

PLAN 1

PLANNING APPLICATION PLN-18-0274

20 LONGFORD CLOSE AND 123A WELLINGTON STREET, LONGFORD

ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations & applicant's response

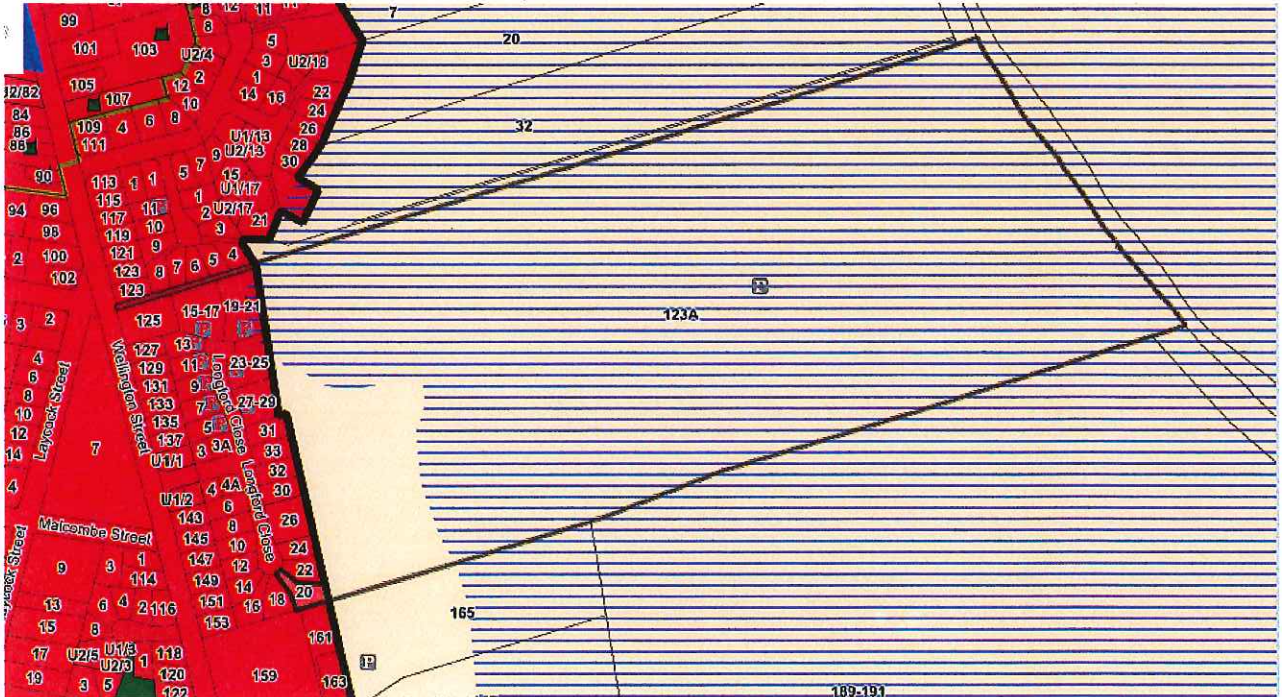
# ATTACHMENT A

PLN-18-0274

**AERIAL PHOTOGRAPH & SERVICES MAP for 20 LONGFORD CLOSE AND 123A WELLINGTON STREET, LONGFORD**



**ZONING MAP - GENERAL RESIDENTIAL ZONE, RURAL RESOURCE ZONE**



**EXHIBITED**

# PLANNING APPLICATION Proposal

Description of proposal:

Re organisation of two titles

(attach additional sheets if necessary)

Site address: 20 Longford Close + 123A  
Wellington St, Longford

ID no: ..... and/or Council's property no: .....

and/or

Area of land: 989m<sup>2</sup> + 27.62 ha/m<sup>2</sup> and/or CT no: 152943/18 + 148509/1

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 residence

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

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m<sup>2</sup>, or there will be over 56m<sup>2</sup> of outbuildings on the lot, or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

outbuilding is a garage/storage shed

(attach additional sheets if necessary)

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

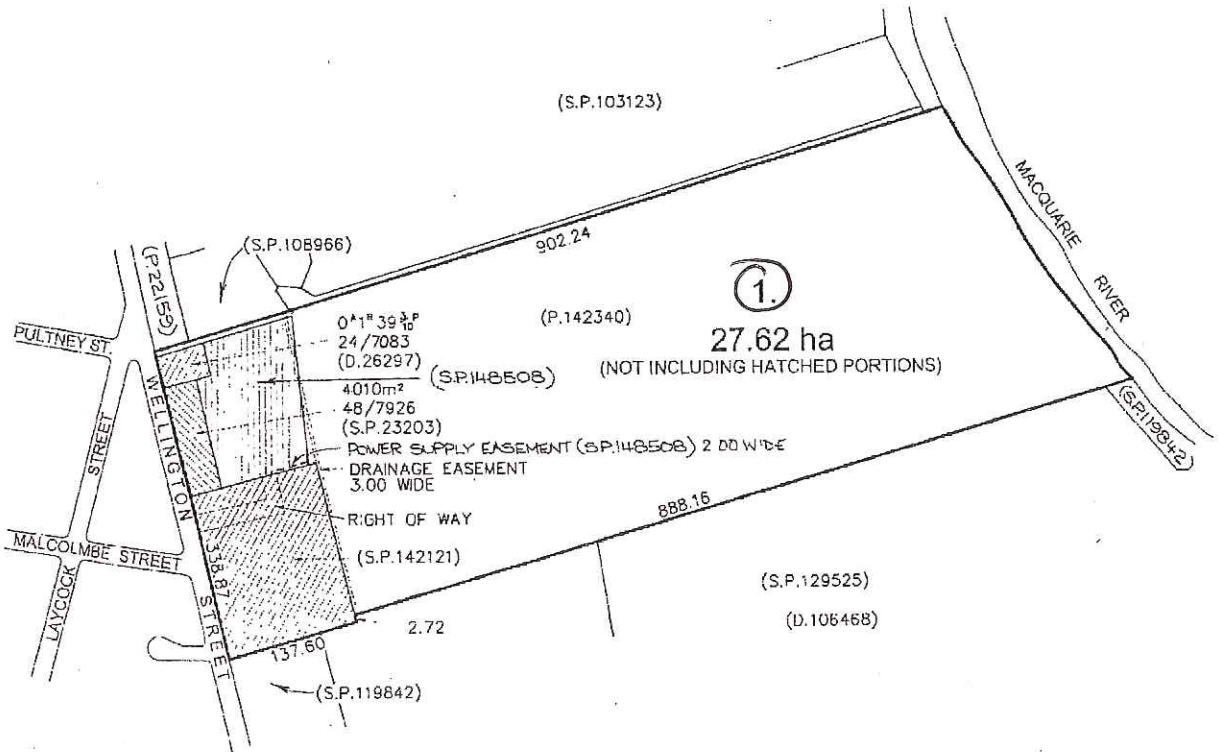
EXHIBITED

OWNER SAMUEL WATSON WING		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE C.1.142340-1				P148509
GRANTEE PART OF 50 ACRES GRANTED TO JOSEPH HAZE WOOD AND PART OF 60 ACRES LOCATED TO ROBERT BEAMS & PART OF 50 ACRES LOCATED TO HENRY WILKINSON.		LOCATION		APPROVED 13 NOV 2006 <i>Alice Kawa</i> Recorder of Titles
		TOWN OF LONGFORD		
CONVERTED BY PLAN No P.113377		COMPILED BY L.T.O.		
NOT TO SCALE		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No 123 (5039-33)	LAST LPI No 5602562	LAST PLAN No P.142340	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SKETCH BY WAY OF ILLUSTRATION ONLY  
"EXCEPTED LANDS"

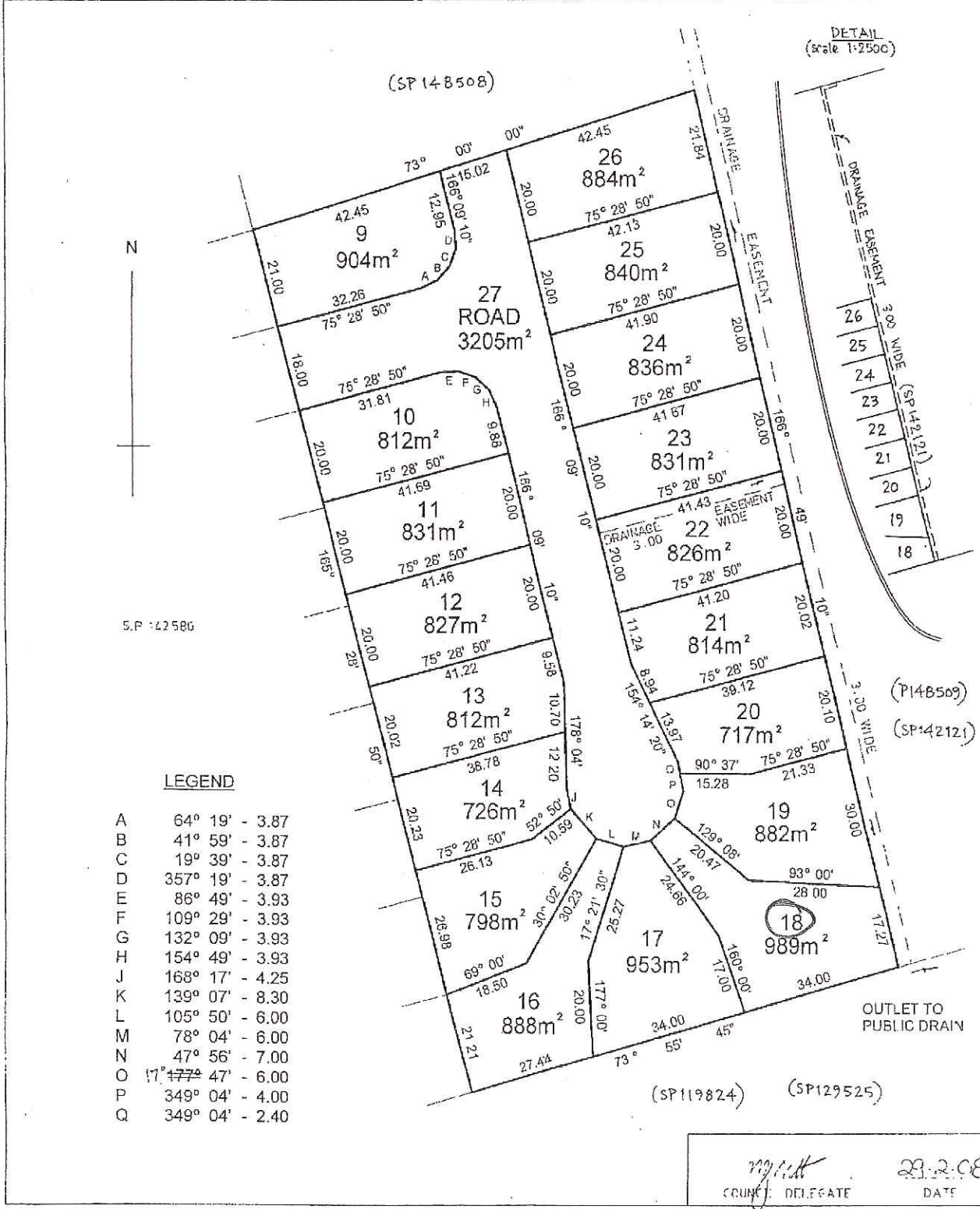
BALANCE PLAN

- ~~24/7183~~ ~~0°1'39 3/4"~~ ~~D.26297~~
- ~~48/7926~~ ~~4010m<sup>2</sup>~~ ~~S.P.23203~~
- LOT 1 2.521 ha S.P.142121
- LOT 1 1.393 ha S.P.148508



EXHIBITED

OWNER MORELAND INVESTMENTS (TAS) PTY. LTD.  FOLIO REFERENCE 142587 - 1  GRANTEE PART OF 50-0-0 LOCATED TO HENRY WILKINSON, PART OF 50-0-0 TO JOSEPH HAZELWOOD & PART OF 60-0-0 LOCATED TO ROBERT BEAMS	<h3>PLAN OF SURVEY</h3> BY SURVEYOR GARY I. FISHER LOCATION  <h2>TOWN OF LONGFORD</h2> SCALE 1: 750      LENGTHS IN METRES	REGISTERED NUMBER <h1>SP152943</h1>  APPROVED EFFECTIVE FROM 28 MAR 2008 <i>Alice Kinnear</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (5039-33)	LAST UPI No 5602582	LAST PLAN No. P142587
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



# EXHIBITED


**LAUNCESTON**

 J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
 M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)  
**HOBART**

 C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
 H. Clement, B. SURV. (Tas.), M.SSSI (Director)  
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)  
 T.W. Walter, Dip. Surv & Map; (Director)  
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)  
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)  
 A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)  
 L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

**KINGSTON**

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

**BURNIE/DEVONPORT**

 A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)  
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)

*Our Ref: 43032J*

 15<sup>th</sup> October, 2018

 Northern Midlands Council  
 P O Box 156  
 LONGFORD, TAS. 7301

Attention: Mr P Godier

Dear Paul

**RE: SUBDIVISION – ADJUSTMENT OF BOUNDARIES, 20 LONGFORD CLOSE**

We submit herewith an application to adjust the boundaries between two existing titles in Longford. The larger title has two houses on it and our client, Mr Oliver, has recently purchased number 20 Longford Close, which has no house on it. We therefore want to subdivide lot 1, and add that to the property at 20 Longford Close, so that lot 1 can obtain a separate access.

