

This planning application is open for
public comment until
31 August 2026

Reference no	PLN-26-0158
Site	38 MARLBOROUGH STREET LONGFORD
Proposed Development	Change of use to Community Meeting and Entertainment- Function Centre
Zone	15.0 General Business
Use class	Community Meeting & Entertainment

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

The Proposal

Description of proposal:

Change of use for a Community Meeting and Entertainment Use (Function Centre)

Maximum capacity - 120 people plus 3-6 staff

Anticipated hours of operation - Mon-Thurs: 9am-9.30pm; Fri-Sun: 9am-11pm

Proposal intends to restore and celebrate the heritage listed property

Please refer to town planning report for further details

Driveway construction material: N/A

The Land

Site address: 38 Marlborough St Longford

Title reference: C/T: Lot 1 on Plan 117432

Existing buildings on site: Former Druid's Hall

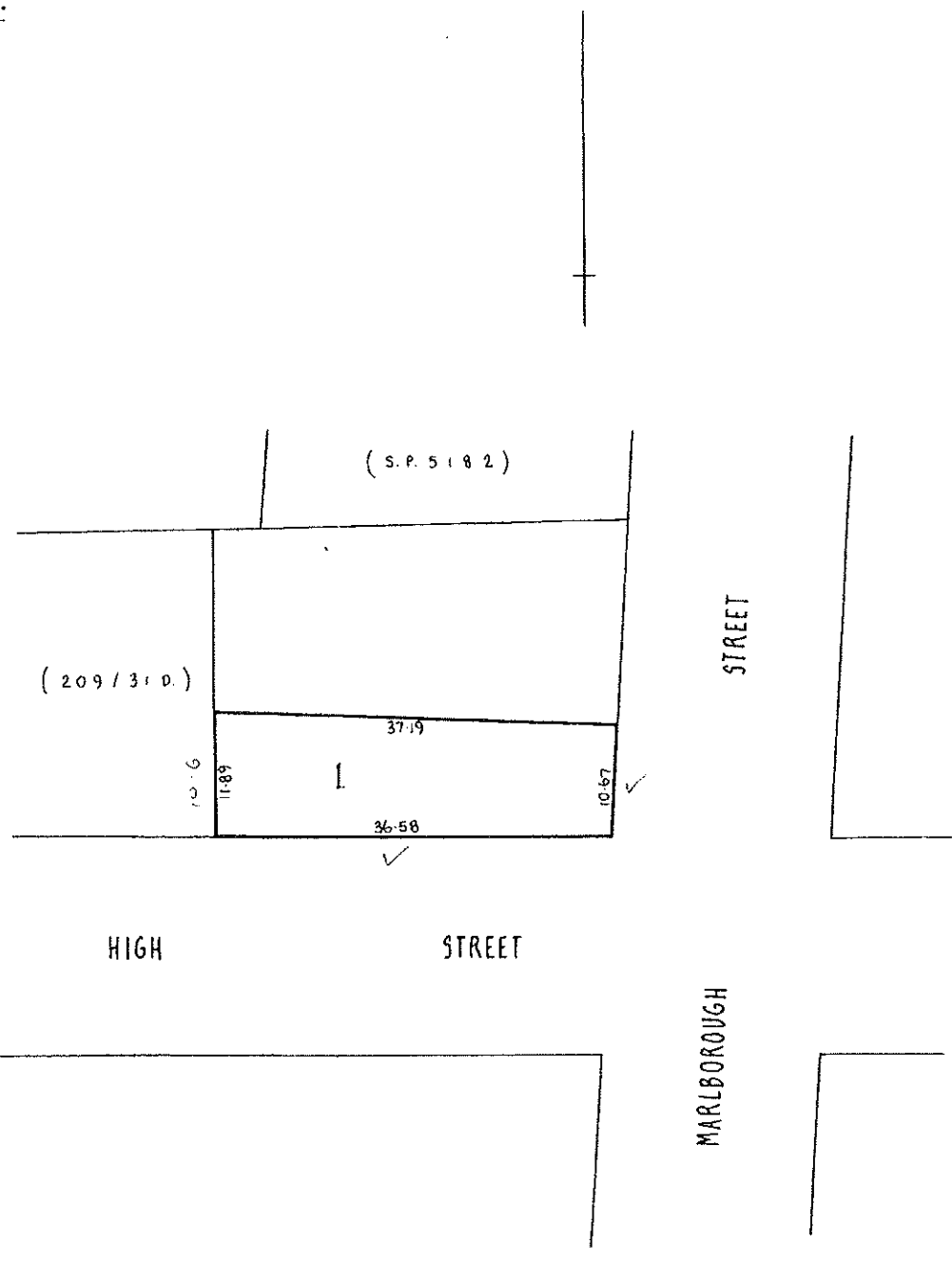
Existing use of site: Currently vacant; formerly a dance school

Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

Proposed hours of operation exceed those stipulated in A1 of the General Business Zone Use standards. Extended hours are required to accommodate functions such as weddings that involve ceremonies and associated celebrations of gathered guests. The accompanying Noise Impact Assessment confirms a suite of building improvements are proposed to mitigate the emission of excessive noise from the building during the functions. Potential disturbance from the movement of patrons and vehicles will be limited to a short time period and appropriately managed by venue operators. The building is included in the General Business Zone (not a residential zone) and has always been used for community or commercial purposes; accordingly, surrounding residents should reasonably anticipate a lesser level of privacy and amenity close to this property. Further detailed discussion on this matter is provided in the town planning report and accompanying specialist reports.

FILE NUMBER A.15503 GRANTEE PART OF 0-2-5 GTD. TO ROBERT THOMPSON		CONVERSION PLAN LOCATION TOWN OF LONGFORD (SEC. L) CONVERTED FROM 65 / 6780 NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER P117432 APPROVED 24 APR 1995  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 56	LAST UPI No. 2125	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN MC	

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"



A-183

PLANNING REF: N/A
APPROVAL NO: 7454
REGISTERED PLACE: 5126
APPLICANT: David Denman + Associates
DATE: 13 July 2026

MINOR WORKS APPROVAL

(*Historic Cultural Heritage Act 1995*)

The Place: Druids Hall, 38 Marlborough Street, Longford.

Thank you for your application for a Minor Works Approval for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works:

- (i) Interior alterations to hall including partitioning and fit-out for new kitchen and amenities, enlarged opening between two rearmost sections of the hall, and alterations to front entry door of skillion.
- (ii) Replace windows in rear section of hall with new double-glazed windows.
- (iii) Replacement of roof sheeting, gutters, and down pipes.
- (iv) Repair or replacement of soffit linings.
- (v) Replace asbestos cladding on gable end wall.

Documents:

- (i) Minor works approval application form, lodged 25.06.26.
- (ii) Architectural drawings A01-A08 and EC00 to EC07, dated 23.06.26.
- (iii) *38 Marlborough Street, Longford: A short form conservation management plan* by David Denman + Associates, dated 18.06.26.

Comments: The works are consistent with that which the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Version 2, October 2025) indicates as being eligible for minor works approval, and in particular sections 1.1, 1.3, 1.4, 1.8, 1.9, 1.10, 1.11, 6.3, 9.1, 9.2, 9.3, 9.4, 10.1, 10.2, 10.3, 11.1 and 11.7..

A copy of this approval will be forwarded to the local planning authority for their information. Please note, this approval is an approval under the *Historic Cultural Heritage Act 1995* only. It is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a minor works approval is available in the Tasmanian Heritage Council's *Works Guidelines*. The guidelines can be downloaded from www.heritage.tas.gov.au

Please contact the undersigned on 1300 850 332 if you require clarification of the matters contained in this approval.



Ian Boersma

Works Manager – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

Exhibited

Town Planning Report

38 Marlborough St, Longford 7250

Change of Use in Existing Premises - Community
Meeting and Entertainment Use (Function Centre)

Your Day Group Pty Ltd



Client: **Your Day Group Pty Ltd**
Project: **38 Marlborough St Longford 7250**
Project No: **25-8681**
Date: **July 2026**
Project Contact: **Christine Matheson / Geoff Gibbons**

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1.0 Executive Summary

1.1 Project Overview

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of the Your Day Group Pty Ltd for a Planning Application over land located at 38 Marlborough St, Longford for:

- **A Change of Use for a Community Meeting and Entertainment Use (Function Centre).**

The subject site, formally described as Lot 1 on P117432 is 418m² in area with a primary frontage to Marlborough St and a secondary frontage to High St. The land is included in the General Business Zone under the State Planning Provisions and the Longford Specific Area Plan under the Northern Midlands Local Provisions Schedule.

The subject site is currently improved with a single storey brick building constructed circa 1874. The premises is identified as a place of cultural significance on the Tasmanian Heritage Register (Place ID: 5126 – Druids Hall).

The proposal represents a Change of Use for the purpose of a new Community Meeting and Entertainment Use and more specifically, a Function Centre. This use is a Discretionary Use under the Longford Specific Area Plan. Accordingly, a development permit is required prior to commencement of the use.

Necessary building works to the heritage place have been separately considered against the provisions of the *Historic Cultural Heritage Act 1995* and a minor works approval received.

1.2 Proposal

The proposed development seeks approval to operate a Function Centre within the former Druids Hall. Functions will likely include, but not be limited to, weddings, birthday or anniversary celebrations, corporate gatherings or post-funeral gatherings.

The premises offers a large building area that can be divided into separate activity spaces. Maximum capacity is expected to be 120 people plus 3-6 staff. Functions will most likely occur on Friday to Sunday, predominantly for lunch/day or evening/dinner events; however, the venue will be available for events on an as-needs basis.

Food preparation is expected to be limited to the plating and servicing of food prepared by external catering companies.

1.3 Legislative Requirements

The Tasmanian Planning Scheme, the Categorising Instrument, determines that a development permit is required for the proposed change of use. Further, the Scheme identifies the proposal as a Permitted Use requiring assessment in accordance with Division 2 – Development Control of the *Land Use Planning and Approvals Act 1993*.

The site is contained within the **General Business Zone** under the State Planning Provisions and the **Longford Specific Area Plan** under the Northern Midlands Local Provisions Schedule. Comment with respect to the manner in which the proposal responds to this zone and area plan can be found within Section 6.2 of this report.

The premises is also included in mapping for the following overlays:

- Airport Obstacle Limitation Area Overlay, and
- Local Heritage Place and Local Heritage Precincts Overlay.

The applicable standards for this proposal have been determined to be as follows and are assessed in Appendix A of this report or in accompanying specialist consultant reporting:

- State Planning Provisions:
 - 15.0: General Business Zone – Use Standards, and
 - C2.0: Parking and Sustainable Transport Code.

In summary, the proposal is considered to be consistent with the relevant assessment provisions and furthers the purpose of the *Land Use Planning and Approvals Act 1993*.

1.4 Supporting Documentation

This application is supported by the accompanying plans and documents as described in Table 1 below.

Table 1: Application Plans and Documents

Attachment	Description	Author	Date
A	Existing Conditions Plans	David Denman + Associates	17 March 2026
B	Proposed Works Plans	David Denman + Associates	23 June 2026
C	Minor Works Approval	Tasmanian Heritage Council	13 July 2026
D	Traffic Impact Statement	TCS	19 May 2026
E	Acoustic Assessment	Tarkarri Engineering	24 July 2026

1.5 Conclusion

The proposal is considered to be in accordance with the intent and provisions of the relevant Codes and the *Land Use Planning and Approvals Act 1993*. Consequently, this development application and should be approved subject to reasonable and relevant conditions.

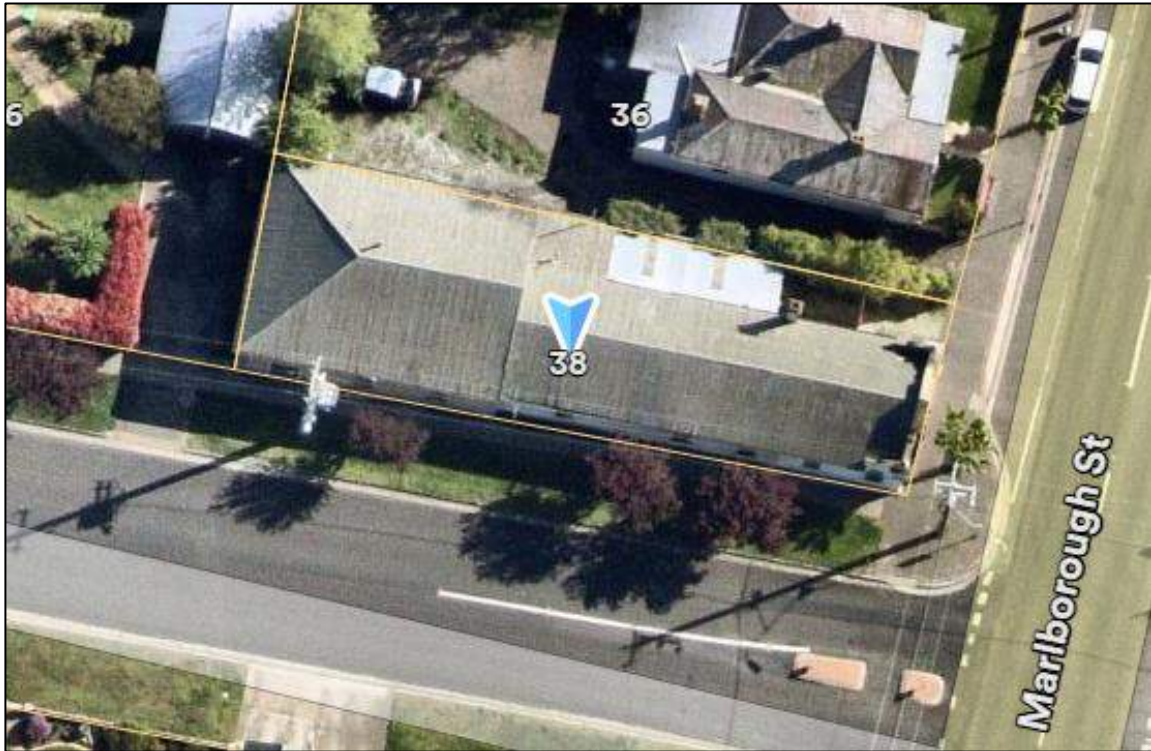


Figure 1: Site Plan (Source: Near Map ©)

2.0 Summary

Address of Site: 38 Marlborough St, Longford 7250
Local Council: Northern Midlands Council
Real Property Description: Lot 1 on P117432
Area of Site: 418m ²
Zone: General Business Zone
Area Plan: Longford Specific Area Plan
Name of Owner: Julie Argent
Prelodgement / Consultation: Informal phone discussions have occurred to determine the proposed application process and seek early feedback on the likelihood of Council's support for the proposal.
Brief Description / Purpose of Proposal: Change of Use for a Community Meeting and Entertainment Use - Function Centre
Staged Development: No
Referral Agencies: Not required – Minor Works Approval from Tasmanian Heritage Council gained
Category of Assessment: Permitted Use
Public Notification: Yes
Superseded Planning Scheme Application: No
Assessment Manager / Council Officer Previously Involved: Brandy Stricklan
Applicant Contact Person: Christine Matheson / Geoff Gibbons

3.0 Pre-application Consultation and Development History

3.1 Pre-application Consultation

3.1.1 Planning Process

Preliminary contact was made with development planners in Northern Midlands Council via two phone calls for the purpose of:

- Gaining clarity on the development assessment process, including heritage matters,
- Gaining an understanding of the likelihood of receiving Council support for the proposed change of use, and
- Confirming the key planning issues to be addressed in the planning application.

Advice gained via these discussions is reflected in this report and accompanying specialist consultant assessments.

3.1.2 Heritage Matters

Direct discussion occurred between the project's architects David Denman + Associates and Ian Boersman from Heritage Tasmania (Department of Natural Resources and Environment Tasmania) regarding the possible extent and form of building works to be undertaken on the heritage place to support the proposed adaptive re-use of the building. Following an inspection of the site in February 2026, email correspondence was issued by Mr Boersman confirming his high-level support for the proposal (see extract below), advising of the anticipated approval requirements and offering suggestions on the sensitive treatment of the building.

The building seems eminently well suited to the proposed adaptive re-use as a wedding reception venue, and there appear to be no obstacles from a heritage point of view to the realisation of the concept drawings that you showed me yesterday. Most if not all of the work required could be tailored so that it is eligible for approval under section 42 of the Historic Cultural Heritage Act 1995, that is, a minor works approval. The Heritage Council's Works Guidelines for Historic Heritage Places (Version 2, October 2025) should be referred to for details of what is eligible for this type of approval.

