

PLAN 2

PLANNING APPLICATION P17-178

873 ILLAWARRA ROAD, LONGFORD

ATTACHMENTS

- A Application & plans
- B State Growth response
- C Representation & applicant's response

1-128
PLANNING APPLICATION
Proposal

Description of proposal: ERECTION OF SIGNAGE AT FRONT GATE. +
PROPERTY BOUNDARY

(attach additional sheets if necessary)

Site address: 873 ILLAWARRA ROAD, LONGFORD

CT no: 4570-2

Estimated cost of project \$ ~~1136~~ 1136.00. (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 RESIDENCE.

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

(attach additional sheets if necessary)

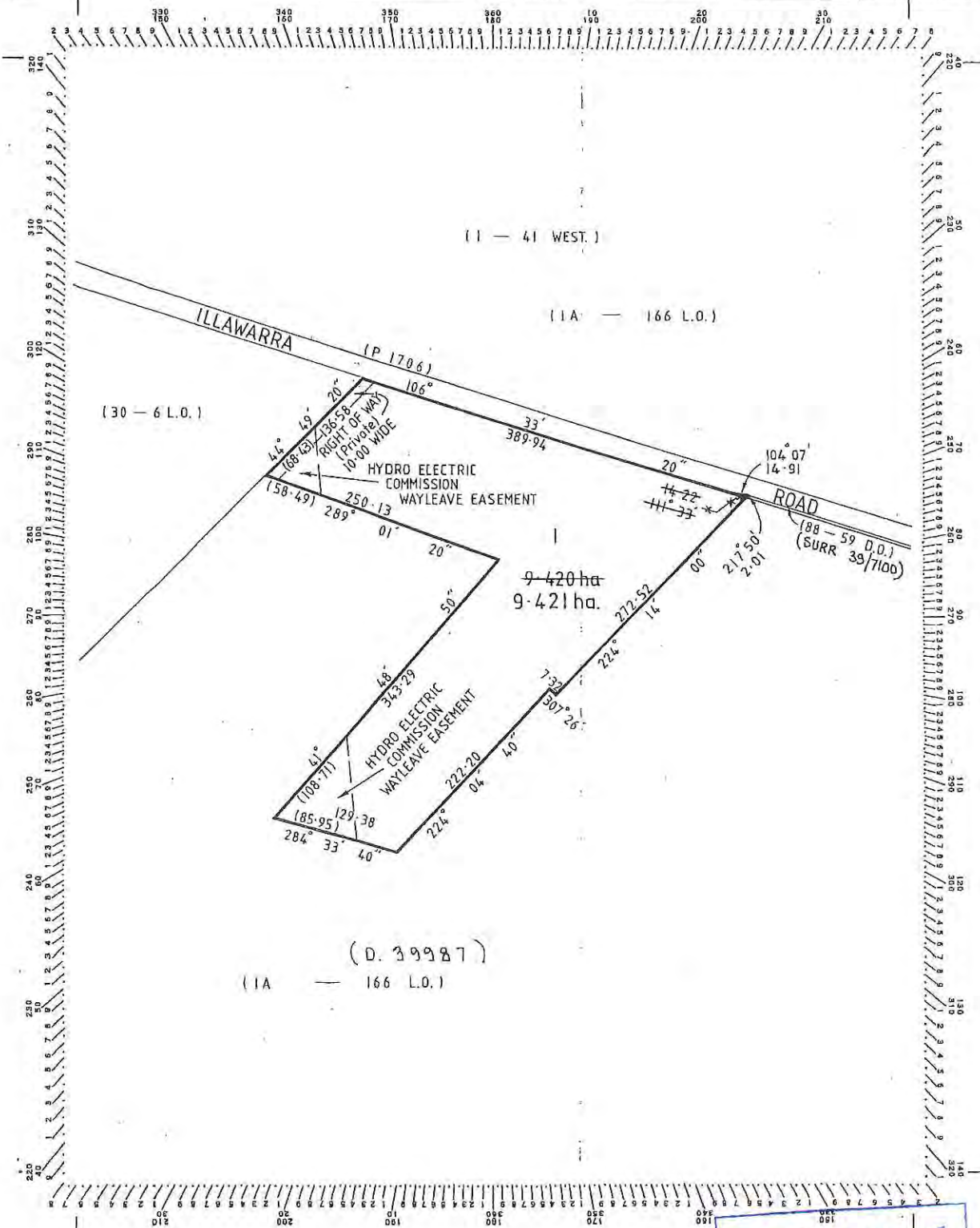
Is any signage required? YES - SEE ATTACHED
(if yes, provide details)