The boundaries of lot 1 are designed to ensure that the septic tank drains are contained within lot 1, and that the house is separated from the new boundary by an appropriate amount.

We will now address the provisions of the rural resource zone, as it relates to this subdivision.

26.4.2 Subdivision. A1b) is met in that lot 1 is being consolidated with another title, and there are no additional titles being created.

We don't believe the subdivision needs to meet the general residential provisions, as the lot within that zone already exists, and meets the residential zone requirements.

We enclose the following to enable you to assess the application:

- Three copies of the subdivision proposal plan
- Copy of the titles
- Bushfire report
- Completed development application form

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 17 OCT 2018					
		A			A
GM			IMYR		
P&DM			CRS		
CSM			PLAN		✓
E&DM			BLD		
WM			HLT		
HR					

**EXHIBITED**
**OFFICES ALSO AT:**

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

1-243

Could you please send us an invoice for your fees, payable to Mr B Oliver, care of john.dent@pda.com.au.

Please contact us if you have any questions, or need any further information.

Yours faithfully  
PDA Surveyors

Per:



JOHN DENT

EXHIBITED

# PLAN OF SUBDIVISION<sup>44</sup>



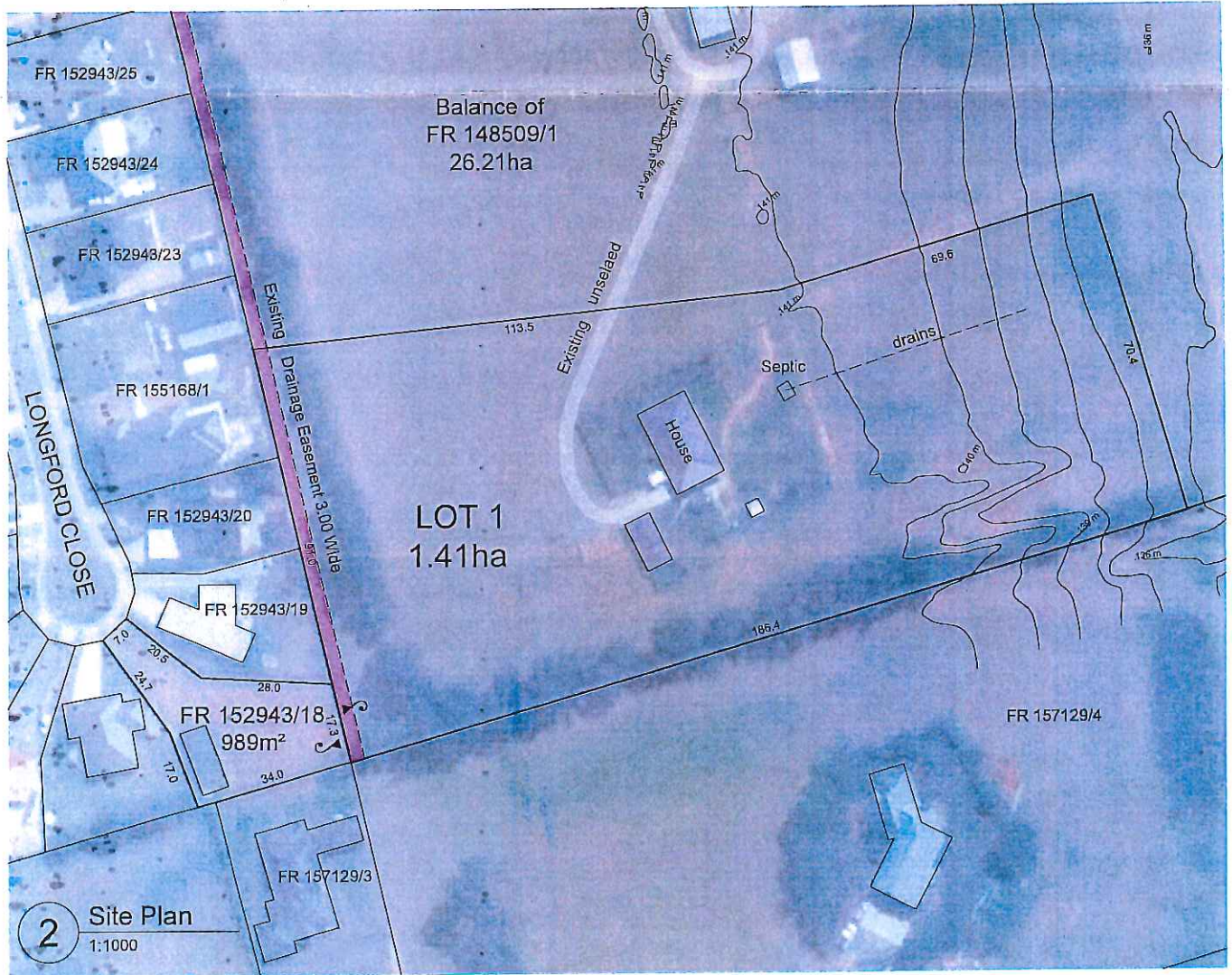
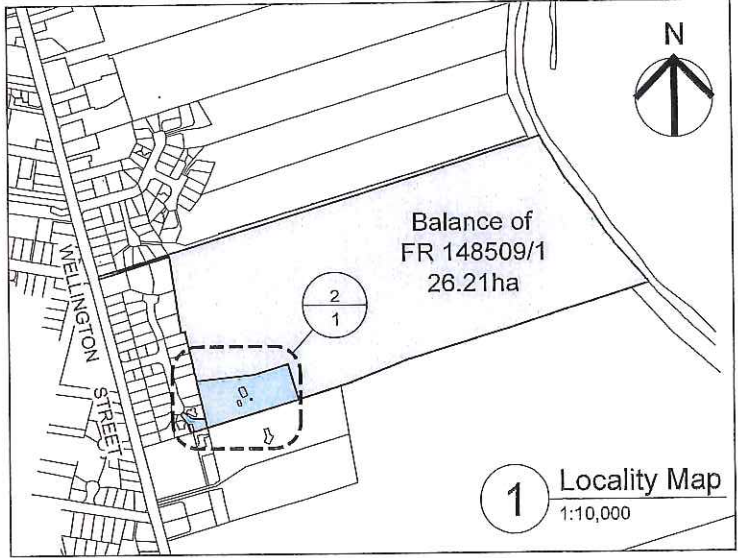
**PDA Surveyors**  
 Surveying, Engineering & Planning  
AS/NZS 71 217 856 325

Incorporating  
**WALTER SURVEYS**

3/23 Brisbane Street,  
 Launceston, Tasmania, 7250  
 www.pda.com.au Also at:  
 Hobart, Burnie,  
 Devonport & Kingston.  
 PHONE: +61 03 6331 4099  
 FAX: +61 03 6334 3098  
 EMAIL: pda.ln@pda.com.au

<b>Owners</b> Brian John Oliver & Rebecca Louise Oliver	<b>Address</b> 'Northbury Park' 123a Wellington St, Longford	<b>This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.</b>
<b>Title References</b> 148509/1	<b>Council</b> Northern Midlands Council	
<b>Schedule Of Easements</b> Existing Easements to be carried forward.	<b>Planning Scheme</b> Northern Midlands Interim Planning Scheme 2013	
<b>Scale</b> 1:1000	<b>Zone &amp; Overlay</b> 26.0 Rural Resource	
<b>Date</b> 4 October 2018	<b>PDA Reference</b> 43032JD-1	<b>Map reference</b> 5039-33
	<b>Map reference</b> 5039-33	<b>PID</b> 2740424
		<b>Point of Interest</b> GDA94 MGA55 510663E, 5394363N

NOTE: Lot 1 to be added to FR 152943/18 to form a single parcel of 1.51ha±.



**EXHIBITED**



# Bushfire Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** 20 Longford Close & 123A Wellington St, Longford

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 9<sup>th</sup> October 2018



**Summary**

**Client:**

PDA Surveyors obo B & R Oliver

**Property identification:**

20 Longford Close,  
CT 152943/18, PID 2854384

123A Wellington St Longford  
CT148509/1, PID 2740424

Current Zoning; General Residential and Rural Resource, Northern midlands Interim Planning Scheme, 2013

**Proposal:**

The owners intend to realign to boundaries between 2 lots (subdivision).

**Conclusion:**

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However, there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision/boundary adjustments are considered exempt under clause E1.4.a of the *Planning Directive No.5. 1 Bushfire-Prone Areas Code*. This exemption does not apply to future developments on any new title.

**Assessment by:**



---

Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105, (scope 1,2, 3A, 3B, 3C)

EXHIBITED

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Figure 3: Plan of subdivision ..... 5

LIMITATIONS

*This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.*

*No assurance is given or inferred for the health safety or amenity of the public or occupants in the event of a bushfire.*

*No warranty is offered or inferred for any buildings constructed on the property in the event of a bushfire.*

EXHIBITED

## **INTRODUCTION**

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The proponent is applying to subdivide (realign boundaries) between CT 152943/18 and CT148509/1, creating 2 lots from an existing 2 lots. Both proposed lots contain existing dwellings and retain sufficient area to manage fuel loads adjacent to the dwellings.

## **SITE DESCRIPTION**

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Proposed Lots are low threat vegetation (gardens) in vicinity of dwellings with other areas cleared land used for pasture with some shelterbelts, as is surrounding land.

Proposed lot 1 will have frontage to Longford Close and Lot 2 Wellington Street. The area is serviced by a reticulated water supply, however both existing dwelling are greater than 120m from the closest hydrants on Longford Close.

See Appendix 1 for maps.

## **RISK ASSESSMENT**

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The lots are considered to be within a Bushfire Prone Area due to proximity of a vegetation patch (grassland) greater than 1 ha. The existing risk and exposure to bushfire prone vegetation will not change under the proposed boundaries, the existing dwellings will have sufficient surrounding land to manage bushfire threat.

## **ACCESS**

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There are no access requirements as the development is exempt.

## **FIREFIGHTING WATER SUPPLY**

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No water supply is required as the development is exempt.

## **CONCLUSIONS**

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The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However, there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision/boundary adjustments are considered exempt under clause E1.4.a of the Interim *Planning Directive No.1. 1 Bushfire-Prone Areas Code*. This exemption does not apply to future developments on either new title.

EXHIBITED

## REFERENCES

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*Northern Midlands Council (2013) Northern Midlands Interim Planning Scheme.*

*Standards Australia. (2009). AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.*

*Planning Commission (2017), Draft Planning Directive No. 5.1 Bushfire-Prone Areas Code (issued as Interim Planning Directive No. 1.1)*

