

PREMIUM PROPERTY Information Report

PROPERTY DETAILS - 53 WELLINGTON ST LONGFORD

Property Name:	LONGFORD SENIOR CITIZENS' CLUB	
Land Use:	Community Services - HALL (valuation purposes only)	
Improvements:	HALL TOILETS	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	HALL	287.0 square metres
	FENCING & PAVING	
Number of Bedrooms:		
Construction Year of Main Building:	1956	
Roof Material:	Tile	
Wall Material:	Concrete	
Land Area:	1.525 hectares	
Title References:		
Municipality:	NORTHERN MIDLANDS View Municipality Information Report	
Title owner:		
Interested parties:	MUNICIPALITY OF NORTHERN MIDLANDS	
Postal address: (Interested Parties)	PO BOX 156 LONGFORD TAS 7301	

OWNERSHIP HISTORY - 53 WELLINGTON ST LONGFORD

TYPE	NAME	ADDRESS	FROM	TO
Ownership	MUNICIPALITY OF NORTHERN MIDLANDS	PO BOX 156 LONGFORD TAS 7301	01/07/1982	

SALES STATISTICS - (Community Services - HALL) - LONGFORD (Last 12 Months)

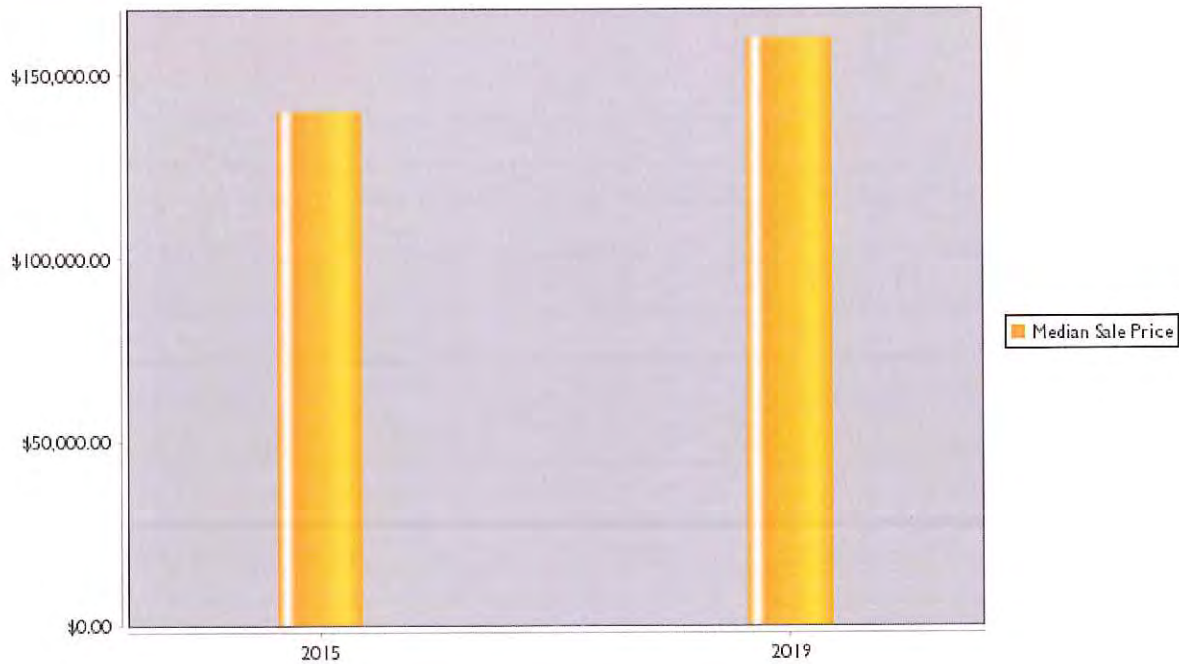
Number of Sales:	0
Highest Sales Price:	
Median Sales Price:	
Mean Sales Price:	
Lowest Sales Price:	

PREMIUM PROPERTY Information Report

LAST 5 SALES - (Community Services) - LONGFORD [View in LISTmap](#)

ADDRESS	CONTRACT DATE	SALE PRICE
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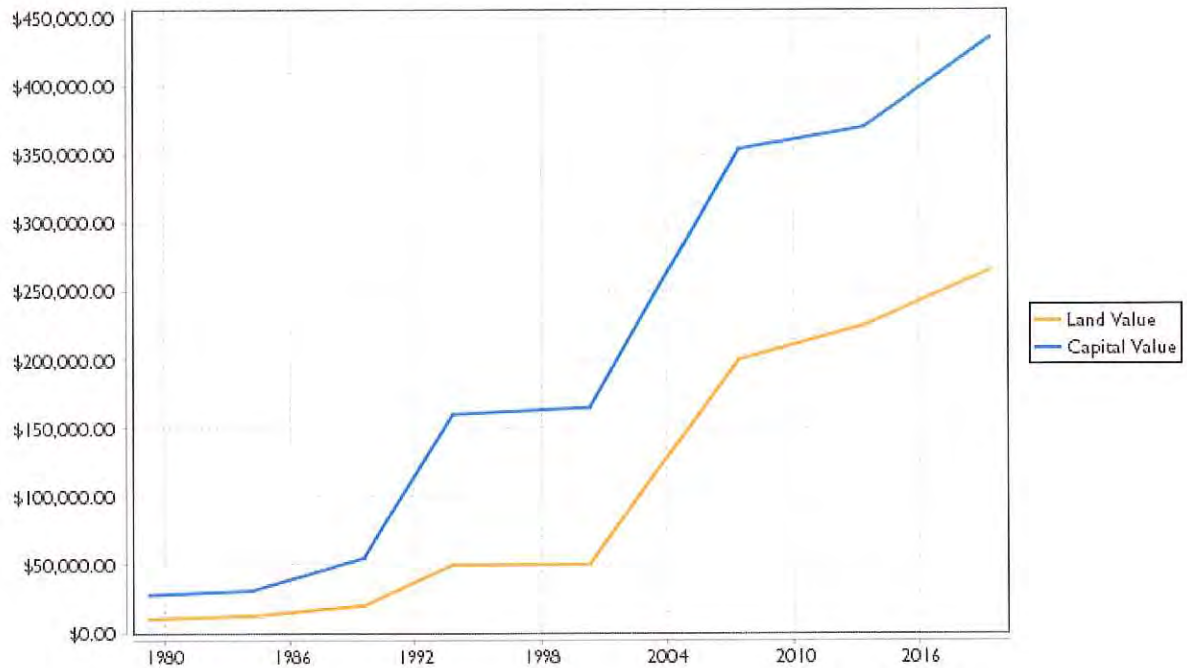
SALES TRENDS - (Community Services - HALL) - NORTHERN MIDLANDS (Last 10 Years)



PREMIUM PROPERTY Information Report

PROPERTY VALUATIONS - 53 WELLINGTON ST LONGFORD

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
27/03/2019	01/07/2018	\$265,000	\$435,000	\$17,400	FRESH VALUATION
21/11/2012	01/07/2012	\$225,000	\$370,000	\$14,800	REVALUATION
15/03/2007	01/10/2006	\$200,000	\$354,000	\$14,160	REVALUATION
28/01/2000	01/10/1999	\$50,000	\$165,000	\$6,600	REVALUATION
01/07/1993	01/07/1994	\$50,000	\$160,000	\$6,400	REVAL 94
16/05/1989	01/07/1989	\$20,000	\$55,000	\$2,200	REVAL 89
24/08/1983	01/07/1984	\$12,500	\$31,000	\$1,240	REVAL 84
15/08/1978	01/07/1983	\$10,000	\$28,000	\$1,120	REVAL'79



PREMIUM PROPERTY Information Report

AERIAL IMAGERY



PREMIUM PROPERTY Information Report

Explanation of Terms

Property ID	A unique number used for Valuation purposes.
Date Inspected	The date the property was inspected for the valuation.
Levels At	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
Land Value	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
Capital Value	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
AAV	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
Interested Parties	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
Postal Address	This is the last advised postal address for the interested parties.
Multiple Tenancies	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
Similar Criteria	Properties in the same locality with a Capital Value within a range of 10% of the property.

No information obtained from the LIST may be used for direct marketing purposes.

