

DONATIONS

Originated Date: Adopted 12 February 2001 – Min. No. 59/01 (as Policy 28)

Amended Date/s: Reviewed 21 September 2009 – Min. No. 255/09
 Reviewed 21 February 2011 – Min. No. 40/11
 Reviewed 17 February 2014 – Min. No. 47/14
 Reviewed 17 July 2017 – Min. No. 234/17
 Reviewed 24 June 2019 – Min. No. 181/19
 Reviewed 27 June 2022 – Min. No. 22/.....

Applicable Legislation: Section 77 of the *Local Government Act 1993* (Details of any grant made or benefit provided are to be included in the Annual Report of Council).

Objective Guidelines to ensure consistency in the granting of donations by Council.

Administration: Corporate Services

Review Cycle/Date: Every 3-4 years. Next review 2026 2022.

The donations policy is to be implemented within the allocation provided in the annual budget. Any additional expenditure to be specifically authorised by Council.

To gain consistency when considering requests for donations, the following guidelines are proposed apply:

A) NON-PROFIT/WELFARE/COMMUNITY GROUPS

The Mayor or General Manager be authorised to grant donations of an amount not exceeding \$150 \$200 in any one case for any recognised welfare, community service group or individual he/she may consider worthy of support.

Groups who conduct annual appeals will not be given donations by Council as residents have an opportunity to donate on an individual basis.

B) YOUTH, ~~AGED AND DISABLED~~ OLDER PERSONS AND PEOPLE WITH DISABILITIES

The following groups are to be allocated annual donations:

- | | |
|---|----------|
| • Longford Care-a-car | \$ 1,500 |
| • Northern Midlands Helping Hand Association | \$ 1,500 |
| • Chaplaincy Service primary schools | \$ 800 |
| • Chaplaincy Service high/primary district high schools | \$ 1,600 |

C) EDUCATION

School leaver achievement award donations to schools within the Northern Midlands Council area upon request:

- | | |
|---------------------|--------|
| • Secondary Schools | \$ 100 |
| • Primary Schools | \$ 50 |

Council awards five Further Education Bursaries each year. Applicants must be in Year Ten, have a Northern Midlands home address, and be intending to pursue further education or training post-Year Ten. Applicants are assessed on economic need, passion for pursuing a further education/training pathway, and academic performance and attendance in Year Ten.

D) SPORT & RECREATION ACHIEVEMENTS

Individuals or teams of the Northern Midlands Council area who achieve representation for Tasmania in national or international events of amateur status be given a donation upon request as follows:

- | | |
|-----------------|--------|
| • Individual | |
| ▪ National | \$ 100 |
| ▪ International | \$ 200 |

- Teams
 - National \$ 200
 - International \$ 400

Where possible, all payments be made to the individual participants rather than the sporting or recreational organisations to ensure the proper recognition of the Council's assistance to the municipal resident.

Only one application per individual /organisation per year will be considered. (additional line)

E) WASTE TRANSFER STATION FEES

Community groups can apply for reimbursement of tip fees where the work performed is to the benefit of the community to a maximum cost of \$325. The rubbish must be sorted for recycling purposes where possible.

F) POLICY REVIEW

The Donations Policy be reviewed every 3 4 years.



5/81 Elizabeth Street
Hobart 7000

Mr Des Jennings
General Manager
Northern Midlands Council
PO Box 156 Longford
Tasmania 7301

Dear Des

I write on behalf of Sultan Holdings P/L who have recently purchased and operate a car park at 2 Hudson Fysh Drive, Western Junction, adjacent to Launceston Airport.

Since commencing our operation of the car park it has become apparent that there are significant issues in relation to vehicles parking in an unregulated manner in Hudson Fysh Drive.

Currently there are no parking controls or restrictions for vehicles parking in Hudson Fysh Drive resulting in vehicles parking there on a semi-permanent basis, businesses operating permanently from the kerbside (car next door rentals) and indeed in at least one instance a person appearing to live permanently in their vehicle immediately adjacent to our operation.

The permanent nature and extent of the car parking along Hudson Fysh Drive results in substantially diminished sight lines for vehicles entering and leaving our carpark and as such in our view is a significant safety hazard. Additionally, we are concerned that companies are effectively permitted to operate a business in an unapproved manner from the roadside directly adjacent to our approved operation.

Accordingly, I would respectfully request that Northern Midlands Council consider the introduction of parking restrictions along Hudson Fysh Drive to ensure the removal of the safety hazard for vehicles entering and leaving our premises and to ensure that all businesses are operating in an approved and appropriate manner and not using public roads and parking for the conduct of their business.

I understand that Northern Midlands Council have previously considered the introduction of parking restrictions in Hudson Fysh Drive and decided at that time not to proceed on that basis. I would urge Council to reconsider this matter and to introduce appropriate parking controls in this area.

I am happy to discuss this matter further or to meet with you should you believe this is necessary

Yours sincerely

Andrew Paul

Director

Sultan Holdings P/L

May 23, 2022

- .
- .
- .
- .



PLANNING APPLICATION Proposal

Description of proposal: Rezoning (see attached report by All Urban Planning Pty Ltd)
.....
.....
.....
.....
.....
(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 7 Wellington Street, Longford
.....

CT no: 182621/1
.....

