

PLAN 3

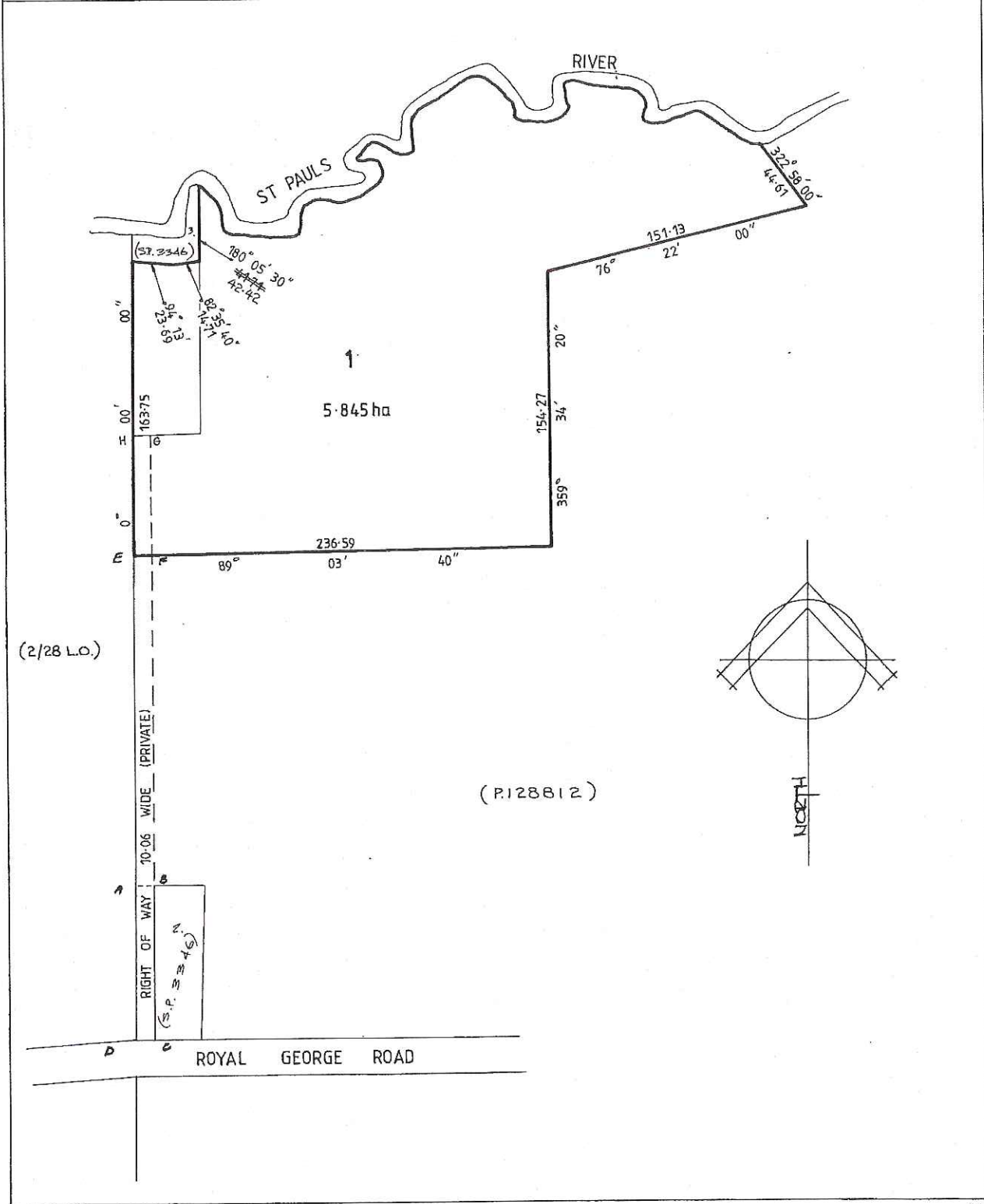
PLANNING APPLICATION PLN-20-0232

1207 ROYAL GEORGE ROAD, ROYAL GEORGE

ATTACHMENTS

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

<p>OWNER MERVYN ERIC WILLIAMS, TREVOR WILLIAM WILLIAMS & JEANETTE MARGARET WILLIAMS. FOLIO REFERENCE CT Vol 2960 Fol 32-64960/1 CT Vol 109909 Fol 1</p> <p>GRANTEE PART OF LOT 689,640 ACRES GRANTED TO ROBERT HEPBURN</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR IAN ROBERT GREEN of</p> <p>LOCATION LAND DISTRICT OF GLAMORGAN PARISH OF ST. CUTHBERTS</p> <p>SCALE 