

PLAN 8  
DRAFT PLANNING SCHEME AMENDMENT 04/2019  
74 MARLBOROUGH STREET, LONGFORD

ATTACHMENTS:

- Application
- Responses from referral agencies

1-672  
PLANNING APPLICATION  
Proposal

**Description of proposal:** .....Rezone 74 Marlborough St, Longford from Community Purpose to .....

General Residential .....

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

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

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

**Site address:** .....74 Marlborough St, Longford.....

.....  
.....

CT no: CT 222977/1.....

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

Are there any existing buildings on this property? Yes /  
If yes – main building is used as .....PCYC Headquarters.....

If variation to Planning Scheme provisions requested, justification to be provided:  
.....  
.....  
.....  
.....  
.....  
*(attach additional sheets if necessary)*

Is any signage required? .....N/A.....  
*(if yes, provide details)*

## **74 Marlborough Street, Longford**

Submission to the Northern Midlands Council  
in support of a section 33 request to amend  
the Northern Midlands Interim Planning  
Scheme 2013

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August 2019



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**NOTE**

References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the **former provisions** of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*. Parts 2A and 3 of the **former provisions** remain in force until a Local Provisions Schedule comes into effect for the municipal area.

# 1. Introduction

## 1.1 Purpose of the Report

Commercial Project Delivery 'CPD' acts on behalf of Jaffa International Limited (who have recently acquired the subject site) to request a rezoning amendment to the Northern Midlands Interim Scheme 2013 (the Scheme) pursuant to section 33 of the *Land Use Planning and Approvals Act 1993* (the Act).

The proposed rezoning seeks to extend the General Residential Zone to land known at 74 Marlborough Street, Longford. This is effectively an extension of the General Residential Zone which applies to all the land surrounding the site.

The amendment is required to enable future development of the site for residential purposes. The current zoning of Community Purpose is no longer a relevant zoning as the Police and Citizens Youth Club Incorporated (PCYC) who previously owned the property have divested their interest in it and it is therefore now in private ownership and not vested in a community related entity. The purpose of this submission is to establish the rationale of the amendment and analysis against the relevant sections of the Act.

## 1.2 Applicant

The applicant is Commercial Project Delivery obo Jaffa International Limited. The contact is:

Chloe Lyne  
Planning and Development Consultant  
Commercial Project Delivery  
1/47A Brisbane St  
Launceston TAS 7250  
0408 397 393

## 1.3 Structure of the Report

The planning submission has been prepared to:

- provide the rationale for the draft amendment;
- provide a full description of the proposed use and development;
- detail the site and the surrounding uses;
- demonstrate that the application can further the objectives set out in Schedule 1 of the Act;
- determine that the proposal is in accordance with the State Policies;

- establish that the proposal is in accordance with the Northern Regional Land Use Strategy 2016 (Version 5.0);
- demonstrate that the proposal is outside of the area regulated by the *Gas Pipelines Act 2000*;
- make evident that this proposal does not conflict with uses on adjoining land; and

#### 1.4 Planning Overview

Element	Overview
Address	74 Marlborough Street. Longford
CT	222877/1
PID	6735067
Land Area	5218m <sup>2</sup> +/-
Planning Instrument	Northern Midlands Interim Planning Scheme 2013
Legislative Instrument	Land Use Planning and Approvals Act 1995
Existing Zoning	17.0 – Community Purpose
Proposed Zoning	10.0 – General Residential

#### 1.5 Statutory References

##### 1.5.1 Name of Planning Instrument

The subject of the proposed amendment is the **Northern Midlands Interim Planning Scheme 2013** (hence forth referred to as the interim planning scheme).

##### 1.5.2 Name of Planning Authority

The Planning Authority is the **Northern Midlands Council** ('Council').



## 2. Subject Site

### 2.1 Description of Subject Site and Surrounding Area

The subject site is a rectangular shaped lot with an area of approximately 5218m<sup>2</sup>, accessed via a crossover onto Malcombe Street, Longford. Refer to Figure 1 for an aerial view. The site is a corner allotment with a frontage to Marlborough Street of approximately 70 metres and frontage to Malcombe Street of approximately 75 metres. The site is relatively flat and is developed with a weatherboard hall which is situated in the south-eastern corner of the site and is currently utilised by the PCYC. There is a colorbond shed at the rear of the site which is used by the Men's Shed group in Longford. The balance of the land to the north of the buildings is vacant. There are some mature trees around the perimeter of the site. Refer to **Appendix A** for an existing site plan.

The site is located centrally within Longford and to the south of the town centre. It is situated on the western side of Marlborough Street which is the main street through the township. The site is completely surrounded by land contained within the General Residential Zone developed with a mix of single and multiple dwellings.

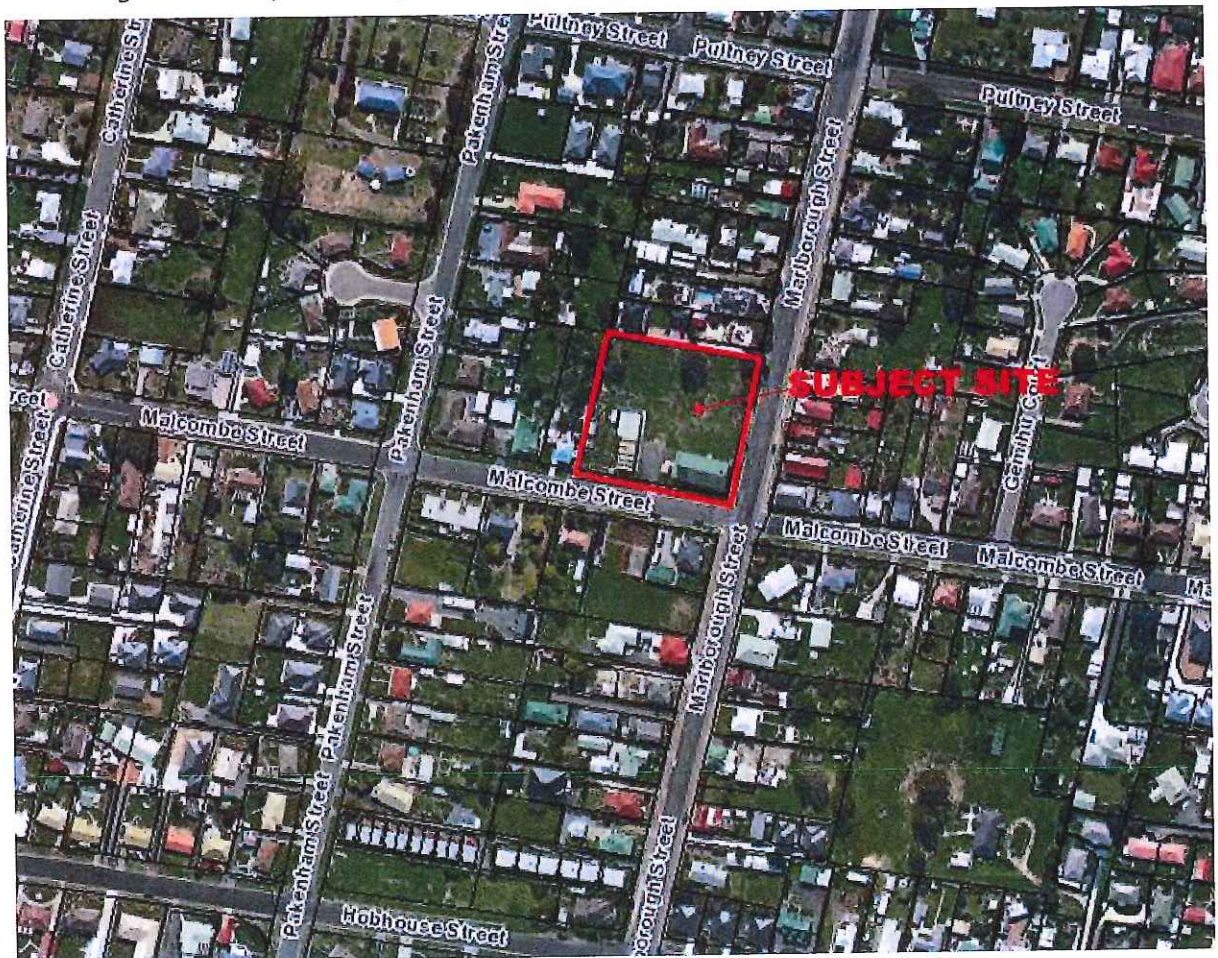


Figure 1: Aerial Plan

1-680



**Photo 1: View of site from Marlborough Street**



**Photo 2: View of site from Malcombe Street (Men's Shed at rear)**

## 2.2 Title Information

The proposed amendment and development application relates to the following titles:

Address	Owner(s)	Title Reference	Existing Land Area
74 Marlborough Street, Longford	Longford Police and Citizens Your Club (Priority Notice for 60 days for transfer to Jaffa International Pty Ltd)	222877/1	5218m <sup>2</sup>

