

PLAN 2

PLANNING APPLICATION PLN-19-0070

86 BURGHLEY STREET, LONGFORD

ATTACHMENTS

- Section 43A Planning Application
- Referral responses
 - Hydrodynamica Memo
 - Council's Works & Infrastructure Department
 - TasWater

1-152
PLANNING APPLICATION
Proposal

Description of proposal:

Section 43A - Rezone from Rural Resource to General Residential Zone

7 Lot Subdivision to create 6 residential lots and 1 balance lot

.....
.....
.....
(attach additional sheets if necessary)

Site address: 86 Burghley Street, Longford

.....
CT no: 115134/3

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

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

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

.....
.....
.....
(attach additional sheets if necessary)

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



WOOLCOTT SURVEYS

Section 43A Planning Application

Scheme Amendment:

Rezone from Rural Resource Zone to General Residential Zone

Development:

Proposed 7-Lot Subdivision

Site address:

86 Burghley St Longford

Owner:

Bruce & John Pitt

Municipality:

Northern Midlands Council

Yinghuan Liu

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Town Planner

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Author	Version number
Ying	V3
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Job Number	L180418

1. Executive Summary

Woolcott Surveys have been engaged by Bruce and John Pitt, the executors for the Estate of L.D. Pitt, to undertake a rezone and subdivision application of their land at 86 Burghley Street, Longford.

The application seeks to rezone the land from **Rural Resource** zone to **General Residential** zone under the *Northern Midlands Interim Planning Scheme 2013*.

The application also seeks approval for a 7-lot subdivision (6 residential lots and 1 balance lot). The proposed development will gain access via Bulwer Street to the north.

The draft amendment and development application have considered all relevant legislative requirements including:

- Northern Tasmania Regional Land Use Strategy 2018
- State Policies
- Greater Launceston Plan 2014 -2024
- Northern Midlands Strategic Plan 2017-2027
- Northern Midlands Interim Planning Scheme 2013

In putting together the proposed draft amendment, reference is made to the former provisions which are deemed relevant under *Schedule 6 – Savings and Transitional Provisions – Land Use Planning and Approvals Amendment (State Planning Scheme) Act 2015*.

The proposed draft amendment is consistent with and furthers all relevant provisions under the *Land Use Planning and Approvals Act 1993* while the proposed development application demonstrates compliance with the *Northern Midlands Interim Planning Scheme 2013*.

Address:	86 Burghley Street, Longford
Owner:	Bruce & John Pitt
Council:	Northern Midlands Council
Planning Ordinance:	Northern Midlands Interim Planning Scheme 2013
Zoning:	Rural Resource Zone

2. The Proposal

2.1 The Planning Scheme Amendment

Application is made to amend the zoning of land at 86 Burghley Street, Longford (the subject site). Details of the draft Planning Scheme Amendment are as follows:

Rezone 86 Burghley Street, Longford (CT115134/3) from Rural Resource Zone to General Residential Zone.

An in-depth analysis of the proposed amendment is provided in **Section 5** of this report.

2.2 The Development

Application is made to develop a 7-lot subdivision. The subdivision includes 6 residential lots and 1 balance lot as shown in Figure 1 below. Each new lot will have direct front access to Bulwer Street. Detailed proposal plan is attached at Annexure 3.



Figure 1 – site payout and proposed subdivision.

3. Subject Land

3.1 Location

86 Burghley Street is located in southwestern Longford. Longford is situated within the greater Launceston area, being approx.15kms from Launceston Airport, and 21kms south of Launceston. The subject site is located on the edge of the existing residential areas. Residential infilling and recent subdivisions have been completed to the north, east and southeast of the site. Land to the west is a rural living house. To the south is the pasture with a small number of sheep grazing the land onsite. The site is surrounded by Burghley Street to the west, Bulwer Street to the north, Catherine Street to the west and Lewis Street to the south. Note that Burghley Road and Lewis Road are not currently sealed.



Figure 2 - Subject site shown within the context of Longford.

3.2 Title References

The subject site has a title reference of **CT115134/3**. The land contains no easements or covenants.

3.3 Land Area

The subject site has a total area of 1.763ha.

3.3 Planning Scheme

The subject site is within the Northern Midlands Municipal district, and as a result the statutory planning control document is the *Northern Midlands Interim Planning Scheme 2013* (the Scheme).

3.4 Zoning and Overlays

The subject site falls with the Rural Resource Zone under the Scheme. The land to the north, east and south west is zoned General Residential. Land to the south and west and further are also zoned Rural Resource.

The subject site is not covered any Overlays under the Scheme.

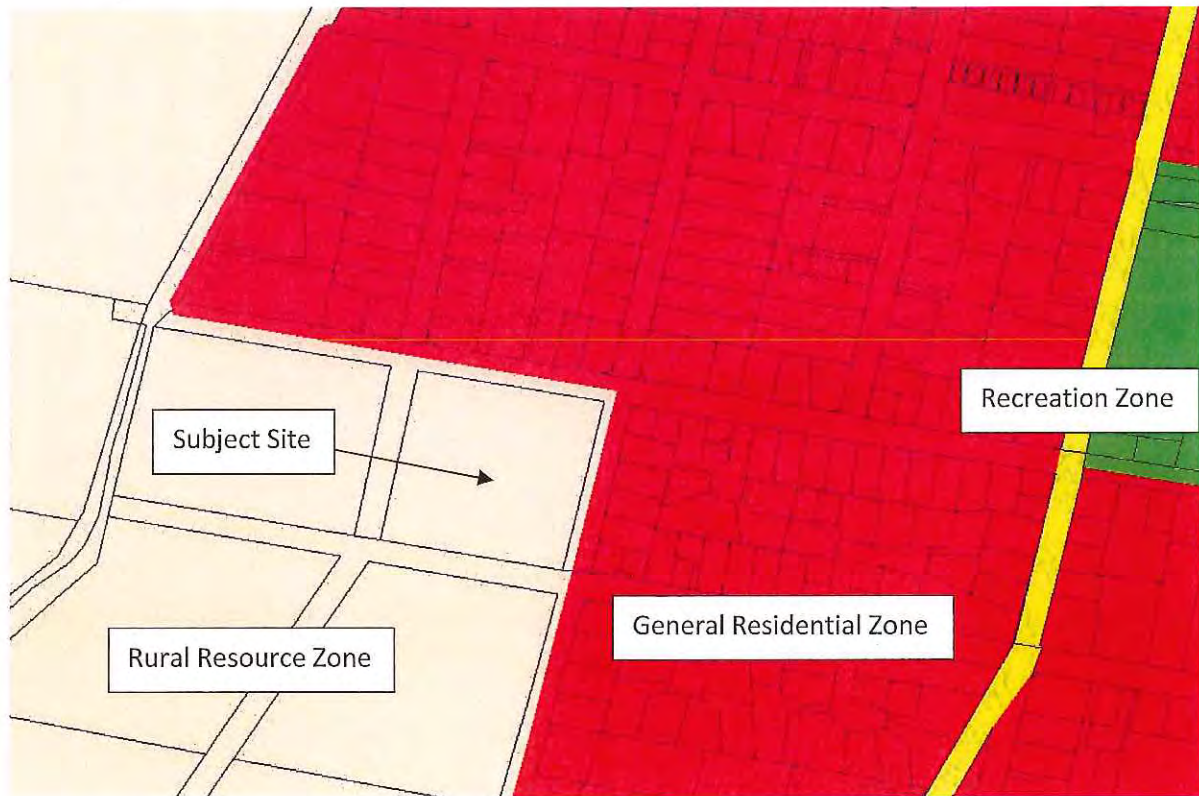


Figure 3 - Zoning map of subject site and adjoining properties.

4. Existing Land Conditions

4.1 Land Capability

The site is vacant grazing land. The land is not farmed in any commercial sense and has not been identified as having agricultural potential. The block has been categorised as **Class 4**, which is defined as land which is limited to occasional cropping or a very restricted range of crops. Therefore, the rezoning and subdivision of land will have no impact on any agricultural or resource development uses.

4.2 General Environmental Quality and Hazard Risk

4.2.1 Bushfire

The site is classed as being within a bushfire prone area and a Bushfire Report and Certificate is prepared by Ian Abernethy (BFP 124) as attached at Annexure 4.

4.2.2 Flooding

The site is not mapped as being flood prone area or within a Coastal Inundation Overlay.

4.2.3 Landslide

The site is not mapped as landslides on either the Scheme Maps, or the LISTmap Hazard Bands.

4.3 Availability and Capacity of Infrastructure

4.3.1 Sewer

Sewer is currently available on both Catherine Street and Burghley Street (see Figure 4 below). The proposed sewer will be connected to the reticulated system on Catherine Street as shown in the Engineering Design Plan attached at Annexure 5.

4.3.2 Stormwater

Reticulated stormwater is currently available and ready to be connected on Bulwer Street as shown in the Engineering Design Plan attached at Annexure 5.

4.3.3 Water

Reticulated water supply is provided and ready to be connected along Bulwer Street see Figure 4 below and Engineering Design Plan attached.

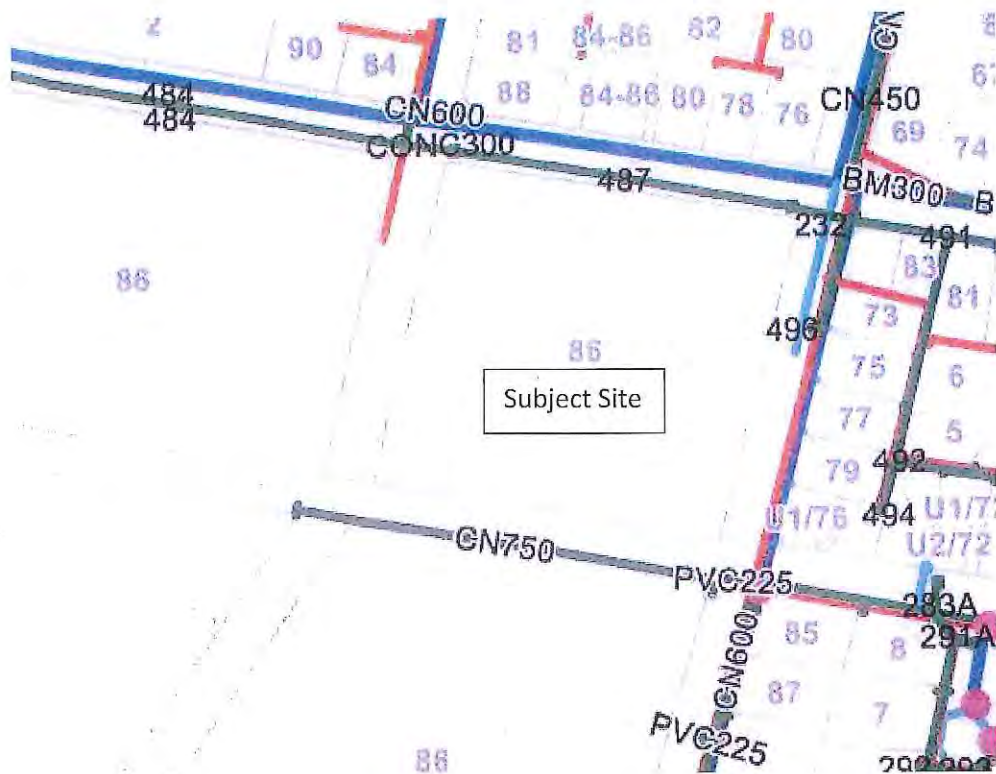


Figure 4 - Reticulated Water Infrastructure within the vicinity of the subject site.

4.4 Access

New crossovers will be provided for each lot to access Bulwer Street.

4.5 Heritage Values

The site has no identified heritage values and is not listed on the Tasmanian Heritage Register.

4.6 Scenic Values

The site is not located within a Scenic Management Area nor has it been identified as having scenic qualities.

4.7 Existing Uses Buildings and Structures

The site is currently vacant.

4.8 Surrounding Land Uses

The property is located on the edge of general residential area and is a logical expansion of the General Residential zone. There are residential dwellings to the north and east of the site. Land to the south west of the subject side, on the western side of Burghley Street, is within the Rural Resource Zone and contains one single dwelling.

Details of the adjoining properties are as follows:

No.	Address	Use of Property
1	84 Burghley Street	Residential – Single Dwelling
2	88 Burghley Street	Residential – Single Dwelling
3	84-86 Burghley Street	Residential – Single Dwelling

4	82 Burghley Street	Residential – Single Dwelling – Internal lot
5	80 Burghley Street	Residential – Single Dwelling
6	78 Burghley Street	Residential – Single Dwelling
7	76 Burghley Street	Residential – Single Dwelling
8	69 Catherine Street	Residential – Single Dwelling
9	71 Catherine Street	Residential – Single Dwelling -- Subdivision
10	73 Catherine Street	Residential – Single Dwelling
11	75 Catherine Street	Residential – Single Dwelling
12	77 Catherine Street	Residential – Single Dwelling
13	79 Catherine Street	Residential – Single Dwelling
14	Unit 1 76 Lewis St	Residential – Multiple Dwelling
15	Unit 2 76 Lewis St	Residential – Multiple Dwelling
16	85 Catherine Street	Residential – Single Dwelling
17	86 (ct 115134/8) Burghley Street	Vacant pasture
18	86 (ct 115134/1) Burghley Street	Vacant pasture
19	86 (ct 115134/2) Burghley Street	Rural residential



Figure 2 - Aerial view of subject site and its surrounds.