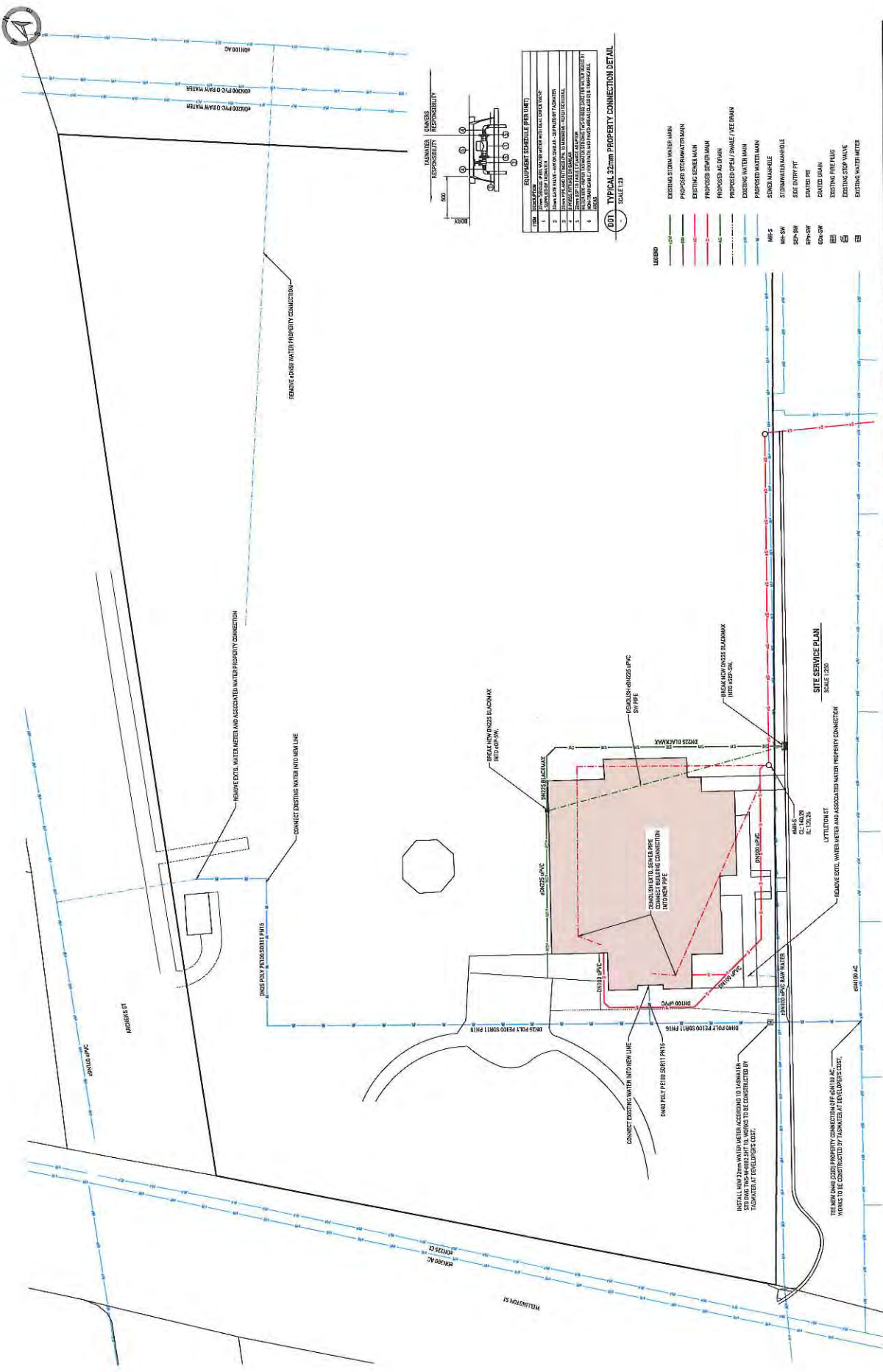
Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Report Date: 03/08/2021 Report Time: 03:59 PM
Department of Primary Industries, Parks, Water and Environment

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www.thelist.tas.gov.au



NO.	DATE	ISSUED FOR / DESCRIPTION
1	17-05-22	ISSUED FOR RESPONSE
2	17-05-22	ISSUED FOR RESPONSE
3	17-05-22	ISSUED FOR RESPONSE
4	17-05-22	ISSUED FOR RESPONSE
5	17-05-22	ISSUED FOR RESPONSE
6	17-05-22	ISSUED FOR RESPONSE
7	17-05-22	ISSUED FOR RESPONSE
8	17-05-22	ISSUED FOR RESPONSE
9	17-05-22	ISSUED FOR RESPONSE
10	17-05-22	ISSUED FOR RESPONSE

CLIENT: LOOP ARCHITECTURE		TITLE: SITE SERVICES PLAN	
PROJECT: MEMORIAL HALL BRQ SHELTER, TOILETS		SCALE: 1:500	
ADDRESS: 53 WELLINGTON ST, LINCOLN		SHEET SIZE: A1 (DIN) SHEET: -	
PROJECT NO: 220478		JOB NO: C501 REV: 0	
DATE: 14-08-24		DRAWN BY: N. JARVIS	
CHECKED BY: G. SMITH		DATE: 14-08-24	
DATE: 14-08-24		DATE: 14-08-24	
DATE: 14-08-24		DATE: 14-08-24	
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DATE: 14-08-24		DATE: 14-08-24	
DATE: 14-08-24		DATE: 14-08-24	

C & S Cornes

10 Lyttleton Street

Longford Tas 7301

E: _____

9th June 2022

General Manager

Northern Midlands Council

By Email – planning@nmc.tas.gov.au

Dear Mr Jennings

Re: Planning Application PLN-22-0104

Ref. no. PLN-22-0104

Longford War Memorial Hall, 53 Wellington Street, Longford

We object to this planning application for the following reasons:

- A similar development proposal has already been overwhelmingly rejected by the adjoining and nearby property owners and residents of Longford. This proposal does very little to improve on the last proposal. About the only difference evident is the retaining of the elm tree.
- The proposed development will encroach on and negatively impact on the public park on which the memorial hall is situated. There is already a paucity of park space available in Longford. The major developments south of the town have only a kindergarten sized child's playground and a dog park. One only has to see the volume of people using the facilities in the park on many days such as weekends and school holidays to see that the park is already at maximum capacity. On days like Motorama this reduced space will be even more evident.
- Open space needs to be maintained for those wanting to kick footballs, play cricket etc. in environment safely away from the children's' playground. The area on the east side of the hall is used for these activities.
- As well as the fact that the population of the town is ever increasing, money would be better spent developing other park and green space areas; but given this park is the main hub of recreational green space in the town it will always be very popular anyway even if alternative green space/parks are provided in the town.
- As adjoining residents to the hall and public toilets we are already negatively impacted by noise, loitering, anti-social behaviour, traffic at all hours, and reduced privacy. These problems will be multiplied with the use of this building as a function centre especially at night-time, thus further reducing our standard of living. We have been very reasonable about not complaining about the installation of the toilets opposite our residence, being that it was betterment of the town, but this will be above our level of tolerance.

- Even though the proposed plans state that the new additions are in keeping with the age of the building, this is clearly not the case from the drawings. It may comply with the regulations but is certainly not in keeping with existing heritage buildings in our street.
- Even though the elm tree which was planted at the time the hall was built, it is quite likely that it will die due to the building development around it.
- Why do we even need this development? This will negatively impact on the future of the town, especially nearby residents and public using the park. There are already like facilities available elsewhere in the township. This is a gross misdirection of funds that are far better spent elsewhere, e.g. a swimming pool.
- We are the owners of a heritage house that for the past 22 years we have spent a lot of time and money to keep it looking its best, even complying with council orders as to the size of windows installed at the back of our house. This hall development flies in the face of all the heritage regulations we have had to comply with.
- We ask for what purpose or use is intended for the annex on the northern side of the building? If alcohol is to be served or consumed there as it will be at functions, surely this morally and ethically wrong overlooking and besides a children's playground.
- The extension on the east side of the building will obstruct the view of the park from our house. The number of toilets to be installed just seems to be superfluous.
- This is the Longford Village Green and has been used as such for over a century and should not be the site for an oversized community centre.

Yours sincerely,

Chris and Sue-Anne Cornes

8/6/2022

RESPONSE TO STAGE TWO PROPOSED PLANS - THE LONGFORD MEMORIAL HALL

LACK OF COMMUNITY CONSULTATION

Why were the residents of Longford never given an opportunity to workshop and contribute to ideas and suggestions for improvements to the Longford Memorial Hall **before any plans or drawings were created?**

WHO AM I?

I am one of the many retirees living in Longford. We are one of the groups who are most likely to hire community spaces like halls/meeting rooms during the week when most of them are empty. We are spoiled for choice.

Why would we want to hire the Memorial Hall with the proposed additions and changes?

What are you suggesting is going to happen in the new spaces? You haven't asked us.

COMMUNITY HALLS & MEETING SPACES IN LONGFORD

Longford is fortunate to have many community spaces for hire - which include:

- Longford Town Hall
- Longford Memorial Hall
- Anglican Church Hall
- Uniting Church Hall
- RSL Club Rooms
- Longford Bowls Club
- Riverland's Church Auditorium and Community Lounge
- Longford Recreation Ground Complex
- Toosey Community Meeting Rooms

WHAT ARE THE PRIMARY DISADVANTAGES THAT THE MEMORIAL HALL HAS IN COMMON WITH MANY OF THE OTHER INSIDE COMMUNITY SPACES?

- Many spaces are **no longer suitable for the activities for which they were originally built**, e.g. Stage areas for performances are outdated and need upgrading
- **Poor Access to some spaces for people** with disabilities.
- Lack of **Suitability as a Venue** for events such as musical concerts, meetings, theatrical events because of **poor acoustics and lack of modern facilities:**
- All spaces are generally **unsuitable for people with any sort of hearing impairment**
- Lack of a **dedicated rooms to store furniture** (Tables/Chairs/Room Dividers) when not in use
- **Difficulties with main entrance access**, often due to difficult doors and security gates. Entrance often the only delivery entry as well.
- **Lack of smaller spaces for a group of 24 people or more** where intimate and acoustic friendly gatherings can be held.
- Hire Fees

COMMENTS AND POTENTIAL SOLUTIONS:

Small Meeting Rooms: Small meeting rooms are a waste of space. Ten people are more likely to meet in a café for a meeting than spend \$50 to hire a small meeting room. Have one larger "small" meeting room that might seat 30 people e.g. Film Society

Acoustics: Fix the acoustics in the large area of the hall. Invest in mobile Room Dividers which could help create instant intimate spaces in the large hall area and help with sound issues.