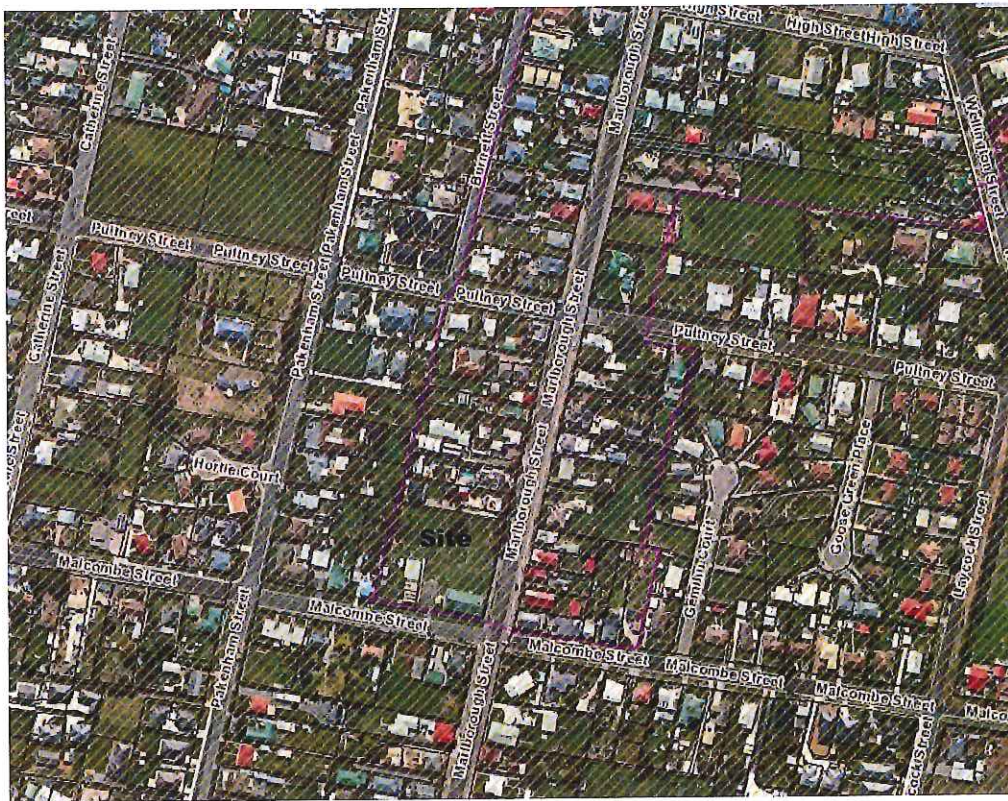
A copy of the relevant certificate of title is contained at **Appendix B**.

### 2.3 Zone and Overlay Controls

The site is contained within the Community Purposes Zone and is also within the Heritage Precinct and Urban Growth Boundary (refer Figures 3 and 4). The site is surrounded by land on all sides contained within the General Residential Zone.



**Figure 3: Zoning Plan**



**Figure 4: Overlay Plan**

### **2.3.1 Servicing**

The site is connected to full reticulated services. Email correspondence with David Boyle (Development Assessments Manager), TasWater has confirmed that there are no issues in terms of hydraulic capacity with the property being rezoned to General Residential.

### **2.3.2 Access and Road Network**

Vehicular access to the subject site is provided via an existing crossover from Malcombe Street. There are no existing crossovers onto Marlborough Street.

The Traffic Impact Statement included as **Appendix C** provides an investigation into the safety and efficiency of the surrounding road network and any constraints to future residential development if the rezoning proceeds. The Statement has concluded that the proposed rezoning of the site to General Residential is not anticipated to adversely impact on traffic efficiency or road safety.

## **2.4 Environmental Hazards and Constraints**

The following section provides an investigation into potential environmental hazards and constraints of the subject site.

#### **2.4.1 Landslide Hazard**

The subject site is not identified as being subject to landslide hazard as depicted by the overlay maps within the Scheme. Accordingly, the subject site is free from landslide hazards.

#### **2.4.2 Bushfire Hazard**

The subject site is not located within a bushfire prone area as defined by the Scheme. Accordingly, the subject site is free from direct bushfire hazards.

#### **2.4.3 Natural and Landscape Values**

The subject site is located within an established urban area of Longford and has been highly modified overtime. The land is clear of significant vegetation. The lack of vegetation also suggests that the habitat value of the land for fauna species is low. Accordingly, the subject site is free from significant flora and fauna values. The site is not contained within a designated scenic landscape area.

#### **2.4.4 Site Contamination**

It is understood that site has not been utilised for any potentially contaminating uses in the past.

#### **2.5 Consideration of Aboriginal Heritage**

The subject land is within an urban area and is already developed for urban purposes. For this reason, it is considered that any Aboriginal Heritage Values that the site may have had would already be degraded. The subject land is not listed in Table E13.3 Places of Archaeological Significance.

#### **2.6 Consideration of European Cultural Heritage**

The site is not listed on the Tasmanian Heritage Register or locally at Council level. The site is located within a Heritage Precinct under the Interim Planning Scheme.

### 3. Proposed Interim Planning Scheme Amendment

#### 3.1 Proposed Rezoning

It is proposed to rezone the land at 74 Marlborough High Street, Longford from Community Purposes to General Residential. The Heritage Precinct Overlay is proposed to remain.

#### 3.2 Rationale for the Amendment

The Longford Police and Citizens Youth Club has recently divested itself of the site and it is now in private ownership. It is understood that the site and buildings were too large and required too much upkeep to service the Club's needs. The Club is looking for alternate premises within the township and in the meantime will continue to lease the hall from the new owners.

As the site is now in private ownership, its zoning as Community Purpose is not warranted nor appropriate. It is the new owner's intention to eventually subdivide and develop the site for residential purposes. Given all the surrounding land is contained within the General Residential Zone, the proposed rezoning is logical and will ensure the site is developed in accordance with the surrounds.

It is noted that under Guideline No.1 Local Provisions Schedule to be used in the drafting of the Statewide Planning Scheme, that Community Purpose Zone is to be applied as follows:

*The Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:*

- (a) schools, tertiary institutions or other education facilities;*
- (b) medical centres, hospital services or other care-based facilities;*
- (c) emergency services facilities; or*
- (d) large community halls, places of worship or other key community or cultural facilities.*

*CPZ 2 Some community facilities and services may be zoned the same as the surrounding zone, such as a residential or business zone, if the zone is appropriate for the nature or scale of the intended use, such as a small scale place of worship, public hall, community centre or neighbourhood centre. Note: Major community facilities and services, such as tertiary educational facilities and hospital services, with unique characteristics may be more appropriately located within a Particular Purpose Zone.*

Taking account of the above drafting guidelines, it is evident that given the nature and scale of uses on the site currently, that application of the surrounding General Residential Zone would be appropriate even if the site had not been sold into private ownership. Given such a sale has occurred, it is entirely appropriate that the rezoning to General Residential occur.

## 4. Planning Scheme Amendment Assessment

### 4.1 Requirements of the Act

Pursuant to Section 32(1) of the Act, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a).....

(b).....

(c).....

(d).....

*(e) 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; and*

*(ea) must not conflict with the requirements of section 300; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 300 of the Act requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Section 300 also sets a number of requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is also relevant as a planning scheme amendment is also the making of a planning scheme:

*(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme;*

and

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c).....*



*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

The following sections address the matters that are covered by the above mentioned legislative requirements.

## **4.2 Strategic Plan**

The Northern Midlands Council Strategic Plan 2017-2027 seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the Northern Midlands Municipality. The key area within the strategic plan that is relevant to the proposed rezoning amendment is People and Place.

### **4.2.1 People and Place**

There are two key relevant mission statements within this section being:

*1. Culture and Society – A Vibrant Future that Respects the Past*

*Diverse towns and villages services a rural-based industry. Connectivity challenges are innovatively managed to unite disparate communities. Equitable delivery of quality assets, programs and services supports sustainability.*

**Comment:** The proposed amendment will enable provision of additional General Residential Zoned land within the urban growth boundary and will promote infill development in an area that is proximate to community services and retail areas. The removal of the Community Purpose zoning will not impact on the provision of community services such as PCYC and the Men's Shed as the site is now privately owned and these services will in time be relocated.

*2. Nurture our Heritage Environment*

*We cherish the historical heritage of our culture and all its people. It is firmly embedded in planning for the future – an enviable place to live, work and play. We protect our environment and work with business and industry to protect inherent values.*

**Comment:** The proposed rezoning will not impact on the application of the Heritage Precinct over the site and therefore any future development will need to accord with any relevant provisions under the Heritage Code. Neither of the buildings on the site are listed on the Tasmanian Heritage Register.

**4.3 Northern Regional Land Use Strategy June 2018**

The Northern Regional Land Use Strategy (NRLUS) provides overall direction on future use and development for the Northern Region. As required through Section 32(1)(ea) the proposed amendment must as far as practicable be consistent with the Regional Land Use Strategy.