564 SP

35164

Owner: James Stuart Johnston & Josephine Anne Johnston.	PLAN OF SURVEY by Surveyor..... R.V. Toit of land situated in the	Registered Number:
Title Reference: C.T. 4570-2	LAND DISTRICT OF WESTMORLAND PARISH OF LONGFORD	SP40413
Grantee: Part of 1705 acres granted to Henry Clayton.	SCALE 1:4 000 MEASUREMENTS IN METRES	Approved: 26 JUL 1989 Effective from: _____ Recorder of Titles



Exhibited

Dear Erin,

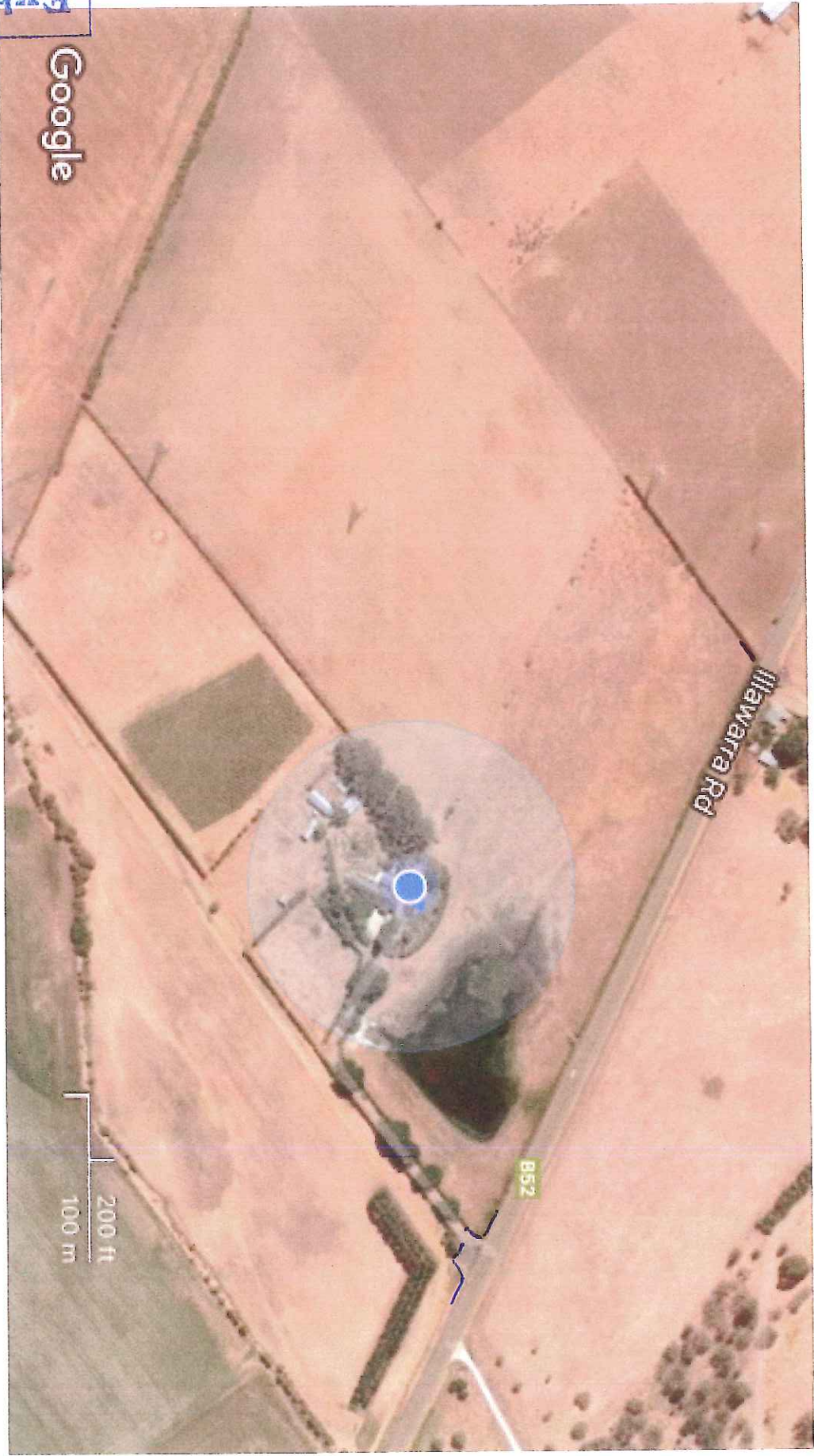
With regard to the planning application and the provision for additional access for increased traffic flow we do not anticipate that it will be a greater than ten percent increase in traffic movements. At the moment the access is in use by ourselves for approximately ten movements per day and by our neighbours' laneway which is used by numerous organizations on a daily basis.