The 'minor works' approval mentioned in correspondence has subsequently been gained and is included as supporting information to this application (Attachment C).

3.2 Development History

Advice offered by Mr Boersman confirms the premises has been used for many purposes since the building's construction circa 1874, including a hall for various worshipping entities, a boot factory, a CWA venue, an antique shop and most recently as a dance studio.

Previous development approvals are not available for viewing on the Northern Midlands Council website; thus, any planning requirements applicable to these previous land uses cannot be determined.

4.0 Site Information and Analysis

4.1 Physical Description

The subject site is located at 38 Marlborough St and is formally described as Lot 1 on P117432. The site has a land area of 420m², a 10.67m frontage to Marlborough St, which is a State Road Reservation (Figure 2) and a 36.58m frontage to High St.

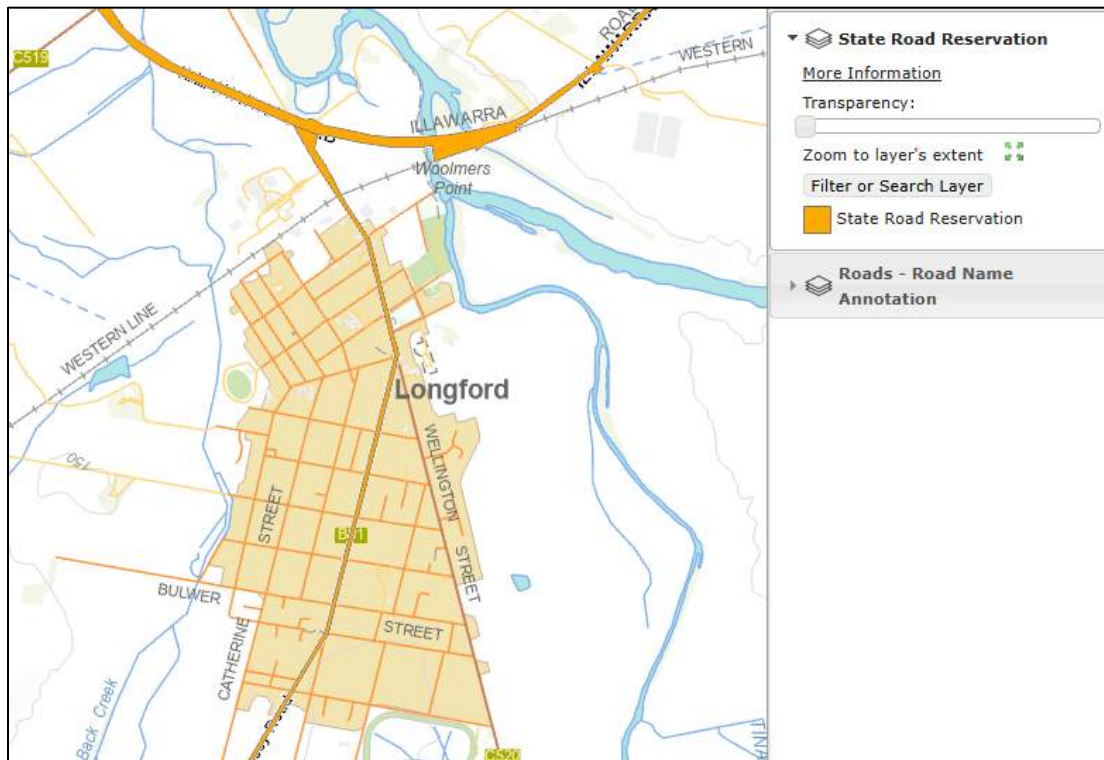


Figure 2: Site location in Longford township, fronting a State Road Reservation (Source: LISTmap)

The land parcel is connected to water and sewerage networks (Figure 3) and drains its roofwater to both street frontages. The site is also serviced by electricity, street lighting and telecommunications infrastructure, with a power pole located on the Marlborough and High St corner and a second pole with a transformer located close to the site's south-western corner.



Figure 3: Existing sewerage and water infrastructure (Source: The List)

A total of 3 street trees are located on the High St road reserve (noting this tree species extends along the northern length of High St) and a single street tree in front of the building's Marlborough St entry (noting this different tree species extends along the main street and is beautified with uniform streetscape treatments) (Figure 4).



Figure 4: Subject site viewed from corner of Marlborough St and High St (Source: Google Maps image February 2026)

The site is improved with a brick and iron building of approximately 385m² in floor area, the original portion of which was constructed circa 1874. The original building includes an attractive decorative parapet and entry façade addressing the Marlborough St (eastern) frontage and a built form that extends along approximately 2/3 of the High St (southern) frontage. This portion of the building is set off the site's northern boundary a sufficient distance to accommodate a single car between the building and property boundary.

Beyond the original chimney element is a small skillion-roofed extension constructed to the site boundary containing a kitchenette and toilets.

At an unknown time, the building was enlarged with a brick extension built to the High St (southern) and western side boundaries. This portion of the building is set away from the site's northern side boundary (Figures 5-8).



Figure 5: Marlborough St frontage showing original decorative parapet and hall entry (Source: Google Maps image February 2026)



Figure 6: High St frontage showing original hall with feature windows and parapet façade (Source: Google Maps image February 2026)



Figure 7: Later brick addition to original hall (Source: Google Maps image February 2026)

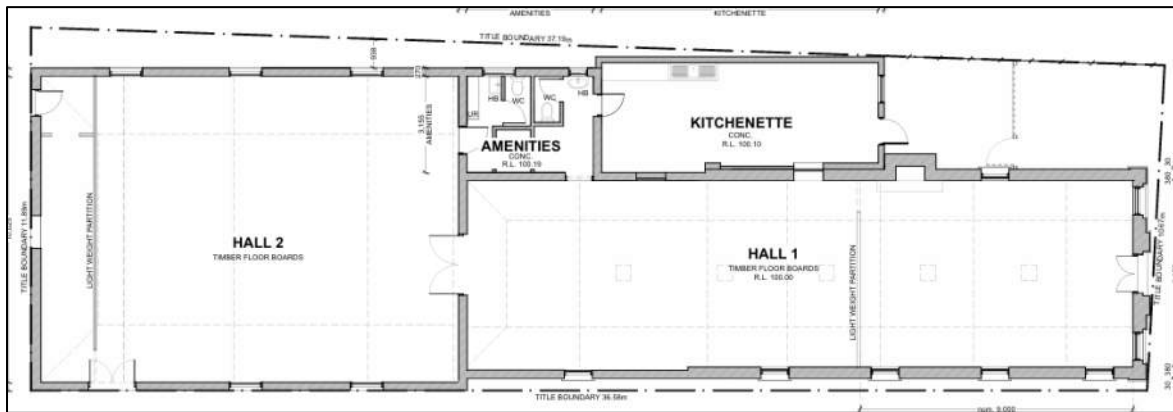


Figure 8: Existing floor plan (Source: DD+A proposal plan package)

4.2 Existing and Previous Uses

The building is currently vacant.

Advice received from Heritage Tasmania clarified the building's previous uses as follows:

- 1874 circa - The first part of the building was erected. It was built as Good Samaritan Lodge no.6 of the Good Templars and known as Temperance Hall.
- 1894 - It was bought by the Longford Star Tent of the Rechabites. They called it Rechabite Hall.
- 1920 - The Lake Esk Branch of the Druids bought it.
- 1927 - The Weekly Courier of 29 June 1927 (p30) published photographs of thirteen different Lodge buildings across Tasmania, including that at Longford.
- 1950 – The building was leased as a boot factory. The Mercury newspaper of 2 June 1951 (p12) has a story which includes a photograph of a factory producing children's footwear which in November the year before commenced operation in the old Druids Hall at Longford.
- At some stage the CWA had use of the property. In later years it was used to store the skins of skin buyer McWilliams, the father of the artist Michael McWilliams.
- The premises has in recent times been used as an antique shop, and most recently as a dance studio.

4.3 Easements and Encumbrances

The land is neither burdened nor benefitted by any easements or encumbrances.

4.4 Site Circumstances

The subject site is located at the southern-most extent of Longford's Marlborough St main commercial district (Figures 9 - 15), as evidenced by the kerb build out and uniform streetscape upgrades visible in this road reserve.

Land uses in proximity of the site include:

- **North** – Adjoined by a dwelling house, then a commercial premises operating as a Food and Drink Outlet. Properties further to the north include dwellings and commercial premises supporting a range of shop and food and drink outlets (Figure 11).
- **East** – Directly opposite the site in Marlborough St is a dwelling house, which is adjoined on its northern boundary by a food and drink outlet, the Longford Fire Station and a service station (Figure 12),
- **South** – Landholdings situated opposite the site in High St contain dwelling houses. Properties to the south-east also comprise dwelling houses as well as a Uniting Church in High St (Figure 13 and 14).
- **West** – Adjoined by dwelling houses extending along the High St frontage (Figure 15).

Whilst residential activities represent the primary land use in the immediate vicinity of the premises, the wider locality contains a variety of commercial and community land uses which reflects the growth of the Longford main street towards High St.

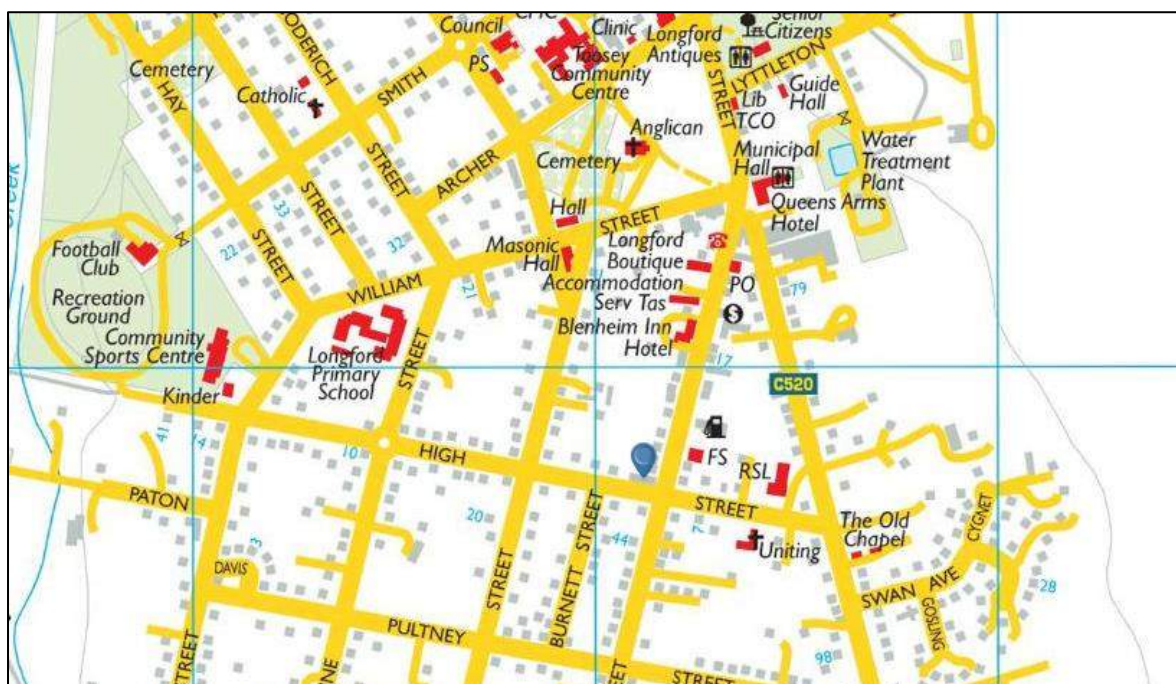


Figure 9: Development context – TASMAP base (Source: ListMap)



Figure 10: Context Map – Aerial photo base (Source: Near Map)



Figure 11: Properties situated to the north, including a dwelling house and food and drink outlet (Source: Google Maps image February 2026)



Figure 12: Properties situated to the east and north-east, including a dwelling house (opposite) adjoined by a food and drink outlet (Source: Google Maps image February 2026)



Figure 13: Properties situated to the south-east, including dwelling houses and Uniting Church in High St (Source: Google Maps image February 2026)



Figure 14: Properties situated to the south-west comprising dwelling houses fronting Marlborough St and High St (Source: Google Maps image February 2026)



Figure 15: Properties situated to the west fronting High St comprising dwelling houses – note driveway and double garage adjoining the subject site (Source: Google Maps image February 2026)

5.0 Proposal Details

5.1 General Description

The proposed development seeks approval for a change of use to an existing heritage property located on the corner of Marlborough and High Streets for the purpose of a Community Meeting and Entertainment Use (Function Centre).

More specifically, the development proposes to renovate and reuse the building to create an attractive space capable of accommodating a variety of gatherings/function events, with a particular emphasis on the hosting of small, bespoke weddings within beautiful heritage surroundings.

Proposed Building Alterations

To deliver a functional and aesthetic event space and improve the building's compliance with applicable building codes, upgrading of the building's spaces and facilities is required. The proposed alterations are documented in the proposed works plan package (Attachment B) and summarised below and in Figure 16:

- Create 2 distinct activity spaces separated by a central 'transition' zone, including a ceremony space (Hall 1) and a rear dining/celebration space (Hall 2),
- Redesign the kitchen and bathroom facilities, including new accessible/PWD facilities,
- Install bar facilities servicing the dining area,
- Infill window and door with brick on the western façade and install double glazed windows with trickle vents for ventilation in Hall 2,
- Upgrade the existing door on southern elevation to a compliant fire exit,
- Install high-quality audio-visual infrastructure (screens, lighting, video equipment and sound systems etc.) in both halls,
- Remove all asbestos-containing materials and replace all roof sheeting, and
- Undertake a variety of maintenance and repair works to address minor structural defects and building deterioration that are typically found in heritage properties, including age-related brickwork cracking, localised floor undulation, rising damp and non-operational sash windows.

Our client has committed to undertaking the abovementioned renovations and alterations to ensure the continued use and maintenance of this important heritage property into the foreseeable future.

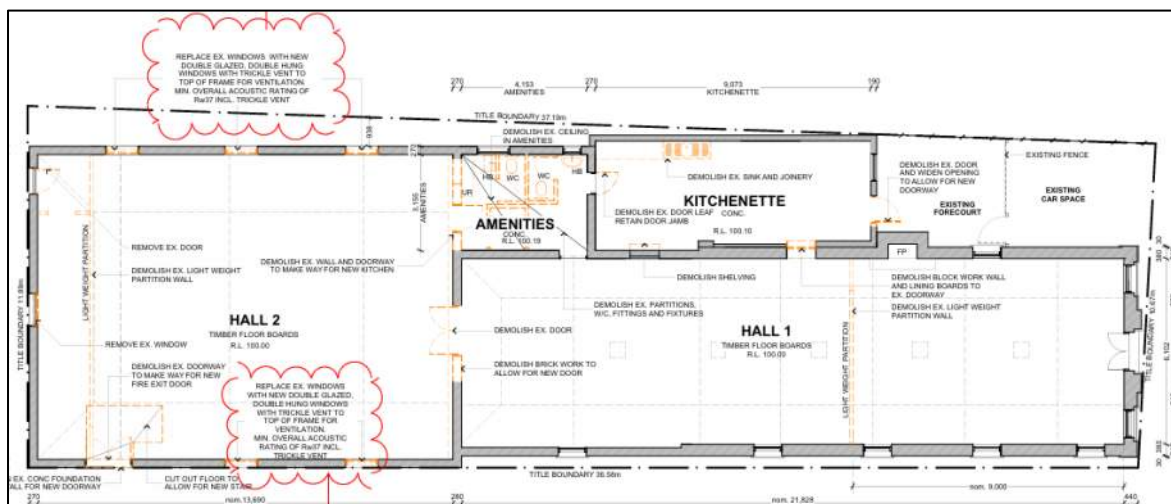


Figure 16: Proposed building alterations

Proposed Capacity and Hours of Operation

The building will be available for functions 7 days per week; however, peak demand is expected to be on weekends. Preferred operating hours are:

- Sundays to Thursdays, from 9am to 9.30pm, and
- Friday and Saturday, from 9am to 11pm (with amplified music to cease by 10.30pm and guests to be off-site by 11pm).

The expected maximum capacity/attendees is 120 persons. Dining options will range from standing, cocktail functions to seated dining events. Events will be serviced by approximately 3-6 staff (varies according to function size).

Food preparation will occur on-site but will primarily involve the plating and serving food prepared by off-site catering companies rather than the operation of a full-size commercial kitchen. Bar facilities will be provided to support the agreed dining arrangements. The ceremony and dining/celebration spaces will be fitted with audio and video equipment allowing for the screening of photos/videos and the playing of music during the ceremonies and the celebrations.

