

PLAN 2

PLANNING APPLICATION PLN-18-0314

MARLBOROUGH STREET BETWEEN HIGH STREET & PULTNEY STREET, LONGFORD

ATTACHMENTS

- A Application & plans
- B Responses from referral agencies
- C Representations

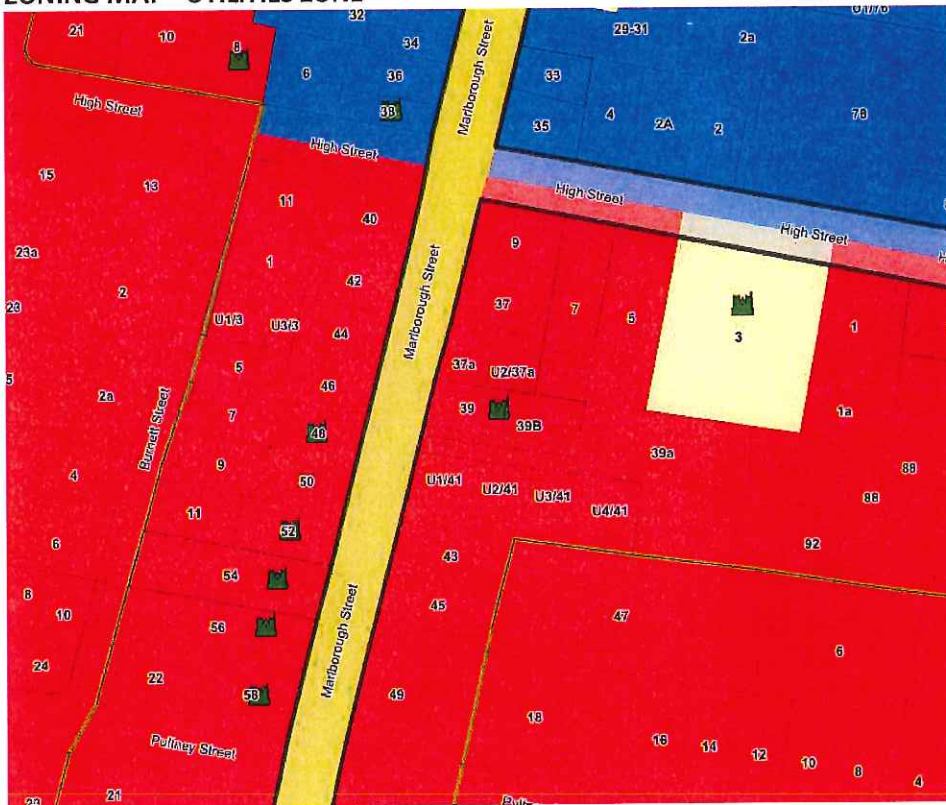
ATTACHMENT

PLN-18-0314

AERIAL PHOTOGRAPH & SERVICES MAP for MARLBOROUGH STREET BETWEEN HIGH STREET & PULTNEY STREET, LONGFORD STREET



ZONING MAP - UTILITIES ZONE



PLANNING APPLICATION

Proposal

Description of proposal: PLANT STREET TREES - MARLBOROUGH ST, LONGFORD, FROM HIGH ST TO PULTNEY ST

.....
.....
.....

(attach additional sheets if necessary)

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

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

Site address: MARLBOROUGH ST, LONGFORD

.....

CT no: ROAD CASEMENT

Estimated cost of project

\$ 10,000

(include cost of landscaping, car parks etc for commercial/industrial uses)

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

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

(attach additional sheets if necessary)

Is any signage required? NO

(if yes, provide details)

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: D18/225273



Mr Jonathan Galbraith
Northern Midlands Council
PO Box 156
LONGFORD TAS 7303

Dear Mr Galbraith

**Crown Landowner Consent Granted - Marlborough Street (Poatina Main Road)
between High Street & Pultney Street**

I refer to your recent request for Crown landowner consent relating to the development application on Marlborough Street for installation of street trees in concrete/steel surrounds.

