

LONGFORD EXPANSION STUDY

Community Briefing Paper



August 2023

Issuing Office: 117 Harrington Street, Hobart 7000								
JMG Project No. 203089PH								
Document Issue Status								
Ver.	Issue Date	Description	Originator		Checked		Approved	
1.0	4/02/2021	Draft for Council review	GRP		MSC		MSC	
2.0	16/12/2022	Updated Draft for Council review	SZ	16/12	KH/MSC	19/2	MSC	<i>Full</i>
3.0	13/04/2023	Updated Draft for Council review	MMA	21/04	KH/MSC	21/04	MSC	<i>Full</i>
4.0	4/5/2023	Updated with TW comments	MSC	3/5	MMA	4/5	MSC	4/5
5.0	25/5/23	Updated with Council/TW comments	MMA	25/5	MMA	25/5	MSC	26/5
6.0	31/08/23	Updated with Council comments	MSC	31/8			MSC	31/8

CONDITIONS OF USE OF THIS DOCUMENT

- Copyright © All rights reserved. This document and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG). ABN 76 473 834 852 ACN 009 547 139
- The recipient client is licensed to use this document for its commissioned purpose subject to authorisation per 3. below. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG.
- This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.
- Electronic files must be scanned and verified *virus free* by the receiver. JMG accept no responsibility for loss or damage caused by the use of files containing viruses.
- This document must only be reproduced and/or distributed in full colour. JMG accepts no liability arising from failure to comply with this requirement.

LIMITATIONS & DISCLAIMERS

- Compliance with BCA is not part of the scope of this report. The report may include references to BCA as a guide to likely compliance/non-compliance of a particular aspect but should not be taken as definitive nor comprehensive in respect of BCA compliance.
- This report presents information and opinions which are to the best of our knowledge accurate. JMG accepts no responsibility to any purchaser, prospective purchaser, or mortgagee of the property who relies in any way on this report.
- JMG have no pecuniary interests in the property or sale of the property.
- This report presents information provided by others. JMG do not claim to have checked, and accept no responsibility for, the accuracy of such information.

TABLE OF CONTENTS

Executive Summary	5
1. Introduction	6
2. Demographic & Economic Conditions	7
3. Planning Framework	10
Regional Land Use Strategy of Northern Tasmania	10
Northern Midlands Land Use and Development Strategy	10
Tasmanian Planning Scheme - Northern Midlands	10
Council’s Strategic Plan 2021 - 2027	11
Northern Tasmania Industrial Land Use Study 2014	11
Northern Tasmanian Housing Study 2014	11
Northern Integrated Transport Plan 2013	12
Greater Launceston Plan 2014	13
Longford Development Plan 2012	13
Northern Midlands Priority Projects 2021	13
Longford Urban Design Strategy 2017	14
4. Environment & Heritage	15
Aboriginal Heritage	15
European Heritage	16
Natural Environment	17
5. Land Use & Development Patterns	20
Residential Land	20
Retail & Commercial Land	23
Industrial Land	24
Community Services Facilities	25
6. Natural Hazards	27
Flooding	27
Bushfire	27
7. Agricultural Constraints	30
8. Service Infrastructure	32
Roads	32
Water	32
Sewerage	33
Stormwater	33
Other Utilities - Power, Telecommunications and Gas	34
9. Future Development Sites	35
10. Key Questions	39

11. References..... 40
12. List of Acronyms..... 42

Executive Summary

The primary intent of the document is to provide the context for the Longford Expansion Strategy that is being prepared for the Northern Midlands Council. This report will also be used to inform the broader community of the existing constraints and opportunities for the expansion of the Longford township.

Longford is a significant township and service centre within the Northern Midlands' region due to its strong manufacturing base (including timber processing and brickworks); industries that support surrounding irrigated agricultural land (irrigated cropping and grazing); proximity to Greater Launceston and thus potential to support residential growth in an area of high amenity attributed to the rural setting, large areas of open space, varied lot sizes and dwelling types. Furthermore, the township has been growing at a steady rate and is the largest in the Northern Midlands' municipality. Longford has a strong heritage identity and both Woolmers and Brickendon estates are key tourism assets for the town.

In terms of residential land supply, there is a significant supply in the town's current zoned areas for both General Residential and Low Density Residential land for the next 7 years. However, there is no supply of Rural Living zoned land in the Longford area. The growth of the town is constrained by flooding and the need to maintain agricultural land. The logical direction for town growth is to the south along Cressy Road, but this is currently constrained by the Austral Brickworks and the Longford Waste Transfer Station, and their associated attenuation areas to avoid impacts from dust, noise, odour etc. The medium to long-term planning for Longford needs to resolve these issues and provide a strategy for future growth.

1. Introduction

JMG Engineers and Planners have been engaged by Northern Midlands Council to prepare a community briefing report which provides an overview of the key issues for the municipality. These include the current demographic and economic trends, existing and planned infrastructure, land use and development patterns, environment and heritage, and natural hazard conditions such as flooding and bushfire.

This report provides a background to the key characteristics and issues in Longford and help to inform the Longford Expansion Strategy. Consideration will be given to what extent development in Longford is consolidated into existing areas versus expansion into new areas. The area currently being investigated for potential expansion is shown in yellow (Figure 1).

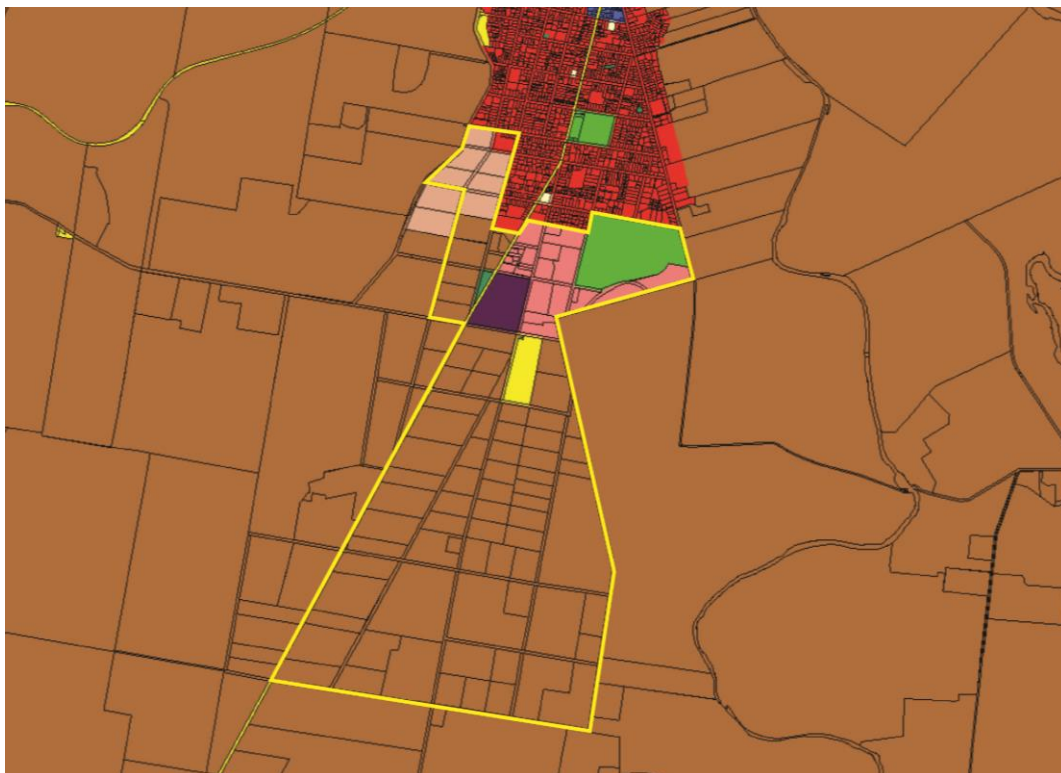


Figure 1: Investigation Area (in yellow)

2. Demographic & Economic Conditions

The Northern Midlands Local Government Area (LGA) is one of the largest and most diverse municipalities in Tasmania. It extends to cover the northern part of the Central Midlands agricultural area and along the Midland's Highway. The municipality has several key population centres namely Perth, Longford, Campbell Town, Evandale, Cressy, Ross and Avoca.

An understanding of current and future population scenarios is an important factor in planning for the future of Longford.

Historically, economic growth and population growth have been interconnected. The existing demographic conditions will therefore be an important factor to inform decisions relating to future development patterns and community assets. As part of the Northern Midlands Land Use Strategy project, the Northern Midlands LGA demographic trends and economic profile have been analysed.

The following key trends were identified for the Northern Midlands LGA:

- Its estimated resident population is 14,030 residents which is an increase of 1,058 people over the 2016 - 2021 period (refer to Figure 2).
- The Northern Midlands population is experiencing ageing such that its median age, at 46 years, is significantly higher than both the Tasmanian median age (42) and the national median age (38).
- The majority of those employed in the Northern Midlands LGA are employed full-time, and the area has an unemployment rate of 6.0% which is lower than both the Tasmanian rate (10.1%) and the national rate (12.3%) as at the 2021 Census date.
- Key industry sectors of employment are Agriculture, Forestry and Fishing, Construction, Retail and Health Care and Social Assistance.
- The Tasmanian 2022 Interim Rebased Population Projections, estimate the total population of the Northern Midlands will reach 14,276 persons in 2042 (Department of Treasury and Finance 2022).

The population structure of the Northern Midlands as of 2021 is shown below in Figure 3.

Over the previous five years, the Northern Midlands LGA has experienced slow but positive population growth. The population of the Northern Midlands is experiencing structural population ageing. This is characterised by a 'bite' in the working age population (particularly evident in the 20-44 years) which is a significant section of the key workforce cohort, and a 'bulge' in the older population (particularly evident in the 60-79 years). This trend is set to continue, (see Figure 4).

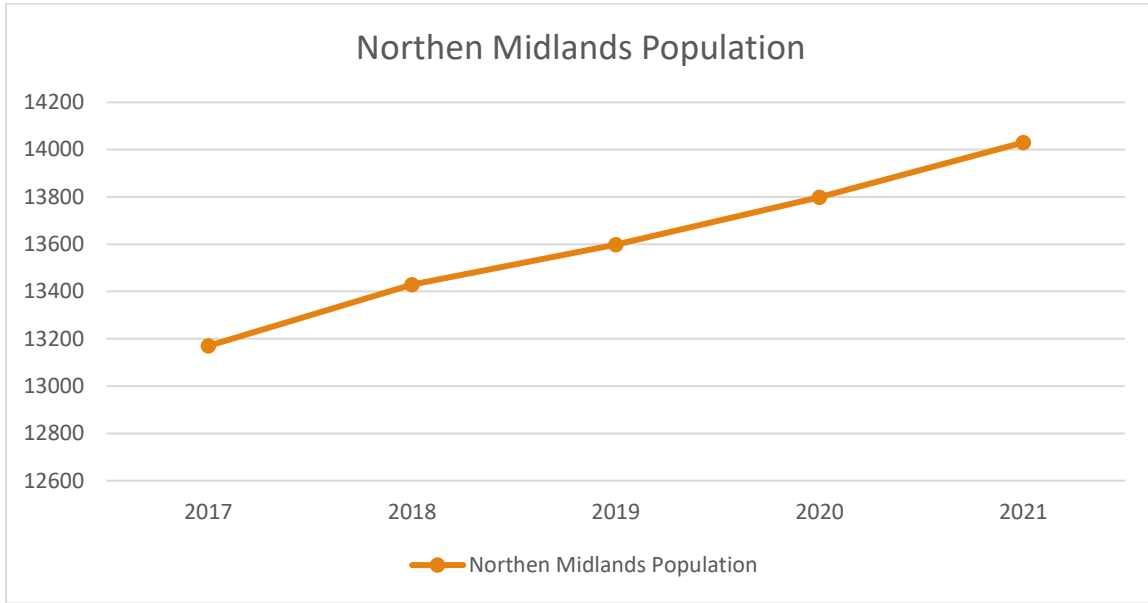
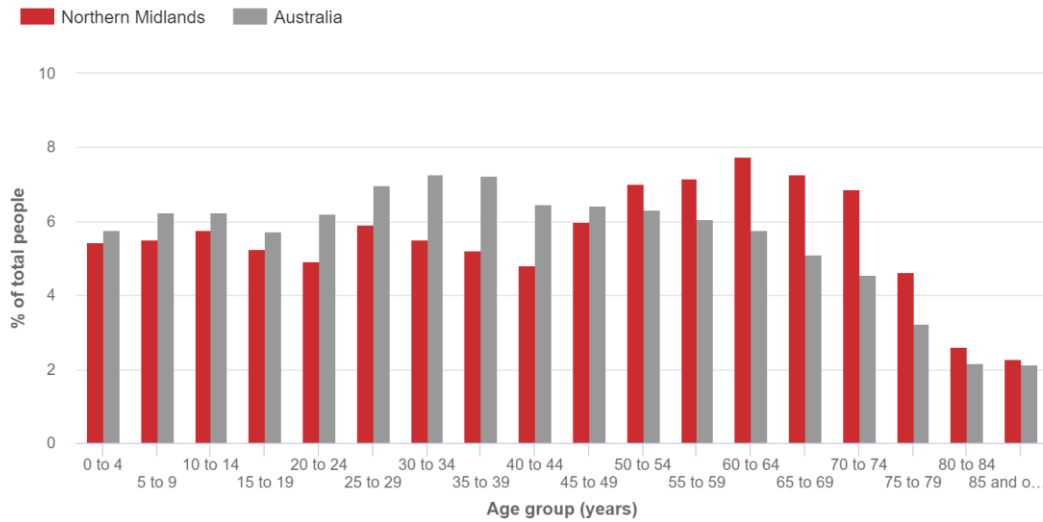


Figure 2: Northern Midlands Population 2017- 2021

(Source: Department of Treasury and Finance 2022)

Age structure - five year age groups, 2021

Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).