Estimated cost of project \$ Nil *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No Yes - see planning report
If yes – main building is used as

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

Please see attached planning report by All Urban Planning
.....
.....
.....
.....
(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)



Planning Scheme Amendment 7 Wellington Street, Longford



Date April 2022

19 Mawhera Ave, Sandy Bay Tasmania 7005 [Call 0400 109 582](tel:0400109582)
[Email frazer@allurbanplanning.com.au](mailto:frazer@allurbanplanning.com.au) allurbanplanning.com.au |

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Executive Summary

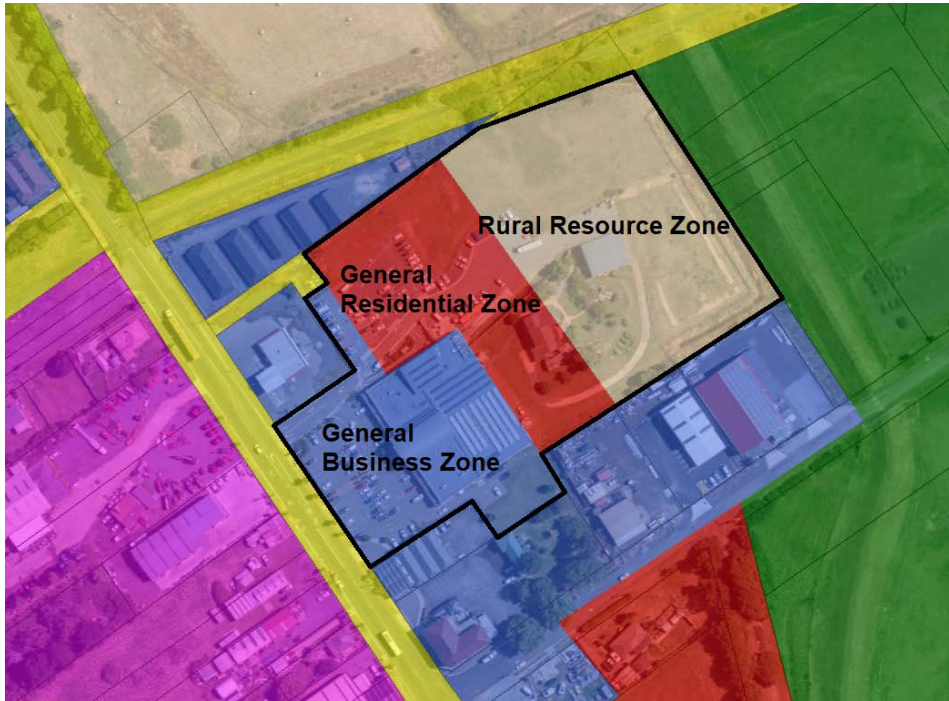
The proposal is for an amendment to the *Northern Midlands Interim Planning Scheme 2013* (Planning Scheme) over the shopping centre carpark at 7 Wellington Street, Longford for Hill Street North Property Group.

The proposal relates exclusively to 7 Wellington Street and parts of the site that include carparking and loading areas for the shopping centre, a shed used by Australia Post as a mail distribution centre and a house that was occupied by the previous owners of the shopping centre. This title (CT 56464/1) has mixed zoning including General Business over the shopping centre access from Wellington Street and carpark, a strip of General Residential through the central portion and Rural Resource zoning to the rear.

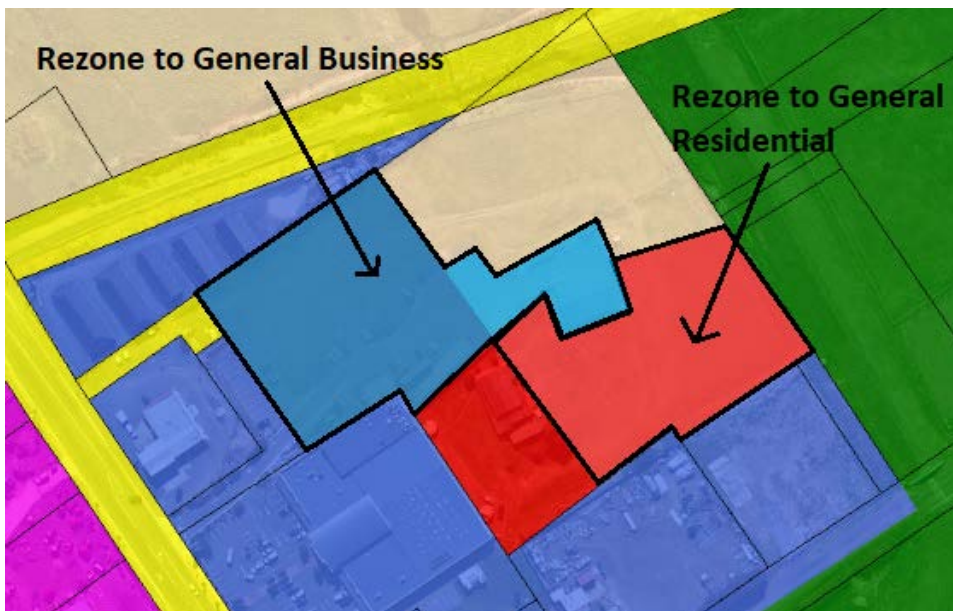
The proposal involves a planning scheme amendment to update the zoning to reflect the existing commercial activities of the shopping centre, namely the carpark areas and Australia Post depot.

The proposal is similar to PSA 03/2019; & PLANNING APPLICATION PLN-19-0151 initiated and certified by Council in 2020. That application was ultimately refused by the TPC on the basis that it involved common property of strata titled land that and the other owner of the United Service Station at 5 Wellington Street had not consented to the application.

The strata plan has now been cancelled so that the service station at 5 Wellington Street is now on a separate fee simple title (CT181059/1). The two former titles of the shopping centre (7 and 7a Wellington Street) have also been consolidated into a single fee simple lot (CT182621/1).