Put carpet down - YES, CARPET !!!!

9 June 2022

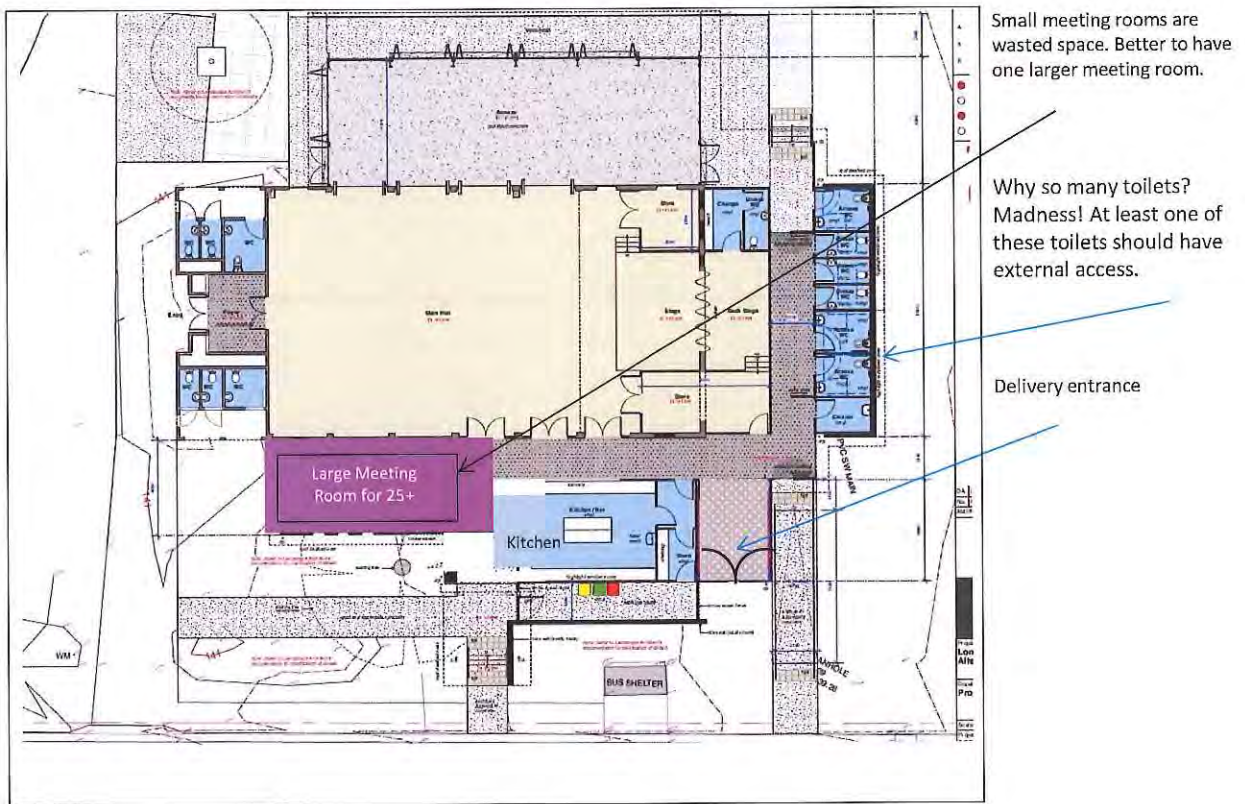
Stage Area: Modernise and improve lighting.

Sound: Invest in a sound solution and speakers for the Hall and Stage

Front Entrance: Fix the entry to the Hall: Doors and security gates are a nightmare. Small entrance hall could be made more useful and attractive.

Address the internal problems of our Memorial Hall, don't add to them.
Bigger does not mean better.

Update and improve what is already there, don't make additions and add more problems



We have so many Private Community Clubs and Spaces that need our patronage. Let's support them. Please invite the community to say what they would like changed and improved.

Don't decide for us please.

Mary Dufour, Longford. M

From: Louise Archer
Sent: Friday, 10 June 2022 9:21 AM
To: NMC Planning
Subject: PLN-22-0104 Longford War Memorial Hall

Follow Up Flag: Follow up
Flag Status: Flagged

General Manager
Northern Midlands Council

Dear Sir/Madam,

In reading the material in the development application I find no reason why the significant improvements are needed for the hall building itself.

I can understand the upgrade to the existing bbq shelter and the construction of the RSL wall, but considering the existing infrastructure owned by Council, and the numerous Club, Church and private meeting and function spaces already existing in the town, are more meeting rooms and kitchens really needed.

If this proposal has been previously explained as to its necessity and budget could you please send me the documentation.

I have no issue if existing facilities are seriously compromised, but this plan does seem to create more infrastructure than is necessary.

Perhaps the information provided could provide a summary of the present and future running costs of the War Memorial Hall.

You can consider this an objection to the project which I am happy to withdraw if I agree with the scale of the hall works.

Yours sincerely,

Richard Archer
Brickendon
Longford
Ph

David Leake and Philippa Leake
2 Lyttleton Street,
Longford, Tas 7301

PLN 22 0104

I oppose any encroachment on the open space of the Village Green.

The proposed additions will mean the hall becomes more of a community centre and the inevitable increase in numbers using it. While this may be a good thing, the access off Wellington Street into Lyttleton St is dangerous, the pedestrian crossing, parked buses and parked vehicles on Church side of Wellington St reduce that street to a single lane with poor visibility from Lyttleton St down Wellington St. Any increase in parked cars will make this corner even more dangerous.

While there may be requirements for more toilets when the playground is in use and the hall has a function on, it appears to me the greatest use or need is the 6.30 am to 7.30 am by tradesmen, truckdrivers or people who have slept in their cars overnight. "Build more toilets and they will come".

Some direct consultation with nearby residents who will be most affected would be admirable.

Yours sincerely
David Leake and Philippa Leake

From: Northern Midlands Council
Sent: Friday, 10 June 2022 12:36 PM
To: NMC Planning
Cc: Gail Eacher
Subject: (ECM:1244431) FW: Longford Memorial Hall Project - Objection & Questions
Attachments: [Longford Memorial Hall Project - Residents Objections & Questions 8 June 2022.pdf](#)
Follow Up Flag: Follow up
Flag Status: Flagged

From: Lindsay Scott <
Sent: Friday, 10 June 2022 12:32 PM
To: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: Longford Memorial Hall Project - Objection & Questions

To Whom it May Concern

We the undersigned rate payers of Longford wish to object to the proposed Memorial Hall Project based on the information contained in the attached document.

Regards
Lindsay & Yvonne Scott
169 Wellington Street
Longford TAS 7301.

Mb -

**Longford Memorial Hall
Issues with the Planning Application**

The Northern Midlands Council has asked for public comment on the Planning Application for additions to the Longford Memorial Hall and other developments in the Village Green. Comments are to be delivered to the Council by 10 June 2022. This response is from the people named at the end of this note.

Our fundamental issue is the lack of relevant information in the Planning Application. The Application does not give any operational plan for the proposed Hall and does not address issues arising from potential changes to the use of the Village Green, particularly after dark.

In addition, the Planning Application makes a number of questionable assertions about the extensions to the Memorial Hall and its compatibility with the surrounding Heritage Area.

The information supplied in the Planning Application is not adequate for an assessment of the proposal and a proper basis for any approval by the Northern Midlands Council.

We request that the Northern Midlands Council supply the following information that is necessary for any decision to go ahead with changes to the Hall and Village Green.

Request for Further Information

1. How does the Memorial Hall development fit into the Longford Urban Design Strategy.

- In 2017, the Northern Midlands Council announced its Priority Projects including the Longford Urban Design Strategy with a total cost of \$3.935million. The main projects were upgrades to Wellington Street costing \$2million with the rest for work on Stokes Park, Carins Park, Riverside Park, Mill Dam Reserve and a Levee Walk and Viewing Deck. The only mention of the Village Green in the Strategy was \$75,000 for concrete paving and signage.
- In the Federal election campaign of 2019, the then Government promised funding for the Strategy.
- On 9 April 2019, the Mayor issued the following statement: *The Longford Urban Design Strategy project will benefit from \$4 million in funding [from the National Government] to reinvigorate the town's parklands and main street, traffic management and pedestrian safety concerns.*

Information Requested

- What is the proposed source of funds for the \$1.8million Memorial Hall Village Green project?
- Are any funds from the \$4 million National Government Grant to be used for the project?
- What projects have been completed from the 2017 Urban Design Strategy and what projects are outstanding?
- Has any project from the Urban Design Strategy been deferred to include the Memorial Hall project? What are these projects?
- Can the Council release any assessment of any alteration of the Urban Design Strategy of 2017 to include the Memorial Hall project?

2. What is the Operational Plan for the Expanded Memorial Hall

- The justification for the \$1.8 million Memorial Hall and Village Green project would require some substantial additional community usage and other benefits.

- Effective use of the new hall will require additional recurrent costs for effective supervision, maintenance and other costs.