Figure 3: Northern Midlands's Population Age Structure, 2021

(Source: idcommunity Northern Midlands Council | Community profile)

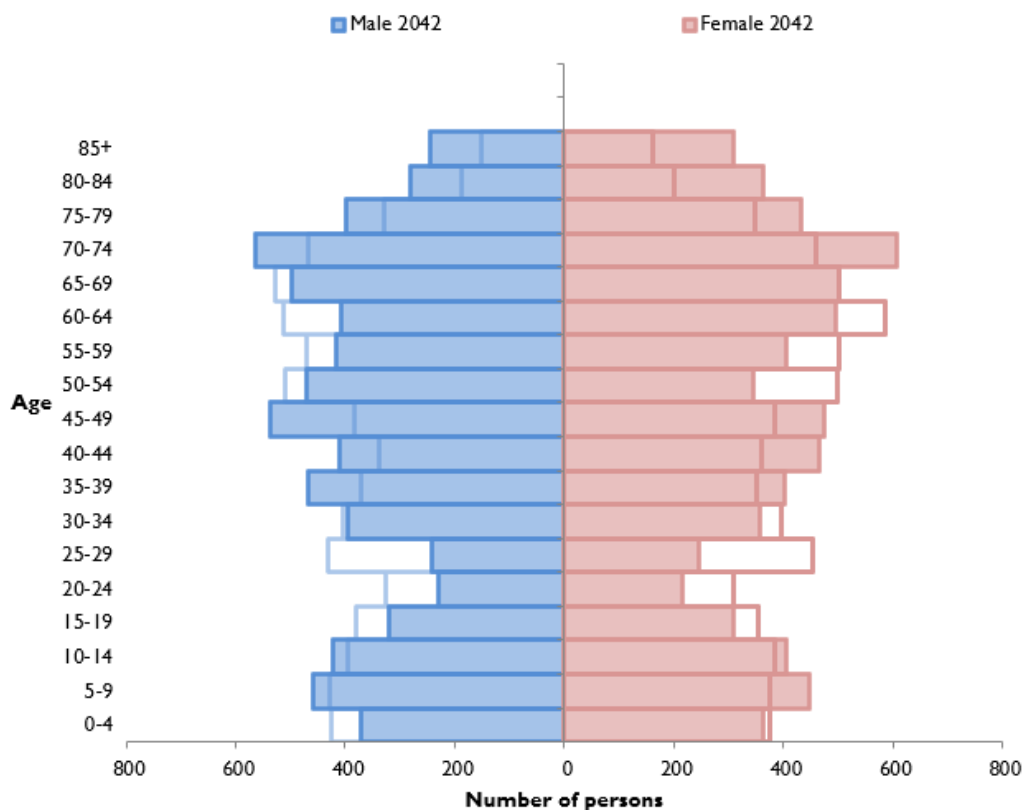


Figure 4: Northern Midlands age pyramid (Medium Series) for 2042 (compared to 2022)

(Source: Department of Treasury and Finance 2022 Interim Rebased Population Projection Outputs - Medium series)

For Longford, the following key trends were identified:

- Its current population is 4,268 residents which is an increase of 405 people over the 2016 - 2021 period.
- The average rate of annual growth has been 0.5% over the five years 2011-2016 (in line with state growth), which rose sharply to 1.9% over the five years 2016-2021.
- The Longford population is experiencing ageing such that its median age, at 47 years, is significantly higher than both the Tasmanian median age (42) and the national median age (38).
- The majority (56%) of those employed in Longford are employed full-time, and the area has an unemployment rate of 5.4% which is comparable to both the Tasmanian rate (5.9%) and the national rate (5.1%).
- The 2021 Census identifies that the majority of employment is in the fields of 'Technicians and Trades', 'Labourers', and 'Community and Personal Services' with slightly higher proportions of workers in these fields compared to the Tasmanian and Australian averages, with a relatively lower proportion of 'Professional' workers (8.4%) compared to Tasmania (10.8%) and Australia averages (13.9%)

One of the challenges for the Northern Midlands Council is to implement a land use and development strategy that can support an ageing population with a decreasing income base (working-age population) from which to draw economic resources. Diversifying economic opportunity and attracting new investment will be key to this.

3. Planning Framework

The Resource Management and Planning System of Tasmania (RMPS) is the overarching land use planning framework within which Local Government Associations operate as Planning Authorities. Any land use plan prepared for Northern Midlands Council as a Planning Authority must, therefore:

- Further the objectives of the RMPS;
- Be consistent with relevant State Policies; and
- Be consistent with the objectives and desired outcomes of the *Northern Tasmania Regional Land Use Strategy*.

The following section provides a summary of related core documents within the Planning Framework.

Regional Land Use Strategy of Northern Tasmania

The Northern Tasmania Regional Land Use Strategy (NTRLUS) sets long-term planning goals, is used to direct the future planning directives of development in Northern Tasmania and is intended to inform a coordinated approach for municipal planning and investment in Greater Launceston. It acts to inform the desired future for the development and planning of Northern Tasmania on a regional level, ensuring consistency across the region while embracing the characteristics of different areas. As part of the strategy, areas of preferred development are indicated, where subsequent statutory planning provisions will direct growth, guide local planning and influence the coordination of services.

Northern Midlands Land Use and Development Strategy

The purpose of the Northern Midlands Land Use and Development Strategy is to develop a plan to inform future land use planning decisions for the Northern Midlands municipality for the next 20 years. It will include policies and recommendations that will be used to guide Council and government decisions in relation to future development and provision of services. It will be important that the plan meets community expectations and desires for the future therefore community engagement is integral to its development.

Tasmanian Planning Scheme - Northern Midlands

The current instrument to implement strategic land use directions and to further objectives of the Resource Management and Planning System is the *Tasmanian Planning Scheme - Northern Midlands* (the Scheme). The Scheme sets out the requirements for the use and development of land within the Northern Midlands in accordance with the *Land Use Planning and Approvals Act 1993* (LUPPA). Associated maps demonstrate how the land is zoned and the Scheme details the provisions that apply to the use and development of land.

Council's Strategic Plan 2021 - 2027

The Northern Midlands Council Strategic Plan informs the strategic outcomes and subsequent core strategies the Council will follow in executing various projects and departmental responsibilities. It acts as a guiding document that highlights the priorities and focuses of the Council for the next ten years. From a planning perspective, these include the development of strategic planning projects such as Master Plans across key townships within the municipality. Those specific to the Longford township are:

- Longford Road Safety Park
- Longford Recreation Ground Master Plan
- Longford Motor Sport Museum
- Longford Racecourse Master Plan
- Longford Urban Design Strategy
- Longford Expansion Strategy
- Longford Underground Power
- Longford Levee Walkway & Viewing Platform

Council is aiming for delivery and completion of these by 2027. The document also ensures that the various outcomes of developments are aligned with the core vision and values of the town and municipal area.

Northern Tasmania Industrial Land Use Study 2014

The *Northern Tasmania Industrial Land Study 2014* was completed by SGS Economics and Planning in August 2014 for Northern Tasmania Development. The review identified suitable vacant industrial land for councils within the Northern area, including Northern Midlands Council. Three locations within the Northern Midlands municipal area have been identified: Campbell Town, Longford and TRANSLink.

In Longford, 3 parcels of land have been identified, with a combined area of 3 hectares, and are accessible from Tannery Road. The majority of this land identified is either now occupied or owned by the state government (for example 20 Union Street, owned by the Department of Health). This means that there is a very low likelihood that these parcels of vacant land identified in 2014 will be available for commercial operators within the near future.

The industrial precinct of Longford is well-established and is accessed from Illawarra Road via Tannery Road. Current industries within the Longford area include wool production, meat packers and exporters, tractor and machinery sales and service, timber yards, a brick factory, fertiliser production, and concrete batching. There may be some potential for expansion of light industrial land within the vicinity of existing sites, which could cater for local service industries as well as servicing agriculture or industries that support agriculture.

Northern Tasmanian Housing Study 2014

The *Northern Tasmanian Housing Study 2014* (the Study) evaluated the housing needs in the Northern Tasmania region and provides strategic direction on residential housing development to 2031. The Study has identified that although there is little demand for new housing stock, demographic and dwelling preferences will create demand for a greater diversity of dwelling types. Current lot supply is likely to meet the demand until 2030, particularly given small lot

sizes meet the housing needs of an ageing population, which is not sufficiently offset by population growth.

Historically, the land use structure of the Northern Tasmanian region has been sub-optimal due to inefficient spatial patterns of development. As such, there is an opportunity to improve these through densification via infill and along transport corridors. Specifically, the Study identified that in the Northern Midlands municipality, Longford shows secondary levels of suitability for Greenfield residential development. When considering the suitability of an area for development and settlement, consideration was given to potential construction and development costs; access to existing services, infrastructure, and economic opportunity; and 'no-go zones' (areas where residential development would be impacted by existing hazards or attenuation areas).

The Study identified three categories of housing, namely Lifestyle Housing (housing in villages and smaller townships); Greenfield Housing (conventional densities of 500m² to 900m² in Greater Launceston); and Infill Development (defined as semi-detached and attached housing). As Longford is an identified urban growth area of Greater Launceston, some Greenfield Housing would be appropriate within the main township and Lifestyle Housing appropriate on the edges of existing residential development.

Northern Integrated Transport Plan 2013

The *Northern Integrated Transport Plan 2013* (the Plan) provides a coordinated and strategic framework and highlights the high-priority regional transport issues over the next 20 years, identifying Longford as one of the main locations in Northern Tasmania for both population and commercial activities. The plan discusses the priority actions from a planning context, in order to achieve greater integration of transport with economic and land use planning for the region, as well as to protect the strategic function of regionally significant transport infrastructure. Priority actions include the identification of existing and future key freight and passenger transport corridors; streamlined approvals process for major transport infrastructure; utilisation of existing transport system for industrial development; and activity centre and residential growth.

Importantly, Longford is a key township out from the urban centre of Launceston which is the main location for both population and commercial activities in the northern region.

Greater Launceston Plan 2014

The Greater Launceston Plan (GLP) summarises the community vision for the development of Launceston and provides direction for the sustainable development of Greater Launceston over the next 20 years. The plan is a collaborative of five councils: Launceston City Council, George Town Council, Meander Valley Council, Northern Midlands Council and West Tamar Council. Focus areas comprise increasing economic prosperity, liveability and creativity in the Greater Launceston area. The GLP is relevant to Longford as the township is identified as a growing residential community outside of Greater Launceston and a Suburban Activity Centre.

Three core Northern Midlands Council relevant projects identified in the GLP included improved public transport infrastructure within the south-western corridor, including the provision of:

- All weather bus stops and stations;
- Associated urban design, safety and lighting improvements;
- Identified pedestrian and cycleway linkages and safe crossings;
- Facilitation of higher density living opportunities along the corridors particularly in the vicinity of established major facilities and activity centres; and
- Potential integration of the Tiger and suburban bus services.

Longford Development Plan 2012

The Plan has identified a series of recommendations to assist the development of Longford. From a planning perspective, with regard to the long-term expansion of the town, several options need to be considered prior to adopting a firm plan. This included working with landowners to open up areas for future development, undertaking a heritage study of heritage areas/places/trees and infrastructure; and creating public open spaces to improve connectivity in the town and around the banks of the river.

Collaboration with TasWater needs to occur prior to any expansion of Longford to ensure that there is adequate capacity in terms of water and sewer to cater for any new development. The Longford Development Plan also identified future development areas within the existing urban area.

Northern Midlands Priority Projects 2021

The *Northern Midlands Council Priority Projects 2019* document outlines all the major projects flagged for the Northern Midlands. The document was produced in January 2019 and is an update of the projects identified in 2017. This document discusses major issues in the municipality with regard to transport, traffic management, urban design, public infrastructure, recreation and community infrastructure.

The Northern Midlands Council (NMC) Priority Projects for 2021 relevant to Longford are listed below in

Table 1.

Table 1: Summary of Priority Projects for Longford (Source: NMC Priority Projects 2021)

Project Name	Project Elements	Projected Cost	Project Time Frames
Enabling project	Longford Library and Exhibition Building on the Village Green	\$5.5M	N/A
Enabling project	Power undergrounding in Longford	TBC	N/A
Longford Foundation Projects	Main Street upgrades	\$8.8M (Grant funding of \$4m secured for stage 1)	2025
Transport	Upgrades to Illawarra Road from Bass Hwy to Midland Hwy. Shared path from Pateena /Illawarra Rd intersection to Longford.	\$80M in total (\$64m National Government, \$16m State Government funding secured) Shared path \$5m.	Commence late 2023/state of 2024 (State Growth)
Longford Urban Design Project	Memorial Hall and Village Green infrastructure redevelopment	\$2M	2023
Municipal Tree Planting Program	Planting of approximately 80 trees per year across the Northern Midlands on an ongoing basis	\$80,000 p/a	Ongoing
Subdivisions	Immediate infill opportunities and future consideration of land to south in Longford Expansion Strategy	TBC	Ongoing

Securing the required funding will be a critical success factor to progress the various projects.