Existing Zoning



Proposed Zoning

1. Introduction

All Urban Planning Pty Ltd has been engaged by Hill Street Property Group Pty Ltd to prepare an application for rezoning of 7 Wellington Road, Longford to reflect the existing house and commercial activities of the shopping centre.

The Council may initiate and certify an amendment to the Scheme if it is satisfied that it is consistent with the requirements of Section 32 of the Act.

Accordingly, to support this Amendment, this assessment has been prepared to:

- Provide the strategic rationale for the proposed amendment;
- Detail the site and the surrounding uses;
- Provide a full description of the proposed amendment;
- Determine that the proposal is in accordance with the State Policies;
- Establish that the proposal is in accordance with the Northern Tasmania Regional Land Use Strategy (NTRLUS); and
- Demonstrate that the application can further the objectives set out in Schedule 1 of the Act.

1.1 Title Information & Owners Consent

The proposed Planning Scheme Amendment relates to the following land:

Address	Title	Area	Owner
7 Wellington Street, Longford	CT 182621/1	Approx. 2.88ha	Hill Street Property Group Pty Ltd

Owners consent from Hill Street North Property Group Pty Ltd accompanies the application.

2. Existing Planning Controls

2.1 Zoning

The subject title is zoned a combination of General Business, General Residential and Rural Resource as shown in Figure 1 below. The existing service station title at 5 Wellington Street and the footprint of the shopping centre at 7 Wellington Street are zoned General Business. Land further to the east towards the Macquarie River is zoned Open Space and the Western rail line, adjoining part of the site to the north, is zoned Utilities.

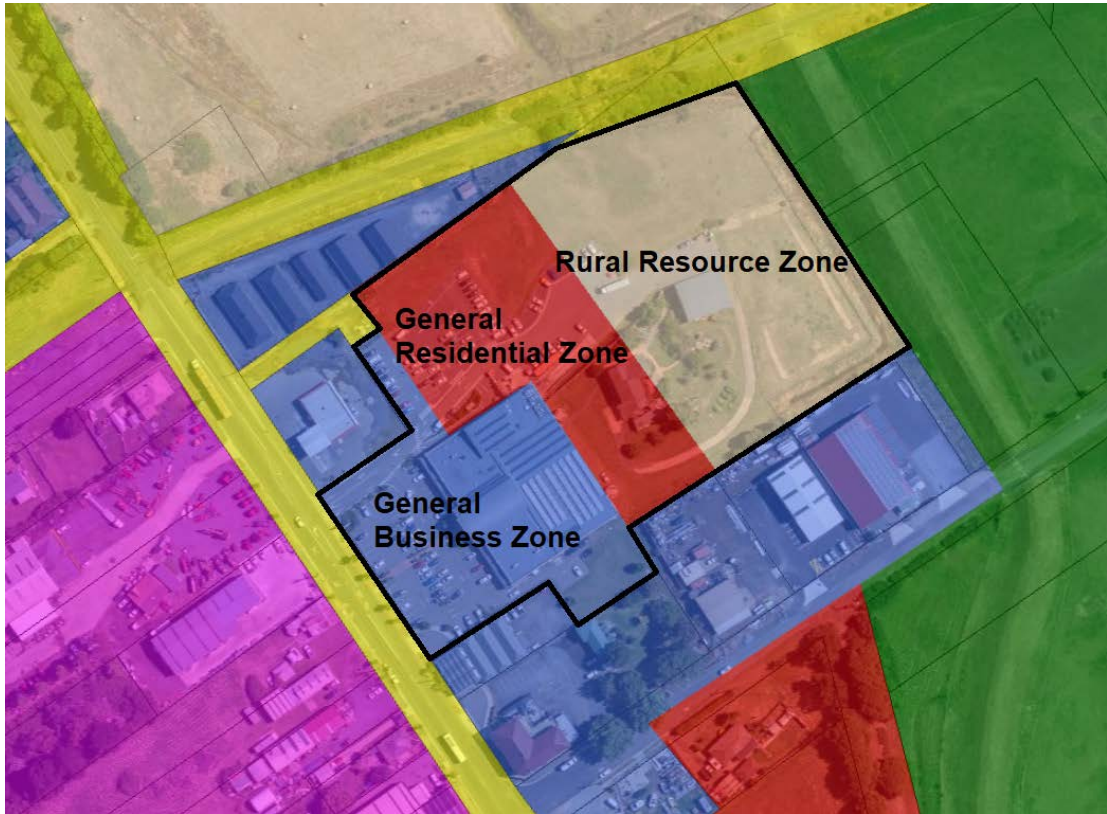


Figure 1 - Existing zoning and title boundary (Source: annotated from theList)

The mixed zoning of the land seems to approximate (but not accurately reflect) the existing use of the title with:

- General Business zoning over the shopping centre building and front carpark and a portion of the land used for access and carparking to the side and rear of the shopping centre;
- General Residential for the existing house; and
- Rural Resource over the balance of the land to the rear.

The current zoning does not reflect the existing overflow parking and loading areas of the shopping centre or the approved mail distribution centre in the shed at the rear. Ideally these would be zoned General Business. The extent of General Residential Zoning also does not reflect the curtilage of the existing house on the site.

