided to meet the needs of the use. | |
|--|--|
| Acceptable Solutions | Performance Criteria |
| A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required. | P1 Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the availability and accessibility of motorcycle parking spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping. |

| | | | |
|--|--|--|--|
| OWNER THE CROWN FOLIO REFERENCE SEC. 27A APPL. (C892289) GRANTEE WHOLE OF LOT 1. 4112 m ² THE CROWN | PLAN OF SURVEY BY SURVEYOR JOHN DAVID MCCULLUM | | Registered Number P 153988 |
| | LOCATION TOWN OF ROSS SEC. Xx SCALE 1: 500 LENGTHS IN METRES | | APPROVED EFFECTIVE FROM ... 23 FEB 2009 ... <i>Alice Kawa</i> Recorder of Titles |

| | | | |
|---|--------------------|------------------------------------|---|
| MAPSHEET MUNICIPAL CODE No. 123 (5434-21) | LAST UPI No GGT 10 | LAST PLAN No. (P124640) (P7008) LO | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
|---|--------------------|------------------------------------|---|



| | |
|------------------|------|
| N/A | DATE |
| COUNCIL DELEGATE | |

NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013

INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of **26th June 2017** to certify that draft amendment 01/2017 of the *Northern Midlands Interim Planning Scheme 2013* to:

- Rezone part of the land at 6-8 Bridge Street, Ross from Community Purpose to Local Business; and
- Amend Clause E6.6.3 Taxi parking provisions; and
- Amend Clause 6.6.4 Motorcycle parking provisions

meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*.

The **COMMON SEAL** of the)
Northern Midlands Council is)
affixed hereto, pursuant to the)
Council's resolution of)
26th June 2017 in the presence of:)

.....
Mayor

.....
General Manager

**NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013
DRAFT AMENDMENT 01/2017**

To amend the Ordinance as follows:

By deleting clause E6.6.3 and replacing with:

E6.6.3 Taxi Spaces

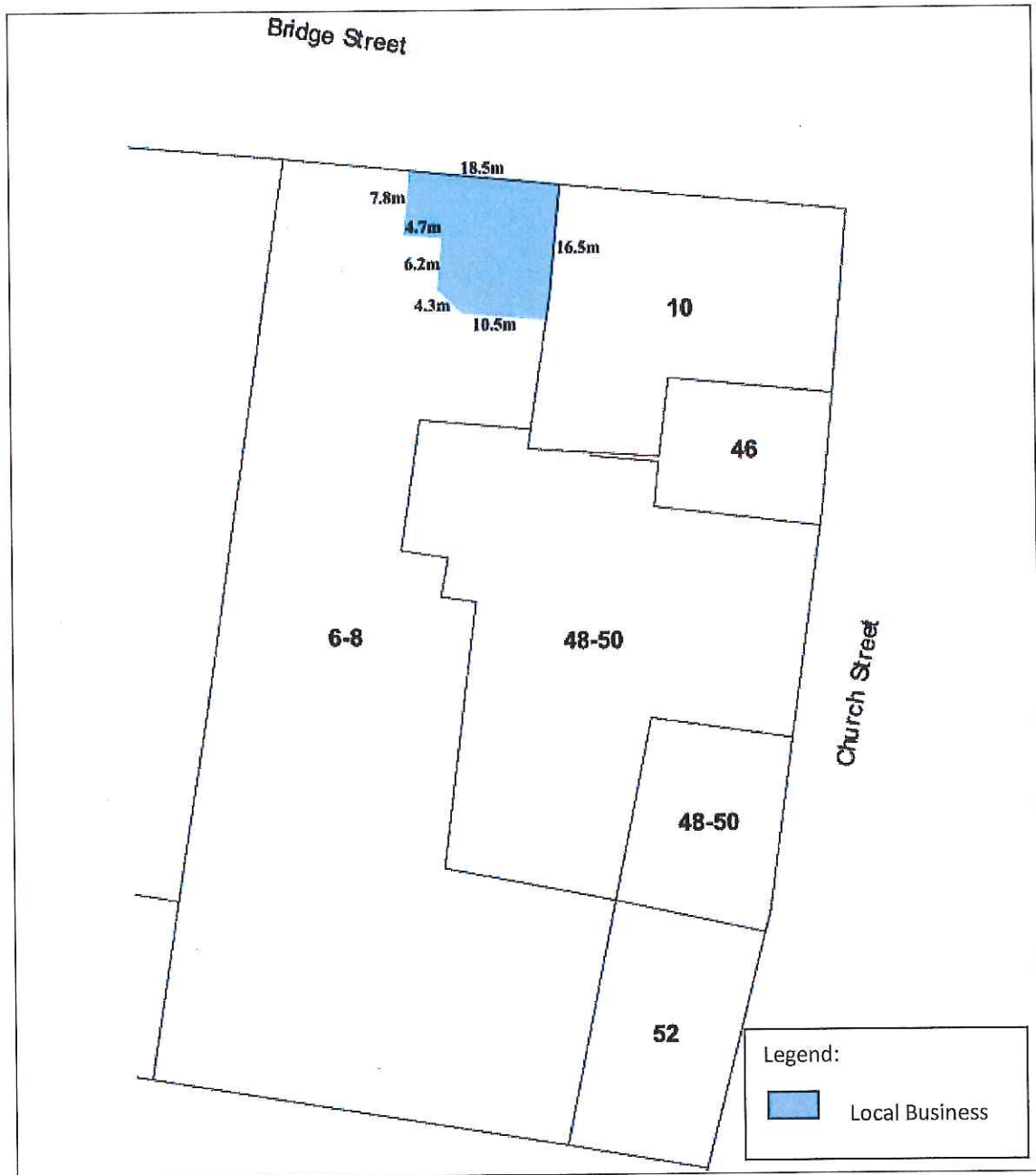
| Objective: To ensure that access for taxis is provided to meet the needs of the use. | |
|--|--|
| Acceptable Solutions | Performance Criteria |
| A1 Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required. | P1 Taxi parking spaces must be provided to meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the availability and accessibility of taxi spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping. |
| Comment: Not required – less than 50 spaces required. | |

