

PLAN 2

DRAFT AMENDMENT 04/2020

LOW DENSITY RESIDENTIAL LAND AT THE SOUTH OF LONGFORD

ATTACHMENTS

- Draft amendment
  
- Representation

**NORTHERN MIDLANDS INTERIM  
PLANNING SCHEME 2013**

**INSTRUMENT OF CERTIFICATION**

The Northern Midlands Council resolved at its meeting of 21 September 2020 to certify that draft Amendment 04/2020 to Northern Midlands Interim Planning Scheme 2013 meets the requirements specified in section 32 of the Land Use Planning and Approvals Act 1993.

**Draft Amendment 04/2020 to the Northern Midlands Interim Planning Scheme 2013:**

At clause 12.2 (Low Density Residential Zone Use Table), insert into the Permitted category the use class Business and professional services with the qualification, if:

- on CT 110574/1, 110574/2, 111673/1, 111673/2, 112949/3, 113908/1, 113908/2, 122095/3, 124312/1, 135118/1, 135118/2, 135118/3, 140326/1, 157278/1, 157278/2, 164829/1, 167605/1, 171035/1, 171035/2, 173613/1, 173613/2, 173613/6, 177618/1, 177618/2, 19327/2, 19327/3, 244840/1, 244841/1, 26599/1, or 63989/1; and
- for veterinary centre.

At clause 12.2 (Low Density Residential Zone Use Table), insert into to Permitted category the use class Domestic animal breeding, boarding or training with the qualification, if:

- on CT 110574/1, 110574/2, 111673/1, 111673/2, 112949/3, 113908/1, 113908/2, 122095/3, 124312/1, 135118/1, 135118/2, 135118/3, 140326/1, 157278/1, 157278/2, 164829/1, 167605/1, 171035/1, 171035/2, 173613/1, 173613/2, 173613/6, 177618/1, 177618/2, 19327/2, 19327/3, 244840/1, 244841/1, 26599/1, or 63989/1; and
- not for animal pound, cattery or kennel.

The **COMMON SEAL** of the )  
Northern Midlands Council is )  
affixed hereto, pursuant to the )  
Council's resolution of )  
**21 September 2020** in the presence of: )