4.9 Photos



Figure 3 - Looking South along Catherine Street.



Figure 4 - Looking west along Bulwer Street.

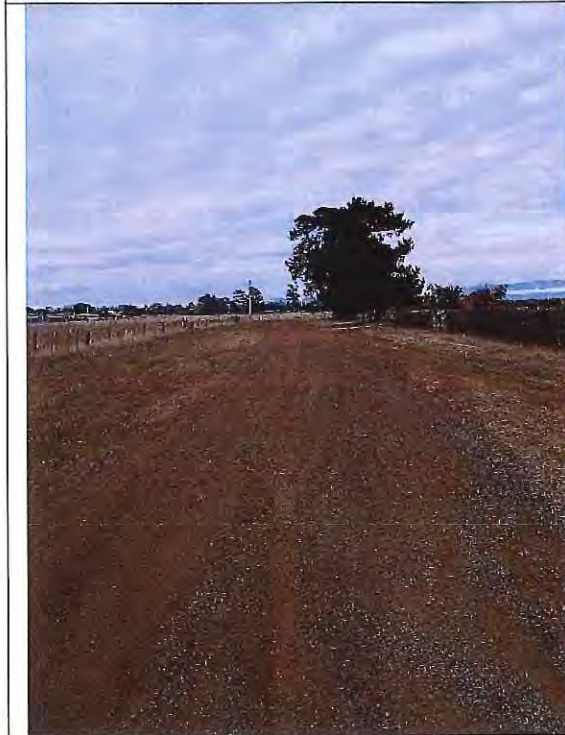


Figure 5 - Looking south along Burghley Street



Figure 6 - looking north along Burghley Street



Figure 7 – site looking from Burghley Street to south.



Figure 10 – rural residential to the west.



Figure 11 – residential houses on the east of Catherine Street.



Figure 12 – residential houses on the north of Bulwer Street.

5. The Planning Scheme Amendment

5.1 Proposed Amendment

a) Rezone the land from Rural Resource Zone to General Residential Zone

The application seeks to rezone the entirety of C.T.115134-3, from the existing Rural Resource Zone to the General Residential Zone. The rezoning will facilitate higher density residential development within the Longford area and will be adjacent to an existing established General Residential area.

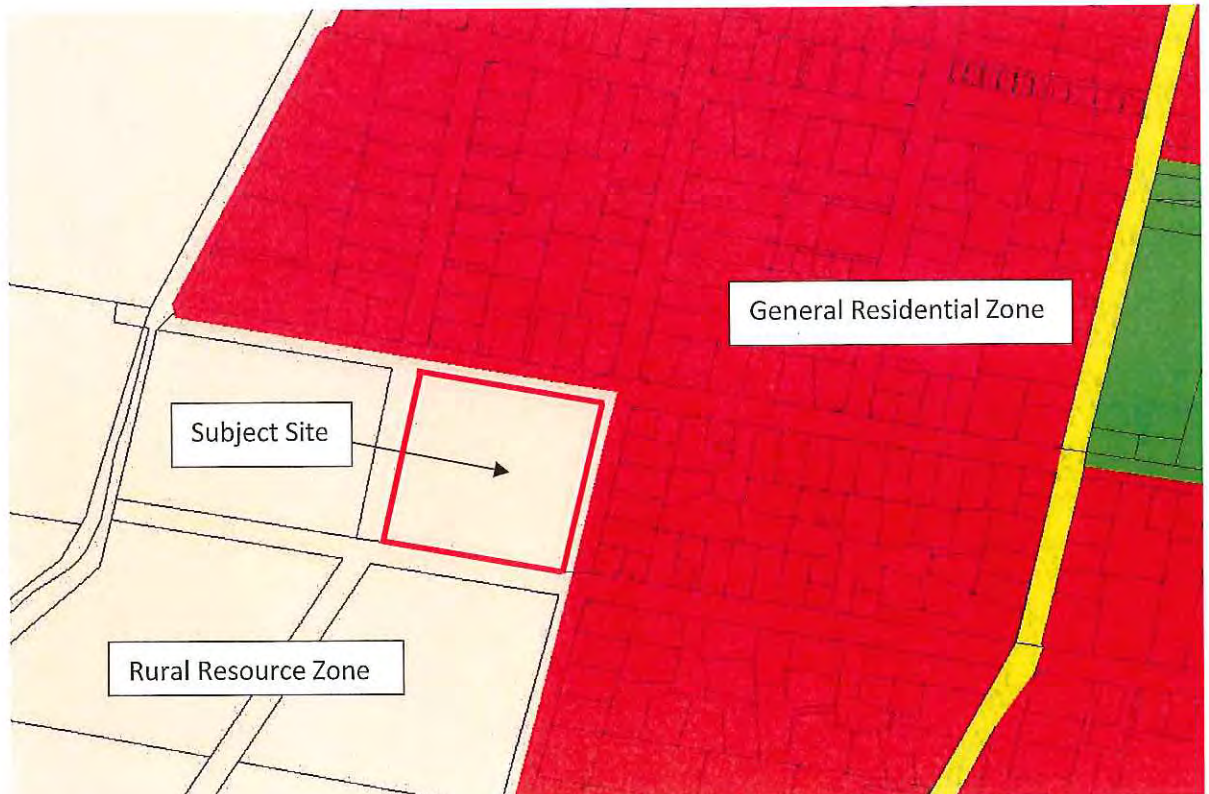


Figure 13 - Zoning of subject site and surrounding land, showing the site is on the edge of existing General Residential Area.

5.2 Schedule 1, Part 1 Objectives

Section 20(1)(a) and 43C(1)(a) of the *Land Use Planning and Approvals Act 1993* (The Act) require that in determining an application, the planning authority must seek to further the objectives set out in schedule 1 of the Act. Schedule 1, part 1 and 2 has been examined and responded to below.

Objective	Response
<p>a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</p>	<p>The proposed rezone and subsequent subdivision of this land provides for additional residential land which can be developed for residential purposes. The land is currently vacant and an existing residential area exists to its north and east. Rezone of the land would more closely align with the residential intent of the area.</p> <p>The subdivision will provide future pedestrian connectivity from Catherine Street through to Bulwer Street. The proposal also contributes towards the extension of Bulwer Street and its pedestrian connectivity between Burghley Street and Catherine Street.</p> <p>The site does not contain any threatened or endangered flora and fauna. The block is not in an area considered to have environmental significance and will thus have a negligible impact on genetic diversity and ecological processes. The rezone is a logical expansion of the General Residential Zone of Longford.</p>
<p>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</p>	<p>The rezone and development are considered as a logical expansion of the General Residential Zone which is located north, east and south east of the subject site. Reticulated water, sewer and drainage are available to connect to the subject site.</p>
<p>(c) to encourage public involvement in resource management and planning; and</p>	<p>The planning application process under section 43A of LUPAA provides a public consultation period of 28 days. During this period, the public can make comments on the proposal. Following this period, the Tasmanian Planning Commission hold hearings to ensure all stakeholders have an opportunity to have input and have their views heard.</p>
<p>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) ; and</p>	<p>Should the development be approved, there would be provision for an additional 7 residential lots, and possible future allotments. The proposal will provide upgraded road infrastructure along Bulwer Street and contribute towards Catherine Street, Lewis Street and Burghley Street. This will provide for a more vibrant and active community within</p>
	<p>a more vibrant and active community within</p>

	Longford, with flow on effect to the wider Launceston community.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	Each level of government and the private sector have their distinct roles to play in the development process. This proposal does not try to interfere with the development hierarchy. A number of hierarchies will be involved in this process at various levels of government.

5.3 Schedule 1, Part 2 Objectives

Objective	Response
(a) to require sound strategic planning and co-ordinated action by State and local government; and	<p>The rezone and development is considered sound strategic planning. The proposal furthers the Planning Commission endorsed Northern Tasmania Regional Land Use Strategy 2018 by changing the zone from Rural Resource to General Residential. Map D.3 - Regional Framework Plan under the Strategy shows that the subject site falls with the Supporting Consolidation Areas. Such areas are part of the wider Urban Growth Areas, which are set up to accommodate future settlements and prevent uncontrolled urban sprawl. The proposed subdivision ensures residential lot meets the minimum size which is comparable to the General residential areas to the north, east and southeast of the site.</p> <p>The development also proposes the upgrade of the southern side of Bulwer Street. This assists in Councils connectivity through Longford. The proposal furthers the Council strategic plan in that it contributes toward the furtherance of Council endorsed Strategic plans.</p> <p>The application also complies with relevant State policies of Tasmania. Therefore, the proposed development aligns with the actions by State and local government.</p>
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	The proposal will see the Rural Resource Zone set aside and replaced with the provisions of the General Residential Zone. The change will allow for higher density residential development to cater for future population growth in Longford. The provisions will be provided for and enforced under the <i>Northern Midland Interim Planning Scheme 2013</i> .
(c) to ensure that the effects on the environment are considered and provide for explicit	The proposed rezone and subdivision seeks to provide additional residential land in an orderly

<p>consideration of social and economic effects when decisions are made about the use and development of land; and</p>	<p>manner, thus providing greater options and flexibility for home owners in the future. The Tasmanian Housing crisis has identified the need for additional residential areas to address housing supply issues. The subdivision looks to respond to these social challenges by providing additional residential land. It is considered to be a logical and sensible use of the land in an area which has the capacity to see residential growth.</p> <p>The economic and social effects of the amendment are significant. The additional lots will provide more living options within a desirable part of the municipality, whilst providing a lifestyle change for people wanting to work in Launceston but live out of town. The subdivision will strengthen the population base of Longford.</p>
<p>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</p>	<p>One must assume that the decision makers are content that we operate under an integrated system which takes the listed matters into consideration.</p> <p>The rezone and development application has been designed to ensure that connectivity to possible future subdivisions is considered and provided for.</p>
<p>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</p>	<p>The section 43A application provides for a development application to be assessed simultaneously to a scheme amendment. The development application has been purposefully included with the rezone application to provide some sense of context and to ensure the process is efficient and consolidated.</p>
<p>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</p>	<p>The subdivision provides residential allotments in a pleasant, safe and efficient environment. The new lots fronting Bulwer Street with close proximity to Longford town centre will appeal to people who work within Longford and Launceston.</p> <p>The subdivision provides pedestrian linkages from Bulwer Street to Catherine Street. This improves the walkability and connectivity of the area. This contributes to Councils overall objective.</p>
<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</p>	<p>There are no identified buildings, areas or places which are of scientific, aesthetic, architectural or historical interest.</p>

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	The proposal and the expansion of public infrastructure will be done in a sustainable manner. All parts of the development will be connected to the TasWater reticulated sewer and water as well as the Council stormwater system. The proposal is a logical expansion of the existing general residential area.
(i) to provide a planning framework which fully considers land capability.	The land capability has been considered fully by the proponents. The subject site is the vacant pasture and does not adjoin an agricultural or primary industry uses. The site is surrounded by residential areas to the north, east and southeast, and Rural Resource Land is located to the west of the site which is not farmed as well.

5.4 Regional Land Use Strategy

Section 300 (1) of the Act states that an amendment may only be made to a local provision of a planning scheme if the amendment is as far as practicable be consistent with the Regional Land Use Strategy for the regional area. In this instance, the relevant land use strategy is the Northern Tasmania Regional Land Use Strategy (June 27 2018). An assessment of the proposed rezoning and subdivision application against relevant sections of the strategy is provided below.

Section D – Regional Land Use Categories

The Northern Tasmania Regional Land Use Strategy (NTRLUS) defines Urban Growth Areas for the extent of urban settlements to 2032, including Priority Consolidation Areas, Supporting Consolidation Areas and Growth Corridors. The subject site falls within the Supporting Consolidation Areas as shown in the Regional Framework Plan Map D. 3.

The site currently adjoins General Residential land to the north, east and southeast. The lots through this part have the characteristics of being within a General Residential area. A General Residential zone in this area would provide a more appropriate use as a logical expansion of the current residential land in Longford.

The Strategy states that areas should be identified and zoned based on existing and proposed land use patterns. As noted previously, the land has been identified within the Supporting Consolidation Areas as being suitable to rezone for General Residential. The proposed subdivision will create lots which are consistent with lots commonly seen in the General Residential Area.