Longford Urban Design Strategy 2017

The Longford Urban Design Strategy was to “*achieve a durable, consistent, vibrant and comfortable urban and parkland environment for the community of Longford that compliments the landscape and historical fabric that has forged the character of the town*”. It provides a set of urban design guidelines which focus on the urban streetscape of Longford from the Illawarra Roundabout to the shopping precinct on Marlborough Street. It also considers the treatment of urban parks and reserves within Longford.

4. Environment & Heritage

Aboriginal Heritage

The Northern Midlands area aboriginal nation occupied the Midland plains and is likely to have consisted of several clans but there are three accepted major clan divisions described in the ethnographic literature today. These were described by colonials as the Port Dalrymple Tribe (leterrermairrener Clan) at the Tamar River; the Pennyroyal Creek Tribe (panninher) at Norfolk Plains; and the Stony Creek Tribe (tyerrernotepanner) at Campbell Town. The total population of the Northern Midlands aboriginal nation at the time of colonisation has been estimated to be between 300 and 500 (Jones, 1974).

Known as the Penny Royal Creek Tribe by the colonial settlers, the panninher (parn-in-her) peoples were named due to their proximity to the river by the same name that comes off the Western Tiers, south of Dry's Bluff - now called the Liffey River (Kee, 1990). Their territory broadly covered the northern plains of the midlands from the west bank of the Tamar River across, to what is now Evandale, and terminating at the tyerrernotepanner (chera-noti-pana) country around modern-day Conara (Roth, 1889).

Similarly, the tyerrernotepanner peoples were known to colonial people as the Stony Creek Tribe. Their colonial name was derived from the nearby small southern tributary of the South Esk at Llewellyn, west of modern-day Avoca (Roth, 1899). The tyerrernotepanner clan were centred at Campbell Town.

In all, there were up to four clans in the south central Midlands area. Today, the designation tyerrernotepanner is used to describe all the aboriginal people of the Northern Midlands Region (Plomley, 2008).

Advice received from Aboriginal Heritage Tasmania states that:

“There is no known Aboriginal heritage recorded within the designated area. However, a review of our records indicates that this area has not been previously assessed for Aboriginal heritage, therefore the absence of records should not be taken as an indication that Aboriginal heritage is not present.

More broadly, it has been identified that the floodplains, terraces and undulating flats along the Macquarie River are conducive to Aboriginal heritage, though the frequency and density of Aboriginal heritage sites likely varies depending on the specific landscape characteristics. The presence of Aboriginal heritage along the Macquarie River is supported by the identification of a number of stone artefacts to the east of the designated area, around Woolmers Lane.

Based on the available information, there is potential for the designated area to contain Aboriginal heritage, particularly stone artefacts. If the strategy leads to any on-ground investigations or works, further advice should be sought from AHT as it is likely that an Aboriginal heritage assessment would be recommended to further determine the Aboriginal heritage values of the area and inform the project.”

Given that the Macquarie River is in close proximity to the east of the Longford study area further assessment may be needed as part of strategic planning work where changes to zoning is proposed under LUPAA.

European Heritage

Longford is an important early settlement town of Northern Tasmania, containing properties listed on the Tasmanian Heritage Register as well as on the National Heritage List. Woolmers, together with the neighbouring Archer property, Brickendon, is one of eleven historic sites that form the Australian Convict Sites World Heritage Property which is collectively representative of the global phenomenon of the forced migration of convicts.

Settlers started to arrive in 1807 as farmers were moved from Norfolk Island to Van Diemen's Land (the original name used by Europeans for Tasmania). Governor Macquarie granted land rights to the settlers, who originally called the area Norfolk Plains. The town, originally called Latour, grew up around the Longford Hotel which was built in 1827. The town was renamed Longford in 1833.

Buildings on the State Heritage Register located at Longford are:

- Longford House (1830),
- Tattersalls Hotel (now the Longford Library) (c. 1846),
- Affleck's Old Flour Mill (1898)
- Christ Church (1839),
- Longford Municipal Hall (c1880s)
- Queen's Arms Hotel (1835),
- Blenheim Hotel (1846),
- The Racecourse Hotel (1838).

In addition to the above-listed buildings, the Tasmanian Heritage Register (as of 15 July 2020) contains over 121 listed buildings predominantly consisting of Cottages and Houses, Church Buildings, Halls and Hotels, an Old Schoolhouse and Chapel, the ANZ Bank, the Longford Racecourse, two farm properties, the Longford Railway Bridge and Viaduct, as well as several retail buildings and other miscellaneous items.

Advice received from the Tasmanian Heritage Council (THC) states:

"The Heritage Council requests that the NMC give due regard to how this Strategy impacts two places on the Tasmanian Heritage Register (THR), namely, 'Longford House' at 120 Catherine Street, Longford (THR#5087) and Brickendon Estate (THR#5180) at 236 Wellington Street, Longford."

The THC specifically note that in relation to Longford House (which is within the study area) that the site be excluded from consideration as part of the expansion strategy *"because its heritage significance at the State level precludes its suitability for future rezoning and subdivision"*. The THC request that for Brickendon Estate (which is located directly to the east of the study area) specific consideration is to be given to the provision of a buffer between potential new residential uses and the estates, because *"the long-term management and protection of Brickendon Estate, recognised for its UNSECO World Heritage significance, is dependent upon the agricultural operations remaining economically viable and thus unconstrained from encroaching development."*

As such, any expansion strategy, beyond the current township, must consider carefully the impact of any strategy on 'Longford House' and the Brickendon Estate to ensure the protection of urban streetscape values, architectural heritage as well as ongoing agricultural operations at Brickendon.

Natural Environment

The Northern Midlands covers an area of 5,183 km² and incorporates mountainous country on the eastern and western boundaries, grazing lands, wetlands and rivers and associated river flats of the Esk, Lake and Macquarie Rivers. The northern Midlands are located in one of Tasmania's lowest rainfall areas yet contain over 600 wetland areas and 200 named creeks and rivers in the region.

Tasmanian Midlands is home to 32 nationally threatened species and more than 180 plants and animals threatened in Tasmania. Significant species protected include the Tasmanian Devil, the Spotted-tail Quoll, the Eastern barred Bandicoot, Tasmanian Wedge-tailed Eagle and the Eastern Bettong. Protected plants include the Black-tipped Spider Orchid, Pungent and Golfers Leek Orchids, Silky Bush Pea, and the Tunbridge Buttercup. Consequently, there are a number of conservation areas on both public and private land in the municipality.

A desktop study of the Natural Values Atlas reveals the following strategic items:

- Verified records of 'Threatened flora' within 500m of the study area, including *Caesia calliantha* and *Dianella amoena*
- Verified records of 'Threatened fauna' within 500m of the study area, including Tasmanian wedge-tailed eagles, Eastern barred bandicoot (including subsp. *gunnii*), and Tasmanian devils
- Verified records of 'Tas Management Act Weeds' within 500m of the study area including Scotch thistle, Blackberry, and Gorse
- Instances of acid sulphate soils (low probability) to the northwest of the study area, below the racecourse, and running north-south through the study area around Cotton Street and Haslewood Street
- No threatened communities were identified within the investigation area
- One Tasmanian Reserve Estate - Informal Reserve

Furthermore, the TASVEG 4.0 layer on *TheList* identifies the majority of land identified as 'Modified land (Agricultural land)' with a small pocket of 'Modified land (Unverified plantations for silviculture)'. It is considered that the natural environment, as noted under TASVEG 4.0, is highly modified by human activity and as such does not present a significant constraint to future development. In addition, there are a number of Priority Vegetation areas within Longford. Priority Vegetation areas provide for the protection of threatened native vegetation communities; threatened flora species; significant habitat for threatened fauna species and other locally important native vegetation.

Longford is dissected by a number of waterways. Figure 6, shows the waterway and coastal protection area which applies to land in proximity to Class 1-4 watercourses and wetlands.

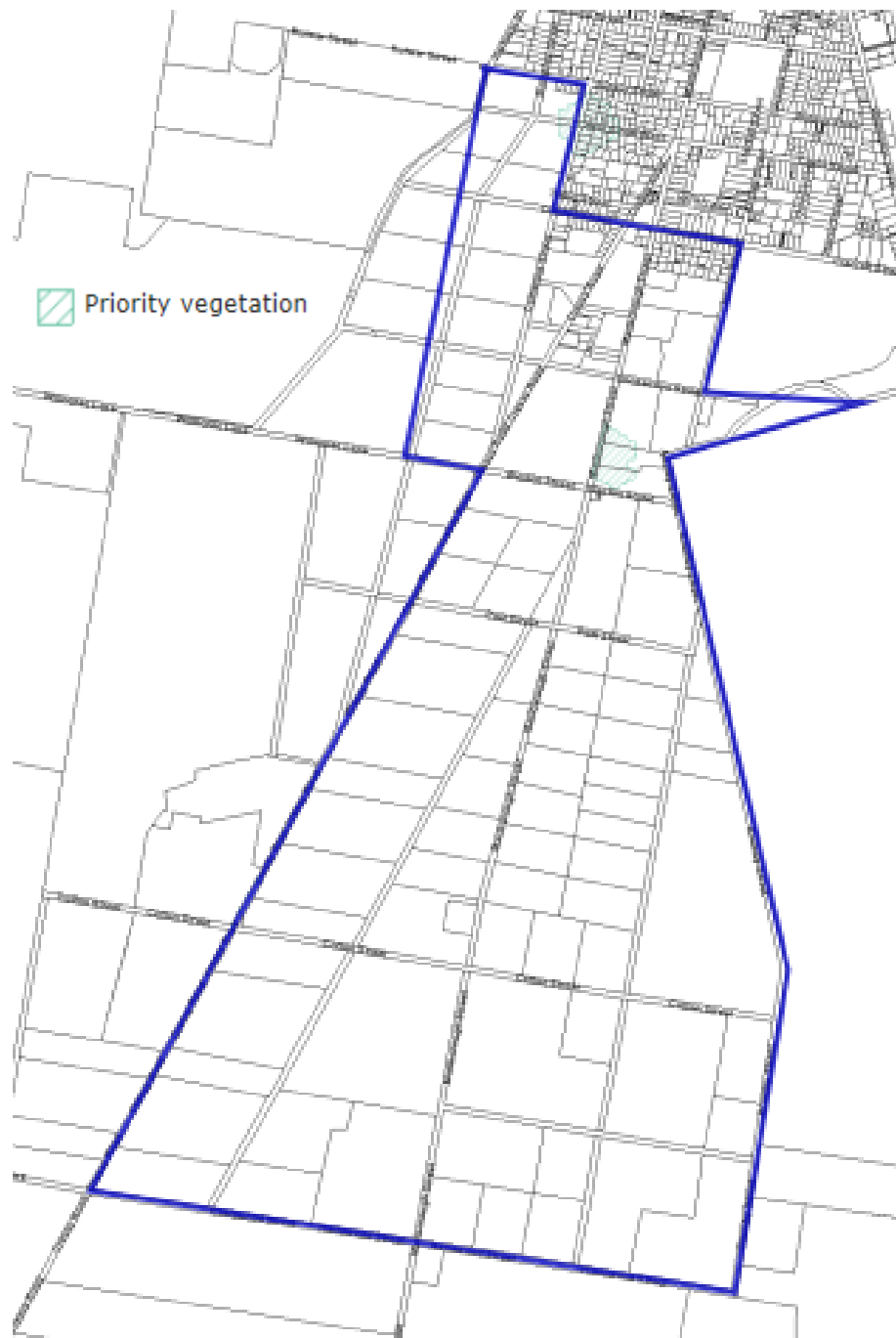


Figure 5: Priority vegetation areas within the investigation area (blue line)

(Source: LISTmap, accessed 15 December 2022)