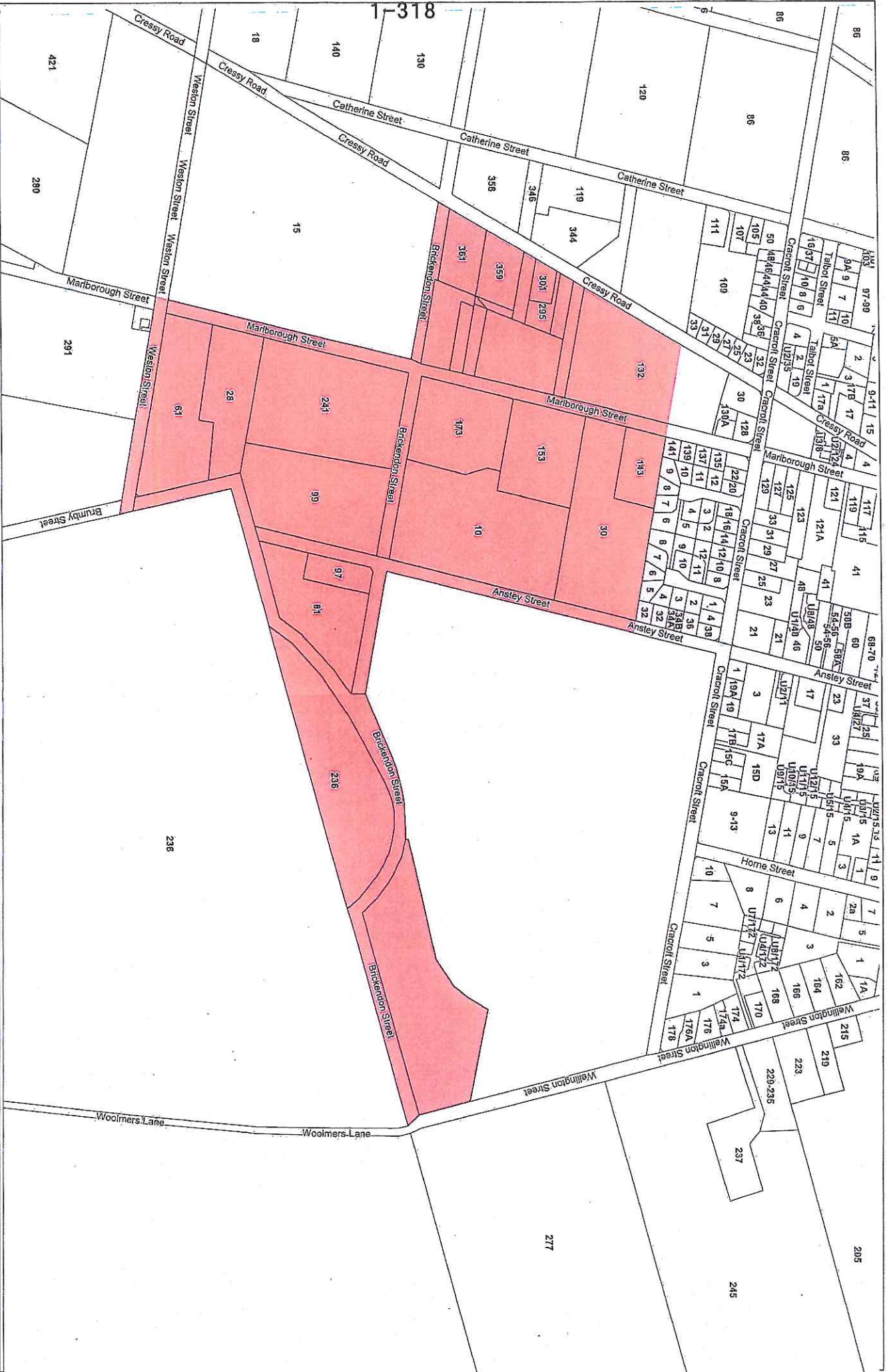



*M Knowles*

.....  
Mayor

.....  
General Manager

1-318




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Base data from the LRS, or State of Tasmania. For actual  
 Base image by Tasmap, © State of Tasmania  
 Where shown, aerial photography is indicative only and  
 should not be used as an accurate comparison of title  
 boundaries.  
 Where shown, underground services are diagrammatic only.  
 Actual location of services are to be confirmed on site.

6/10/2020  
 1:5000



1-319



## LONGFORD EQUINE CLINIC

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3.12.2020

**RE: 04/2020; PLN-20-0230**

I wish to object to the following planning application **04/2020; PLN-20-0230** on the following grounds.

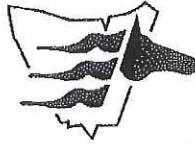
Essentially the application wishes to change the permitted use of the land in the low residential zone. The land was initially set aside for uses that aid and support the adjacent Longford training centre and hence this was the permitted use of the land. It was clearly foreseen at the time that there was a need for this land in order for the training centre to prosper, and that the use of the land would need to be protected through its zoning, as there would come a time when others coveted the land for other uses. Well that time has come

The Longford Training Centre has as much need now of this land for its survival as it ever did. In fact as training centres around Tasmania become rationalized, and the opportunities to find land adjacent to training centres to train on becomes more limited, the need for this land is greater than ever. Now is the time for Council to defend the original zoning uses and not to be thinking of changing them. There is absolutely no compelling reason to change the permitted use of this land, beyond giving into developer pressure.

This objection needs to be read in conjunction with my objection to PLN-20-0174, wherein I go into more detail on the value to the town of the training centre. It is abundantly clear Council has a choice between acting in the best interests of its local Thoroughbred Training Centre and its attendant history, or facilitating its slow demise by approving this draft amendment which will allow residential and commercial interests unconnected with racing to threaten racings viability.

Yours Sincerely

**Dr Michael Morris B.V.Sc**  
Senior Veterinarian  
Longford Equine Clinic



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|---------------------------|---|---|-----|---|---|
| NORTHERN MIDLANDS COUNCIL |   |   |     |   |   |
| File No.                  |   |   |     |   |   |
| Property                  |   |   |     |   |   |
| Attachments               |   |   |     |   |   |
| REC'D 16 NOV 2020         |   |   |     |   |   |
|                           | I | A | PLN | L | A |
| GM                        |   |   | PLN |   |   |
| P&DM                      |   |   | BID |   |   |
| CSM                       |   |   | MYR |   |   |
| W/M                       |   |   | EA  |   |   |
| HT                        |   |   |     |   |   |
| HLT                       |   |   |     |   |   |

Received by  
 L. Davey  
 10:45am

16.11.2020  
 The General Manager  
 Northern Midlands Council

I wish to object to development application PLN-20-0174, on the following grounds.