I, Andrew Hargrave, Manager Asset Management, State Roads, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 3 October 2018.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

- In giving consent to lodge the subject development application, the Department notes that the proposed works are to be maintained by the local authority, in accordance with section 11(a)(iii) and section 11(b) of the *Roads and Jetties Act 1935*.
- In giving consent to lodge the subject development application, the Department notes that the proposed minimum distance between the tree concrete structure and the centre of the road should comply with the drawing of "Longford Main St Trees – Concrete Surround Details" submitted by Council (copy attached).

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Please contact the officer indicated at the top of this letter if you have any further queries.

Yours sincerely

A handwritten signature in black ink, appearing to read "A. Hargrave", with a horizontal line extending to the right.

Andrew Hargrave
MANAGER ASSET MANAGEMENT

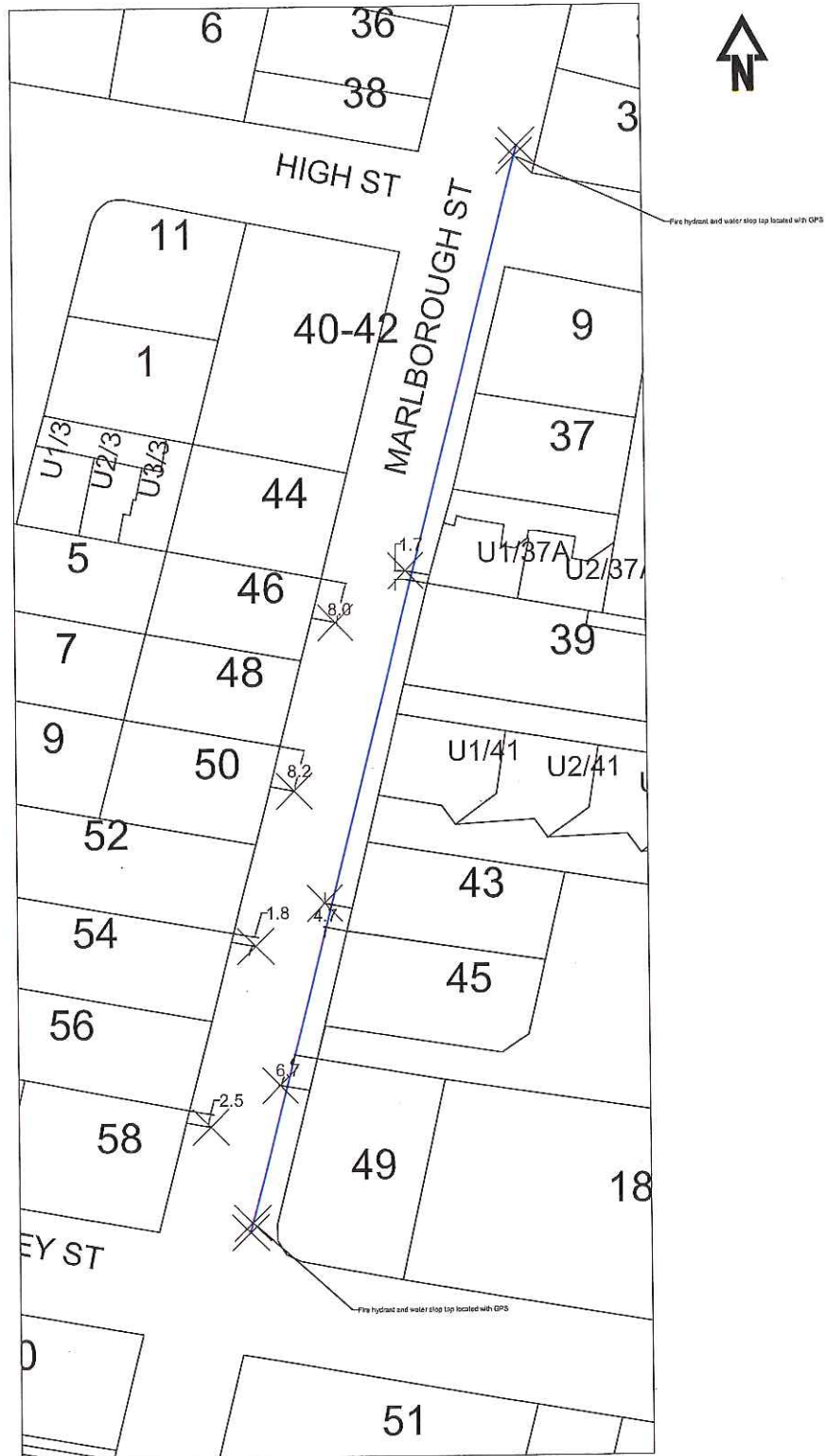
Delegate of
Minister for Infrastructure
Jeremy Rockliff MP