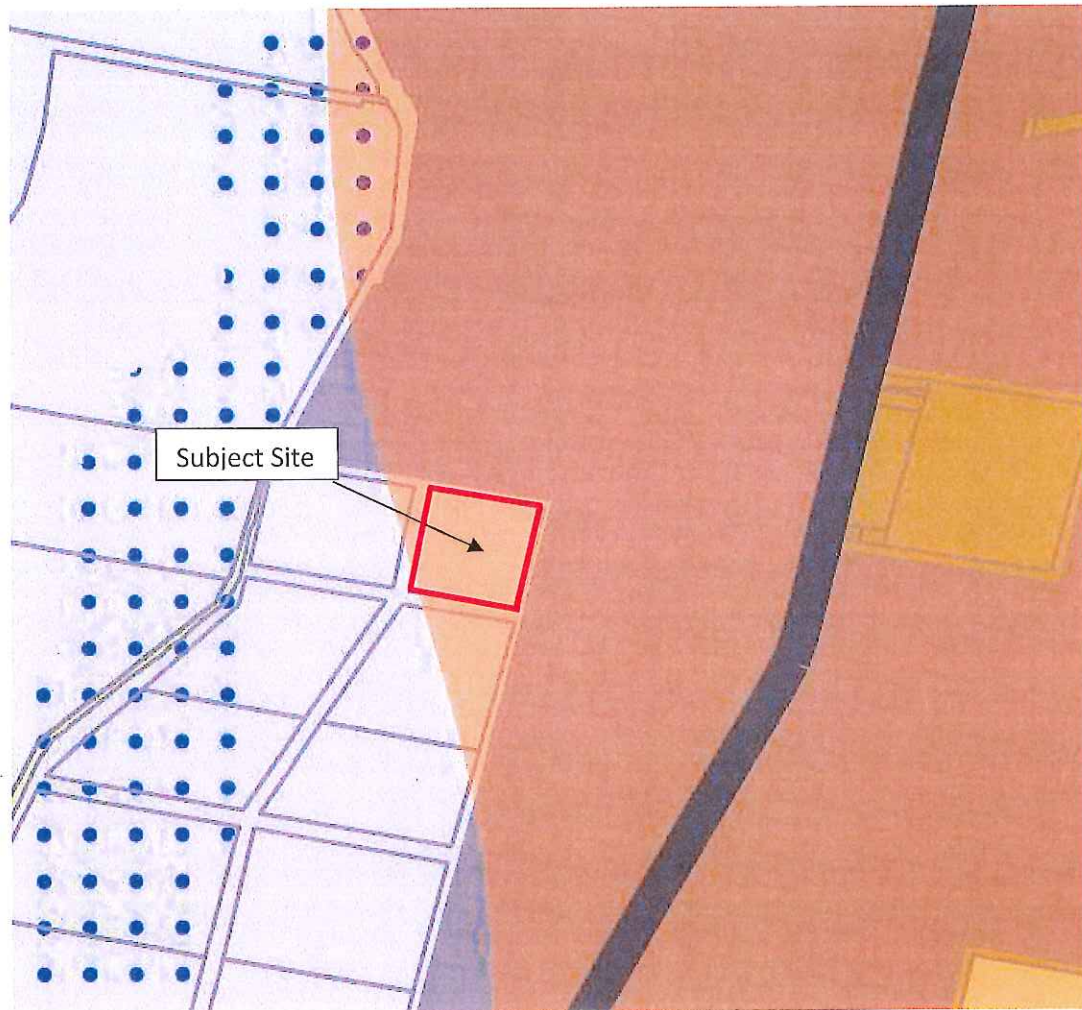





Figure 14 – Subject site falls within Supporting Consolidation Areas as shown in the Map D. 3.

Urban Growth Areas

 Supporting Consolidation Areas


Future Investigation Areas


 Priority Investigation Area - Residential

 Priority Investigation Area - Employment

Activity Centre Hierarchy

 District Service Centre


 Neighbourhood or Town Centre (Existing)

 Future Regional Employment Node

Land Use

 Urban

 Rural

 Forest & Conservation

 Parks & Open Space

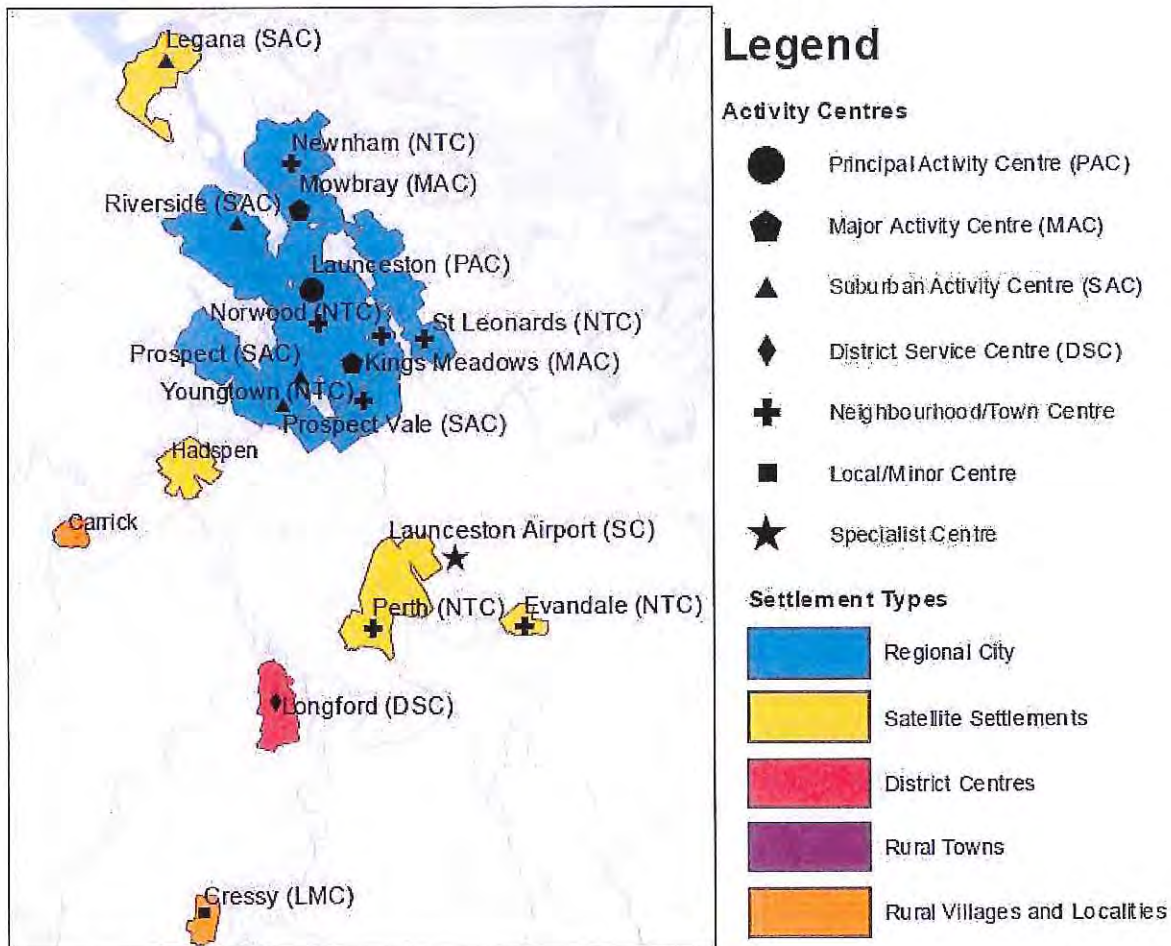
 Water Body

 Wetlands

 Flood Plains

Section E – Regional Planning Policies

Map E.1 identifies that Longford is classed as a District Centre. Table E1.0 states that such areas are significant regional settlement areas with an important sub-regional role in terms of access to a wide range of services, education and employment opportunities. Employment within District Centres is strongly related to surrounding productive resources. The Longford area is accurately described in this context. The need for the increase of residential area is consistent in support of the role and the growth of Longford.



Map E.1 Northern Tasmania - Regional Settlement and Activity Centre Networks

District Service Centres	Langford, Debraide, Campbell Town, George Town (inclusive of Bell Bay and Low Head), Beaconsfield Exeter, St Helens (including Stragitz and St Helens Point), Scottsdale and Whitemark	Regions
Description	Significant regional settlement areas with an important sub-regional role in terms of access to a wide range of services, education and employment opportunities. Employment within District Centres is strongly related to surrounding productive resources.	
Utility Infrastructure	Reticulated water, sewerage and electricity.	
Facilities and Services	See <i>Activity Centres Network</i> .	

Table E.1 Northern Tasmanian Regional Settlement Hierarchy

Regional Settlement Network Policy

Section E2 of the Strategy identifies that urban growth boundaries be reinforced within an efficient urban settlement pattern, which seeks to:

- Consolidate the roles of the greater Launceston urban area and the surrounding sub regional urban centres;
- Create well planned communities, supported by an activity centre network that gives people good access to public transport and links residential areas with employment locations.

The following policies for General Residential areas are relevant for the proposed rezone.

Policy	Compliance Statement:
Regional Settlement Network Policy	
<p>RSN-P1</p> <p><i>Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</i></p> <p>RSN-A1</p> <p><i>Provide an adequate supply of well located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</i></p> <p>RSN-A2</p> <p><i>Land supply will be provided in Urban Growth Areas identified as:</i></p> <ul style="list-style-type: none"> ▪ <i>Priority Consolidation Areas;</i> ▪ <i>Supporting Consolidation Areas; or</i> ▪ <i>Growth Corridor.</i> 	<p>The Longford area is an established urban settlement within the greater Launceston area. The subdivision and rezone is seen as providing for growth around an urban centre, with a 5 minute car trip to shops and services along the main street of Longford. The subdivision adjoins developed residential areas and land which have been zoned for residential purposes. There is existing infrastructure in place which can adequately provide for the increased lots.</p> <p>Council currently has no identified structure plan in place for the Longford area.</p> <p>The subject site falls with Supporting Consolidation Areas. The subdivision will create new lots to increase residential land supply.</p>
<p>RSN-P2</p>	<p>The new urban development is considered contiguous with the existing community. The</p>

<p><i>Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</i></p> <p>RSN-A4</p> <p><i>Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</i></p> <p>RSN-A5</p> <p><i>Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.</i></p> <p>RSN-A6</p> <p><i>Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</i></p>	<p>development is a logical expansion of the General Residential Zone, and provides additional lots within a residential environment. The amendment does not seek to create a new settlement but rather ties in with these existing residential areas of Longford.</p> <p>The subdivision assists in providing a long-term future supply of urban residential land. The blocks have the ability to connect to existing water, stormwater and sewer.</p> <p>Smaller lots often reflect the changes in population, with an aging population preferring smaller lots which are easier to maintain.</p> <p>The location of the proposed rezone and development is in close proximity to the district’s activity centre, thus maximising access to employment, services and infrastructure.</p> <p>The site is located within 400m walking distance to bus stop on Marlborough Street. The bus routes provide direct passage into Launceston and like with other public transit networks.</p>
<p>Housing Dwellings and Densities</p>	
<p>RSN-P5</p> <p><i>Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region’s Urban Growth Areas to meet residential demand.</i></p>	<p>The proposed development seeks to rezone to the General Residential Zone. This is consistent with the surrounding General Residential zoned lots. Future subdivision development can cater for a range of lot sizes, ensuring that smaller dwellings could be established on the proposed lots. The smaller free hold titles provide small general residential lots which appeal to buyers</p>

<p>RSN-A10</p> <p><i>Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</i></p>	<p>seeking to have less area to manage and maintain.</p> <p>The development is within the regions suitable zoned and serviced area. The site is considered an appropriate location considering the existing residential land adjoining the site and easy access to transport and services.</p>
<p>RSN-P6</p> <p><i>Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</i></p>	<p>The subject site is considered to be appropriately located. The site is within close proximity to public transport nodes and corridors.</p>
<p>Integrated Land Use and Transport</p>	
<p>RSN-P8</p> <p><i>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment</i></p> <p>RSN-A14</p> <p><i>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</i></p>	<p>The block has easy access to public transport within the area. The subdivision will provide for lots which can easily access town and has the potential to reduce car use over the site. Both bus stops located at the corner of Marlborough Street and Bulwer Street are within 400m walking distance of the site.</p>
<p>Regional Activity Centre Network Policy</p>	
<p>RAC-P3</p> <p><i>Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.</i></p>	<p>The draft amendment directly promotes and supports the suburban activity centre of Longford as a place to work and live. The subdivision of land provides a range of residential lot sizes within the general residential zone.</p>
<p>RAC-A4</p>	

<p><i>Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.</i></p>	
<p>Regional Infrastructure Network Policy</p>	
<p>RIN-P3</p> <p><i>Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</i></p> <p>RIN-A3</p> <p><i>Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</i></p>	<p>The proposed development is within an area that has infrastructure capacity to service the subdivision. Stormwater, sewer and water have been proposed with an engineering design put forward. The subdivision seeks to efficiently utilise infrastructure by running a sewer connection along the rear of the proposed new residential lots. The expansion of the General Residential zone is along a transport corridor, with bus routes and stops provided along Marlborough Street.</p>
<p>RIN-P6</p> <p><i>Facilitate and encourage active modes of transport through land use planning.</i></p> <p>RIN-A10</p> <p><i>Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.</i></p> <p>RIN-A11</p> <p><i>Future subdivision design is to allow for permeability and connectivity in the transportation network.</i></p>	<p>The subdivision layout provides no internal lots, instead utilising the efficient use of roads to ensure each lot has suitable frontage and access. The subdivision ensures future connectivity to land can be extended should the demand ever be required.</p>
<p>Social Infrastructure</p>	
<p>SI-A03</p> <p><i>Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities.</i></p>	<p>The proposed General Residential Zone provides a range of higher density lots within close proximity to transport networks and community services and facilities.</p>
<p>Natural Hazards</p>	
<p>NH-P01</p>	

<p><i>Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.</i></p> <p>NH-A03</p> <p><i>If there is doubt about the geotechnical stability of land proposed for urban development, Council may require a geotechnical assessment to identify risks and mitigation techniques.</i></p> <p>NH-P03</p> <p><i>Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</i></p> <p>NH-A06</p> <p><i>Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</i></p>	<p>The subject site is not mapped as having any landslide issues.</p> <p>The subject site is within bushfire prone area and a Bushfire assessment report and certificate have been provided to support the proposed rezoning and subdivision.</p>
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Dwelling demand

The RLUS outlines that Northern Tasmania is experiencing declining household size with smaller families and increases in single person households. The population is ageing, with the greater proportion of the elderly being single or widowed. As a result, this will lead to a falling demand for traditional three to four-bedroom family homes and increased demand for smaller, more manageable dwellings, as well as retirement accommodation and aged care facilities. Alternative forms of housing such as multiple units, smaller houses, supported housing, and affordable housing will all be areas of growth. The Northern Midlands Municipal area is expected to experience population growth over the next 20+ years provided new residential zoned land is available.