1. This proposed subdivision is on land currently being used to spell racehorses. The land is part of a larger area around the Longford thoroughbred training centre, which was previously classified as Particular Purpose Racehorse Training and Stables. That is to say the land was set aside for that purpose in order to support the adjacent Longford Training Centre. The zoning was changed to low residential solely to comply with the statewide planning scheme template ( which contained no Particular Purpose Racehorse Training and Stables) and not because the Council had any desire at the time to change the intended use of the land. There is just as much need today to preserve the land for the support of racing as there was when Particular Purpose Racehorse Training and Stables was instituted, and the interim planning scheme still requires that to be the case.

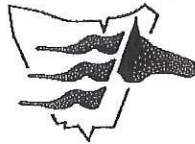
If Council is to now allow or facilitate subdivision and development of this land, not only will it be in breach of the planning scheme, it will have the following repercussions.

- A. It will be risking future conflict between existing trainers and horsemen and future residential owners unused to the implications of living in close proximity to racehorse stables, and driving on roads and streets frequently used by horses. This would clearly conflict with Section 32 of the Land Use Planning and Approvals Act 1993 which requires council to "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"
- B. But most importantly it will be signing the slow death warrant of the Longford Training Centre. A training centre can only survive when it has the necessary support structures in place and an essential part of that is the space available for training and spelling, as well as an understanding and sympathetic immediate local community. Those residences presently within the area are almost all involved in and sympathetic to the racing industry. There can be no guarantee of that with this subdivision, which is a requirement of the current interim planning scheme.

Council would be aware that the Longford Training Centre has considerable cultural and colonial significance as the oldest continuously used racetrack in Australia. Sydney's prestigious Banjo Club recognises Australian country racetracks that it believes are an important part of our colonial heritage, in keeping with the spirit of Banjo Paterson, after whom the club was named. The Longford track received this recognition approximately a decade ago. Following the unfortunate and sad demise of the Deloraine track and its historic live steeple, the Longford track is the last remaining iconic country racetrack in Tasmania. The importance of the track and the Longford Cup is not sufficiently recognised by Council in my view. At a time when country tracks are

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under siege it is imperative, we celebrate and highlight those things that add value to our towns, clubs and institutions, so that it becomes harder for regulators and opponents to shut them down.

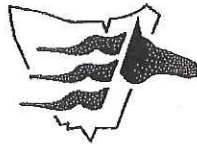
If Council were to allow subdivision of land specifically set aside to aid and support training it would be a clear indication it has no regard for our racing history. The land and racetrack should in my view should be added to the historic precinct of which Brickendon and Woolmers are a part.

- C. Approving this subdivision proposal would set a precedent for further subdivision of other land that sits within the referred to Particular Purpose Racehorse Training and Stables area. Mr Dixon has recently acquired much of this land, presumably with subdivision in mind. To allow this to proceed is a very real existential threat to the Longford Training Centre.
- D. Any subdivided land must be used in accordance with the interim planning scheme, which means it must have a use associated with the racing industry and council has a duty and obligation to ensure this occurs.

2. The application has not adequately addressed the issue of stormwater.

- A. Council would be aware the problem this part of town faces with stormwater as I have complained about it previously with no action forthcoming at all. The area is extremely flat with little to no fall in any direction, which makes water run off almost impossible. Beyond a few poorly constructed roadside drains there is no stormwater infrastructure in this area and it would appear there is no intention to put any in. I live, and run an equine veterinary clinic, opposite the Longford Training Centre in Brickendon St, one block away from the proposed subdivision. Every winter in heavy rain events my house and clinic are cut off for days by the roadside drains holding water that cannot escape. The attached photos were taken 3 days after a rain event finished, and demonstrate the problem.