Information Requested

- What has been usage of the Memorial Hall and Village Green in recent years.
- What additional usage of the Memorial Hall and Village Green is projected after completion of the project. Who are the likely users and what will be their requirements?
- What will be the regulations for use of the new facilities covering:
 - Will there be a minimum size of meeting to open the Hall, is it restricted to non-profit organisations, will commercial operations be allowed for a fee, alcohol usage, regulations regarding use of kitchen and other facilities, regulations regarding amplification and music, amount of use by one organisation, insurance and indemnities for usage. Will there be a limit to the number at any gathering. Will non-profits be charged for costs beyond simple usage of the hall and park.
- What are the costs of managing the proposed facilities:
 - Security, opening the facility for use, securing the facility after a meeting or event, opening parts of the Hall for events not requiring all facilities.
 - Maintaining a booking register for the Hall, dealing with enquiries, instructing users about use of the hall and facilities.
 - Cleaning particularly if refreshments are to be served for meetings.
 - Any supervision of events required by Council employees or contractors.
 - Attending to any disturbances to local residents when they are occurring.
 - Ongoing maintenance of the Hall and Village Green.

3. Effect of the Development on activities around the Cenotaph and Village Green.

- At present, events in the Village Green and outside the Memorial Hall include:
 - Public events such as Anzac Day, fetes, charity events, Christmas events and displays such as the vintage car display in May 2020.
 - Children’s play area used mainly in daylight hours, with occasional use by other young people for casual games and exercising.
 - Six public toilets, used mainly by passing motorists, parents and children using the play area, and occasionally people attending organised events.
 - Polling booth for federal, state and local elections.

Information Requested

Events Involving Memorial Structures

- The proposal for a memorial wall may be appropriate. What will be the effect of the position of the new Memorial Wall on the ceremonies at the Cenotaph. The positioning of the wall and the extensions to the Hall may affect the way that Anzac day and other memorial services are held. At present, marching bands, returned service people can march from the RSL and position themselves in front, beside and behind the memorial without any barriers between them and the memorial. The proposed wall and Hall Extension will not allow memorial services to be held as they have been in the past.

- The extensions to the Hall and related recreational activity in close proximity may detract from the solemn atmosphere around the war memorial.

Issues with the Heritage Precinct

- The site is located in the Heritage Precinct in the Northern Midlands Interim Planning Scheme 2013. The Memorial Hall itself is not Heritage Listed. The Village Green is zoned Open Space.
- Could the authors of the Planning Application explain the meaning of the following statements in the Planning Application:
 - *The height of the proposed Memorial Hall additions...appears subservient to and preserves the integrity of the existing roof form and its architectural features facing Wellington Street.*
 - *Colours and material selections [of the extensions] are intended to assimilate those of the precinct albeit in ways to accommodate the continual movement within the existing structure understood to be caused by moisture and tree root ingress.*
 - *Although the existing Memorial Hall is of relative contemporary provenance, the fenestration arrangements and proportion are considered an appropriate response to the prevailing commercial 'shopfront' proportions within the immediate precinct.*
 - *Both verandah forms are considered complimentary and appropriate to the period in which the existing building was constructed (circa 1954) in addition*
The
- It would be helpful to know the qualifications of the people who have made these assessments.

Issues with Toilet Facilities

- There are currently six toilets accessible externally and a further two toilets accessible from inside the Hall. Further toilets, normally closed, are in the cycle park in Archer Street opened as required for events at the park and Village Green.
- The proposed development would result in fourteen toilets.
- How would the toilets be managed? The additional eight external toilets would not be required in normal times and would be closed for security and cleanliness reasons during these times.
- Fourteen toilets would meet the National Building Code for crowds of many hundreds, possibly as many as five hundred at events with short intermissions. What events are being considered to require this number of toilets.
- If the additional external toilets would be in use only occasionally, would portable toilets be an alternative with the existing six external toilets and two internal toilets.

Increased Use after Dark of the Memorial Hall and Green

The proposed development will result in more after-dark activity arising from:

- Organised events and meetings at the Hall and Park.
- Casual use by people using barbeques and the covered shelter on the northern side.

At present, there is little activity after dark in the Village Green. Children using the playground have gone home or taken home. There are currently few after-dark activities at the Memorial Hall. The new facilities invite more organised visits and casual visitors. This will add to noise and other behaviour disrupting to residents around the park. What proposal does the Council have for managing these issues.

These comments and questions are made by the following residents of Longford.

To: Northern Midlands Council Planning

Planning Proposal for Longford Memorial Hall and other structures on the Village Green, June 2022

Reference No. PLN-22-0104

Proposal: Alterations and additions to Longford Memorial Hall, replacement of BBQ facilities, construction of RSL Memorial Wall, & landscaping (Heritage Listed Property, Heritage Precinct, vary setbacks & carparking) at 53 Wellington Street, Longford.

- **The Village Green** is designated as public open space. Any significant increase in the footprint of the built structures only reduces this public space.
- **Maintenance** of the Memorial Hall & public toilets – The existing building needs to be maintained to enable continuous use.
- **Proposed Alterations and Additions** - these will greatly increase the footprint of the Hall and greatly extend the size and scope of it's use.
 - Is there an identified community need for these enlarged facilities?
 - What alternative facilities are available elsewhere in the town to serve the same need? Has this information been collated and made available to community groups and other users?
 - How many of these other facilities (e.g., the Town Hall) will become redundant if the Memorial Hall is extended?
 - Has the Northern Midlands Council assessed the impact of this extended facility on the viability of other organisations, such as the Bowls Club and RSL, who depend on some income from the hire of their facilities for meetings and functions?
 - While the extensions to the sides and rear of the Hall are set back from the existing front, we do not believe they are in keeping or sympathy with the style or design of either the original building or any of the surrounding heritage buildings.
- **Cenotaph** - The proposed Annex and verandah, the Memorial Wall and the adjacent landscaping, collectively appear to block public access around three sides of the Cenotaph and restrict all ceremonies at the Cenotaph to the Wellington Street side of the structure. This will see most attendees facing into the late morning sun. *Has this been discussed with the RSL officials?*
- **Chinese Elm** – Despite the attempts to retain this significant tree, the foundations on two sides appear to be well within the existing root zone. The tree will be overhanging the roof and gutters of this extension. What provision is been made for this?
- **BBQ Hut** - The existing BBQ hut and contents need to be renovated so they are functioning well and fit for purpose. The cladding needs repair and/ or replacement. We can see no mention of any changes to either the footprint or the height of this structure, but the current hut is about 3.65m x 6.1m and the proposed replacement is 11.4m x 5.2m, almost three times the original.

*Submitted by: Gregory and Catherine Green, 1 Archer Street, Longford
Phone;
Email:*

From: Arthur Telford
Sent: Friday, 10 June 2022 4:42 PM
To: NMC Planning
Subject: Planning Application PLN-22-0104

10th June 2022
General Manager
Northern Midlands Council
By Email – planning@nmc.tas.gov.au

RE: Planning Application PLN-22-0104
Longford Memorial Hall, 53 Wellington Street Longford

Representation to Issues with the Planning Application

Our fundamental issue is the lack of relevant information in the Planning Application. The Application does not give any operational plan for the proposed Hall and does not address issues arising from potential changes to the use of the Village Green, particularly after dark. In addition, the Planning Application makes a number of questionable assertions about the extensions to the Memorial Hall and its compatibility with the surrounding Heritage Area. The information supplied in the Planning Application is not adequate for an assessment of the proposal and a proper basis for any approval by the Northern Midlands Council. We request that the Northern Midlands Council supply the following information before any decision regarding this Planning Application is made for changes to the Hall and Village Green.

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Information Requested

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- The proposal for a memorial wall may be appropriate. What will be the effect of the position of the new Memorial Wall on the ceremonies at the Cenotaph. The positioning of the wall and the extensions to the Hall may affect the way that Anzac day and other memorial services are held. At present, marching bands, returned service people can march from the RSL and position themselves in front, beside and behind the memorial without any barriers between them and the memorial. The

proposed wall and Hall Extension will not allow memorial services to be held as they have been in the past.

- The extensions to the Hall and related recreational activity in close proximity may detract from the solemn atmosphere around the war memorial.

Issues with the Heritage Precinct

- The site is located in the Heritage Precinct in the Northern Midlands Interim Planning Scheme 2013. The Memorial Hall itself is not Heritage Listed. The Village Green is zoned Open Space.
- Could the authors of the Planning Application explain the meaning of the following statements in the Planning Application:
 - *The height of the proposed Memorial Hall additions...appears subservient to and preserves the integrity of the existing roof form and its architectural features facing Wellington Street.*
 - *Colours and material selections [of the extensions] are intended to assimilate those of the precinct albeit in ways to accommodate the continual movement within the existing structure understood to be caused by moisture and tree root ingress.*
 - *Although the existing Memorial Hall is of relative contemporary provenance, the fenestration arrangements and proportion are considered an appropriate response to the prevailing commercial 'shopfront' proportions within the immediate precinct.*
 - *Both verandah forms are considered complimentary and appropriate to the period in which the existing building was constructed (circa 1954) in addition*
The
- It would be helpful to know the qualifications of the people who have made these assessments.

Issues with Toilet Facilities

- There are currently six toilets accessible externally and a further two toilets accessible from inside the Hall. Further toilets, normally closed, are in the cycle park in Archer Street opened as required for events at the park and Village Green.
- The proposed development would result in fourteen toilets.
- How would the toilets be managed? The additional eight external toilets would not be required in normal times and would be closed for security and cleanliness reasons during these times.
- Fourteen toilets would meet the National Building Code for crowds of many hundreds, possibly as many as five hundred at events with short intermissions. What events are being considered to require this number of toilets.
- If the additional external toilets would be in use only occasionally, would portable toilets be an alternative with the existing six external toilets and two internal toilets.