The purpose and relevant Local Area Objectives of the respective zones are as follows:

General Business

Zone Purpose (21.1)



- *To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.*
- *To create through good urban design:*
 - a) *an attractive and safe environment; and*
 - b) *activity at pedestrian levels with active road frontages offering interest and engagement to shoppers and; and*
 - c) *appropriate provision for car parking, pedestrian access and traffic circulation.*

Local Area Objectives (21.1.2):

- *To consolidate growth within the existing urban land use framework of the towns of Campbell Town, Longford and Perth.*
- *To manage development in the General business zone so as to conserve and enhance the quality of the Heritage Precincts in the Campbell Town, Longford, and Perth town centres.*
- *To ensure developments within street reservations contribute positively to the context of the Heritage Precincts in each settlement.*

General Residential

Zone Purpose (10.1)

- *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*
- *To provide for compatible non-residential uses that primarily serve the local community.*
- *Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.*
- *To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.*

Local Area Objectives (10.1.2)

- *To consolidate growth within the existing urban land use framework of the towns and villages.*
- *To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.*
- *To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.*

Rural Resource

Zone Purpose Statements (26.1)

- *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*
- *To provide for other use or development that does not constrain or conflict with resource development uses.*
- *To provide for economic development that is compatible with primary industry, environmental and landscape values.*
- *To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.*

Local Area Objectives (26.1.2)

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability. The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context. Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism:

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised. The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities:

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

2.2 Planning Scheme Overlays

The site is identified as a Bushfire Prone Area under the planning scheme. The General Business and General Residential zoned areas of the site are also designated as within the Urban Growth Boundary under the planning scheme.

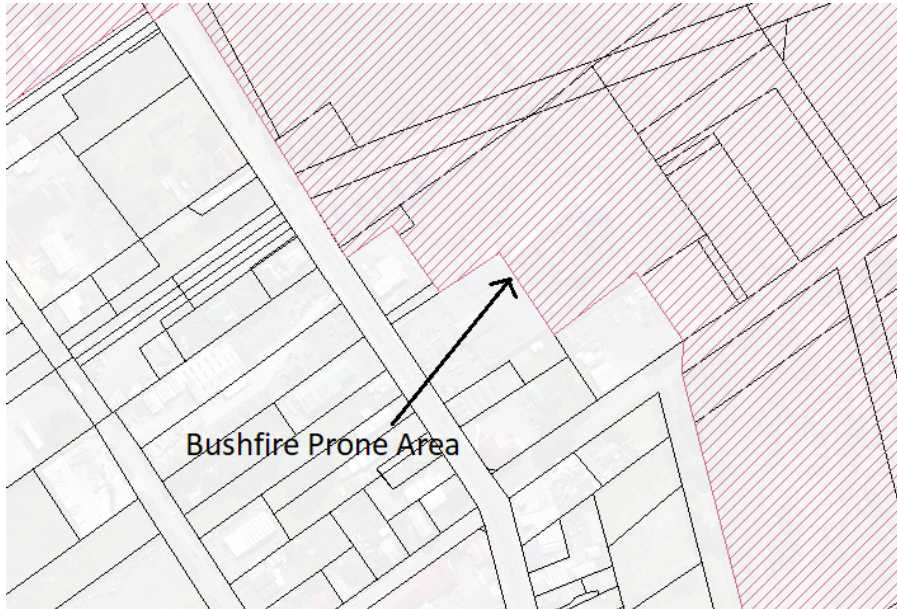


Figure 2 - Bushfire Prone Area Overlay (Source: theList)

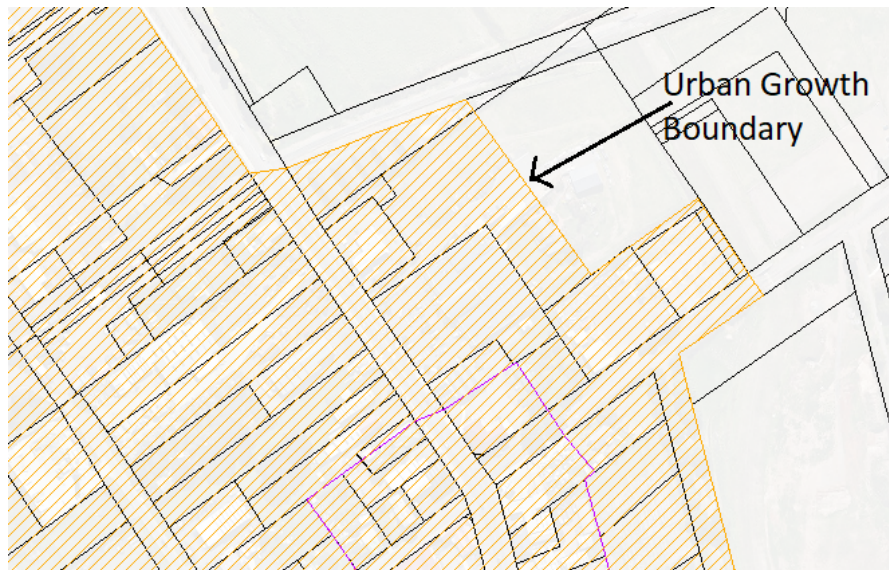


Figure 3 - Urban Growth Boundary (Source: theList)

The Urban Growth Boundary is relevant to the strategic provisions within Sections 2 and 3 of the planning scheme rather than the operative provisions. The boundary is relevant to the Settlement Strategy and in accordance with Clause 3.6 seeks to:

Consolidate residential growth within the existing settlement pattern based on the urban growth boundaries of serviced centres and the directions established in Council's Development Plans [as reviewed and revised from time to time] for the major towns of Longford, Perth, Evandale and Campbell Town and Cressy. ...

3. Strategy

3.1 Northern Tasmanian Regional Land Use Strategy

The Northern Region is comprised of the eight municipal areas of the Launceston, Northern Midlands, Meander Valley, West Tamar, George Town, Dorset, Break O' Day and Flinders councils. The Northern Regional Land Use Framework provides strategic context at a regional level for planning schemes within the region and contains strategies for the future use and development of land within the region.