By deleting clause E6.6.4 and replacing with:

E6.6.4 Motorcycle Parking

| Objective: To ensure that motorcycle parking is provided to meet the needs of the use. | |
|--|--|
| Acceptable Solutions | Performance Criteria |
| A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required. | P1 Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the availability and accessibility of motorcycle parking spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping. |

To amend the maps as follows by rezoning part of the land at 6-8 Bridge Street, Ross from Community Purpose to Local Business



The **COMMON SEAL** of the Northern Midlands
Council is hereunto affixed, pursuant to the Council's
resolution of **26th June 2017** in the presence of:

)
)
) Mayor

1/12

General Manager

**Northern Midlands Interim
Planning Scheme 2013**



**NORTHERN
MIDLANDS
COUNCIL**

Planning Permit P17-121

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

ADDRESS OF LAND:

6-8 BRIDGE STREET, ROSS

P/N: 400500.19
CT 153988/1

THIS PERMIT ALLOWS FOR:

The land at 6-8 Bridge Street, ROSS (CT 153988/1), to be developed and used for General Retail and Hire (shop) and a freestanding sign in accordance with application P17-121 and subject to the following conditions:

1. Endorsed Plans

The use and development must be in accordance with the endorsed document numbered P1 (site plan).

2. Freestanding Sign

The freestanding sign must:

- be no higher than 1.5m;
- have a maximum area of no more than 1.2 sq. m. per side;
- be located inside the subject land;
- be placed inside the building when the business is not open;
- securely fixed; and
- not be moving or rotating.

3. Bicycle Parking

At least one bicycle parking space, including a rail or hoop to lock a bicycle that meets Australian Standard AS2890.3 1993, must be provided.

DES JENNINGS

GENERAL MANAGER

Date of Decision:

Date of Permit:

THIS IS NOT A BUILDING PERMIT

Notes:

- A This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- B The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation.



6-8 Bridge Street, Ross

SITE PLAN

19/06/2017

1:500



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 13 Smith Street PH: 03 6397 7303
 Longford TAS 7301 FAX: 03 6397 7331
 Email: council@nmc.tas.gov.au
 Web: www.northernmidlands.tas.gov.au

Base data from the LIST, © State of Tasmania. For actual boundaries refer Title Plan.
 Base image by TASMAR, © State of Tasmania
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