We do not anticipate more than an average of one to two visitors a day. In the event that the use increases we will go through the application to vary the use of the access with State Roads for increased usage. They have indicated that they do not see this as being a problem with the access in question.

Simon and Frances Stewart

Exhibited

Google



873 Illawarra Road.

"Open Hours"
622
By Appointment
1600m SQ.



"Bell & Gong"
Wine Tasting &
Sales
2400w x 1200h.

Exhibited



2400mm w X 1200mm h

Adhesive vinyl (metallic gold and black)
on 3mm composite panel

Qty 1

Exhibited



Main sign:
1600mm w X 500mm h

Adhesive vinyl (metallic gold and black)
on 3mm composite panel

Qty 1



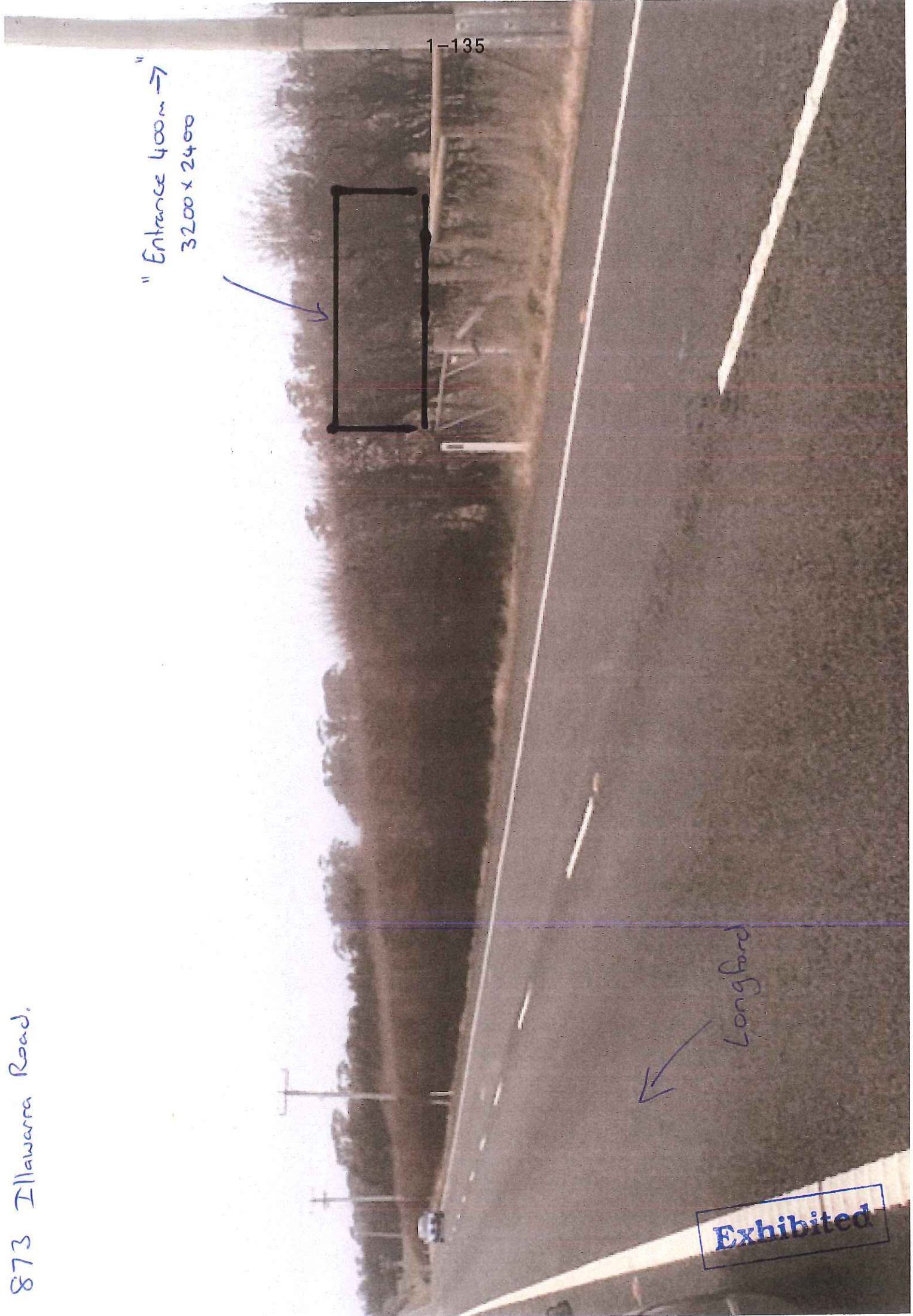
Double sided open/closed sign:
400mm w X 150mm h