EXHIBITED

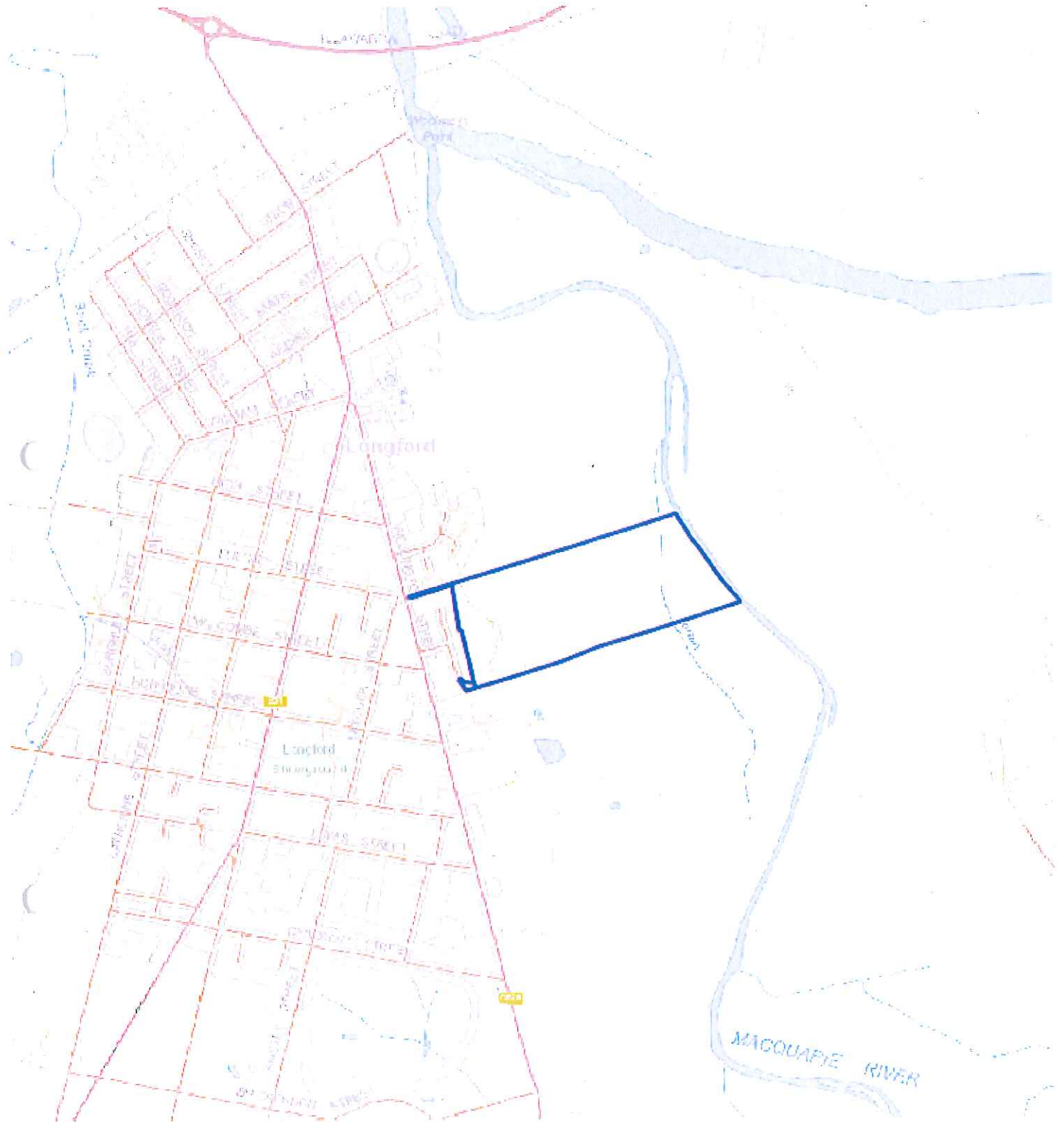


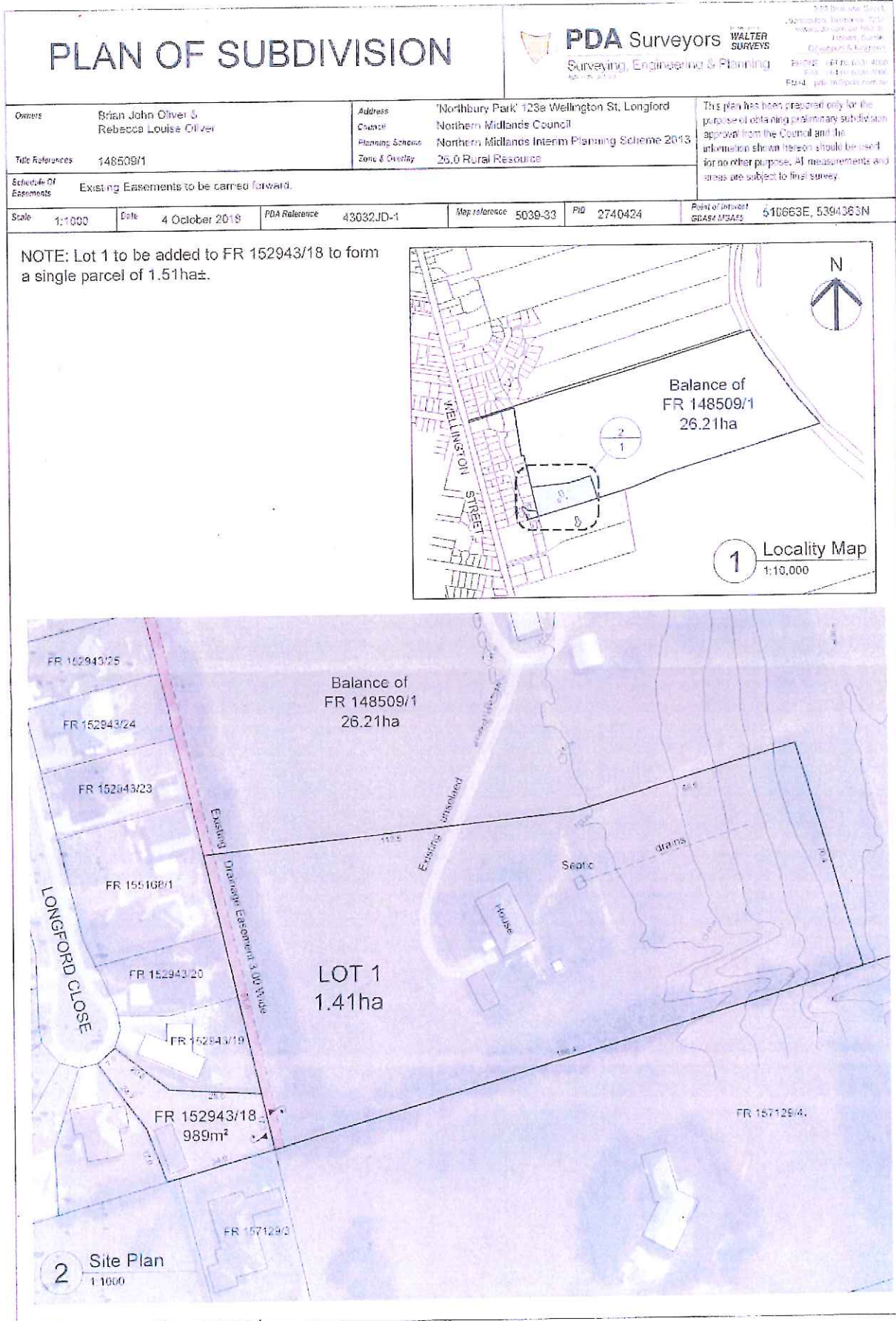
Figure 1: Location, existing lots in blue

EXHIBITED



Figure 2: aerial image

EXHIBITED



EXHIBITED

**Figure 3: Plan of subdivision**



**BUSHFIRE-PRONE AREAS CODE**

**CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993**

**1. Land to which certificate applies<sup>2</sup>**

*Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.*

Name of planning scheme or instrument:

Northern Midlands Interim Planning Scheme 2013

Street address:

20 Longford Close & 123A Wellington St, Longford

Certificate of Title / PID:

CT 152943/18, PID 2854384  
CT148509/1, PID 2740424

*Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.*

Street address:

[Empty box for street address]

Certificate of Title / PID:

[Empty box for Certificate of Title / PID]

**2. Proposed Use or Development**

**Description of Use or Development:**

Subdivision, 2 lots to 2 lots

**Code Clauses:**

**E1.4 Exempt Development**

**E1.5.1 Vulnerable Use**

<sup>1</sup> This document is the approved form of certification for this purpose, and must not be altered from its original form.

<sup>2</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

EXHIBITED

E1.5.2 Hazardous Use

E1.6.1 Subdivision

**3. Documents relied upon**

**Documents, Plans and/or Specifications**

Title: Plan of Subdivision

Author: PDA Surveyors

Date: 4/10//2018

Version: 1

**Bushfire Hazard Report**

Title: Bushfire report 20 Longford Close & 123A Wellington St, Longford

Author: Scott Livingston

Date: 9/10/2018

Version: 1

**Bushfire Hazard Management Plan**

Title: na

Author:

Date:

Version:

**Other Documents**

Title:

Author:

Date:

Version:

EXHIBITED

<b>4. Nature of Certificate</b>			
<input checked="" type="checkbox"/> <b>E1.4 – Use or development exempt from this code</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input checked="" type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	Bushfire report 20 Longford Close & 123A Wellington St, Longford
<input type="checkbox"/> <b>E1.5.1 – Vulnerable Uses</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	
<input type="checkbox"/> <b>E1.5.2 – Hazardous Uses</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	
<input type="checkbox"/> <b>E1.6 – Development standards for subdivision</b>			
<b>E1.6.1 Subdivision: Provision of hazard management areas</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	

EXHIBITED

<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	
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<b>E1.6.2 Subdivision: Public and fire fighting access</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

<b>E1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

EXHIBITED

**5. Bushfire Hazard Practitioner<sup>3</sup>**

<b>Name:</b>	Scott Livingston	<b>Phone No:</b>	0438 951 021
<b>Address:</b>	12 Powers Road	<b>Fax No:</b>	
	Underwood	<b>Email Address:</b>	scottlivingston.lnrs@gmail.com
	Tasmania		7268
<b>Accreditation No:</b>	BFP – 105	<b>Scope:</b>	1,2, 3A, 3B, 3C.

**6. Certification**

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	x
---	---


or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

**Signed:**  
certifier



**Date:**

9/10/2018

**Certificate No:**

SRL18/63E

EXHIBITED

<sup>3</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

Brian Oliver

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# **Agricultural assessment of the proposed development at Northbury Park, 123a Wellington Street, Longford**

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December 2018





Consultants for business, agriculture and environment

*Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms - Agricultural Resource Management (ARM) and Davey & Maynard.*

Macquarie Franklin Head Office  
112 Wright Street | East Devonport | Tasmania | 7310  
Phone: 03 6427 5300 | Fax: 03 6427 0876 | Email: [jlynch@macfrank.com.au](mailto:jlynch@macfrank.com.au)  
Web: [www.macquariefranklin.com.au](http://www.macquariefranklin.com.au)

**Report author:** Jason Lynch B.App.Sci.(hort)  
Senior Consultant

**An appropriate citation for this report is:** *Macquarie Franklin, Northbury Park, 123a Wellington Street, Longford – Agricultural assessment report, December 2018*

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This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.

EXHIBITED

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## 1 Purpose

This report has been undertaken on behalf of the proponents (Brian Oliver) and will accompany an application to the Northern Midlands Council seeking approval to undertake a subdivision of the Northbury Park property at 123a Wellington Street and boundary adjustment of 20 Longford Close, Longford.

This document reports on the land capability of the subject lot and an assessment of how the proposed development may impact on the agricultural land use activity of the property in question and that of adjacent properties and land.

### 1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing my opinion, I wish to advise that I possess a B.App.Sci.(hort) and am a member of the Australian Institute of Agriculture. I have over 20 years experience in the agricultural industry in Tasmania. I am skilled to undertake agricultural and development assessments as well as land capability studies. I have previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the Burnie, Brighton, Central Coast, Circular Head, Clarence, Georgetown, Kentish, Huon, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands and Waratah-Wynyard municipalities.

## 2 Property details

### 2.1 Location

The two subject properties are located at 123a Wellington Street, Longford. Figure 1.

Title Reference	Property ID	Address	Hectares (Approx)
152943/18	2854384	20 Longford Close, Longford	0.1
148509/1	2740424	Northbury Park, 123a Wellington Street, Longford	27.5

The topography of these properties includes flat and gently sloping land formed on relic river terraces that leads down to flat land associated with an active flood plain for the Macquarie River.



Figure 1: Property location (source The LIST)

Property title 152943/18 consists of 0.1 hectares of land, and is a residential block accessed off Longford Close.

Property title 148509/1 consists of 27.6 hectares of land, is accessed via a laneway from Wellington Street, and has significant key infrastructure including paddock fencing, two residential dwellings, storage and machinery sheds, sheep yards, and paddocks developed for grazing and cropping land use activities.

The land adjacent in all directions of the properties in question is held as private freehold land, with an area of public reserve adjacent to the Macquarie River and areas of authority freehold and local government reserve further to the west. Figure 2.

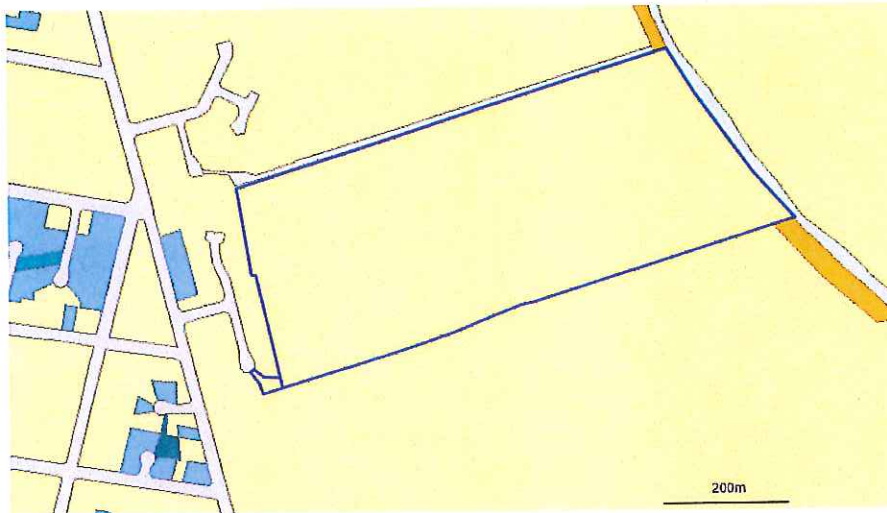


Figure 2; land tenure on the land surrounding the properties in question, with the private freehold land (yellow), public reserve (gold), local government reserve (green) and authority freehold (blue) (source the LIST)

The property at 123a Wellington Street is zoned rural resource as is the adjacent land to north, south and east, 20 Longford Close is zoned general residential as is adjacent land to the north, south and west, with general business zoned land further to the north and area of open space and recreation zoned land to the west. Figure 3.

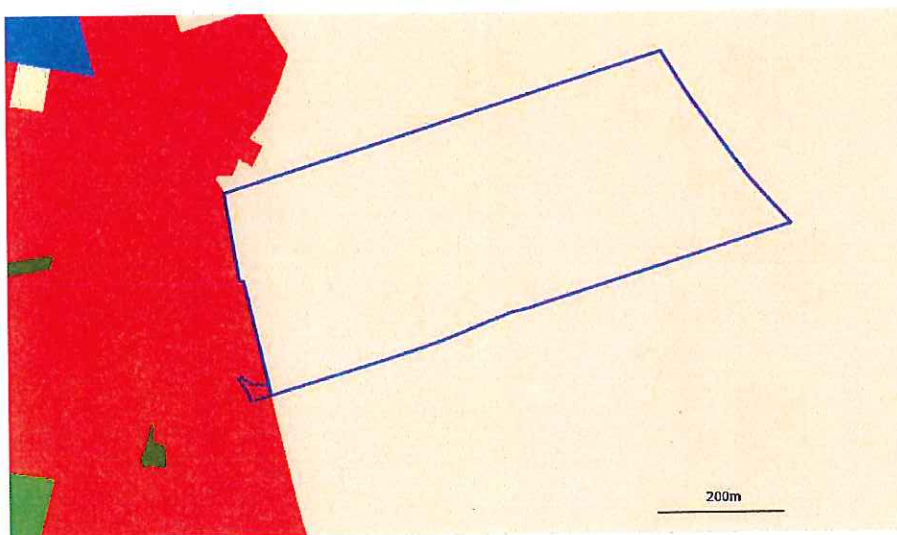


Figure 3; land zoning, as per rural resource zoned shown (brown), general residential zone (red), general business (blue), open space (dark green) and recreation zoned land (light green) present in the vicinity of the properties in question (source the LIST)

Both properties are serviced by TasWater for the provision of town water supplies, whilst only the 20 Longford Close property has a mains sewerage connection.

