

PLAN 5

PLANNING APPLICATION PLN-21-0139

1 WELLINGTON STREET, LONGFORD

ATTACHMENTS

- Application & plans
- Responses from referral agencies
- Representations & applicant's response

PLANNING APPLICATION

Proposal

Description of proposal: Construction of a roof/carport to provide weather protection over a dog wash. The previous application (PLN20-0137) was declined due to inadequate parking. This proposal addresses the parking matter, increasing the safety to customers and their dogs.

(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: 1 Wellington Street Longford Tasmania 7301

CT no:

Estimated cost of project \$18,000.

CARPET - \$12,000
 PLUMBING - \$2,000
 HARDSTAND - \$4,000
 (include cost of landscaping, car parks etc for commercial/industrial uses)

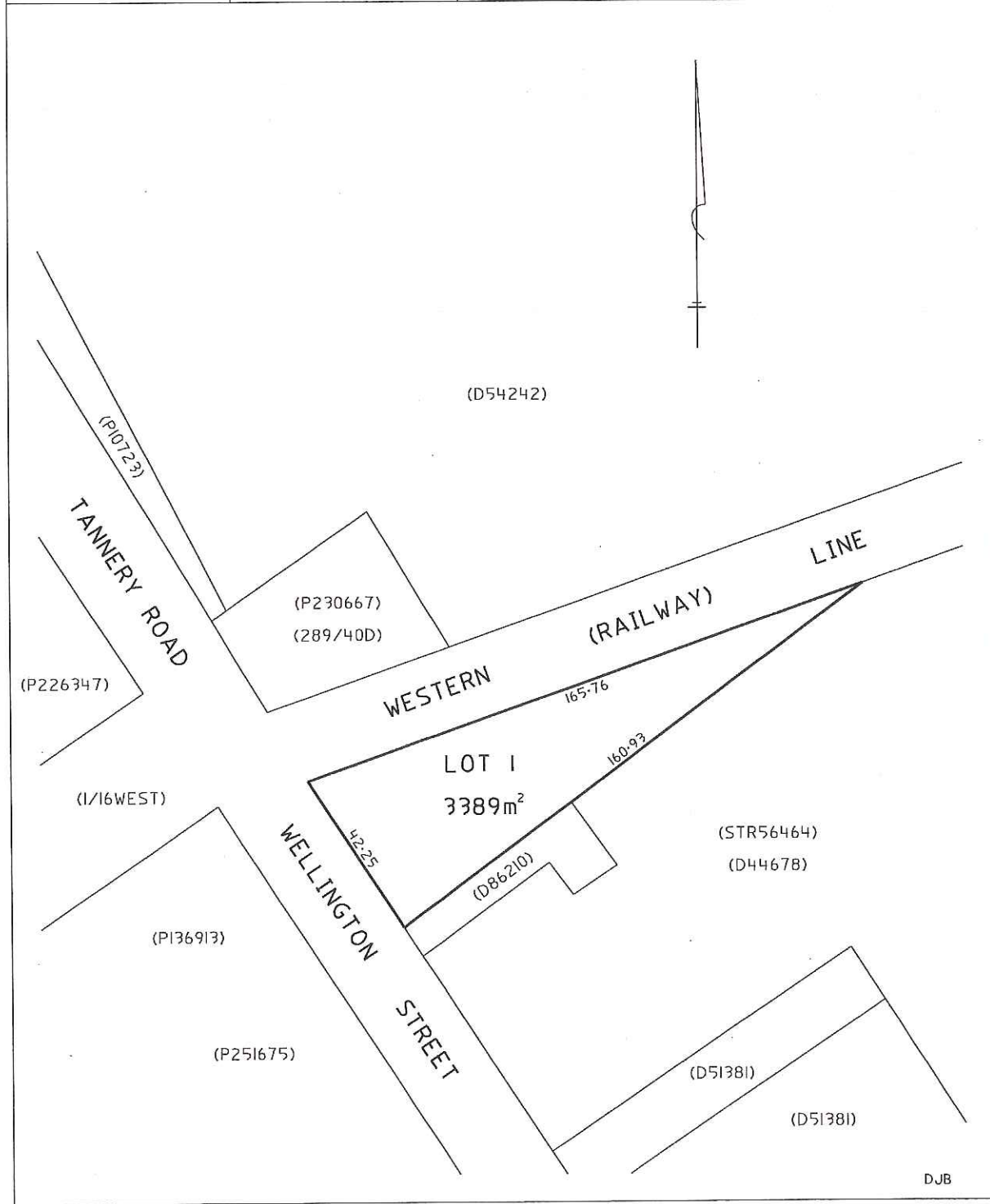
Are there any existing buildings on this property? Yes / No Self Storage
 If yes - main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:
 No Variation to the Planning scheme