1:4000²⁰⁰⁰ LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP129201</p> <p>APPROVED EFFECTIVE FROM 23 FEB 1998</p> <p><i>Michael Green</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 123 (5636)</p>	<p>LAST UPI No. 4002 4804800 4804802</p>	<p>LAST PLAN No. D.109909, S.P.3346</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



EXHIBITED

1-329
 Adjoining Property
 Royal George Rd
 Property ID - 2747399
 Title Ref - 249026/1



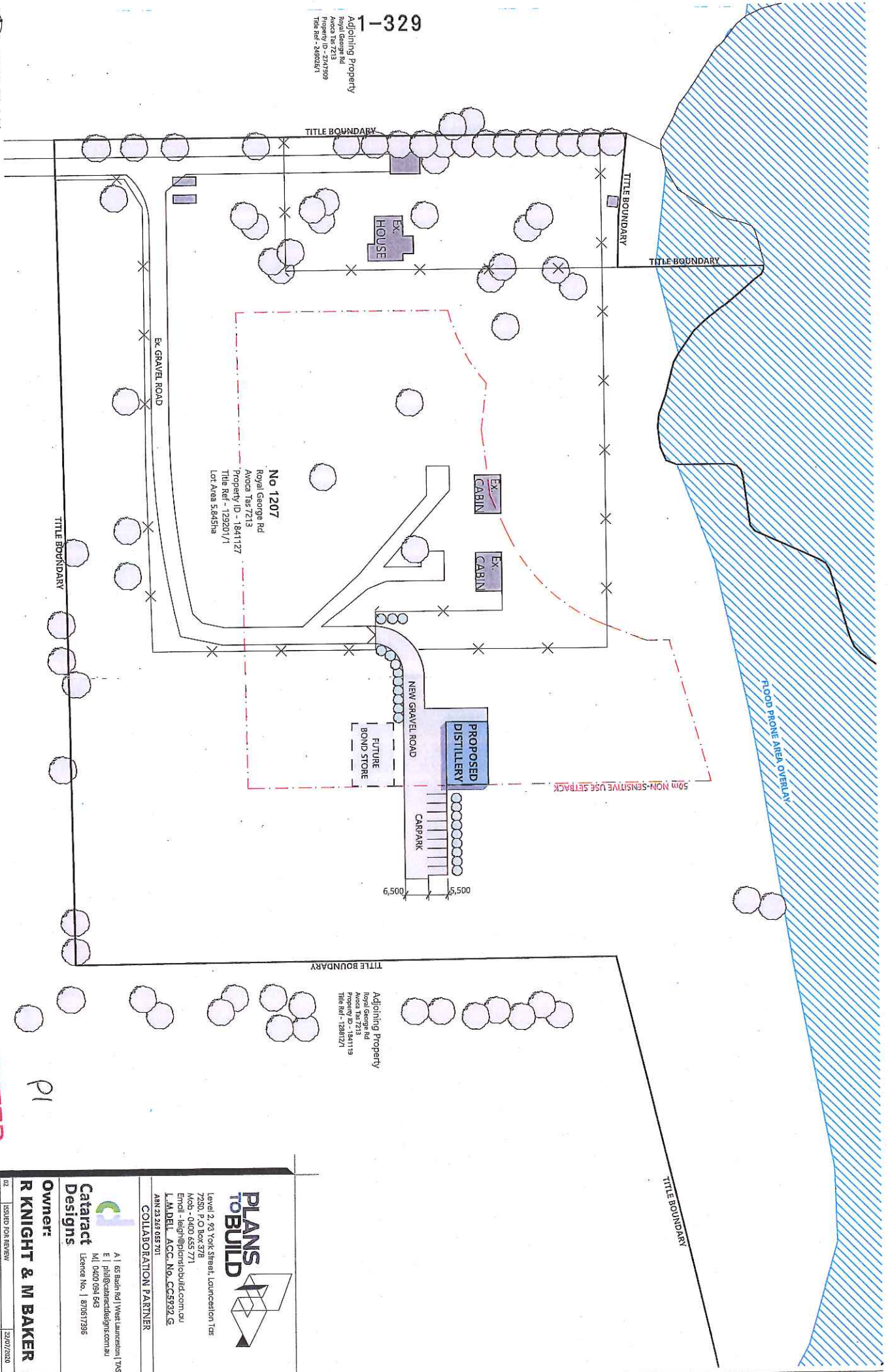
SITE PLAN
 SCALE 1:1000
 0mm 10000 20000 30000 40000 50000