Adhesive vinyl (metallic gold and black)
on 3mm composite panel

Qty 1 double sided

Exhibited

873 Illawarra Road.

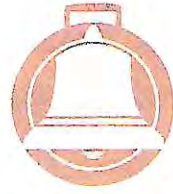


1-135

" Entrance 400m ->
3200 x 2400

Longford

Exhibited



BELL & GONG

WINE TASTING & SALES

ENTRANCE 400m



1-136

ENTRANCE

Exhibited

Commissioner for Licensing

**LICENCE***Liquor Licensing Act 1990*

Licence Number	82644
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Licencee:- Simon John Stewart

Premises:- Valleyfield
Situated at:- 873 Illawarra Road
LONGFORD TAS 7301

SPECIAL LICENCE - authorizes the sale of liquor on the premises.

CONDITIONS

The sale of liquor is authorized between 5am and midnight daily subject to the following condition/s:-

1. The sale of liquor is limited to Tasmanian wine for consumption on the premises as tastings and for consumption off the premises; provided that at all times Tasmanian wine produced from grapes grown on the premises is available for sale.

The licensed premises are delimited in red on the plan deposited with the Commissioner for Licensing.

This licence will remain in effect unless otherwise terminated in accordance with the provisions of the *Liquor Licensing Act 1990*.