(attach additional sheets if necessary)

Is any signage required? Yes Signage on the facade of the Carport.
 (if yes, provide details)

OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE F/R 60342 - 2 F/R 214323 - 1		LOCATION WESTMORLAND - LONGFORD		P.145612
GRANTEE		FIRST SURVEY PLAN No. 1/22WEST COMPILED BY LDRB SCALE 1: 1000 LENGTHS IN METRES		APPROVED 7 DEC 2005 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (5039-33)	LAST UPI No FBM23, FBM25	LAST PLAN No. 1/43WEST P214929	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



17th May 2021

Planning Application to
Northern Midlands Council

Preamble:

In September 2020 a planning application (PLN20-0137) for a dog wash facility situated at 1 Wellington Street Longford was prepared by the then owner of the property, Northbury Park Investments Pty Ltd.

The application was declined awaiting advice for adequate on-site parking.

On 1st April 2021 the property was sold to the current Owner, Colin Cook, Director of Perry Green Pty Ltd trustee for the CRAJ Self Managed Superannuation Fund.

During the months between October 2020 and April 2021 Colin has maintained appropriate communication with Erin Miles, NMC Planning Officer to seek Planning Application advice, ultimately for approval by addressing on-site parking.

In this submission the applicant has addressed the parking matter by providing 30m² of parking specifically for patrons of the dog wash.

Notes supporting the application:

The owner will:

- Provide 30m² of on-site parking immediately adjacent to the dogwash. This minimises risk of traffic congestion and accidents had only street parking be made available as per the previous application in September 2020.
- Engage the services of a shed construction company to construct a carport type pitched roof over the dogwash that is in keeping with the pitch and colour of the existing buildings on site.
- Provide an undercover security safety pen for the dogs. This secondary fenced pen is in addition to the washing pens in the event of an escapee dog.

Please find attached:

1. NMC Planning Application form,
2. Transfer of title from the Tasmanian Land Titles Office
3. Site Plan
4. Base image of Site Plan provided by Tasmap
5. Current view of from the NW perspective
6. Artist impression sketch from the NW perspective showing the position of the Dogwash and its suitability in keeping with other adjacent building and the streetscape.
7. Sketch of the demolition of 10m² of garden bed and 10 lineal meters of fencing
8. Dimensional Plan View of the available carparking and carport covering the dogwash.