EXHIBITED

### 3 Land capability

The original land capability assessment of the area was undertaken by DPIF at a scale of 1:100,000 and reported in their South Esk report in 1996.

On the subject of this property, DPIF identified the properties were covered by Class 4 land, and no prime agricultural land was identified.

A detailed assessment by Macquarie Franklin of the specific areas of the property titles associated with the subdivision and boundary adjustment determined that Class 4 land dominates this ground.

Class 4 land is described as follows:

*Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitation of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation.*

*Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.*



Figure 4; land capability present on the property,

Table 1: land capability table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
Class 4s (approx. 16.2 ha)	Grey/brown duplex soils developed from alluvium deposits, as per the Brumby soil association.	0-3	Easterly facing aspect. Flat to very gently sloping land, with a moderate back associated with the relic river terrace bank 134-137m	Moderate erosion risk due to rill and sheet erosion caused by surface water movement, wind scouring on bare and exposed soils, and soil structure degradation due to excessive and/or inappropriate cultivation.	Low. The property is exposed to prevailing easterly and southerly winds, and experiences cool/cold winters, and typically dry warm/hot summer conditions.	The Brumby soils are moderately well drained, have a lower soil moisture holding capacity, and gravel is present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Destock these soil during periods of soil waterlogging.	Suitable for cropping, albeit at a lower intensity with a limited range of crops and on along rotation, suitable for pastoral use with moderate limitations.

991-1

EXHIBITED

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
Class 4.1s (approx. 6.5 ha)	Grey/brown duplex soils developed from alluvium deposits, as per the Brickendon soil association.  Sandy loam top soil (0-20/30cm) over a grey mottled clay sub soil, with gravel present throughout the soil profile.	0-3	Easterly facing aspect.  Flat to very gently sloping land, with a moderate back associated with the relic river terrace bank  137-140m	Low/moderate erosion risk due to rill and sheet erosion caused by surface water movement, wind scouring on bare and exposed soils, and soil structure degradation due to excessive and/or inappropriate cultivation.	Low. The property is exposed to prevailing easterly and southerly winds, and experiences cool/cold winters, and typically dry warm/hot summer conditions.	The Brickendon soils are moderately well drained, have a lower soil moisture holding capacity, and gravel is present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Suitable for cropping, albeit at a lower intensity with a limited range of crops and on along rotation, suitable for pastoral use with moderate limitations.

1-167

EXHIBITED

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
Class 4sw (approx. 4.8 ha)	Black clayey soils developed from recent quaternary alluvium, as per the Canola soil association.  Clay top soil (0-40cm) over an orange clay sub soil.	0-2	Easterly facing aspect.  Flat to very gentle sloping land, and active flood plain for the Macquarie River.  133-134m ASL	Moderate/high erosion risk due to rill and sheet erosion caused by surface water movement on bare and exposed soils, soil structure degradation due to excessive and/or inappropriate cultivation, and stream bank erosion.	Low. The property is exposed to prevailing easterly and southerly winds, and experiences cool/cold winters, and typically dry warm/hot summer conditions	The Canola soils are imperfect to moderately well drained with a high moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  Destock these soil during periods of soil waterlogging.	Unsuitable for cropping, suitable for pastoral use with major limitations associated with the land being subjected to waterlogging and inundation during winter and periods of flooding of the Macquarie River.



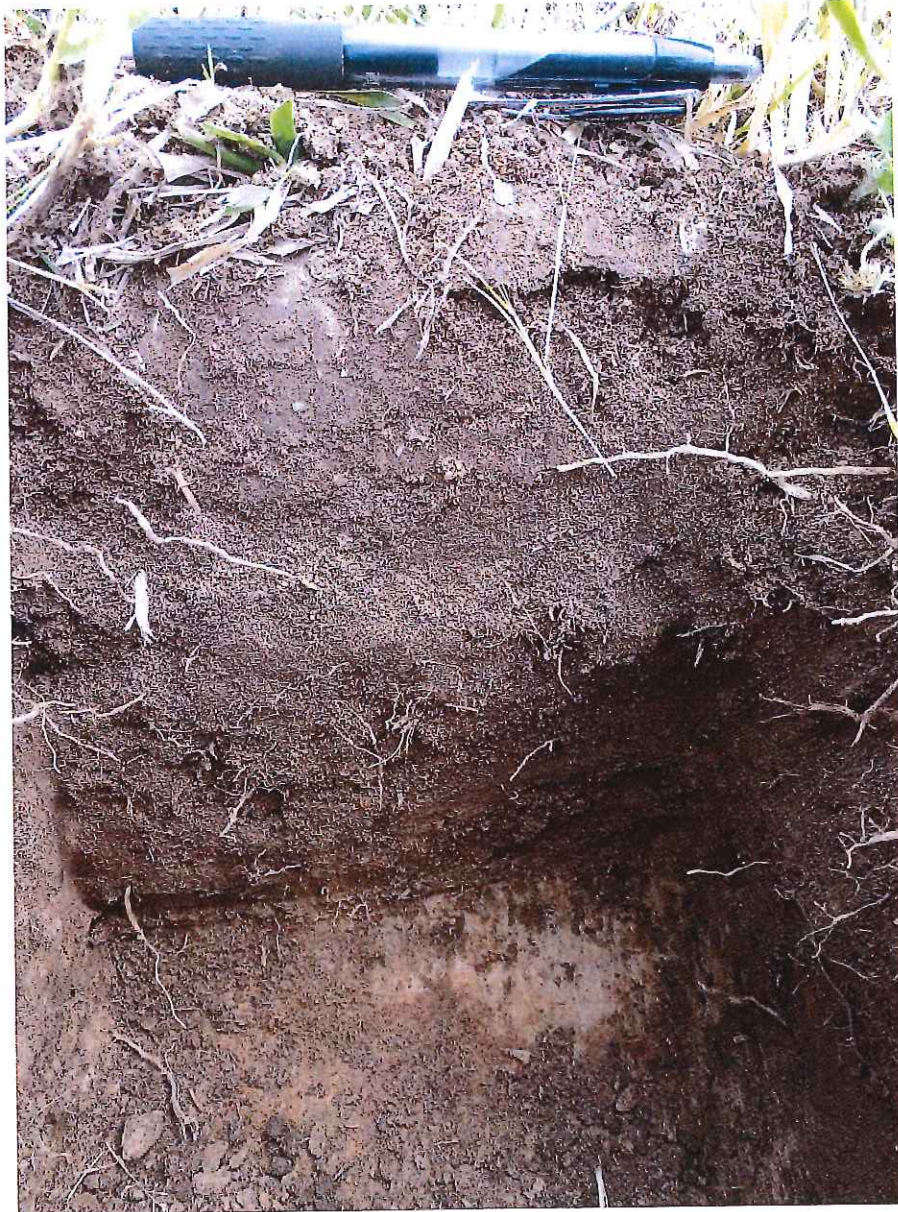


Figure 5; Brickendon soil association on the class 4.1s



Figure 6; Canola soil on the low lying Class 4sw land



Figure 7; Brumby soil association on the Class 4e land

EXHIBITED



Figure 8; the residential dwelling on the proposed Lot 1



Figure 9; westerly view towards the western side of the Northbury Park property

EXHIBITED

## 4 Proposed development

### 4.1 Property subdivision and boundary adjustment

In summary, the proponents wish to undertake a subdivision of property title 148509/1 and boundary adjustment of property adjustment of property title 152943/18.

It is proposed to subdivide 1.3 hectares of land from property title 148509/1 and adhere this land to property 152943/18 to form Lot 1, with the balance of the property title 148509/1 form Lot 2 with a total area of 26.2 hectares.

The excision of the proposed Lot 1 would allow for freeing up of capital that would be used to support the irrigation development on the balance of the proposed Lot 2, and this includes land improvements based on significant irrigation scheme infrastructure such an irrigator, upgraded irrigation mains, improved pumping capacity and hence facilitate the full productivity potential of the available land to be realised.

Please refer to Appendix 1 for a detailed plan of the proposed subdivision and boundary adjustment development.

EXHIBITED

## 5 Land Use

### 5.1 Agricultural activities conducted

The Northbury Park property at 123a Wellington Street is used extensively for agricultural land use activities, principally for pastoral use for sheep production, with a range of forage crops grown and the occasional cash crop. The current opportunity for irrigated property development is highly constrained and limited due to the lack of suitable infrastructure.

The specific area of the Northbury Park property associated with the subdivision development, referred to as Lot 1, is used for dryland pastoral land use activity albeit with a lower level of intensity and an associated reduced stocking rate due to the small area of land involved. This land is already compromised by the close proximity to the adjacent residential dwellings to the west and south which constrains the potential land use activity in terms of type and intensity of farming operations and effectively precludes this land from cropping use due to the constraints imposed by the close proximity to the large number of residential dwellings immediate adjacent to the west.

### 5.2 Amenity uses

The specific area of the Northbury Park property associated with the subdivision development, referred to as Lot 1, includes a residential dwelling, and is and would not be directly involved with nor integral to the agricultural land use activities conducted on the balance of the property, referred to as Lot 2.

Lot 2 amenity uses includes the storage and machinery sheds and a residential dwelling all of which are directly involved with and are considered integral to the agricultural land use activities conducted on the property.

### 5.3 Impact on agricultural activities and residential amenity

The proposed Lot 1 subdivision and associated boundary adjustment has been carefully planned so that would impose a negligible negative impact, constraint and/or disruption to the agricultural land use activities and residential amenity on the balance of the property, as per the Lot 2 subdivision.

The Lot 1 subdivision has well established gardens and trees planted on the eastern and northern boundary of the residential dwelling, with significant shelter belt vegetation nearby to the south and west all of which provides a high level of privacy, shelter and buffering to the adjacent farm land, in particular as per the proposed Lot 2.

The proposed Lot 1 is covered by Class 4 land, and is realistically only suitable for dryland pastoral land use activity albeit at a non-meaningful small scale lower level of agricultural productivity, with the presence of the residential dwelling and sheds on the proposed Lot 1 and 2 currently impedes the potential for irrigated agriculture.

The excision of the proposed Lot 1 would allow for freeing up of capital that would be used to support the irrigation development on the balance of the proposed Lot 2, and this includes land improvements based on significant irrigation scheme infrastructure such an irrigator, upgraded irrigation mains,

EXHIBITED

improved pumping capacity and hence facilitate the full productivity potential of the available land to be realised.

After inspecting the site, I have concluded that the proposed subdivision layout and buffers present are sufficient to prevent unreasonable impact on the agricultural activities and amenity on the adjacent property and vice versa.

#### 5.4 Impact of agricultural activity on neighbouring land on proposed development

Agricultural activity is conducted on all land adjacent to the proposed Lot 1, however, normal agricultural activities are not expected to have any unreasonable impact on the proposed development.

The key risk areas are located to the east and north east where pastoral and potentially cropping land use activities occur. The land use to the south of the proposed Lot 1 would be similarly based on pastoral and potentially cropping land use activities however the presence of the adjacent significant shelter belt and the nearby properties to the immediate south (titles 157129/4 and 157129/5) provides an appropriate buffer to the south.

The subdivision of the 1.4 hectares of land associated with the proposed Lot 1 represents approximately land with a potential carrying capacity of 18 DSE/ha for a total of 21 DSE/ha (less the land directly associated with the current residential dwelling). The potential lost carrying capacity is significant outweighed by the increased carrying capacity on the proposed Lot 2, such that irrigation development on the 16.2 hectares of Class 4s offers the opportunity to lift the carrying capacity to 30 DSE/ha for a total net increase of approximately 200 DSE.

An assessment of the key risks are summarised below. This has been compiled on the basis that the neighbouring farm activities could be based on cropping (nearest to the east) and livestock based pastoral land use activities.

**Table 2; potential risk from neighbouring agricultural land/activities**

Potential Risk from Neighbouring Agricultural Land/Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing vegetation and separation distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not practiced in the vicinity of the property; ground or spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling.
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some occasional sound associated with machinery traffic and moving livestock is inevitable on the proposed Lot 2 and adjacent rural resource zoned land involved with working land and potentially harvesting crops.
3. Irrigation water over boundary	Risk = low-medium, the prevailing wind direction is westerly, this is not expected to be

	an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground. The residential dwelling on the proposed Lot 1 would be setback approximately 100m from the eastern boundary of the block and this effectively forms the nearest position where irrigation would be applied.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

It is reasonable to consider the proposed Lot 1 subdivision would not result in an increase in the limitations and constraints imposed on the agricultural land use conducted on the neighbouring property, as per the proposed Lot 2, and other adjacent rural resource land to the south.

### 5.5 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifested as complaints that could be made by residents and visitors of the proposed Lot 1 house against issues identified in Section 5.4. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in the following table. Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the dwelling than with other members of the public.