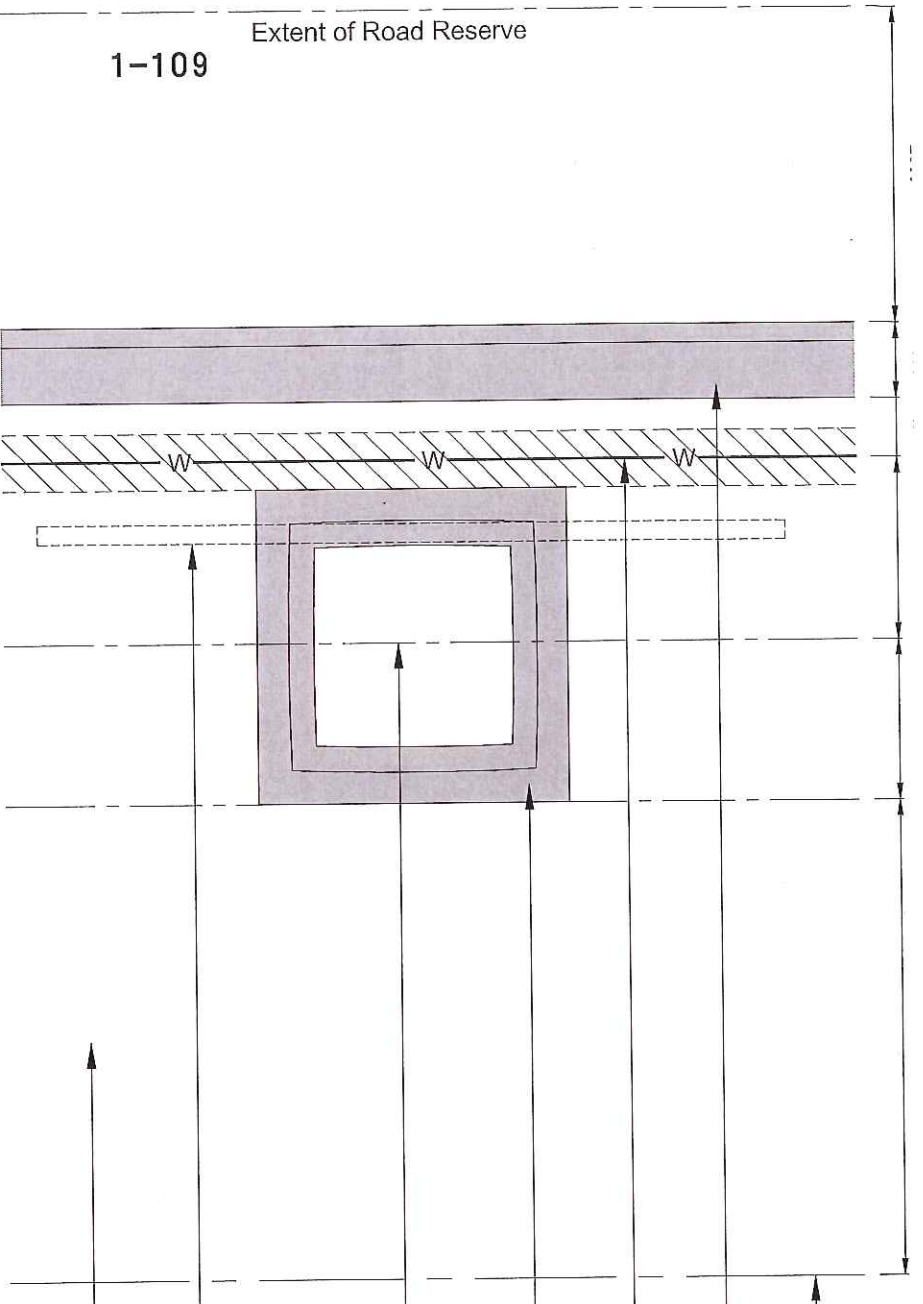
14 November 2018

MARLBOROUGH ST TREES

NOTES:

- * Trees on western side of road to be planted in parked lane 4.8m from property boundary
- * Trees on eastern side of road to be planted in parking 5.0m from property boundary and 1.45m from water main

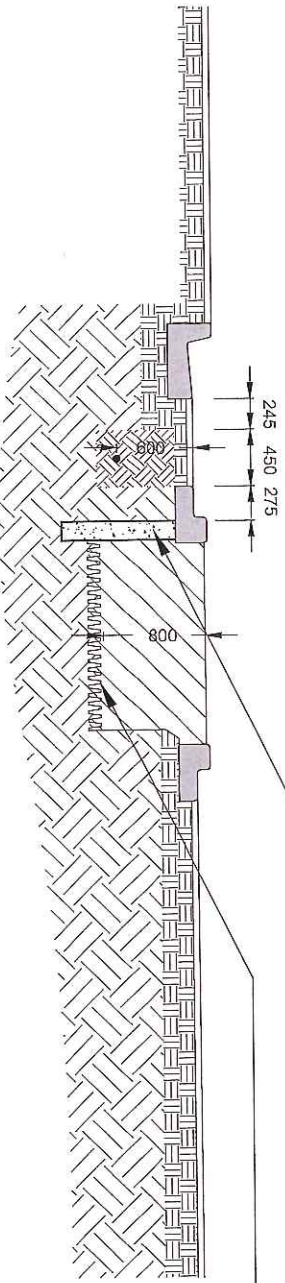




1-109

Extent of Road Reserve

PLAN - Typical



SECTION - Typical

STREET TREE PLANTING - Marlborough Street

Centre line of roadway.

Kerb and channel.

Existing water main within a 450mm wide trench.

Northern Midlands Council standard precast concrete tree surround.

Centreline of tree planting.

150mm (w) x 6000mm (l) Concrete root barrier, cast in-situ.

Width of road lane.

150mm (w) Concrete root barrier cast in-situ to a depth approximately 200mm lower than the adjoining trench.

Street tree planting depth.

NOTE: This drawing detail is for discussion purposes only and is not intended as a drawing for construction issue.

Water mains located by Council staff using high-accuracy GPS

TREE GUARD DIMENSIONS



NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 08.01.2019
REF NO: PLN-18-0314
SITE: Marlborough Street between High Street & Pultney Street,
Longford
PROPOSAL: Planting of Street Trees (heritage precinct)
APPLICANT: NMC
REASON FOR REFERRAL: HERITAGE PRECINCT
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

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

Do you have any other comments on this application?

**The proposed street trees will make a positive contribution to the character of the streetscape.
I have no objections to the proposal.**

*Email referral as word document to David Denman - denmanarchitects@bigpond.com
Attach public exhibition documents*



David Denman (Heritage Adviser)

Date: 19/2/2019

NORTHERN MIDLANDS COUNCIL

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Do you have any other comments on this application?