The high-level nature of this document and the minor scale of the proposed amendment means that there is little direct correlation between the two.

**4.3.1 Overview of the RLUS**

The Northern Tasmania Regional Land Use Strategy (NRLUS) is a key policy framework that has been established to guide land use, development, and infrastructure investment decisions across the region. A primary objective of the RLUS is to guide land use, development and infrastructure decisions made by State and local government, and key infrastructure providers.

There are four key goals under the Framework based on *Economic Development, Liveability, Sustainability,* and strong *Governance.*

The RLUS defines three key land use categories to direct the allocation of all land in the region as *Urban Growth Areas, Rural Areas* or *Natural Environment Areas* to assist in zoning allocation. Given the site is located within the urban core of Longford, it is mainly the directives associated with Urban Growth Areas that are applicable to consider for the proposed rezoning.

**4.3.2 C - Goals and Strategic Directions**

*C.4.2 Goal 2: Liveability*  
*To promote liveability measures for social and community development and the betterment of healthy strong and vibrant urban and rural settlements*

<b>Strategic Direction</b>	<b>Conformance of Amendment</b>
<p><i>G2.1 Identify Urban Growth Areas to advance a sustainable urban settlement pattern.</i></p>	<p>The subject site is within an existing urban settlement and already zoned for development. Longford is identified as a District Service Centre on the Regional Settlement Hierarchy and the proposed provision of a small area of additional residential zoned land will allow for infill population growth. There are limited General Residential Zoned vacant lots available in Longford currently. Presently there are only 5 on the market, of which 3 are Housing Tasmania lots and 2 are internal lots.</p>
<p><i>G 2.2 Plan for social-demographic changes</i></p>	<p>The proposed rezoning of the 5218m<sup>2</sup> site will allow for future development for residential purposes. The density of such development is likely to be at a greater density than the</p>

surrounds and therefore will provide new housing stock which will match the change in household size and structure but which is located within the existing urban area and walking distance to key retail and community services.

*G2.3 Promote local character values*

The subject site is within a Heritage Precinct and therefore future use and development must be assessed against the Heritage Code unless exempt. The proposed rezoning amendment does not propose to remove the property from the Precinct.

*G2.4 Enhance social inclusion*

The subject site is ideally situated to provide for future housing development that is accessible to a range of services in the retail precinct along Marlborough Street.

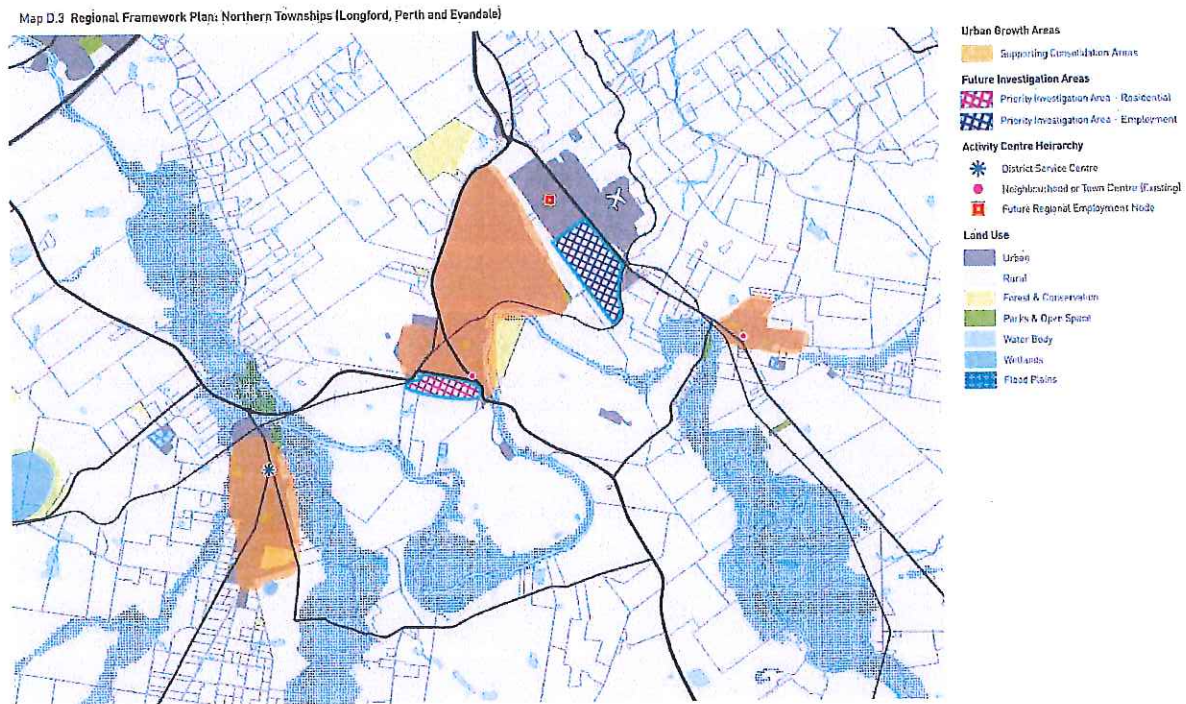
**C.4.3 Goal 3: Sustainability**  
*To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.*

<b>Strategic Direction</b>	<b>Conformance of Amendment</b>
<p><i>G3.1 Promote the Region's unique environmental assets and values</i></p>	<p>The subject site is within an existing urban area and already partially developed. Further development of the site for residential purposes will not impact on any sensitive landforms or biodiversity values. The proposed amendment is considered to be sustainable in that it promotes infill residential development.</p>
<p><i>G3.2 Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.</i></p>	<p>The proposed rezoning is an example of creating infill development opportunities rather than 'Greenfield' development in a location that promotes walking.</p>

**4.3.3 D - Regional Land Use Categories**

The NRLUS uses three Regional Land Use Categories to provide the spatial framework to achieve the region's vision. Of relevance to the proposed amendment is the Urban Growth Areas category. There

are three categories of urban growth areas, of which Longford is contained within the Supporting Consolidation Areas as shown in Figure 5 below.



**Figure 5: Regional Framework Plan: Northern Townships**

The role of Supporting Consolidation Areas is described on P14 of the NRLUS as follows:

- *Comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps D.1, D.2 and D.3.*
- *Support reliable and effective transportation and reduce vehicle dependency.*
- *Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas.*
- *Promote cohesive communities.*
- *Support a wide range of services and facilities.*
- *Support access to existing or planning activity centres; and*
- *Comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy.*

It is considered that the proposed rezoning is consistent with encouraging growth in Supporting Consolidation Areas. The subject site presents an opportunity for infill residential development within walking distance of services and facilities and on a State Arterial Road being Marlborough Street.

**4.3.4 E - Regional Planning Policies**

**Regional Settlement Network Policy**

The Table on Pg2-of the NRLUS describes Campbell Town as being a District Service Centre which is defined as *'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 specific Regional Policies and Actions relevant to the proposed amendment are as follows:

Specific Policies and Actions	
Policy ▾	Actions ▾
Regional Settlement Networks	
<p><b>RSN-P1</b> Urban settlements are contained within identified <i>Urban Growth Areas</i>. 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).</p>	<p><b>RSN-A1</b> 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.</p> <p><b>RSN-A2</b> Land supply will be provided in <i>Urban Growth Areas</i> identified as:</p> <ul style="list-style-type: none"> <li>■ <i>Priority Consolidation Areas;</i></li> <li>■ <i>Supporting Consolidation Areas;</i> or</li> <li>■ <i>Growth Corridor.</i></li> </ul> <p><b>RSN-A3</b> Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.</p>

**Response:** The proposed rezoning will not result in either a new settlement or an out of centre residential area. The rezoning creates the opportunity for infill housing on a site that is fully connected to reticulated services and there is adequate capacity. The site is located within a Supporting Consolidation Area in accordance with RSN-A2.

The proposed rezoning represents an opportunity for Council to enable further development of under-utilised land that is no longer required for any community purpose based uses.

**RSN-P2**

Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.

**RSN-P3**

Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.

**RSN-A4**

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.

**RSN-A5**

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.

**RSN-A6**

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.

**RSN-A7**

Ensure all rural and environmental living occurs outside *Urban Growth Areas*.

**RSN-A8**

Identify areas with existing mixed land use patterns, and/or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.

**Comment:** The proposed rezoning adheres to RSN – P2 by providing for additional residential land within an existing settlement. It is likely that any future housing development would be at a higher density than the surrounds therefore supporting RSN-A5 by creating housing diversity within an established area of the township of Longford.

**RSN-P5**

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.

**RSN-A10**

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.

**Response:** The application of the General Residential Zone to the site will enable potential freehold subdivision down to 450m<sup>2</sup> lot which would be permissible under the zone provisions and multiple dwelling development at a permissible density of one dwelling per 325<sup>2</sup> site area. Therefore, the zone provisions allow for higher density development than the prevailing pattern of residential in the immediate surrounds. This is due to the fact that the surrounding area is well established and was developed at a time when 700m<sup>2</sup> lots were the average size.

