

PLAN 4

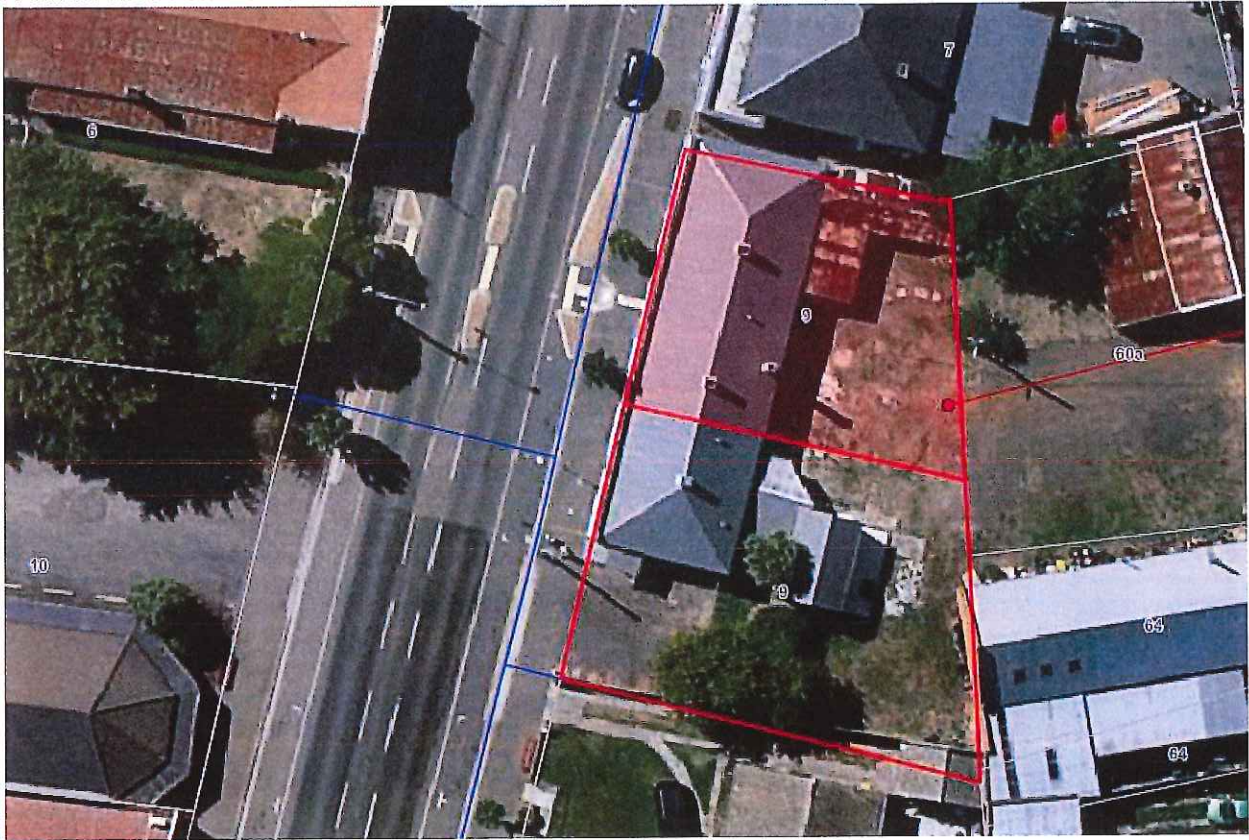
PLANNING APPLICATION PLN-19-0183

9 MARLBOROUGH STREET, LONGFORD

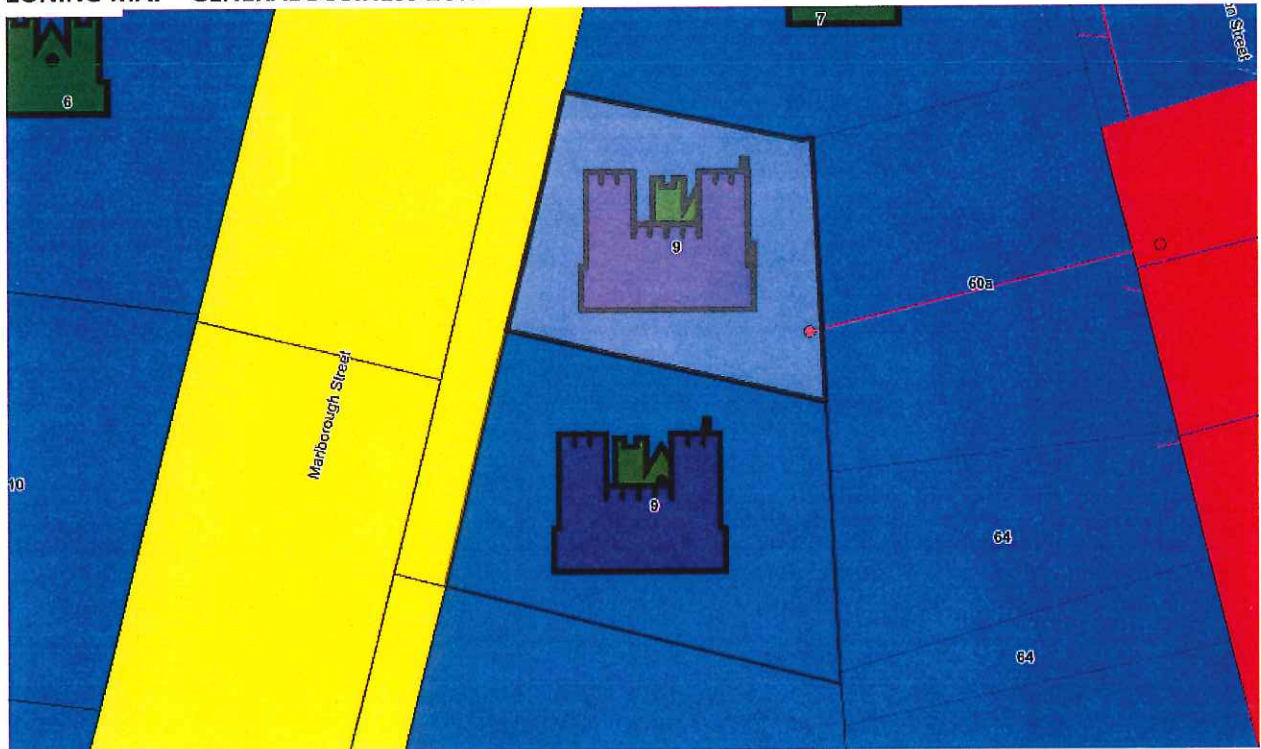
ATTACHMENTS

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

AERIAL PHOTOGRAPH & SERVICES MAP for 9 MARLBOROUGH STREET, LONGFORD



ZONING MAP - GENERAL BUSINESS ZONE



EXHIBITED

PLANNING APPLICATION Proposal

Description of proposal: Application for the use of
9 Marlborough St as Short/Medium Term
Visitor Accommodation known as Basecamp - Longford