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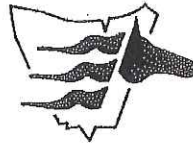


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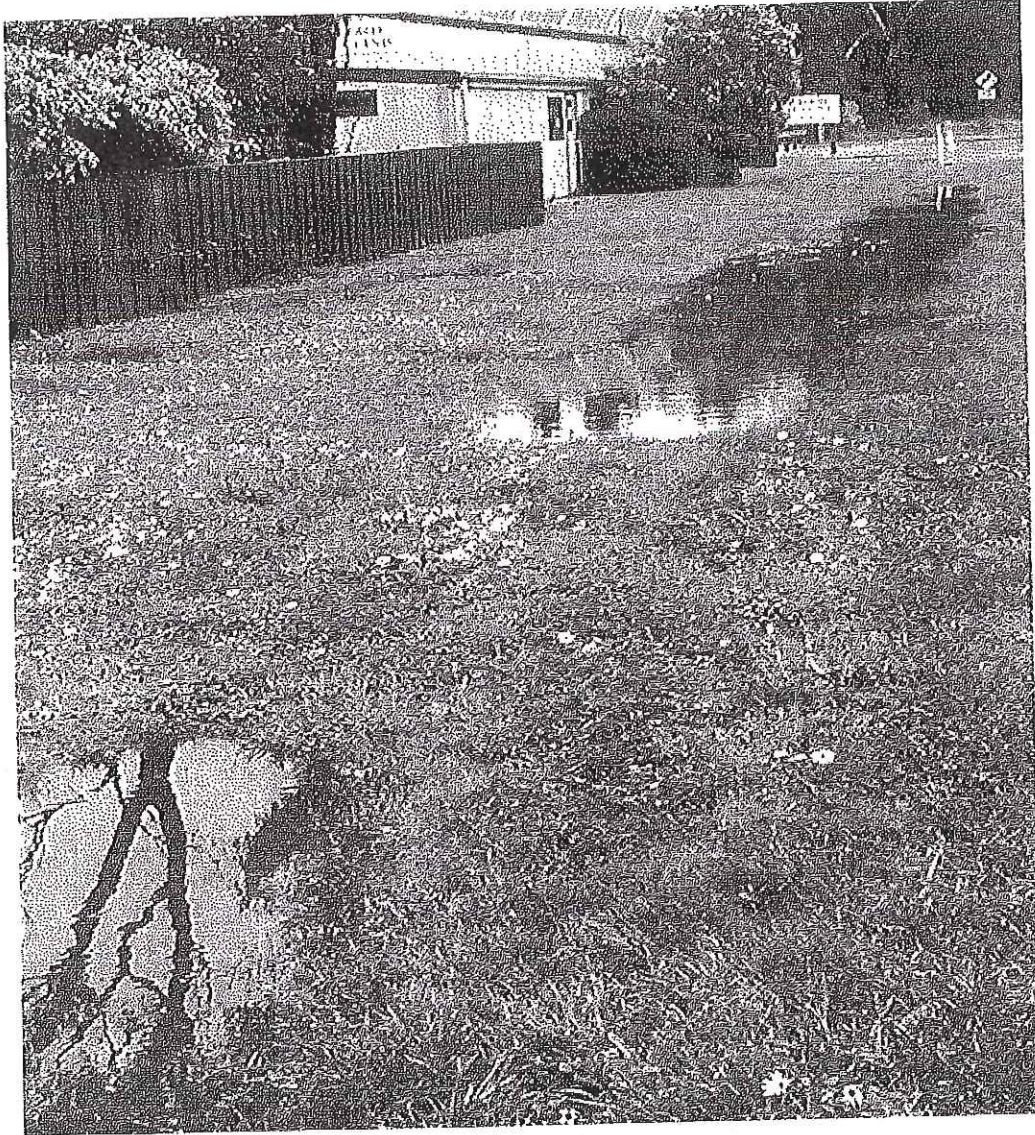
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But at least there are shallow roadside drains outside my property. There are no drains at all adjacent to the proposed subdivision ( see photos).