Policy ▾	Actions ▾
Residential Design	
<p><b>RSN-P15</b> In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.</p> <p><b>RSN-P16</b> Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.</p> <p><b>RSN-P17</b> Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.</p>	<p><b>RSN-A17</b> Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.</p> <p><b>RSN-A18</b> Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.</p>

**Response:** The proposed rezoning does not seek to alter the application of the Heritage Precinct Overlay across the site. As such future use and development (unless it meets and exemption) will be required to be assessed against the Heritage Code.

### E.3 Regional Activity Centre Network Policy

The NRLUS identifies a Regional Activity Centre Hierarchy comprising of the following:

Order in Hierarchy	Role	Places
1	Principal Activity Centre	Launceston CBD
2	Major Activity Centres	Mowbray and Kings Meadows
3	Suburban Activity Centres	Prospect, Lilydale, Legana Shopping Centre, Prospect Vale Market Place, Riverside
4.	District Service Centres	George Town, <b>Longford</b> , Scottsdale, St Helens, Westbury, Deloraine
5.	Neighbourhood or Rural Town Centres	Wellington Street, Newnham, Norwood, Youngtown, St Leonards Beaconsfield, Exeter, Bridport, St Marys, Campbell Town, Perth, Evandale
6	Local or Minor Centres	
7	Specialist Centres	

Longford is classified as a District Service Centre. The following strategies are outlined for the two land uses relevant to this rezoning within a District Service Centre:

- **Residential:** *Some 'in-centre' residential development, complemented by infill and consolidation of surrounding residential area at medium to high densities (up to 25 dwellings per ha).*

The proposed rezoning allows the opportunity for infill residential development, potentially at higher densities than the surrounds.

- **Arts, Cultural and Entertainment:** *Hotels, restaurant and dining facilities with other entertainment for rural community.*

*Local sporting facilities/clubs.*

Whilst the proposed rezoning will remove land zoned for Community Purposes from within the township, given it has now passed to private hands, it is appropriate that the rezoning occurs. It is understood that the PCYC are looking for alternate premises which are better suited to their future needs. The proposed rezoning does not preclude the future and ongoing use of the site for the purposes



of Community Meeting and Entertainment as the current uses fall within this use class which is discretionary in the General Residential Zone

#### **4.4 Interim Planning Scheme 2013 – Planning Scheme Objectives**

The following sections outlines the relevant parts of the Objectives to the Interim Planning Scheme and how the proposed rezoning furthers them.

##### **4.4.1 2.2.2.8 Heritage**

*a) Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors.*

**Response:**

The proposed rezoning will not impact on the inclusion of the site within a Heritage Precinct and therefore future use and development will be required to accord with the provisions of the Heritage Code.

##### **4.4.2 Housing 3.2.2**

*Longford with the town with the largest resident population. The growth limits for the town are circumscribed in all directions except to the south of the town in terms of urban land supply for housing and, depending on density and agricultural land use constraints, there are foreseeable limits to the urban area and population of the town.*

**Response:**

The proposed rezoning will allow additional residential growth within the designated urban growth boundary area and within an established residential enclave of Longford. The proposed rezoning has the added benefit of providing additional residential and without any impact to agricultural production.

##### **4.4.3 Settlement Strategy 3.6**

###### **3.6.1.1 Longford**

*Longford has the largest residential population. There are identifiable growth constraints in terms of land supply for housing, and approximate dwelling numbers and consequent population growth limits can be inferred from these. In time, Longford can be expected to be overtaken by Perth, and planning should proceed accordingly. The available area for commercial, industrial and residential development in Longford should be carefully considered within a structure plan for the town, to assist in planning, timing and financing of services.*

**Response:**

The proposed rezoning of Community Purpose Zoned land to General Residential will not have any real impact on the supply/demand of residential land within the township. The rezoning will allow for a small parcel of land to be developed for infill housing in an area which is within walking distances of one of the town's two retail/service hubs centred further to the north of the site along Marlborough Street. At this stage a structure plan has not been prepared for Longford, however, given the small size of the

parcel and the fact that it is infill means that its rezoning will have no real impact on any larger strategic planning project that may occur for the township in the future. Further, it is noted that Longford has limited potential for growth in greenfield areas due to the quality of surrounding agricultural land. Currently there are only 5 vacant residential lots for sale within the township so there is limited supply on the market. The proposed rezoning affords the opportunity for additional supply to be made available within an infill area.

#### 4.4.4 Land Supply Strategy 3.7

##### 3.7.3 Urban Growth Boundaries

The site is contained within the Longford Urban Growth Boundary.

#### 4.5 Objectives of the RMPS

An assessment of the Proposed Amendment against the objectives of the Resource Management and Planning System of Tasmania is outlined below.

Objective	Response
<i>Part 1</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	It is considered that the proposed rezoning amendment promotes the sustainable development of Longford by allowing existing land located within a residential, urban environment to be developed for such purposes in the future. The subject site does not contain any threatened flora or fauna species and does not contribute to significant ecological processes within the locality.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The proposed rezoning amendment represents an orderly and sustainable use of land within a township that has limits on its ability to continue to expand outside the town boundaries without impact to agricultural productivity. The proposed rezoning allows for the future development of additional dwellings within the urban growth boundary. Whilst the site currently services the community with PCYC facility and Mens Shed, its previous owners have sold it as the land and facility sizes are no longer suitable for the needs and the PCYC are looking to find alternate premises. The removal of a Community Purpose zone on land that is now privately held is considered to represent fair and orderly planning. The subject site is surrounded by the General Residential Zone and the proposed rezoning represents a logical expansion of the zone.

Objective	Response
	The site is connected to full reticulated services.
<i>(c) to encourage public involvement in resource management and planning</i>	If initiated, the Draft Amendment will be placed on public exhibition for a formal comment period prescribed by Section 38 of the Act.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The proposed rezoning amendment provides an opportunity for increased investment in the housing stock in the Longford township and will therefore stimulate economic growth not only through construction activity but also an increase in residential population.
<i>(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</i>	The proposal represents a process of shared responsibility between State government, local government, the land development industry and the community. All relevant bodies will be consulted as part of the planning approval process.
<i>Part 2</i>	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	<p>As stated, the proposed rezoning amendment represents a logical expansion of the General Residential Zone and has been divested of by its former owner, the Longford Police and Citizens Youth Club as it no longer suits their needs. It is not appropriate to retain the Community Purposes Zone across a parcel of land that is privately held.</p> <p>As addressed in sections 4.3 and 4.4 of this report, the proposed amendment is in accordance with the directions under the Northern Regional Land Use Strategy and the Northern Midlands Interim Planning Scheme 2013.</p>
<i>(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</i>	The proposed rezoning will not impact on the construct of the Northern Midlands Interim Planning Scheme.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when</i>	The proposal will not impact significantly on the environment. The proposal has considered the effect on the environment by promoting infill development within

Objective	Response
<i>decisions are made about the use and development of land</i>	<p>an existing urban area and on serviced land thereby avoiding development pressures in less appropriate areas.</p> <p>Accordingly, it is considered that the proposed rezoning will provide for the efficient and sensible extension of the uses that will be permissible on the site without compromising environmental or ecological values within the municipality.</p>
<i>(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</i>	<p>The proposal furthers the State and municipal objectives of sustainable economic development of land in a manner which does not compromise environmental, social, conservation and resource management values.</p>
<i>(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</i>	<p>The proponent is seeking a rezoning of the site in advance of future development options as those options are still being finalised. Therefore, at this stage a combined S43A rezoning and development application approval pathway is not appropriate.</p>
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	<p>The proposed amendment will not impact the residential amenity of neighbouring residential properties. This is protected by the standards relating to amenity in the General Residential Zone. The amendment will in fact have the potential to reduce future amenity impacts from incompatible uses allowed under the Community Purposes Zone.</p>
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	<p>There are no known local historic or aboriginal heritage values applicable to the site. Notwithstanding this, the provisions of the <i>Aboriginal Heritage Act 1976</i> will apply to any development of the subject site.</p>
<i>(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.</i>	<p>The proposed rezoning amendment will not impact on the attainment of this objective.</p>
<i>(i) to provide a planning framework which fully considers land capability.</i>	<p>The site is not currently zoned for agricultural purposes so consideration of this objective is not applicable.</p>

## **4.6 State Policies**

### **4.6.1 State Coastal Policy 1996**

The subject land is not located within one kilometre of the coast, and therefore the State Coastal Policy 1996 does not apply.

### **4.6.2 State Policy on the Protection of Agricultural Land 2009**

Assessment against the State Policy on the Protection of Agricultural Land has not been provided given the site is already zoned for non-agricultural purposes (Light Industrial).

### **4.6.3 State Policy on Water Quality Management 1997**

The site is not adjacent to any watercourses and therefore the State Policy on Water Quality Management 1997 is not applicable.