JC Root
Commissioner for Licensing

Effective Date: - 1-Jul-2017

THIS LICENCE MUST BE CONSPICUOUSLY DISPLAYED ON THE LICENSED PREMISES

Exhibited

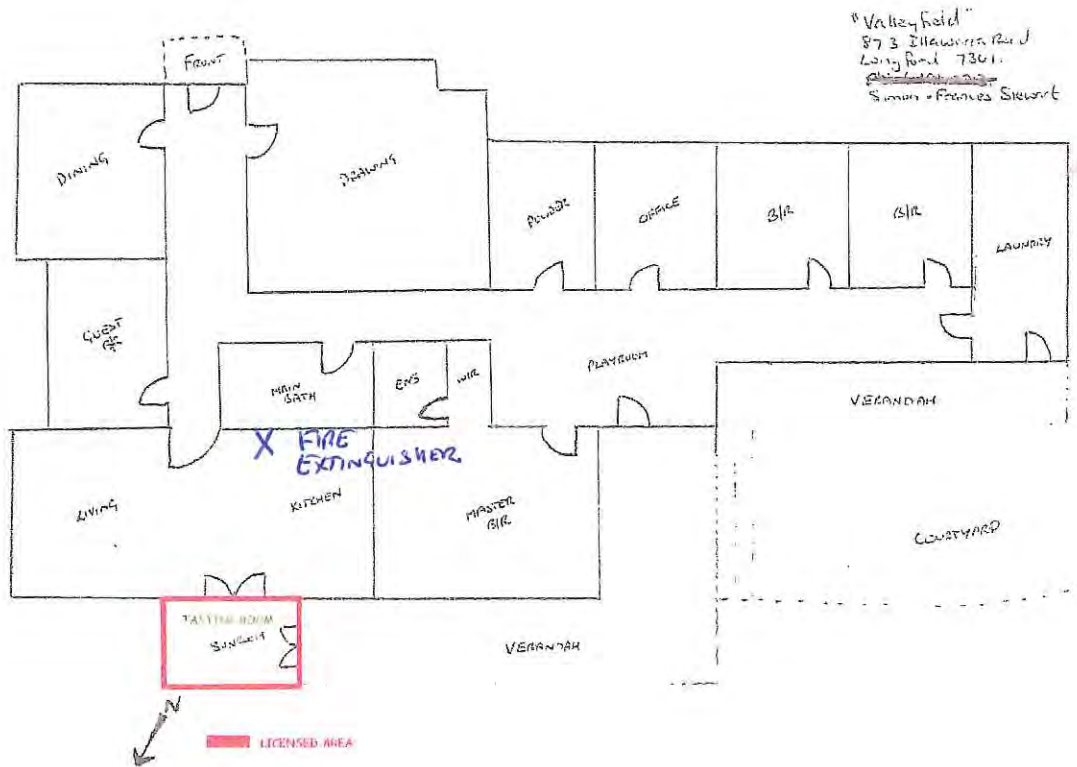
Commissioner for Licensing

Level 2 80 Elizabeth Street HOBART TAS 7000
Telephone: (03) 6166 4040 Facsimile: (03) 6173 0218
Level 3 Henty House | Civic Square LAUNCESTON TAS 7250
Telephone: (03) 6777 2777 Facsimile: (03) 6173 0218



GPO Box 1374 HOBART TAS 7001 Australia
Email: licensing@treasury.tas.gov.au Web: www.liquorlicensing.tas.gov.au

LICENSED PREMISES VALLEYFIELD



Exhibited

Paul Godier

From: Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>
Sent: Thursday, 20 July 2017 1:26 PM
To: NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application P17-178 - 873 Illawarra Road, LONGFORD

Follow Up Flag: Follow up
Flag Status: Flagged

D17/211641

Rosemary,

Just confirming the Department have no comment or conditions to make regarding the above-mentioned Planning Application.

I have spoken with the applicant and advise that given the low scale of the development we do not require provision of a Traffic Impact Assessment in this instance as the subject property access is not within the Limited Access sections of Illawarra Road that would require this to support a change of use of the access.

Please contact me if there are any queries.

Cheers, Garry

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



From: NMC Planning [mailto:planning@nmc.tas.gov.au]
Sent: Tuesday, 18 July 2017 12:09 PM
To: Development (StateGrowth) <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application P17-178 - 873 Illawarra Road, LONGFORD

18-07-2017

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

Referral to Department of State Growth of Planning Application P17-178 - 873 Illawarra Road, LONGFORD

Limewalks Pty Ltd
Longford
Tasmania 7301

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 28 JUL 2017					
GM			MYR		
PADM			CRS		
CSM			PLAN		✓
E&DM			BLD		
WIM			HLT		
HR					

Our Ref: **NMC/JWM/2017/325**
 Your Ref : P17-178

General Manager
Northern Midlands Council
PO Box 156
Longford 7301
Tasmania

Dear Sir,

Re : Application Number P17-178 - 873 Illawarra Road, Longford: (CT 40413/1) - Signage x 3 (other signs) within scenic corridor.