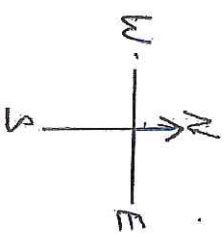
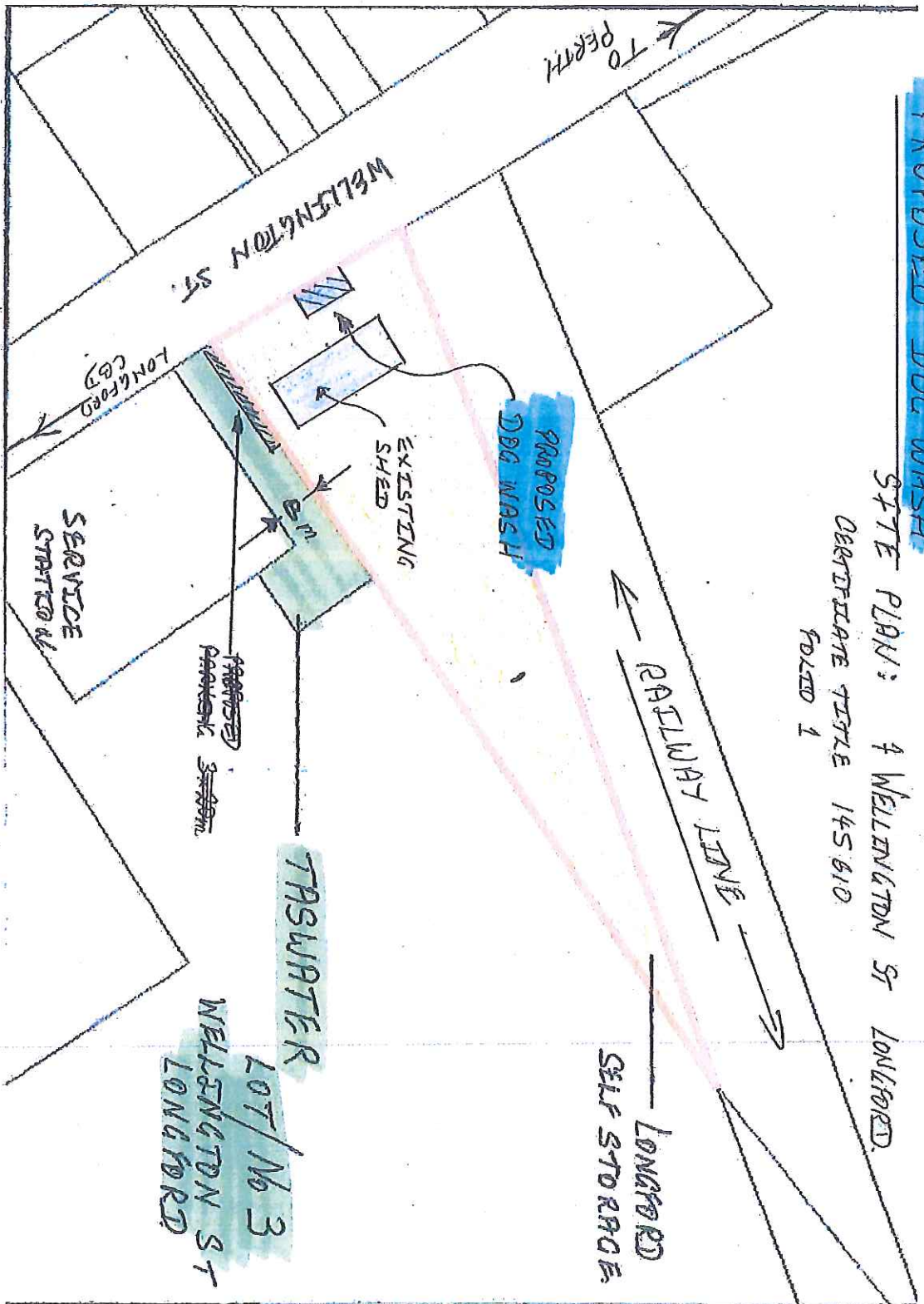
Should you require further clarification please call Colin Cook on 0447755222 or email: colin@longfordselfstorage.com.au

PROPOSED DOC WASH

SITE PLAN: 4 WELLINGTON ST LONGFORD

ORIGINATE TITLE 145 810

FOLIO 1



LOT/No 3
WELLINGTON ST
LONGFORD

TRASHWATER

LONGFORD
SELF STORAGE

RAILWAY LINE

PROPOSED
DOC WASH

EXISTING
SHED

PROPOSED
PARKING SPACES

SERVICE
STRAITON RD

LONGFOOD
(CB)

WELLINGTON ST

TO PERTH



PO Box 156
 13 Smith Street
 Longford TAS 7301
 Email: council@nmc.tas.gov.au
 Web: www.northernmidlands.tas.gov.au