### **4.6.4 National Environment Protection Measures**

National Environmental Protection Measures (NEPMs) are developed under *the National Environment Protection Council (Tasmania) Act 1995* and outline objectives and protections for aspects of the environment. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- Ambient air quality;
- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

None of these NEPMs are considered relevant to this application.

## **4.7 Provisions relating to use, development, protection or conservation of land and potential land use conflict**

All required provisions relating to the sustainable development of the land are provided for through the normal planning scheme requirements. In particular, the range of codes dealing with land hazards and values will continue to apply to future applications for a permit.

The table below outlines the differences in the allowable land uses in both the existing (Community Purposes) and proposed (General Residential) zones.

Community Purposes Zone (existing)	General Residential Zone (proposed)
<i>No permit required</i>	
Passive recreation  Natural and cultural values management	Residential (single dwelling)  Natural and cultural values management  Passive recreation
<i>Permitted</i>	
Emergency services  Community meeting and entertainment  Crematoria and cemeteries  Educational and occasional care  Hospital services  Recycling and waste disposal (if for municipal waste transfer station or refuse disposal site)  Sports and recreation  Utilities (if for minor utilities)	Residential (caretakers dwelling or home-based business)  Utilities
<i>Discretionary</i>	
Business and professional services  Food services  General Retail and Hire (only on one identified title)  Residential (if for residential aged care facility, respite centre or retirement village).  Tourist Operation (if for a visitor centre)  Utilities (if not for minor utilities)	Business and professional services (medical centre)  Educational and occasional care  Food services (if a café or takeaway food premises)  General retail and hire (if a local shop)  Community meeting and entertainment (if not a cinema or function centre)  Residential (if a boarding house, communal residence, hostel, residential aged care facility, retirement village)  Visitor Accommodation

It is evident from the above table that the range of uses permissible on the site will significantly reduce as a result of the proposed rezoning. It is submitted that given the location of the site which is entirely surrounded by residential development, that the reduced range of uses that are more compatible with residential development is appropriate for the site and will not impact negatively on the amenity of the surrounds. In fact, the current zoning allows a range of uses that do have the potential to negatively impact on the amenity of the surrounds and create land use conflict. These include: crematoria, recycling and waste disposal, community meeting and entertainment, and the full range of food services which could include a drive-through restaurant. The General Residential Zone has use standards which will apply to future uses on the site which seek to protect the amenity of surrounding properties. Further, the development standards contained within the General Residential Zone provide for greater protection of amenity including overshadowing and loss of privacy to the neighbouring properties than is afforded by the development standards under the Community Purposes Zone. For these reasons, it is submitted that the proposed rezoning will not result in land use conflict or loss of amenity.

Any future application for use and development would be subject to the same number of codes as currently applies including the Heritage Code.

#### **4.8 Gas Pipelines Act 2000**

The subject land is not affected by the Gas Pipeline. This requirement is therefore not applicable.

#### **4.9 Regional Impact**

The proposed amendment is considered to be consistent with the Northern Tasmania Regional Land Use Strategy, as discussed in Section 3.4 above. This demonstrates that the future development facilitated by the proposed amendment is consistent with the desired environmental, economic and social outcomes for the Northern Region.

#### **4.10 Other requirements of Section 20**

The proposed amendment is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the proposed amendment does not:

- prevent the continuance or completion of any lawful use or development;
- prevent the reconstruction or restoration of buildings or works unintentionally destroyed or damaged;
- extend or transfer a use from one part of a parcel of land to another part; and
- affect forestry operations, mineral exploration, fishing or marine farming.

## 5. Conclusion

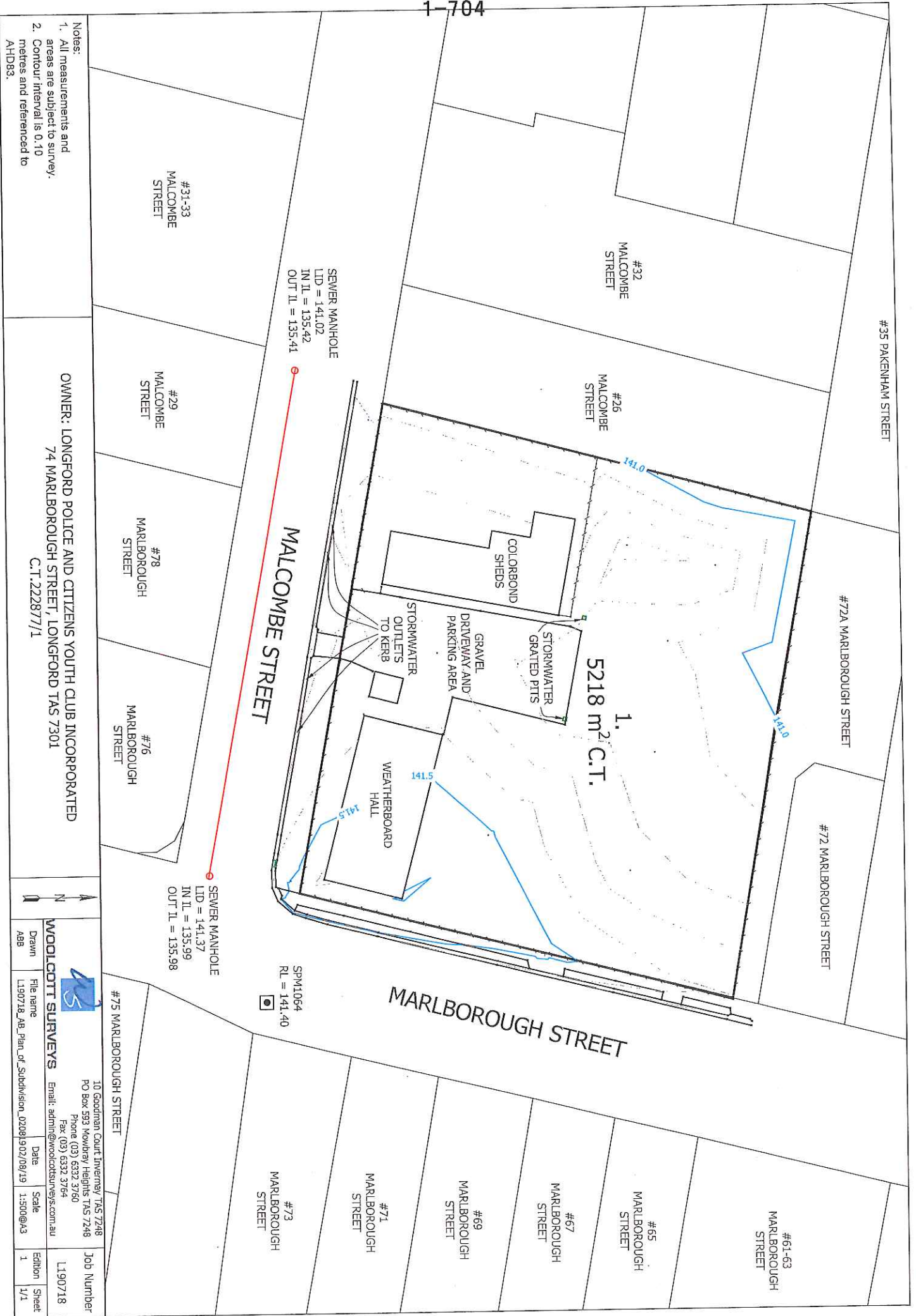
The proposed rezoning amendment has been assessed against all relevant strategic plans, strategies and the objectives of the RMPS. The rezoning effectively represents an infill rezoning of land which is currently zoned Community Purposes to General Residential which is representative of the surrounding zoning profile. The existing use of the site as the PCYC meeting hall and Men's Shed can continue given Community Meeting and Entertainment is a discretionary use within the Zone, and in any case existing use rights would apply. However, as the site is now held in private ownership, the zoning is appropriate to allow for future residential development. The site is connected to full reticulated services with capacity to cater for additional development in the future. The traffic implications of the rezoning have been assessed by a qualified engineer who has determined there will be no detriment to the surrounding road network in terms of safety or efficiency.

Based on all the supporting information provided in this report, it is submitted that there is sufficient justification to support the case for the proposed site specific ordinance amendment,



**Appendix A. Site Survey Plan**

1-704



Notes:  
 1. All measurements and areas are subject to survey.  
 2. Contour interval is 0.10 metres and referenced to AHD83.