The Northern region is characterised by a distinct settlement hierarchy with the urban area of Greater Launceston as the higher order and dominant population centre, together with towns, villages and hamlets. Settlements are generally separated by natural or productive rural areas and have their own character and identity. Regional strategies advocate that settlements support local and regional economies, concentrate the investment in the improvement of services and infrastructure and enhance the quality of life in those centres.

The Northern region has significant natural and cultural assets including areas of important biodiversity, areas and sites of cultural heritage, important landscapes and recreation opportunities, and natural resources which are integral to the consideration of the strategic use of land.

This planning scheme is based on the Regional Model Planning Scheme, derived from the Regional Land Use Framework, the mechanisms by which land use strategies for sustainable economic, environmental and social outcomes are delivered at a Regional level, through the appropriate allocation of zones and the inclusion of regionally consistent development controls for use and development.

The application of zoning responds to the unique circumstances of the Northern Region with the settlement hierarchy reflected in some zones only being relevant to the population densities of Launceston urban area and the principal use of the Rural Resources Zone reflecting the highly dispersed and variable nature of the Region's productive rural resources. Each of the zones contains regionally consistent core elements in the provisions that respond to the regional strategies.

Consistent with the Regional Land Use Framework and settlement hierarchy, Northern Midlands Council will manage land use and development according to the following local principles and strategies:

3.2 Settlement - Urban Growth Boundary

- a) *Encourage growth within the existing settlement pattern in the main towns of Longford, Cressy, Perth, Evandale, Campbell Town, Ross and Avoca as the foci for commercial, residential, industrial, community and other development*
- b) *Allow urban development within the capacity of existing services outside the urban growth boundaries of the main settlements but only in established settlements*

- c) *Actively discourage further residential development in the rural areas outside these centres unless clearly required for the operation of a rural enterprise, except for limited low density residential development in selected areas where Council has made provision*

Comment

The proposal is considered consistent with these statements in that it reflects the existing settlement pattern in Longford and can be serviced by existing infrastructure. Any future residential use and development on the land will be within the centre of Longford - the extremities of which are defined by the Western railing formation to the north and levee banks of the Macquarie River to the north east.

3.3 Commercial Land

- a) *Provide commercial areas which best serve the needs of each town, the area generally and the commercial sector*
- b) *Provide commercial areas such that location and size have regard to the existing retail structure, the hierarchy of centres, the relationship between consumer demand and provision of services, and the density and distribution of population around the commercial centre*

Comment

The proposal will support the consolidation of the existing shopping centre and associated parking, loading and mail distribution centre on the site. The site-specific use qualification to allow parking over the balance of the title zoned Rural Resource will limit the size of commercial use on the site so that it will not conflict with the retail structure of Longford with a core business area south of Lyttleton Street.

3.4 Rural Resource

- a) *Ensure the undiminished availability for future generations of the rural resources of the area for increased but sustainable primary production and a strong diverse economic base, by identifying and protecting the rural resources of the Municipality*

Comment

The proposal relates to a very small area of Rural Resource zoning that is isolated from other areas of rural land by the Macquarie River and Western rail line to the north. The proposal does not affect any viable agricultural land and will nor the rural resources of the Municipality. In the context of this site it is understood that Council has applied Rural Resource zoning as a "holding zone" to avoid excessive General Business zoning and commercial use on the site which may weaken the commercial core of Longford south of Lyttleton Street.

4. Site and Surrounding Uses

4.1 Surrounding Land Uses

The site is surrounded by commercial uses along Wellington and Union Streets, the Western Rail line to the north and the levees of the Macquarie River to the north east.

4.2 Existing Site Conditions

The site exists as areas of hard sealed access, parking and loading for the shopping centre, a 280m² shed occupied by Australia Post as a mail distribution centre, the existing dwelling and landscaped gardens and areas of open paddock to the north and east.

4.3 Road Network

The site has access to Wellington Road and includes a right of way in favor of the shopping centre title over all of the sealed access and loading areas. The site has right of way but no formed access to Union Street over 8 Union Street.

4.4 Flora and Fauna

The site is cleared other than the landscaped garden areas reflecting the curtilage of the existing house. There are no known flora or fauna values.

4.5 Sewer, Water and Stormwater Services

The site including the existing house are connected to existing reticulated sewer and water services.

5. Amendment Northern Midland Interim Planning Scheme

5.1 Proposed amendment

The proposed draft amendment involves:

1. Realigning the Urban Growth Boundary to follow the eastern and northern boundaries of the title as shown in Figure 4;
2. Realigning the General Residential Zone to reflect the curtilage of the existing house as shown in Figure 5; and
3. Realigning the General Business Zone to include the existing carpark, access, loading areas and the mail distribution shed as shown in Figure 5¹

¹ A coordinate plan prepared in accordance with the Tasmanian Planning Commission's Practice Note 7 will be provided for the proposed zone boundaries that do not align cadastral boundaries prior to determination by the TPC.

4. Amend the Use Table 26.2 of the Rural Resource Zone to inset General retail and hire as a Permitted use with the following use qualification:

“If for carparking and loading associated with the shopping centre at 7 Wellington Street, Longford (CT 182621/1).”