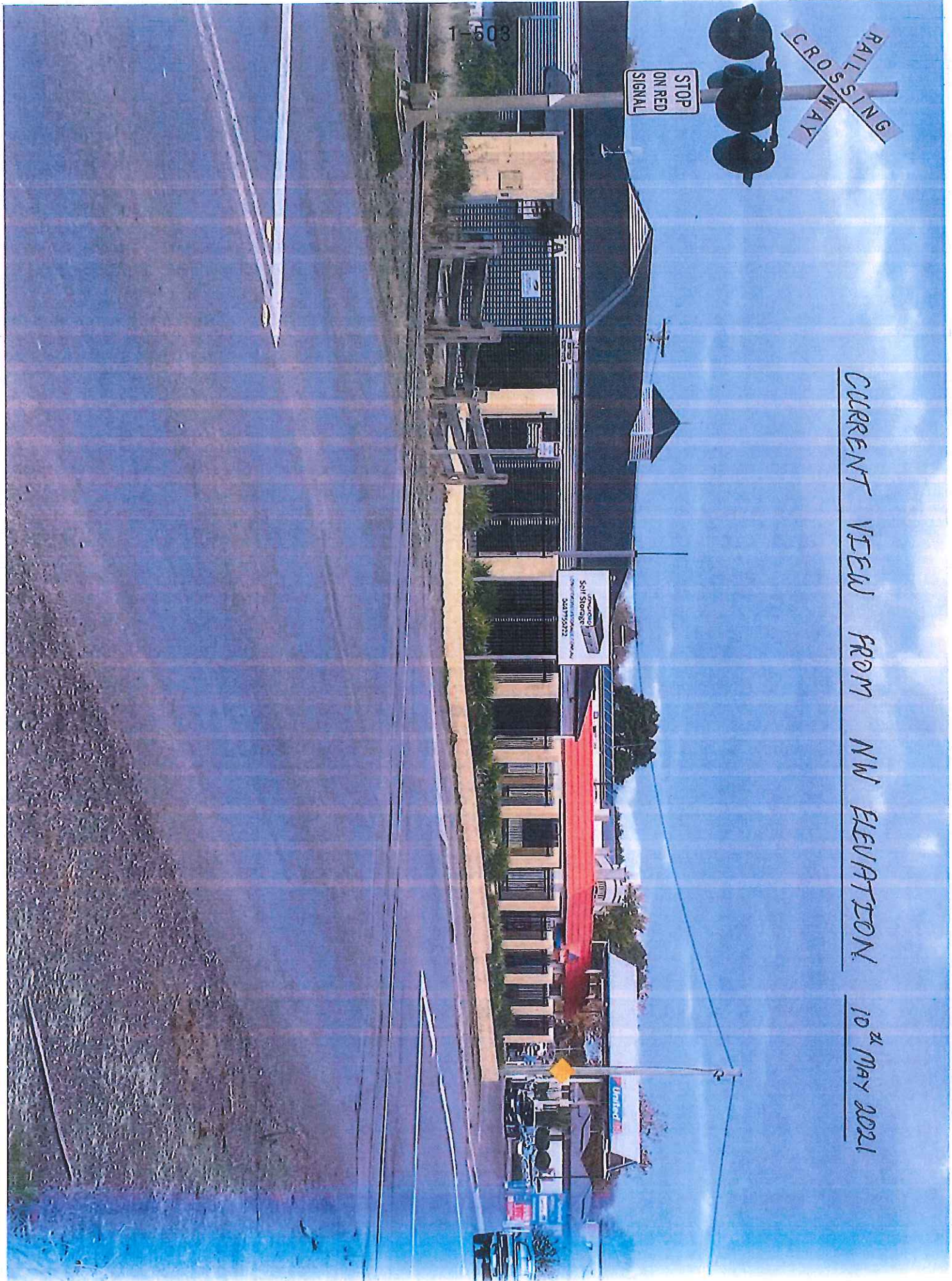
Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.
 Base image by TASMAP, © State of Tasmania
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
 Where shown, underground services are diagrammatic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