OWNER: LONGFORD POLICE AND CITIZENS YOUTH CLUB INCORPORATED  
 74 MARLBOROUGH STREET, LONGFORD TAS 7301  
 C.T. 222877/1

SPM1064  
 RL = 141.40

SEWER MANHOLE  
 LID = 141.37  
 IN IL = 135.99  
 OUT IL = 135.98

SEWER MANHOLE  
 LID = 141.02  
 IN IL = 135.42  
 OUT IL = 135.41

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

WOOLCOTT SURVEYS  
 Drawn: ABB  
 File name: L190718\_A8\_Plan\_of\_Subdivision\_02081902/08/19  
 Date: 1:3500@A3  
 Scale: 1  
 Edition: 1  
 Sheet: 1/1

Job Number: L190718

**Appendix B. Title Information**

SEARCH OF TORRENS TITLE

VOLUME 222877	FOLIO 1
EDITION 4	DATE OF ISSUE 25-Nov-2009

SEARCH DATE : 03-Jul-2019  
SEARCH TIME : 02.09 PM

DESCRIPTION OF LAND

Town of LONGFORD  
Lot 1 on Plan 222877  
Derivation : Whole of Lot 3 Sec. A.F. - Gtd. to T. Leary.  
Prior CT 2777/86

SCHEDULE 1

M245625 TRANSFER to LONGFORD POLICE AND CITIZENS YOUTH CLUB  
INCORPORATED Registered 25-Nov-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

M765991 PRIORITY NOTICE reserving priority for 60 days  
TRANSFER Longford Police and Citizens Youth Club  
Incorporated to Jaffa International Pty Ltd Lodged  
by BUTLER MCINTYRE & B on 17-Jun-2019 BP: M765991

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE



Register Book  
Vol. Fol.

NOTE—REGISTERED FOR OFFICE  
CONVENIENCE TO REPLACE

2777 86

Cert. of Title Vol. 1098 Fol. 64

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*M. J. ...*  
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF LONGFORD  
ONE ACRE ONE ROOD SIX PERCHES AND THREE TENTHS OF A PERCH  
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE COMMONWEALTH OF AUSTRALIA

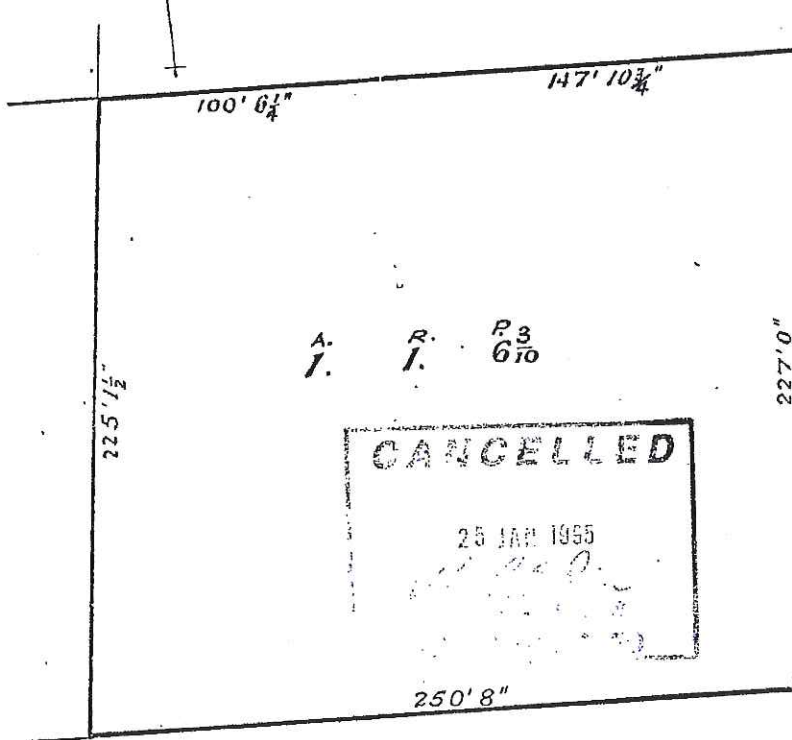
SECOND SCHEDULE (continued overleaf)  
NIL

RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

222877



MARLBOROUGH ST.

MALCOMBE ST.

Whole of Lot 3 Sec. A.F. Gtd. to T. Leary Meas. in Ft. & Ins. 468/26D  
FIRST Edition. Registered - 2 SEP 1970  
Derived from C.T. Vol. 1098 Fol. 64. Application C.T. 4770

**Appendix C. Traffic Impact Statement**



12 August 2019

Carlton Dixon  
Jaffa International Pty Ltd  
20 Murray Street  
Hobart TAS 7000

Our ref: 12512789-46245

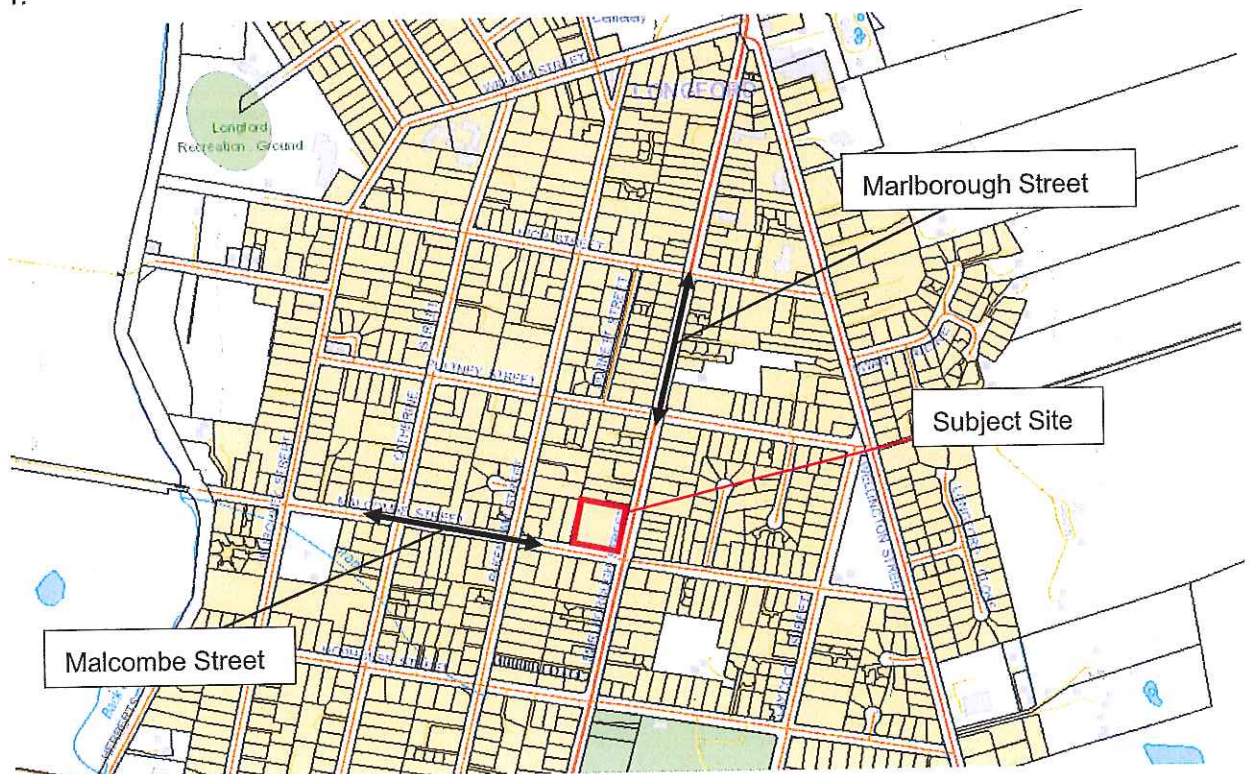
Dear Carlton

### Rezoning Application - 74 Marlborough Street, Longford Traffic Impact Statement

This Traffic Impact Statement has been prepared to accompany the development application for a rezoning application at 74 Marlborough Street, Longford.

#### 1 Proposed Rezoning

The subject site is located on the corner of Marlborough Street and Malcombe Street in Longford. It currently contains the Longford PCYC. The site location in the context of Longford is presented in Figure 1.



**Figure 1 Site Location**

Base map obtained from TheLIST © State of Tasmania

The site is currently zoned *Community Purpose* and is surrounded on all sides by land zoned *General Residential*. It is proposed to rezone the site for residential development. Current estimates indicate a range of:

- Six residential lots (~600 m<sup>2</sup> each), or
- 14 smaller units (assume mix of 2- and 3-bedrooms)

Subdivision plans are not yet available, however it is likely that there will be a number of new access points on both the Marlborough Street and Malcombe Street frontages with a similar spacing to other sections of both of these roads.

## 2 Transport Context

For the purpose of this assessment, the transport network consists of:

- Marlborough Street, and
- Malcombe Street.

These roads are described below.

**Marlborough Street** is a State Arterial Road, and classified as a Category 4 road, the second lowest order road in the Tasmanian State Road Hierarchy. The function of Category 4 roads is typically to connect towns with a population of 1,000 or more to the major highways. Marlborough Street becomes Cressy Road to the south of Longford and provides access to Cressy and Poatina before eventually connecting to Highlands Lakes Road. The northern end of Marlborough Street passes through the Longford Town Centre and connects to Wellington Street.

Near the subject site, Marlborough Street has a width of around 13 metres comprising one traffic lane travelling in each direction plus unrestricted on-street parking either side. Footpaths are available on both sides of Marlborough Street. There is an existing bus stop along the site frontage which services Tassielink Routes 740-743 between Cressy and Launceston.