- Refer Attachment 1 -

(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: 9 - MARLBOROUGH STREET - LONGFORD
PID - 6734101

CT no:

Estimated cost of project \$45,000 (include cost of landscaping, car parks etc for commercial/industrial uses)


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

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

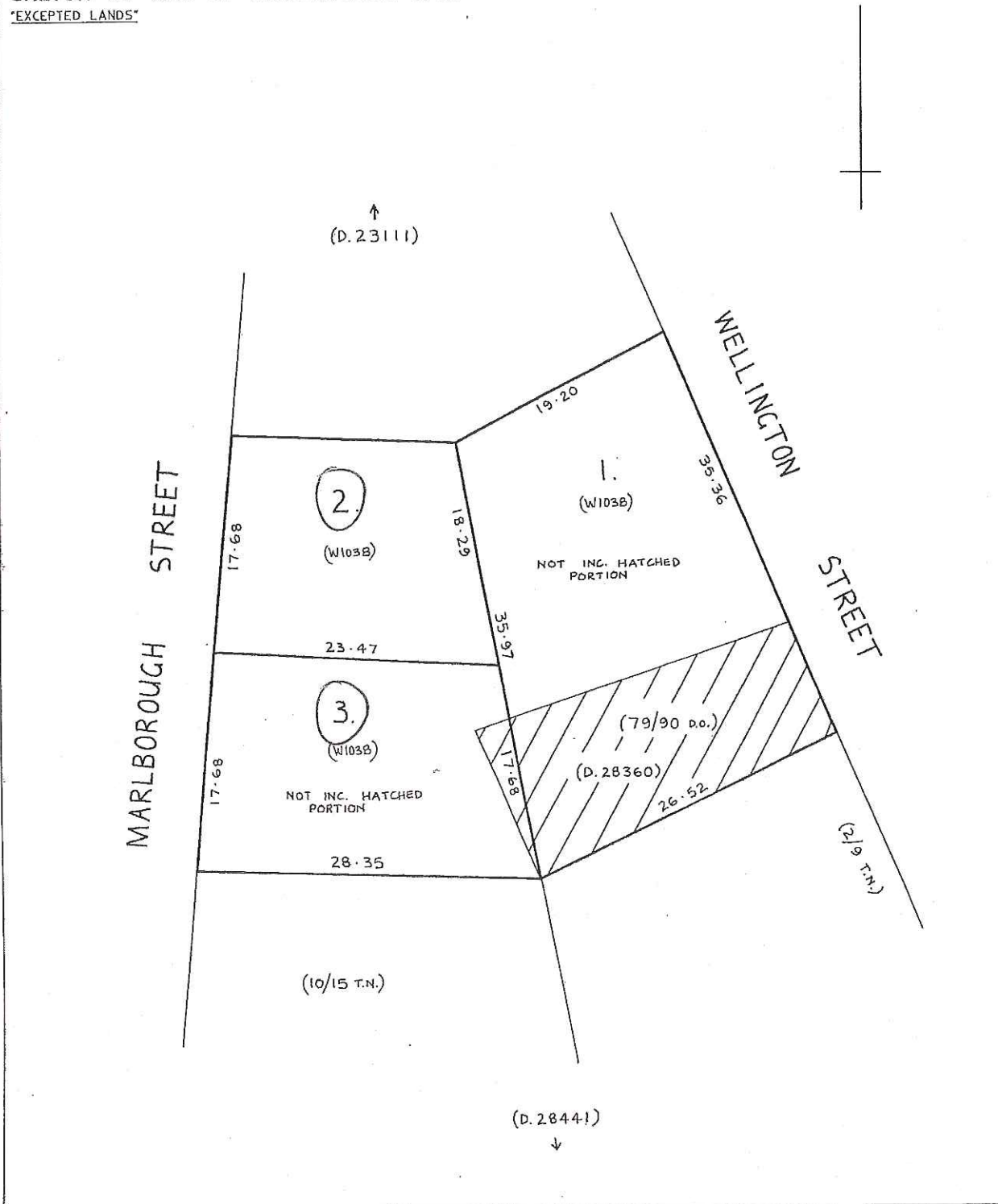
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(attach additional sheets if necessary)