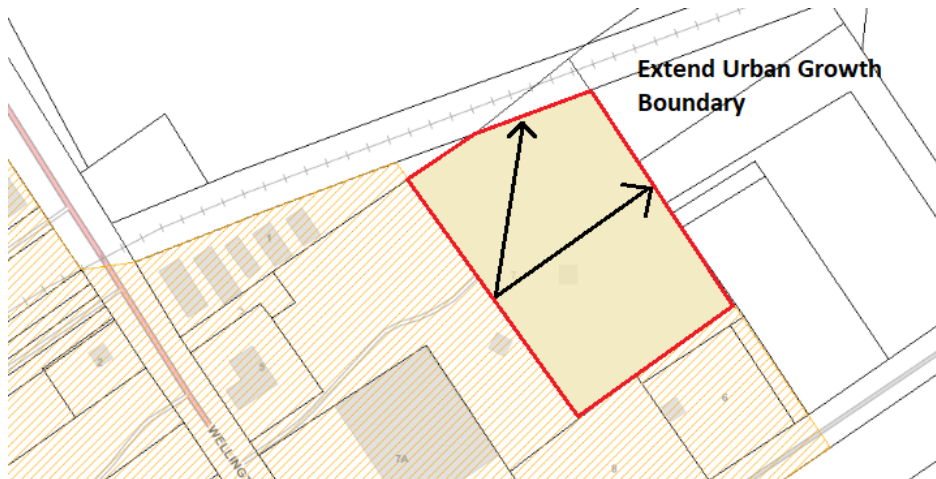


Figure 4 - Extend Urban Growth Boundary

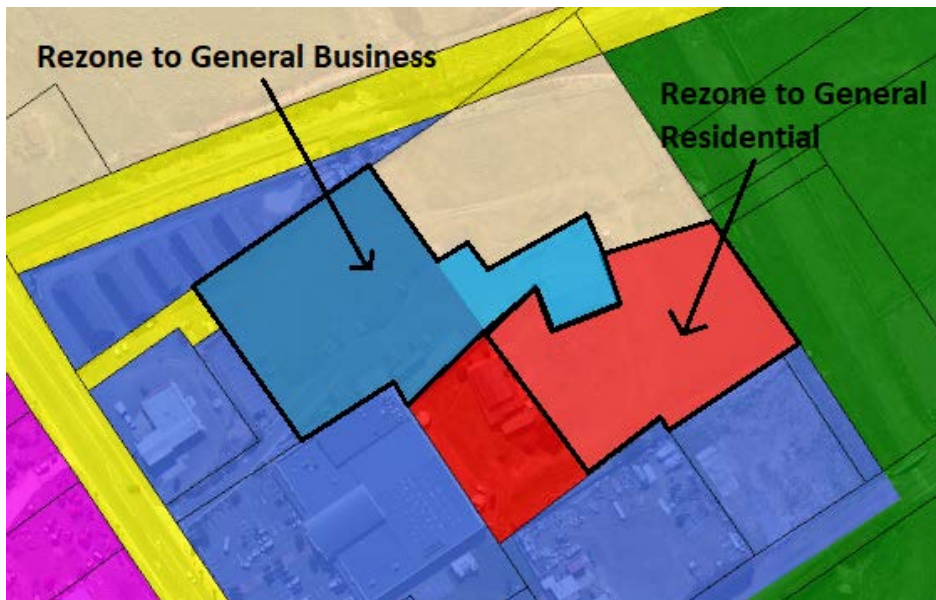


Figure 5 - Proposed rezoning

5.2 Reasoning for the Proposal

The proposed amendments will allow:

- reflect the existing occupation of the site for access, loading, carparking and mail distribution centre within the General Business Zone; and
- some extension to the carparking areas of the shopping centre over the balance of the title zoned Rural Resource while restricting further commercial use and intensification that has the potential to impact on the core commercial areas of Longford south of Lyttleton Street.

Pre-lodgement discussions with Council officers has confirmed that Council has previously opposed commercial rezoning on this site on the basis that it may weaken the commercial core of Longford. The proposed amendment therefore limits the expansion of the General Business zone to just the existing parking, access and loading areas for the shopping centre. It retains a portion of Rural Resource zoning over the balance of the land as a “holding zone”.

6. Land Use Planning and Approvals Act 1993

Before making a decision whether to initiate and/or certify a draft amendment, the planning authority must consider whether the application is consistent with Section 32 of LUPAA which requires:

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

...

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 300; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

The proposal is considered consistent with these requirements below.

6.1 Land Use Conflicts

Pursuant to section 32(1)(e), the Council must be satisfied that the proposed amendment, as far as practicable, avoids the potential for land use conflicts with use and development permissible under the Scheme applying to the adjacent area.

Comment

The proposed rezoning reflects the existing land use. The provisions of the relevant zones will continue to apply to ensure that hours of operation, noise emissions and commercial vehicle movements will be appropriate to ensure that the potential for land use conflicts with the surrounding area and within the General Residential zone will be avoided.

6.2 Impact of the Amendment on the Region as an Entity

The proposed rezoning and minor extension to the urban growth boundary to reflect existing land use within the township of Longford will not impact on the Northern region.

6.3 State Policies

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

The following section examines the State Policies as they apply to this amendment.

6.3.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

Comment

The proposal relates to land zoned for urban use and development and a very small area of Rural Resource zoning that is isolated from other areas of rural land by the Macquarie River and Western rail line to the north. The proposal does not affect any viable agricultural land and does not conflict with this Policy.

6.3.2 State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993.

Comment

The proposal does not affect land in the coastal zone and the Coastal Policy does not apply.

6.3.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving *‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource management and Planning System’.*

Comment:

The proposed amendment will continue to allow for suitable stormwater treatment to be incorporated in future development as required by the Planning Scheme. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality.

6.4 National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment:

The stormwater management provisions of the General Business and General Residential zones will continue to apply to the land and will appropriately manage future development to avoid impacts on water quality. The other listed NEPMs are not applicable to this amendment.