Traffic volumes on Marlborough Street have been estimated based on Department of State Growth traffic counts located towards the southern end of Longford. The counts were undertaken in 2018 and indicate an average daily traffic volume of 3,200 vehicles per day with peak hourly flows in the order of 320 vehicles per hour.

The posted speed limit on Marlborough Street is 60 km/h.

**Malcombe Street** is a local street connecting from Wellington Street in the east, to the western extent of the Longford residential area. The intersection with Marlborough Street is a give-way controlled crossroads. It has a width of approximately 11 metres, with unrestricted parking along both sides. No footpaths are provided along the site frontage, however this is typical of local streets throughout Longford.

The default urban speed limit of 50 km/h applies to Malcombe Street.



### 3 Traffic Impacts

#### 3.1 Trip Generation

Trip generation rates have been sourced from the RMS (formerly RTA) publication *Guide to Traffic Generating Developments, Version 2.2 (2002)* as follows:

- Dwelling houses
  - Daily vehicle trips 9.0 per dwelling
  - Peak hour vehicle trips 0.85 per dwelling
- 2-Bedroom units
  - Daily vehicle trips 4.5 per dwelling
  - Peak hour vehicle trips 0.5 per dwelling
- 3-Bedroom units
  - Daily vehicle trips 5.8 per dwelling
  - Peak hour vehicle trips 0.65 per dwelling

A summary of the anticipated trip generation due to the proposed rezoning is provided in Table 1.

**Table 1 Trip Generation Summary**

Scenario	Daily Trips	Peak Hour Trips
6x residential lots	54 trips per day	5 trips per hour
14x residential units*	72 trips per day	8 trips per hour

\* assumes half 3-bedroom units and half 2-bedroom units

Based on the above, a conservative estimate for the rezoning would be up to around 72 vehicle trips per day with 8 vehicle trips per hour during the commuter peak periods.

#### 3.2 Access Arrangements

A review of site conditions indicates that the existing layout and configuration of Marlborough Street and Malcombe Street would not preclude direct access for residential use off either of these roads. There are numerous existing dwellings and multiple unit developments in the immediate area which have direct access via Marlborough Street and Malcombe Street and any proposed access points for the subject site would have a similar treatment.

The key considerations for design of subdivision and access points are as follows:

- The access point for any corner lot on Marlborough Street and Malcombe Street should be located on the lower order road (Malcombe Street) and adjacent to the far-side property boundary from the intersection.
- The bus stop may need to be relocated slightly in order to allow a clear length of kerb of 15 metres (approximately) between driveways.

The design and layout of any proposed access points would be the subject of a future subdivision application for the site.

### **3.3 Sight Distance Assessment**

The Planning Scheme requires a minimum Safe Intersection Sight Distance (SISD) of 105 metres be provided for a design speed of 60 km/h. Both Marlborough Street and Malcombe Street are straight roads with few obstructions to sight distance in either direction. These roads are relatively wide, and there is a reasonable distance between the kerb and the edge of the traffic lane which improves visibility.

It is considered that minimum sight distance requirements can be met from any point along either road frontage. Note that the design and layout of any proposed access points would be the subject of a future subdivision application for the site.

### **3.4 Traffic Impacts**

#### ***Impacts on Traffic Efficiency***

The proposed rezoning may generate up to a total of 72 vehicle movements per day, with around 8 movements per hour during the peak. This represents a 2% increase in traffic volumes on Marlborough Street. Given the function of Marlborough Street as a Category 4 road, it is considered that this minor increase in traffic can be accommodated with no loss of performance.

Around half of the traffic may be generated onto Malcombe Street. These vehicles would typically travel use the intersection of Marlborough Street and Malcombe Street to access the site. Malcombe Street is a low volume, local street and its capacity is likely significantly higher than its current use. The addition of around 8 vehicles per hour (1 vehicle every 7.5 minutes) is unlikely to impact on the performance or amenity of this road.

#### ***Impacts on Road Safety***

Crash history data was obtained from the Department of State Growth for the full lengths of Marlborough Street and Malcombe Street through Longford. A total of 26 crashes were recorded over the 5 years from July 2014 to June 2019. Of these, eight were at the intersection of Wellington Street, Marlborough Street and William Street, and nine were on Marlborough Street north of High Street.

One crash was recorded at the intersection of Malcombe Street and Marlborough Street. This was a cross traffic type crash which occurred at 11:30 pm in August 2018 and resulting in property damage only.

The types of crashes occurring on Marlborough Street are varied including right turning, parked/parking, manoeuvring, rear end and emerging from driveway type crashes. This is typical of a road in this sort of environment with competing needs carrying both local traffic and through traffic. Mid-block crashes on Marlborough Street were typically low severity, with only one mid-block crash resulting in injury, reflecting the low speed environment. The crash history does not indicate any specific road safety deficiencies that might be exacerbated by the proposed rezoning.

Furthermore:

- The relatively low traffic generated by the proposed rezoning can be easily absorbed by the surrounding road network
- The proposed use as residential is consistent with the use of the surrounding area, and access points will be very similar to existing access arrangements along both of the frontage roads
- There are no sight distance limitations along the site frontages

Based on the above, the proposed rezoning is unlikely to have a significant detrimental impact on road safety performance.

#### 4 Planning Scheme Assessment

The proposed rezoning has been assessed against the Road and Railway Assets Code (E4) as follows:

**Table 2 Planning Scheme Assessment**

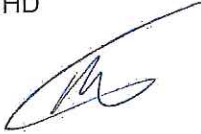
Clause	Comment	Reference
E4.6.1 Use of road or rail infrastructure	The rezoning may generate more than 40 vehicle movements per day. Complies with Performance Criteria P2.	Section 3.4
E4.7.2 Management of Road Accesses and Junctions	Multiple access points are required due to future subdivision. Complies with Performance Criteria P1.	Section 3.4
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	Complies with Acceptable Solution A1.	Section 3.3

Note that assessment against the Car Parking and Sustainable Transport Code (E6) is not required at this stage, however any future subdivision application for the site will need to address compliance with this Code.

#### 5 Conclusions

Based on the findings of this Traffic Impact Statement, the proposed rezoning of the site at 74 Marlborough Street, Longford, to residential is not anticipated to adversely impact on traffic efficiency or road safety. There are considered to be no constraints on either Marlborough Street or Malcombe Street that would prevent adequate access arrangements to be provided for residential lots.

Regards  
GHD



**Mark Petrusma**

Senior Transport Engineer  
+61 3 8687 8672

*This letter has been prepared by GHD for Jaffa International Pty Ltd and may only be used and relied on by Jaffa International Pty Ltd for the purpose agreed between GHD and the Jaffa International Pty Ltd as set out in this report.*

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*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

*GHD has prepared this report on the basis of information provided by Jaffa International Pty Ltd and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*

**Commercial Project Delivery** ABN 51 921 459 008

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T: 0408 397 393 E: [chloe@cpdelivery.com.au](mailto:chloe@cpdelivery.com.au)


**Document Status**

Author: Chloe Lyne

Version: 1

Date: 13.08.19

## SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL

Council Planning Permit No.	PLN-19-0170	Council notice date	12/09/2019
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2019/01340-NMC	Date of response	24 Sept 2019
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	74 MARLBOROUGH ST, LONGFORD	Property ID (PID)	6735067
Description of development	Rezone from Community Purpose to General Residential (heritage precinct)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object 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.			
<b>Advice</b>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>Authorised by</b>			
 <b>Jason Taylor</b> Development Assessment Manager			
<b>TasWater Contact Details</b>			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

**REFERRAL OF DEVELOPMENT APPLICATION PLN-19-0170 TO WORKS & INFRASTRUCTURE  
DEPARTMENT**

**Property/Subdivision No:** 109301.06

**Date:** 12 September 2019

**Applicant:** Chloe Lyne

**Proposal:** Rezone from Community Purpose to General Residential (heritage precinct)

**Location:** 74 Marlborough Street, Longford

W&I referral PLN-19-0170, 74 Marlborough Street, Longford

No W&I comment on the re-zoning. If the rezoning is approved and a subdivision plan is submitted W&I will provide comment on engineering requirements at that stage.

*Jonathan Galbraith (Engineering Officer)*

*Date: 20/9/19*

**From:** Mark Petrusma <Mark.Petrusma@ghd.com>  
**Sent:** Thursday, 22 August 2019 4:17 PM  
**To:** Chloe Lyne <chloe@cpdelivery.com.au>  
**Subject:** FW: Marlborough Street, Longford

Hi Chloe  
See below (delayed) feedback from State Growth

**Mark Petrusma**  
**BE (Civil) MTraffic**  
**Senior Transport Engineer**

**GHD**

*Proudly employee owned*

T: +61 3 8687 8672 | M: +61 455 563 529 | E: [Mark.Petrusma@ghd.com](mailto:Mark.Petrusma@ghd.com)  
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**From:** Hills, Garry <[Garry.Hills@stategrowth.tas.gov.au](mailto:Garry.Hills@stategrowth.tas.gov.au)>  
**Sent:** Thursday, 22 August 2019 2:43 PM  
**To:** Mark Petrusma <[Mark.Petrusma@ghd.com](mailto:Mark.Petrusma@ghd.com)>  
**Subject:** RE: Marlborough Street, Longford



Hello Mark – sorry for the delay in responding to this one.