PROPOSED WHISKY DISTILLERY
1207 ROYAL GEORGE ROAD, AVOCA

PROJECT NUMBER:
20087

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
22/07/2020



Adjoining Property
 Royal George Rd
 Avoca T87213
 Property ID - 1841119
 Title Ref - 1288171

EXHIBITED

PLANS TO BUILD

Level 2, 23 York Street, Launceston Tas
 7250, P.O. Box 378
 Mob - 0400 655 771
 Email - enq@plantoobuild.com.au
 L.M.D.B.E.L. ACC. No. CC5932.G
 Adv 23 269 05570

COLLABORATION PARTNER

Cataract Designs
 A | 65 Babin Rd | West Launceston TAS
 E | info@cataractdesigns.com.au
 M | 0400 094 643
 License No. | 870317396

Owner:
R KNIGHT & M BAKER

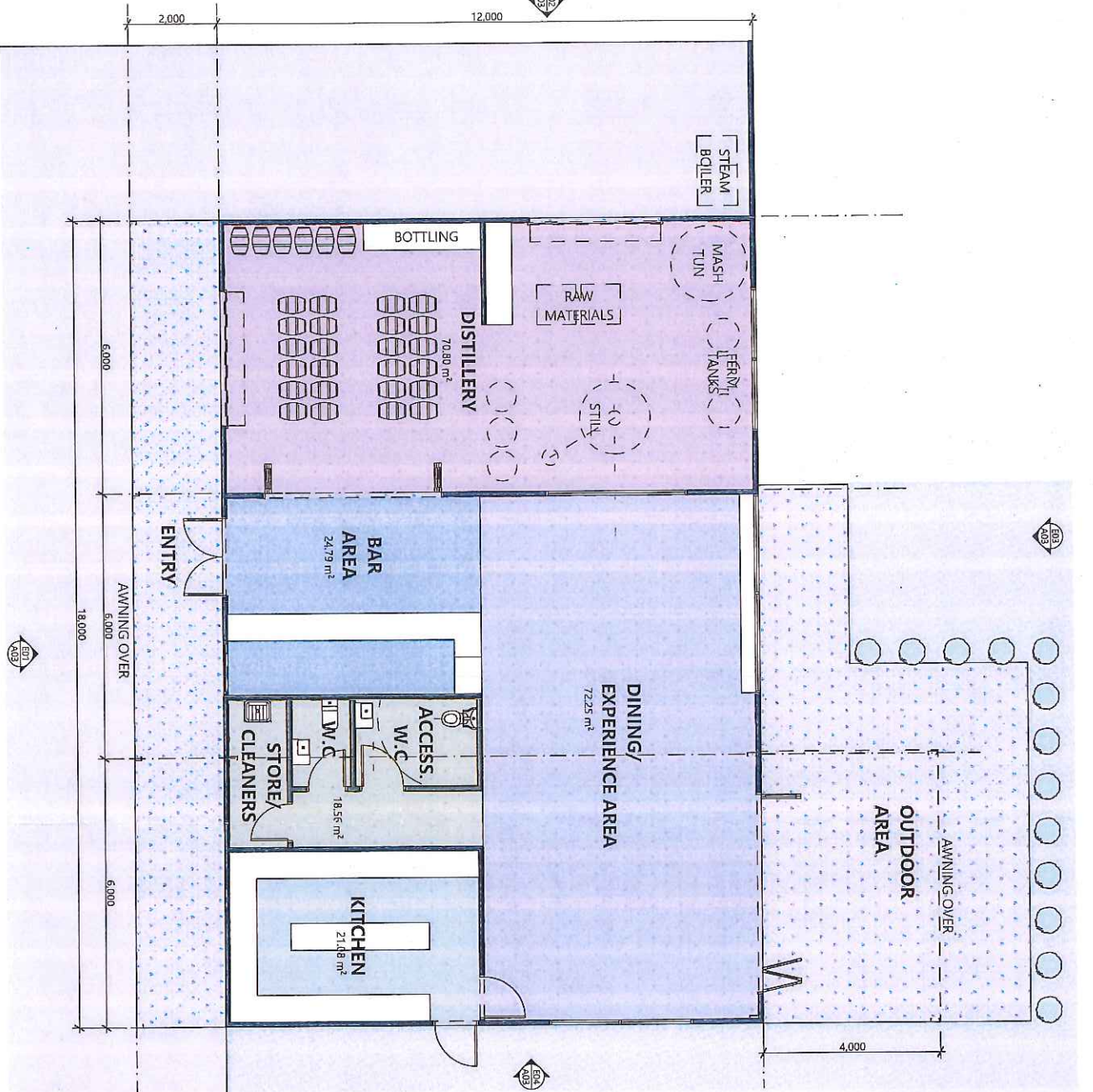
Rev	Amendment	Date
02	ISSUED FOR REVIEW	22/07/2020
01	ISSUE CONCEPT	REV: 02