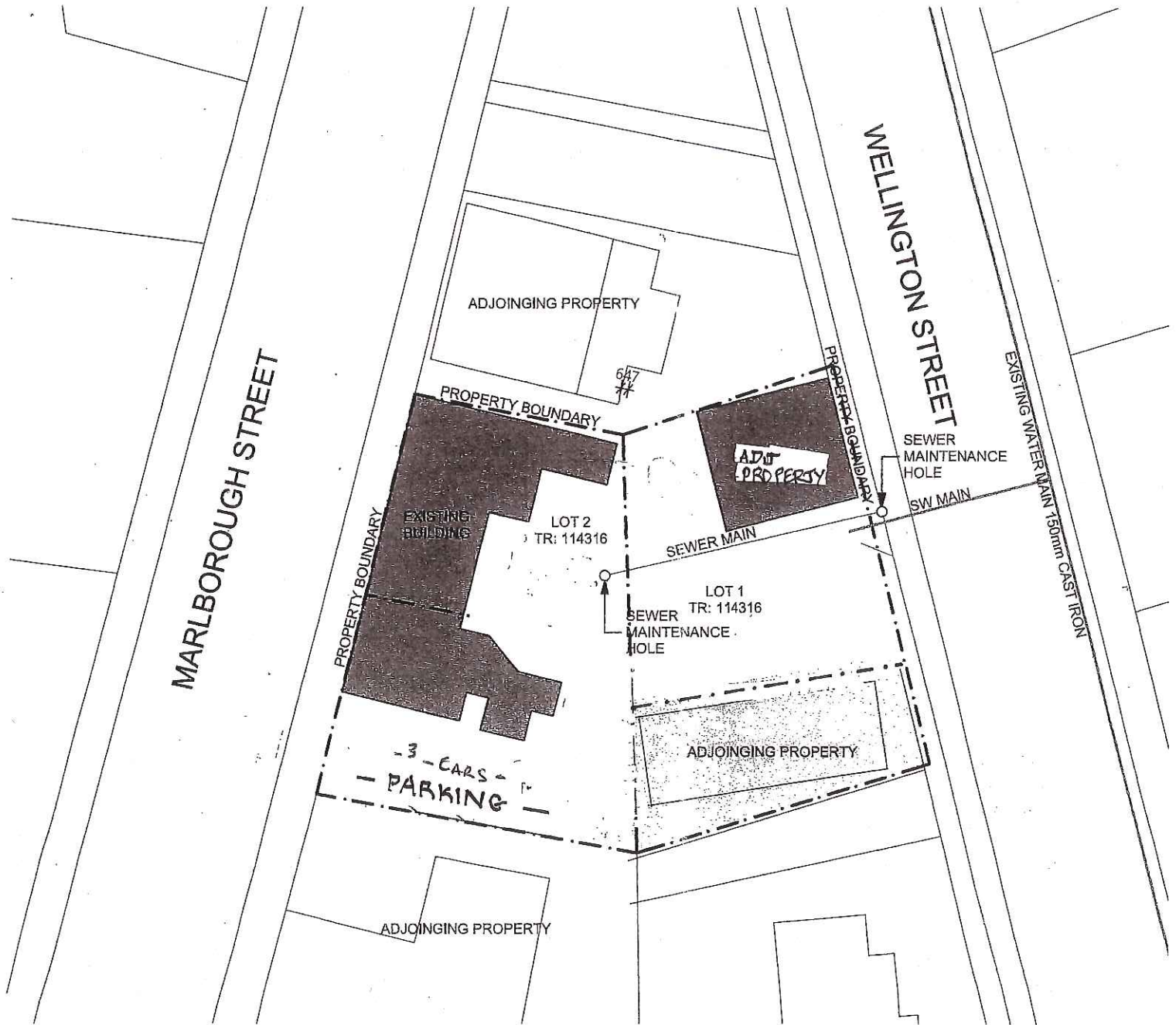
Is any signage required? Yes - Refer Attachment 2
(if yes, provide details)