Increased Use after Dark of the Memorial Hall and Green

The proposed development will result in more after-dark activity arising from:

- Organised events and meetings at the Hall and Park.
- Casual use by people using barbeques and the covered shelter on the northern side.

At present, there is little activity after dark in the Village Green. Children using the playground have gone home or taken home. There are currently few after-dark activities at the Memorial Hall. The new facilities invite more organised visits and casual visitors. This

will add to noise and other behaviour disrupting to residents around the park. What proposal does the Council have for managing these issues.

Council must provide all the requested information and allow further consultation with the residents immediately affected by the proposed Memorial Hall and Village Green development before this Planning Application is tabled for Council for consideration.

Yours sincerely,
Arthur Telford

Arthur Telford
237 Wellington Street Longford 7301

Northern Midlands Council

Brooke de Jong
3 William Street
LONGFORD TAS 7301

REF: PLN-22-0104 – Objection Longford Memorial Hall

Issues with the Planning Application

The Northern Midlands Council has asked for public comment on the Planning Application for additions to the Longford Memorial Hall and other developments in the Village Green. Comments are to be delivered to the Council by 10 June 2022. This response is from the people named at the end of this note.

Our fundamental issue is the lack of relevant information in the Planning Application. The Application does not give any operational plan for the proposed Hall and does not address issues arising from potential changes to the use of the Village Green, particularly after dark.

In addition, the Planning Application makes a number of questionable assertions about the extensions to the Memorial Hall and its compatibility with the surrounding Heritage Area.

The information supplied in the Planning Application is not adequate for an assessment of the proposal and a proper basis for any approval by the Northern Midlands Council.

We request that the Northern Midlands Council supply the following information that is necessary for any decision to go ahead with changes to the Hall and Village Green.

Request for Further Information

1. How does the Memorial Hall development fit into the Longford Urban Design Strategy.

- In 2017, the Northern Midlands Council announced its Priority Projects including the Longford Urban Design Strategy with a total cost of \$3.935million. The main projects were upgrades to Wellington Street costing \$2million with the rest for work on Stokes Park, Carins Park, Riverside Park, Mill Dam Reserve and a Levee Walk and Viewing Deck. The only mention of the Village Green in the Strategy was \$75,000 for concrete paving and signage.
- In the Federal election campaign of 2019, the then Government promised funding for the Strategy.
- On 9 April 2019, the Mayor issued the following statement: *The Longford Urban Design Strategy project will benefit from \$4 million in funding [from the National Government] to reinvigorate the town's parklands and main street, traffic management and pedestrian safety concerns.*

Information Requested

- What is the proposed source of funds for the \$1.8million Memorial Hall Village Green project?
- Are any funds from the \$4 million National Government Grant to be used for the project?
- What projects have been completed from the 2017 Urban Design Strategy and what projects are outstanding?
- Has any project from the Urban Design Strategy been deferred to include the Memorial Hall project? What are these projects?

- Can the Council release any assessment of any alteration of the Urban Design Strategy of 2017 to include the Memorial Hall project?

2. What is the Operational Plan for the Expanded Memorial Hall

- The justification for the \$1.8 million Memorial Hall and Village Green project would require some substantial additional community usage and other benefits.
- Effective use of the new hall will require additional recurrent costs for effective supervision, maintenance and other costs.

Information Requested

- What has been usage of the Memorial Hall and Village Green in recent years.
- What additional usage of the Memorial Hall and Village Green is projected after completion of the project. Who are the likely users and what will be their requirements?
- What will be the regulations for use of the new facilities covering:
 - Will there be a minimum size of meeting to open the Hall, is it restricted to non-profit organisations, will commercial operations be allowed for a fee, alcohol usage, regulations regarding use of kitchen and other facilities, regulations regarding amplification and music, amount of use by one organisation, insurance and indemnities for usage. Will there be a limit to the number at any gathering. Will non-profits be charged for costs beyond simple usage of the hall and park.
- What are the costs of managing the proposed facilities:
 - Security, opening the facility for use, securing the facility after a meeting or event, opening parts of the Hall for events not requiring all facilities.
 - Maintaining a booking register for the Hall, dealing with enquiries, instructing users about use of the hall and facilities.
 - Cleaning particularly if refreshments are to be served for meetings.
 - Any supervision of events required by Council employees or contractors.
 - Attending to any disturbances to local residents when they are occurring.
 - Ongoing maintenance of the Hall and Village Green.

3. Effect of the Development on activities around the Cenotaph and Village Green.

- At present, events in the Village Green and outside the Memorial Hall include:
 - Public events such as Anzac Day, fetes, charity events, Christmas events and displays such as the vintage car display in May 2020.
 - Children's play area used mainly in daylight hours, with occasional use by other young people for casual games and exercising.
 - Six public toilets, used mainly by passing motorists, parents and children using the play area, and occasionally people attending organised events.
 - Polling booth for federal, state and local elections.

Information Requested

Events Involving Memorial Structures

- The proposal for a memorial wall may be appropriate. What will be the effect of the position of the new Memorial Wall on the ceremonies at the Cenotaph. The positioning of the wall and the extensions to the Hall may affect the way that Anzac day and other memorial services are held. At present, marching bands, returned service people can march from the RSL and position themselves in front, beside and behind the memorial without any barriers between them and the memorial. The proposed wall and Hall Extension will not allow memorial services to be held as they have been in the past.
- The extensions to the Hall and related recreational activity in close proximity may detract from the solemn atmosphere around the war memorial.

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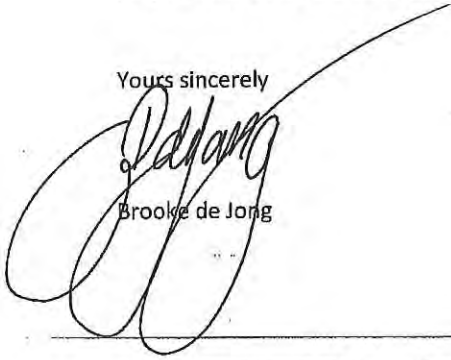
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Yours sincerely



Brooke de Jong

From:
Sent: Friday, 10 June 2022 4:39 PM
To: NMC Planning
Subject: Planning Application PLN-22-0104

**General Manager
Northern Midlands Council**

I have examined the proposed plans for the changes to the Longford Memorial Hall, and have some issues with the proposed plans as follows

- The proposed increase of the footprint of the Longford Memorial Hall is an unacceptable encroachment into the open space of the Village Green.
The Village Green is an Open Space Zone, and as such should be maintained as open space.
- The planning objective to *"Respect the setting, original plan form, shape and scale of the existing main building"*, will not be met by the proposed additions.
- The Village Green is an inappropriate location for the development of a community centre as the proposal changes the intent of Memorial Hall. All levels of Government have contributed to the building near the Football ground with great facilities, including parking. If a community centre is required by the community, this would be a much better site.
- The proposed modern additions are not supportive to the ambience of the existing Hall, or its location within the Village Green. It does not respect the architecture of surrounding heritage buildings in which it is located. As the only modern structure within the Heritage Precinct, it will not be sympathetic to, and will clash with, the Heritage Precinct and existing streetscape.
- It is completely unacceptable and is certain to cause decline of the Elm tree in the future, should the proposed additions on the Lyttleton Street (south-east) side go ahead. It will encroach into the root zone of the existing Elm tree, which is to be retained, causing the tree to die in the long term.
- Before any decision is made by Council, direct consultation with the property owners of Lyttleton, Archer and Latour Streets, who will be most affected by the proposed development, must be undertaken.

Yours respectfully,

Marcia Telford

Marcia Telford
237 Wellington Street Longford 7301

R & A Aldersea
PO Box 171
(Lass O'Gowrie – 14 Lyttleton Street)
Longford Tas 7301

8th June 2022

General Manager
Northern Midlands Council
By Email – planning@nmc.tas.gov.au

Dear Mr Jennings,

**RE: Planning Application PLN-22-0104
Longford War Memorial Hall, 53 Wellington Street Longford**

We want to firstly draw to council's attention the Ordinary Meeting of Council held 13th December 2021. At that meeting Councillors were presented with eight (8) alternative options to consider (after extensive community feedback) for proposed additions/renovations to the Longford Memorial Hall. Councillors voted unanimously in favour of a Motion moved by Cr Goninon & Cr Lambert *"That Council progresses with Option 1, reviews the external building materials and makes development application upon redesign"*. It is therefore concerning that the plans presented for the above application deviate from option 1 and include elements of alternative Option 7. Has the Councillors decision been rescinded or revised without the public's knowledge? Council is bound by the decisions of the Councillors representing the community and there can be no acceptable explanation for the deviation from their decision. On this point alone this planning application should be rejected immediately.