13/11/2020

1:1000



CURRENT VIEW FROM NW ELEVATION. 10th MAY 2021



ARTIST IMPRESSION SKETCH

No 1 WELLINGTON ST LONGFORD



GARDEN BED

DEMOLITION GRAPHIC

EXISTING SHED

BOUNDARY

ENTRY INTO PROPERTY

GATE

BOUNDARY

GARDEN BED

FOOTPATH

EXISTING CROSS OVER

SCALE 1:100

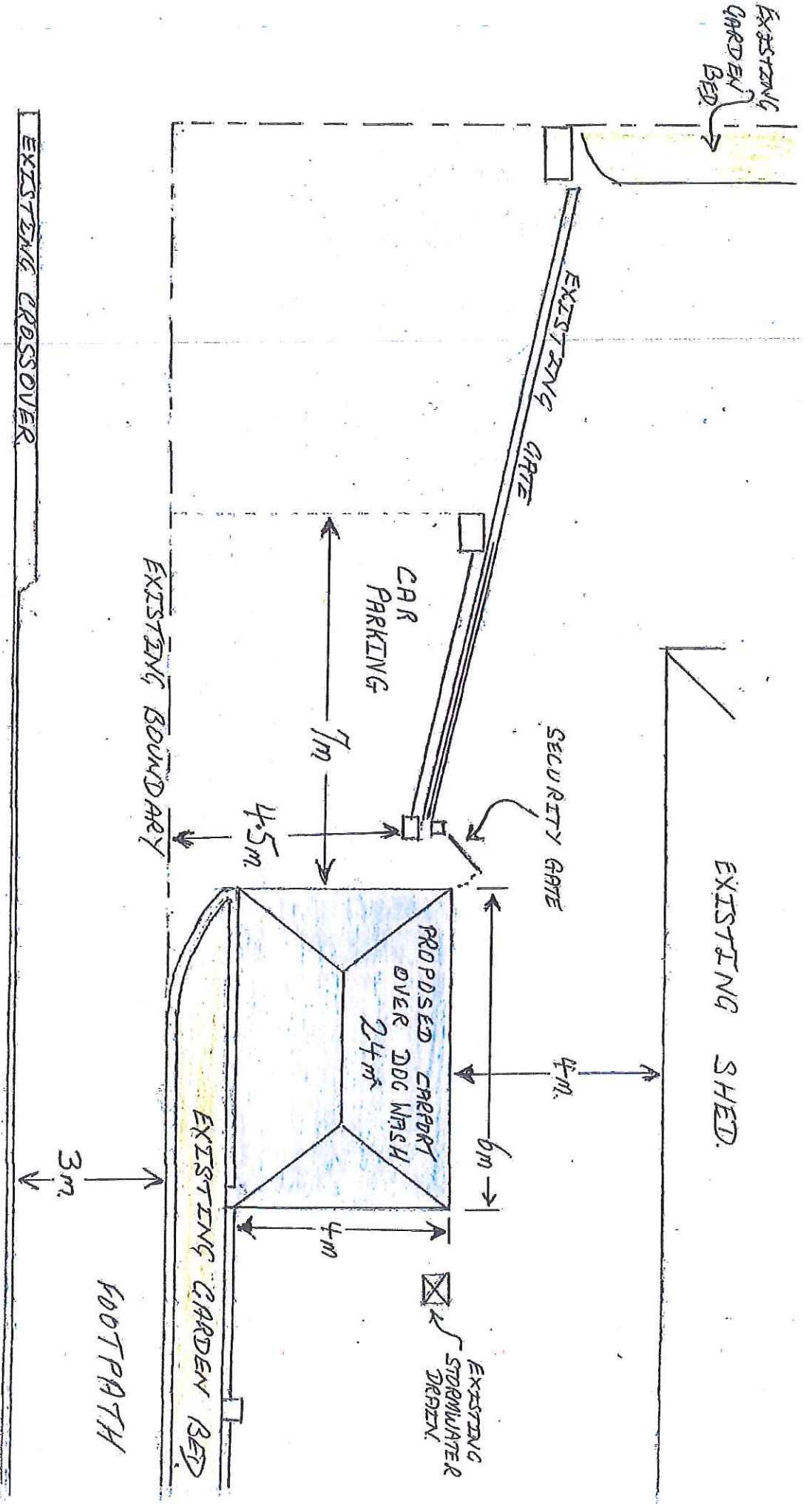
WELLINGTON STREET

KEY



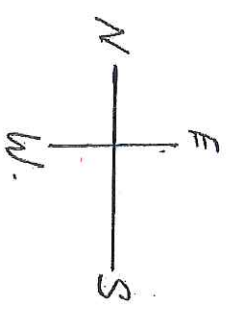
DEMOLISH 10M² OF GARDEN & ~10 LINEAL METRES FENCING