FILE NUMBER W. 1038 GRANTEE PART OF 2A-3R-12P-4TD TO JAMES HOUGHTON		CONVERSION PLAN LOCATION TOWN OF LONGFORD (SEC. M) CONVERTED FROM 50/5444 NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER P 114316 APPROVED 19 OCT 1994  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 56	LAST UPI No. 2182, 2183, 2178	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN D. J. B.	

SKETCH BY WAY OF ILLUSTRATION ONLY
 EXCEPTED LANDS



EXHIBITED



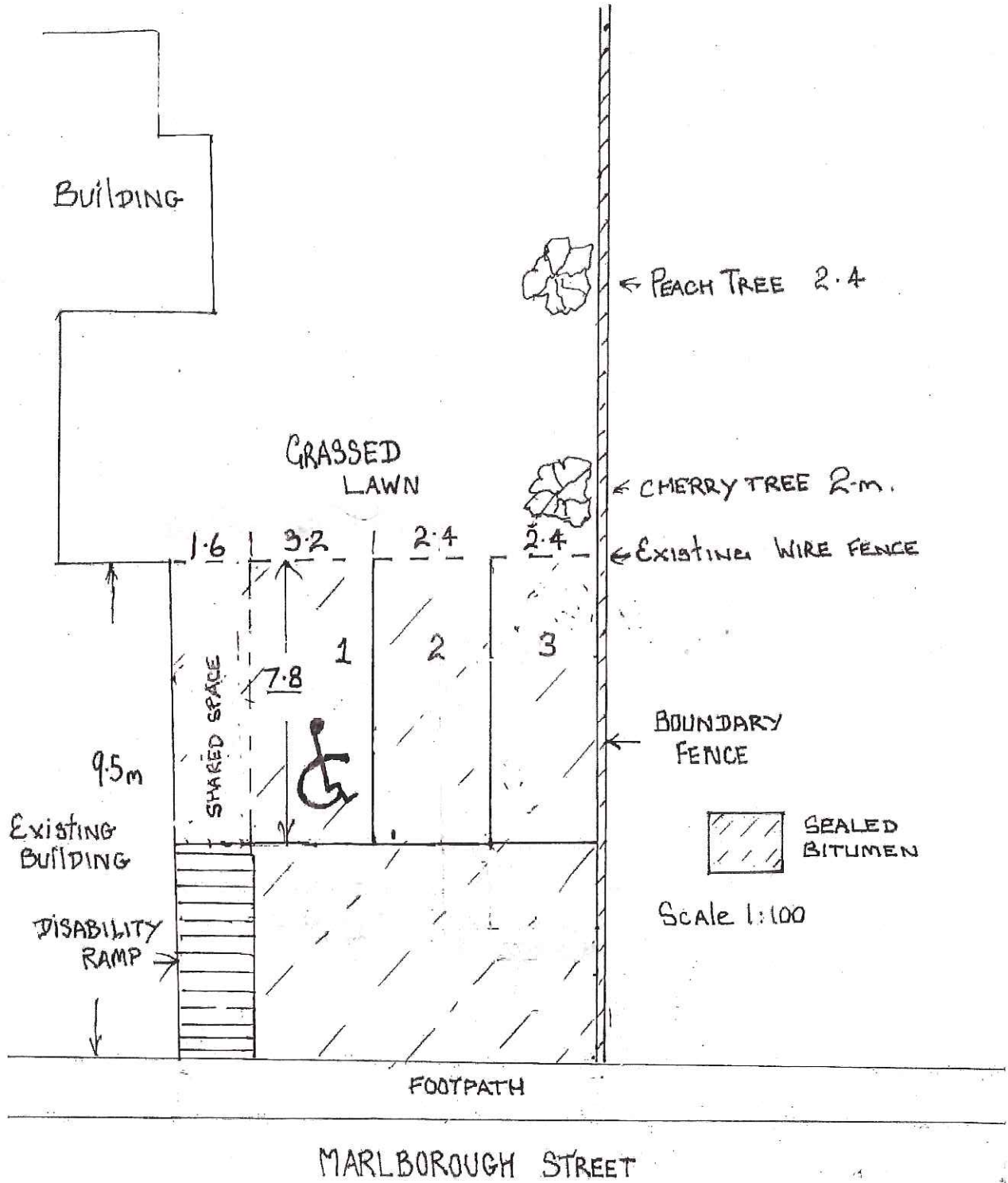
SITE PLAN ADJOINING PROPERTYS - SEWER DIAGRAM. PARKING