Having received from your office a NOTICE TO ADJOINING PROPERTY OWNERS / OCCUPIERS OF APPLICATION FOR PERMIT, the writer hereby serves notice of an objection to the before mentioned application.

The objection pertains to only two of the three proposed signs.

The first objection pertains to the sign on the north-western end of the property. The reasons for the objection are as follows.

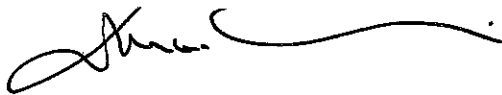
- 1) The size of the sign is not in keeping with the objectives of the "Scenic Corridor".
- 2) The positioning of the sign so close to the road could distract the motoring public.
- 3) The composition of the sign is not in keeping with similar signage which is deemed acceptable by the Nomenclature Board and used to advise motorists of Heritage points of interest, Wine Routes, and Tourist Photo vistas.

The second objection pertains to the sign on the right-hand side of the driveway entrance.

- 1) In the sketch attached to the original application, the proposed sign appears to be sited above the current fence line and above the current trimmed Hawthorn Hedge. If this is in fact the case, then the sign will be acutely visible, due to the fact that it has no background surrounding it. If the sign was sited so as **not** to protrude above

the current fence and or hedge, then it would still be visible, but not as prominent and possibly more in keeping with the Scenic Corridor concept.

Summary: If Council were to allow such a signage to be erected it would set a precedent whereby any sign of similar proportions or larger, could be erected anywhere adjacent to the Illawarra Road along its entire length, opening up the possibility of any astute Advertising Agent requesting permission to site "billboards" all along the aforesaid Road. This may be a good revenue earner for property owners who own property adjacent to the Illawarra Road, however their presence if allowed, would seriously detract from the concept of a "Scenic Corridor, Heritage Highway", which was uppermost in the minds of our forefathers who initially proposed the concept. The majority of the community still endorse the original concept, and would be very disappointed if Council agreed to the Application as it stands in its original form.