The strategy identifies that the General Residential area is appropriate within suburban areas. Infrastructure rich areas should be capitalised on, in order to build upon existing services in place. The subject site has capacity to connect to existing reticulated services within the area and thus provide all of the services and connections which General Residential Zoned blocks would normally have access to.

The site will provide blocks which are consistent with lot sizes for suburban areas, with larger lots having the potential to accommodate multiple dwelling developments, which are seen as highly desirable for an aging population. This is consistent with the RLUS's objective to provide lots within urban areas which can accommodate single and multiple dwellings, thus providing affordable options for people looking to enter the property market in the greater Launceston area. The subdivision furthers the RLUS by providing residential zoned land and lots within walking distance of bus stops.

5.5 Greater Launceston Plan 2014 - 2029

The Greater Launceston Plan (GLP) has been considered, as the subject site falls within the Greater Launceston Area as outlined in the report. The GLP is a major strategic project to ensure the city is appropriately managed and planned in the future. The GLP was initiated through the Liveable Cities programs, which was administered by the City of Launceston. The project management group consisted of members from the Northern Midlands Council.

The GLP sought to ensure that development occurred within high access public transport corridors and was able to facilitate pedestrian and cycle access linking development sites with major urban centres.

Section 3 of the report addressed Metropolitan Structure Principles and provided underlying logic and rationale for the physical structuring and proposed development of the GLP. The following principles of the plan are considered relevant to the rezone and subdivision application.

Metropolitan Structure Principles (MLP)	Response to MLP's
<p>Principle 2: Urban Consolidation</p> <p>The efficient functioning, servicing and future development of greater Launceston will be optimised through its urban consolidation.</p>	<p>The subject site and subdivision is located within a developed and serviced urban environment. The site is considered a logical expansion which consolidates an existing residential use into a residential zone. The block will allow for future development that is consistent with the existing residential layout throughout Longford.</p>
<p>Principle 4: Accessible Robust Communities</p> <p>The planning and development of residential areas as integral components of balanced accessible communities rather than as isolated housing estates will maximise a range of accessibility, place, social, economic, health and wellbeing benefits for the metropolitan community.</p>	<p>The site is not an isolated lot, but adjoins multiple lots within the General Residential Zone. The rezone, subdivision and subsequent development will tie in seamlessly with the existing developments and infrastructure along Burghley Street, Bulwer Street and Catherine Street. By providing residential lots in a residential area, a sense of place and belonging can be fostered for future generations. The lots have easy access to public transport, footpaths and cycle routes. It is considered that the subdivision will result in benefits for the general metropolitan community.</p>

<p>Principle 5: Structured Metropolitan Development</p> <p>The strategic development of greater Launceston will be facilitated through the articulation of its urban form and structure to maximise the effectiveness and economic, environmental, amenity, access, social, health and wellbeing benefits of the key elements provided in the GLP including:</p> <ul style="list-style-type: none"> • public transport; • regional access; • open space, pedestrian and cycle access; • the Launceston central area; • activity centres, employment and community precincts; • existing and future residential precincts. 	<p>The site is currently vacant. The use of the site for residential purposes is considered to more closely align with the general residential zone than the Rural Resource Zone. The proposal is considered consistent as it:</p> <ul style="list-style-type: none"> • Provides easy access to public transport • Is within an established residential area and border existing residential zoned land. Provides access to walking and cycle infrastructure. Is in close proximity to employment and community precincts • Is surrounded by residential uses.
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The subject site is located within a Supporting Consolidation Areas and is therefore considered suitable for future residential expansion and development. As has been previously stated, the lots are within an urban area which contains residential uses. The proposal assists in meeting the GLP's predications for future residential lots in urban environments. The proposed rezoning and subdivision will therefore support the existing established residential and business areas of Longford by creating higher density lots which can connect to full reticulated services.

5.6 Northern Midlands Strategic Plan 2017 – 2027

Section 20 (1)(d) of the *Land Use Planning and Approvals Act 1993* states that a draft amendment must have regard to the Strategic Plan of a Council and which has been adopted at the time of the Interim Planning Scheme. The Northern Midlands Strategic Plan 2017 – 2027 provides a guide for future planning and development across the municipality for a 10-year period.

Council has outlined four-yearly and annual Departmental plans, to deliver goals from this guiding Strategic Plan. While the proposed subdivision is generally considered to be consistent with the strategic plan as a whole, the following Municipal goals are considered most relevant to the proposed rezone and development application.

Goals	Compliance statement
Bold leadership guides innovation and growth	The proposed residential rezone and subdivision is consistent with Councils goal to support residential development within residential areas. The subdivision design has been put together which encourages sustainable design within Longford. The subdivision will provide new dwellings for residents with future potential to have a wide range of sizes, thus ensuring a sense of place is fostered within the municipality. While there is no identified structure plan for Longford, the application is considered to be a sound development which has employed positive planning principles.
Sustainable progress creates a vibrant future	The planning application is a logical expansion of the General Residential Zone within Longford and will provide residential land in support of the future growth of the area. The subject site adjoins built up and densely populated residential areas. The subject site currently is vacant which is not considered to complement a residential area. The creation of new residential lots will see encouraging population growth for the municipality, creating a more vibrant and richer municipality for communities to live in.
We strategically plan and deliver infrastructure	The planning application will be an efficient extension to the existing infrastructure network located in Longford. A sewer connection has been proposed as attached in the Engineering design plan. The subdivision will provide extended services up through Bulwer Street servicing residential lots in the Longford area. The close proximity to a bus stop furthers Councils desire to encourage sustainable transport options and consolidates a viable

	transport network in the greater Launceston Area.
Connected communities are strong and safe	The amendment process provides opportunity for members of the public to view and provide comment on any part of the amendment or permit application.

5.7 State Policies

Section 20(1)(b) of the Act requires that the decision maker, in relation to the approving or making of a relevant scheme prepare the scheme in accordance with state policies. State policies are made under section 11 of the *State Policies and Projects Act 1993*. There are currently four (4) state policies which are in effect across Tasmania. These have been responded to below.

State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, whilst recognising the particular importance of prime agricultural land.

As the site in question is currently within the Rural Resource Zone, the policy is considered relevant to the proposal. The site as it currently vacant and has not been utilised for agricultural purposes for many years. The size of the lot, along with the close proximity of land zoned as General Residential, render the lot as having very minimal agricultural potential.

Land to the west is also within Rural Resource Zone. This property currently contains a rural living house, and could be described as a hobby farm, or lifestyle lot, which is used for little more than grazing purposes. Preliminary mapping associated with the Tasmanian Planning Scheme indicates that the subject site is constrained, and not recommended for inclusion in the agricultural zone. The proposal rather recommends the site be placed in the Residential Zone, given the proximity of residential uses and dwellings in the area.

The site is not considered to be prime agricultural land and is not included in land capability mapping for the area. The application has not included an agricultural report based on the assumption that consistency with the policy, as well as justification for a rezone can be provided without the need for additional documentation. The nature of the area is not one of agriculture any more, but rather is a residential area made up of a variety of lot sizes. Councils previous planning when approving subdivision has provided road linkages to many of these lots, ensuring that future connectivity would be provided to areas of residential potential.

State Coastal Policy 1996

The Tasmanian State Coastal Policy applies to development of land within 1km of the high-water mark. The subject site is way far away from the high-water mark of the Tamar River. The subject site also falls outside of the mapped flood inundation areas. It is considered that the State Coastal Policy is therefore not applicable to the subject site or development application.

State Policy on Water Quality Management 1997

The proposed rezone and development are consistent with the State Policy on Water Quality Management 1997.

The subdivision has provided an Engineering Design Plan by 6ty Degrees, as attached at Annexure 5, focusing on stormwater management. The design of services complies with all relevant acceptable solutions and performance criteria. A soil and water management plan will be provided at the construction phase to ensure appropriate measures are implemented during any subdivision works.

Future dwellings will be able to direct stormwater to the roadside drains proposed as part of the engineering design.

National Environment Protection Measure (NEPMs)

NEPMs outline nationally common objectives to protect or manage aspects of the environment relating to any one or more of the following:

- ambient air quality;
- ambient marine, estuarine and fresh water quality;
- the protection of amenity in relation to noise (including motor vehicle noise and emissions);
- general guidelines for the assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- the re-use and recycling of used materials.

The development and rezone are considered consistent with the above measures.

5.8 Risk of Land Use Conflict

Section 32 (e) of the Act requires that a draft amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

The proposed rezone and subdivision will not result in land use conflict. The site is within a residentially zoned and developed area and adjoins Rural Resource land. The proposed rezoning to General Residential Zone will not create any conflicts with the proposed permissible uses. Residential uses are compatible with grazing of the Rural Living Areas, noting that the adjoining lands are already established with residential uses and there is no grazing currently being undertaken.

6. The Proposed Development

6.1. Zone Provisions

For the purposes of the application, the proposed subdivision has been assessed against the provisions of the General Residential Zone under the Scheme.

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

Response: The proposed subdivision provides smaller residential lots in the vicinity of 570m²-580m². Subdivision is ready to connect to reticulated water, Sewer, stormwater, power and telecommunication.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

Response: Not applicable to this application. The subdivision has been designed with the expectation that future dwellings and residential uses will establish themselves.

10.1.1.3 Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

Response: Not applicable to this application as the intended use is residential.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

Response: The proposed subdivision will be seen as a logical expansion of residential land to the north, east and south west within Longford area. The lot size, layout and orientation is commonly seen this the area, which respects the neighbourhood character and provides a high standard of residential amenity.

10.1.2 Local Area Objectives

To consolidate growth within the existing urban land use framework of the towns and villages.

To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.

To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.

Response: the relevant Local area objective is 'to consolidate growth within the existing urban land use framework of the towns and villages'. The site is located in Longford and falls with the Supporting Consolidation Areas under the Northern Tasmania Regional land Use Strategy. It will have no impact on the Heritage Precincts. The subdivision therefore meets the local area objectives.

10.1.3 Desired Future Character Statements

There are no desired future character statements

10.3 Use Standards

Use Standards do not apply in this instance as subdivision is a development.

10.4 Development Standards

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

Objective	
To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.	
Acceptable Solutions	Performance Criteria
<p>A1 Lot must:</p> <ul style="list-style-type: none"> a) have a minimum area of at least 450m² which: <ul style="list-style-type: none"> i) is capable of containing a rectangle measuring 10m by 15m; and ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) be for the provision of utilities; or d) be for the consolidation of a lot with another lot with no additional titles created; or 	<p>P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:</p> <ul style="list-style-type: none"> a) a dwelling to be erected in a convenient and hazard-free location; and b) on-site parking and manoeuvrability; and c) adequate private open space.

e) be to align existing titles with zone boundaries and no additional lots are created.	
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Response:

A1 Acceptable solution achieved. All lots are larger than the minimum size specified and capable of contain a rectangle required.

A2 Each lot must have a frontage of at least 3.6m.	P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.
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Response:

A2 Acceptable solution achieved. The smallest frontage of the proposed lot is 16.8m, which is greater than 3.6m as specified.

10.4.15.2 Provision of Services

Objective To provide lots with appropriate levels of utility services.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	P1 Each lot created must be: a) in a locality for which reticulated services are not available or capable of being connected; and b) capable of accommodating an on-site wastewater management system.