**Table 3; potential risk to neighbouring agricultural activity**

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Routine weed control activities and surveillance would be conducted by the proponent.



5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and neighbouring land owners to ensure dogs are kept under control.

### 5.6 Impact on Land Potentially Suitable for Agriculture

The 2016 study by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government into the land potentially suitable for agriculture identified the Northbury Park property and land adjacent to the east and south as being unconstrained, with land adjacent to the north and south western boundary as constrained criteria 3, and all land east excluded as per the general residential zoning. Figure 10.

The proposed Lot 1 would likely result in a change the constrained criteria rating of the property in question, although the immediately adjacent properties to the south and proposed Lot 2 would not result in cumulative reduction in the land considered available and/or suitable for agricultural land use activity.

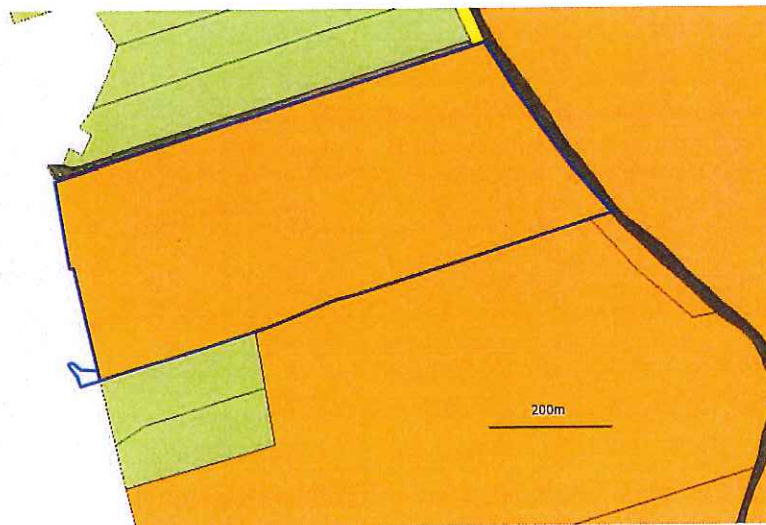


Figure 10; land potentially suitable for agriculture, unconstrained (brown), constrained criteria 3 (green)

## 5.7 Impact of proposed development on amenity of dwellings on nearby land

The area in the vicinity of the proposed Lot 1 has a large number of residential dwellings within a 500m radius, although they are almost exclusively associated with the Longford township to the east. Figure 11.

The nearest residential dwelling would be located approximately 40m to the south of the nearest boundary of the proposed Lot 1, and the development would not impose any new and/or additional impact upon them.



Figure 11; the residential dwelling on the proposed Lot 1 (shown as blue dot), with additional residential dwellings on rural resource zoned land further to the north and south (shown as green dot) within a 500m radius (shown in yellow)

## 5.8 Storm water disposal on the proposed Lot 1

The storm water generated on the proposed Lot 1 in question, as would be produced from the hard standing surfaces and the roof surfaces from the residential dwelling would be disposed of by being captured in rain water tanks and in-ground absorption which is a sufficient means to handle the quantity and flow rates of run-off generated.

It is not anticipated that the proposed development will increase the amount of storm water generated, and as such it reasonable to suggested that all storm water will be able to be retained within the confines of the proposed Lot 1.

## 5.9 Water access and storage

The proposed Lot 2 has a riparian right to the Macquarie River and an 85 ML irrigation entitlement

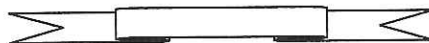
Irrigation water is currently not and would not be used on the land in and around the proposed Lot 1, and it has no need for an irrigation water supply.

The proposed Lot 2 irrigation water supply is obtained from the Macquarie River, and this would not be negatively impacted and/or constrained by the proposed Lot 1 subdivision and associated boundary adjustment.

The proposed Lot 1 and 2 would not negatively impact and/or constrain the opportunity and ability for adjacent agricultural land to access and use irrigation water.

## 6 Conclusions

1. It is proposed to subdivide 1.3 hectares of land from property title 148509/1 and adhere this land to property 152943/18 to form Lot 1 with a total area of 1.4 hectares, with the balance of the property title 148509/1 form Lot 2 with a total area of 26.2 hectares.
2. The proposed Lot 1 and 2 is entirely covered by Class 4 land and no prime agricultural land would be impacted by this development.
3. The excision of the proposed Lot 1 would allow for freeing up of capital that would be used to support the continued development of the balance of the proposed Lot 2, and this includes irrigation infrastructure that would facilitate the full productivity of the agricultural land on Lot 2 to be realised.
4. This proposed subdivision and associated boundary adjustment would not create any additional constraint on the capacity and/or negative impact on the neighbouring properties to be actively managed and farmed, nor negative impact the availability of irrigation water and/or the operational aspects of the irrigation scheme and associated infrastructure.
5. The proposed subdivision and associated boundary adjustment would not result in any negative impact and/or constraints from the agricultural land use activity on the neighbouring properties.
6. The amenity of the residential dwellings on the properties adjacent to the proposed Lot 1 and 2 would not be impacted by the proposed subdivision and boundary adjustment and vice versa to the amenity of the dwellings on the proposed Lot 1 and 2.



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Appendix-1

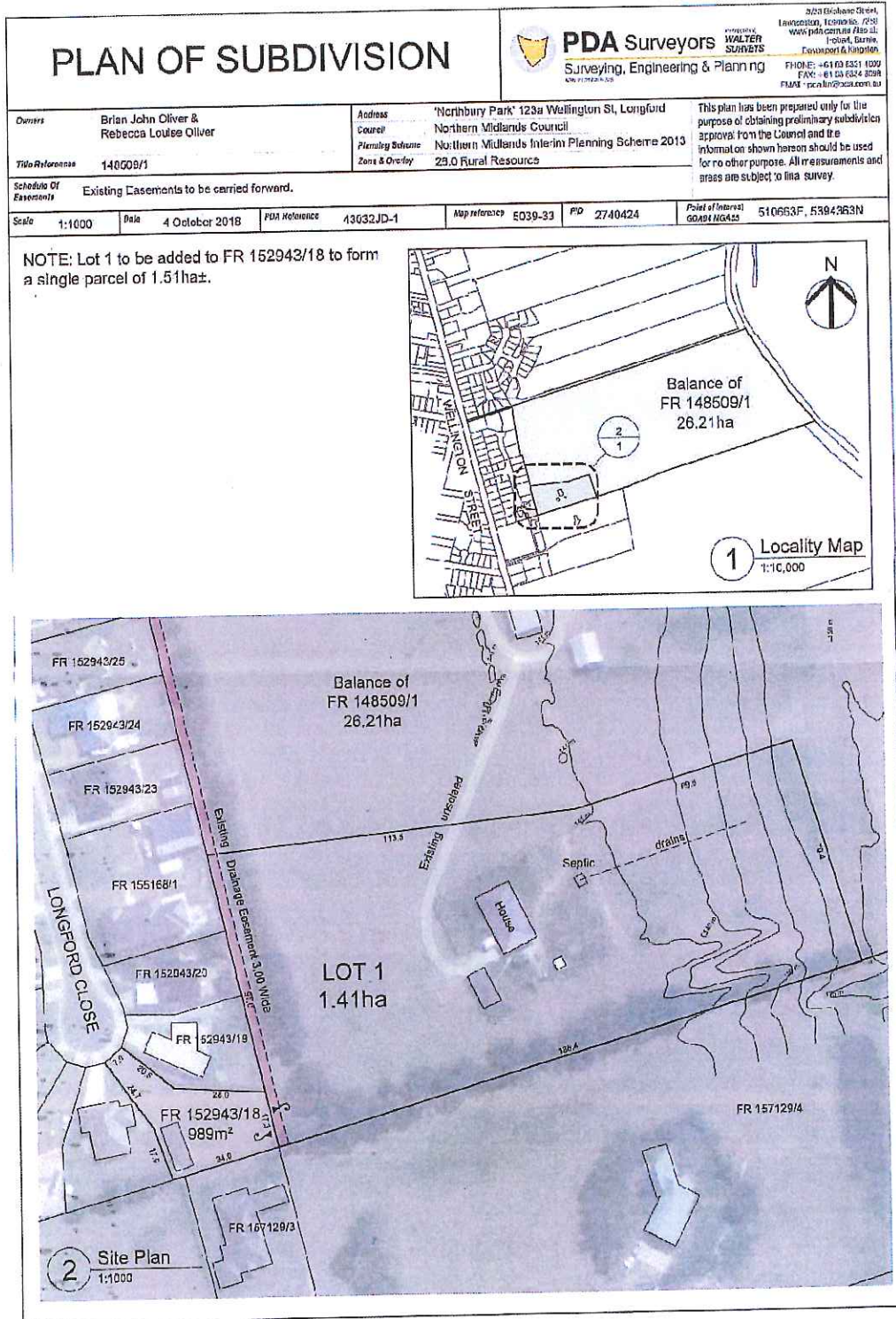


Figure 12; proposed Lot 1 and Lot 2 development layout

EXHIBITED

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-0274	Council notice date	21/12/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/02098-NMC	Date of response	16/01/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	20 LONGFORD CL, LONGFORD	Property ID (PID)	2854384
Description of development	Subdivision - adjustment of boundaries		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision / 43032JD-1	--	04/10/2018
<b>Conditions</b>			
<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>			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>1. A suitably sized water meter must be installed on the existing water property connection at the road frontage of the newly created lot in accordance with TasWater standards.</li> <li>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.</li> </ol>			
<b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b>			
<ol style="list-style-type: none"> <li>3. 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. <i>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.</i></li> <li>4. In the event that the property sewer connection for the newly created lot cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page 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. <i>Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point</i></li> </ol>			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
<ol style="list-style-type: none"> <li>5. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:</li> </ol>			

- a. \$211.63 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

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

##### Service Locations

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

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

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

#### Declaration

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

#### Authorised by



**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



**REFERRAL OF DEVELOPMENT APPLICATION PLN-18-0274 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 108301.1 & 113600.568

**Date:** 21.12.18

**Applicant:** PDA

**Proposal:** 152943/18 & 148509/1

**Location:** 20 Longford Close and 123A Wellington Street, Longford

W&I referral PLN-18-0274, 20 Longford Close and 123A Wellington Street, Longford

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

**Stormwater:**

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes (20 Longford Close only)
If so, where is the current connection/s?	
Can all lots access stormwater services?	As above
If so, are any works required?	No
<b>Stormwater works required:</b>	
<i>Works to be in accordance with Standard Drawing TSD-R09 – a 100mm stormwater connection.</i>	
Is there kerb and gutter at the front of the property?	Yes
Are any kerb-and-gutter works required?	No

**Road Access:**

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	No
Is off-street parking available/provided?	Yes
<b>Road / access works required:</b>	
<i>None</i>	
Is an application for vehicular crossing form required?	No
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	No
Are street trees required?	No
Additional Comments:	An Engineer's design is <b>not</b> required.

Engineer's comment:

**WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**

**STANDARD CONDITIONS FOR SMALL SUBDIVISIONS**

W.1 Stormwater

Stormwater from the rear lot (lot 1) is to be dispersed / contained within site and flow must not be concentrated onto neighbouring properties.

*Jonathan Galbraith (Engineering Officer)*

*Date: 12/2/19*

11 January 2019

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

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 14 JAN 2019					
	I	A		I	A
GM			MYR		
P&DM			CRS		
CSM			PLAN		
E&DM			BLD		
WM			HLI		
HR					

EMAIL

Dear Sir/ Madam,

**PLN-18-0274: Re-Subdivision of 2 Lots at 20 Longford Close and 123A Wellington Street, Longford**

I write with reference to the development application reference PLN-0274 seeking a re-subdivision (and amalgamation) of land at 20 Longford Close and 123A Wellington Street, Longford. I note that the current zoning of the parcels are as follows:

- 20 Longford Close – General Residential
- 123A Wellington Street – Rural Resource, and subject to bushfire –prone and flood prone designations.

As a neighbouring property on Longford Close, we wish to raise a number of concerns and matters for consideration in making a decision on the application.

- Road Layout Impact:** Impact on Longford Close as a cul-de-sac – the original concept for Longford Close incorporated a single access point off Wellington Street and two cul-de-sacs – creating a peaceful and secure living environment. Allowing for an extension of Longford Close through lot 20 would create a through route, allowing traffic to traverse beyond Longford Close against the original design principles.
- Lack of Detail Application:** No design details have been provided in relation to this access route that will result from approval of this re-subdivision – amalgamation of lots. Many of the concerns raised here are due to the lack of consideration of key matters such as the route of any access way through the lots to the dwelling at lot 123A, drainage issues, and amenity impacts.

With reference to section 5.3 of the Agricultural Assessment (Macquarie Franklin: 2018), "the...subdivision and associated boundary adjustment has been carefully planned so that it would impose a negligible impact, constraint and/or disruption to...residential amenity on the balance of the property."

However the impact on amenity of existing adjoining properties in the residential zone has not been considered at all and has not been adequately assessed in the application. Note that section 5.7 of the report simply states, with no analysis at all of the actual impact "the development would not impose any new/or additional impact upon them". This is in fact only referencing adjoining dwellings in the rural resource zone. This is not the case – refer to item c and d below.