Yours Faithfully

John W MacKinnon
"Wickford"
Longford 7301

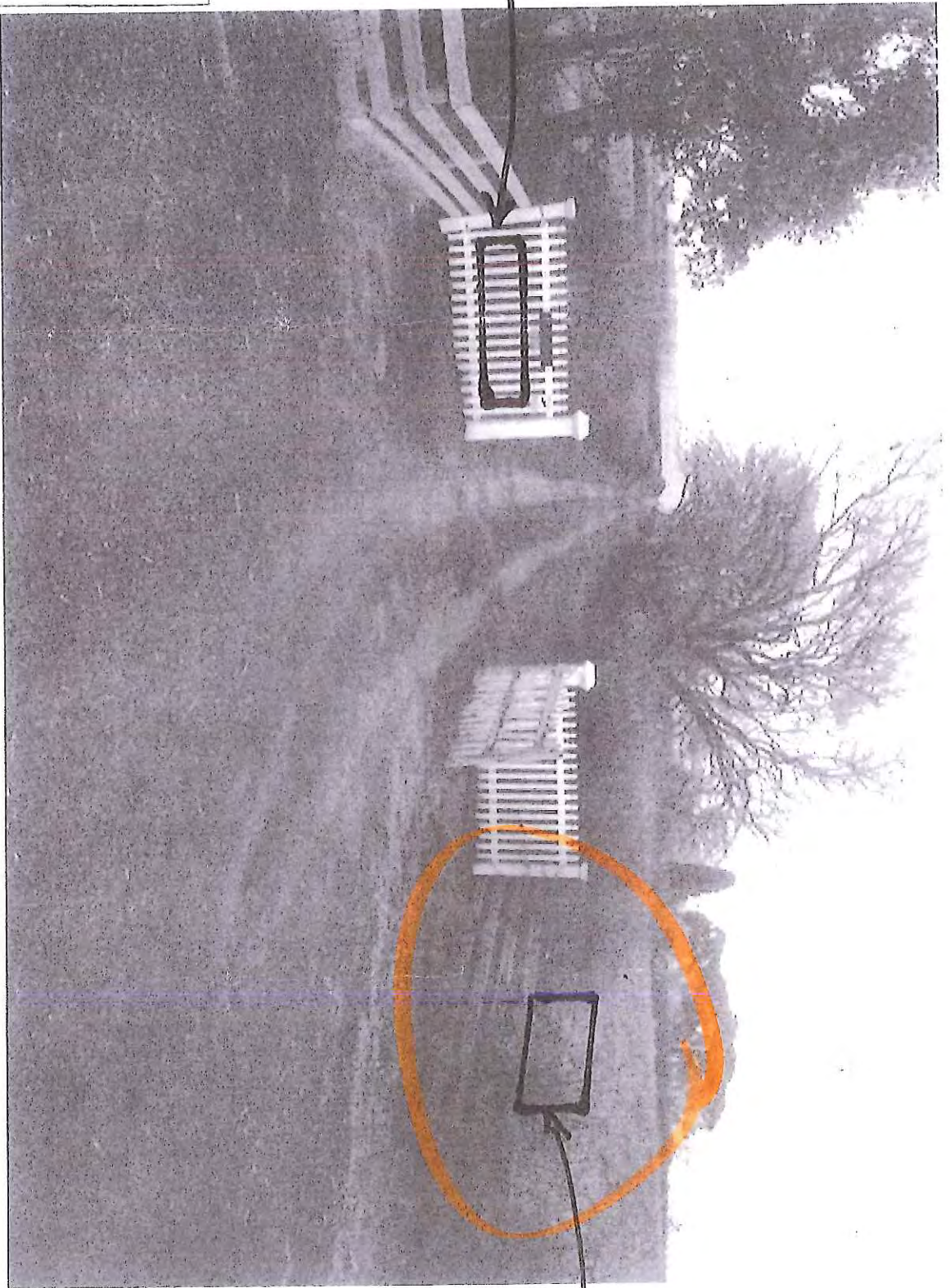
25/07/2017

873 Illawarra Road.

1-142

"Open House"
By Appt. #
1600 x 5000

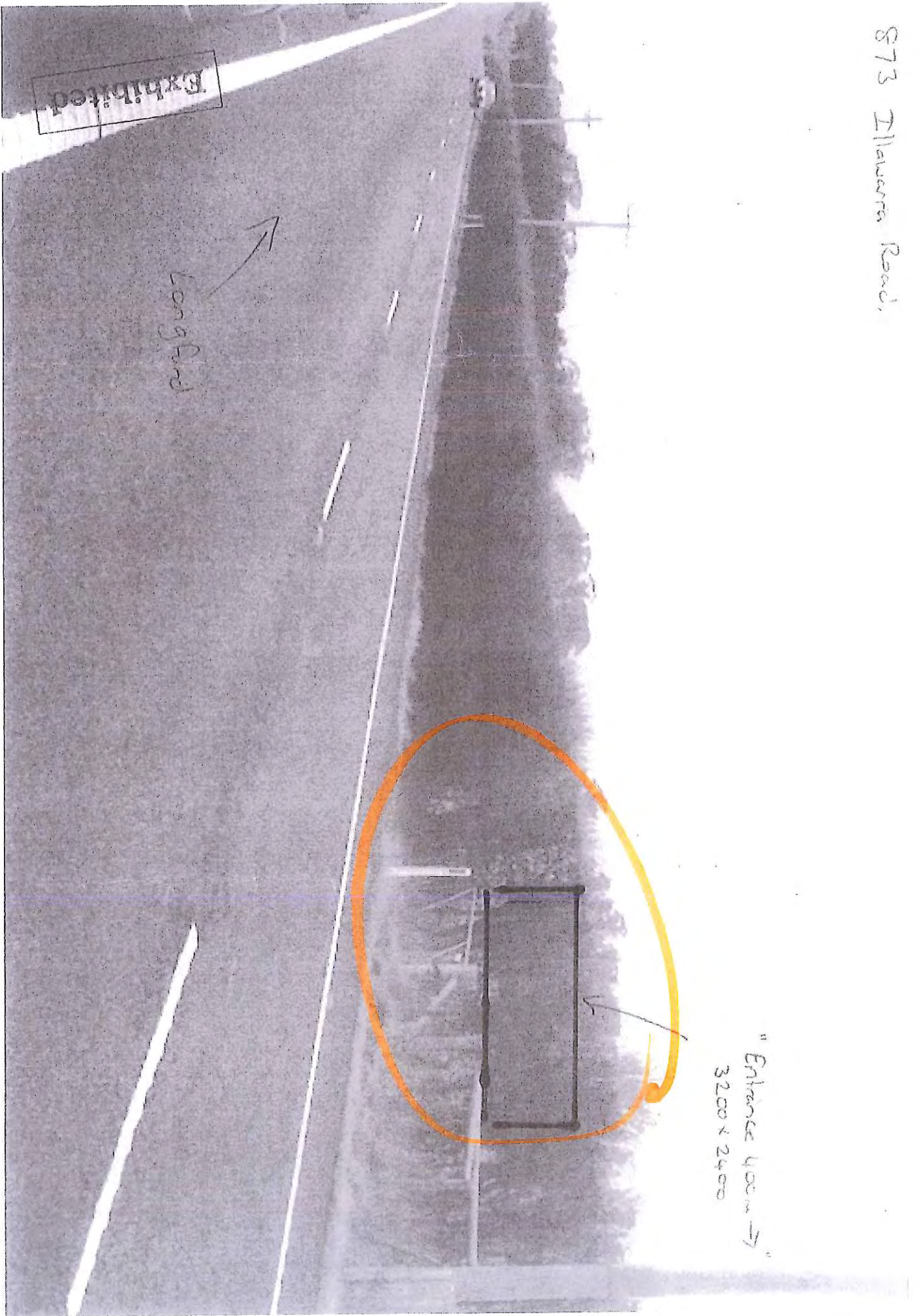
Exhibited



"Bell & Gorg"
Wine Tasting +
Sales
2400 x 1200h.

873 Illawarra Road,

" Entrance 400m →
3200 x 2400



Rosemary Jones

From: Frances <sf.stewart@bigpond.com>
Sent: Tuesday, 1 August 2017 10:43 AM
To: NMC Planning
Subject: Planning Application P17-178 - Signage x 3 (other signs) within scenic corridor

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Sent to ECM

Dear Rosemary,

I refer to your letter of 28th July advising us that representation has been received in response to our Planning Application.

We wish to make the following comments in response.

Regarding the first objection, we acknowledge the concerns raised regarding the size of the sign and wish to firstly reiterate that the drawings are not to scale. Regardless, we are happy to negotiate on an appropriate size of sign for the purpose which it is intended. We wish to strongly point out that it is NOT intended for the purpose of promotion or advertising, but to indicate the entrance for both visitors to the vineyard and also to tailgating traffic, to allow proper response times to facilitate safe exit from Illawarra Road on what is a fast stretch, commonly used for overtaking.

In response to point 3, the signage is not intended for positioning within the road area and therefore does not need to comply with State Roads signage regulations. We have advice from the Department of State Growth that they have no objection.

With regard to the the second objection, we have just had the hawthorn hedges trimmed so they are at a lower height than normal. With Spring growth, they will again be at a height consistent with the top of the sign at its intended position. Again, the positioning of the sign is primarily to indicate the entrance to the vineyard clearly for visiting motorists and as the driveway is significantly lower than the road, it needs to be positioned at a height to be visible.

In summary, these signs are not for advertising but for directional purpose and therefore do not set a precedent for billboard advertising or similar. With respect to our forefathers, going back eight farming generations in this district and who established the concept of the scenic corridor, we feel that they would acknowledge that clear signage that promoted safe road use would be a greater priority than aesthetics and would be fascinated by the progress in farming practice that opens up new ventures for land use in the Northern Midlands.

We are more than happy to arrange for mediation.

Yours sincerely,

Simon & Frances Stewart
Valleyfield Vineyard.