6.5 Northern Tasmania Regional Land Use Strategy

As set out through the strategic considerations above in Section 3, the proposal is consistent with the NTRLUS in that it will further the objectives for consolidation within the established settlement pattern of use and development at Longford on the physical boundaries to the town, namely the Western rail line to the north and levee banks to the north east.

6.6 Gas Pipelines Act 2000

Pursuant to Section 20(1) (e) of the Act provides that the Council must be satisfied that the amendment has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

There is no gas infrastructure in the vicinity of this site and the proposal is therefore in accordance with this requirement.

6.7 Schedule 1 of the Land Use Planning & Approvals Act 1993

Schedule 1 of the Land Use Planning and Approvals Act 1993 Section 20(1)(a) of the Act provides that the Council is to be satisfied that the proposed amendment seeks to further the objectives set out in Schedule 1. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

6.7.1 Schedule 1 Part 1

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Comment

The amendment promotes the objectives for sustainable development of land through allowing for the efficient use of urban land without significant environmental constraints.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;



Comment

The amendment reflects existing land use and will therefore further this Objective.

(c) To encourage public involvement in resource management and planning;

Comment

The strategic planning process for the NTRLUS involved extensive opportunities for public involvement. Further opportunity for public input will be available through the notification of the amendment.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment

As stated above, the proposal represents consolidated urban development in a manner that avoids significant environmental impact. It will facilitate economic development outcomes.

(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment

The proposal follows pre-lodgement discussion with Council officers. The Objective is otherwise not affected by this proposal.

Schedule 1 Part 2

(a) To require sound strategic planning and co-ordination by state and local Government;

Comment

As demonstrated throughout this assessment the proposal is consistent with the NTRLUS. It is considered consistent with this requirement.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

Comment

As set out throughout this assessment the proposal is consistent with the NTRLUS and implementation of the intended centralisation of commercial uses to serve the local community.

(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

Comment

The site is cleared and does not have any important environmental values. Relevant environmental considerations such as stormwater quality will be considered under the provisions of the Planning Scheme as part of any proposal for future development.

(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;

Comment

As discussed above the proposal furthers strategic planning policies and is consistent with this Objective.

(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Comment

The proposal does not conflict with this objective.

(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Comment

The proposal reflects existing land use and will allow for consolidation of the existing shopping centre use close to the amenities of Longford. In these respects it will further this objective.

(g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;

Comment

There are no listed historic or cultural values on the site or affected by the proposal.

(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

Comment

The subject site is well located to the arterial road network and is connected to reticulated services. It will therefore support the efficient use of existing infrastructure.

(i) To provide a planning framework which fully considers land capability;

Comment

The site is relatively unconstrained and is suitable for the existing and intended use and development.



6.8 Conclusion

This proposal is similar to PSA 03/2019; & PLANNING APPLICATION PLN-19-0151 initiated and certified by Council in 2020. That application was ultimately refused by the TPC on the basis that it involved common property of strata titled land that and the other owner of the United Service Station at 5 Wellington Street had not consented to the application.

The strata plan that related to the land has now been cancelled and the service station at 5 Wellington Street is now on a separate fee simple title (CT181059/1). The two former titles of the shopping centre, 7 and 7a Wellington Street have also been consolidated into a single fee simple lot (CT182621/1). This application relates solely to that consolidated lot at 7 Wellington Street and is accompanied by owners consent.

This proposal assessment demonstrates that the proposed amendment meets all statutory requirements.