DRAWING No: **A01**

1-330



PROPOSED FLOOR PLAN
SCALE 1:100
0mm 1000 2000 3000 4000 5000



PROPOSED WHISKY DISTILLERY

1207 ROYAL GEORGE ROAD, AVOCA

PROJECT NUMBER:
20087

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
26/08/2020

EXHIBITED
02

Rev	Amendment	ISSUE DATE
03	ISSUED FOR REVIEW	26/08/2020
02		
01		

Owner:
R KNIGHT & M BAKER

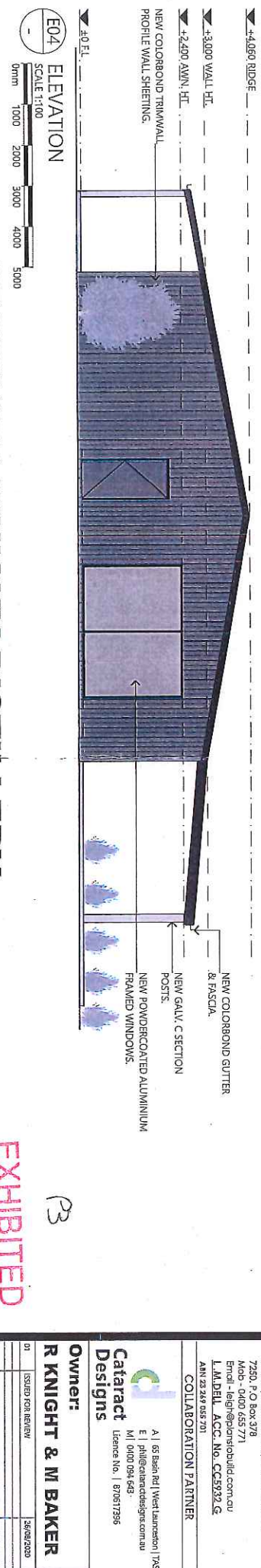
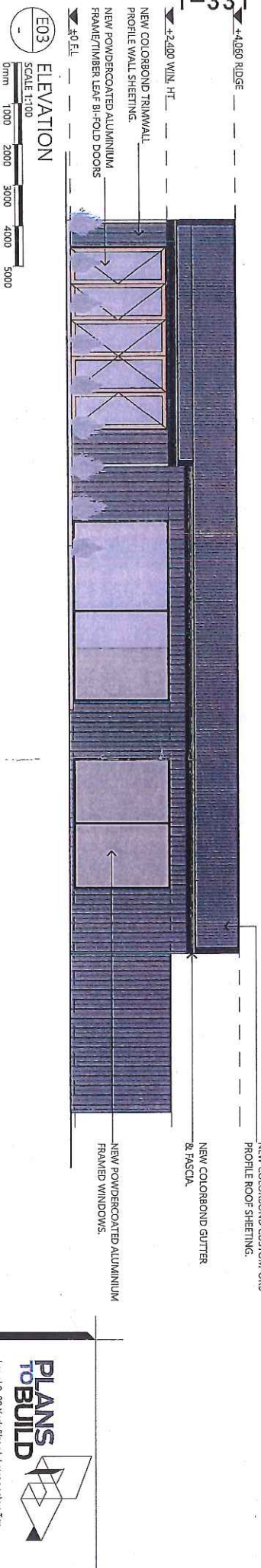
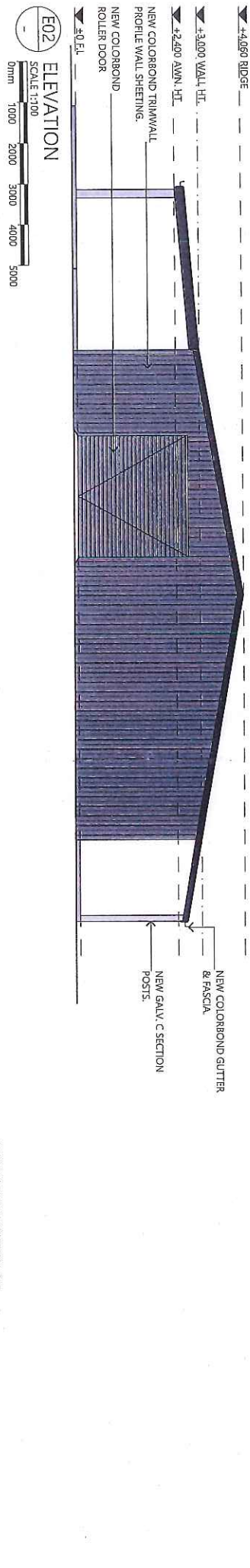
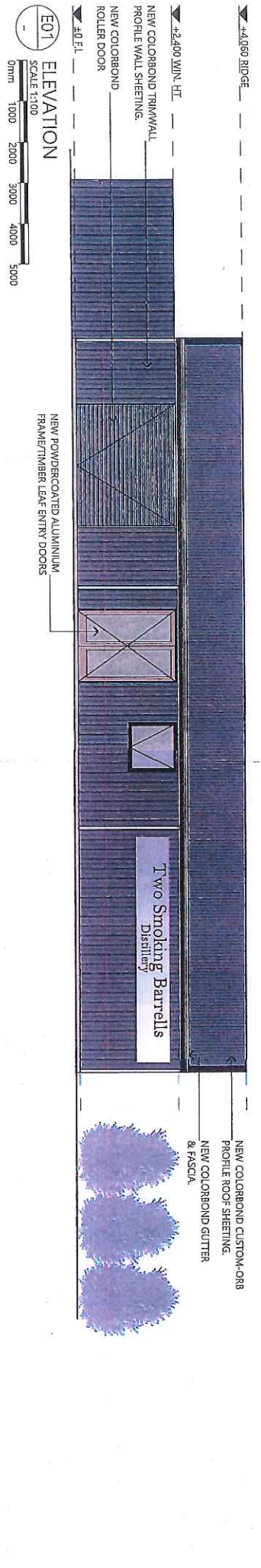
Design:
Cataract Designs