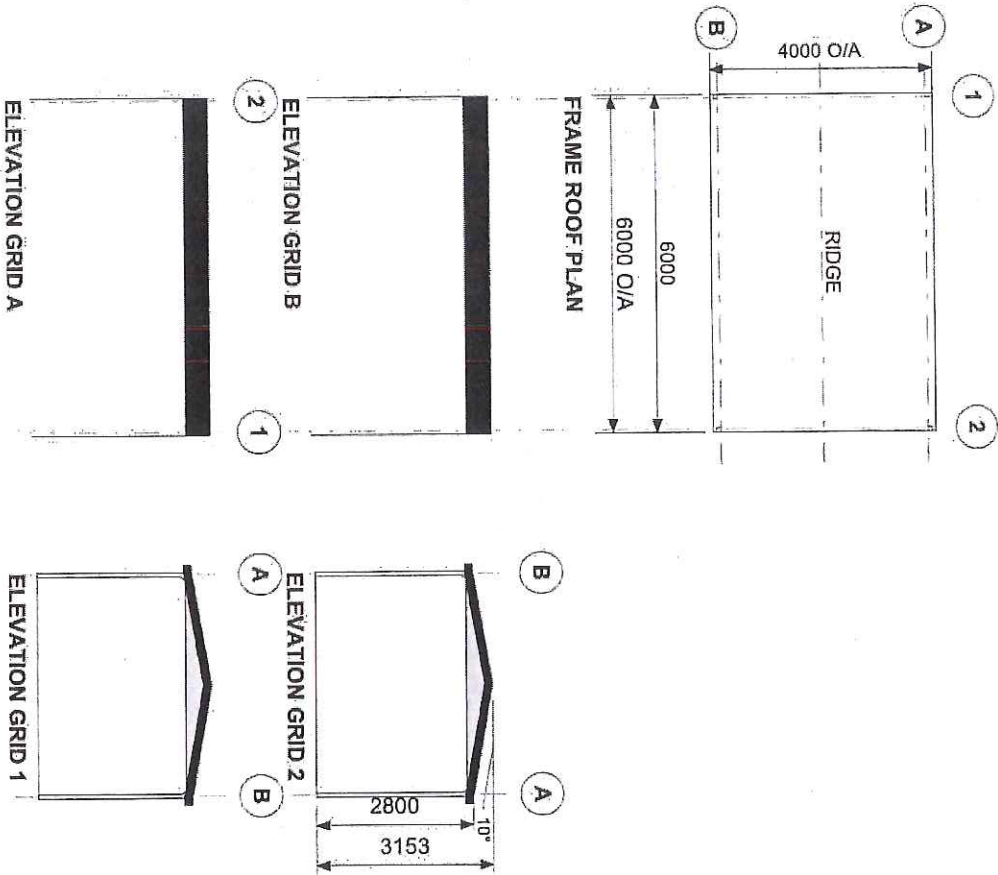




SCALE 1:100

WELLINGTON STREET.





Copyright 20:
Lysaght Build
Solutions Pty
trading as RANB

Better sheek, bigger choice.

CLADDING		
ITEM	PROFILE (mln)	FINISH
ROOF	CUSTOM ORB 0.42 BMT	CB
WALLS		
CORNERS		ZL
BARGE		CB
GUTTER	H-QUAD	CB

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGE	
QTY	MARK DESCRIPTION

WIND DESIGN		
IMPORTANCE LEVEL	REGION	TERRAI
2	A	2

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION U
CLIENT
Colin Cook

SITE
1 Wellington St
LONGFORD TAS 7301

BUILDING
GABLE CARPORT
4000 SPAN x 2800 EAVE x 6000 LONG

TITLE
GENERAL ARRANGEMENT

LICENSE NO: CC2747G

SCALE A4 SHEET 1:125	DRAWING NUMBER LAUNCG2-7935	REV A
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**REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0139 TO WORKS & INFRASTRUCTURE
DEPARTMENT**

Property/Subdivision No: 113600.01
Date: 10 June 2021
Applicant: Colin Cook
Proposal: Dog Washing Facility
Location: 1 Wellington Street, Longford

W&I referral PLN-21-0139, 1 Wellington Street, Longford

Planning admin: W&I fees paid.