We also object to this planning application for the following reasons:

- The funding secured through the Australian Government Community Development Grants Programme included *"Three project components relating to development on the Village Green: the renovation of the Longford memorial Hall, a new BBQ shelter, and a new public amenities facility"*. This is not a renovation of the Hall, it is a redevelopment.
- The Longford Memorial Hall is located within an Open Space Zone, the proposed increase of the Hall footprint by 121% is an unacceptable encroachment into the open space of the Village Green.
- The proposed additions do not meet the planning objective to *"Respect the setting, original plan form, shape and scale of the existing main building"*.
- The proposal transforms the Memorial Hall into a community centre, the Village Green is an inappropriate location for a development of this scale.
- The proposed modern additions are not sympathetic to the existing Hall, or its location within the Village Green. It does not respect the architecture of surrounding heritage buildings or Heritage Site and Precinct in which it is located. As the only modern structure within the Heritage Precinct, it is a nonsense to suggest it achieves consistency within the existing streetscape.

- The proposed additions on the Lyttleton Street (south-east) side encroach into the root zone of the existing Elm tree which is to be retained. The main wall of the proposed additions is only 1200mm approximately from the trunk of the Elm, the Lyttleton Street entrance 2400mm and the proposed footpath 1000mm from the trunk. This is completely unacceptable, there is no doubt this will cause decline of the Elm tree in the future. Is this the desired outcome???
- We again strongly object to active door leafs and windows being finished in Precious Powdercoat Silver Kinetic Pearl. This finish is completely inappropriate within the Heritage Precinct and will give the appearance of modern shop front entrances. These must be changed to a deeper, less obtrusive tone such as Precious Metropolis Storm Pearl, which is in keeping with heritage tones. If Silver Kinetic Pearl is used, we will protest by painting the front door of Lass O'Gowrie in silver to match.
- We object to the harsh, flat "reddish brown" solid brick walls in their current form. The walls will be hard and brutalist in appearance, which is unacceptable. Consideration should be given to the brick walls having some form of feature brickwork and the bricks themselves need to have some character, not sharp edges.
- We object to the use of Cemintel 'Barestone' cladding. This does not meet the Planning Scheme objective *"To ensure that wall materials used are compatible with the streetscape"*. It's appearance and colour of bare concrete does not belong in the Heritage Precinct, nor is it compatible or sympathetic with the ambience of the existing hall structure. The cladding style is acceptable, however the colour and texture need to be of an earthier element.
- Landscaping cannot be viewed as the main solution for screening of the proposed inappropriate hard surfaces, the surfaces themselves need to be addressed as stated in our previous points. Landscape areas need to be increased. Proposed planting beds along the Lyttleton Street side need to be extended to the front (including the existing toilets) and rear to cover this entire frontage, and both sides of the proposed pedestrian ramp and around to the rear. The Village Green garden maintenance schedule will also need to be addressed. The current garden beds throughout the whole of the Green are very poor and have not been improved or enhanced for several years. We do not want to see the new garden beds decline to the same inadequate condition.
- Will the exterior and interior of the existing Hall be painted/refreshed? This is not addressed in the application but must occur.
- Will the existing exterior toilets be refurbished? This is not addressed in the permit application, but it is essential that this occurs.
- The existing bus shelter (which is in poor condition) needs to be replaced with a shelter to match those in Wellington Street.
- We again have issue with the proposed additions and alterations creating several 'blind spots' which is concerning given the proximity to the children's playground and for security reasons.

- Where will the multiple air conditioning units currently located on the north-west side be relocated to? The units are obtrusive in their current location and this mistake must not be repeated. The units need to be screened and landscaped.

The concerns of residents on Archer Street were addressed swiftly (proposed toilet block on the north side of the Village Green withdrawn) however **the objections and concerns of residents in Lyttleton Street, who will be by far the most affected by the proposed development, have been largely ignored.** We ask that direct consultation with the surrounding property owners who will be most affected by the appearance of the proposed building be undertaken (along with a few minor changes as we have requested) which would result in an outcome more acceptable to all parties.

As custodians of a heritage building (Lass O’Gowrie) which is directly opposite the Memorial Hall, we have to date put in four years of hard work to ensure its character and history is maintained and protected. Others around us have put in many more. It is a “slap in the face” and an insult to suggest the additions proposed for the Longford Memorial Hall in their current form, respects nearby significant buildings, the streetscape, or the Heritage Precinct as a whole.

If Council approves this planning application as proposed, it will set a dangerous precedent, allowing others in the Heritage Precinct to follow in the same direction. The derelict site at 8 Lyttleton Street being of major concern.

For the reasons we have stated in our representation, this Planning Application for the Longford War Memorial Hall in its current form does not provide the best outcome for the Hall or the surrounding heritage buildings and Precinct in which it is sited and must be rejected, or the decision at least deferred, to allow close consultation with those most affected to take place and necessary changes made.

Yours sincerely,

Robert & Annette Aldersea

R & A Aldersea
PO Box 171
(Lass O'Gowrie – 14 Lyttleton Street)
Longford Tas 7301

10th June 2022

General Manager
Northern Midlands Council
By Email – planning@nmc.tas.gov.au

Dear Mr Jennings,

**RE: Planning Application PLN-22-0104
Longford War Memorial Hall, 53 Wellington Street Longford**

ADDENDUM TO OUR REPRESENTATION DATED 8TH JUNE 2022

We have the following issues/objections we wish to add to our original Representation:

- Who will be using the Memorial Hall when additions/alterations are complete? Will it be community groups and private functions?
- Is there a business plan for the management of the Hall?
- Will Council, a community committee or a private entity oversee management of the hall?
- Will alcohol be permitted to be served at functions held in the hall? Who will oversee that Liquor Licencing rules are being adhered to?
- Extra cleaning of both the interior of the hall and the surrounds of the Village Green will be required, has this been considered?
- What hours will the hall be available for use?
- Security may be required, has this been considered?
- Who will ensure the Environmental Management and Pollution Control (Noise) Regulations 2016 are being adhered to?
- With so many entrances to the proposed hall, who will ensure that the hall is securely locked when not in use? If there are multiple users at the same time, one may assume the other has secured the building.
- As this proposal turns the Memorial Hall into a Community Centre, will there be a centre manager on site during normal business hours?

Answers to all the above should have been included in the Planning Application. If this application had been lodged by a private entity, they would have been issued with a request for all relevant information to be provided before their application would be considered. Therefore, this application should not be considered until all the above requested information is made available.

Also note:

If objections have not been received from 12 Lyttleton Street and 16 Lyttleton Street, it is since both properties are rentals and on speaking to both parties, they do not believe it is their place to comment or object to the proposed additions to the Memorial Hall.

Were the property owners themselves contacted and provided with the details of the Application? (we are aware at least one owner resides interstate).

Again, if they have not been contacted, this Planning Application must be placed on hold.

Yours sincerely,

Rob & Annette Aldersea

Prue Green
30 Swan Street
Longford Tas. 7301



Margot Gatenby
885 Pateena Road
Longford Tas 7301

9th June 2022

Dear Sir/Councillors

We wish to voice our objections to the Memorial Hall alterations. It is generally felt that the money proposed to be spent on the existing Hall is somewhat wasted.

Our understanding has always been that the council was not in direct competition with Private Enterprises and community groups/clubs. We are well catered for with various venues for use family gatherings community use etc etc.

Private Enterprises
Brickendon
Woolmers

Clubs
Bowls Club
Football Club
Golf Club
RSL

The clubs provide suitable meeting places that people can **HEAR**, The Town Hall and Memorial Hall acoustics are appalling The film society folded as many members couldn't hear.

The money that you propose to spend on the Hall would be much appreciated if members couldn't hear. Recently a meeting held in the Town Hall half the senior members couldn't hear.

The Hall was built in memory of our fallen who fought to save our country and we feel it should be left as is and kept well maintained for public use.

Why not use these funds for the building of a heated 20 metre all depth swimming pool which the community desperately needs for the seniors, people with disabilities and Toosey residents.

Having read what is to be done regarding the main thoroughfare through Longford, surely with your road narrowing it's going to cause even more traffic congestion is that sensible! as traffic is only increasing.

Longford is a wonderful country village, we don't need grand designs from interstate

PRUDENCE GREEN
Prue Green

MARGOT GATENBY
M.B. Gatenby

NORTHERN MIDLANDS COUNCIL	
File No.	
Property	PLN 22-104
Attachments	
REC'D	10 JUN 2022
CMA	<input type="checkbox"/>
EM/DIA	<input type="checkbox"/>
COM	<input type="checkbox"/>
VAL	<input type="checkbox"/>
PLH	<input checked="" type="checkbox"/>
PLD	<input type="checkbox"/>
MYR	<input type="checkbox"/>

M Luciani & M Serantoni
 12 Lyttleton Street
 Longford Tas 7301

8th June 2022

General Manager

Northern Midlands Council

RE: Planning Application PLN-22-0104

Longford War Memorial Hall, 53 Wellington Street Longford

As residents of 12 Lyttleton Street for a period of 6 years and living directly across from the Longford Memorial Hall, we are very concerned about the proposed development of the hall.

Not only will the increased size of the hall reduce valuable green park space, but it is also not in keeping with the village green's heritage. With the increased number of tourists in Longford and the towns population growth, the park has in recent times become noticeably busier and green open space is at a premium.

We already have to deal with a large amount of traffic and noise, decreased privacy and anti-social behaviours due to the siting of the public toilets opposite our house.

The proposed use of the hall will result in more of the problems mentioned above, especially noise at night and security will become a greater issue.

The entire southern side of Lyttleton Street from Wellington to Latour Streets except for the library are all residences and we will all be negatively impacted by this development.

The encroachment of the elm tree by the building extensions and the massive increase in size of the building will not be at all visually appealing to us the residents of Lyttleton Street.