An adequate site plan and context analysis should have included proposed roads, driveways, car parking areas and footpaths within the site;

- Noise/ Amenity Impact:** As a cul-de-sac, Longford Close residents enjoy a quiet and secure street environment. In particular, it has been assumed that a dwelling would, at some point, be developed on the land at lot 20 Longford Close (it currently contains a shed not connected to services). The dwelling would have a single access driveway at the front as per all the other dwellings in the street. Allowing for up to two (or more) dwellings on the amalgamated lot, including a driveway that will extend fully through lot 20, will potentially cause a significant impact on the three dwellings located on its boundaries. This will be due to vehicular noise, dust, increase surface water flows and light. A major concern is the impact of headlights shining directly into the living area and bedrooms as vehicles traverse from the house at lot 123A through to Longford Close – which would never occur in the case of a standard development of lot 20 (no through traffic).

The only possible mitigation to ensure any impact on amenity to existing residents is minimised would be by imposing a condition on any development approval requiring an offset of any driveway a

REFER  
SITE  
PLAN  
ATTACHED

minimum of 2 meters from the boundary with lot 22 Longford Close (and all other adjoining boundaries) on the residential zoned land and an offset of minimum 5 metres from any residential boundary from the rural resource land. In addition, include a requirement that any driveway (on lot 123A) be sited away from the rear boundary of lot 22 to ensure residential amenity is maintained. Given the land may be on-sold, this may be better defined as a Covenant on the newly created lot. Restrictions could be placed on the new lot through the mechanism of a part 5 agreement pursuant to the *Land Use Planning and Approvals Act 1993*.

It should be noted that no one living in a cul-de-sac anticipates suddenly living on a corner allotment with traffic traversing to the side and rear of their property. This is in fact the potential result of this amalgamation. Consideration should therefore also be given to imposing a condition requiring the provision of a landscape buffer along the boundaries of lot 20 to be planted and maintained as a screen buffer to surrounding residential lots. This is not necessary at the rear due to the drainage easement and existing tree corridor.

Finally, it is highlighted that within the *Northern Midlands Interim Planning Scheme 2013*, Clause 10.4.13.6 Location of Car Parking (General Residential Zone) requires that: (Performance Criteria 1) *Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the: a) width of the driveway; and b) location of the existing dwellings; and c) number of car spaces served by the driveway; and d) need for physical screening and /or landscaping.*

- d) **Security Impact:** Directly related to point a, enabling traffic to access the rear allotment (lot 123A) created a security concern. Currently the rear gardens of Longford Close dwellings which adjoin lot 123A are entirely secure. By allowing an access route through to the rear, this security is diminished.
- e) **Loss of Trees:** Currently the boundary of lot 123A and the rear of properties along Longford Close is a 3m wide drainage easement – this contains various services manholes (including one at the rear of lot 20) and is extremely prone to drainage issues and standing water. There is a long line of mature vegetation along this drainage corridor which acts as a wind break, erosion control and defines the boundary of the drainage easement. It would be disappointing to see any of these mature trees removed in order to build a driveway for lot 123A.
- f) **Drainage Issues:** The Agricultural Assessment (Macquarie Franklin: 2018) only considers stormwater impact on lot 123A (rural land) and not the overall amalgamated site. This is a further shortfall in the application.

It should be noted that lot 20 is extremely wet, with poor drainage and soil waterlogging leading to standing water that does not drain away for extended periods. Photographs (of lot 20) have been included with this letter to substantiate this. This extends into the drainage corridor at the rear of the site. Therefore, if a through route to lot 123A occurred, it is likely that roadworks will be required, and a careful design to ensure that surface water is properly managed, and impacts to adjoining properties and the existing 3m wide drainage easement/corridor are controlled.

At a minimum, a detailed Surface Water/ Drainage Assessment should be required as part of any driveway/access way design, to ensure adequate measures are implemented to not increase surface water flows to adjoining properties.

- g) **Intent of Applicant and Loss of Agricultural Land** – The application indicates that the application is to raise capital for the remaining farm – however it isn't clear how this is occurring unless the intention is to sell off the amalgamated sites following approval. It isn't clear at all what the future use of the land (of the amalgamated site) is – continued farming in the form of grazing, or residential development?

With reference to the Agricultural Assessment (Macquarie Franklin: 2018) - this will see a reduction in the overall farm of approximately 5% (1.3ha from 27.5ha) but adding only a tiny portion of residential zoned (non-farming) land (0.1ha). The report (section 5.4) implies this loss is justified by the raising of capital for future irrigation – but again how these funds will be raised when in fact they have purchased an additional residential lot to enable the amalgamation isn't clear. In addition – what stops the future fragmentation of the farm if a further dwelling is proposed on the original lot?

- h) **Policy Considerations** – With reference to the *State Policy on the Protection of Agricultural Land 2009*, key principles include:

- Residential use of agricultural land is consistent with this 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 the vicinity of that land.
- All agricultural land is a valuable resource for Tasmania. The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.

Under the *Northern Midlands Interim Planning Scheme 2013* (updated 2018) Clause 26.4.2 Subdivision, a subdivision in the Rural Resource Zone is only to ensure that:

- a. improve the productive capacity of land for resource development and extractive industries; or
- b. enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or
- c. facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.

The Acceptable Solution 1 states that lots must be:

- a. for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or
- b. for the consolidation of a lot with another lot with no additional titles created; or
- c. to align existing titles with zone boundaries and no additional lots are created.

The Performance Criteria 1 states that the subdivision

- a. must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or
- b. is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.

It is not clear how the Acceptable Solution or Performance Criteria meet the objectives of the Zone, or are met within this application. In particular is the issue of land zoning – the application seeks to amalgamate the balance of a Rural Resource zoned allotment with a General Residential zoned allotment. No rezoning of land is proposed.

It is also to be noted that policy seeks to reduce the fragmentation of agricultural land. Currently, lot 123A is utilised for grazing of sheep and horses. Historical development of the farm – and approval to allow a second dwelling to be built (proposed lot 123A) would have been predicated on no future fragmentation of the land - there would have been no intention for a future subdivision and fragmentation to occur. Amalgamation with a residential lot does not negate the loss of this grazing land from the overall farm.

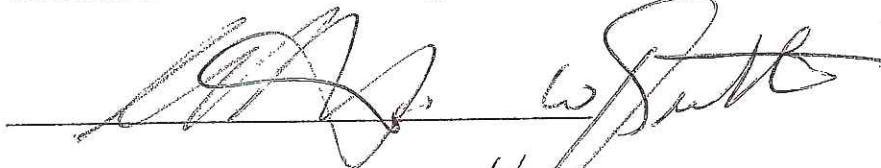
Should you wish to discuss these matters in further detail please don't hesitate to contact me on 0438961624.