5.2 Proposal Detail & Town Planning Justification for Proposal / Design

5.2.1 Heritage Assessment

The entirety of the subject site is entered as a State Heritage Place on the Tasmanian Heritage Register (ID Number 5126). The property is considered to be of significance for the following reasons:

- As an example of a single storey, stuccoed Victorian Free Classical public building, and
- Because its townscape associations are regarded as important to the community's sense of place.

The applicant has selected this property specifically because of its unique heritage character and intends to respect the building by renovating and improving the internal spaces in a manner that celebrates the property's heritage values.

Assessment of the proposed building works against the provisions of the *Historic Cultural Heritage Act 1995A* has occurred through a separate application lodged with the Tasmanian Heritage Council and a Minor Works Approval issued (Attachment C) for the works detailed in the proposed works plan package (Attachment B).

5.2.2 Proposed Uses

Under Table 6.2 of the State Planning Provisions (SPP), the subject proposal is considered to accord with the **Community Meeting and Entertainment Use Class**, which includes:

*use of land for social, religious and cultural activities, entertainment and meetings.
Examples include an art and craft centre, place of worship, cinema, civic centre,*

function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.

More specifically, the proposed use of the building is considered to align with the definition included in the State Planning Provisions for a **Function Centre**:

means use of land, by arrangement, to cater for functions, and in which food and drink may be served. It may include entertainment and dancing.

Under Table 15.2 of the SPP, the Community Meeting and Entertainment Use Class is identified as a **Permitted Use** in the General Business Zone. This level of assessment is not altered under the Longford Specific Area Plan, as Table NOR-S6.5 Use Table is a substitution for the Low Density Residential Zone – 10.2 Use Table only.

It is considered the proposed use offers an appropriate response to the planning outcomes sought after for the General Business Zone, as discussed in greater detail in section 6.2.1 of this report. Specifically, the proposed use can be supported in this location on the basis that:

- The subject site's inclusion in the General Business Zone acknowledges the previous non-residential use of this building and allows for the ongoing use of the site for such purposes.
- The proposal does not alter the premises' existing use classification, which is a permitted type of development in the General Business Zone.
- This building visually bookmarks the southern end of the Longford commercial main street. Re-use of the premises for non-residential purposes will strengthen the existing commercial identity of this main street.
- The proposed Function Centre use will allow more people to appreciate the heritage significance qualities of this unique building and ensure its long-term contribution to the Longford urban character.

5.2.3 Privacy and Amenity

It is acknowledged that a use of this nature has the potential to impact nearby residential properties from noise, light and air emissions arising from activities within the building and associated vehicle and pedestrian movement of guests before and after functions. These matters will be addressed in the following manner:

Noise Emissions

An Acoustic Assessment has been prepared by Tarkarri Engineering Pty Ltd (Attachment B) to document the site's existing noise circumstances, determine potential noise emissions from the proposed use and provide recommendations to mitigate potential impacts on surrounding sensitive receivers (being residential uses within 50m of the site).

In response to the above assessment, the following design and operational solutions are proposed (all of which have been approved in the Minor Works Approval issued by the Tasmanian Heritage Council):

- All windows and doors in both halls will remain closed during a function,
- 1 window and 1 door on the western side of Hall 2 will be bricked in,
- Remaining windows in Hall 2 (north and south facades) to be fitted with double glazing meeting stipulated acoustic ratings and trickle vents for natural ventilation of the space,
- Creation of a 'hallway/transition space' and installation of a 2-stage door system between the ceremony space (Hall 1) and the dining/celebration space (Hall 2) to contain activities with greater potential to emit noise within Hall 2,
- Installing sound-proofing materials within Hall 2 if required to ensure stipulated noise emissions,
- Cease the playing of amplified music by 10.30pm, and
- Minimising the movement of guests outside the hall during functions and ensuring all guests have left the building by 11pm, with guests to be reminded to be respectful of the surrounding residents when returning to their parked vehicles.

The following recommendations of the Acoustic Assessment will also be applied:

- Accord with the following internal 10-minute noise emissions levels within the reverberant noise field of the venue, typically in excess of 10 m from any noise emitting source:
 - 85 dBA
 - 85 dBC

In addition to the above amplification of low frequencies via low frequency emitting amplification equipment (e.g. subwoofers) should be minimised as far as practically possible in Hall 1.

- Install noise monitoring/limiting system in the venue (monitoring within each of the Hall spaces) to ensure excessive amplified music levels are not generated, and
- As far as practically possible, keep the double door system between the ceremony and celebration spaces closed when amplified music is being generated in one of the Halls.

Further detailed discussion on the proposed management of potential noise impacts arising from the proposed extended hours of operation is included in Section 6.2.1 of this report, in response to the requirements pertaining to amenity (A1/P1) in Section 15.3 Use Standards of the General Business Zone.

Light Emissions

Potential light spillage to the adjoining northern and western residential properties will be contained with the use of curtains/blinds/screens in the original section of the heritage property and, in Hall 2, by bricking in the 2 existing west-facing windows. Light spillage to

the street frontages is not of concern given the existing street lighting on the Marlborough and High Streets corner and further to the west in High St. Any security lighting will be kept to a minimum and accord with applicable Australian standards for lighting.

Air Emissions

As stated above, the proposed use does not require the fitting of a large, commercial standard kitchen to produce multiple meals on-site for the functions. Food preparation will primarily take the form of reheating, plating and serving foodstuffs made by third-party off-site caterers. The provision of enhanced venting infrastructure to manage food odours is not required and, accordingly, no impact on adjoining properties is anticipated.

In light of the above, it is considered that potential emissions arising from the operation of the function facility will have limited impact on residential properties (light and air emissions) and/or will be appropriately managed to minimise the potential impacts on residents' privacy and amenity (noise emissions).

5.2.4 Building Height and Footprint

The proposed development intends to utilise the existing heritage building in its current form. It is understood that no major demolition of the structure is proposed. Accordingly, the current building height and footprint will remain unchanged.

5.2.5 Landscaping

The subject site does not currently contain any landscaped spaces. As the existing building footprint will not be altered by the proposed renovations, no additional land area will be available to accommodate any landscaping outcomes.

5.2.6 Site Access, Car and Bicycle Parking, Site Servicing and Refuse Management

Department of State Growth

Proposals involving access to State Roads require Department of State Growth (DSG) consideration as the road owner. Appendix E of the Traffic Impact Statement (TIS) references DSG's advice that the TIS has been considered and accepted. Accordingly, it is understood that no potential impact on the State Road is anticipated from the proposed use.

Access

The subject site has a single point of access in the north-eastern corner of the site from an existing crossover in Marlborough St (next to the kerb build-out). The proposal will not change this existing point of access.

Car Parking

The premises currently offers a single car parking space in the north-eastern corner of the site. It is anticipated with space will be retained for use by a bridal party or a key staff member.

As documented in the Traffic Impact Assessment (TIA) prepared by TCS, the proposal meets the applicable requirements of the Parking and Sustainable Transport Code C2. Specifically, it is determined that no additional parking is required given the land use classification remains unchanged from that of Community Meeting and Entertainment. This assessment also confirms that ample on-street parking exists within a reasonable walking distance (100m) of the site to cater for parking demand arising from an event with up to 120 guests and associated staffing numbers.

Site Servicing

The Traffic Impact Assessment confirms that an on-site loading bay is not required as the floor area of the building is less than 1000m² in a single occupancy.

Bicycle Parking and Pedestrian Access

The TIA notes that for the current floor area, 8 bicycle parking spaces are required. However, given the nature of the proposed use, demand for bicycle parking spaces is expected to be low. It is recommended that 3-4 spaces be provided on-site, with these spaces likely to be accommodated on the northern side of the building (next to the kitchen extension) or within the building.

Both road reserves contain footpaths of an acceptable standard. The site is therefore able to be accessed by pedestrians without the need for any upgrading of this infrastructure. Access to the premises by persons with disabilities (with ramps or assistance hardware) will be addressed as part of the proposed alterations to the building.

Refuse Collection

Sufficient space exists in the small yard space adjoining the kitchenette extension to accommodate refuse bins. This location offers easy access to the Marlborough St road reserve for collection by Council's waste services from this street frontage. The proposal will accord with any reasonable and relevant condition of approval regarding the required number of bins and associated screening.

5.3 Summary & List of Supporting Specialist Reports

This application is supported by the following specialist consultant reports:

- Attachment D – Traffic Impact Assessment prepared by TCS, and
- Attachment E – Acoustic Assessment prepared by Tarkarri Engineering Pty Ltd.

The findings of these assessments are discussed throughout this report.

5.4 Staging

No staging is proposed as part of the proposal.

5.5 Approval Requirements

In accordance with Section 53(5) of the *Land Use Planning and Approvals Act 1993*, if the use or development has not substantially commenced, an approval period of 2 years is

applicable from when the permit was issued unless an extension of the permit period is granted by the planning authority.

6.0 Legislative Framework

6.1 State Planning Instruments

6.1.1 Resource Management and Planning System and *Land Use Planning and Approvals Act 1993*

The Resource Management and Planning System (RMPS) is a framework of legislation, policies, plans and strategies governing land use and development in Tasmania. The aim of the RMPS is *'to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity'*.

The Tasmanian planning system is a subset of the RMPS. The operation of the planning system is guided by the *Land Use Planning and Approvals Act 1993*, which creates the main tools of planning control and defines the power of elected members, individuals and organisations in the planning system.

Under the *Land Use Planning and Approvals Act 1993*, the planning framework consists of:

- Tasmanian Planning Policies (TPPs),
- Regional Land Use Strategies (RLUSs),
- the Tasmanian Planning Scheme (TPS),
- development assessment, including standard council assessment and major projects,
- enforcement of the planning scheme, and
- appeals.

The manner in which the proposal responds to and furthers the purpose of the RMPS and the Act is discussed in the following sections of this report.

A. Tasmanian Planning Policies

Tasmanian Planning Policies reflect the Government's current policies to protect agricultural land, water quality, coastal processes and promote environmental health. They provide statutory guidance for the contents of Planning Schemes.

It is considered the proposed change of use to an existing heritage building will not contravene the high-level planning outcomes sought after by the State Planning Policies; thus, further assessment against this legislation is not considered necessary.

B. Regional Land Use Strategies

Regional Land Use Strategies (RLUS) set medium to long-term planning direction for nominated regions and offer a link between the State and local strategic planning. The subject site is located within the land area included in the Northern Tasmania Regional Land Use Strategy.

It is considered the proposed change of use to an existing heritage building will not contravene the high-level planning outcomes sought after by the Northern Tasmania RULS; thus, further assessment against this legislation is not considered necessary.

C. Tasmanian Planning Scheme

The Tasmanian Planning Scheme (TPS) is a single statewide scheme for Tasmania that consists of the State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs). The SPPs apply to all council areas as a consistent set of planning rules to guide land use, development, protection, and conservation across Tasmania, whereas an LPS applies the rules to a specific council area.

The State Planning Provisions came into effect on 2 March 2017 as part of the Tasmanian Planning Scheme, with the current version being No.16 effective 4 March 2026. The Provisions are made up of 23 generic zones, each of which indicate what land use and development is appropriate for that zone. The Provisions also include 16 codes which provide guidance on how specific planning issues are to be addressed e.g. bushfire prone land, local heritage, protection of infrastructure, parking requirements etc.

These provisions have no practical effect until a Local Provisions Schedule is in effect in a Council area.

The mapping and State Planning Provisions of the Tasmanian Planning Scheme relevant to this proposal are further discussed below.

6.1.2 State Planning Provisions

SPP Section 3: Administration – Land Use Definition

Under Section 3.1 Planning Terms and Definitions, the proposal is considered to align with the definition for a **Function Centre**:

means use of land, by arrangement, to cater for functions, and in which food and drink may be served. It may include entertainment and dancing.

SPP Section 4: Exemptions

A use or development is exempt from requiring a permit if it represents an existing lawful use under Sections 12(1)-(4) of the LUPAA or if listed in Tables 4.1-4.6 of the TPS (provided it meets the corresponding requirements).

Existing Use Rights

With respect to existing use rights, the LUPAA prevents a planning scheme from stopping a lawfully existing land use which existed prior to a planning scheme commencing operation.

It is understood that the subject building was most recently used as a dance studio but that this use ceased more than 2 years ago. In addition, the proposal offers a new land use type

and, accordingly, commencement of this use in the premise cannot occur on the premise of existing use rights.

Exempt Development

With respect to Tables 4.1-4.6, the proposed use does not meet the stipulated criteria for Exempt uses, Exempt infrastructure use or development, Vegetation exemptions, Renewable energy exemptions or Miscellaneous exemptions.

In addition, the building and works exemptions available under sections 4.3.2 (internal building works) and 4.3.4 (minor alterations) of Table 4.3 are not applicable as the landholding is entered on the Tasmanian Heritage Register.

However, it is noted that with respect to the Safeguarding of Airports Code, Section C16.4 makes the subject proposal exempt from assessment under this Code as a result of the following provision:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Given the proposed use will be located in an existing building, the height of which is to remain unchanged, the development will have no adverse impact on the airport obstacle limitation area.

SPP Section 5: Planning Scheme Operation

Zoning

Under Section 5.2 of the SPP, the allocation of zones is the primary control for the use or development of land. Mapping in a Local Provisions Schedule shows how land is zoned.

The subject site is included in the **General Business Zone** (Figure 17).

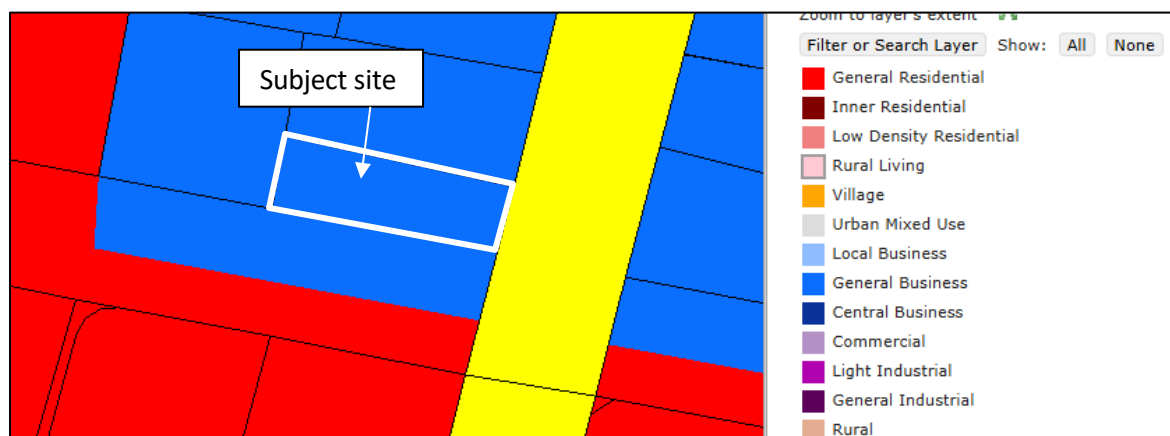


Figure 17: Zoning (Source: The List)

Specific Area Plans

Under Section 5.3 of the SPP, a Local Provisions Schedule is permitted to include a specific area plan that is in addition to, or modifies, or is in substitution to, a provision in the Zone Use Table or a use or development in a zone or code.

Under the Northern Midlands Local Provisions Schedule, the subject site is included in the **Longford Specific Area Plan** (Figure 18).



Figure 18: Longford Specific Area Plan

Overlays

The subject site is also included in mapping for the following overlays:

- Airport Obstacle Limitation Area Overlay (Figure 19), and
- Local Heritage Place and Local Heritage Precincts Overlay (Figure 20).