Response:

Acceptable solution achieved. Each lot will be connected to a reticulated water supply and sewerage system, as shown in the Engineering design plan attached.

A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.
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Response:

Acceptable solution achieved. Each lot will be connected to a reticulated stormwater system, as shown in the Engineering design plan attached at Annexure 5.

10.4.15.3 Solar Orientation of Lots

Objective	
To provide for solar orientation of lots and solar access for future dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1 At least 50% of lots must have a long axis within the range of:</p> <p>a) north 20 degrees west to north 30 degrees east; or</p> <p>b) east 20 degrees north to east 30 degrees south.</p>	<p>P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.</p>

Response:

Acceptable solution achieved. The 6 new residential lots are oriented northly with the long axis within the range of north 20 degrees west to north 30 degrees east.

<p>A2 The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.</p>	<p>P2 Lots less than 500 m² must provide adequate solar access to future dwellings, having regard to the:</p> <p>a) size and shape of the development of the subject site; and</p> <p>b) topography; and</p> <p>c) location of access way(s) and roads.</p>
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Response:

Not applicable as no proposed lots have area less than 500m².

10.4.15.5 Integrated Urban Landscape

<p>Objective</p> <p>To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:</p> <ul style="list-style-type: none"> a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any. 	
Acceptable Solutions	Performance Criteria
<p>A1 The subdivision must not create any new road, public open space or other reserves.</p>	<p>P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</p> <ul style="list-style-type: none"> a) it has regard to existing, significant features; and b) accessibility and mobility through public spaces and roads are protected or enhanced; and c) connectivity through the urban environment is protected or enhanced; and d) the visual amenity and attractiveness of the urban environment is enhanced; and e) it furthers the local area objectives, if any.

Response:

Acceptable solution achieved as no road is proposed.

10.4.15.6 Walking and Cycling Network

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

<p>A1 The subdivision must not create any new road, footpath or public open space.</p>	<p>P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</p> <ul style="list-style-type: none"> a) link to any existing pedestrian and cycling networks; and b) provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and d) promote surveillance along roads and from abutting dwellings.
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Response:

Performance Criteria relied upon as new footpath and kerbs will be provided along Bulwer Street to match the existing pedestrian and cycling networks. The upgrade of street front footpath is considered as a logical expansion of Bulwer Street.

10.4.15.7 Neighbourhood Road Network

<p>Objective</p> <ul style="list-style-type: none"> a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 The subdivision must not create any new road.</p>	<p>P1 The neighbourhood road network must:</p> <ul style="list-style-type: none"> a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and

	<ul style="list-style-type: none"> c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and d) provide safe and efficient access to activity centres for commercial and freight vehicles; and e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and h) take into account of any identified significant features.
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Response:

Acceptable solution achieved as no road is proposed.

6.2 Code Provisions

The following Codes apply to the proposed rezoning and subdivision.

E1 Bushfire Prone Areas Code

The subdivision has provided a bushfire report prepared by Ian Abernethy (BFP 124) as attached at Annexure 4. The Tasmanian Fire Service has provided sign off of the report and hazard management plan. The report confirms that all lots can suitably provide BAL 19 areas for future dwellings.

E4 Road and Railway Assets Code

A Traffic Impact Assessment is attached at Annexure 6. The assessment concludes the proposal satisfies the Acceptable solutions and performance criteria under the Code.

E6 Car Parking and Sustainable Transport Code

This Code applies to all use and development. Car parking will be assessed in more detail once applications come in for future dwellings. Sufficient widths are provided for internal lots to accommodate appropriate passing bays as required by the Code. There is ample room on each lot to accommodate single dwelling parking.

E10 Recreation and Open Space Code

This Code is triggered as the proposal is subdivision to create residential lots.

E10.6 Development Standards

E10.6.1 Provision of Public Open Space

Objective	
<ul style="list-style-type: none"> a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term. 	
Acceptable Solution	Performance Criteria
<p>A1 The application must:</p> <ul style="list-style-type: none"> a) include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu; 	<p>P1 Provision of public open space, unless in accordance with Table E10.1, must:</p> <ul style="list-style-type: none"> a) not pose a risk to health due to contamination; and b) not unreasonably restrict public use of the land as a result of:

	<ul style="list-style-type: none"> i) services, easements or utilities; and ii) stormwater detention basins; and iii) drainage or wetland areas; and iv) vehicular access; and c) be designed to: <ul style="list-style-type: none"> i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and ii) reasonably contribute to the pedestrian connectivity of the broader area; and iii) be cost effective to maintain; and iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and v) provide for public safety through Crime Prevention Through Environmental Design principles; and vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any; and d) have a minimum area of 5000m² unless on CT12494/1
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Response:

Acceptable solution achieved as a letter of consent to the Council's General Manager requesting cash in lieu payment as public open space contribution is attached at Annexure 7.

7. Summary

The application report is prepared to facilitate the rezoning and subdivision of Certificate of Title Volume 115134, Folio 3 at 86 Burghley Street, Longford. The proposed amendment satisfies both the requirements of section 33 and section 43A of the *Land Use Planning and Approval Act 1993* (former provisions). This submission demonstrates that the proposal is consistent with the Northern Tasmania Regional Land Use Strategy, State Policies and Council's Strategic Plan, as detailed in the report. The proposal is in accordance with the objectives of Schedule 1 of the Act and complies with all relevant provisions of the *Northern Midland Interim Planning Scheme 2013*.

The proposed rezoning would provide a reasonable expansion of the currently residential land in Longford, and it is considered a more suitable use of the subject land. The proposed subdivision complies with the Council's Planning Scheme requirements, which also assists Council in furthering the important supply of residential land in Longford and ensures that additional lots can be established in an area subject to high residential demand. All the services are ready to be connected to the subject site with no foreseeable impediments towards subdivision.

The 1.763ha site located in the southwest of Longford will provide high-quality residential blocks which allow for future dwellings to be constructed. A subdivision of this scale and of such strategic importance has not been seen in Longford for many years. The development will serve as a testament to Council's approved strategic work within the area.

Annexure 1 – Certificate of Title Plan and Folio Text

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
115134	3
EDITION	DATE OF ISSUE
2	10-Jul-2018

SEARCH DATE : 01-Apr-2019

SEARCH TIME : 04.26 PM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND
 Lot 3 on Plan 115134
 Derivation : Whole of 5-3-0, 4-1-17, 7-0-0, 6-3-18, 6-3-0,
 11-2-5 Gtd to F French, Whole of 7-0-0 Gtd to W Hartnell &
 Whole of 12-3-5 Gtd to H C Cotton
 Derived from W549

SCHEDULE 1

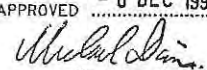
E143831 BRUCE RONALD PITT and JOHN LEONARD PITT as personal
 representatives of Lawrence Davis Pitt Registered
 10-Jul-2018 at noon

SCHEDULE 2

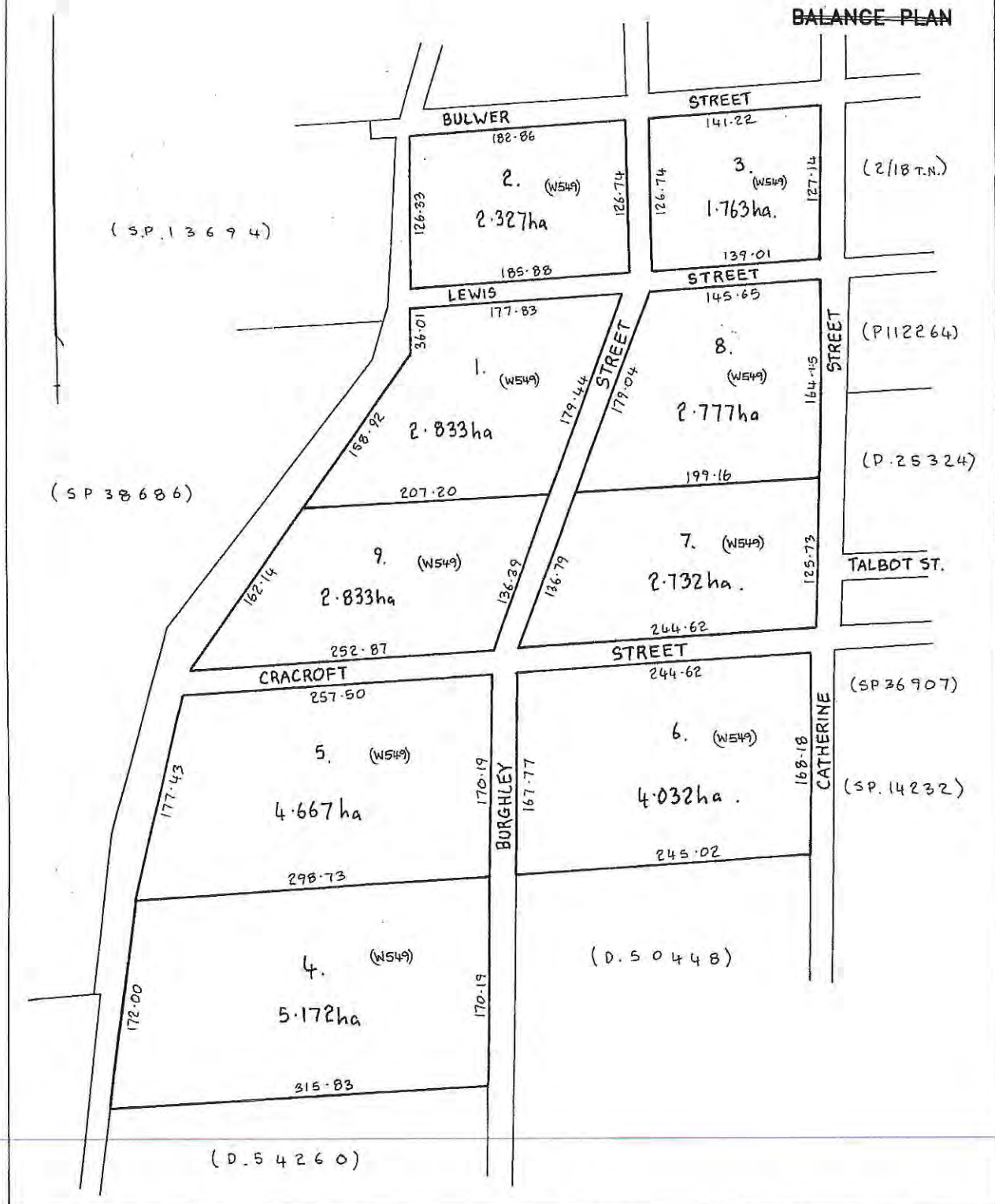
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LT ACT 1980 FOLIO REFERENCE W549. GRANTEE WHOLE OF 5-3-0, 4-1-17, 7-0-0, 6-3-18, 6-3-0, 11-2-5 GTD TO FRANCIS FRENCH, WHOLE OF 7-0-0 GTD TO WILLIAM HARTNELL & WHOLE OF 12-3-5 GTD TO HUGH CALVELEY COTTON.	PLAN OF TITLE LOCATION TOWN OF LONGFORD (SEC.AA#BB) & WESTMORLAND - LONGFORD (SEC.GG#NN) FIRST SURVEY PLAN No. L/48 & A7/101 L.O. COMPILED BY SCALE 1: 3000 LENGTHS IN METRES		REGISTERED NUMBER <h1 style="text-align: center;">P115134</h1>
			APPROVED - 6 DEC 1994  Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 56	LAST UPI No 0754, 755, 753.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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Annexure 2 – Land Owner Consent

01 April 2019

Tasmanian Planning Commission
PO Box 1691
Hobart, Tasmania, 7001

To whom it may concerns,

RE: LAND OWNER CONSENT FOR LODGEMENT

In accordance with Section 43(D)(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* (The Act), we, Bruce and John Pitt, provide land owner consent for the lodgement of a Planning Scheme amendment under Section 43 of the Act.

We confirm that we, Bruce and John Pitt, are the current land owner of 86 (CT115134/3) Burghley Street, Longford as shown on the title documents.

The proposal seeks for rezoning of the title to General Residential Zone and subdivision to create 6 residential lots and a balance lot.

We authorise Woolcott Surveys to act on our behalf to carry out all the necessary matters in relation to the proposed Scheme Amendment.

If you have any questions regarding this application, please do not hesitate to get in touch.