P1

EXHIBITED

1-341
CAR PARKING PLAN

CAR PARKING PLAN - CT 114316/2 & CT 114316/3
APPLICATION - PLN-19-0183

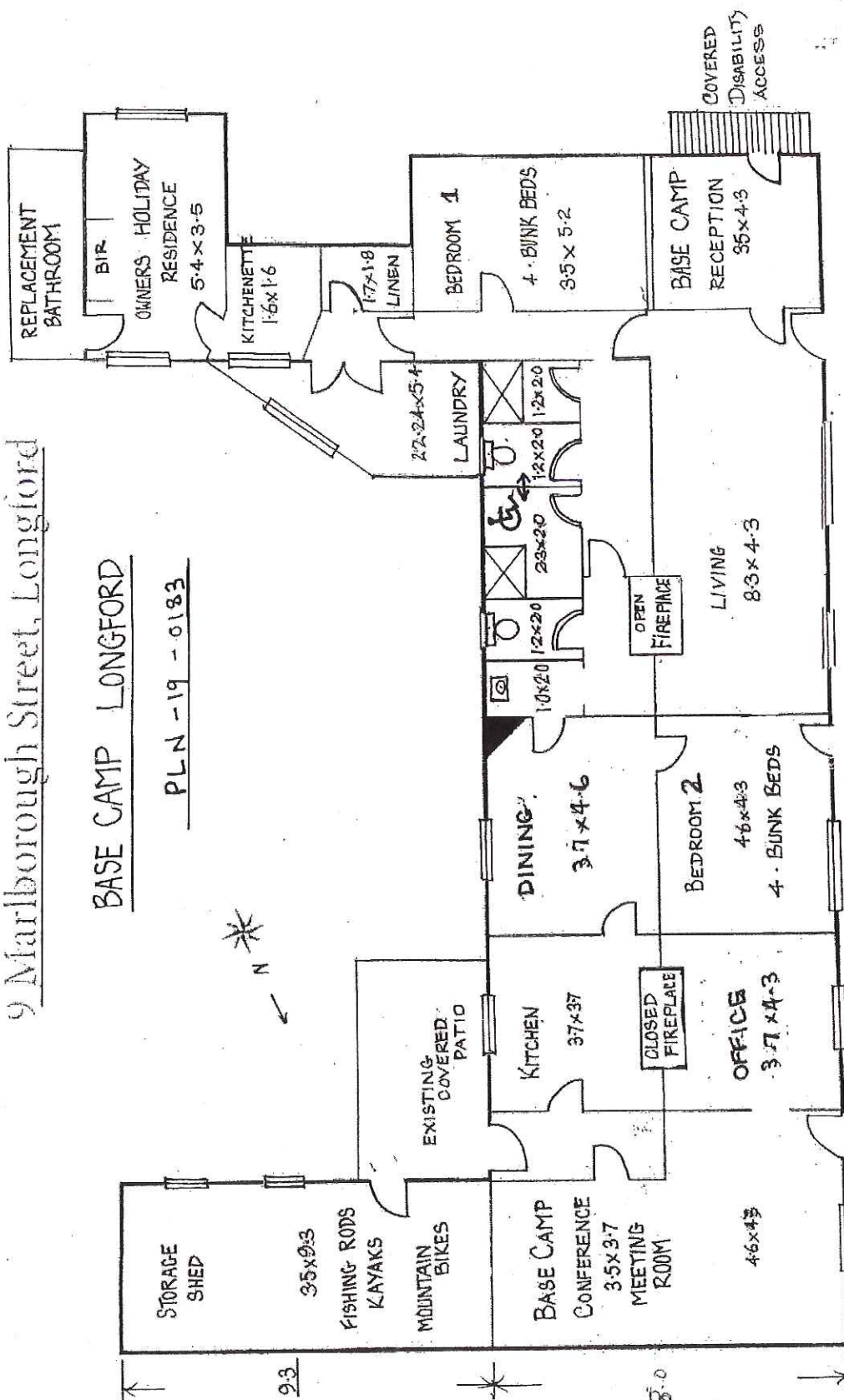


BASE CAMP SITE

9 Marlborough Street, Longford

BASE CAMP LONGFORD

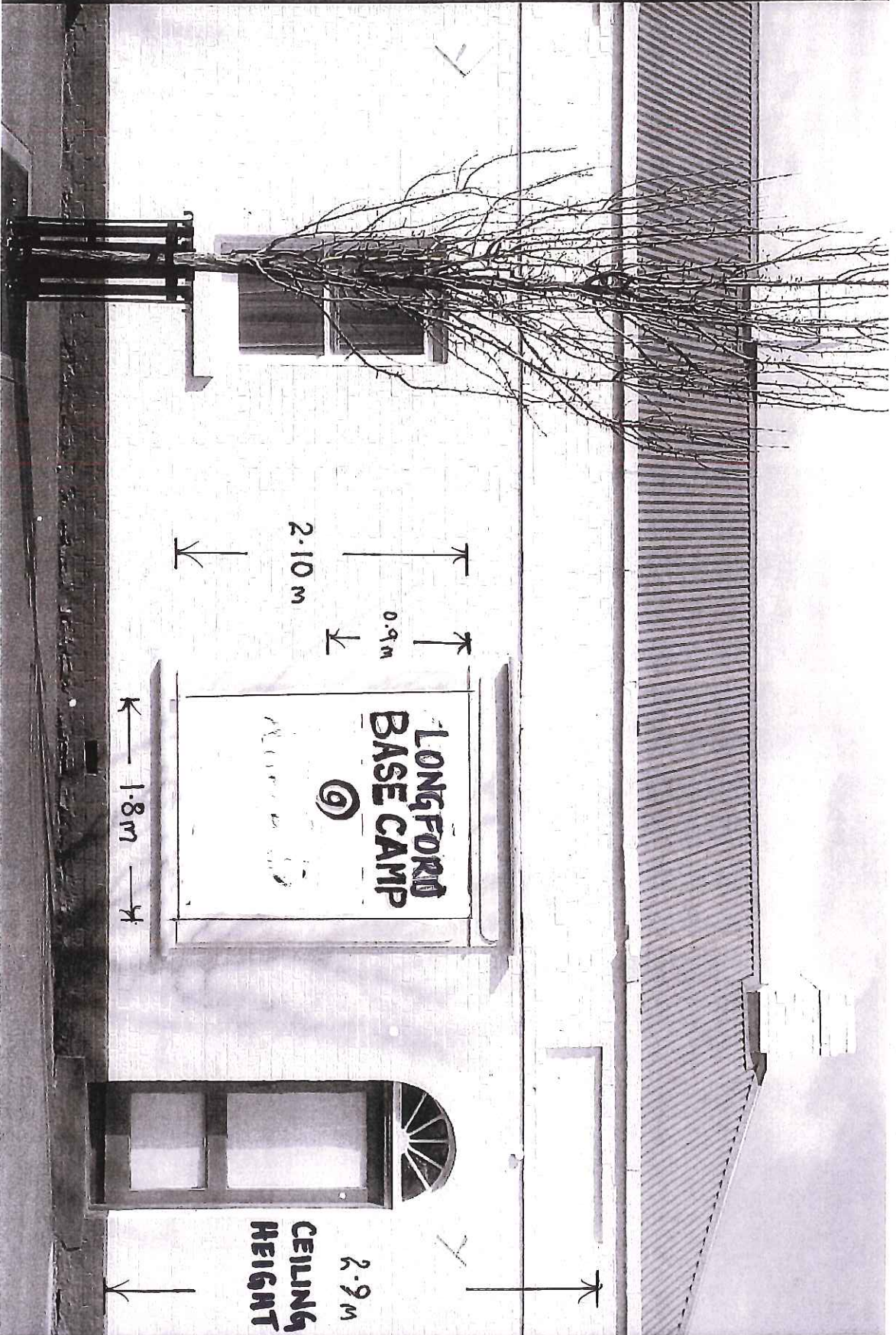
PLN -19 - 0183



P3

EXHIBITED

BUILDING SIGNAGE — LARGE WINDOW FRAMES



EXHIBITED

SIGNAGE Colour — BLACK BOLD
TEXT SIZE — 30cms

(P4)

Attachment - 1

BaseCamp @ LONGFORD - 9 Marlborough Street Longford

The owners of the above property hereby seek to operate a tourism related venture (Basecamp Longford) including limited budget accommodation (16 pax) from the premises at 9 Marlborough street ,Longford. It is envisaged that BaseCamp Longford will be a base for the adventurous traveller seeking to undertake activities such as trout fishing, cycling, kayaking, golfing and walks around Longford ,Evandale ,Cressy and into the Central Highlands .

Accommodation – Lodge style bunk bed accommodation (2 rooms) with shared services such as bathrooms, toilets and common living areas.

Adventure Activities – It is envisaged that a tour company will be created here that will employ local guides and service related staff to undertake small adventure related activities from this base .The offices for the company will occupy part of the building on the northern end as indicated on the site plan .It is envisaged that 2 part time staff will be employed initially. Guided fishing trips will be organised to world class trout fishing waters in the surrounding rivers of Longford ,Evandale and Cressy and in the Highland Lakes .Guided cycling trips to World heritage sites of Woolmers ,Brickendon and the old Longford race track will be developed in conjunction with Tourism Tasmania /local council .