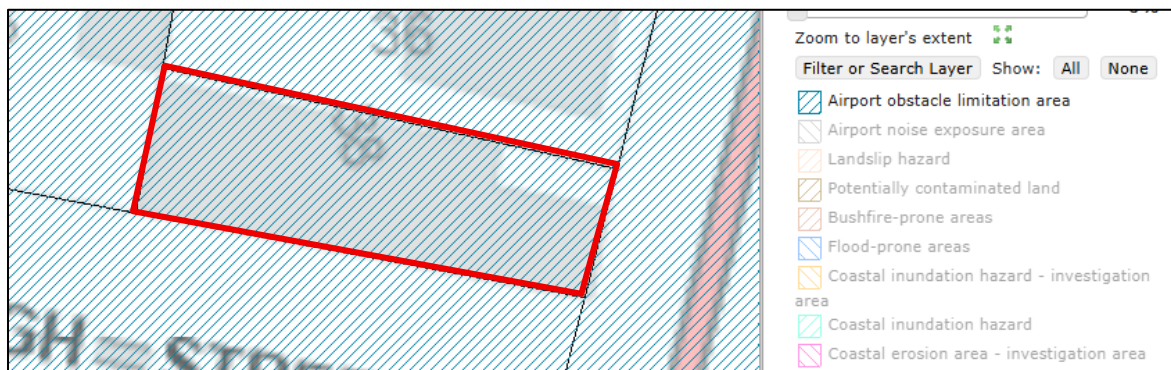


Figure 19: Airport Obstacle Limitation Area Overlay (Source: The List)

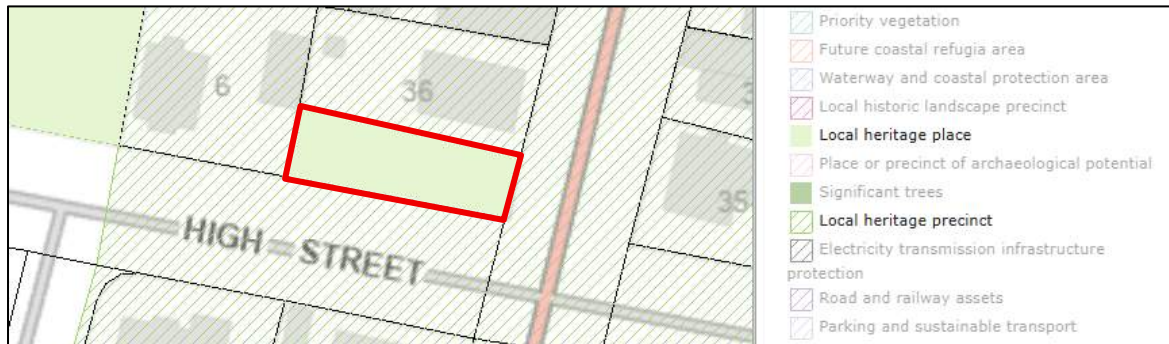


Figure 20: Heritage – Local Heritage Place and Local Heritage Precinct overlays (Source: The List)

Compliance with Applicable Standards

Under Section 5.6 of the SPP, a use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules. A standard is applicable where:

- the proposed use occurs on land included in a zone, specific area plan or a site-specific qualification applies,
- a relevant code applies to the use or development, and
- the standard deals with a matter that could affect, or be affected by, the proposed use or development.

Compliance against a standard is achieved if the proposal meets the Acceptable Solution or satisfies the corresponding Performance Criterion for that standard.

The applicable standards for this proposal have been determined to be as follows:

- **15.0: General Business Zone – Use Standards**
- **C2.0: Parking and Sustainable Transport Code**

Assessment of the proposal against the abovementioned applicable standards is provided in Section 6.2 of this report, in Appendix A and/or in accompanying technical specialist reports.

Also as discussed in section 6.2, it is noted that assessment against the Development Standards for Buildings and Works in the Longford Specific Area Plan is not required, nor assessment against the relevant Codes applicable to the Airports Obstacle Limitation Overlay or the Local Heritage Place and Local Heritage Precincts Overlay.

SPP Section 6 - Requirements for Assessment of an Application

Use Classification

Section 6.2 of the SPP stipulates each proposed use must be categorised into one of the Use Classes included in Table 6.2 of the SPP.

The subject proposal is considered to accord with the **Community Meeting and Entertainment Use Class**, which includes:

use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.

This use classification is not altered by the Longford Specific Area Local Plan.

Use Tables and Permit Requirements

Section 6.4 of the SPP stipulates that use or development of the land cannot commence or be carried out without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme or in a manner contrary to the conditions and restrictions of a permit. It further clarifies that a change of an individual use to another individual use, whether in the same Use Class or not, require a permit unless the planning scheme specifies otherwise.

Sections 6.5 and 6.6 clarifies the circumstance where a permit is not required for a use or development, either on the basis the provisions make it Exempt or identify it as No Permit Required. As previously discussed, the proposed development is not an Exempt use or development under Section 4 of the SPP.

Under Table 15.2 of the SPP, the Community Meeting and Entertainment Use Class is identified as a **Permitted Use** in the General Business Zone.

The Longford Specific Area Local Plan in the Northern Midlands Local Provisions Schedule does not alter this Use Class, as Table NOR-S6.5 Use Table is to be applied as a substitution for the Low Density Residential Zone – 10.2 Use Table only.

Accordingly, a permit is required to commence the proposal, with assessment to occur in accordance with the provisions of Division 2 – Development Control of the *Land Use Planning and Approvals Act 1993*.

6.1.3 Local Planning Instruments - Northern Midlands Local Provisions Schedule

The site is contained within the Northern Midlands Council Local Government Area and is assessable under the Northern Midlands Local Provisions Schedule No.16, effective 19 March 2026.

As previously noted, the Local Provisions Schedule includes the subject site in the Longford Specific Area Plan. The manner in which the proposal responds to the applicable standards for this Plan Area is included in Section 6.2.

6.1.4 Assessing Authority

The relevant assessment authority is the Northern Midland Council.

6.1.5 Public Notice

The proposal will be subject to public notice for a period of no less than 14 days. The notification process will be undertaken by the relevant assessment authority.

6.1.6 Referrals

Heritage Matters

The proposed development involves a building identified as a Heritage Place on the Tasmanian Heritage Register; thus, referral to the Tasmanian Heritage Council is required unless pre-application approval is gained from that assessing authority.

As previously discussed, all necessary internal and external building works have been separately considered against the provisions of the *Historic Cultural Heritage Act 1995* by the Tasmanian Heritage Council (THC) and a Minor Works Approval issued enabling such works to be undertaken. Accordingly, referral to THC is not required.

Traffic Matters

The subject premises has frontage to a State Road. As previously noted, proposals involving access to State Roads require Department of State Growth (DSG) consideration as the road owner. Appendix E of the Traffic Impact Statement (TIS) references DSG's advice that the TIS has been considered and accepted. Accordingly, referral to DSG is not required.

6.2 General Assessment Provisions

The proposal is subject to assessment against the relevant provisions of the Tasmanian Planning Scheme, comprising:

- *State Planning Provisions No.16*, effective 4 March 2026, and
- *Northern Midlands Local Provisions Schedule No.17*, effective 19 March 2026.

6.2.1 Zoning

Section 7 – General Provisions of the SPP lists the zones applied to all landholdings. Each Zone has a Purpose, Use Table and Standards for Uses, Buildings and Works and Subdivision. Under this section, the site is included in the **General Business Zone**.

The proposal is considered to further the planning intent for the General Business Zone, as discussed in Table 2.

Table 2: Assessment Against Purpose of General Business Zone

General Business Zone	
Zone Purpose	Proposal Response
15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.	Complies The proposal introduces a new business into an existing main street in the town of Longford.

General Business Zone	
Zone Purpose	Proposal Response
15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.	Complies The proposed Function Centre use introduces a new business activity not currently operating within the existing main street. It is expected the use will complement and support existing retail and hospitality businesses in the locality.
15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.	Not applicable The existing heritage building is a former hall which does not contain active frontages or shop windows. The proposed use does not require direct engagement with the street; thus, no changes to the built form are proposed.
15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.	Not applicable The proposed use does not provide visitor accommodation.

Performance Outcome Justification

Assessment of the proposal against Section 15.3 of the General Business Zone – Use Standards is included in Appendix A of this report. It is noted the proposal will generally be compliant with these standards; however, a performance outcome is sought under P1 of Section 15.3.1 of these standards for the proposal's intended hours of operation.

Specifically, the proposal seeks to vary the hours of operation stipulated in A1 as follows:

Zone Use Standard	Proposed Outcome
7.00am to 9.00pm Monday to Saturday; and 8.00am to 9.00pm Sunday and public holidays	9am to 9.30pm Sundays to Thursdays, and 9am to 11pm Friday and Saturday (amplified music to 10.30pm, guests off-site by 11pm)

The corresponding Performance Criteria (P1) applicable to the proposal states:

P1

Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to:

- the timing, duration or extent of vehicle movements; and*
- noise, lighting or other emissions.*

As discussed throughout the report and supporting assessments in the Traffic Impact Statement (Att D) and Acoustic Assessment (Att E), these extended hours of operation are not expected to result in the unreasonable loss of amenity to adjoining properties in the residential zone on the basis that:

- Extended operation to 9.30pm on Sunday to Thursday is only slightly later than the stipulated code requirement of 9pm and a reasonable compromise given the small number of functions expected to occur on those evenings.
- Extended operation to 11pm is limited to Friday and Saturday evenings only. These hours are necessary to accommodate functions involving longer ceremonies and/or celebrations involving the serving of an evening meal, speeches, dancing/entertainment and the 'management' of patrons at the end of an event. This timeframe is a reasonable expectation for most functions anticipated in the building (particularly weddings) but may not be required for all events.
- Proposed internal and external building alterations, as shown on the proposed alterations plans, will ensure the containment and mitigation of noise generated within Hall 2.
- Adequate kerbside space exists in the immediate vicinity of the site to absorb and dissipate potential impacts arising from car parking demand in the local streets. If required, guests can be directed to park along the Longford main street before looking for a space in nearby residential streets.
- Movement of vehicles will be limited to the arrival of guests before the function and their departure after the event. Such movements are expected to occur within a short timeframe rather than continuously throughout a function's duration.
- Patrons will be reminded upon departure of the need to be respectful of the venue's residential neighbours when returning to their vehicles and departing to minimise potential noise impacts.

The following matters should also warrant consideration when determining whether the proposed use will cause an unreasonable loss of amenity to residential zones:

- The premises was originally constructed specifically for use as a community hall and has been used consistently since that time for a variety of commercial and community uses.
- Marlborough St is a State Road Reservation which carries most of the traffic travelling north-south through the town. This road elevates ambient noise levels in proximity to the site.
- The landholding is included in the General Business Zone which anticipates and encourages the operation of a variety of non-residential uses to support the long-term economic viability of the locality. Both adjoining landholdings are also included in the General Business Zone and thus are afforded the same development potential for the establishment of non-residential uses as the subject site.

- Given the site's zoning and its location at the end of Longford's 'main street', surrounding residents should reasonably expect the building to be used for non-residential uses which may somewhat reduce privacy and amenity owing to slightly greater levels of activity and noise compared with a residential area.
- Both neighbouring dwellings are sited away from the common property boundaries of the site. Specifically, the northern adjoining dwelling is approximately 4.2m from the boundary to allow for the dwelling's driveway, while the western adjoining dwelling is approximately 16.5m from the boundary with the dwelling's driveway and yard located between the built forms.
- The proposal's hours of operation will be limited to 9.30pm during the 'quieter' days of the week (Sunday to Thursday). Whilst later operating hours are required on Fridays and Saturdays, it is expected the Longford main street will also be 'more active' on these nights, noting that several food and drink outlets are located close by to the north of the site.
- The proposed development does not require the installation of a large-scale commercial kitchen or commercial-grade venting to manage odours arising from food preparation.
- The proposal has received a Minor Works approval from the Heritage Council supporting a suite of internal and external building upgrades specifically designed to limit the emission of noise from the property. All required treatments are referenced on the proposal plans and ratified by the acoustic assessment.
- Establishment of the proposed Function Centre use will positively contribute to the economic viability of Longford's commercial centre by introducing a new 'vibrancy' to a unique heritage property and by encouraging increased visitation to the town through the hosting of functions.

6.2.2 Specific Area Plans

LP1.0 of the SPP lists Local Provisions Schedule Requirements.

The site is included in the **Longford Specific Area Plan**. The proposal is considered to accord with the purpose of the Longford Specific Area Plan, as discussed in Table 3.

Table 3: Assessment Against Purpose of the Longford Specific Area

Longford Specific Area Plan	
Area Plan Purpose	Proposal Response
NOR-S6.1.1 To protect and enhance the unique and intact history and character of the village.	Complies The proposal retains, refurbishes and reuses an existing Local Heritage Place for a new use of Function Centre. The proposal provides for the gathering of people for celebrations or events. Such activities are consistent with the original use of the building.

Longford Specific Area Plan	
Area Plan Purpose	Proposal Response
	Minimal external alterations to the building are proposed. Accordingly, the unique heritage character of the subject building and its contribution to the history and character of the Longford main street will be retained.
NOR-S6.1.2 To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.	Complies The proposal seeks to commence a use consistent with the original use of the building. The development does not propose significant alterations to the exterior of the building thus no impact is anticipated on the existing streetscape settings, building forms or rural village character.
NOR-S6.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space.	Not applicable The proposal does not involve a subdivision of land or provision of public open space.
NOR-S6.1.4 To encourage subdivision that provides for large lots and minimises internal lots.	Not applicable The proposal does not involve a subdivision of land.
NOR-S6.1.5 To maintain existing character and land use conflict.	Complies The proposal offers a new business use in the Longford commercial main street. The proposed business will maintain the character of the existing building and not conflict with the nearby land uses.
NOR-S6.1.6 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.	Not applicable The proposal does not involve a subdivision of land or provision of new trees.

Notably, it is our determination that the Longford Specific Area Plan – Development Standards for Buildings and Works are not applicable to this proposal, as these Local Plan provisions are intended to substitute or add to the specific requirements of the General Residential Zone, the Low Density Residential Zone and the Open Space Zone only. As the subject site is not included in the abovementioned zones, neither the development provisions relevant to those zones nor the variation provisions in the Local Area Plan are applicable to this proposal.

6.2.3 Overlays

The subject site is included in mapping for the following overlays:

- Airport Obstacle Limitation Area Overlay, and
- Local Heritage Place and Local Heritage Precincts Overlay.

It is noted the proposal is not subject to assessment against the following overlay codes for the reasons provided below:

- C16.0 Safeguarding of Airports Code – Pursuant to Section C16.4.1., this Code is not applicable given the proposal involves only the establishment of a new use in an existing building; the height of which will remain.
- C6.0 Local Historic Heritage Code - This Code is not applicable given the subject site is identified on the Tasmanian Heritage Register. As previously discussed, all necessary internal and external building works have been separately considered against the provisions of the *Historic Cultural Heritage Act 1995* by the Tasmanian Heritage Council and a Minor Works Approval issued enabling such works to be undertaken.

7.0 Emerging and Non-Statutory Policy

It is noted that a review of the State Planning Provisions is currently in progress. This process will identify necessary changes to the State Planning Provisions and improved guidance for users of the planning system. The review does not include Local Provisions Schedules or where zone and codes are applied (this falls to the Councils), Regional Land Use Strategies, State Policies or the broader planning framework within the LUPAA and associated legislation.

A review of the Action Group work prepared to date confirms that none of the anticipated SPP amendments are directly related to the proposal that is the subject of this application. It is noted that the Local Historic Heritage Code is subject to review; however, no documentation is available online to review at this time. It is considered the SPP review will not materially affect the relevant assessment provisions for this proposal.

8.0 Conclusions and Recommendations

This town planning report has been prepared by Urban Strategies on behalf of Your Day Group Pty Ltd with respect to a development application seeking approval for a Change of Use for a Community Meeting and Entertainment Use (Function Centre). This proposal is considered an appropriate development on the basis that it:

- Restores, reuses and celebrates a significant heritage property identified on the Tasmanian Heritage Register,
- Appropriately manages potential impacts on adjoining properties,
- Offers an appropriate land use that is a Permitted Use in the General Business Zone,
- Complies with the relevant assessment benchmarks stipulated in the applicable assessment codes.

The proposal is consequently considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks. It is therefore recommended to the Council to be approved subject to reasonable and relevant conditions.