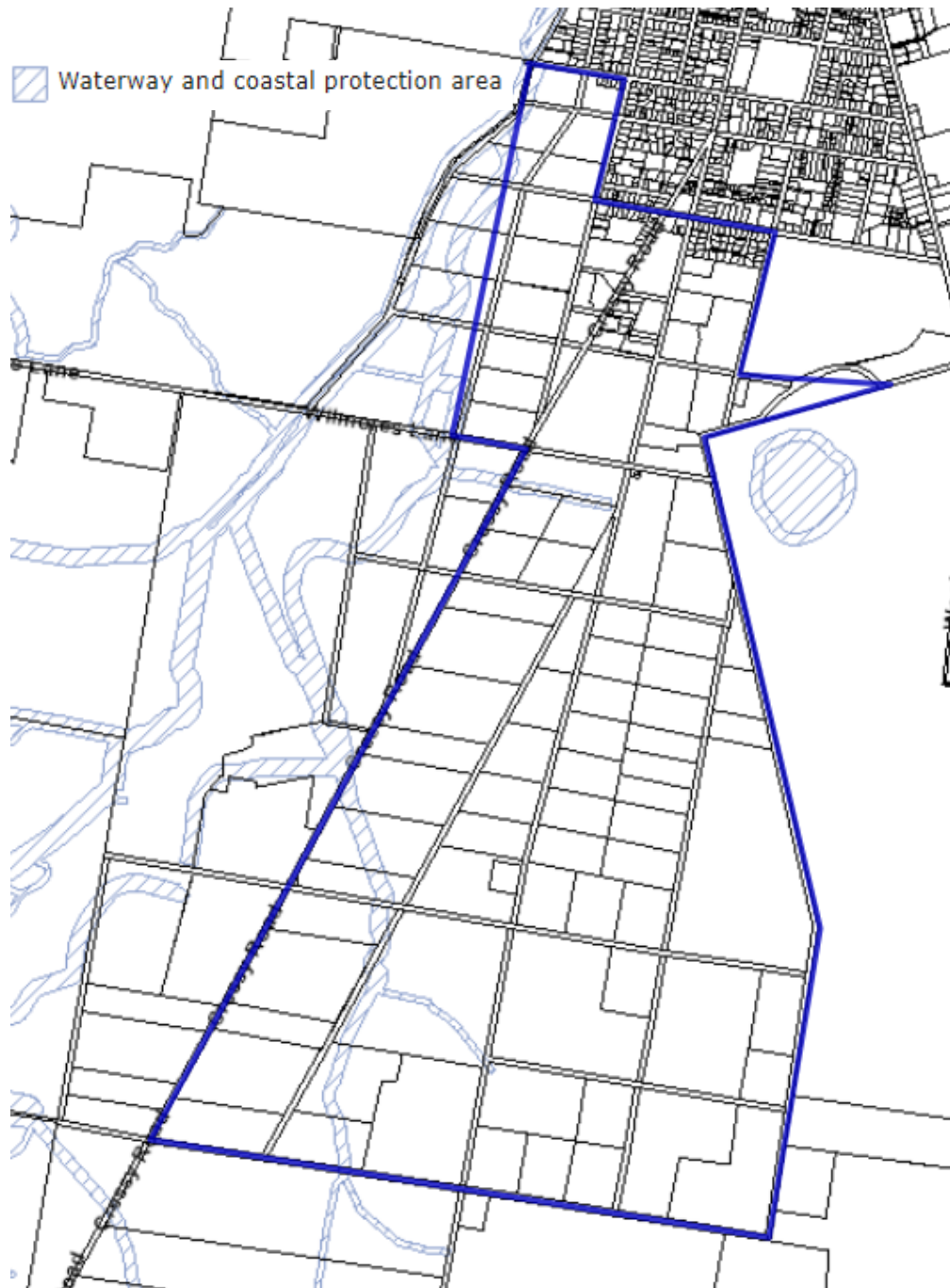


Figure 6: Waterway and coastal protection zone

(Source: LISTmap accessed 15 December 2022)

5. Land Use & Development Patterns

Residential Land

Residential land use zones are primarily clustered within and adjoining the Northern Midlands Council Townships of Perth, Longford, Evandale, Campbell Town, Cressy, Ross and Avoca. The Greater Launceston Plan (GLP) identified that the number of lots required in the GLP area from 2013 to 2036 is 12,210. Of that, approximately 14% or 1720 new lots are allocated to the Northern Midlands¹ with Longford identified as a growing residential community outside of Greater Launceston as well as a Suburban Activity Centre.

Council records for Evandale, Perth, Longford, Campbell Town, Cressy and Ross indicate that of the total 1,210 dwellings approved (2012 to 2022), 988 (82%) have been in Longford, Perth and Evandale, confirming the increasing role these townships play as commuter suburbs for Launceston. Such growth is evidence of the importance of the South West Transport corridor (as identified in the GLP) and confirms the need to ensure sufficient land is available in appropriate locations to provide for enhanced public transport facilities, such as park and ride locations.

The population data indicates that on average the population has been increasing by 15% per year over the last 10 years with a 9% increase for Longford over the period between 2016 and 2021 (refer to Figure 7).

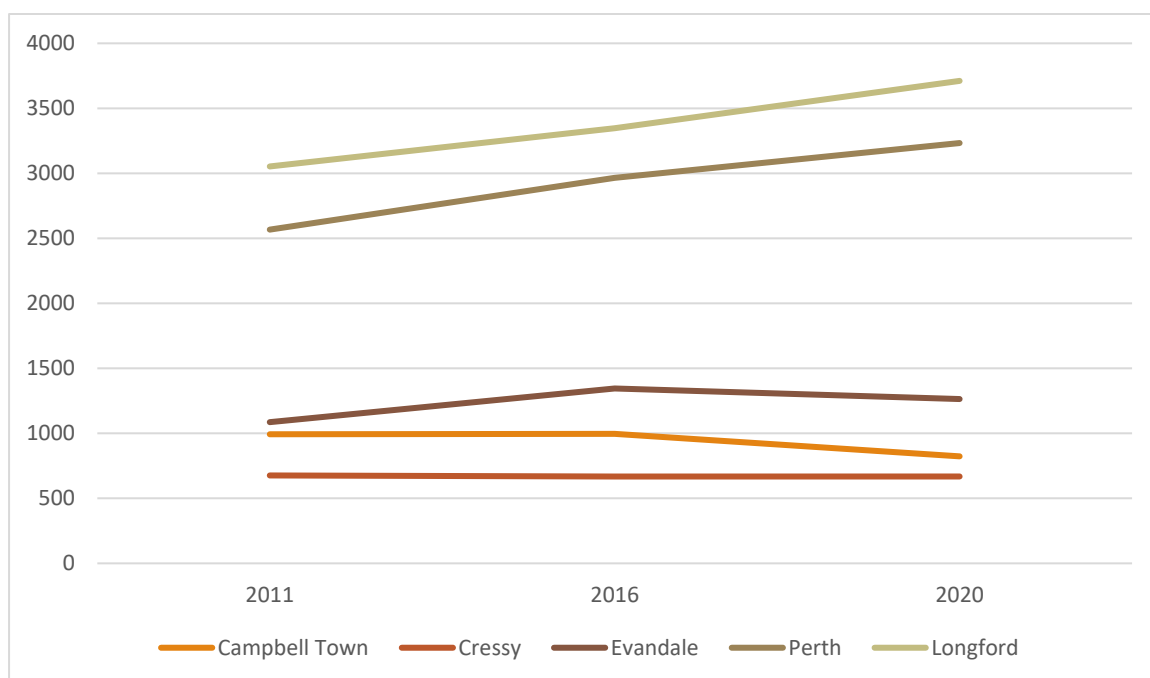


Figure 7: Population growth in key townships from 2011-2021

(Source: ABS QuickStats)

¹ Based on the maps this equates to Longford, Perth and Evandale.

A desktop review was undertaken of land within the key townships showing the indicative total area of vacant land² within the General Residential Zone and the Low-Density Residential Zone, plus the potential lot yield. The potential lot yields are shown in Table 2.

The information was calculated using target densities quoted in the *Northern Tasmania Regional Land Use Strategy* (NTRLUS). It is noted that the NTRLUS (2021 version) provides densities based on the residential intent of each Regional Activity Centre Category with Longford identified as a District Service Centre within a broader urban settlement pattern hierarchy.

The policy for District Service Centres defines them as follows:

“Significant regional settlement areas with an important sub-regional role in terms of access to a wide range of services, education and employment opportunities. Employment within District Centres is strongly related to surrounding productive resources.”

Within such centres, some ‘in-centre’ residential development is envisaged, complemented by infill and consolidation of surrounding residential areas at medium to higher densities (up to 25 dwellings per hectare).

Further to this, the ‘Regional Settlement Networks’ policy of the NTRLUS also provides a number of relevant actions of particular significance. These are:

- The application of zoning that provides for the ability to restructure under-utilised land (RSN-A3);
- Matching of long-term future land supply in parallel with existing water and sewerage capacity and required augmentation (RSN-A4); and
- The provision of diverse and affordable housing, including for ageing populations and single persons (RSN-A5).

² Vacant land is defined as land without dwelling development. Property parcels were included based on LIST map data layer “Building Footprints” and manual interrogation of State Aerial Imagery dating from 2018.

Table 2 - Summary table of indicative land areas per zone in key NMC Townships

	Regional Activity Centre Category (NTRLUS 2018)	Residential Target Density (dwelling per hectare)	Indicative vacant land (ha) from the List and land identified for rezoning		Indicative Lot Yield based on Target density (2018 NTRLUS)		Indicative Lot Yield based on minimum lot size in Zone (Tasmanian Planning Scheme)	
			General Residential	Low Density Residential	General Residential	Low Density Residential	General Residential (600m ²)	Low Density Residential (1,500m ²)
Campbell Town	District Service Centre (NB1)	Up to 25	38	37	950	925	506	247
Longford	District Service Centre (NB1)	Up to 25	18	9	450	225	240	60
Perth	District Service Centre (NB2)	N/A	77	0	1925	0	1026	0
Evandale	Local or Minor Centre (NB2)	N/A	17	0	255	0	226	0
Cressy	Local or Minor Centre (NB3)	N/A	11	7	165	35	146	47
Ross	Local or Minor Centre (NB2)	N/A	33	0	495	0	440	0

The implications of this approach for the Northern Midlands Municipality are captured above in Table 2. Only Campbell Town and Longford (identified as District Service Centres) are subject to density targets. It is noted that the NTRLUS density targets do not differentiate between zones and apply the target density for vacant land in Campbell Town and Longford. There is a significant overestimation of the potential lots in the Low-Density Residential Zone.

In the Low-Density Residential Zone, the indicative lot yield based on minimum lot size (as stipulated in the Tasmanian Planning Scheme) is more realistic. Furthermore, using the NTRLUS targets for the General Residential Zone in Longford, a lot yield is forecast that is higher than the lot yield based on minimum lot size. Such a result is only likely if there is targeted medium-density development in specific areas. Furthermore, given the historic heritage overlay over a large expanse of land in the northern portion of the township (particularly that zoned General Residential), achieving the NTRLUS target density will require very specific and localised planning.

Given the variation in the potential lot yield, it is prudent to err on the side of caution and consider the lower figures in the above table.

Noting that the majority of the land is privately owned, there is no guarantee that land will be released to the market in the locations and within timeframes that will automatically align with market demand. Hence there may still be requirements to consider land zoned Future

Urban Growth and Rural Resource (where located within the Township boundaries) for future residential demand, although such land will generally be considerably constrained by the lack of sewer and water services available. Augmentation of such infrastructure already existing would need to be funded and delivered to support the supply of such land.

Under NTRLUS Rural Living is to be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands (RSN-P23). Under (RSN- A26) these criteria are:

- Proximity to existing settlements containing social services;
- Access to road infrastructure with capacity;
- On-site wastewater system suitability;
- Consideration of the impact on natural values or the potential land use limitations as a result of natural values;
- Minimisation of impacts on agricultural land and land conversion;
- Minimisation of impacts on water supply required for agricultural and environmental purposes;
- Consideration of natural hazard management;
- Existing supply within the region;
- Potential for the future requirement for the land for urban purposes; and
- The ability to achieve positive environmental outcomes through rezoning.

There is no land that is zoned Rural Living in the Longford township. The nearest is at Norwich Drive north of Pateena.

Given the projected population increase and historic development pattern, the projected (conservative) lot yield indicates that there is sufficient land supply within existing land zoned for Residential and Low Density Residential land for the next seven years and beyond. There is no supply of Rural Living land in Longford, however, in general very low-density forms of residential are usually excluded from land supply calculations.

Retail & Commercial Land

Retail and Commercial land generally encompasses that zoned for Local Business, General Business, Central Business and Commercial. Within the Longford area, the pattern is such that where the central business area of townships adjoins major roads, the land is zoned General Business and is generally 1 to 2 lots deep. Smaller centres incorporate land that is zoned Local Business, generally centrally located in relation to residential development. There is no land zoned Central Business or Commercial within the Longford area.

The demand for retail and commercial land is largely dependent on the overall population growth within the Northern Midlands Council area and specific local demand for services. The Greater Launceston Plan calculated that retail and commercial land use generally represents 1% of the overall urban land demand.

The median weekly income per household recorded in the 2021 Census for the Northern Midlands Municipality was \$1,259 and that for Longford was \$1,212 (both sourced from ABS QuickStats. Assuming that households within the Northern Midlands Council area display generally similar spending patterns to the rest of Australia, the national data for average household spending on goods and services is likely to have increased by 15 per cent between 2009/10 and 2017. Increases in weekly spending that would directly impact the demand for retail and commercial services include food and non-alcoholic beverages, recreation, personal care and miscellaneous goods. Spending on such goods and services increased from 5% to 33% -

an average increase of 16% in the period from 2010 to 2016 (ABS Household Expenditure Survey).

The North Tasmanian Housing Strategy emphasises the need for local services with the projected increase in older residents. Catering for the latter means that the residential land supply needs to be associated with an appropriate provision in the retail, commercial and community service land within close proximity, typically 400m. Whilst there is an absence of current vacancy rate data, it is anticipated that there is sufficient retail land supply. This would not preclude a local service area to achieve a walkable neighbourhood.

Industrial Land

Land within Longford for industrial uses is provided for via that zoned Light Industrial and General Industrial in both northern and southern areas of the township. The total area of land available for key townships within the Northern Midlands as a whole (including Longford) is summarised below in Table 3.

Table 3 - Summary of available land for industrial uses in the NMC area (source: Northern Tasmania Industrial Land Use Study, 2014).

Locality	Total Land area in each Zone (ha)		Land Area Developed in each Zone (ha)		Land Area available in each Zone (ha)	
	Light Industrial	General Industrial	Light Industrial	General Industrial	Light Industrial	General Industrial
TRANSLink Precinct	N/A	163	N/A	63	N/A	100
Longford	16.35	17.5	13.5	17.5	2.85	None
Perth	2.6	N/A	2.2	N/A	0.4	N/A
Campbell Town	8	7.3	1	5.3	7	1.7

The above table demonstrates that there is significant land zoned for Industrial uses in the Northern Midlands Council area. Many of the lots within the 'developed' category appear to be primarily used for bulk storage (timber, vehicles, building materials) and as such denser development is still possible within this category.