EXHIBITED

D1

Safica Pty Ltd
9 Marlborough st Longford 7301

20 November 2019

Planning Ref : PLN-19-0183
THC Works Ref : #6081

Premises : 9 Marlborough Street Longford

Dear Members of Councils (NMC & THC) ,

Please find below and attached additional information as requested:

1. Car parking: Attached a detailed diagram outlining the nature and location of works proposed including a disabled space as requested.

2. Signage:

- One window only –location as depicted in application/photo overlay.
- Black letter vinyl lettering (size as indicated) placed on the glass within the window framework.

3. External Building Works:

- Nil building works to any part of the external building.

4. Internal Building Works limited to:

1. Repainting of existing painted ceilings and walls.
2. Repointing and clear sealing of any exposed brickwork.
3. Repairs /Replacement of floorboards.
4. Kitchen installation.
5. Floor coverage – polished floor boards and carpet tiles

I sincerely hope you find the above information satisfactory so that we can commence this exciting project.

Kind Regards,

Dr. Navin Kander
Sole Director

EXHIBITED

D2

Our ref: 109300.06; PLN-19-0183
Enquiries: Erin Boer



**NORTHERN
MIDLANDS
COUNCIL**

11/11/2019

Dr N Kander
21 Quarry Lane
DURAL 2158
via email:

Dear Dr Kander

Additional Information Required for Planning Application PLN-19-0183- Partial change of use to Visitor Accommodation & Business & Professional Services (tour company) & Signage (Heritage listed property within heritage precinct) at 9 Marlborough Street, Longford

I refer to the abovementioned application, which was referred to the Tasmanian Heritage Council. They have requested the following information be provided to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013 and the Historic Cultural Heritage Act 1995*:

- Notice of Interest - Additional Information as per Tasmanian Heritage Council's notice

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to planning@nmc.tas.gov.au and referenced with the planning application number **PLN-19-0183**. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in cursive script that reads "Jones".

Rosemary Jones
Administration Officer



Tasmanian Heritage Council
 GPO Box 618 Hobart Tasmania 7000
 Tel: 1300 850 332
 enquiries@heritage.tas.gov.au
 www.heritage.tas.gov.au

PLANNING REF: PLN-19-0183
 THC WORKS REF: #6081
 REGISTERED PLACE NO: #5122
 FILE NO: No File Ref.
 APPLICANT: Safila Pty Ltd / Dr N. Kander
 DATE THC RECEIVED: 1 November 2019
 DATE OF THIS NOTICE: 5 November 2019

NOTICE OF INTEREST: ADDITIONAL INFORMATION

(Historic Cultural Heritage Act 1995)

The Place: 9 Marlborough Street, Longford.
 Proposed Works: Change of use, signage.

Under s36(4) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council gives notification that it requires additional information. Please request the following information:

1. Please clarify if any internal or external alterations are proposed to occur to the building or outbuilding/s as part of the new use, noting that the building interior and outbuildings are subject to provision of the *Historic Cultural Heritage Act 1995*.
2. Please clarify the size, quantity and nature of new signage being proposed to the Marlborough Street façade. It is unclear if the sign panels are proposed to cover the entire window areas (2.1 x 1.8m), or have lettering fixed within the windows. It is also unclear if the signs are proposed to all 3 x windows, or only the window shown in the submitted photo overlay.

The procedure for carrying out this requirement by the planning authority must be in accordance with s37 of the Act. Once the information is received, please forward it the Heritage Council as soon as practicable.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Our ref: 109300.06; PLN-19-0183
Enquiries: Erin Boer



NORTHERN
MIDLANDS
COUNCIL

1/11/2019 ✓

Dr N Kander
21 Quarry Lane
DURAL NSW 2158
via email only: ✓

Dear Dr Kander

Additional Information Required for Planning Application PLN-19-0183- Partial change of use to Visitor Accommodation & Business & Professional Services (tour company) & Signage (Heritage listed property within heritage precinct) at 9 Marlborough Street, Longford

I refer to the abovementioned application, which has been further reviewed by Council's Planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

- Car Parking layout plan, inclusive of surface materials, parking dimensions and location of one (1) disabled parking space, as per the requirements of the Car Parking and Sustainable Transport Code & any tree removal required to accommodate car parking. ✓

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to planning@nmc.tas.gov.au and referenced with the planning application number **PLN-19-0183**. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Erin Boer'.

Erin Boer
URBAN AND REGIONAL PLANNER

Enc
Car parking and Sustainable Transport Code

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-0183	Council notice date	17/12/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01870-NMC	Date of response	02/01/2020
TasWater Contact	Daria Rech Greg Cooper (Trade Waste)	Phone No.	(03) 6237 8222 (03) 6237 8280
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	9 MARLBOROUGH ST, LONGFORD	Property ID (PID)	6734101
Description of development	Partial Change of use to Visitor Accommodation & Business & Professional Services (tour company)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Site Plan	--	--
Applicant	Attachment 1	--	--
Conditions			
<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 service 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. Where applicable, the developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. 			