I don't envisage we will have any objection to additional residential driveways given the existing land use in the area.

Obviously our preference would be to limit the number of accesses on the State Road (Marlborough St) frontage as much as possible. I note there appears to be an existing bus stop and shelter on the property frontage which any new accesses will need to be clear of its operation.

We would provide formal ok to any proposal via the usual [Crown Land Owner Consent](#) process which the applicant will need prior to submitting a DA to Council.

I expect a basic Traffic Impact Statement will also be needed to support the proposal.

Happy to discuss if needed.

Cheers, Garry

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**From:** Mark Petrusma [<mailto:Mark.Petrusma@ghd.com>]  
**Sent:** Wednesday, 7 August 2019 10:06 AM  
**To:** Hills, Garry (StateGrowth) <[Garry.Hills@stategrowth.tas.gov.au](mailto:Garry.Hills@stategrowth.tas.gov.au)>  
**Subject:** Marlborough Street, Longford

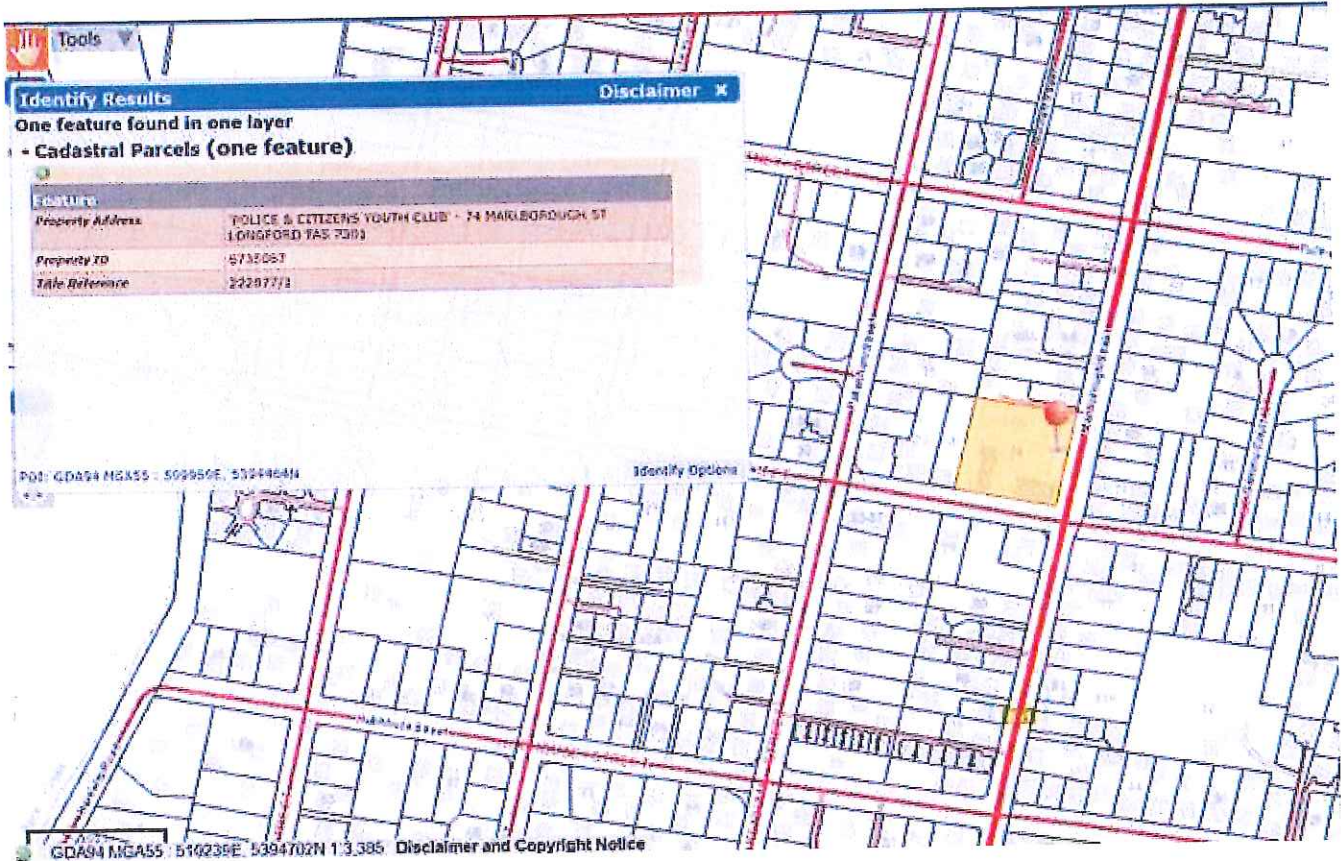
Hi Garry

We have a client who is looking to rezone the existing PCYC at 74 Marlborough Street, Longford (<https://goo.gl/maps/Rgm9ssQRbjEdzcJd9>) to residential

Potential yield is 8x 600 m<sup>2</sup> lots or 14x units. We would envision 4-5 new accesses on each road frontage.

I understand that Marlborough Street is a State Road (Cressy Road). Is this section under the Department's control?

If so, would the Department be opposed to say 4 or 5 new residential driveways on Marlborough Street in this location?



Thanks

Regards

**Mark Petrusma**  
**BE (Civil) MTraffic**  
**Senior Transport Engineer**

**GHD**

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## NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN  
 DATE: 12 September 2019  
 REF NO: PLN-19-0170; 109301.06  
 SITE: 74 Marlborough Street, Longford  
 PROPOSAL: Rezone from Community Purpose to General Residential  
 (heritage precinct)  
 APPLICANT: Chloe Lyne  
 REASON FOR REFERRAL: HERITAGE PRECINCT  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: No

Do you have any other comments on this application?

The application for rezoning does not in itself represent a risk to the heritage qualities of the place. A stated likelihood that *any future housing development would be at a higher density than the surrounds* (p.20) is however of concern.

Freehold titles of 450m<sup>2</sup> and permissible densities of 1 dwelling per 325m<sup>2</sup> would have a significant impact on the heritage qualities of the precinct. That said, a continuation of the development pattern currently in place between the subject land and the town centre *could* be supported under the Local Historic Heritage Code.

Marlborough Street and subsequently Cressy Road, represent a broad arterial corridor that connect the Longford town centre to the surrounding towns and farmland. The generally older and historic houses that line this corridor, and the urban pattern that results from these larger and deeper lots, is fundamental to the heritage qualities of the precinct. A pocket of dense housing on the Marlborough / Malcombe Street intersection would not be in keeping with this important, historic development pattern, and the resultant streetscape.

To suggest that the current zoning of Community Purpose is now not warranted or appropriate, because the property is in private hands (P.13, 15) is no argument for a change of zoning.

A change of zoning to General Residential is not justified by the fact that all surrounding land is in the General Residential zone. There is an inherent need for diversity, and for community facilities in residential areas. This argument lacks cogency.

In the event that rezoning were to occur and development to proceed in accordance with the submission, it is reasonable to expect that the Development Standards (E13.6) would subsequently be called in to question, including:

- E13.6.2 Subdivision and Development Density
- E13.6.3 Site Cover
- E13.6.4 Height and Bulk of Buildings

- E13.6.5 Fences
- E13.6.6 Roof Form and Materials
- E13.6.7 Wall Materials
- E13.6.8 Siting of Buildings and Structures
- E13.6.9 Outbuildings and Structures
- E13.6.10 Access Strips and Parking

And that the Management Objectives in relation to the heritage qualities of streetscape would be at risk of compromise as a result.

It is unrealistic to expect the sort of future development proposed in the submission, and allowable under the General Residential zoning (notwithstanding the heritage overlay) to make a *positive contribution to the streetscape*, when the streetscape is defined by its openness and consistency of lot arrangement and housing stock.

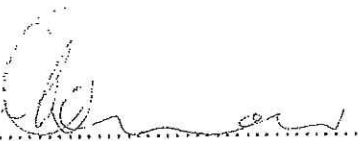
In summary, there is some risk that approval for a rezoning to General Residential will provide the proponent with an unrealistic expectation that the housing densities noted in the submission might be achievable, whilst from the perspective of the broader community, the result would be the loss of a site for Community Purpose and the risk of development not in keeping with the heritage qualities of the precinct.

Whilst I have no objection to the rezoning per se, I do have a concern that the subsequent result of the rezoning will be detrimental to the heritage qualities of the precinct.

*Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)*

*Attach public exhibition documents*

*Subject line: Heritage referral PLN-19-0170 - 74 Marlborough Street, Longford*



David Denman (Heritage Adviser)

Date: 15/10/2019