Kind regards,



Bruce Pitt



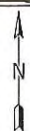
John Pitt

Annexure 3 – Proposal Plan



Notes:
 1. CONTOUR INTERVAL IS 0.2m
 2. CONTOUR INDEX IS 1.0m

PROPOSED SECTION 43A APPLICATION
 FOR REZONE AND 6 LOT SUBDIVISION
 OWNERS: BRUCE RONALD PITT
 JOHN LEONARD PITT
 ADDRESS: 86 BURGHLEY STREET, LONGFORD



10 Goodman Court Invermay TAS 7248
 PO Box 593 Mowbray Heights TAS 7248
 Phone (03) 6332 3760
 Fax (03) 6332 3764
 Email: admin@woolcottsurveys.com.au

Job Number
 L180418

Drawn	File name	Date	Scale	Edition	Sheet
CSS	L180418_PROP_PLAN_140219	14/02/19	1:700@A3	V2	1 OF 1

Annexure 4 – Bushfire Hazard Management Plan, Report and Certificate



WOOLCOTT SURVEYS

Bushfire Assessment Report

86 BURGHEY ST

LONGFORD

for BR and JL Pitt

Prepared by

IAN ABERNETHY

BFP 124

14/03/2019

PROPOSAL

It is proposed to seek a combined rezoning and subdivision of this lot on the SE edge of Longford to create 6 residential lots and a balance lot.



Figure 1 – site plan –source Woolcott Surveys

The area of the lots are:

Lot 1	580	Lot 4	580
Lot 2	580	Lot 5	574
Lot 3	580	Lot 6	570
		Balance Lot 301	1.417ha



Figure 2 – Proposal Plan – Woolcott Surveys

TITLE DETAILS

The subject land is made up of a single title.

Property Address	86 BURGHLEY ST LONGFORD TAS 7301
Property ID	7875547
Title Reference	115134/3

LAND USE PLANNING

The land use control document covering this site is the Northern Midlands Interim Planning Scheme 2013.

The subject site and land to the south and west is zoned Rural Resource under the Planning Scheme. The land to the north and east is zoned General Residential use.

There are no overlays covering this site which will impact on bushfire management.

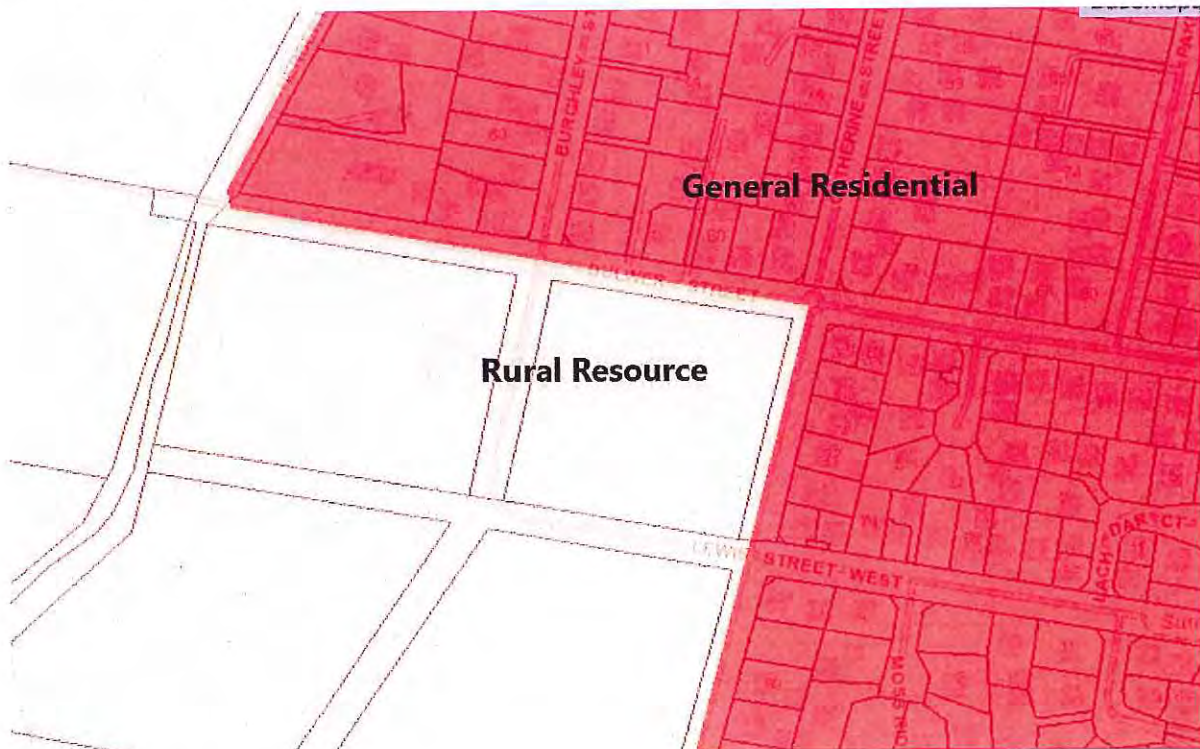


Figure 3 – zoning and overlays

CURRENT USES IN AREA

The site is vacant grazing land. To the north and east of the subject site there is an established residential area. To the south is the pasture (grassland). To the west is a small rural living property.

The site is surrounded on all sides by a road reserve. The road is sealed to the east (Catherine St) and north (Bulwer St). The west (Burghley St) and south (Lewis St West) are unsealed.



Figure 4 – Land Uses

CRITICAL THREAT AREAS

The bushfire threat comes from the grassland areas within and surrounding the subject site.



Figure 5 – Risk Area

ENVIRONMENTAL MATTERS

Reference to Tas VEG 3 classifies the vegetation on the site and surrounding lots. The classification is (FAG) – Agricultural Land. Land.

The TasVEG mapping is shown below:



Figure 6 – TasVEG 3 Mapping - theLIST

ACCESS

Access to the subdivision will be from Bulwer St, a sealed, fully formed Council Maintained Road.



Figure 7 – Bulwer St looking west

In terms of access the proposal complies.

WATER

The area is serviced by reticulated water. There are three fire hydrants in Bulwer St directly opposite the subject site which will give the required water supply for fire fighting. As the site develops the reticulated water will be extended to allow fire hydrants to service the new lots.

In terms of water the proposal complies

SLOPE

The site slopes is basically flat.



Figure 8 –looking south across site to show slope.

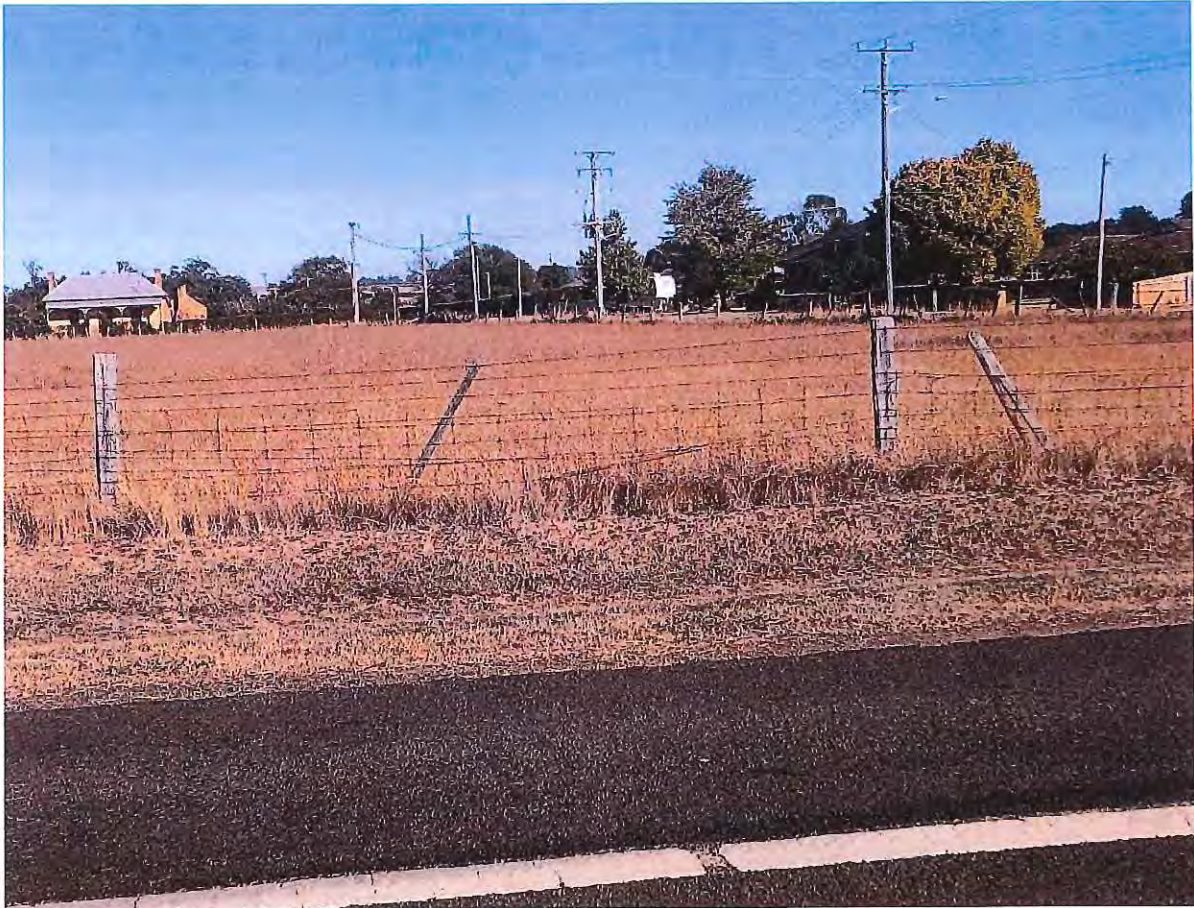


Figure 9 – looking west across the site

POWER LINES

Existing overhead power lines run along the southern side of Bulwer St.

VEGETATION

The site is surrounded by grassland and urban areas.

The distance from the subject land to bushfire prone vegetation is:

	North	South	East	West
Vegetation	Urban	Grassland	Urban	Grassland
Slope	Flat	Flat	Flat	Flat
Distance to Veg	N/a	Nil	N/a	Nil

ASSESSMENT OF RISK

The site is within a bushfire prone area. Subject to rezoning it will be in an expanding area of Longford. The risk is both within and outside the site. As the site develops the risk will reduce. To assist with risk reduction during the early stages of the sites development the owner of the balance lot can keep the vegetation on site below 100mm for a distance of 25m around the subdivided area of the site.

Water will be required to service each section of the site as they develop. With water will come hydrants for fire fighting.

CONSEQUENCE

Being grassland and the balance lot being in the same ownership as the land to be developed the site can be managed to present a tolerable risk from bushfire. The land is heavily grazed and as such the fuel load is low during the summer bushfire season.

CONCLUSIONS

Given the development will require water supply for both domestic and fire fighting purposes the proposed lots can be given a BAL 19 rating.

Lot 1	BAL 19	Lot 4	BAL 19
Lot 2	BAL 19	Lot 5	BAL 19
Lot 3	BAL 19	Lot 6	BAL 19
		Lot 301 (Balance)	BAL 19

RECOMMENDATIONS

1. That within the Balance Lot a Hazard Management Area of 25m depth shall be formed around the perimeter of the subdivided lots (where they exposed to the bushfire prone vegetation).

REFERENCES

Northern Midlands Interim Planning Scheme 2013.

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

Guidelines for development in Bushfire Prone Areas in Tasmania - 2005

Interim Directive No1.1 – Bushfire Prone Areas - 2017

PREPARED BY

IAN ABERNETHY – March 2019

Photo Section



View across the site



Corner of site and Bulwer St



Residential Development south and east of the site



Adjoining land to the west



Grassland to the south

BUSHFIRE-PRONE AREAS CODE**CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies²**

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:

BULWER ST LONGFORD TAS 7301

Certificate of Title / PID:

CT115134/3

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

Street address:

Certificate of Title / PID:

2. Proposed Use or Development**Description of Use or Development:**

6 Lot Residential Subdivision and Balance Lot

Code Clauses: E1.4 Exempt Development E1.5.1 Vulnerable Use E1.5.2 Hazardous Use E1.6.1 Subdivision

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

² 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.

3. Documents relied upon**Documents, Plans and/or Specifications**

Title: Plan of Subdivision – Bulwer St Longford

Author: Woolcott Surveys

Date: March 2019 **Version:** 1

Bushfire Hazard Report

Title: Bushfire Assessment – Bulwer St Longford

Author: Ian Abernethy

Date: 14/03/2019 **Version:** 1

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Plan – Bulwer St Longford

Author: Woolcott Surveys

Date: March 2018 **Version:** 1

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input type="checkbox"/> E1.4 – Use or development exempt from this code			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<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"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<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 checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
<input checked="" type="checkbox"/> E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	Report and BFMP
<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	
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<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	
X	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Plan and Report

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

5. Bushfire Hazard Practitioner³

Name:	Ian Abernethy	Phone No:	0417233732
Address:	Cimitiere St	Fax No:	
	Launceston	Email Address:	iabernethy@pittsh.com.au
	TAS		7250
Accreditation No:	BFP - 124	Scope:	1, 2, 3a, 3b

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>	<input type="checkbox"/>
---	--------------------------


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 checked="" type="checkbox"/>
--	-------------------------------------

Signed:
certifier



Date:

14 March 2019

Certificate No:

L180418

³ 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.



LEGEND

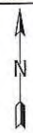


- DENOTES HAZARD MANAGEMENT AREA.