NO W&I comment – checked onsite and noted that there is now one parking spot

Jonathan Galbraith (Engineering Officer)
Date: 21/6/21

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0139	Council notice date	10/06/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00964-NMC	Date of response	17/06/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	1 WELLINGTON ST, LONGFORD	Property ID (PID)	6737521
Description of development	Dog Washing Facility		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Applicant	Site Plan	--
			Date of Issue
			--
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>			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
TRADE WASTE			
<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. 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 			
DEVELOPMENT ASSESSMENT FEES			
<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 fee will be indexed, until the date paid to TasWater. <p style="text-align: center;">The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit

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

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

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.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

(b) 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

(c) TasWater will locate residential water stop taps free of charge

(d) 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

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 together with the General Supplement 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

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

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Paul Godier

From: Hills, Garry <Garry.Hills@stategrowth.tas.gov.au>
Sent: Tuesday, 22 June 2021 3:09 PM
To: NMC Planning
Subject: (ECM:1177366) RE: Referral to Department of State Growth of Planning Application PLN-21-0139 - 1 Wellington Street, Longford TAS 7301

Follow Up Flag: Follow up
Flag Status: Completed

Our Ref: D21/136829

Hello Rosemary – advising that the Department have no comment to make regarding this application.

Cheers, Garry

Garry Hills | Principal Analyst Traffic Engineering
 Infrastructure Tasmania Division | Department of State Growth
 GPO Box 536, Hobart TAS 7001
 Phone: (03) 6777 1940
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 10 June 2021 2:17 PM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-21-0139 - 1 Wellington Street, Longford TAS 7301

10/06/2021

Department of State Growth

via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-21-0139 - 1 Wellington Street, Longford TAS 7301

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-21-0139
Site:	1 Wellington Street, Longford TAS 7301
Proposal:	Dog Washing Facility
Applicant:	Colin Cook (obo CRAJ SMSF)
Use class:	General retail and Hire
Zone:	GENERAL BUSINESS ZONE
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone. No changes to access proposed.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14)

1-513

days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7303 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Rosemary Jones

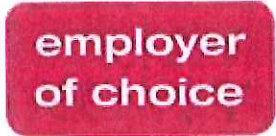


Administration Officer - Community & Development | Northern Midlands Council

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



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From: "Jennifer Jarvis" <Jennifer.Jarvis@tasrail.com.au>
Sent: Tue, 22 Jun 2021 20:33:40 +1000
To: "NMC Planning" <planning@nmc.tas.gov.au>
Subject: Attention: Planning Department
Attachments: Oct 2019 TasRail Standard Notes - Op.Lines.docx

Your Reference PLN-21-0139 – 1 Wellington Street Longford – Dog Washing Facility

Thank you for notifying TasRail of the above planning application. TasRail has reviewed the available documentation and has no objection to the proposal, however we note that the plans provided did not provide detail as to the location of a stormwater connection.

TasRail therefore ask that Council give consideration to the following when determining appropriate permit conditions:

- Discharge of stormwater or any other run-off to the rail corridor or rail drainage system is not permitted.
- Traffic entering/exiting the facility is not permitted to create congestion or queueing over the adjacent railway crossing or to distract road users from the level crossing warning signs and signals.
- A copy of the TasRail Standard Notes be provided with any permit issued to inform the applicant of matters relevant to developing/operating a business adjoining an operational rail corridor.

Kind regards

Jennifer Jarvis



Manager Group Property & Compliance | Property
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

'Tasmania's trusted provider of safe and dependable rail logistics solutions'



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TasRail Standard Notes (as at 24 October 2019)

- Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. Landowners and prospective landowners should undertake appropriate due diligence to ensure they are aware of train noise and vibration, particularly train horn noise.
- The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au.
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc.
- No persons should enter rail land without formal authorisation.
- Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited.
- All access and rail land enquiries should be directed to property@tasrail.com.au
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.