Recent industrial/commercial development activity on vacant sites (not including change of use of existing buildings or additions within developed sites)

- 26a Tannery Road, Longford - Earthworks and fencing (to accommodate future self-storage/equipment hire facility) 2021
- 443 Cressy Road - Police Station Regional Headquarters 2020
- 8 Union Street, Longford - Water Dynamics workshop/office 2019
- 6 Union Street, Longford - Optimo Awnings workshop and office 2015/2016
- 11 Gay St, Longford - Approval for storage facility 2020.

Vacant land within Longford is shown in Table 4 below. Available land is deemed to be that which is industrial or commercial zoned land and is classified as available if it is vacant, disused or assigned to marginal non-industrial uses with little capital value, such as sheds. Land is considered unavailable if occupied by industrial/commercial uses, construction sites, or major

infrastructure. The land is also classified as unavailable if it contains established residential premises where the use is unlikely to change in the medium to long term.

Longford appears to be at capacity in regard to the General Industrial Zone.

Consideration should be given to whether land within Longford is rezoned to industrial or all industrial uses are directed to TRANSLink.

Table 4: Vacant Commercial/Industrial Land in Longford

Vacant land - *note comments regarding existing uses

Address	Zone	Lot size	Comment	Available supply? (Y/N)
2 Mason St	Light Industrial	0.26ha	Used for storage and combined with land used for tractor sales business	N
20 Union St	Light Industrial	2.2ha	Vacant site. Owned by the Crown.	N
11 Gay St	Light Industrial	0.22ha	DA lodged for the storage facility.	Y
2 Carins St	Light Industrial	0.17ha	Access and parking for existing fertiliser depot and freight company.	N
12 Marlborough St	General Business	0.29ha	Access via Right of Way behind Blenheim Hotel.	Y
4a Union Street	General Business	0.04ha	Part of levee. Council owned.	N
75 Wellington St	General Business	0.02ha	Access strip	N
25-29 Marlborough St	General Business	0.03ha	2 x land locked blocks used in conjunction with the service station	N

Note. The available supply of industrial or commercial zoned land is classified as available if it is vacant, disused or assigned to marginal non-industrial uses with little capital value, such as sheds. The land is considered unavailable if occupied by industrial/commercial uses, construction sites, or major infrastructure. The land is also classified as unavailable if it contains established residential premises where the use is unlikely to change in the medium to long term.

Recent industrial/commercial development activity on vacant sites (not including change of use of existing buildings or additions within developed sites) include:

- 26a Tannery Road, Longford - Earthworks and fencing (to accommodate future self-storage/equipment hire facility) 2021
- 443 Cressy Road - Police Station Regional Headquarters 2020
- 8 Union Street, Longford - Water Dynamics workshop/office 2019
- 6 Union Street, Longford - Optimo Awnings workshop and office 2015/2016
- 11 Gay St, Longford - Approval for storage facility 2020

Based on the above there is very limited availability of both Light Industrial and General Business zoned land.

Community Services Facilities

As a result of the structural ageing of the Northern Midlands population, the health care, social assistance, and Community consultation associated with the Northern Midlands Land Use and

Development Strategy identified the need for community performance/multi-purpose space venues and additional aged care facilities for the ageing population. The student-aged population expressed a desire for more community events, including town festivals and market days.

Longford contains key facilities (both private and public) that contribute to the liveability and amenity of Longford, including but not limited to:

- Aged Care Facility
- Bank
- Bowls Club
- Home-based Childcare/Kindergarten
- Churches
- Dental Clinic
- Fire Station
- Parks
- Police Station
- Post Office
- Primary School
- Health Services
- Library (including online access)
- RSL Club
- Senior Citizen Club
- Sports Ground/Centre
- Supermarket
- Tennis Club
- Golf Club
- Ambulance
- Football Club

High Schools are provided in other townships within the municipality, namely Cressy and Campbell Town. However, there are no details as to the size and capacity of the facilities or the level of use. Nonetheless, a gap analysis has been undertaken which calculates demand for township facilities at an overarching municipal level, using two potential population scenarios across the Municipality by 2037 (1% and 5% per annum respectively).

The actual population distribution is likely to be a mix of these two with differential growth in particular localities. Accordingly, where the land use strategy significantly increases residential capacity, consideration for the provision of additional services will be required. Benchmarks have been adapted from a number of sources, namely:

- *Best Practise Benchmarks source from Brighton Structure Plan 2012* by Aurecon;
- *Planning for Community Infrastructure in Growth Areas 2008* by Australian Social & Recreation Research Unit; and
- *2014 Census of Tasmanian General Practices* (p14), which equates to 7.8 FTEs for GPS, FTE figure rounded up and used as a benchmark.

There is some variation in the benchmarks, but the trend is consistent in that public open spaces, community halls and generic sporting facilities are adequately catered for under both population scenarios.

The need for more services for Aged Care, Medical Care, and Childcare services is indicated under both population scenarios, whilst the need for potential additional primary and secondary school facilities is indicated under the 5% population scenario.

The benchmarks also indicate that additional facilities for cultural services are justified based on the population. No allowance is made for the co-location of facilities in this assessment which is also a current trend in recreational infrastructure supply.

6. Natural Hazards

Flooding

Longford abuts the South Esk and Macquarie Rivers to its northeast and is bounded on the west side by Back Creek. A flood levee system protects the flood-prone area at the northern end of town to a 1:100 ARI however, when the flood gates are closed, the town is vulnerable to flooding by rain falling in and adjacent to the town and by the flows in Back Creek, which drains a large area to the south around Cressy.

There is an underground stormwater system that drains stormwater collected by drainage pits in kerb and channel and by a series of pits and culvert entries into table drains. The pipelines are mostly restricted to streets and, as a result, the rear yards of many lots cannot be drained by gravity if required.

The Longford Development Plan recommended that:

“The town, with its low density housing, impervious areas and the minor drainage system, caters well for stormwater peak flows. Infill development and urban expansion may greatly increase peak stormwater flows and careful analysis will be required to identify the need to upgrade flow capacity as the town is developed.”

As no provision has been made within the street network for overland flows, storage capacity should be provided within the town to minimise local flooding when the South Esk is in flood.

Further modelling was undertaken in the Longford Hadspen Flood Mapping Study, which also considered climate change scenarios on the town's flooding (refer to Figure 9) which showed a potentially significant impact on the north and eastern parts of the town.

Bushfire

Areas of grassland, unmanaged rural properties, and remnant native vegetation on the periphery of Longford will be subject to bushfire-prone areas regulatory requirements. The Tasmania Fire Service has undertaken a state-wide review of bushfire-prone areas and provided mapping for the Northern Midlands region.

In Longford, this mapping applies to all areas outside the urban areas of the town and within some urban areas of the town on the east and western sides (refer to Figure 10 and Figure 11).

All vulnerable use or hazardous use on land that is within or partially within a bushfire-prone area needs to ensure the development is appropriately designed, located, services, and constructed to reduce the risk to human life and property, and the cost to the community caused by bushfires.