Notes:

1. CONTOUR INTERVAL IS 0.2m
2. CONTOUR INDEX IS 1.0m

BUSHFIRE HAZARD MANAGEMENT PLAN
6 LOT SUBDIVISION
 OWNERS: BRUCE RONALD PITT
 JOHN LEONARD PITT
 ADDRESS: 86 BURGHELY STREET, LONGFORD




WOOLCOTT SURVEYS

Drawn CSS File name L180418_BFHMP_190319

10 Goodman Court Invermay TAS 7248
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Job Number
 L180418

Edition V1 Sheet 1 OF 1

Date 19/03/19 Scale 1:700@A3

Annexure 5 – Engineering Design Plan

Annexure 6 – Traffic Impact Assessment

1-220

Measured form and function



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ABN 27 014 609 900

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PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Planning Report

86 Burghley Street, Longford

Traffic Impact Assessment



Issue	02
Date	29 th March, 2019
Project Number	18.361
Project Name	Traffic Impact Assessment – 86 Burghley Street, Longford
Author	Mark Walters
Document	

1. INTRODUCTION

The proposed development is a small residential subdivision of 6 lots on the southern side of Bulwer Street in the rural township of Longford, Tasmania.

This traffic report has been prepared in conjunction with the Department of Transport's "Traffic Impact Assessment" (TIA) Guidelines (draft) by 6ty Pty Ltd on behalf Woolcott Surveys, representing the owners.

The proposal is to extend kerb and footpath along Bulwer Street so as to provide a constructed residential frontage for 6 residential lots.

The focus of this report is to examine the proposed lot accesses to Bulwer Street against the performance requirements of the Road and Railway Assets Code of the Northern Midlands Interim Planning Scheme 2013.

2. EXISTING CONDITIONS

Location:

86 Burghley Street, Longford, Tasmania – CT 115134/3.

The land is a 1.763 Ha parcel of land as shown in Image 1. The land is located on the corner of Bulwer Street and Catherine Street on the southern side of the Longford residential area. The land is bounded by Burghley Street to the west and Lewis Street West to the south, both of these two roads are unmade on these frontages.

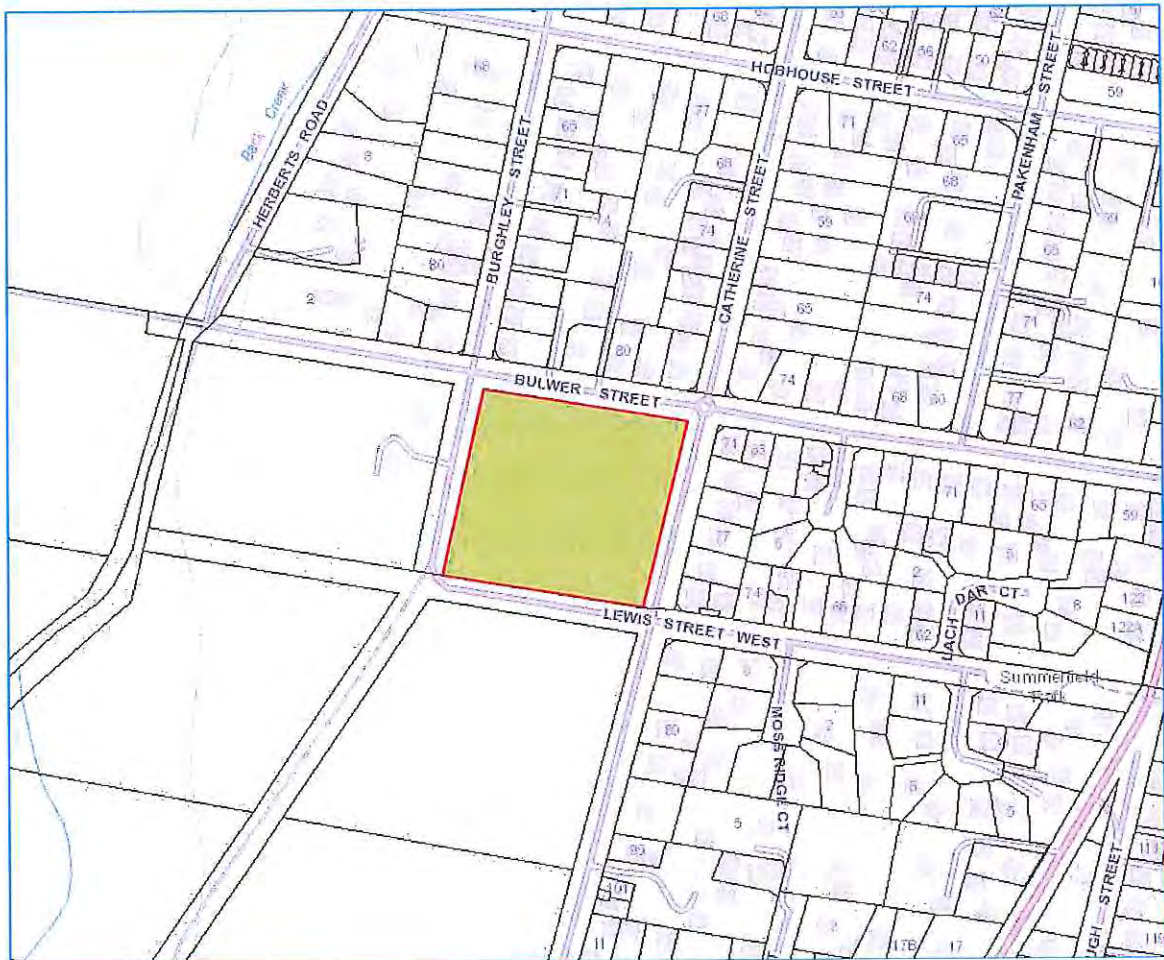


Image 1 - Site Location on Bulwer Street

The Existing Road:

Bulwer Street is a local residential street. It has a nominal pavement width of 10.0m with kerbing located on the northern (opposite) side of the road. The frontage of the site is comprised of a grassed verge, shallow table drain and a gravel shoulder.

East of the roundabout at the intersection with Catherine Street, Bulwer Street is fully constructed with a single footpath is located on the southern side and has a constructed pavement width is some 10.9m.

Catherine Street is also unconstructed along the property frontage but is fully constructed with kerb and channel on the opposite (eastern) side of the road. The nominal width of this road is 8.5m.

The residential street traffic speed limit of 50 km/hr applies to both roads.

Use of land:

The property is vacant pasture.

3. EXISTING ROAD TRAFFIC

Bulwer Street provides a connecting link to the southern ends of Herberts Road and Burghley Street which comprise a reticular grid of streets in this part of Longford. The road link provides access to residences only and provides no convenient access through to other destinations. Traffic is estimated to be no more than 300 vpd for this minor local road. Catherine Street, serving a slightly larger residential catchment, is estimated to carry approximately 600 vpd; both streets being well below the recommended maximum volume of 2,000 vpd for an access street.

these provide good access to the nearby schools and shops located to the north of the site. Marlborough Street is an arterial road providing access to Cressy to the south or as a connecting link through to Perth and Launceston to the north.

7. VEHICLE TYPES

The predominant vehicle on a local residential street is a passenger vehicle with the largest vehicle routinely using the road being the weekly garbage truck.

8. ASSESSMENT YEARS

Construction is likely to begin in late 2019 with the site being fully developed in late 20120.

9. TRAFFIC GROWTH

Bulwer Street is an established residential street that is fully developed on the northern side. For design purposes, a conservative growth rate of 1.0 % per annum is assumed.

10. EXISTING TRAFFIC ISSUES

There are no known traffic issues in Bulwer Street.

11. ROAD SAFETY

Enquiries with the Department of State Growth Crash Data section have revealed that there have been two accidents in Bulwer Street over the last 5 years. Both accidents were minor collisions at the Catherine Street roundabout and do not appear to be traffic related, one being a rear end collision occurring on a wet evening, the other being a failure to give way during a weekday afternoon.

12. ACCESS POINTS

The proposed subdivision will see the construction of 6 residential driveways to Bulwer Street along with the construction of kerb and footpath for the frontage of the new lots. The site frontage is shown on the following image:



Image 3 – Looking west along Bulwer Street from the Catherine Street roundabout.



Image 4 – Looking north along Catherine Street from Bulwer Street showing the roundabout.

13. ACCESS PARAMETERS

Sight distance on the frontage of the site exceeds the Safe Intersection Sight Distance of 80m in both directions for both Bulwer Street and Catherine Street. The surrounding land is effectively level and there are no bends on either Catherine Street or Bulwer Street.



Image 5 – Looking south along Catherine Street from Bulwer Street



Image 6 – Looking west along Bulwer Street from site frontage with Burghley Street intersection visible on right of frame.



Image 7 – Looking east along Bulwer Street from site frontage to the Catherine Street roundabout.

14. PLANNING SCHEME REQUIREMENTS

The Northern Midlands Interim Planning Scheme 2013 applies to this site as the development proposes new access points to a road. The scheme requirements are specified in Section E4 Road and Railway Assets Code.

The relevant sections of the Code are considered as follows:

E4.6.1 Use and road or rail infrastructure

- Acceptable Solution A1 is not applicable as the development is remote from a category 1 or 2 road.
- Acceptable solution A2 is not met as the proposal will generate more than 40 movements per day, requiring the Performance Criteria to be considered.
- Performance Criteria P2 requires that the number, level of use and design of accesses must maintain an acceptable level of safety for all users. As detailed elsewhere in this report, the proposed new accesses for individual lots, the available sight distance and the provision of new footpath and kerbing will satisfy this performance criteria.
- Acceptable Solution A2 is not applicable as the proposal is not on a road with a speed limit of more than 60km/hour.

E4.7.1 Development on and adjacent to arterial roads and railways

This clause is not relevant as the site is remote from arterial roads or from a rail line.

E4.7.2 Management of Road Accesses and Junctions

- Acceptable Solution A1 is complied with as each proposed lot will have a single driveway constructed as part of the subdivision.
- Acceptable Solution A2 is not applicable as the roads do not have a speed limit of more than 60km/hour.

E4.7.3 Management of Rail Level Crossings

This clause is not relevant as the site is remote from a rail line.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

- Acceptable Solution A1 is complied with as the proposed accesses comply with the Safe Intersection Sight Distance shown on Table E4.7.4 of 80 metres.

15. RECOMMENDED WORKS

The proposed works on Bulwer Street and Catherine Street to install kerbing, footpath and driveways are to comply with the LGAT standard drawings amended so as to match the existing profile of Bulwer Street east of the Catherine Street roundabout. The relevant standards are TSD-R06-v1 and TSD-R09-v1.

16. STREET FURNITURE

No changes to street furniture are required by this development other than the relocation of the existing roundabout signage on Catherine Street to be clear of the new kerbing.

17. PEDESTRIAN ACCESS

The proposed upgrade to the Bulwer and Catherine Street frontages to the site includes a footpath on the southern side extending from a new pram crossing at the Catherine Street roundabout so as to connect to the existing footpath on west of the roundabout.

18. STATE ROADS

No works are proposed that will affect State Roads.

19. SUMMARY

The development of the site is unlikely to affect traffic amenity or safety in Bulwer Street or at the Catherine Street roundabout as the existing road infrastructure is considered to be ample for predicted traffic numbers.

Annexure 7 – POS Contribution Letter



WOOLCOTT SURVEYS

Our Ref: L180418

Date 02/04/2019

Des Jennings
General Manager
Northern Midlands Council
PO Box 156
Longford TAS 7301

By Email: council@nmc.tas.gov.au

Dear Des,

RE: PLANNING SCHEME AMENDMENT - 86 BUREGHLEY STREET, LONGFORD

This letter is a request that council accept a cash payment in lieu of public open space for a 7 Lot Subdivision (6 New Residential Lots and a Balance Lot) at the above-mentioned address. This is part of the application seeking for rezoning of the site from Rural Resource zone to General Residential zone pursuant to Section 43A of the *Land Use Planning and Approval Act 1993*.

Should you agree with this proposal could you please forward your approval to the Planning Department. This approval will form part of the Planning Application pursuant to Clause E10.6.1 of *Northern Midlands Interim Planning Scheme 2013*.

Your earliest attendance to this matter would be greatly appreciated.

If you have any questions regarding this application, please do not hesitate to get in touch on the numbers or email address provided.

Kind regards,
Woolcott Surveys

Yinghuan Liu
Town Planner

LAUNCESTON

10 Goodman Crt,
Invermay
PO Box 593, Mowbray

ST HELENS

48 Cecilia St, St Helens
PO Box 430, St Helens TAS 7216
P 03 6376 1972

HOBART

Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

DEVONPORT

2 Piping Lane,
East Devonport TAS 7310
P 0428 349 479

Submission to Planning Authority Notice

Council Planning Permit No.	PLN19-0070	Council notice date	12/04/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00521-NMC	Date of response	13/05/2019
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	86 BURGHLEY ST, LONGFORD	Property ID (PID)	7875547
Description of development	Rezone to General Residential & 7 Lot Subdivision		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	6ty °	18.361 P01	A
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> 1. TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All 			

infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions; alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "18.361 P01", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement

conditions.