The proposed street trees will make a positive contribution to the character of the streetscape.
I have no objections to the proposal.

*Email referral as word document to David Denman - denmanarchitects@bigpond.com
Attach public exhibition documents*



David Denman (Heritage Adviser)

Date: 19/2/2019

Rosemary Jones

From: TasWater - Development <Development@taswater.com.au>
Sent: Friday, 15 February 2019 1:55 PM
To: NMC Planning
Subject: TasWater Advice RE: Planning Authority Notice, TWDA2019/00021-NMC, for Council permit PLN-18-0314

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Sent to ECM

Dear Sir/Madam

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater has assessed the application for the above mentioned permit and has determined that the proposed development does not require a submission from TasWater.

The referenced concrete root barrier in the drawing submitted;
Drawn by: Lange Design, Street Tree Planting-Marlborough Street, Revision 1, Date: 11/02/2019 has been deemed as an acceptable solution to provide adequate protection for the existing water main.

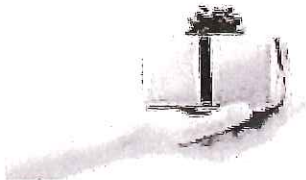
If you have any queries, please contact me.

Sam Bryant
Assessment Officer



D (03) 6237 8642
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
169 Main Road, Moonah, TAS 7009
E sam.bryant@taswater.com.au
W <http://www.taswater.com.au/>

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



**THANKS
IS ENOUGH**



Tasmanians are often keen to say thanks to our employees for a job well done. Instead of a gift, we'd prefer that you send us a single card, a letter or an email. We'd appreciate

Rosemary Jones

From: Hills, Garry (StateGrowth) <Garry.Hills@stategrowth.tas.gov.au>
Sent: Wednesday, 23 January 2019 12:30 PM
To: NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application PLN-18-0314 - Marlborough Street between High Street & Pultney Street, Longford TAS 7301

Our Ref: D19/5666

Hello Erin, just confirming we have no issues with this one (Crown Land Owner Consent already issued)

A formal works permit will be required in due course which I suspect Jonathan will have in hand.

Cheers, Garry

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

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: NMC Planning [mailto:planning@nmc.tas.gov.au]
Sent: Tuesday, 8 January 2019 3:09 PM
To: Development (StateGrowth) <Development@stategrowth.tas.gov.au>
Cc: NMC Planning <planning@nmc.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-18-0314 - Marlborough Street between High Street & Pultney Street, Longford TAS 7301

8/01/2019

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

Referral to Department of State Growth of Planning Application PLN-18-0314 - Marlborough Street between High Street & Pultney Street, Longford TAS 7301

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

| | |
|-------------|--|
| NMC ref no: | PLN-18-0314 |
| Site: | Marlborough Street between High Street & Pultney Street, Longford TAS 7301 |
| Proposal: | Planting of Street Trees (heritage precinct) |
| Applicant: | |
| Use class: | Utilities |
| Zone: | UTILITIES ZONE / HERITAGE PRECINCT |

| | | |
|---------------------|---|-------|
| Development status: | Discretionary | 1-115 |
| Notes: | The subject site is in a 60kph? zone. No changes to access proposed. | |

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7301 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Kind Regards



Erin Boer

Urban & Regional Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: erin.boer@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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

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

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

For general enquiries please refer to the Fact Sheet located on our website at <http://northernmidlands.tas.gov.au>
Meetings can be arranged at other times by appointment.

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Erin Boer

From: Jonathan Galbraith
Sent: Tuesday, 8 January 2019 2:58 PM
To: NMC Planning
Subject: RE: W&I referral PLN-18-0314, Marlborough Street between High Street & Pultney Street, Longford
Attachments: WI referral PLN-18-0314 Marlborough Street between High Street Pultney Street Longford.doc

No W&I comment necessary on this one.