Yours faithfully



Kristina Butler  
MBA (Env.Mgt) G.Dip.PM BRTP (Hons) MPIA

**On behalf of the owners of 22 Longford Close, Longford**



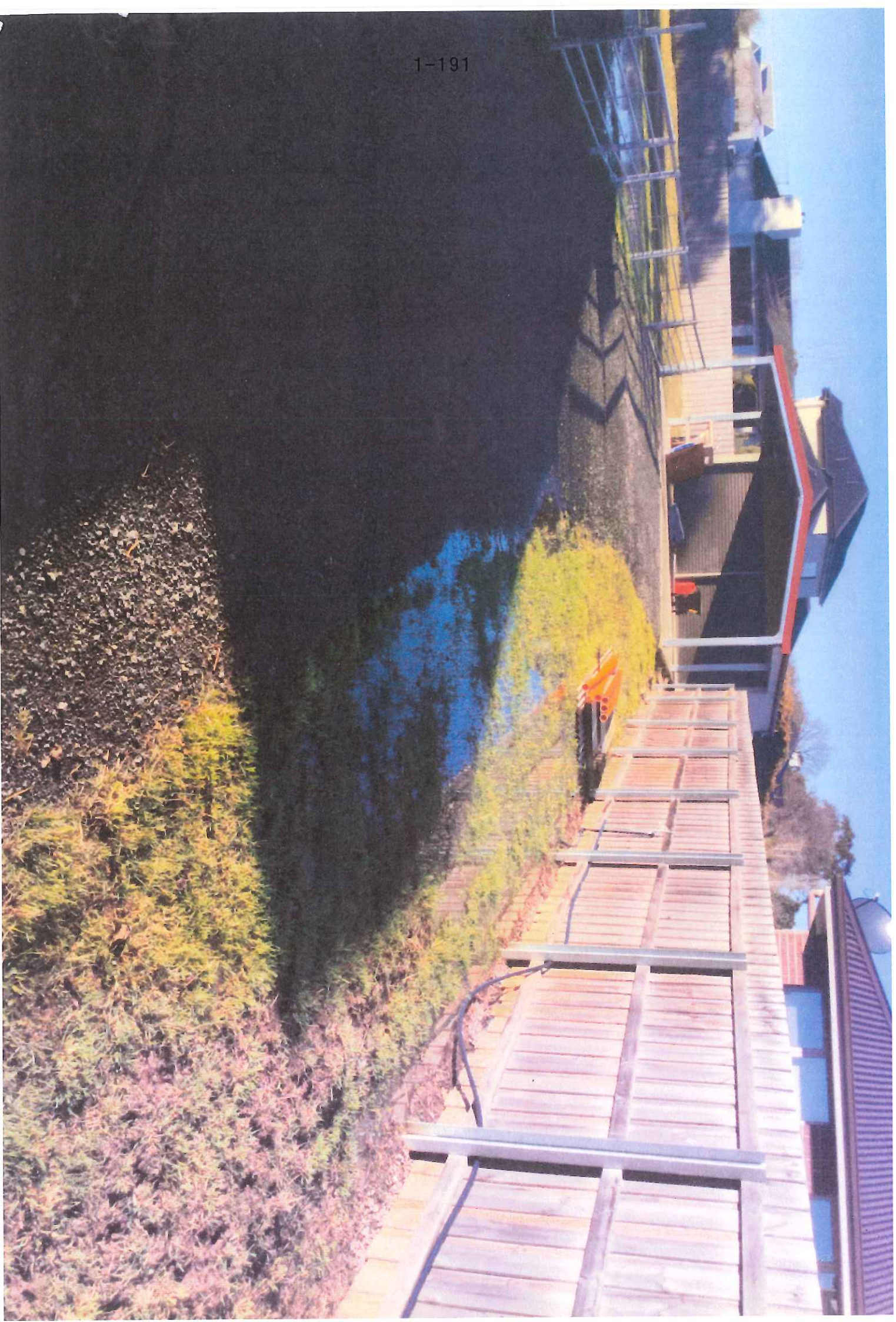
GAR & WML Butler

14/1/2019

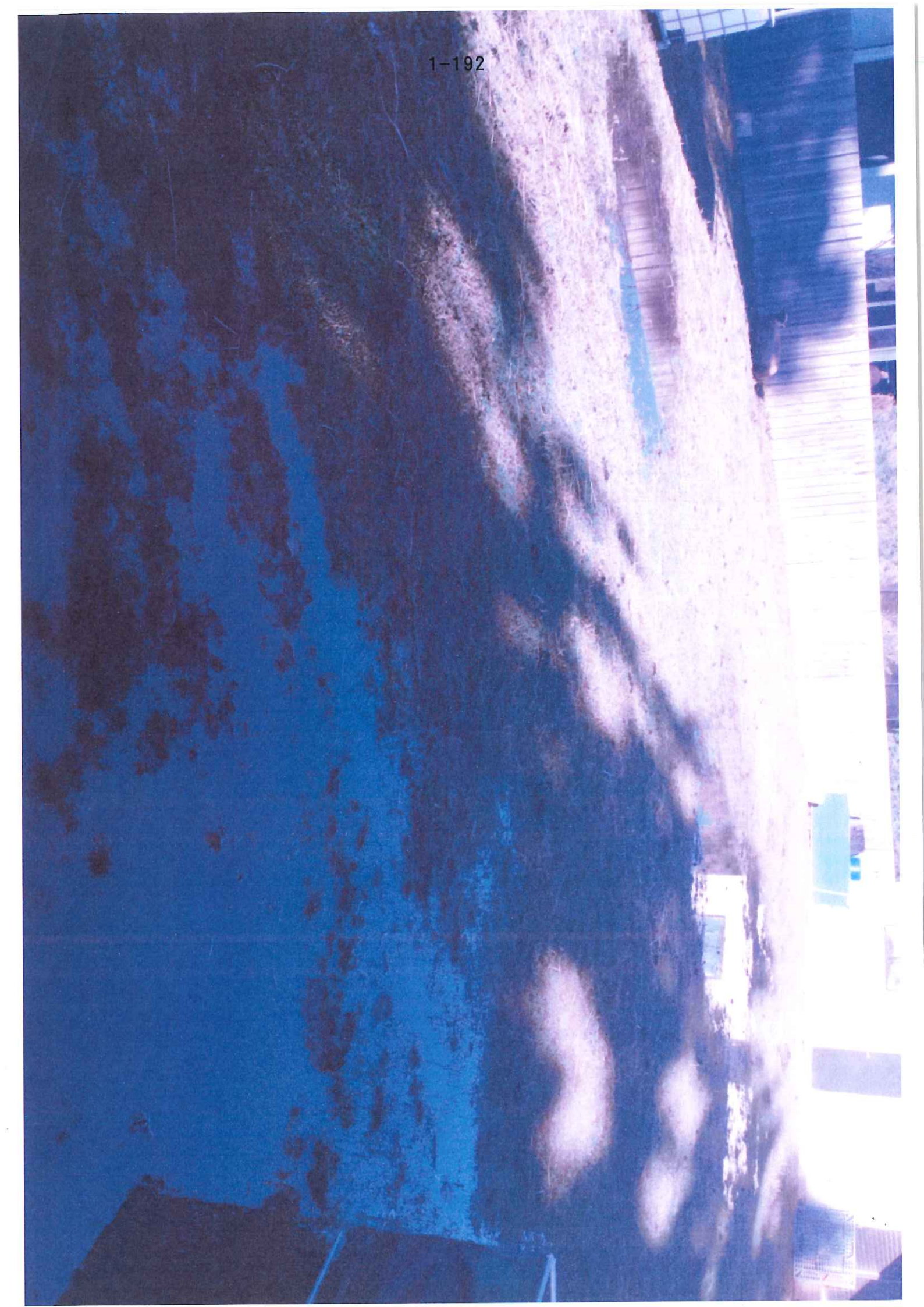
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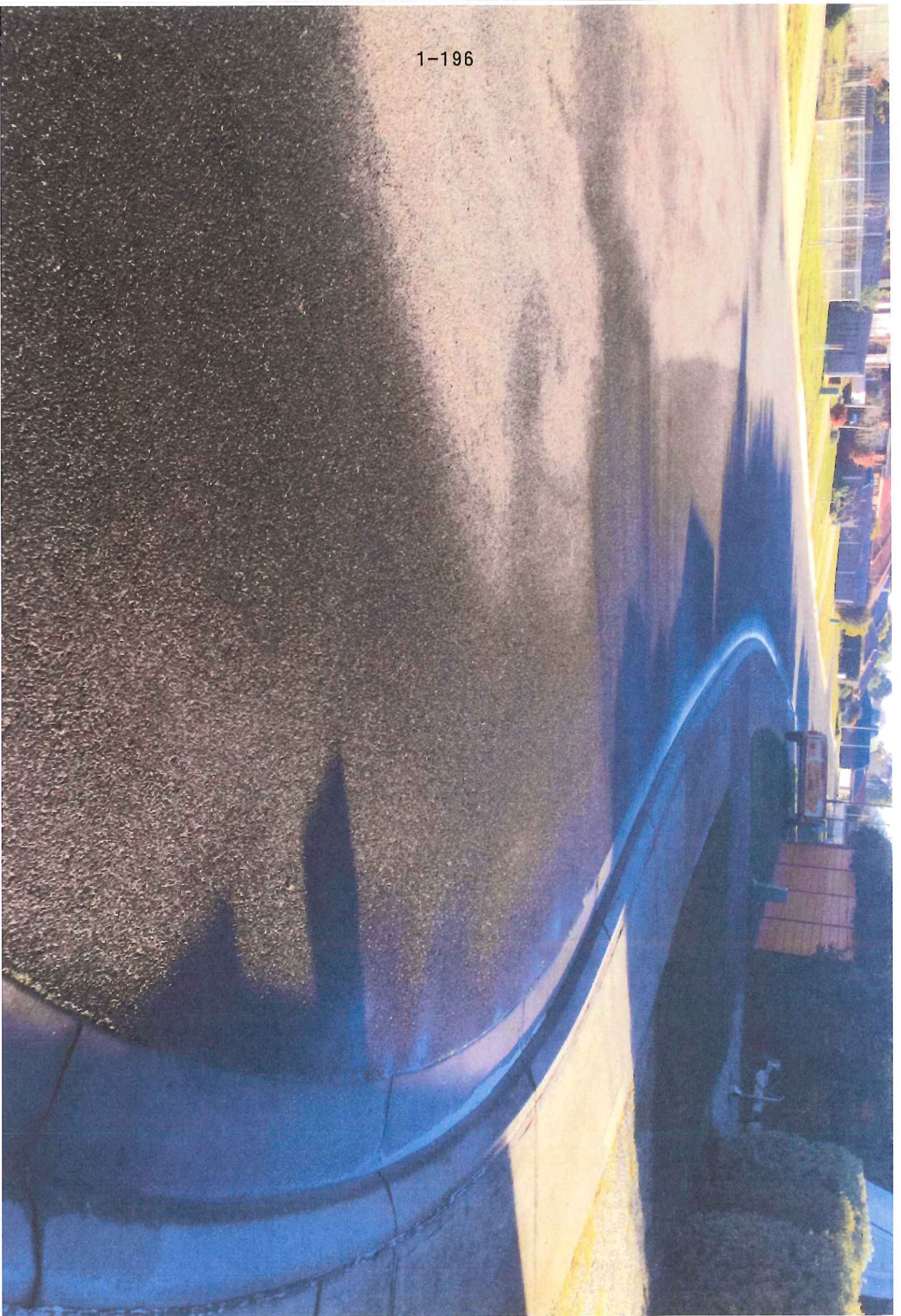
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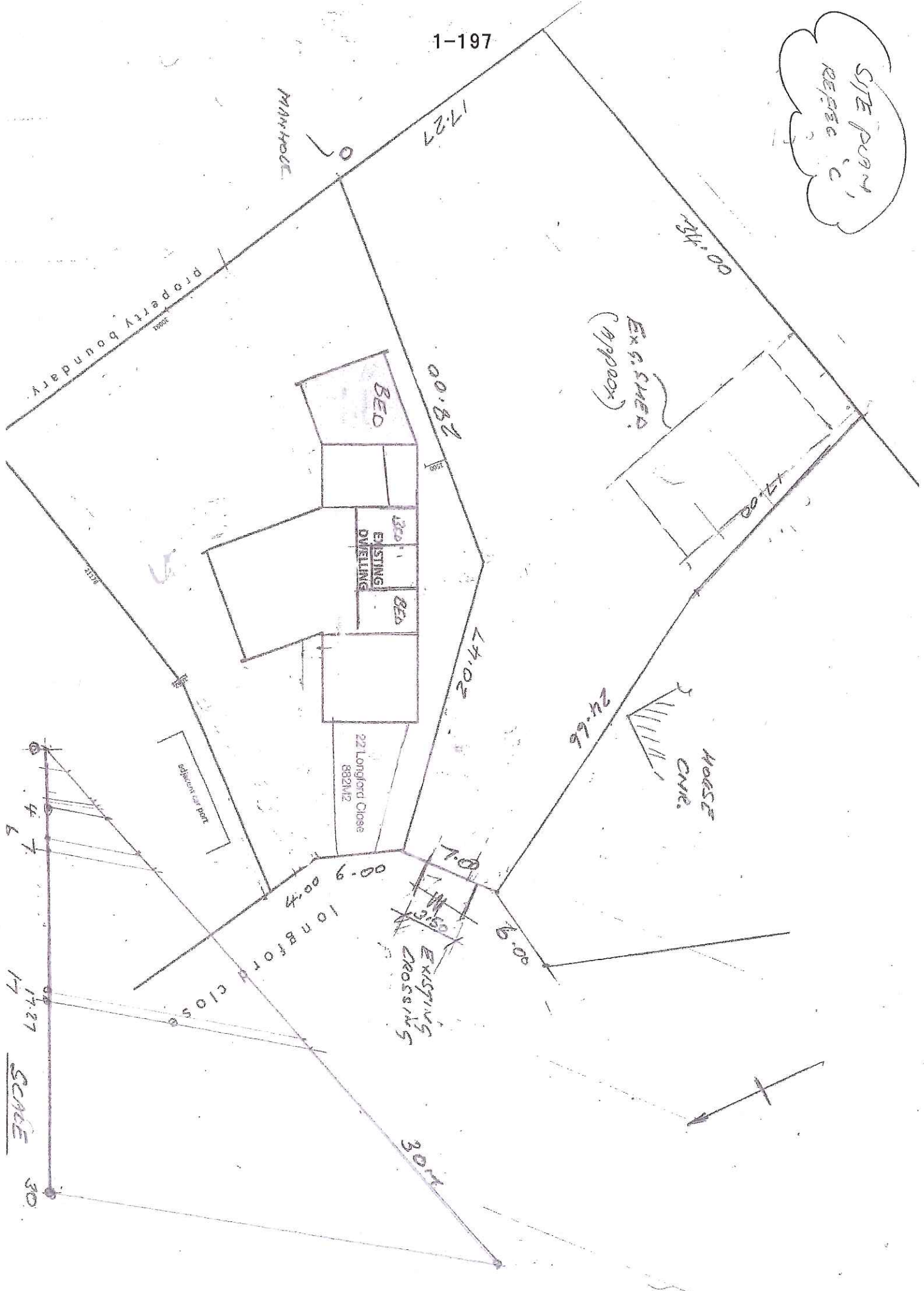


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SITE PLAN,  
REPOSE 'C'



SCALE  
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NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
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WWM				BLD	
MR				HLT	

General Manager  
Northern Midlands Council  
13 Smith Street  
Longford  
TASMANIA 7301

Colin and Jeanette Cocker  
24 Longford Close  
Longford.  
TASMANIA

Dear Sir/Madam,

[Re: Proposed Development of No. 20 Longford Close and 123A Wellington Street.](#)

We the owners of 24 Longford Close, Longford strenuously object to the proposed development of 20 Longford Close and 123A Wellington Street.

We purchased our home number 24 Longford Close in November 2014. The appeal to us as buyers of this property was that the property ended in a quiet cul-de-sac with no through traffic in a quiet peaceful location, with minimal noise for us to retire. The rear of the property has lovely rural views which also compliment our own property. It is a secure location because of its limited access. We believe that Longford Close was originally designed as a cul-de-sac and that existing dwellings border on a flood plain. The farm behind Longford close zoned rural and not residential.

We strongly object for the following reasons;

- [Noise and pollution.](#) An access road through to two adjoining farms through 20 Longford Close making it a through road rather than a cul-de-sac would significantly increase traffic through this area, increasing noise and pollution levels.
- [Security.](#) To date security has not been an issue for the residents of Longford Close. Traffic through number 20 Longford Close would increase traffic and enable access to the rear of our property we believe security would be severely undermined because of this. We are aware that there is a number of existing security issues for residents along Wellington Street which is a major through road.
- [Property value.](#) The value of our property at 24 Longford Close is enhanced because it ends in a cul-de-sac with rural views at the rear rather than additional dwellings. We believe that approval by the Longford Council of any through road/laneway/gravel road will devalue our property and result in financial loss.
- [Road Layout impact.](#) The Access to Lot 20 is suitable only for a driveway entrance and not wide enough for a roadway entrance. The original plan was for a dwelling to be erected on this property creating a cul-de-sac. A roadway access with increased traffic will impact on access to residents on either side (of the proposed entrance) as well as our own No. 24.
- [Environmental Impact.](#) There is an existing drainage and easement corridor at the rear of our property which has a lovely border of pines and gum trees. These provide a wind break and reduce the water table during winter. Dwellings bordering on this drainage and easement corridor already have accumulated water and drainage issues during winter.

We believe this would significantly increase with the removal of trees required to allow for roadway access. The trees also provide a corridor, nesting and food source for bird life in the area.

Residents of Longford Close have thoughtfully planted trees and shrubs to complement the existing vista at the rear of their properties and provide habitat for birds.

- ***Future Use Impact.***

We have additional concerns re: future use of the proposed development. *Point 5.3 Impact on agricultural activity and residential amenity.* It is stated in the report submitted to council that the subdivision is proposed to add value to the existing farm and free up capital to support the addition of irrigation development on lot 2. Does this therefore mean that Lot 1 maybe zoned residential for a future housing subdivision and on sold to raise capital for the proposed irrigation scheme.

In conclusion residents in Longford Close currently enjoy a peaceful secure environment in which to live. Many have downsized and come from rural properties to settle for retirement. They have chosen to live in Longford Close because it is a cul-de-sac. There are also a number of families with young children living in our cul-de-sac and they enjoy a secure peaceful and safe environment with minimal noise disturbance and traffic hazards for their children. We believe that a through road would impact on the quality of life for the residents of Longford Close and their families we therefore strongly object to this development.

Yours sincerely



Jeanette and Colin Cocker



General Manager  
Northern Midlands Council  
13 Smith Street  
Longford TAS 7301

15/01/2019

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
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WM				HLT	
HR					

Dear Sir/Madam,

**Regarding the proposed development of 20 Longford Close:**

We strongly object to this proposal, this is a quiet cul-de-sac with minimal noise and virtually no car traffic (hence why we bought our block of land here 10 years ago and built our family home) we have a young child and like others in the street our children can play quite safely here. We have had no security/safety issues since being here, as with being in the cul-de-sac there is only traffic coming through of the people that live here.

The road in Longford Close is barley wide enough to fit two cars on there at a time, so increasing the traffic onto the Close will be a disastrous move, not to mention the driveway of 20 Longford Close is narrow and if multiple cars are coming and going this is of great concern for motor vehicle accidents.

The property value of our houses in Longford Close hold a very good price and are a real estate's dream to sell, as it's a quiet street in a fairly new cul-de-sac with modern houses.

If this proposal goes ahead it will ruin the ambience of being in a nice modern quiet cul-de-sac, we strongly object to this!

Thank you for your time,

Kind Regards,

Erin & Jack Boyes  
14 Longford Close  
Longford



K Mulloy  
18 Longford Cls,  
1. 1. 2019.

1-201

THE GENERAL MANAGER,  
PO BOX 156, Longford  
TAS 7301

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
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DEAR SIR, / MADAM,

I AM WRITING TO YOU TO VOICE MY OBJECTION  
O REF NO: PLN-18-0724 - RE SUBDIVISION OF 2 LOTS  
RESIDENTIAL & RURAL ZONED AREA.