For all the above reasons, we object to the proposed development for the hall.

Yours sincerely

Mariela Luciani and Marcelo Serantoni

Berriedale

Mr Jeff Jennings,
General Manager
Northern Midlands Council
Smith Street
Longford, 7301

9th June 2022.

To: The General Manager, Mayor and Councillors.

NORTHERN MIDLANDS COUNCIL			
File No.			
Priority	PLN22-104		
Attachments			
REC'D	10 JUN 2022		
M	A	PER	I
DT		LO	
		MYR	

RE: Longford Memorial Hall— Alterations and Additions.

Dear Council,

I believe the time has come for the NMC to seriously reconsider all aspects of the above project and abandon any further action to proceed.

Discussions with ratepayers and stakeholders failed to find any support for your endeavours to rejuvenate the Memorial Hall, under either the previous or latest plans and designs.

I have been unable to find the following:

1. The 'original' ratepayer demand for the above alterations and additions.
2. A business plan with outgoings and income listed as well as a detailed document out-lining the additional benefits that the proposed expenditure will bring to the township of Longford.
3. Any documentation that establishes that presently available meeting rooms and facilities in the existing sporting clubs, hotels, the RSL, church halls and both Woolmers and Brickenden, and indeed the Town Hall, are inadequate for Longford's present needs.
4. Any proof that the further encroachment, by the extending the footprint of the proposed additions to the hall, enhances the general enjoyment of the Village Green. No such evidence exists.

Anguish and concern regarding the proposed disruption to the Hall, as it now stands, is shared by residents of Arthur Street, Lyttleton Street, Latour Street and the Longford public who have attended the public exhibition of the design and concept and, almost universally, rejected it.

It would be a noble gesture indeed, considering the nation's dire financial situation, for Council to advise the new Federal Government that it wished NOT to draw down on the \$2+ million allocated for the Hall, and have such money redirected for Federal Budget repair.

I believe that whole country would salute such action and may indeed encourage other Councils to join the Northern Midlands Council in showing concern for the Nation's financial well-being.

Sincerely,

John Izzard.

44 Wellington Street Longford 7301 (

The General Manager
PO Box 156
LONGFORD TAS 7301



Date: 10/06/22

I, RUTH JENNINGS wish to make a representation to planning application number:
DISAPPROVE on the following grounds:

- Takes up too much park
- Too close to Memorial
- Not needed but toilet area could be upgraded
-

Yours sincerely

Ruth Jennings

Email:

Address: Unit 9 Denton Close 11A Smith St LONGFORD

Contact Number:

Noakes
1 Lyttleton Street
Longford Tasmania 7301

The General Manager
Northern Midlands Council.

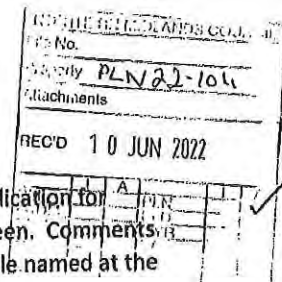
Please find attached our comments
on the Planning Application for the
Memorial Hall.

Elaine Ray
Nigel Stokes

Nigel

Elaine:

**Longford Memorial Hall
Issues with the Planning Application**



The Northern Midlands Council has asked for public comment on the Planning Application for additions to the Longford Memorial Hall and other developments in the Village Green. Comments are to be delivered to the Council by 10 June 2022. This response is from the people named at the end of this note.

Our fundamental issue is the lack of relevant information in the Planning Application. The Application does not give any operational plan for the proposed Hall and does not address issues arising from potential changes to the use of the Village Green, particularly after dark.

In addition, the Planning Application makes a number of questionable assertions about the extensions to the Memorial Hall and its compatibility with the surrounding Heritage Area.

The information supplied in the Planning Application is not adequate for an assessment of the proposal and a proper basis for any approval by the Northern Midlands Council.

We request that the Northern Midlands Council supply the following information that is necessary for any decision to go ahead with changes to the Hall and Village Green.

Request for Further Information

1. **How does the Memorial Hall development fit into the Longford Urban Design Strategy.**
 - In 2017, the Northern Midlands Council announced its Priority Projects including the Longford Urban Design Strategy with a total cost of \$3.935 million. The main projects were upgrades to Wellington Street costing \$2 million with the rest for work on Stokes Park, Carlins Park, Riverside Park, Mill Dam Reserve and a Levee Walk and Viewing Deck. The only mention of the Village Green in the Strategy was \$75,000 for concrete paving and signage.
 - In the Federal election campaign of 2019, the then Government promised funding for the Strategy.
 - On 9 April 2019, the Mayor issued the following statement: *The Longford Urban Design Strategy project will benefit from \$4 million in funding [from the National Government] to reinvigorate the town's parklands and main street, traffic management and pedestrian safety concerns.*
 - The Northern Midland Courier (June 2022) makes reference to:
 - *An ambitious Northern Midlands Council plan to spend \$8.8 million on the beautification of Longford's Wellington Street.*
 - *Funds for the \$1.8 million Memorial Hall and surrounds and the Wellington Street beautification will come from the same federal government funding pool committed after the 2019 federal election.*

Information Requested

- Is the \$1.8 million Memorial Hall Village Green project included in the \$8.8 million plan? Are there any outstanding works on Longford parkland in the \$8.8 million.
- Could the Council provide an explanation of how we have moved from the 2019 plan for Wellington Street and the Memorial Hall to the 2022 proposal.
- Considering the scale of the proposed works in Longford, the current inflationary climate and the difficulties with supplies, equipment and tradesmen, what provisions have been made for cost overruns on the Wellington Street and the Memorial Hall projects. How would cost overruns be financed.

- Are the cost estimates for the Wellington Street and Memorial Hall based on contracts or estimates of costs in contracts yet to be finalised.
- If there are time limits on use of the federal funds, what are these limits and could the Council make a case to the federal government for a more cautious approach to major developments in Longford.
- Are the risks in the Longford projects increased by the proposed major works in Evandale, Perth, Cressy and other towns in the Northern Midlands Council area.

2. What is the Operational Plan for the Expanded Memorial Hall

- The justification for the \$1.8 million Memorial Hall and Village Green project would require some substantial additional community usage and other benefits.
- Effective use of the new hall will require additional recurrent costs for effective supervision, maintenance and other costs.

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 - Maintaining a booking register for the Hall, dealing with enquiries, instructing users about use of the hall and facilities.
 - Cleaning particularly if refreshments are to be served for meetings.
 - Any supervision of events required by Council employees or contractors.
 - Attending to any disturbances to local residents when they are occurring.
 - Ongoing maintenance of the Hall and Village Green.

3. Effect of the Development on activities around the Cenotaph and Village Green.

- At present, events in the Village Green and outside the Memorial Hall include:
 - Public events such as Anzac Day, fetes, charity events, Christmas events and displays such as the vintage car display in May 2020.
 - Children's play area used mainly in daylight hours, with occasional use by other young people for casual games and exercising.
 - Six public toilets, used mainly by passing motorists, parents and children using the play area, and occasionally people attending organised events.

- Polling booth for federal, state and local elections.

Information Requested

Events Involving Memorial Structures

- The proposal for a memorial wall may be appropriate. What will be the effect of the position of the new Memorial Wall on the ceremonies at the Cenotaph. The positioning of the wall and the extensions to the Hall may affect the way that Anzac day and other memorial services are held. At present, marching bands and returned service people can march from the RSL and position themselves in front, beside and behind the memorial without any barriers between them and the memorial. The proposed wall and Hall Extension will not allow memorial services to be held as they have been in the past.
- The extensions to the Hall and related recreational activity in close proximity may detract from the solemn atmosphere around the war memorial.

Issues with the Heritage Precinct

- The site is located in the Heritage Precinct in the Northern Midlands Interim Planning Scheme 2013. The Memorial Hall itself is not Heritage Listed. The Village Green is zoned Open Space.
- Could the authors of the Planning Application explain the meaning of the following statements in the Application:
 - *The height of the proposed Memorial Hall additions...appears subservient to and preserves the integrity of the existing roof form and its architectural features facing Wellington Street.*
 - *Colours and material selections [of the extensions] are intended to assimilate those of the precinct albeit in ways to accommodate the continual movement within the existing structure understood to be caused by moisture and tree root ingress.*
 - *Although the existing Memorial Hall is of relative contemporary provenance, the fenestration arrangements and proportion are considered an appropriate response to the prevailing commercial 'shopfront' proportions within the immediate precinct.*
 - *Both verandah forms are considered complimentary and appropriate to the period in which the existing building was constructed (circa 1954) in addition*
The
- It would be helpful to know the qualifications of the people who have made these assessments.

Issues with Toilet Facilities

- There are currently six toilets accessible externally and a further two toilets accessible from inside the Hall. Further toilets, normally closed, are in the cycle park in Archer Street opened as required for events at the park and Village Green.
- The proposed development would result in fourteen toilets.
- How would the toilets be managed? The additional eight external toilets would not be required in normal times and would be closed for security and cleanliness reasons during these times.

- Fourteen toilets would meet the National Building Code for crowds of many hundreds, possibly as many as five hundred at events with short intermissions. What events are being considered to require this number of toilets.
- If the additional external toilets would be in use only occasionally, would portable toilets be an alternative with the existing six external toilets and two internal toilets.