Urban Strategies Pty Ltd

July 2026

APPENDIX A – State Planning Provisions

15.3 - General Business Zone – Use Standards

Performance outcomes	Acceptable outcomes	Response
15.3.1 All uses		
Objective: That uses do not cause an unreasonable loss of amenity to residential zones		
P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.	A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	Performance Outcome The building will be available for functions 7 days per week; however, peak demand is expected to be on weekends. Preferred operating hours are: ▪ Sundays to Thursdays, from 9am to 9.30pm, and ▪ Friday and Saturday, from 9am to 11pm. As discussed throughout the report and supporting assessments in the Traffic Impact Statement (Att D) and Acoustic Assessment (Att E), these extended hours of operation are not expected to result in the unreasonable loss of amenity to adjoining properties in the residential zone on the basis that: - Extended operation to 9.30pm on Sunday to Thursday is only slightly later than the stipulated code requirement of 9pm and a reasonable compromise given the small number of functions expected to occur on those evenings. - Extended operation to 11pm is limited to Friday and Saturday evenings only. These hours are necessary to accommodate functions involving longer ceremonies and/or celebrations involving the serving of an evening meal, speeches, dancing/entertainment and the ‘management’ of patrons at the end of an event. This

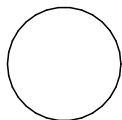
Performance outcomes	Acceptable outcomes	Response
		timeframe is a reasonable expectation for most functions anticipated in the building (particularly weddings) but may not be required for all events. - Proposed internal and external building alterations, as shown on the proposed alterations plans, will ensure the containment and mitigation of noise generated within Hall 2. - Adequate kerbside space exists in the immediate vicinity of the site to absorb and dissipate potential impacts arising from car parking demand in the local streets. If required, guests can be directed to park along the Longford main street before looking for a space in nearby residential streets. - Movement of vehicles will be limited to the arrival of guests before the function and their departure after the event. Such movements are expected to occur within a short timeframe rather than continuously throughout a function's duration. - Patrons will be reminded upon departure of the need to be respectful of the venue's residential neighbours when returning to their vehicles and departing to minimise potential noise impacts.
P2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.	A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property in those zones.	Will Comply The proposal will comply with any reasonable and relevant condition of approval limiting the installation and type of lighting on the building. It is anticipated that security lighting will be required however other forms of bright external lighting will not be required.

Performance outcomes	Acceptable outcomes	Response
P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic.	A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	Will Comply Servicing of the proposed use by commercial vehicles is expected to be limited and thus unlikely to adversely affect the privacy or amenity of nearby residential properties. The Traffic Impact Statement has determined that no dedicated loading bays are required to service the proposed use. A generous length of kerb adjoins the site in High Street; thus, it is anticipated that commercial vehicles will park and deliver goods to the premises from this street. The existing road reserve will adequately accommodate the manoeuvring of vehicles without conflicting with other traffic. The number and frequency of deliveries will vary in response to the proposed function. Delivery vehicles will most likely be limited to vans or MRVs. Noise emissions from such vehicles is expected to be limited. The movement of commercial vehicles can be limited to the stipulated hours through the imposition of a reasonable and relevant condition of approval.
15.3.2 Discretionary Uses		
Objective: That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.		
P1 A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.	A1 No Acceptable Solution	Not applicable The proposed use classification is a Permitted Use in the General Business Zone.
P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:	A2 No Acceptable Solution	Not applicable The proposed use classification is a Permitted Use in the General Business Zone.

Performance outcomes	Acceptable outcomes	Response
(a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.		
15.3.3 Retail Impact		
Objective: That retail uses do not compromise or distort the activity centre hierarchy		
P1 Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to: (a) the extent that the proposed use improves and broadens the commercial or retail choice with the area; (b) the extent that the proposed use impacts on other activity centres; and (c) any relevant local area objectives contained within the relevant Local Provisions Schedule.	A1 The gross floor area for Bulky Goods Sales and General Retail and Hire uses must be not be more than 3,500m ² per tenancy.	Not applicable The proposal does not involve a Bulky Goods Sales and General Retail and Hire use.

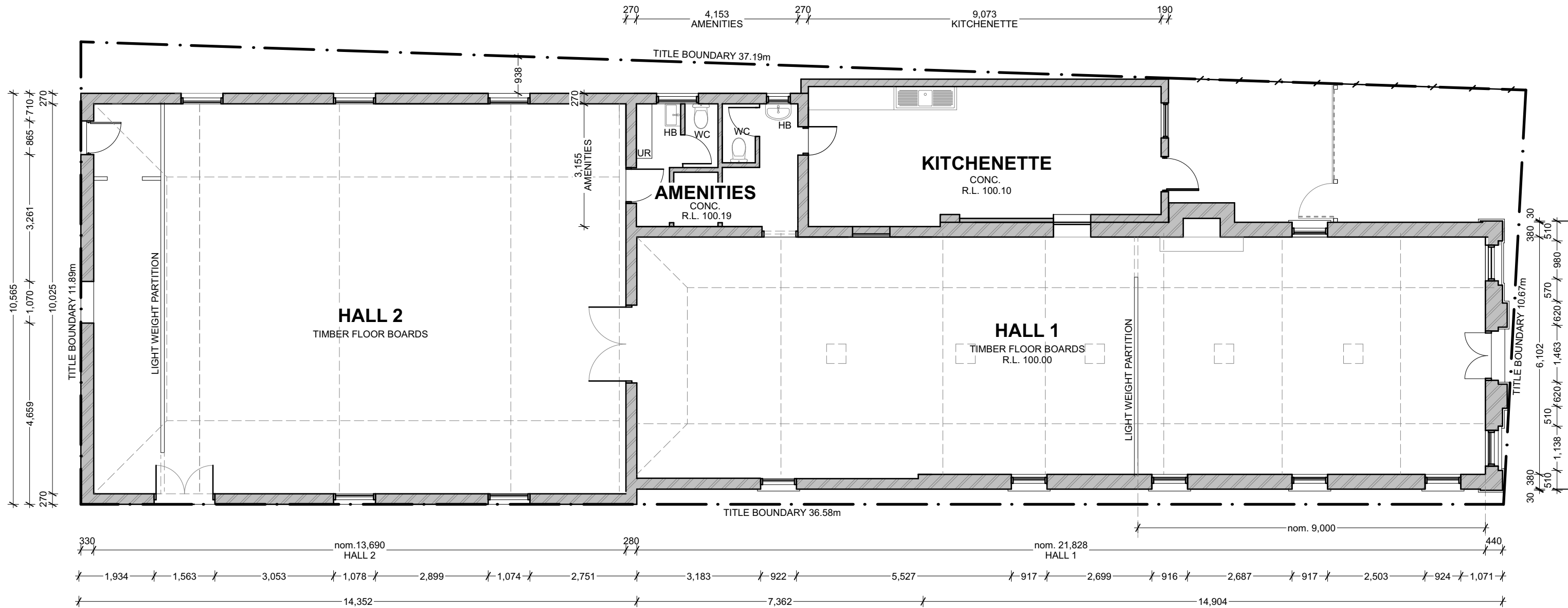
DRUID HALL - EXISTING CONDITIONS
38 MARLBOROUGH STREET LONGFORD TAS 7301

CONTENTS	NUMBER	DRAWING NAME	CURRENT ISSUE ID	ISSUED
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	EC01	SITE PLAN	B	☒
	EC02	FLOOR PLAN	B	☒
	EC03	REFLECTED CEILING PLAN	B	☒
	EC04	ELEVATIONS	B	☒
	EC05	ELEVATIONS	B	☒
	EC06	INTERNAL ELEVATIONS	B	☒
	EC07	INTERNAL ELEVATIONS	B	☒



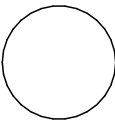
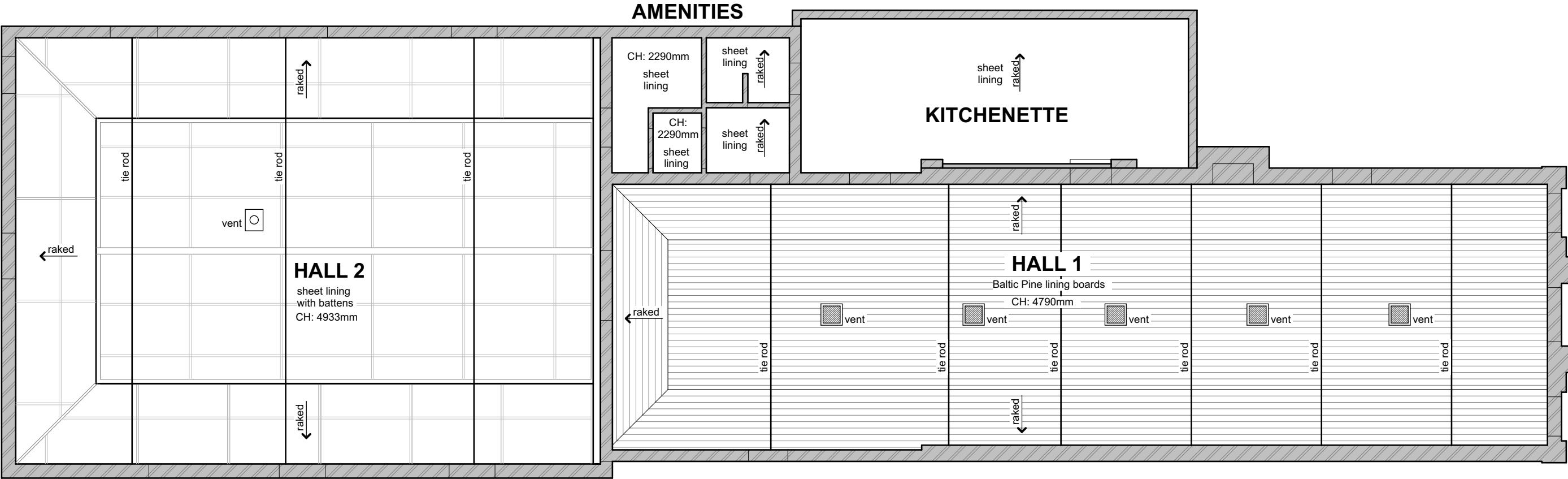
EXISTING SITE PLAN
Scale 1:200

- NOTES:
- 1. THE POSITION OF THE EXISTING BUILDING RELATIVE TO THE TITLE BOUNDARY HAS NOT BEEN SURVEYED, THE LOCATION IS APPROXIMATE BASED ON BUILDING DIMENSIONS AND VISUAL INSPECTION OF ADJACENT BOUNDARY FENCES ETC.
 - 2. THESE EXISTING PLANS HAVE BEEN DRAWN ORTHOGONALLY BASED ON OVERALL LENGTH OF THE BUILDING FACADE ON THE SOUTHERN BOUNDARY AND OVERALL INTERNAL DIMENSIONS.
 - 3. THE PRINCIPAL FACADE MAY SKEW SLIGHTLY TO ALIGN WITH THE MARLBOROUGH STREET BOUNDARY.



EXISTING FLOOR PLAN
Scale 1:100

- NOTES:
- 1. THE POSITION OF THE EXISTING BUILDING RELATIVE TO THE TITLE BOUNDARY HAS NOT BEEN SURVEYED, THE LOCATION IS APPROXIMATE BASED ON BUILDING DIMENSIONS AND VISUAL INSPECTION OF ADJACENT BOUNDARY FENCES ETC.
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 - 3. THE PRINCIPAL FACADE MAY SKEW SLIGHTLY TO ALIGN WITH THE MARLBOROUGH STREET BOUNDARY.



REFLECTED CEILING PLAN
Scale 1:100

EXISTING CONDITIONS
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
A			13/3/2026
B	1	UPDATED DRAWINGS	17/3/2026

PROJECT: DRUID HALL - EXISTING CONDITIONS

ADDRESS: 38 MARLBOROUGH STREET LONGFORD TAS 7301

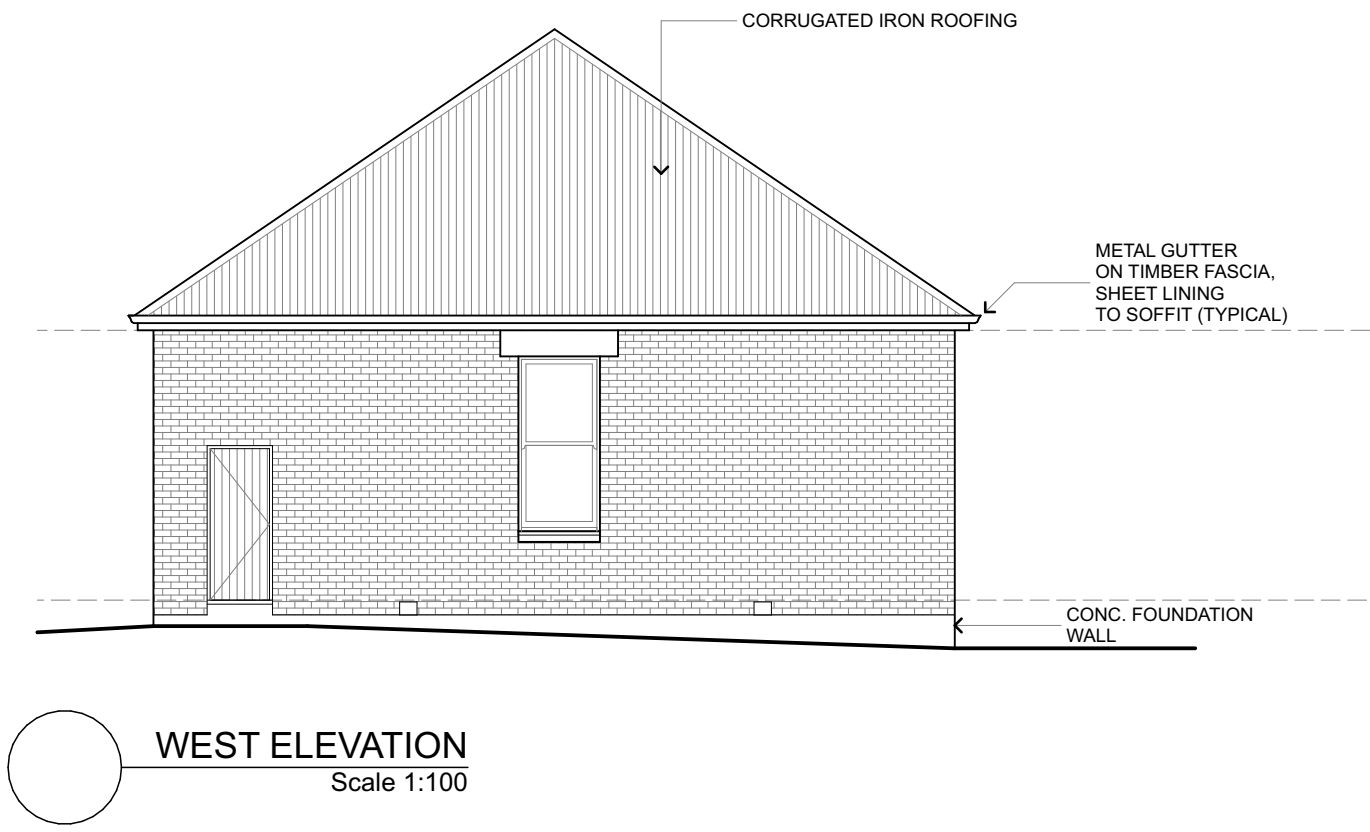
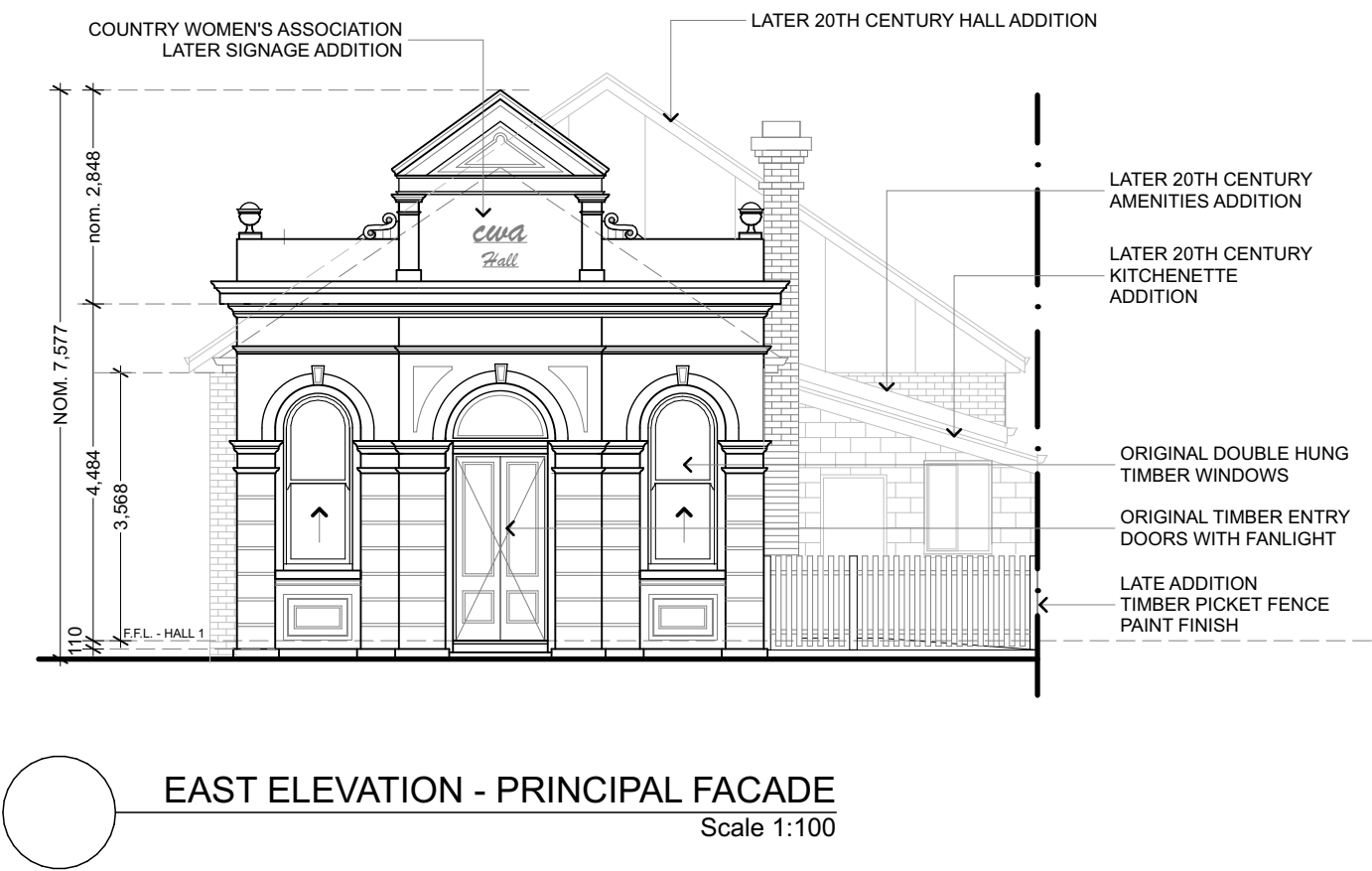
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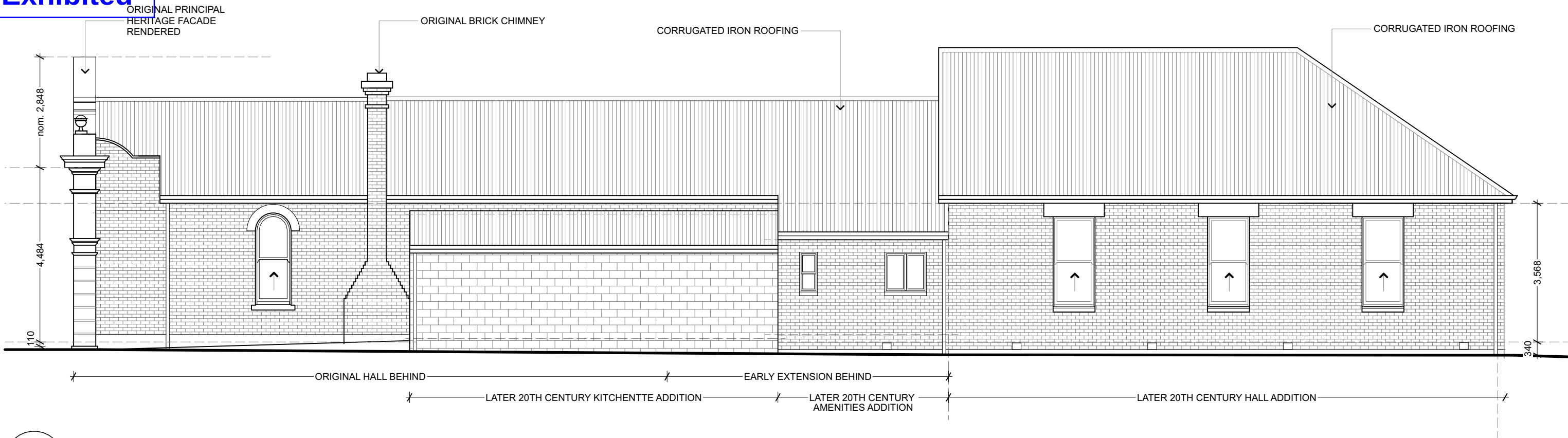
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scale 1:100 (A3 paper)
date 17/3/2026