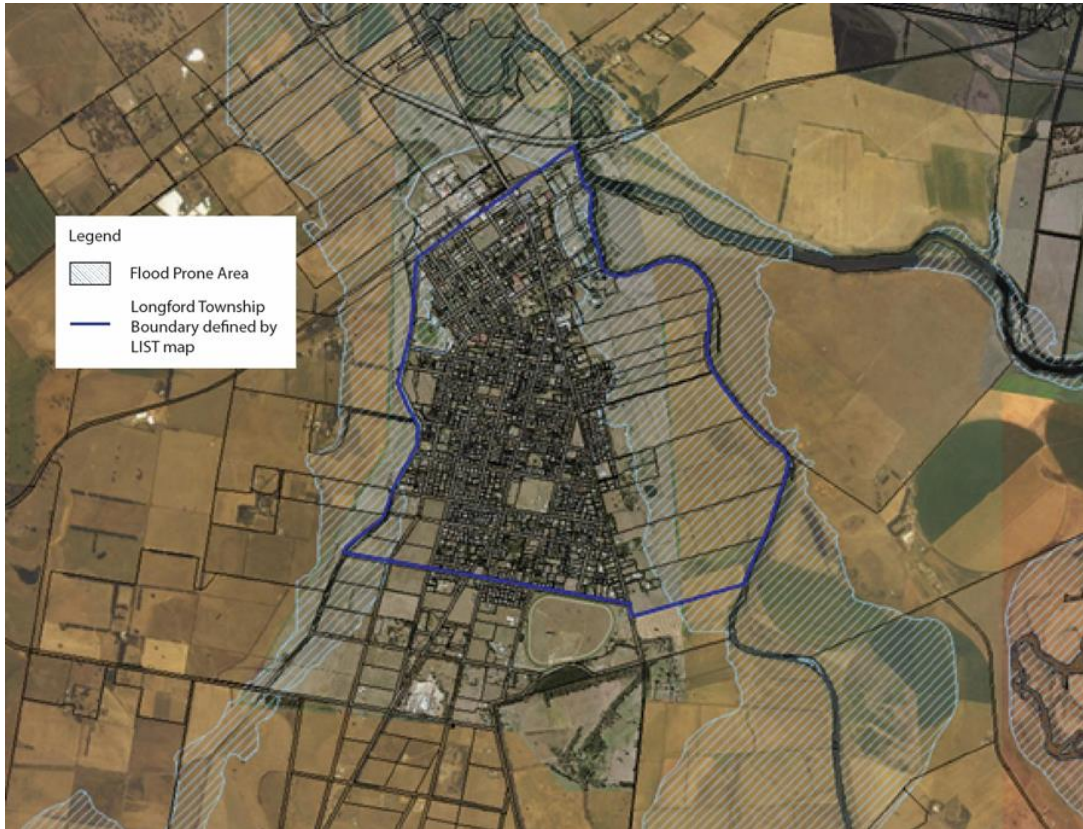


Figure 8: Longford township flood prone areas

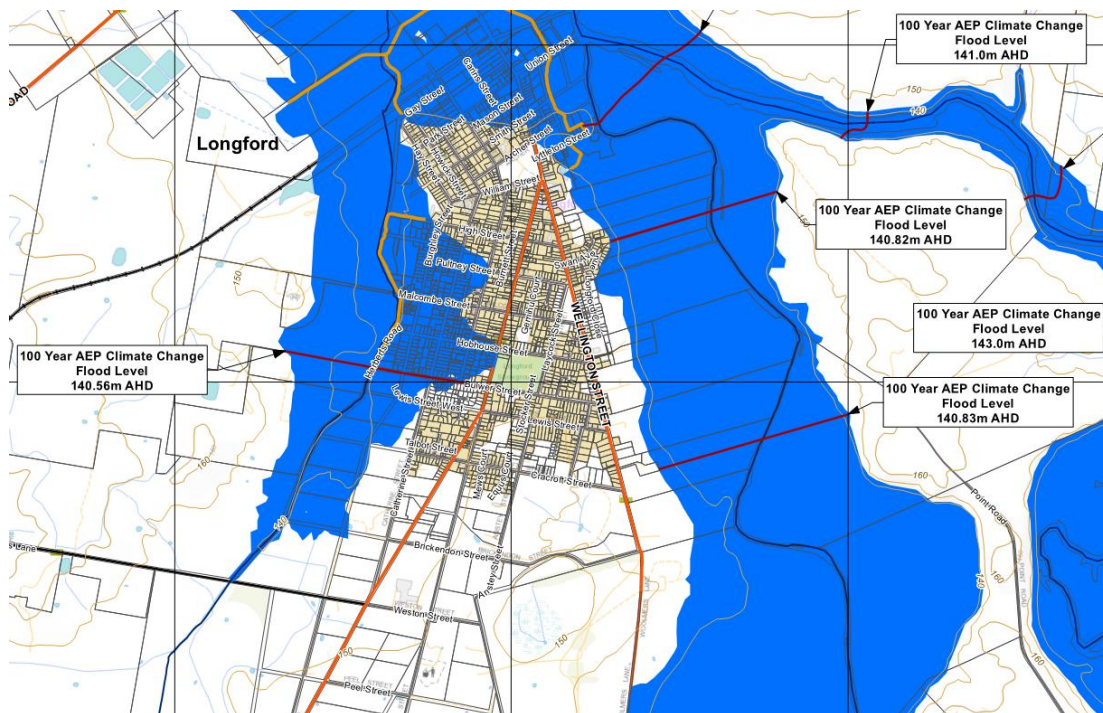


Figure 9: Longford Hadspen Flood Mapping 1%AEP plus Climate Change Event

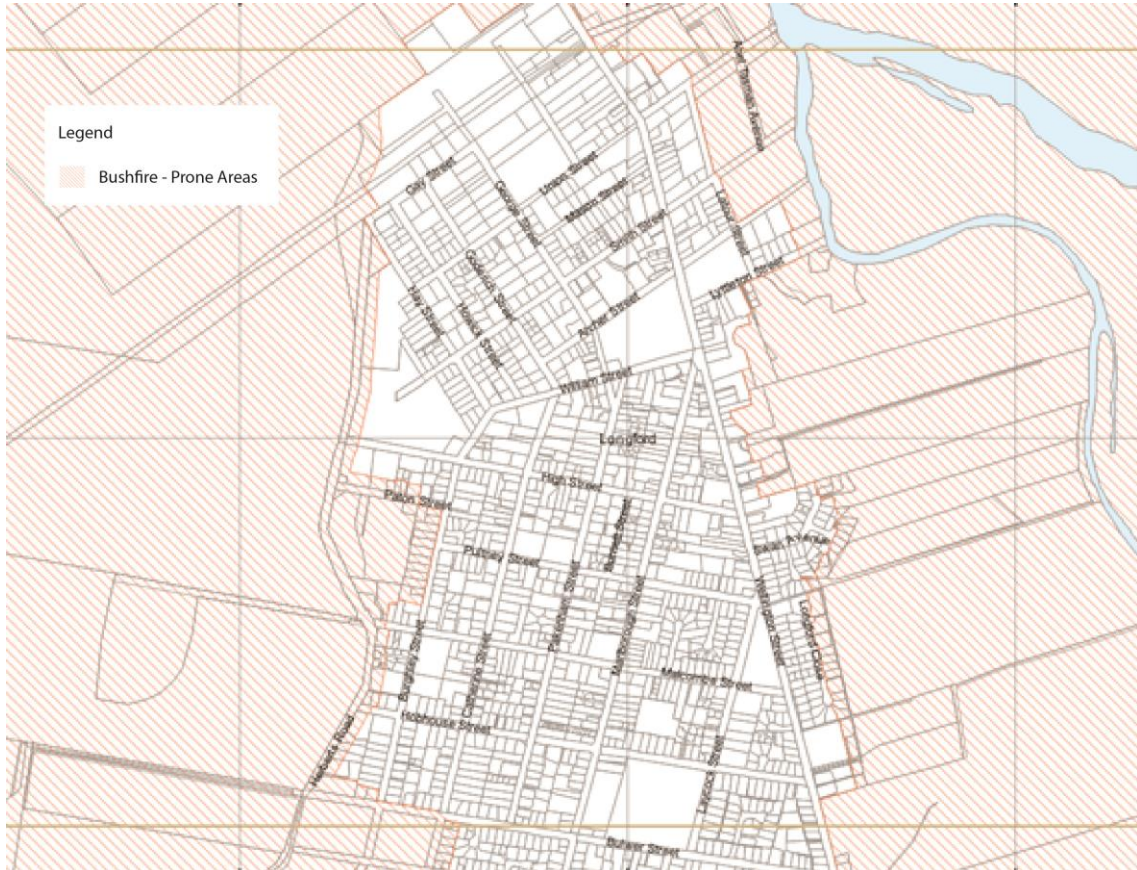


Figure 10: Tasmanian Fire Service Bushfire Mapping for Northern Longford



Figure 11: Tasmanian Fire Service Bushfire Mapping for Southern Longford

7. Agricultural Constraints

The site is classified as a mix of Class 3 & Class 4 land (Figure 12), and it is primarily suitable for grazing within rotations of cropping. It is mainly limited by soil fertility with minor constraints of erosion hazard and subsoil drainage. Long-term productivity will be increased if soil nutrients are regularly replenished. Cropping can readily occur due to the relatively flat land provided soil conservation techniques are utilized and the soil is rested with periods of pasture within the rotation. Perennial horticulture developments could be undertaken on this land subject to drainage and adequate frost protection.

Part of the study area is located within a declared irrigation district (the Cressy-Longford Scheme). The irrigation district is predominantly restricted to the land west of Cressy Road, with a small area in the Southwest corner close to Haselwood Street. The presence of the irrigation scheme allows for the agricultural land in the study area to be used for a range of agricultural enterprises.

Some of the land has been fragmented into a number of smaller titles of approximately 2 to 5ha in size, however, a number of these titles are held in ownership by one party, allowing consolidation into larger holdings. In addition, a number of the titles support residential buildings possibly fettering agricultural use.

In 2017 a state government project was undertaken to provide further mapping of agricultural land in Tasmania with reference to current land use, enterprise suitability, land values, and possible agriculture zoning in the Tasmanian Planning scheme (Figure 13). The mapping for the Longford study area indicates that a large portion of the study area is mapped as potentially constrained (Criteria 2A & Criteria 3). Note Criteria 2a is an area less than the Criteria 1 size thresholds; a capital value of greater than \$50,000/ha; and not adjoining a residential zone. Likewise Criteria 3 is an area less than the Criteria 1 size thresholds; a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and adjoining a residential zone.

The series of small titles located to the east of Marlborough Street is mapped as unconstrained, perhaps due to ownership amongst only a few different landowners. According to the mapping criteria, this land may be potentially constrained as some of the titles are as small as 3ha and located within close proximity to existing dwellings.

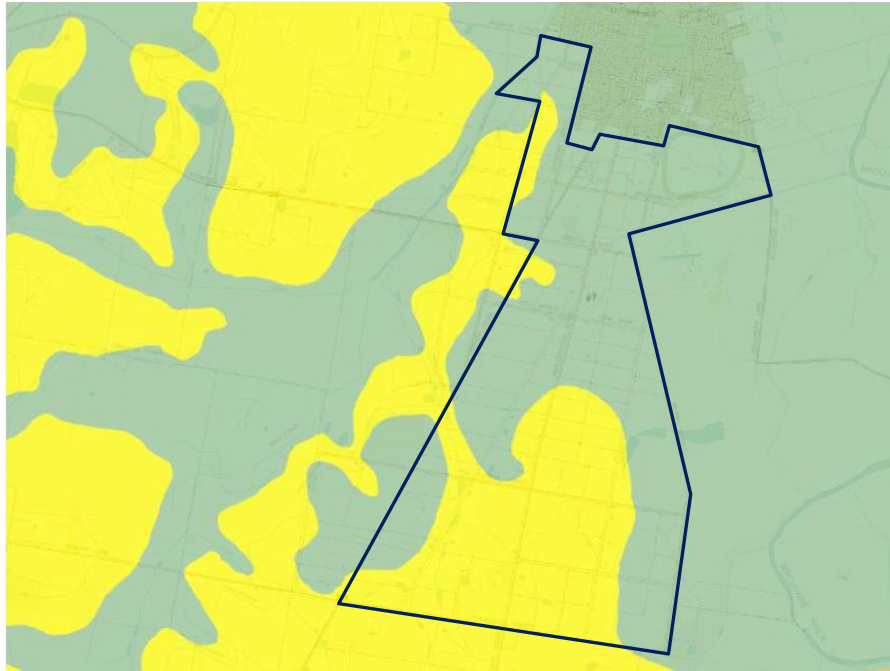


Figure 12: Land Classification boundaries from Land Capability Survey of Tasmania (Green - Class 4, Yellow- Class 3)

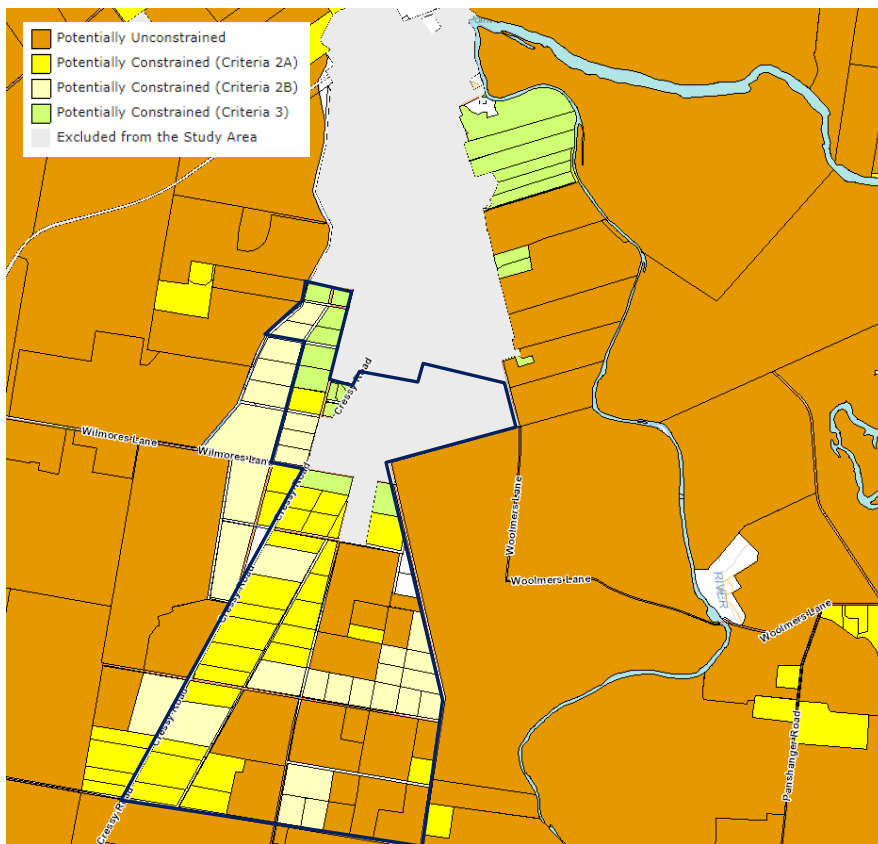


Figure 13: Land potentially suitable for the Agriculture Zone (source: Listmap 2016)

8. Service Infrastructure

The services infrastructure in the municipality provides essential services to the town's existing populations, but also some potential for future population expansion. The existing services and their capacity is discussed below.

Roads

Longford is generally a grid pattern with a number of arterial roads passing through the town. Illawarra Road is the main entry point of town leading to the main spine of Tannery Road South, Wellington Street, Marlborough Street and finally Cressy Main Road. This then leads to Cressy, Poatina and the central highlands. Secondary access to Longford is via Wellington Street and Woolmer's Lane, which links to the Midlands Highway. Existing access to the west is available via Wilmores Lane.

A regular bus service operates on weekdays and weekends from the Wellington Street on the southern end of the Longford Village Plaza, and Marlborough/Bulwer Streets, into Launceston via Evandale, Perth, Youngtown and Kings Meadows. Some facilities for shelter and seating is available on Wellington Street.

Consistent with many rural towns there is no dedicated provision for cyclists but wide streets and footpaths cater for this demand. Disability access is available at key locations and in newer development areas. Longford is popular with road cyclists.

The main connection to a southern expansion area of the town is via Cressy Road and there are connections past the Brickworks site through Marlborough Street, though this would require upgrading.

Water

Drinking Water is extracted from the Macquarie River and treated at the Longford Water Treatment Plant (WTP). Longford has its own reservoir(s) to provide local pressure and demand control and are supplied from the MacKinnon's Hill Reservoir in Perth. The Longford WTP also supplies Cressy, Devon Hills, Western Junction, Evandale, Breadalbane and Perth.

There are very few water supply constraints to low levels of development of Longford. There is limited summer water licence availability at the extraction point on the Macquarie River and TasWater are approaching their raw water licence limit. TasWater are exploring opportunities with Hydro Tasmania and the Department of Natural Resources and Environment to secure an increase to the water licence. It will be important to ensure the Macquarie River water sources are protected from inappropriate development within its catchment area.

There is a DN300 diameter transfer water main extending along Marlborough Street into the southern expansion area before changing to DN200, just south of Longford, until reaching the Cressy network storage reservoir. There is also an existing DN50 main in Cressy Road extending down to Peel Street. Based on this mains extensions to the southern expansion area will be required and will be subject to modelling to determine network requirements. TasWater advises that the current water treatment plant can cater for additional expansion, but is likely to require additional storage capacity and raw water capacity.

Any rezoning of land to the south of Longford would not be supplied off the DN200/300mm transfer main that feeds Cressy from Longford. Because of the large lengths of pipe required, the continuation of the existing DN100mm pipe network in Marlborough Street cannot support any expansion, so new pipes will be required to be installed minimum of a DN150 or DN200/DN225 might be required. Given this would involve upgrading the existing main through the Longford urban area to the WTP the costing of this is beyond the scope of this report, but is likely to be significant.

Sewerage

Longford has a reticulated sewerage network that collects sewage through a series of pipes and pumping stations and delivers it to a dedicated treatment plant. The Longford Sewerage Treatment Plant (STP) has recently been upgraded to increase its capacity. Whilst this work will meet the capacity requirements of existing residential zoned land in Longford, Taswater is undertaking a strategic review of the areas facilities through the Meander Valley Sewerage Strategy. This strategy proposes that the Longford STP will remain a key plant for the area and may accommodate sewerage from other current plants operating in the area (such as Carrick/Hadspen). This may require a further upgrade of the Longford plant at some time in the future. The timing of these changes is not certain at this point and the need to incorporate the needs of Longford for future expansion will need to be considered in the Longford Plant upgrades.

The existing 150mm diameter sewerage mains service is currently just south of Cracroft Street thus an extension of the main of some 1200m to the proposed detention area on the corner of Cressy Road and Weston Street would be required to bring a sewer service to the expansion area. Developers would need to then connect to this pump station via a new gravity main within the catchment. The cost of this sewer main extension and pump station is estimated to be \$1.35M (based on a 37kW pump station with emergency storage and electrics, 25 manholes @ \$4k each and 1200m pipeline at \$200/m). The entire southern expansion area is likely to require a total of three pump stations, located near the stormwater catchment points (refer to Figure 14).

Stormwater

There are very few reticulated stormwater issues in Longford as it is predominantly rural in nature and any capacity issues in the stormwater network that result in localised ponding or overland flow and cause minor inconvenience rather than costly damage.

There are, however, some areas that are not suitable for residential development as allowance for stormwater would likely involve costly infrastructure and/or poor lot yield. Additionally, there are some significant issues associated with flooding of the South Esk River.

The southern expansion area includes a number of overland drainage paths that would need to be accommodated and utilised to control high rainfall events. It is likely the street network would include a swale system to capture and direct overland flow into these overland flow paths and that within the proposed public open space a series of detention basins would be constructed to cater for these events. Some flow could also be directed to the central park area for detention, but it is not a natural low area.