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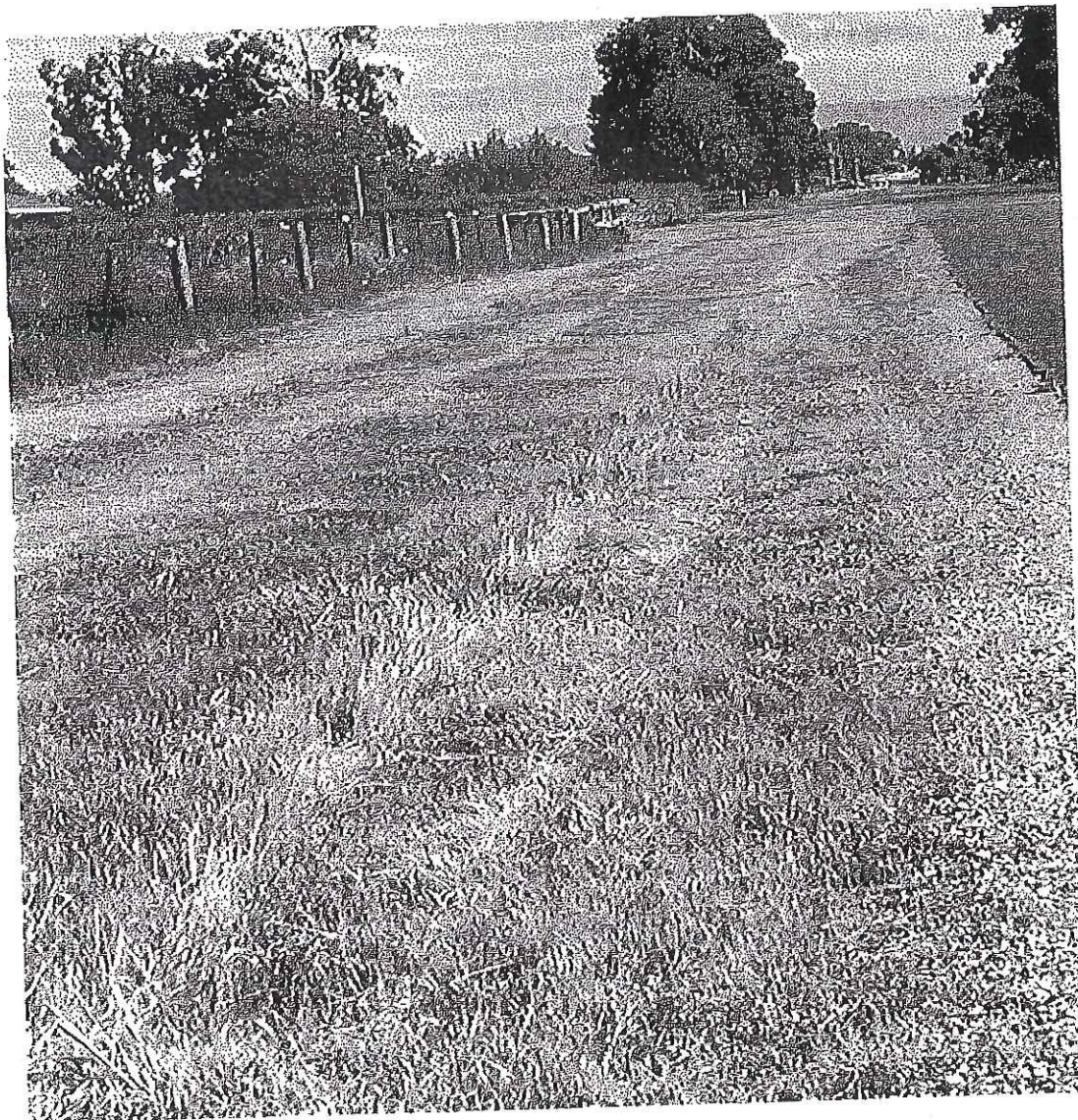