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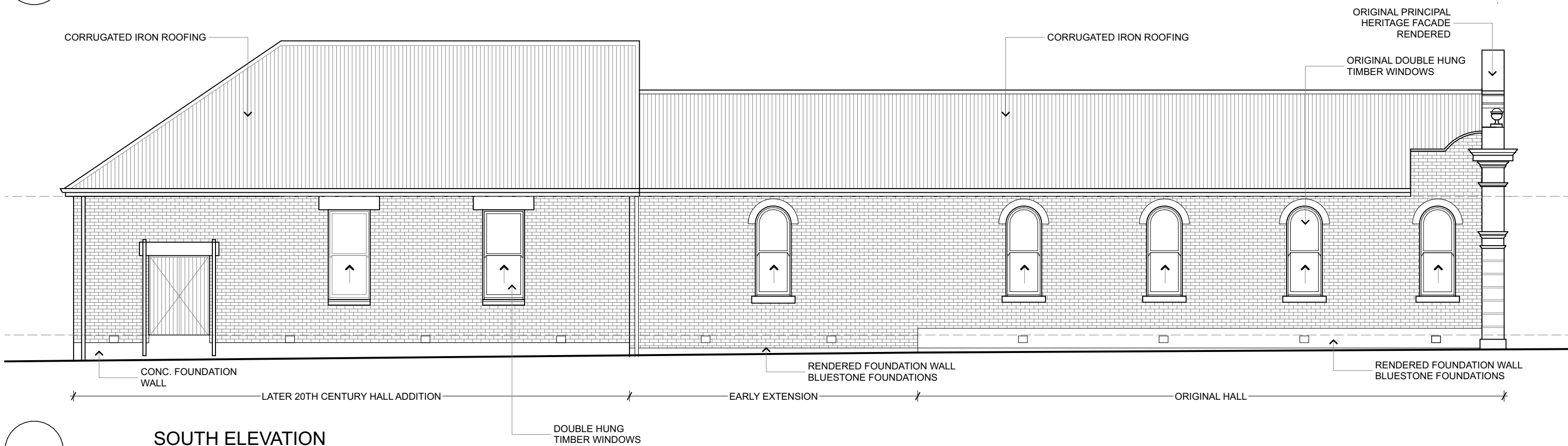
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NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100

EXISTING CONDITIONS NOT FOR CONSTRUCTION	Revision	Change ID	Description	Date
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	B	1	UPDATED DRAWINGS	17/3/2026

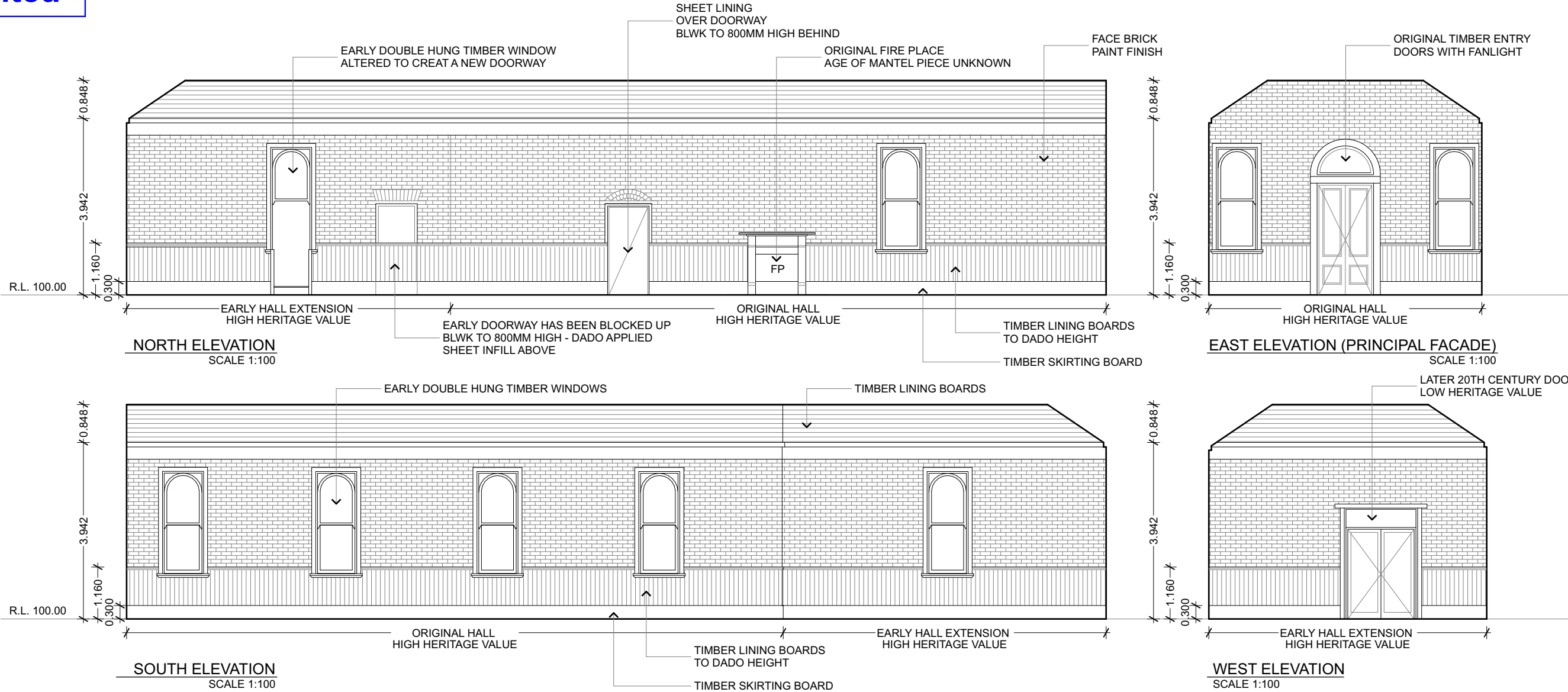
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ADDRESS: 38 MARLBOROUGH STREET LONGFORD TAS 7301
CLIENT: MR. ROWAN JAMES

drawing ELEVATIONS
scale 1:100 (A3 paper)
date 17/3/2026
dwg #

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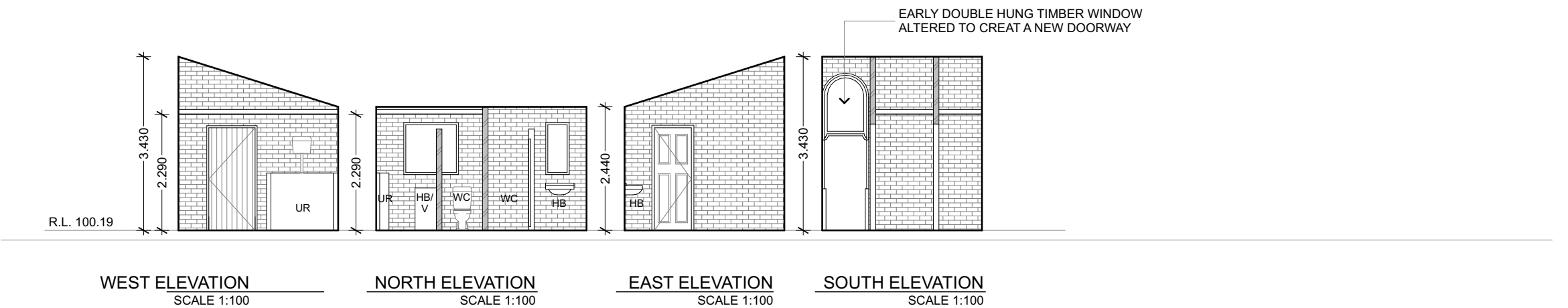


HALL 1 - INTERNAL ELEVATIONS
(ORIGINAL HALL INCLUDING EARLY ADDITION - HIGH HERITAGE SIGNIFICANCE)

KITCHENETTE - INTERNAL ELEVATIONS
(LATER 20TH CENTURY EXTENSION LOW HERITAGE SIGNIFICANCE)



HALL 2 - INTERNAL ELEVATIONS
(LATER 20TH CENTURY EXTENSION LOW HERITAGE SIGNIFICANCE)



AMENITIES - INTERNAL ELEVATIONS
(LATER 20TH CENTURY EXTENSION LOW HERITAGE SIGNIFICANCE)

EXISTING CONDITIONS NOT FOR CONSTRUCTION	Revision	Change ID	Description	Date	PROJECT: DRUID HALL - EXISTING CONDITIONS	drawing INTERNAL ELEVATIONS	scale 1:100 (A3 paper)	date 17/3/2026	dwg #	EC07_RevB
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					CLIENT: MR. ROWAN JAMES					