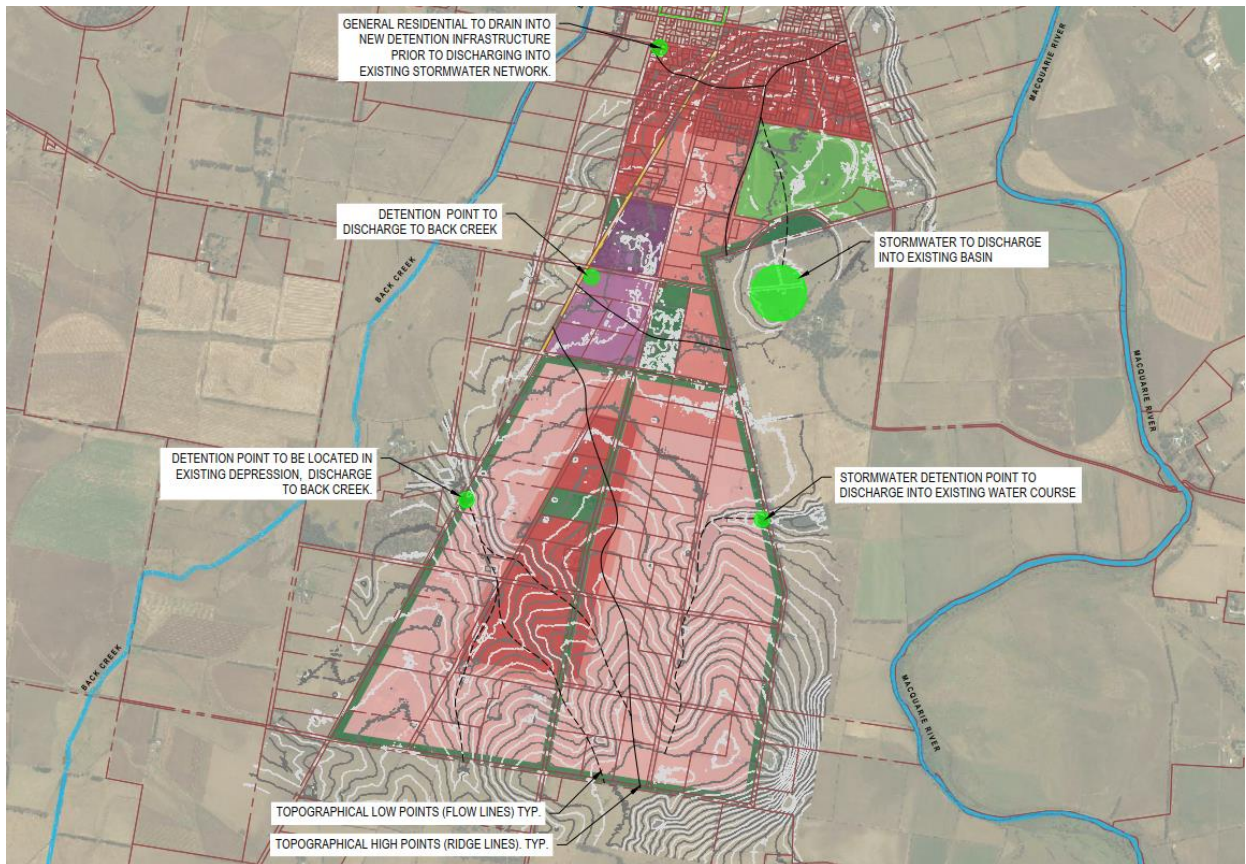


Figure 14: Topography of the Subject Site

Other Utilities - Power, Telecommunications and Gas

TasNetworks is the provider of power to properties. Developers are responsible for the installation of infrastructure to enable properties to connect to the network. In general, this consists of either above-ground poles and wires, or more commonly below-ground power cables including substations as required.

The National Broadband Network (NBN) for Longford is within a fixed-line district. Developments in this area would extend the network to provide a fixed-line service to new properties. Natural gas is available in Longford via an offtake from the main north-south pipeline to the south of town. It runs from Weston Street up Marlborough Street, through the new residential development of Paxton and Lach Dar Courts, up Pakenham, George and Union Streets to the industrial area off Tannery Road South.

9. Future Development Sites

Potential development areas were identified in the development plans prepared within the Longford Development Plan (Figure 15). The areas identified in these plans included land zoned General Residential, Low Density Residential, Agricultural, Open Space and Rural.

Three distinct areas have been identified within Longford as shown below in Figure . The Pultney and Wellington Street sites are zoned General Residential and Open Space; Catherine Street/Cressy Road is zoned General Residential and Rural in the northwest; and General Residential and Agriculture in the southeast under the *Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule*. Land available for development due to recent subdivision approval is shown in Figure 16.

Flood mapping undertaken in 2016 found that parts of the site west of Catherine Street are prone to flooding under a 1 in 100 year climate change scenario (refer to Figure 9).

Beyond the identified development sites and consolidation within the existing residential areas, the area to the south of the existing township boundary warrants consideration for further expansion.

Known constraints influencing land to be included:

- Land subject to flooding east and west of the township is to be excluded;
- Existing non-residential uses in the identified attenuation areas, specifically around:
 - Austral Brickworks - 15 Weston Street, CT 230762/1
 - Council Waste Transfer Station - 291 Marlborough Street, CT 141606/1
 - Tasmanian Gas Pipeline - various properties
 - Tasmanian Gas Pipeline offtake - Lot 1 and 2 Marlborough Street, CT141605/1 and 2, and
- Land Identified as significant for agriculture, particularly within irrigation areas;
- Land with limited services, i.e. TasWater Infrastructure (Potable water and sewer); and
- Attenuation areas to uses such as the Austral Brickworks the Council waste depot (refer to Figure 17).

Based on the flood mapping of Figure 9, the Land potentially suitable for Agriculture Zone State Mapping (Figure 13) and the need for a connection to the existing Longford township via Cressy Road a study area has been determined as an area for investigation for the future southerly growth of the town which extends as far south as Haslewood Street.

The development of this southern area would need to be based on the following factors:

- Demand for land supply;
- Connection and relationship with the character of the existing areas of the town;
- The need for appropriate buffers to 15 Weston Street and 291 Marlborough Street (refer to Figure 17);
- Bushfire and agricultural buffers to residential areas;
- Location of public open space and recreational links;
- The need to provide a range of residential dwelling types;
- Landscaped streets with appropriate widths for access (pedestrian, equestrian and vehicular), servicing and landscaping.

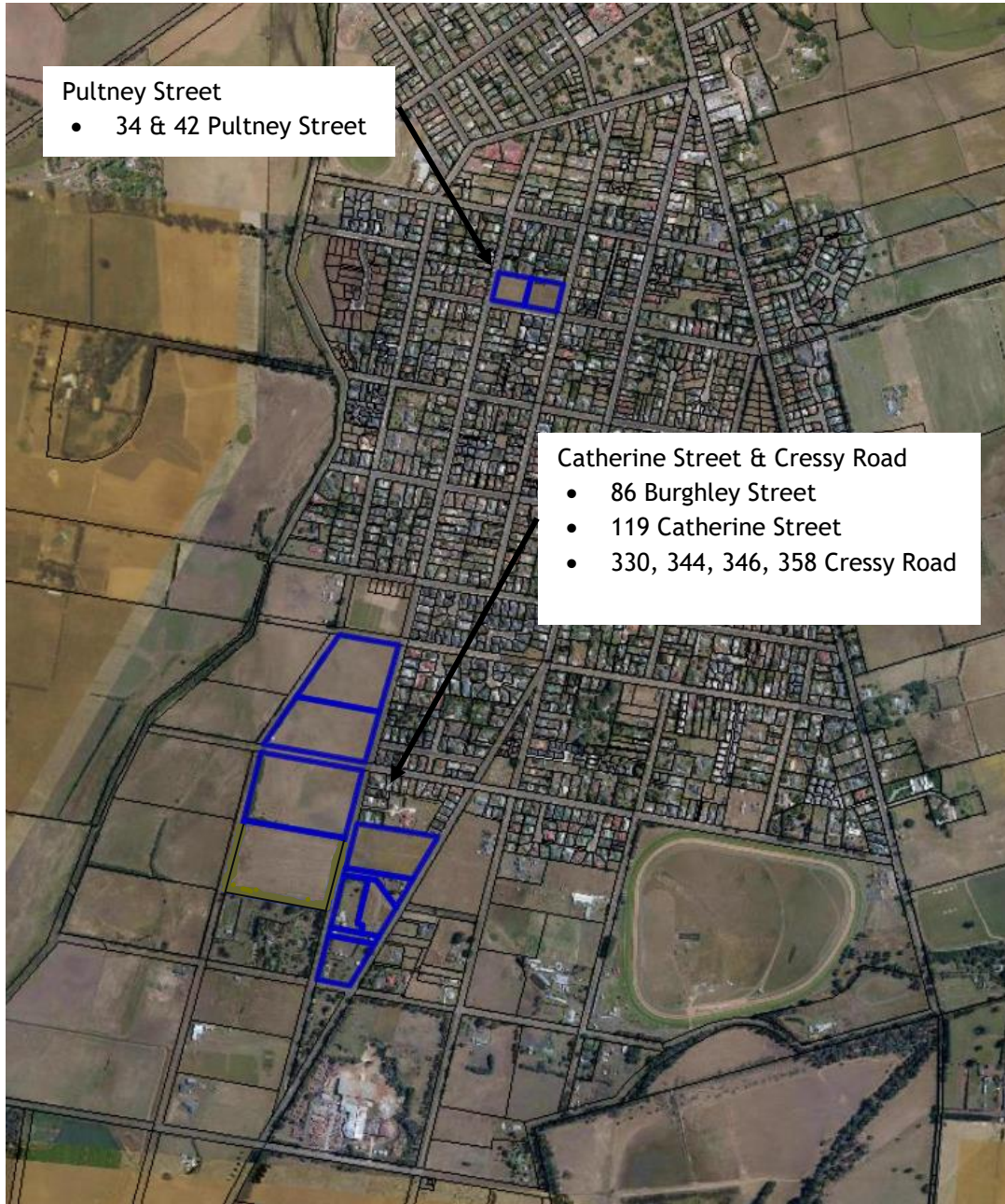


Figure 15: Development Sites in Longford

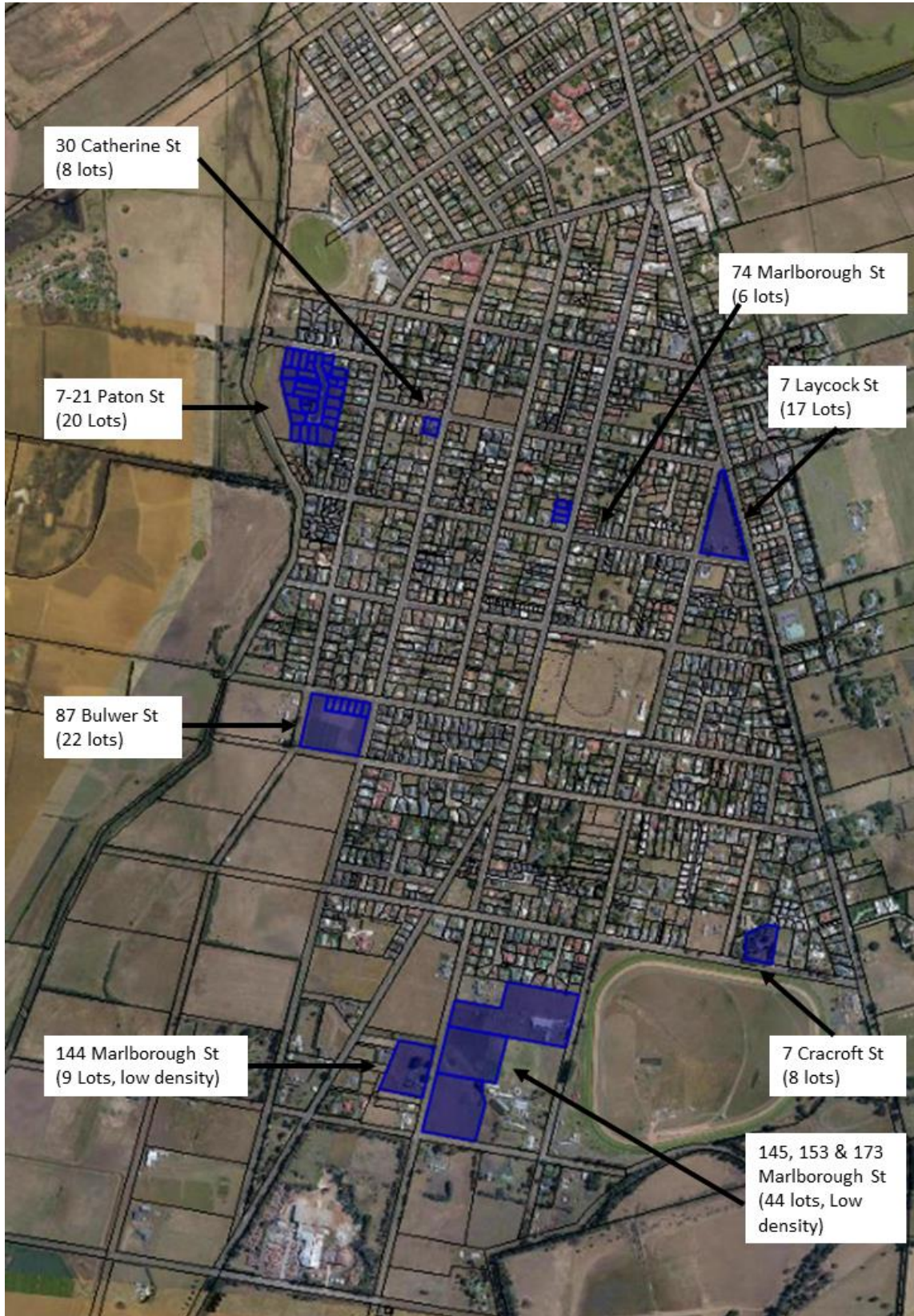


Figure 16: Land approved for potential development in Longford.