The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

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

Service Locations

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

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

- 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.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council.

Documentation must include a floor and site plan with:

- Location of all pre-treatment devices i.e. Oil Water Separator;
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

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

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-19-0183
THC WORKS REF: #6081
REGISTERED PLACE NO: #5122
FILE NO: No File Ref.
APPLICANT: Safila Pty Ltd / Dr N. Kander
DATE: 10 January 2020

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 9 Marlborough Street, Longford.
Proposed Works: Change of use, internal alterations, signage.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-19-0183, advertised on 18/12/2019, subject to the following conditions:

- 1. Repointing of the heritage masonry must be conducted with a lime mortar with aggregate and finish to match the adjacent lime mortar.**
- 2. The historic brickwork must not be sealed. A porous lime-wash, mineral silicate, or breathable consolidant finish (silane siloxane, or similar) may be used on the heritage masonry.**
- 3. The historic timber floor boards must be cleaned and oiled, and not sanded excessively, or finished with a polyurethane sealer.**

Reason for conditions 1 to 3

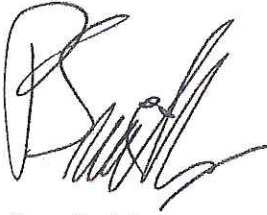
To ensure that the heritage fabric is not unnecessarily damaged by the new work.

Advice

The applicant is encouraged to contact Heritage Tasmania to discuss the appropriate treatments of the heritage masonry, and to identify the fabric and finishes of heritage value within the Registered place. A person with expertise in heritage masonry should be engaged to conduct masonry repairs, including repointing, site drainage, damp-proof coursing and external finishes.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Mr Chris Bonner on 1300 850 332.

A handwritten signature in black ink, appearing to read 'Pete Smith', with a stylized, cursive script.

Pete Smith

Director - Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 17 December 2019
REF NO: PLN-19-0183; 109300.06
SITE: 9 Marlborough Street, Longford
PROPOSAL: Partial change of use to Visitor Accommodation & Business
& Professional Services (tour company) & Signage (Heritage
listed property within heritage precinct)
APPLICANT: Safila Pty Ltd
REASON FOR REFERRAL: HERITAGE PRECINCT
HERITAGE-LISTED PLACE
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?

There are no alterations proposed to the exterior of the building.

The window signage is acceptable.

This proposal will not have any adverse impact on the historic cultural heritage character of the street or townscape.

I have no objections to the proposal.

Email referral as word document to David Denman -

Attach public exhibition documents

Subject line: Heritage referral PLN-19-0183 - 9 Marlborough Street, Longford



David Denman (Heritage Adviser)

Date: 8/1/2020

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 8 JAN 2020					
GM		A	MYR		A
P&DM			CRS		
CSM			PLAN		
SPDM			BLD		
WM			HLT		
RS					

1-355 ATTACHMENT C

8th January 2020

Duncan and Maree Lawes
 81 Wellington Street
 Longford TAS 7301

Dear Paul Godier

We are writing to express our concerns about the proposed development at 9 Marlborough Street Longford PLN-19=0183 (development application closing date 9/1/2020).

Over the Christmas holiday period there have been frequent social gatherings at the rear of 9 Marlborough Street. It appears that a number of people have been staying on site and meeting together in the evenings. The gathering last night was an example of the issues that we are concerned about.

The celebrations were loud, the music was loud and the singing was also very loud. It sounded like there appeared to be a significant number of people who were drunk. The music and singing ended about 10pm and the noise of loud conversation continued past 11pm. The related activity extended beyond the grounds of 9 Marlborough Street as guests wandered onto Wellington Street.

We do not object to a tourism business on site but the type of visitor accommodation applied for in the planning application would only serve to perpetuate the current situation.

Kind regards

Duncan and Maree Lawes



Safica Pty Ltd
9 Marlborough St Longford 7301

17 January 2020

Planning Ref : PLN-19-0183 ,Your Ref 6734101

Dear Members of Council NMC ,

I am in receipt of the representation (noise complaint) from a neighbour and feel the matter has very little to do with the planning application sought for the above premises.

Over the Christmas period I had entertained guests and family friends .Yes the mood was festive and some of my guests were asked to camp it out to avoid driving .

During this festive period I too had noticed many drunk persons walking from the pub nearby. Are we to police this for each venue and relegate Longford into a “ghost town” ?

More importantly my guests and I have spent several thousand dollars in the local businesses and surrounding tourist related activities . Now really thats what the aim of this short term visitor application is about for the town. Its about attracting valuable tourist dollars to the area .

I agree to an extension of time until 21 Feb 2020 to allow council to respectively proceed with the completion of this assessment which has now been unnecessarily delayed further .

Kind Regards,

Dr. Navin Kander
Sole Director