OUR HOME IS SITUATED AT NUMBER 18 LONGFORD CLS,  
AND WILL BE IMPACTED BY THE ABOVE ADJUSTMENT,  
S IN ENVIRONMENT IN REGARDS TO NOISE FROM TRAFFIC  
ACCESS TO THIS DRIVE-WAY IN A QUIET CUL-DE-SAC,  
WE WILL SERIOUSLY CONSIDER SELLING OUR HOUSE IF  
THIS GOES FORWARD.

WE ALSO BELIEVE OUR SECURITY WILL BE BREACHED  
BY ENABLING TRAFFIC TO ACCESS THE REAR ALLOTMENT

YOURS FAITHFULLY  
KATHLEEN & CHRISTOPHER MULLOY  
18 LONGFORD CLOSE.

K Mulloy  
Mulloy

The General Manager  
Northern Midlands Council  
13 Smith Street  
Longford 7301

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 15 JAN 2019					
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P&DM			CRS		
CSM			PLAN		
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WM			HUT		
HR					

Dear Sir / Madam,  
PLN-18-0274: Re- Subdivision of 2 Lots at 20 Longford Close and 123A Wellington Street, Longford

I write with reference to the development application reference PLN-0274 seeking a re-subdivision (and amalgamation) of land at 20 Longford Close and 123A Wellington Street, Longford. I note that the current zoning of the parcels are as follows:

20 Longford Close- General Residential

123A Wellington Street- Rural Resource, and subject to bushfire-prone and flood designations.


As a neighbouring property we wish to raise a number of concerns and matters for consideration in making a decision on the application.

We are the owners and occupants of 161 Wellington Street Longford (direct neighbours of 20 Longford Close) We are concerned that if this development goes ahead that it will open up a thorough fair for a future sub division on rural land. Longford Close should not be opened up to through traffic as it was never deigned for this purpose

Has there been any design detail of the proposed roadway offered for consultation?

1. Is it to be just gravel or sealed
2. Has storm water runoff on neighbouring blocks been taken into account?
3. Distance from boundary fence
4. Noise and visual pollution to neighbours
5. Will there still be an opportunity for 20 Longford Close to be built on after the roadway is taken out?
6. As this is already a small block with a substantial garage on it already, put the roadway in, how is this going to impact on our property if there was a building permit granted?
7. Lack of detail in application and for future development needs to be addressed.

Yours Faithfully



Glen and Bev Howard



( Glen ( ) )

Erin Boer

---

**From:** Chris Crawford <c..... J>  
**Sent:** Monday, 14 January 2019 6:00 PM  
**To:** NMC Planning  
**Subject:** Application Ref no : PLN-18-0274

Subdivision-Adjustment of Boundaries, 20 Longford Close

I wish to express my opposition to the above proposal. Upon moving to 11 Longford Close I was happy to live in a street that has a closed access. I object to the plan to give access to one of the farm houses. What guarantee is there that in the future Lot 1 does not attract future subdivision.

I think that it is an imposition for residents adjacent to the proposed driveway and to have traffic passing close to their house.

There are many properties with easements and I cannot understand why the owner can not negotiate a right of way.

Even though I am at the other end of the Close I believe this was a subdivision created to be enclosed and any alteration goes against the original Longford Close subdivision.

Chris Crawford  
11 Longford Close

Sent from my iPad

General Manager  
Northern Midlands Council  
13 Smith Street Longford  
TASMANIA. 7301

**REF; PLN-18-0274: Re-Subdivision of 2 Lots at 20 Longford Close and  
123A Wellington Street, Longford. Proposed Re-subdivision of 2 Lots**

Dear Sir/Madam.

We, are the owner occupiers of a residence at 12 Longford Close Longford, having purchased the property in January 2018 specifically as it was a designated and designed Cul-de- sac with no through traffic.

Consequently, we strongly object to the proposed re-subdivision of the above mentioned lots, and in particular to the re designation of 20 Longford Close as a thoroughfare. Our objection is based on the following grounds.

1. **Road Topographic Impact.** Longford Close is constructed and laid out as a cul-de-sac – with a single access point off Wellington Street and two cul-de-sacs to north and south from a central ‘T’ junction. This is specifically designed to create an environment with only local residential traffic and no through traffic. Further, the end houses are on lots which form the curvature of the Cul-de-sac end therefore, traffic entering or leaving the proposed access way would pose a safety issue to those end properties which also would be swept by vehicle lights at night.

The existing cul-de-sac or ‘Close’ design provides a peaceful, secure and sought after living environment. Allowing for an extension of Longford Close through lot 20 would create a through route, allowing traffic to traverse beyond Longford Close against the original design principles.

A & B Milson. 12 Longford Close, Longford, Tasmania 7301

Ph

Email :

2. **Financial Loss.** We purchased our residence at 12 Longford Close specifically as the property was a Cul-de-sac and our residence was at the end of that Cul-de-sac. As such, the property was valued and purchased at a higher value than a comparable residence on a through road. At that time there were no indications that the road design would change. Further, the layout and structural design, kerbing drainage etc, together with the lot placings indicated that the current format was permanent Any change of the design, layout or designation of Longford Close will affect the value of our and other residences.

3. **Aesthetic and Life Quality.** As mentioned in the points above, Longford Close is a Cul-de-sac. Any change that increases traffic, introduces a through traffic affect or introduces traffic from a direction not considered in the original plot layout, will have a dramatic affect on the aesthetics of the living environment and quality of life currently enjoyed by us and other residents.

A further objection is the lack of detail of the intent of the application and its affect on the Longford Close and residents thereof. Additionally, the timing and limited response time which is mostly over the Christmas/New Year period, if not an intentional move has made it extremely difficult to obtain further details and lodge a reasonable response.

If you wish further details of our objection, or if you wish further contact on this matter we are contactable via the details at the foot of this page.

Yours sincerely

Alan & Barbara Milson.

Abby and Jason Stroja

33 Longford Close, Longford 7301

Phone

Email

To: General Manager  
Northern Midlands Council  
Longford, Tasmania  
planning@nmc.tas.gov.au

We would like to make an enquiry into the plan of the subdivision of 123A Wellington Street Longford, Ref No PLN-18-0274. I draw your attention to the following concerns:

**Impact on the tranquil nature of Longford Close**

We bought our house at 33 Longford Close as it was on a closed cul-de-sac and very quiet. By adding a road at 20 Longford Close, it loses this ability to be a true Close. This plan would potentially give access to agriculture plant, livestock, machinery etc. via Longford Close, which was not the intention of Longford Close, and we would object to this.

**Impact on directly neighbouring properties**

There are houses either side of 20 Longford Close, including the house adjoining at 161 Wellington Street. This road/driveway would strongly impact them (dust, noise, head lights).

**Security**

Security also becomes a greater problem with a farm out the back with a secondary access as in this proposal. It gives trespasses greater access to the rear of all the houses on Longford Close which back onto the farm. 20 Longford Close was always meant to be a residential block. Therefore, we object to the road being installed at 20 Longford Close.

**Future Subdivision**

We would finally question the potential for future subdivision development on either of these two new lots, and would be strongly opposed to this. The current density of houses and vehicles in the area is optimal, and the quiet rural feel, outlook, and property values for properties neighbouring the farm would be negatively impacted.

Regards

Abby and Jason Stroja

33 Longford Close, Longford 7301

Phone

Email

General Manager

Northern Midlands Council

Longford Tas 7301

**Application Ref No: PLN-18-0274**

As a resident of Longford Close I raise a number of concerns and matters for consideration in making a decision on the above application.

1. The original Concept for Longford Close incorporated a single access point of Wellington Street and 2 cul-de-sacs which created a peaceful and secure living environment the reason for which I purchased my property at this address. Allowing for an extension of Longford Close through No 20 would create a through route this area is not designed for this and therefore changes the original design principals.
2. Residents of Longford Close including myself enjoy a quiet and secure street environment allowing these changes will cause significant impacts including additional vehicles in the street, noise, dust, lights, changes to water flow which would never occur in the standard development of No 20.
3. Security at this address would be severely impacted by allowing traffic to access the rear allotment (lot123A) as currently the rear gardens of Longford Close dwellings which adjoining 123A are entirely secure.
4. The value of property in Longford Close would significantly diminish as the area is sort after due to the current conditions we enjoy, being the cul-de-sac, security, quietness and 90% of the residents are retired.
5. At best this application is Vague.

Best regards

Leonie R Laycock

Mobile: (

Email:

**Proposed Subdivision of Rural Resource Zoned Land  
123A Wellington Street Longford  
Planning Application Reference PLN-18-0274**

NORTH MIDLANDS COUNCIL	
Location	
File No	
Project	
Attachments	
REC'D	15 JAN 2019
GM	
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ESM	PLAN ✓
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HR	

We the undersigned,

Wish to raise the following concerns to the submission lodged with the Northern Midlands Council and sent to the residents of Longford Close for the combining of Lot 1 of the subdivision with the property at 20 Longford Close (FR152943/18).

1. This Planning Application does not supply any assurance to the residents of Longford Close that there would not be the potential of future rezoning and further subdivision of the property.
2. Longford Close is a cul-de-sac and the residents wish for that to remain the status quo.
3. The internal section of Longford Close is narrow in the road pavement and that in itself provides restrictions on street parking. Cars parking opposite each other block access to other cars accessing residences in the street. Self-management by the residents ensures that does not currently occur.

***The subdivision as requested is acceptable, provided that no further use of the Longford Close access be granted for any future subdivision or housing development of Lot 1/20 Longford Close via Longford Close. A covenant or caveat to this effect is requested of Council to be registered on the Title.***

Name R.W. (BOB) THOMAS Signature [Signature]

Address 8 LONGFORD CLOSE Date 13/1/19

Name Jodie Starr Signature [Signature]

Address 6 Longford Close. Longford Date 13/1/19

Name Ashley Zieseimer Signature [Signature]

Address 6 Longford Close Date 13.1.19

Name Alan Roberts Signature [Signature]

Address 4A Longford Close Date 13/1/19

Name Margaret Roberts Signature [Signature]

Address 4A Longford Close Date 13/1/19



Name... NEIL CARTER Signature... *Neil Carter*  
Address... 26/28 LONGFORD CLOSE Date... 13-1-19

Name... ANITRA HEIMANN Signature... *Anitra Heimann*  
Address... 10 LONGFORD CLOSE Date... 13/1/19

Name... G.A.R. BUTLER Signature... *G.A.R. Butler*  
Address... 22 LONGFORD CLOSE Date... 13/1/19

(Do not agree with the subdivision)

Name... N.M.L. BUTLER Signature... *N.M.L. Butler*  
Address... 22 LONGFORD CLOSE Date... 13/1/19

Name... ~~Proposed~~ NO-IMP-~~Colon~~ COCKER Signature... *Colon Cocker*  
Address... 24 Longford Close Date... 13/1/19

Name... JEANNETTE COCKER Signature... *Jeannette Cocker*  
Address... 24 LONGFORD CLOSE Date... 13/1/19

Name... Jack + Erin Boyes Signature... *Erin Boyes*  
Address... 14 longford close Date... 13.1.19

Name... Sandra Pearce Signature... *S Pearce*  
Address... 32 Longford Close Date... 14-1-19

Name... Phillip Pearce Signature... *P Pearce*  
Address... 32 Longford Close Date... 14-1-19

**Erin Boer**

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**From:** John Dent <John.Dent@pda.com.au>  
**Sent:** Wednesday, 16 January 2019 3:35 PM  
**To:** NMC Planning  
**Subject:** RE: Representations received to Planning Application PLN-18-0274 - Re-subdivision of 2 Lots - 20 LONGFORD CLOSE AND 123A WELLINGTON STREET, LONGFORD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Erin,

We wish to address the matters raised in the representations to this subdivision application. The majority of the matters raised are not planning matters that can be dealt with at the subdivision stage or are matters we have already addressed in the application and agricultural report. I will add some clarification as the representors appear not to have understood what the application is for as far as the planning scheme is concerned.

Access; The access drive to lot 1 has already been constructed in Longford Close and no change to that is proposed. A private driveway from that access to the house is likely to be constructed but that is essentially a private matter for the owner to deal with and is not part of the subdivision application. There seems to be a misunderstanding that the access onto lot 1 will become a roadway or will provide access to the farm balance title. The balance title has separate access off Wellington St and will not be accessed from Longford Close. This application is not for a roadway it will merely be a single driveway to a house. If a private driveway is eventually constructed to the house it will improve any drainage issues as it will be necessary to drain the driveway to ensure it doesn't fail so will actually improve any problems that may currently exist. However that is not part of this application.

Issues such as security (there is no change it is still all private property), loss of value (it is likely to add value rather than lose value), loss of trees (they can be cut down now or in future irrespective of this current application), noise (no more noise than from an existing lot that already has car access to it), pollution (?), financial loss (more likely financial gain or no effect), environmental impact (no effect), aesthetic and life quality (no idea how they will be affected if at all) are all matters that are not planning matters that are relevant to a subdivision application.

The agricultural concerns have been dealt with by the agricultural report but basically the land around the house on lot 1 has already been compromised for any intensive agricultural use because of the house and the adjoining residential uses. Grazing can still occur on lot 1 if desired but the larger benefits for the balance land clearly outweigh any small negative effect.

No further subdivision or building of houses is planned for the site but at any rate any possible future uses are not part of the current application and cannot be considered as part of this application.

Please get in touch if you need anything further to enable the application to be considered by Council.

Regards,

**John Dent**  
Director and Registered Land Surveyor  
PHONE: +61 3 6331 4099 (Launceston)  
MOB: 0408 133 656  
P.O. Box 284  
3/23 Brisbane Street, Launceston, Tasmania 7250  
[www.pda.com.au](http://www.pda.com.au)