10. Key Questions

The following key questions will be the focus of the community consultation phase of the project:

1. To what extent should development in Longford be consolidation of existing areas versus expansion into new areas?
2. The Austral Brickworks and the Council Waste Transfer Station and their associated attenuation area are a challenge to the southerly growth of the town. Whilst neither use plans to move from its current location, how should planning for expansion take a scenario where the uses are abandoned in the long term?
3. Assuming the area south of Weston Street is developed for a mixture of residential types, should there be some commercial/light industrial and community services located in this area or should they be located in the current centre of the town?
4. Should the characteristics of the existing Longford township need to be incorporated into any expansion area through the design of public spaces?
5. What recreation opportunities need to be created for the benefit of the whole town?
6. Where should public open space be located and how should it be connected to the northern section of town?

The outcomes of this process will drive the outcomes of this strategy with respect to the future growth of Longford.

11. References

- Australia Post, 2018 “Inside Australian Online Shopping”, eCommerce Industry Paper. https://auspost.com.au/content/dam/auspost_corp/media/documents/2018-ecommerce-industry-paper-inside-Australian-online-shopping.pdf (Accessed 30 June 2018)
- Australian Bureau of Statistics - QuickStats: Northern Midlands Local Government area 2021 Northern Midlands, Census All persons QuickStats | Australian Bureau of Statistics (abs.gov.au) (Accessed 15 December 2022)
- Australian Bureau of Statistics - QuickStats: Longford 2021 Northern Midlands, Census All persons QuickStats | Australian Bureau of Statistics (abs.gov.au) (Accessed 15 December 2022)
- ABS Household Expenditure Survey, Australia Summary of Results 2017, abs.gov.au/statistics/economy/finance/household-expenditure-survey-australia-summary-results/latest-release (Accessed 15 December 2022)
- Australian Social & Recreation Research Unit, 2008 “Planning for Community Infrastructure in Growth Areas”
- Department of Infrastructure, Energy and Resources, 2013 Northern Integrated Transport Plan, Tasmanian Government
- Department of Treasury and Finance 2022 Interim Rebased Population Projection Outputs - Medium series, Population projections for Tasmania and its Local Government Areas | Treasury and Finance Tasmania (Accessed 14 December 2022)
- Discover Tasmania website, <https://www.discovertasmania.com.au/about/regions-of-tasmania/launceston-and-north/ross> (Accessed 27 June 2018)
- Geografia, (2014) “Northern Tasmanian Housing Study”
- GHD, 2017 Perth Structure Plan
- .idcommunity Northern Midlands Council | Community profile. Population and dwellings | Northern Midlands Council | Community profile (Accessed 14.12.22)
- Jones, Rhys (1974). "Tasmanian Tribes". In Tindale, Norman Barnett. *Aboriginal Tribes of Australia: Their Terrain, Environmental Controls, Distribution, Limits, and Proper Names (PDF)*. Australian National University Press. pp. 316–354. ISBN 978-0-708-10741-6.
- Kee, Sue (1990). Midlands Aboriginal Archaeological Site Survey. Hobart, Tasmania: *Department of Parks, Wildlife and Heritage*.
- Keygan, A (2017) “Northern Midlands Council: A Demographic Profile to Inform NMC’s Land Use and Development Strategy,
- Launceston Gateway Precinct Master Plan version 1 - October 2015 https://www.northernmidlands.tas.gov.au/source-assets/files/Strategic-Projects/LST_Gateway_Precinct_Presentation.pdf
- Northern Midlands Council Strategic Plan 2017-2027 <https://www.northernmidlands.tas.gov.au/council/publications/strategic-plan>
- Northern Midlands Interim Planning Scheme 2013 <https://www.northernmidlands.tas.gov.au/source-assets/forms/Northern-Midlands-Interim-Planning-Scheme-2013-last-updated-14-March-2-pdf.pdf>
- Northern Midlands Priority Projects 2017 https://www.northernmidlands.tas.gov.au/source-assets/files/Strategic-Projects/NMC170817-Priority-Projects_A4_V6_O_Web.pdf (Accessed 13 June 2018)
- Northern Tasmania Regional Land Use Strategy 2016 (version 5.0)
- Northern Tasmania Regional Land Use Strategy 2018 https://www.planning.tas.gov.au/__data/assets/pdf_file/0003/332985/Northern-Tasmania-Regional-Land-Use-Strategy-27-June-2018.pdf (Accessed 27 June 2018)
- Pitt & Sherry, (2012) Longford Development Plan
- Plomley, N. J. B., ed. (2008) [First published 1966]. *Friendly Mission: The Tasmanian Journals and Papers of George Augustus Robinson (2nd ed.)*. Hobart, TAS and Launceston, TAS: Quintus and QVMAG. ISBN 978-0-977-55722-6.

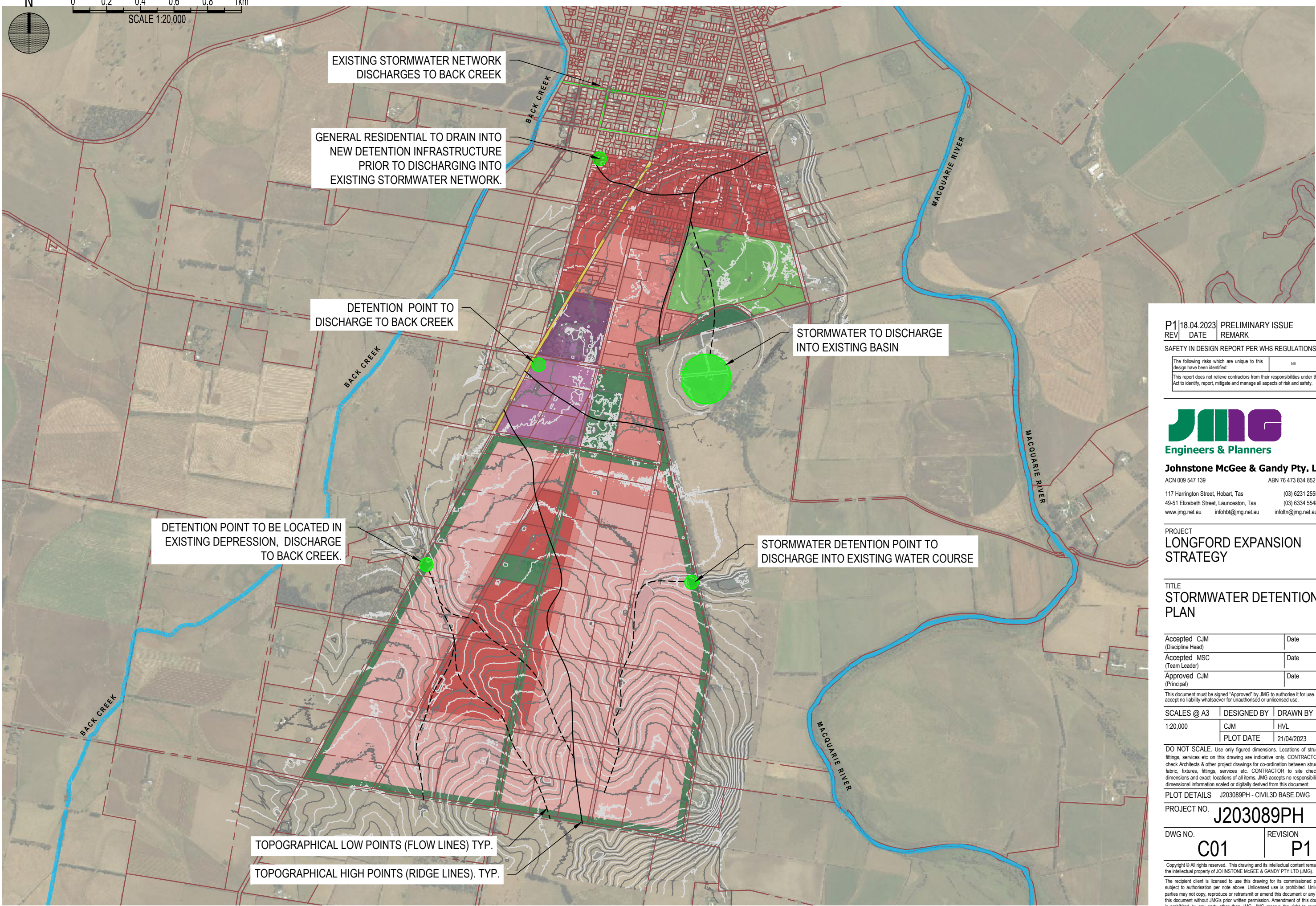
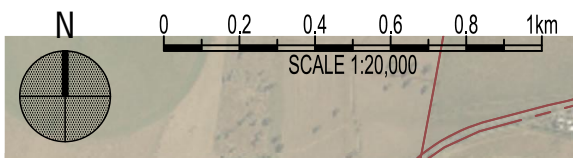
- Renaissance Planning, (2014) Greater Launceston Plan
<https://www.launceston.tas.gov.au/Council/Strategies-Reports-and-Policy/Greater-Launceston-Plan>
- Roth, Henry Ling (1899). *"The Aborigines of Tasmania"*. Halifax U.K.: F. King & Sons.
- SGS Economics & Planning, (2014) "Industrial Land Study Northern Tasmania"
- Tasmanian Liberal State Road Upgrades Northern Region, 2017 (Source
<https://www.tas.liberal.org.au/sites/default/files/State%20Roads%20Upgrades%20-%20Northern%20Region.pdf> (Accessed 2 July 2018))
- Tasmania Medicare Local Limited, 2014 Census of Tasmanian General Practices
<https://www.primaryhealthtas.com.au/sites/default/downloads/files/2014%20Census%20of%20Tasmanian%20General%20Practices%20Report.pdf> (Accessed 27 June 2018)
- Tasmanian Planning Scheme
https://www.planningreform.tas.gov.au/__data/assets/pdf_file/0014/412322/State-Planning-Provisions-Draft-Amendment-01-2017-compiled-version.PDF
- Tasmanian Wool Centre website, <http://www.taswoolcentre.com.au/museum/> (Accessed 27 June 2018)
- The Age, 2004 - "Ross", Travel Section - February 08.

12. List of Acronyms

Acronym	Full Term
ABS	Australian Bureau of Statistics
ET	Equivalent Tenements
FTEs	Full Time Equivalents
GLP	Greater Launceston Plan
GPS	General Practitioners
IPWEA	Institute of Public Works Engineering Australasia
LGA	Local Government Association
NBN	National Broadband Network
NMC	Northern Midlands Council
NMSIP	Northern Midlands Sewerage Improvement Program
NTRLUS	Northern Tasmania Regional Land Use Strategy
PPU	Planning Policy Unit (Department of Justice)
RMPS	Resource Management Planning System
SPS	Sewer Pumping Station
STP	Sewer Treatment Plant
TPS	Tasmanian Planning Scheme
TWL	Top Water Level
WTP	Waste Treatment Plant

APPENDIX A

Service Infrastructure Overview



EXISTING STORMWATER NETWORK
DISCHARGES TO BACK CREEK

GENERAL RESIDENTIAL TO DRAIN INTO
NEW DETENTION INFRASTRUCTURE
PRIOR TO DISCHARGING INTO
EXISTING STORMWATER NETWORK.

DETENTION POINT TO
DISCHARGE TO BACK CREEK

STORMWATER TO DISCHARGE
INTO EXISTING BASIN

DETENTION POINT TO BE LOCATED IN
EXISTING DEPRESSION, DISCHARGE
TO BACK CREEK.

STORMWATER DETENTION POINT TO
DISCHARGE INTO EXISTING WATER COURSE

TOPOGRAPHICAL LOW POINTS (FLOW LINES) TYP.

TOPOGRAPHICAL HIGH POINTS (RIDGE LINES) TYP.

P1 18.04.2023 PRELIMINARY ISSUE
REV DATE REMARK

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

The following risks which are unique to this design have been identified:	NIL
This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.	



Johnstone McGee & Gandy Pty. Ltd.
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6334 5548
www.jmg.net.au info@jmg.net.au info@jmg.net.au

PROJECT
LONGFORD EXPANSION
STRATEGY

TITLE
STORMWATER DETENTION
PLAN

Accepted CJM (Discipline Head)	Date
Accepted MSC (Team Leader)	Date
Approved CJM (Principal)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:20,000	CJM	HVL
	PLOT DATE	21/04/2023

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J203089PH - CIVIL3D BASE.DWG

PROJECT NO. **J203089PH**

DWG NO. **C01** REVISION **P1**

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

Johnstone McGee & Gandy Pty Ltd

ABN 76 473 834 852 ACN 009 547 139

www.jmg.net.au

HOBART OFFICE
117 Harrington Street
Hobart TAS 7000
Phone (03) 6231 2555
infohbt@jmg.net.au

LAUNCESTON OFFICE
49-51 Elizabeth Street
Launceston TAS 7250
Phone (03) 6334 5548
infoLtn@jmg.net.au