Increased Use after Dark of the Memorial Hall and Green

The proposed development will result in more after-dark activity arising from:

- Organised events and meetings at the Hall and Park.
- Casual use by people using barbeques and the covered shelter on the northern side of the Memorial Hall.

At present, there is little activity after dark in the Village Green. Children using the playground have gone home or taken home. There are currently few after-dark activities at the Memorial Hall. The new facilities invite more organised visits and casual visitors. This will add to noise and other behaviour disrupting to residents around the park. What proposal does the Council have for managing these issues.

These comments and questions are made by the following residents of Longford.



Elaine Ray
1 Littleton Street
Longford TAS 7301



Nigel Stokes
1 Littleton Street
Longford TAS 7301



Ref: Longford Memorial Hall Project

24/06/2022

Northern Midlands Council
13 Smith Street
Longford, Tasmania 7301

Dear Planning Department

Re: PLN- 22-0104 – Longford Memorial Hall Alterations & Additions

Please see responses below in relation to the representations made for the proposal:

1. *Increased traffic and safety around Lyttleton and Wellington Streets* – Proposed changes of this intersection form part of the Main Street proposal PLN22-0040.
2. *Requirements for toilets* – The proposal has one extra external toilet, there are 6 internal toilets proposed, one of those is in the backstage area
3. *Direct consultation with nearby residents* – Public Consultation was held at the Memorial Hall
4. *Toilet numbers* – Toilets are retained at the front of the hall to maintain existing services to the community. Feedback received was for additional toilets, one more has been included on the eastern side. The remaining toilets are for internal use, one in the backstage change area and two are access compliant
5. *1m metre high wall rear of cenotaph* – This was requested by the Northern Midlands RSL sub branch
6. *Veranda box gutter* – Council endeavours to reduce box gutters wherever possible as they do require maintenance. The proposed box gutter has four outlets and open ends to address issues that box gutters create, refer to drawing WD03
7. *Limited information with compliance on Heritage requirements* - A planning submission has been submitted as part of this application. The proposal will be reviewed by Council's Heritage Advisor; once reviewed, Council can consider any recommendations made by the Heritage Advisor
8. *Should the project include an overall study for the future of the Village Green* - many studies been commissioned to date – The project is derived from these studies

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9. *Previous development rejected and the revised proposal does very little to improve on the last except for elm tree* – The revised proposal keeps the existing façade/entry as is, elm tree is retained as mentioned, toilets have relocated to the east side of the building, reduced size of the extension to the north, incorporation of the Cenotaph as part of this project and locally sourced brickwork has been added.
10. *The development will encroach on and negatively impact on the park* – the proposal is an additional 375m² of floor space
11. *Open space needs to be maintained for activities* – The Village green is 15,242m² approx. The proposed additional floor space is 375m², 180m² approx. is to the south, 75m² approx. to the east and 120m² is to the north
12. *Money better spent on developing other parks and green spaces* – Council has significant investment in other parks and green spaces at Longford as well; including Stokes and Carins Park redevelopment, a proposed new Bike Rules Park in Latour Street and a new park in Wellington/Laycock Street.
13. *Negative impact by noise, loitering antisocial behaviour, traffic at all hours, and reduced privacy* – The Village Green is zoned Open Space
14. *Lack of community consultation prior to plans being drawn up* – Once plans were drawn, consultation with the local district committee and regular user groups had been undertaken. Council requested public consultation to be conducted and this has been completed
15. *Memorial Hall disadvantages has in common with many other inside community spaces*
 - a. *No longer suitable with activities originally build for* – This project looks at addressing this
 - b. *Poor access for people with disabilities* – The proposal addresses this item and will bring the facility up to current standards
 - c. *Suitability as a venue for concerts and the like* - This project looks at addressing this
 - d. *Poor acoustics and lack of modern facilities* - This project looks at addressing this
 - e. *Not suitable for hearing impairment* - This project looks at addressing this
 - f. *Lack of storage* – The proposal has storage included in the design. Dependant on use, one of the meeting rooms could store excess furniture when required this could be screened with some movable partitions that would double up as room/display dividers
 - g. *Difficulties with main entrance access* – The proposal will rectify the existing doors and gates
 - h. *Lack of smaller spaces for groups of 24 or more* – The proposal has the following (Room sizes approx.):
 - i. 18m² meeting room
 - ii. 26m² meeting room
 - iii. 120m² Annexe area that can be section off from the main hall
 - iv. 214m² main hall
16. *Are more meeting rooms and kitchens really needed* – Modernised facilities with differing size will suit several users

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17. *If this proposal has been previously explained as to its necessity and budget could you please send the documentation – As per dot point 8*
18. *Proposal creates more infrastructure than is necessary – The proposal caters for a broad range of uses and has been designed accordingly*
19. *Present and future cost of the running of the Memorial Hall - \$21,943 average over last 8 years?*
20. *Is there a identified community need for these enlarge facilities -The proposed facility will address a number of issues with the current building.*
21. *What alternative facilities are available elsewhere in the town – There is a number of facilities within the area, all offering different amenities and services*
22. *How many other facilities (eg. Town Hall) will come redundant if the hall is extended – All facilities have their own unique quality and amenities*
23. *Has the NMC assessed the impact it will have on other similar organisations/facilities – The proposal is an upgrade to the existing facility*
24. *Proposed extension is not keeping or sympathy with the style or design of either the original building or surrounding heritage buildings – Please see planning submission. The proposal will be reviewed by Councils Heritage Advisor, once reviewed, Council can consider any recommendations made by the Heritage Advisor*
25. *The proposed Annex, garden and Memorial wall collectively appears to block public access around three sides of the Cenotaph and restricts all ceremonies at the cenotaph – The redesigned proposal has decreased the annexe in size. The Memorial Wall and garden were requested by the Northern Midlands RSL sub branch and have been incorporated in the proposal from the public consultation process*
26. *Chinese elm tree, building within its root zone and tree overhanging proposed extension – Council will endeavour to keep good health of the tree. The overhanging trees will indeed create some issues with debris etc. the building has open ended box gutters to prevent blockages and inundation to the building*
27. *BBQ hut items – The proposed BBQ works are shown on drawing WD00, additional information is on WD05*
28. *December Council Meeting, Council decision was for option 1, the design includes elements from option 7 – The redesign does take elements from both option 1 and 7. After collaboration with the architect, it was best to leave the front unchanged and reduce as much of the building as possible from around the elm tree, this in turn required the amenities to go on the east side of the building. The eastern side has similarities to option 7. Feedback from public consultation where in favour of the front facade unchanged, retain the elm tree, incorporate the Cenotaph and reduce impact towards the north. Increasing the building to the east (one aspect of option 7) has enabled this to happen. By doing this has also enabled an external toilet to be placed on the north-eastern corner of the proposal, which will give users of the park a toilet 30m closer to the eastern end of the playground. The original proposal had standalone toilets on Archer Street to the east of the playground, these have been deleted from previous application/Council decision*

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29. *Materials and colours* – See attached Planning Submission. The proposal will be reviewed by Councils heritage advisor, once reviewed, Council can consider any recommendations made by the Heritage advisor
30. *Will existing hall be painted, must occur* – Noted
31. *Will the existing toilets be refurbished, essential that this occurs* – Noted
32. *The existing bus shelter is poor condition* – Noted
33. *Blind spots for security reasons* – The proposal will be installed with internal and external cameras
34. *Location of mechanical plant* – Careful consideration with placement of this equipment will be undertaken
35. *Operational hours* – Operational hours will be defined by the planning scheme

Yours Sincerely

Trent Atkinson
Project Manager

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Tasmania's Historic Heart



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-22-0104
THC WORKS REF: #7898
REGISTERED PLACE NO: #5157
FILE NO: 09-70-18 THC
APPLICANT: LOOP Architecture Pty Ltd
DATE: 27 June 2022

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Victoria Square, 53 Wellington Street, Longford.
Proposed Works: Alterations and additions to existing Longford Memorial Hall including upgraded BBQ facilities to Village Green & RSL memorial wall.

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-22-0104, advertised on 28/05/2022, subject to the following condition:

- The work involving installation or connection of utilities to the new building additions, including air-conditioning plant, external devices for electronic communications, electrical meter box, gas meter, and hot water storage cylinders, must be designed to have minimal impact on the presentation of the place.**

Reason for condition

To ensure that works not adequately documented have an acceptably low impact on the place's historic cultural heritage values, consistent with the appropriate outcomes in Section 11 of the *Works Guidelines*.

Advice

It is recommended that arboriculturist advice be obtained to ensure that the southern elm tree is sufficiently protected from damage during the course of the works, and that any new landscaping treatment proposed within the drip line or Tree Protection Zone (TPZ), as defined by AS4970-2009 *Protection of Trees on Development Sites* be designed and constructed in a manner that promotes the tree's continued health and vigour.

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

A handwritten signature in purple ink, appearing to read "Ian Boersma".

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Notice of Heritage Decision # 7898, Page 1 of 1



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0104	Council notice date	25/05/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00790-NMC	Date of response	23/06/2022
TasWater Contact	Robert Stapleton	Phone No.	0417279866
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	53 WELLINGTON ST, LONGFORD	Property ID (PID)	6737732
Description of development	Alterations & Additions to existing Longford Memorial Hall including Upgraded BBQ		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rare Innovation Pty Ltd	"Site Services Plan" / Proj: 220078 – Dwg: C501	0	17/05/2022
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
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:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections 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 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.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			



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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (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.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

TasWater Contact Details

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