DEVELOPMENT ASSESSMENT FEES

16. 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:
- a. \$351.28 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.
17. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

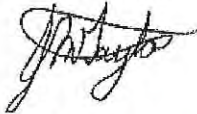
For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

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

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

Rosemary Jones

From: Mark Walters <mwalters@6ty.com.au>
Sent: Friday, 10 May 2019 3:02 PM
To: NMC Planning
Subject: Additional Information request for PLN-19-0070 - Rezoning and Subdivision of 86 Burghley Street.
Attachments: 18.361 - P.pdf

Attention: Paul Godier

Hi Paul,

Attached is a sketch plan of what could be done with the balance of the land if given a residential zoning. I have spoken with the Taswater officer, Mr. David Boyle about his concerns for the development of just the 7 lots.

The RAI had two specific questions which can be summarised as follow:

1. The reason why the sewer is for the proposed 7 lots is not located in the Bulwer Street road reserve. As can be seen on the attached plan, locating the sewer in the rear of the lots allows for the servicing of future lots off an internal court (lots 7-11) without the need to construct additional sewer infrastructure.
2. The Catherine Street sewer is between 3.6m and 4.0m deep and running at minimum grade of 0.70% in the location. Placing a new pit on this alignment rather than utilising the existing pit would be both difficult and hydraulically inefficient than the proposed crossing of Catherine Street shown on the sketch plan which uses an existing maintenance hole outside of 75 Catherine Street.

Please do not hesitate to call me if you have any question on this.

Kind Regards.



Mark Walters

Civil & Hydraulic Engineer
0411 465 113

Measured form and function

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ARCHITECTURE | SURVEYING | EN

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WOOLCOTT SURVEYS
 18.361 P01 A

6ty
 18.361 P01 A

PLEASE NOTE
 THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE LOTS SHOWN HEREON ARE SITES NOT TO BE SPLIT AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

WARNING!
 ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN.



DISCLAIMER: THESE SERVICES, DO NOT SCALE, CHECK AND VERIFY. ALL INFORMATION SHALL BE OBTAINED FROM THE RECORDS OF THE LOCAL AUTHORITY RESPONSIBLE.
 PROJECT: PROPOSED SUBDIVISION
 SITES: 7 LOTS
 ADDRESS: 86 BURGHELY STREET
 LOCATION: LONGFORD
 SURVEYOR: WOOLCOTT SURVEYS
 DRAWING: SUBDIVISION PROPOSAL PLAN

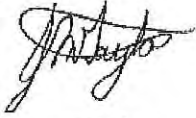
DESIGNED BY: JDL
 CHECKED BY: P.M.W.
 SCALE: 1:500
 DATE: 18.361 P01 A

Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN19-0070	Application date	12/04/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00521-NMC	Date of response	15/04/2019
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	86 BURGHEY ST, LONGFORD	Property ID (PID)	7875547
Description of development	Rezone to General Residential & 7 Lot Subdivision	Stage No.	
Additional information required			
Additional information is required to process your request. To enable assessment to continue please submit the following:			
<ol style="list-style-type: none"> 1. TasWater would rather have the sewer in the road reserve, please show this, or provide us with a reason for it to be located in the rear of the properties. 2. If it is to stay in the rear, the sewer would just go straight (perpendicular) to the existing sewer with a new MH. 			
Advice			
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.			
<ul style="list-style-type: none"> • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater • TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies • 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. 			
To view our assets, all you need to do is follow these steps:			
<ol style="list-style-type: none"> 1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map 2) Click 'Layers' 3) Click 'Add Layer' 4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers. 5) Search for property 6) Click on the asset to reveal its properties 			

Authorised by

A handwritten signature in black ink, appearing to read "J Taylor".

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-19-0070 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 101800.28

Date: 12 April 2019

Applicant: Woolcott Surveys

Proposal: Rezone to General Residential & 7 Lot Subdivision

Location: 86 Burghley Street, Longford

W&I referral PLN-19-0070, 86 Burghley Street, Longford

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

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?	No
Is it connected to all Council services?	N/A
Are any changes / works required to the house lot?	N/A
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?	No
If so, where is the current connection/s?	N/A
Can all lots access stormwater services?	Yes
If so, are any works required?	No
Is stormwater detention required	No
Has a stormwater detention design been submitted	N/A
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	N/A
If no to above , has the design for 100 – year ARI been done.	N/A
If yes to any of the above, does it comply with Councils stormwater policy	N/A
Is the design approved by works & infrastructure	N/A
Please quote drawing numbers and any other relate documentation (email etc.)	N/A
Additional Comments/information	N/A

Stormwater works required:

Works to be in accordance with Standard Drawing TSD-SW25 – a 100mm stormwater connection.

Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	Yes, as follows, To match existing kerb to the

	<i>east</i>
Road Access:	
Does the property have access to a made road?	<i>Yes</i>
If so, is the existing access suitable?	<i>Yes</i>
Does the new lot/s have access to a made road?	<i>Yes</i>
If so, are any works required?	<i>Yes, see below</i>
Is off-street parking available/provided?	<i>Yes</i>
Road / access works required:	
<i>Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover apron from the edge of the street to the property boundary of each Lot</i>	
Is an application for vehicular crossing form required?	<i>Yes</i>
Is a footpath required?	<i>Yes</i>
Extra information required regarding driveway approach and departure angles	<i>No</i>
Are any road works required?	<i>Yes, kerb and channel and widening</i>
Are street trees required?	<i>Yes</i>
Additional Comments:	<i>An Engineer's design is required.</i>

Engineer's comment:

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

STANDARD CONDITIONS FOR SMALL SUBDIVISIONS

W.1 Stormwater

Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

W.2 Access (Urban)

- a) A concrete driveway crossover and apron must be constructed from the edge of the street to the property boundary of each Lot in accordance with Council standard drawing TSD R09.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.3 Roadworks

- c) Kerb and channel and shall be constructed along the frontage of all new lots on the same alignment as existing kerb to the east.
- d) The developer shall be responsible for widening and hotmix sealing the southern side of the road to match the new kerb.
- e) An engineering design of the road footpath and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site.
- f) A 1.8m wide concrete footpath shall be constructed along the frontage of all lots

W.4 Filling of land

- g) All land shall be appropriately filled to a level of AHD 140.6

- h) A part V agreement shall be applied to each lot requiring that the minimum floor level of all dwellings is to be AHD 140.9.
- i) Fill levels shall be shown on design plan for approval by Council.
- j) The land subject to filling must be filled in accordance with Australian Standard AS3798 - Guidelines on earthworks for commercial and residential development.
- k) Before the final plan is sealed, certification of the fill quality of the site, including certified test results by a NATA accredited facility, must be provided to Council.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.6 Separation of hydraulic services

- a) All existing pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that services have been separated between the lots.

W.7 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.8 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.9 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

W.11 Bonds

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

Jonathan Galbraith (Engineering Officer)

Discussed with Leigh McCullagh (Works Manager) prior to him going on leave in April

Date: 26/4/19

**MEMO Longford Flood Report, Burghley Street****20 December 2018****Introduction**

Northern Midlands Council have engaged Hydrodynamica to estimate any increase in flood levels associated with the development of a subdivision around Burghley St. It was agreed that this could be achieved most cost effectively by using the results of the Longford and Hadspen 2D Flood Plain Mapping Report.

The report included two model runs which predicted that flooding of the Longford Township could occur. The scenarios modelled which produced flooding were as follows:

1. The 100 year climate change (1%AEP CC) flood converging on Longford from the South Esk, Macquarie and Back Creek with the Back Creek flood gate left open. In this scenario flood waters from the South Esk back flowed through the flood gate and flooded the town.
2. The second scenario considered used the predicted 100 year current flood (1%AEP) estimate discharges converging on Longford from the South Esk, Macquarie and Back Creek with the Back Creek flood gate closed

Subsequently proposals have been developed to automate the Back St Flood Gate or raising the Back Creek flood levee to reduce the probability of flooding from these possibilities. Currently the only affordable option available to the Council has been automation of the flood gate which is progressing currently. In the longer term the levee may be raised.

However in planning subdivisions for permanent residential properties it would be inadvisable to assume that an automated flood gate will always work perfectly or will always be perfectly maintained. Things can and do go wrong, floods can occur when a gate is away for maintenance and mechanical and electrical systems can fail at the most inopportune time.

With this in mind we can develop a recommendation for a fill level which will protect the proposed subdivision from inundation in the two modelled scenarios.



Flooding Scenarios

Scenario 1

In flooding scenario 1 (the 1%AEP CC) with the flood gate left open the volume of water displaced by the subdivision fill will be totally insignificant compared to the volume of water inside and outside the levee containing the Back St flood gate. So the water level at the subdivision will be identical to that modelled in scenario '1'.

This is because the floodwaters causing the highest level of inundation behind the levee actually flow back through the gate forming a backwater pond.

The flood level predicted by the modelling is 140.56 mAHD. From this scenario the subdivision fill should be set at 141.06 mAHD.

Scenario 2

In scenario 2 a 100 year flood discharge (1% AEP) passing down Back Creek is confined behind a closed, disabled or damaged and jammed flood gate. No interaction occurs between the South Esk flood plain outside the levee and Back Creek as the latter is isolated from it.

So in this case we have to determine by investigation if the estimated volume of flood water trapped behind the flood gate on Back Creek has the same level with and without the subdivision fill i.e. does the fill displace enough flood water to increase the flood level.

The modelled flood level without the subdivision fill was estimated at 141.22m AHD. From an examination of the levee crest and the flood surface elevations it is apparent that the 100 year Back Creek flood associated with the main stream South Esk Flood fills up the available storage behind the gate and over tops the levee from the inside.

So any increase in flood level would be attributed to a combination of having a lesser stage storage volume and the discharge rate over the weir formed by the levee which would act a hydraulically rough broad crested weir. If we examine the impact of stage storage alone first to see if it is significant the process involved in carrying out that investigation is as follows:



1. Work out the volume of fill to flood level and in small steps above this as required.
2. Develop a stage storage curve or table for the storage behind the gate up to levee crest with and without the subdivision fill.
3. Read the 'volume' off the stage storage table at flood level with no fill.
4. Read the 'stage' off the stage storage table for the same volume with the fill in place.
This is the new estimated flood level.

Flood Level	Volume ML No Fill	Volume ML with Fill
139.00	2398	2398
139.50	3229	3229
140.00	4243	4242
140.50	5470	5457
140.55	5604	5588
140.60	5740	5721
140.65	5878	5856
140.68	5960	5938
140.70	6018	5992
140.75	6160	6131
140.80	6304	6271
140.85	6450	6412
140.90	6598	6556
140.95	6748	6700
141.00	6899	6846
141.05	7051	6994
141.10	7205	7143
141.15	7361	7293
141.20	7518	7444
141.22	7580	7500
141.25	7670	7580

Table 1. Stage storage table with and without subdivision fill

As can be seen from the table the flood level of 141.22 m AHD gives a storage volume of flood water behind the flood gate of 7580 ML with no fill. If we now look at the third column of the table which gives storage volumes and read nearest storage volume and then the associated stage we get an increase in flood level 30mm or less.



With such a small surcharge the routing of the Back Creek flood hydrograph by including discharge rates over the 'weir' is a trivial exercise i.e. the 30mm surcharge could be ignored. Maintenance raising of the levee would have far more impact. So for scenario 2 with the subdivision in place we can assume the flood level is 141.25 m AHD and the recommended fill elevation is 141.55 m AHD assuming 300 mm of fill is provided above the estimated flood level. We suggest only 300mm here rather than the 500 mm in scenario 1 as it will only have to accommodate local overland flows and wave action on the backwater pond of Back Creek.

Conclusion

If the subdivision is filled to a level of 141.55 m AHD it should be safe from inundation in current and some future scenarios with 300mm free board to allow for wave action and local overland flows.

Obviously the connection to adjacent ground and access ways need to be engineered or landscaped in such a manner that no pockets of flood water or local storm over land flows can be trapped or diverted by the earth works of this subdivision.

Steve Ratcliffe
Hydrodynamica

References

Longford and Hadspen 2D Flood Plain Mapping Report, JMG & Hydrodynamica May 2016.

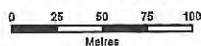


Legend

- Property Title
- Proposed development footprint
- Fill area (RL 141.550m AHD)
- 1.42m Approximate fill depth

**PROPOSED DEVELOPMENT
Catherine Street Longford**

Fill Depths



1 centimetre = 25 metres

Coordinate System GDA 1994 MGA Zone 55

Base data from theLIST, © State of Tasmania



Map Created by: M.McGovern
Map Version: 01
Map Date: 20/12/2018



Maximum water level over existing site = 141.22 m AHD
Maximum water level when fill is placed for proposed subdivision = 141.25 m AHD
Recommended subdivision fill level = 141.55 m AHD