Collaboration Partner:
PLANS TO BUILD

Level 2, 93 York Street, Launceston Tas
7250, P.O. Box 378
Mob - 0400 655 771
Email - info@planstobuild.com.au
L.M.BELL ACC. No. CC5292.G
ARN 239 055 701

A | 65 Swan Rd | West Launceston | TAS
E | info@cataractdesigns.com.au
M | 0400 094 653
Licence No. | 870517396

DRAWING No: A02
REV: 03



PROPOSED WHISKY DISTILLERY
1207 ROYAL GEORGE ROAD, AVOCA

PROJECT NUMBER: **20087**
 SCALE: IF IN DOUBT ASK **SCALE @ A3**
 PRINT DATE: **26/08/2020**

EXHIBITED

B3

PLANS TO BUILD

Level 2, 93 York Street, Luncston Tor
 7250, P.O Box 378
 Moab - 0400 655 771
 Email - reg@plansbuild.com.au
 L.M.D.B.L. ACC. No. CG5792.G
 ANI 23 247 055 701

COLLABORATION PARTNER

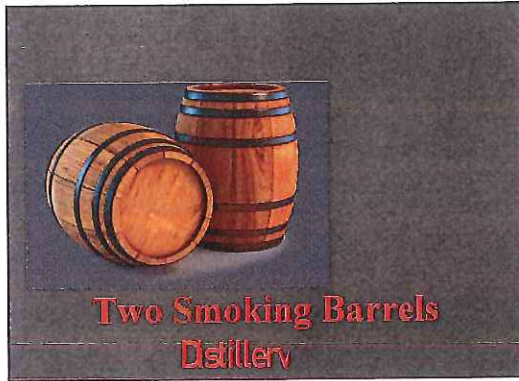
Cataract Designs
 Licence No. | 870517356

Owner:
R KNIGHT & M BAKER

Rev	Amendment	Date
01	ISSUED FOR REVIEW	26/08/2020

DRAWING No: **A03** ISSUE: SKETCH REV: 01

PROPOSED SIGN AT GATEWAY



900 mm

1200 m

P4

EXHIBITED

Google Maps C301



1-333

EXHIBITED

RS

Received
26.10.20

PLANNING APPLICATION Proposal

Description of proposal: Whiskey distillery & restaurant
Tasting Room

(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: 1207 Royal George Rd, Avoca

CT no:

Estimated cost of project \$300,000 (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 Residential

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

Limited to 35-50 patrons max including bus tours
Speed bumps & signage down driveway to slow
traffic. Expect approx 3-5 staff including ourselves.
Only opening Fri / Sat / Sun 10-3am
Expect low traffic volume - no deliveries to property when
restaurant open.

(attach additional sheets if necessary)

Is any signage required? Yes at end of driveway
(if yes, provide details)

D1

EXHIBITED

Erin Miles

From: NMC Planning
Sent: Thursday, 3 December 2020 12:28 PM
To: Erin Miles
Subject: FW: (ECM:1132336) RE: Referral to EHO - PLN-20-0232, Royal George Road, Royal George.doc

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au
 Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

**employer
of choice**

From: Graeme Hillyard <graeme.hillyard@nmc.tas.gov.au>
Sent: Thursday, 5 November 2020 2:33 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: (ECM:1132336) RE: Referral to EHO - PLN-20-0232, Royal George Road, Royal George.doc

Hi Rosemary,

The following conditions should be included in any approval for the attached building proposal:

- 1) Fit out of the food preparation and storage area is to comply with the requirements of the Food Act 2003, Food Standards Code and the Australian Standard 4674-2004 for the Design Construction and fit out of Food Premises.
- 2) On site waste water is to be designed by a suitably qualified waste water disposal designer and take into consideration the location of the flood prone land located on the site.