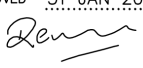


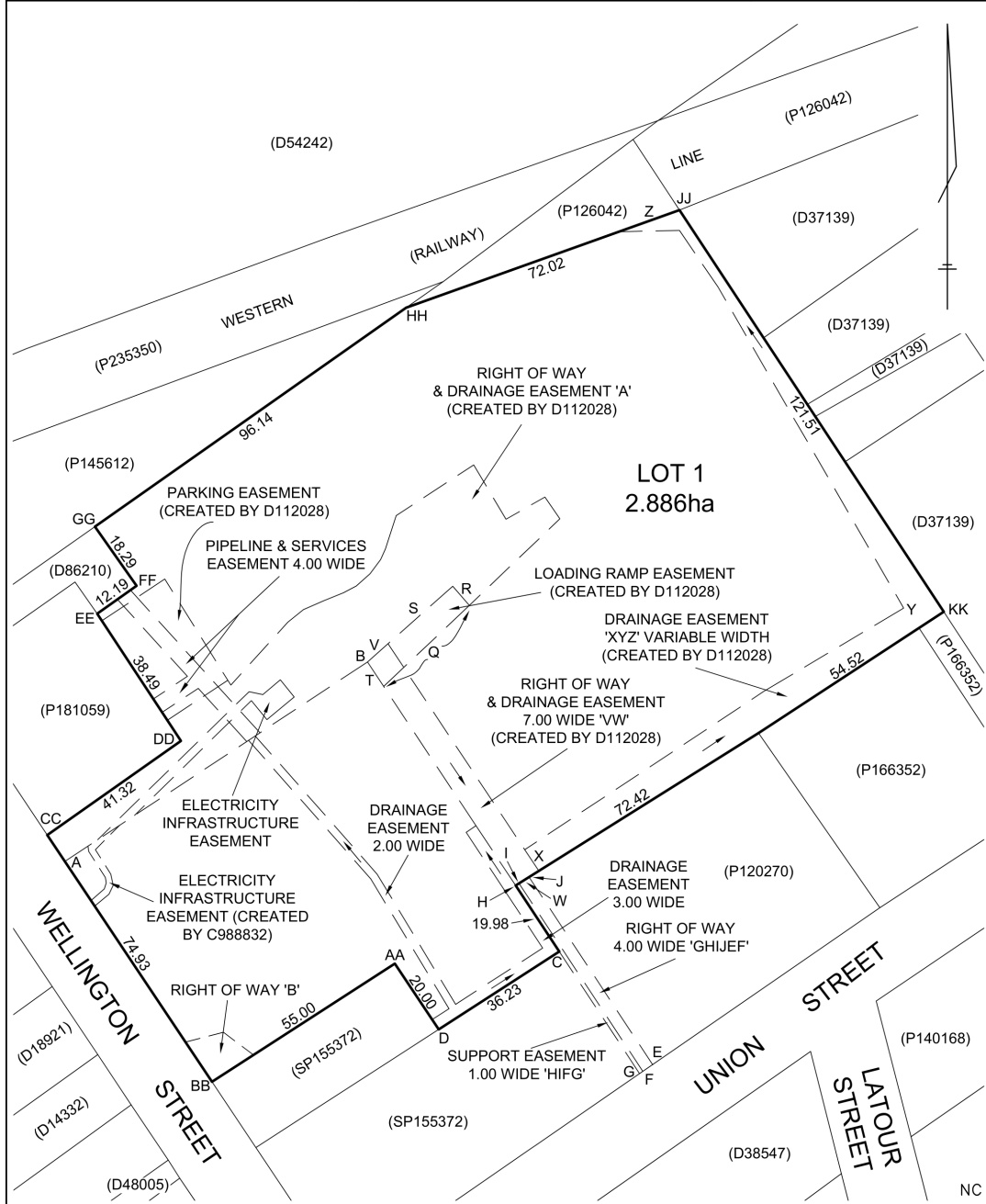
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: FOLIO REFERENCE: F.R.181059/2 F.R.155372/3 GRANTEE: PART OF 43A-2R-25P GTD TO JOHN WARD GLEADOW & HENRY JENNINGS.	PLAN OF TITLE LOCATION: TOWN OF LONGFORD	Registered Number P.182621
	FIRST SURVEY PLAN No: SP181059 & SP155372 COMPILED BY: LTO SCALE 1:900 LENGTHS IN METRES	APPROVED 31 JAN 2022  Recorder of Titles



Rosemary Jones

From: Fry, Kathryn
Sent: Monday, 30 May 2022 10:48 PM
To: NMC Planning
Cc: Hills, Garry
Subject: RE: Referral to Department of State Growth of Planning Application PLN-22-0065 - 7A Wellington Street, Longford TAS 7301

Follow Up Flag: Follow up
Flag Status: Completed

Dear Karen,

Thank you for referral of the application. State Roads do not have any comments to provide on the matter.

Regards,
 Kathryn

Kathryn Fry | Planning Officer
 Environment & Development Approvals | State Roads | Department of State Growth
 Level 2, 4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001
 Phone: (03) 6166 3449
 Email:
www.stategrowth.tas.gov.au



**I am currently working irregular hours as have limited access to childcare due to flooding.
 I am generally working Mondays, Wednesdays and Fridays.
 I am checking emails intermittently outside of these times.**

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 17 May 2022 9:51 AM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-22-0065 - 7A Wellington Street, Longford TAS 7301

17/05/2022
 Department of State Growth
 via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-22-0065 - 7A Wellington Street, Longford TAS 7301

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

NMC ref no:	PLN-22-0065
Site:	7A Wellington Street, Longford TAS 7301
Proposal:	Draft Planning Scheme Amendment 04/2022 to Rezone part of folio register 182621/1
Applicant:	
Use class:	Planning Scheme Amendment
Zone:	GENERAL BUSINESS ZONE, GENERAL RESIDENTIAL ZONE

Development status:	Discretionary
Notes:	The subject site is in a 50kph zone. No changes to access proposed.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7303 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Kind regards

Karen Jenkins

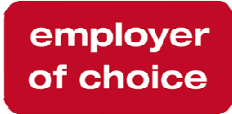


Administration Officer - Community & Development | Northern Midlands Council

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

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

E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0065	Council notice date	17/05/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00728-NMC	Date of response	19/05/2022
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	7 WELLINGTON ST, LONGFORD	Property ID (PID)	9302418
Description of development	Draft Planning Scheme Amendment - Rezoning		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
AllUrbanPlanning Pty Ltd	Planning Scheme Amendment Report		April 2022
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
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			
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

Paul Godier

From: Jennifer Jarvis
Sent: Tuesday, 24 May 2022 2:46 PM
To: NMC Planning
Subject: Attention: Planning Department
Attachments: V052022 - OPERATIONAL Lines.docx

Your Reference PLN-22-0065 – 7A Wellington Street at Longford – Draft Planning Scheme Amendment (Rezoning)

Thank you for notifying TasRail of the above application.

TasRail has reviewed the available information and confirms it has no objection to the proposal for rezoning.

TasRail requests that a copy of the TasRail Standard Notes be included with any permit issued to the applicant.

Kind regards

Jennifer Jarvis



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

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REFERRAL OF DEVELOPMENT APPLICATION PLN-22-0065 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 113600.051

Date: 17 May 2022

Applicant: Hill Street Property Group Pty Ltd

Proposal: Draft Planning Scheme Amendment 04/2022 to Rezone part of folio register 182621/1

Location: 7A Wellington Street, Longford

W&I referral PLN-22-0065, 7A Wellington Street, Longford

No W&I comment

Jonathan Galbraith (Engineering Officer)

Date: 19/5/22