Karen Jenkins

From: Frazer Read < >
Sent: Monday, 21 June 2021 3:03 PM
To: NMC Planning
Subject: Representation - PLN-21-0139 - 1 Wellington Street, Longford

Follow Up Flag: Follow up
Flag Status: Completed

I refer to the above application and make representation on behalf of Hill Street North Property Group Pty Ltd, the owner of the adjacent property at 7 and 7A Wellington Street, Longford.

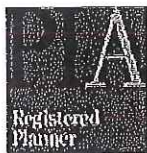
We note the new application for a similar proposal to what Council previously refused and that the applicant now states that parking is to be provided. Given the poor quality of the submitted application drawings it is not possible to determine the location of the proposed spaces, whether they will be safe and comply with the requirements of the planning scheme. We request that Council review these matters closely as part of the assessment of the application and ensure that adequate parking is provided to the requirements of the Planning Scheme and Australian Standards. If the car parking cannot be provided, I submit that the application should again be refused.

Regards

Frazer Read
Principal

Call
19 Mawhera Ave, Sandy Bay Tasmania 7005
allurbanplanning.com.au

AllUrbanPlanning



Planning
Institute
Australia

2nd July 2021

Colin Cook
C/- CRAJ SMSF
35 Erina Street
Launceston
TAS 7250

Re: Planning Application PLN-21-0139 - Dog Washing Facility

Dear Northern Midlands Council (NMC) Planning Team,

Thank you for advising us of the concerns presented by the Representor. After speaking with Paul Godier earlier today it was resolved that the proponent detail and align the specific parking measurements with those detailed in the NMC Interim Planning Scheme 2013, with reference to Table E6.3 that highlights, Access Widths, Carparking Widths and Lengths.

As highlighted in the Plan Elevation on page 2, we confirm the measurements comply and align with the NMC interim Planning Scheme 2013 referencing Table E6.3.

From an interested party perspective, the proponents are registered dog breeders and are a member of the Tasmania Canine Association. As a responsible pure-bred breeder, the proponent upholds safety values and welcomes the Representor's safety concerns. In addition, the proposed on-site parking will be dedicated to users of the dog wash facility.

We have invested much time in evaluating appropriate parking and consider this on-site plan as the most appropriate that meets all party's needs including the safety needs of the community's dogs.

By way of example and precedence, the dog wash facility located on Wellington Street Launceston washes four times the number of dogs than the proponents expect to wash at Longford yet, Wellington Street Launceston carries the four times the traffic volume as that of Wellington Street Longford. It is noted the Launceston Dog Wash has no on-site parking, vis-à-vis, all parking is roadside and, in the time the owner has operated that facility, no canine fatalities have been recorded on such a busy road.

As detailed in the following pages, the proponents have addressed the Representor's concerns. If the Representor is satisfied their concerns have been addressed, may we seek to have their representation withdrawn and discretionary approval granted.

Thank you in advance

Your sincerely,



Colin R Cook
Proponent (Director Longford Self Storage)

Tasraill Land

Boundary

Sliding Gate

6400 mm
Access Strip

car parking width
2600 mm

5400 mm
Car parking length

SPECIFIC CAR PARKING MEASUREMENTS

Dog Wash

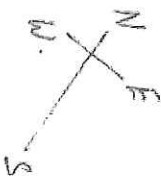
Existing Garden Bed

Existing Nature

Existing Asphalt Footp

EXISTING CROSSOVER

Wellington Street



SCALE 1:100

Table E6.3: Width of Access and Manoeuvring Space adjacent to Parking Spaces

Angle of Car Spaces to Access Strip	Access Strips Widths	Car Park Widths	Car parking length
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
	5.8m	2.8m	5.4m
	5.2m	3.0m	5.4m
	4.8m	3.2m	5.4m

Notes:

1. A building may project into a parking space provided it is at least 2.1 metres above the parking surface level.
2. If entry to the car space is from a road then the width of the access strips may include the road

Table E6.4: Loading bays

Floor area of the Building	Minimum Loading Bay Dimensions	
2600m ² or less in a single occupation	Required Area	27.4m ²
	Required Length	7.6m
	Required Width	3.6m
	Required Height Clearance	4.0m
For every additional 1,800m ² or part thereof of building floor area	An additional 18m ² of area	

Table E6.5: Pedestrian Access

Number of Parking Spaces Required	Pedestrian Facility
1-10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].