Regards
 Graeme

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 Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Graeme Hillyard



Environmental Health Officer | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: graeme.hillyard@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

**employer
of choice**

18 November 2020

General Manager
Northern Midlands Council
PO Box 156
LONGFORD
TASMANIA 7301

EMAILED: planning@nmc.tas.gov.au

Dear General Manager

PLANNING APPLICATION (REFERENCE NUMBER – PLN-20-0232)

We write to formally **object** to the abovementioned planning application as owner of the "right of way" subject to this application, and as the owner of the property known as "Robin's Lawn", located at 1205 Royal George Road, Avoca.

DESCRIPTION OF PROPOSAL

- Whiskey Distillery
- Restaurant
- Tasting Room

REASON FOR OBJECTION

For the avoidance of any doubt, we are not writing to object to the proposed development of the Whiskey Distillery in isolation; our object applies to the increase in traffic flow associated with the proposed Restaurant and Tasting Room.

In its current form, we do not believe the planning application provides sufficient detail to mitigate the issues and our concerns associated with the increase in traffic flow.

Our concerns include but are not limited to:

- wear and tear of the existing "right of way" including associated ongoing repair costs;
- increase in dust caused by excessive traffic movement;
- safety and security of residents and visitors of the home located on "Robin's Lawn";
- safety and security of property, equipment and animals owned and located on "Robin's Lawn".

We also raise concern on behalf of the residence of the property, our elderly parents who have lodged a separate objection as occupiers of the residence and, together with my brother, operators of the farm.

Please provide a receipt of acknowledgement of this objection letter.

If you have any queries concerning the above, please do not hesitate to contact me.

Yours Sincerely



Jason T Williams

Rosemary Jones

From: Jeanette Williams <jeanettetw49@gmail.com>
Sent: Thursday, 19 November 2020 12:55 PM
To: NMC Planning
Subject: Distillery, food services & signage

Follow Up Flag: Follow up
Flag Status: Flagged

In regards to the proposed new development by my new neighbour i have spoken to him a few times about our right away which passes my house regarding the speed limit and dust. This is a working farm and is to be respected as such. there will be no changes to the right of way unless I find it necessary to install speed humps to restrict speed for the safety of children, dogs and farm animals. it is not to our benefit to fence the right of way because of access to stock trucks and our machinery. Jeanette and I have lived here because of the peaceful surroundings in excess of 52 years and expect that our neighbours will keep it that way in our future years.

Regards Trevor Williams
1205 Royal George Road
Avoca Tas 7213

3 December 2020

Northern Midlands Council

PO Box 156

Longford

TASMANIA 7301

Re: PLN-20-0232

To Whom It May Concern;

In response to the objections received regarding our planning application for a whiskey distillery at 1207 Royal George Road in particular the right of way access.


We have made numerous attempts to discuss with our neighbour Mr Trevor Williams and his son Scott Williams their concerns regarding the right of way driveway.

We have offered the following:

1. To put up signposts to slow traffic coming up the driveway
2. To put in speed humps if necessary to slow traffic and make it safe for residents, visitors and animals in the surrounding properties.
3. Dust was never discussed, however both parties are responsible for dust management given they have stock trucks and machinery driving on the shared right of way. We are happy to share this responsibility.
4. We have discussed the issue of wear and tear on the driveway and are happy to agree to a pro-rata arrangement for responsibility of this.
5. We are happy to install a security camera at the entrance to the shared drive-way as well as a security gate to deter visitors outside of operational hours in the interests of security of the neighbours property, equipment and animals.
6. A monthly report on traffic flow will be prepared by us and presented to both parties if required to ascertain the responsibilities regarding the above.
7. We also acknowledge Mr Williams concerns regarding the peaceful surroundings and wish to convey again that it is our intention to maintain this to the best of our ability.

If you have any questions regarding this submission please do not hesitate to contact us.

Yours sincerely



Michelle Baker