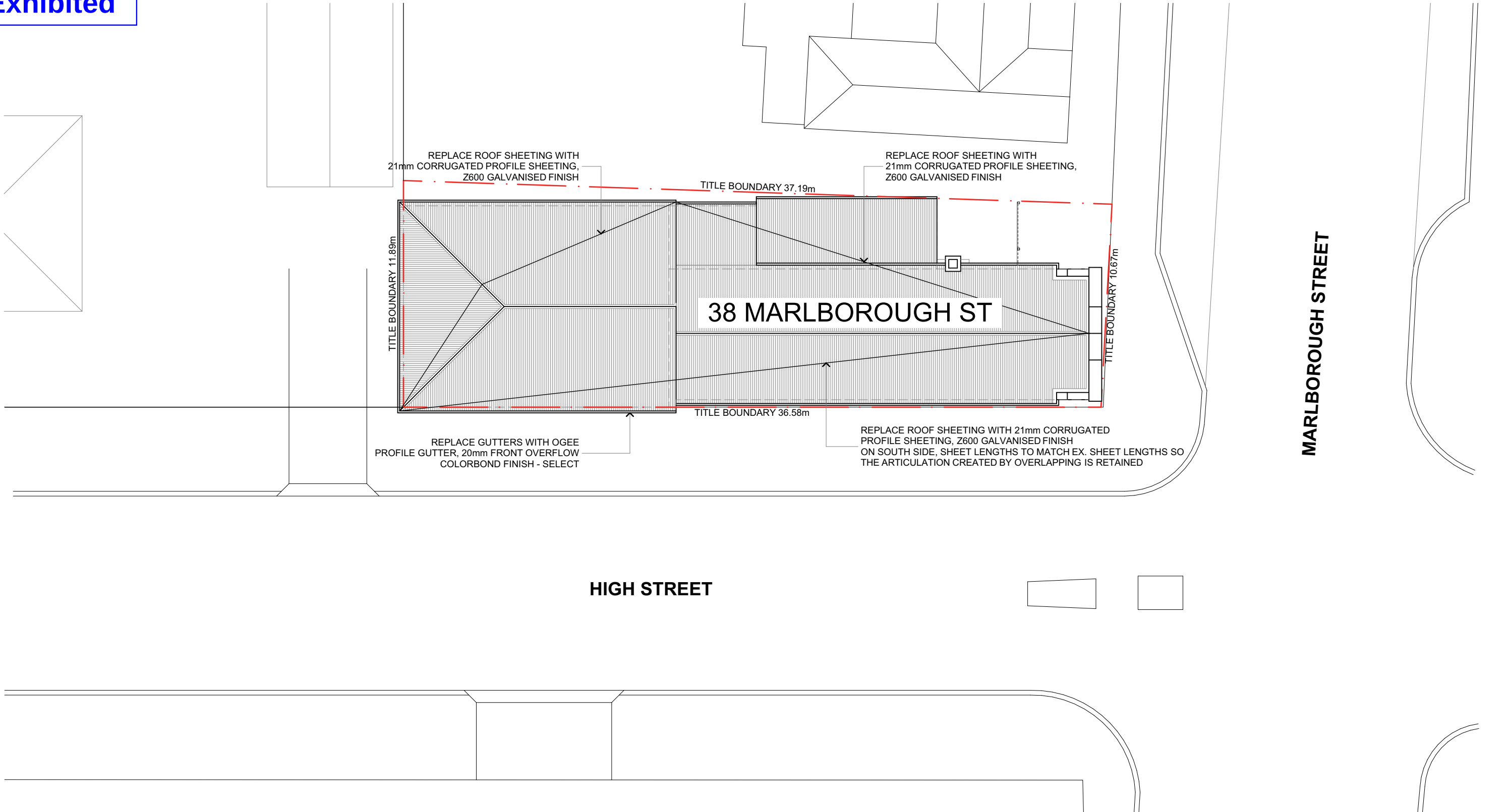


DAVID DENMAN + ASSOCIATES
denman.studio / architects

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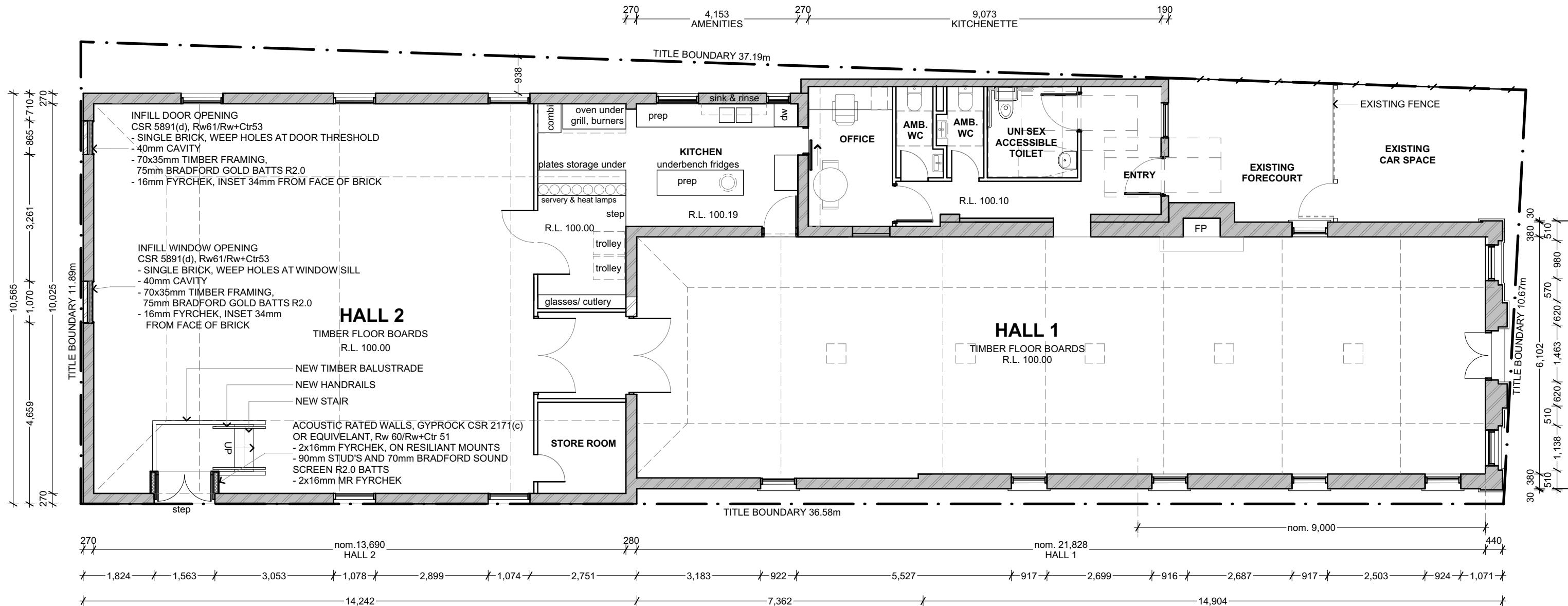
DRUID HALL - ALTERATIONS
38 MARLBOROUGH STREET LONGFORD TAS 7301

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	A02	SITE PLAN	A	☒
	A03	DEMOLITION FLOOR PLAN	B	☒
	A04	PROPOSED FLOOR PLAN	C	☒
	A05	PROPOSED ELEVATIONS	A	☒
	A06	PROPOSED ELEVATIONS	B	☒
	A07	PROPOSED INTERNAL ELEVATIONS	A	☒
	A08	PROPOSED INTERNAL ELEVATIONS	A	☒
EXISTING CONDITIONS				
	EC00	COVER PAGE	B	☒
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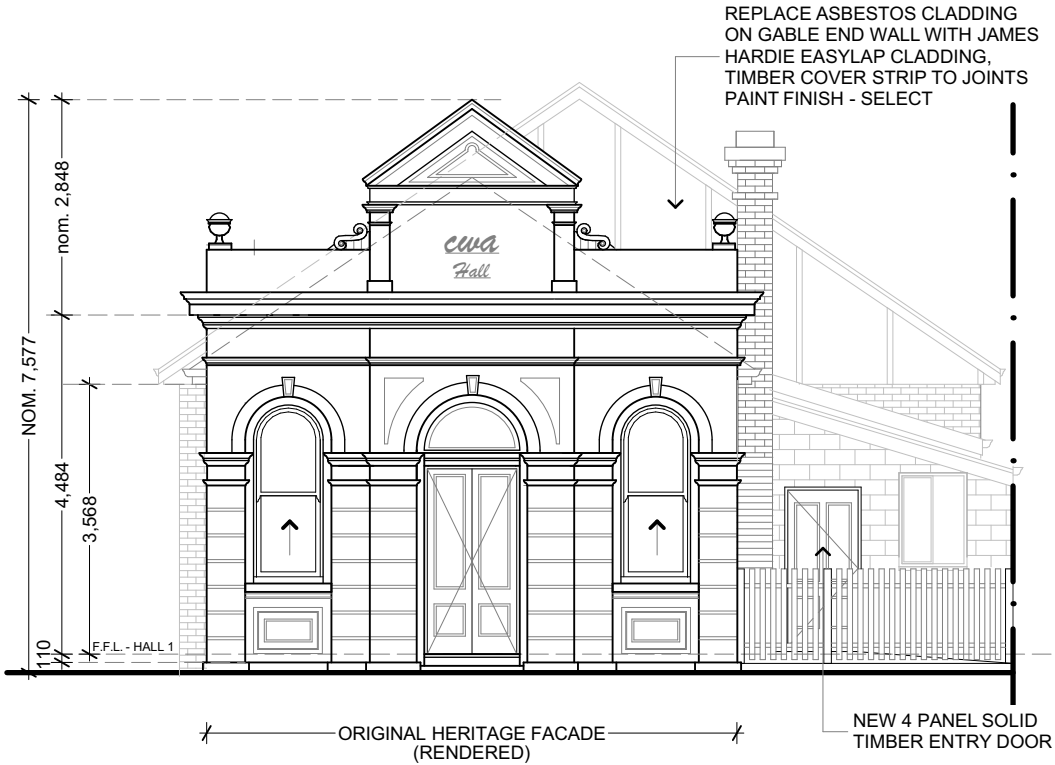


PROPOSED SITE PLAN
Scale 1:200

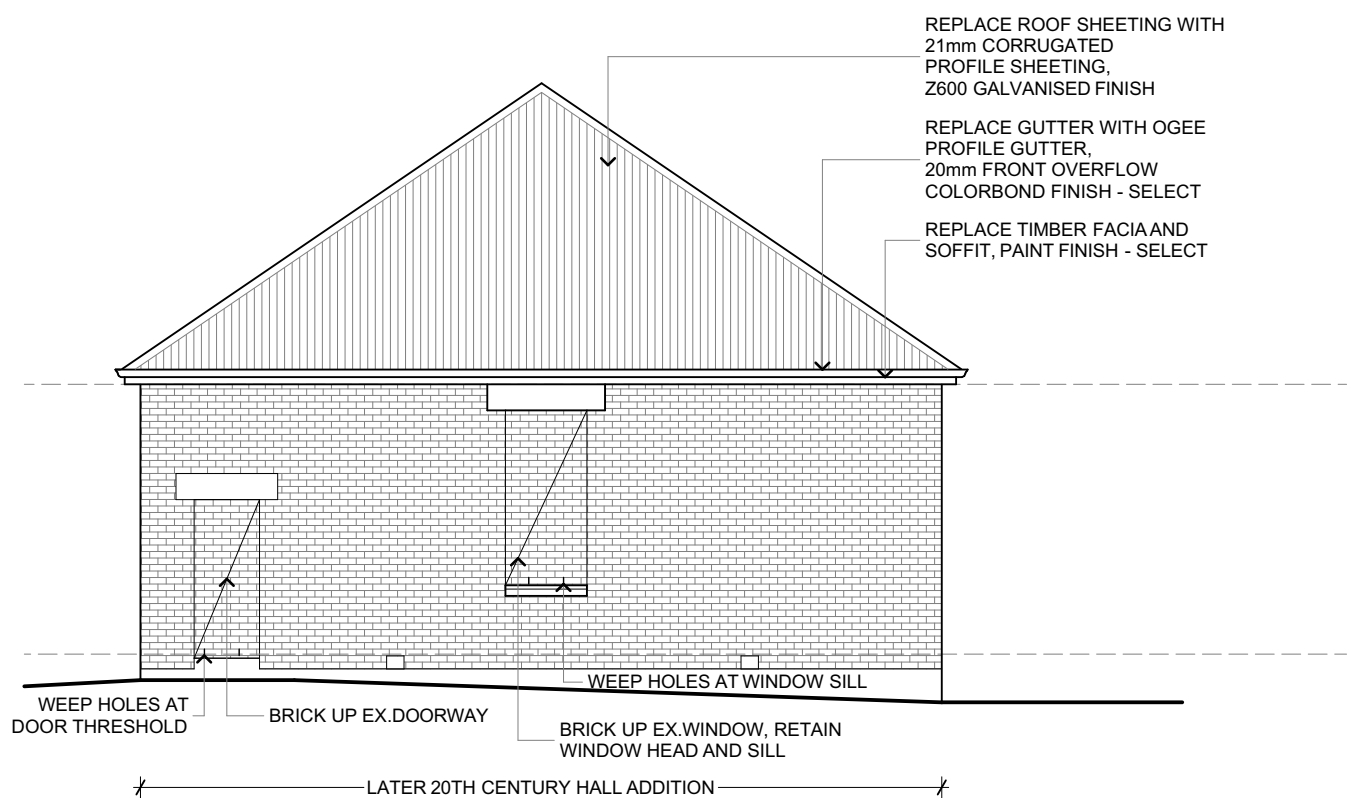
- NOTES:
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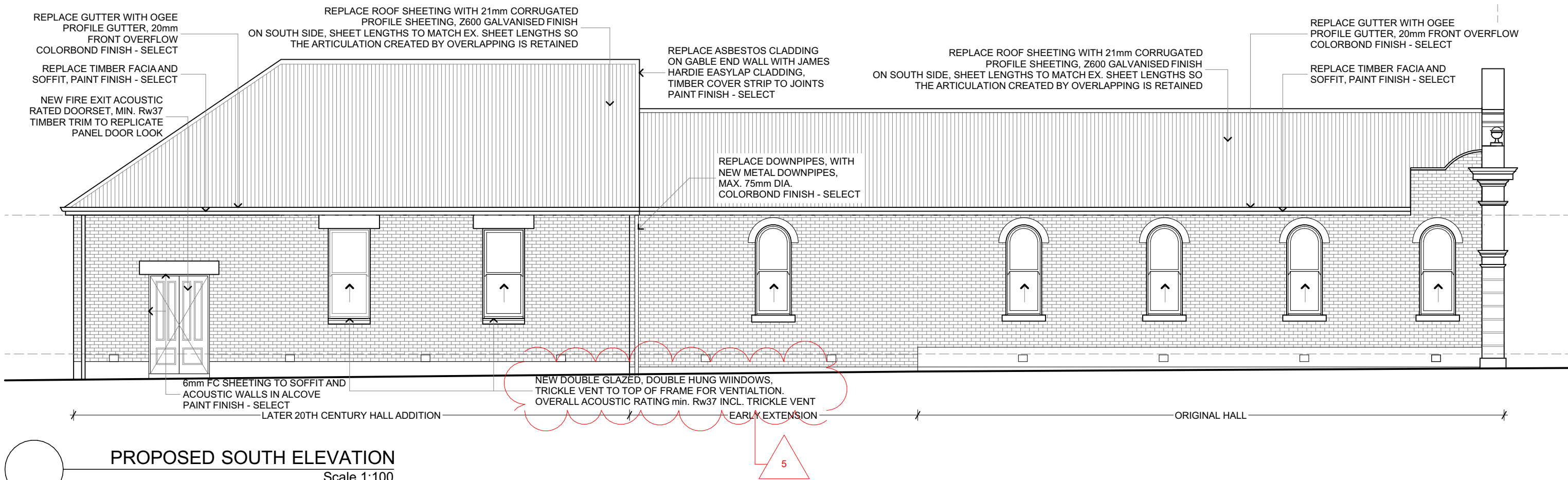
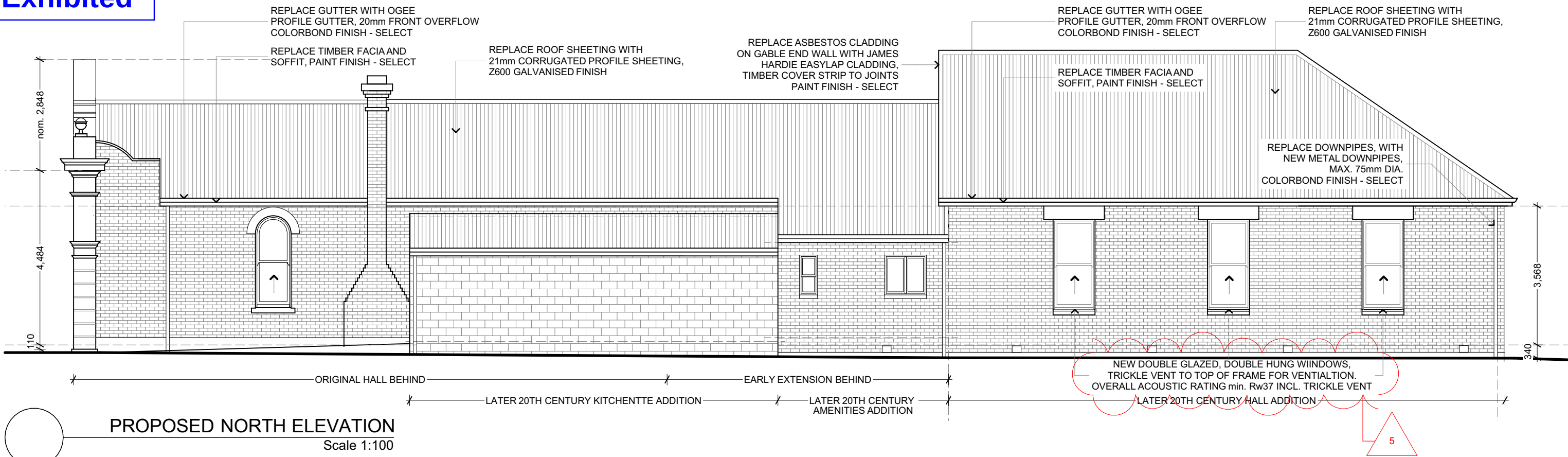
PROPOSED FLOOR PLAN
Scale 1:100



PROPOSED EAST ELEVATION - PRINCIPAL DACADE
Scale 1:100



PROPOSED WEST ELEVATION
Scale 1:100



CONCEPT PLAN
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
A	4	MINOR WORKS APPLICATION	23/06/2026
B	5	NEW WINDOW NOTE UPDATED TO INCL. TRICKLE VENT	21/07/2026