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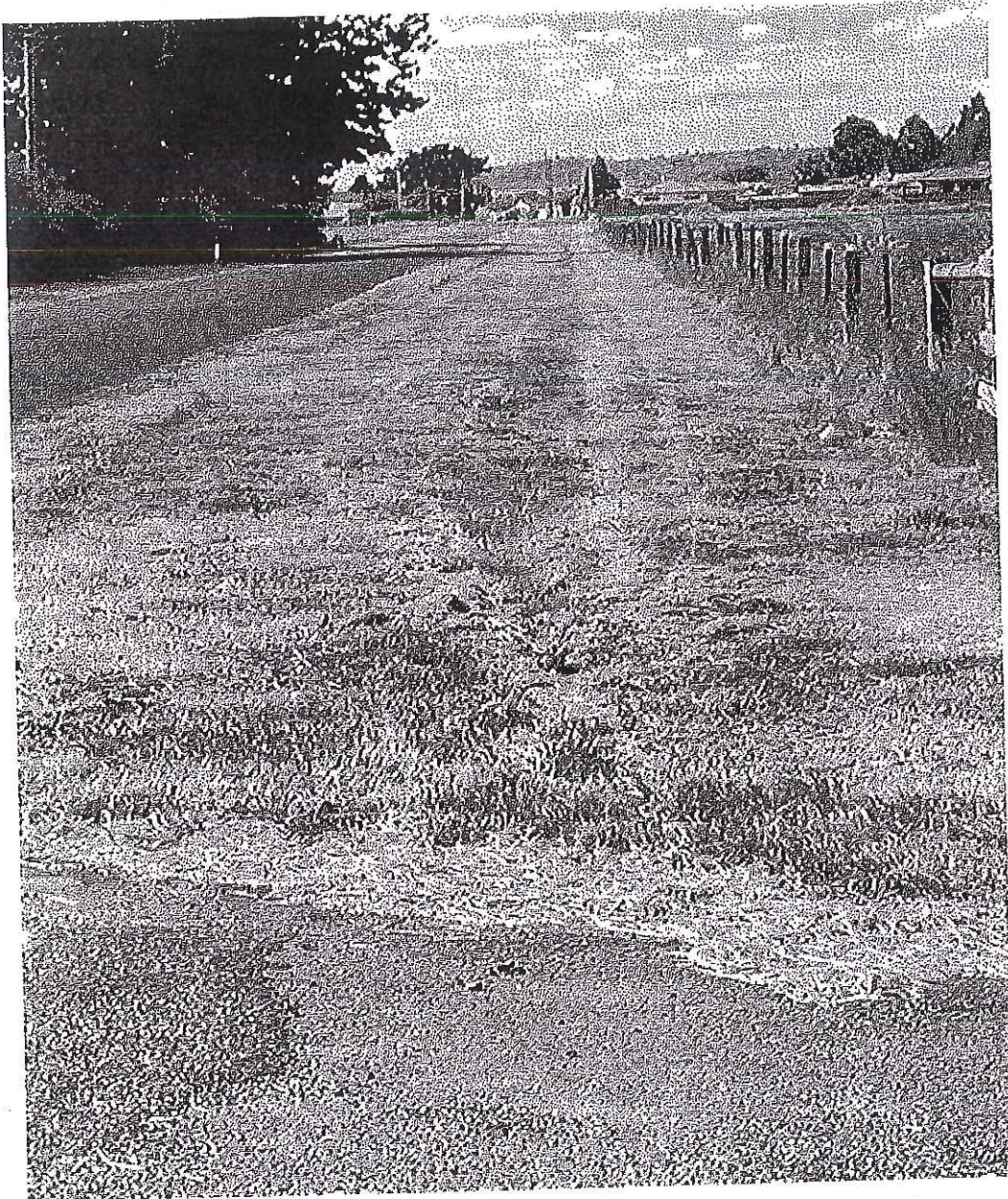
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It is quite evident the existing residents are already disadvantaged by the lack of water and sewerage infrastructure. The area relies on the ability of the land to absorb both stormwater and wastewater as it can't escape, and in winter that ability is already frequently exceeded on multiple occasions by the existing number of residents with attendant buildings and roofs.

To suggest the area can cope with further building development and water runoff, without pumping stations is ludicrous.

- B. The stormwater assessment accompanying the application is at pains to point out it was conducted on the basis the proposed lots were to be residential lots with a typical 3 bedroom home. No mention was made of other buildings, sheds etc. The wastewater assessment on the other hand said there was sufficient scope for a typical 4 bedroom dwelling, so presumably there is NOT sufficient stormwater capacity for a 4 bedroom dwelling or for any sheds, or they would have said so. Given the report was commissioned by Mr Dixon you can be sure it presents the most favourable options available. It sounds like a very small margin for error on the stormwater assessment. In any case it is clear the stormwater assessment was done on the basis of a residential dwelling of limited size and no attendant outbuildings. It most definitely was not done with a view to a commercial property with a much larger roof footprint and runoff, as well as the increased wastewater production and reticulated water use. It is my understanding this is the intended use of one of the lots.

In conclusion, even if Council is to give no regard to its obligations for future use of land within this area, or to the effect this subdivision will have on the future of the Longford Training Centre, it is abundantly clear the topography of this part of town renders any subdivision wholly inappropriate, without the installation of stormwater pits and pumping stations.

Yours Sincerely

Dr Michael Morris B.V.Sc  
 Senior Veterinarian  
 Longford Equine Clinic