I have updated the attached referral accordingly.

Regards,

Jonathan Galbraith



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

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

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 8 January 2019 2:31 PM
To: Jonathan Galbraith <jonathan.galbraith@nmc.tas.gov.au>
Subject: W&I referral PLN-18-0314, Marlborough Street between High Street & Pultney Street, Longford

Hi Jonathan

Please see referral for Street Trees attached. Please return to planning@nmc.tas.gov.au

Kind Regards



Erin Boer
Urban & Regional Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: erin.boer@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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ATTACHMENT

The General Manager

PO Box 156

LONGFORD TAS 7301

Date: 22/1/19

Jason Bester and
Vanessa Bester wish to make a representation to planning application number:

ALN-18-0314 on the following grounds:

- Obstruction of view of traffic flow when at Mariborough St and Putney St intersection.
- Obstruction of parking availability presently available
- Obstruction of view from 56 Marl when exiting property
- Query necessity of street planting when there is presently adequate room for footpath planting (with past plantings still in place)

Yours sincerely

Ms Bester
Vanessa Bester

Email: _____

Address: 58 Mariborough St Longford

Contact Number: _____

2

1-118

Rosemary Jones

From: Tom and Cath Cloudsdale < >
Sent: Tuesday, 22 January 2019 6:16 PM
To: NMC Planning
Subject: PLN 18-0314

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I applaud the councils plans to plant more trees on the Main Street of Longford, and would love to see more of it happen.

I'm offering an alteration to the proposed plan of plantings.

I would like to suggest planting only trees on the eastern side of Marlborough St, and extending the plantings zone to be from High St to Malcombe St.

Planting only on one side has a few clear benefits; -not planting under powerlines, reducing ongoing maintenance costs.

- not blocking morning sun for western properties
- blocking hot afternoon sun for eastern properties
- getting a longer effect while only planting the same number of trees.

As an arborist and ratepayer I can see benefit in these changes. Please call or email if you would like to discuss further.

Regards
Tom Cloudsdale.

tom + cath cloudsdale
9a talbot street longford 7301

The General Manager
PO Box 156
Longford TAS 7301

Delivered by email: planning@nmc.tas.gov.au

17 January 2019

Dear Sir

Re: PLN-18-0314

It is with much concern that I wish to object to the proposed planting of trees down Marlborough Street heading towards Pultney Street. I am a resident of Longford and a rate payer that lives in the affected area.

I currently have two council trees in front of my property that have been regularly vandalized including having limbs pulled off in the middle of the night. Council doesn't collect the mess they make it is up to me to dispose of it. It also makes the area look unsightly.

When the trees were in a healthier state passers by would stick their rubbish in the trees. Now that they look so sick from vandalism and lack of regular watering they are just an eye saw.

The tree near the BP service station as you enter Longford has recently snapped off and a barricade was put around it due to the danger to the public.

This vandalism means that the Council will either need to replace or repair the trees and surrounds or allow them to also become an eye saw therefore it is a likely ongoing unknown expense to council including watering of the trees.

Marlborough Street also has a considerable amount of traffic on the road and trees hinder the visibility to drivers when exiting their properties.

This project is also estimated to cost \$10,000 which is a considerable portion of rate payer dollars for the Council. This money could be better spent on continued works to the Village Green such as more shaded areas and seating or extended BBQ area as the space is used regularly by locals and tourists like, since the works were completed by Council.

Although the Heritage Precinct would be fitting with the Heritage and History of Longford with fully established trees down either side of the road it is not practical to do so for the reasons as outlined above.

In discussions with many other residents we are all in agreement that money spent towards the Village Green would be a much better investment for the community and its ambience than trees that will be vandalized and die.

Thank you for your time in reading my concerns in relation to the application.

Yours Sincerely

Tania Boyer