PROJECT: DRUID HALL - ALTERATIONS

ADDRESS: 38 MARLBOROUGH STREET LONGFORD TAS 7301

CLIENT: MR. ROWAN JAMES

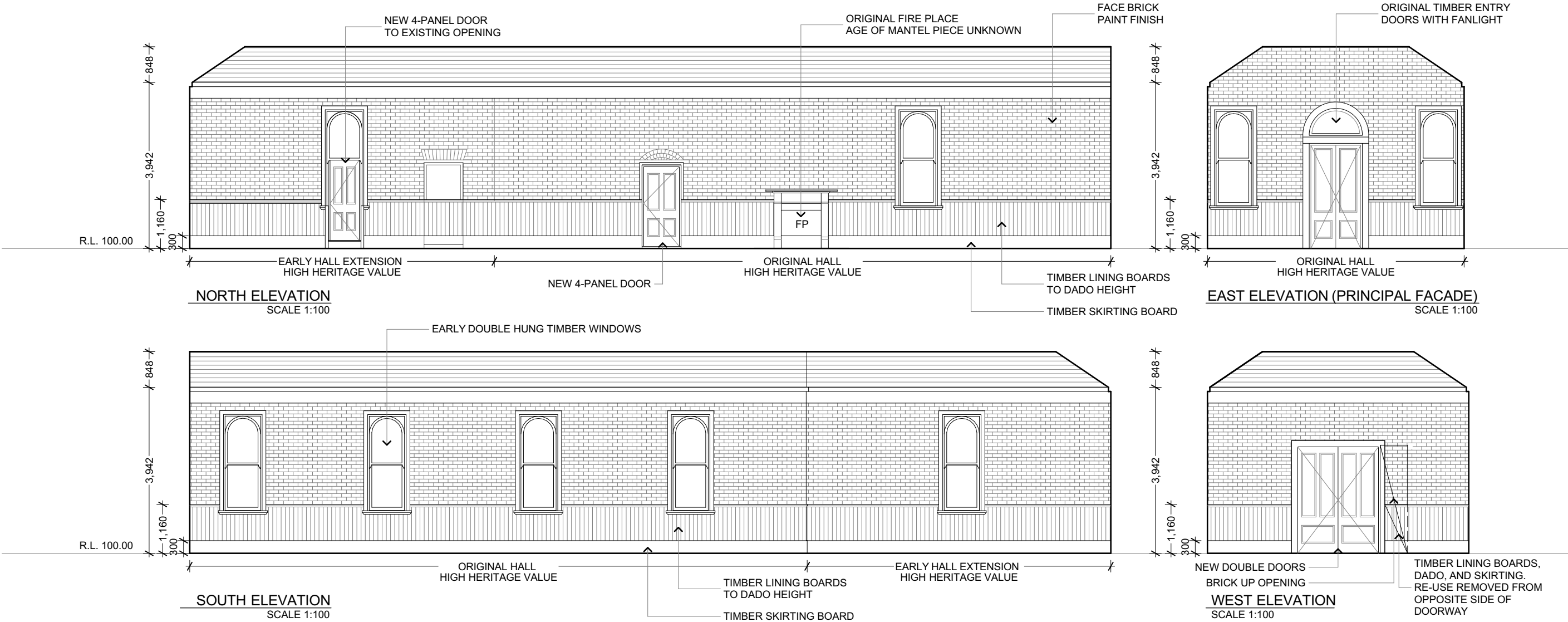
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scale (A3 paper)
date 21/07/2026

dwg #

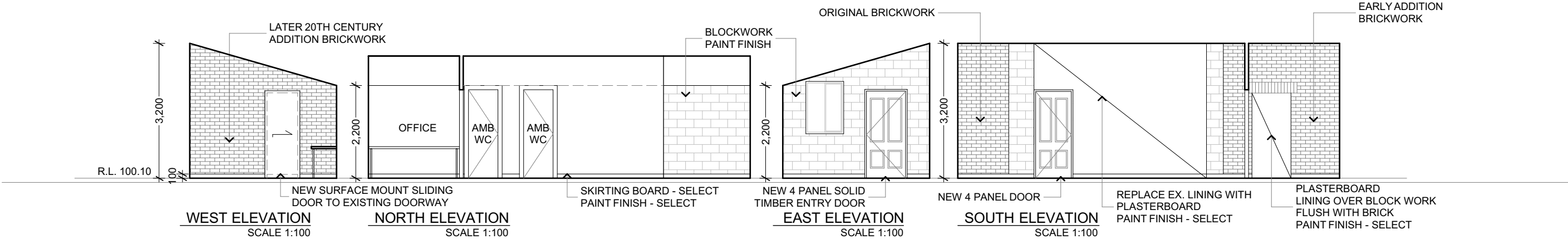
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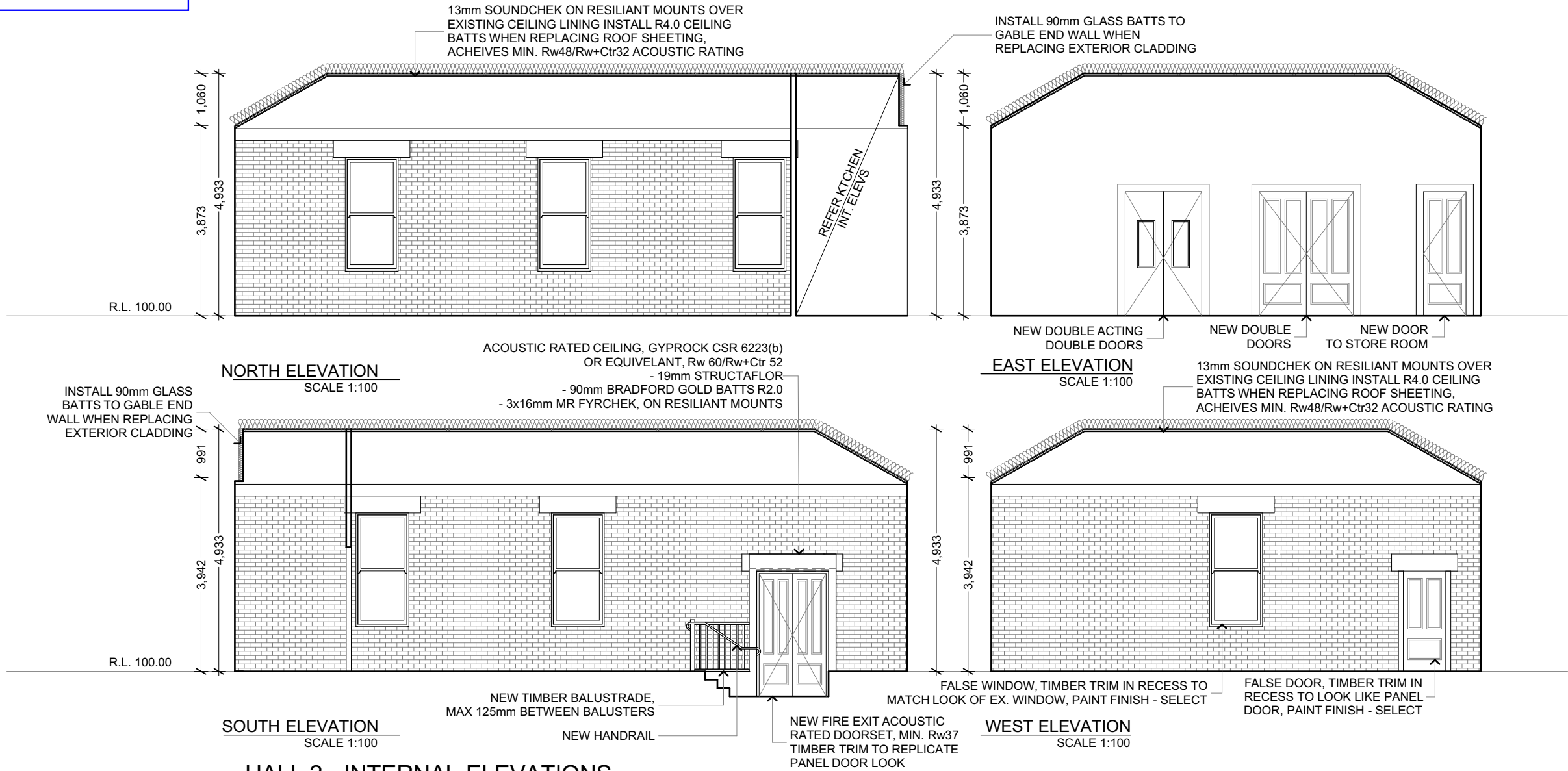
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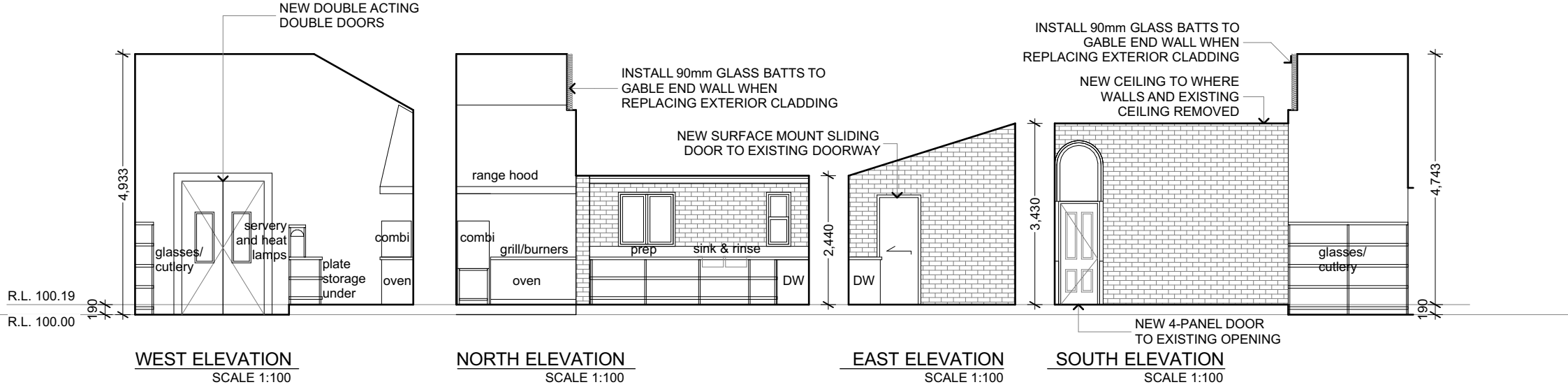
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KITCHENETTE - INTERNAL ELEVATIONS
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HALL 2 - INTERNAL ELEVATIONS
(LATER 20TH CENTURY EXTENSION LOW HERITAGE SIGNIFICANCE)



KITCHEN - INTERNAL ELEVATIONS

CONCEPT PLAN NOT FOR CONSTRUCTION	Revision	Change ID	Description	Date	PROJECT: DRUID HALL - ALTERATIONS ADDRESS: 38 MARLBOROUGH STREET LONGFORD TAS 7301 CLIENT: MR. ROWAN JAMES	drawing PROPOSED INTERNAL ELEVATIONS scale (A3 paper) date 23/06/2026 dwg #	A08_RevA	7/59 WILLIAM STREET LAUNCESTON TAS 7250 P: 03 6334 4899 E: admin@denman.studio	DAVID DENMAN + ASSOCIATES denman.studio architects
	A	4	MINOR WORKS APPLICATION	23/06/2026					



19th May 2026

1 Cooper Crescent
Riverside TAS 7250
M: 0456 535 746
P: 03 6334 1868
E: Richard.burk@trafficandcivil.com.au

Ms Christine Matheson
Principal Town Planner
Urban Strategies
c.matheson@urbanstrategies.com.au
epchobart@gmail.com

Dear Christine,

TRAFFIC IMPACT STATEMENT FOR 38 MARLBOROUGH STREET, LONGFORD

This traffic impact statement assesses the proposed access in terms of traffic engineering principles, the Tasmanian Planning Scheme – Meander Valley and Department of State Growth (DSG) requirements including:

- review of available sight distances and the speed environment,
- consideration of property access requirements,
- consideration of traffic safety for all road users.



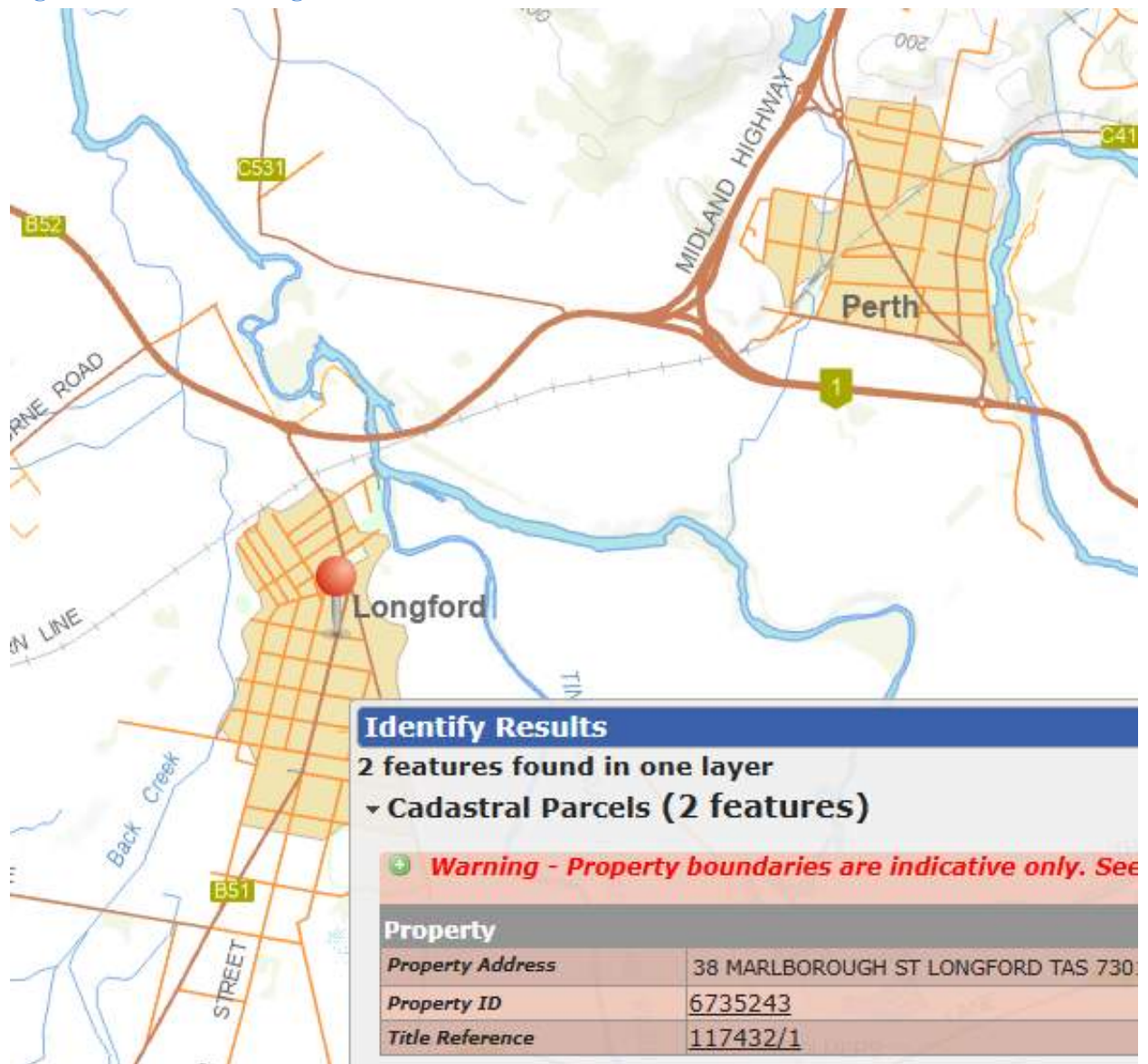
1. Background

1.1 Site Description

38 Marlborough Street, Longford is 1.6km South of Illawarra Main Road. Figure 1 shows the property location.

The property is some 418m² in area and consists of level ground with a Hall building covering some 385m² of the site. There is a driveway crossover on the Marlborough Street frontage with enough space for 1 car to park off street.

Figure 1 – 38 Marlborough Street



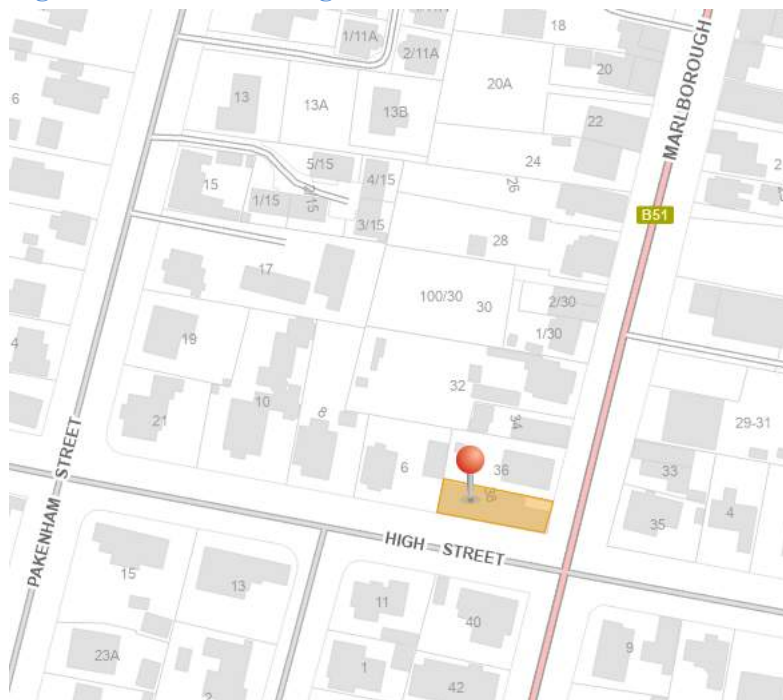
Source: The List, DPIPWE



1.2 Proposed Development

The proposal is to renovate the building and facilities to operate as a function centre for weddings and celebrations. Figures 2 & 3 show the Council Road network and site. Figure 4 & 5 and Appendix A show the proposed plans.

Figure 2 – 38 Marlborough Street



Source: *The List, DPIPWE*

Figure 3 – Aerial view of 38 Marlborough Street



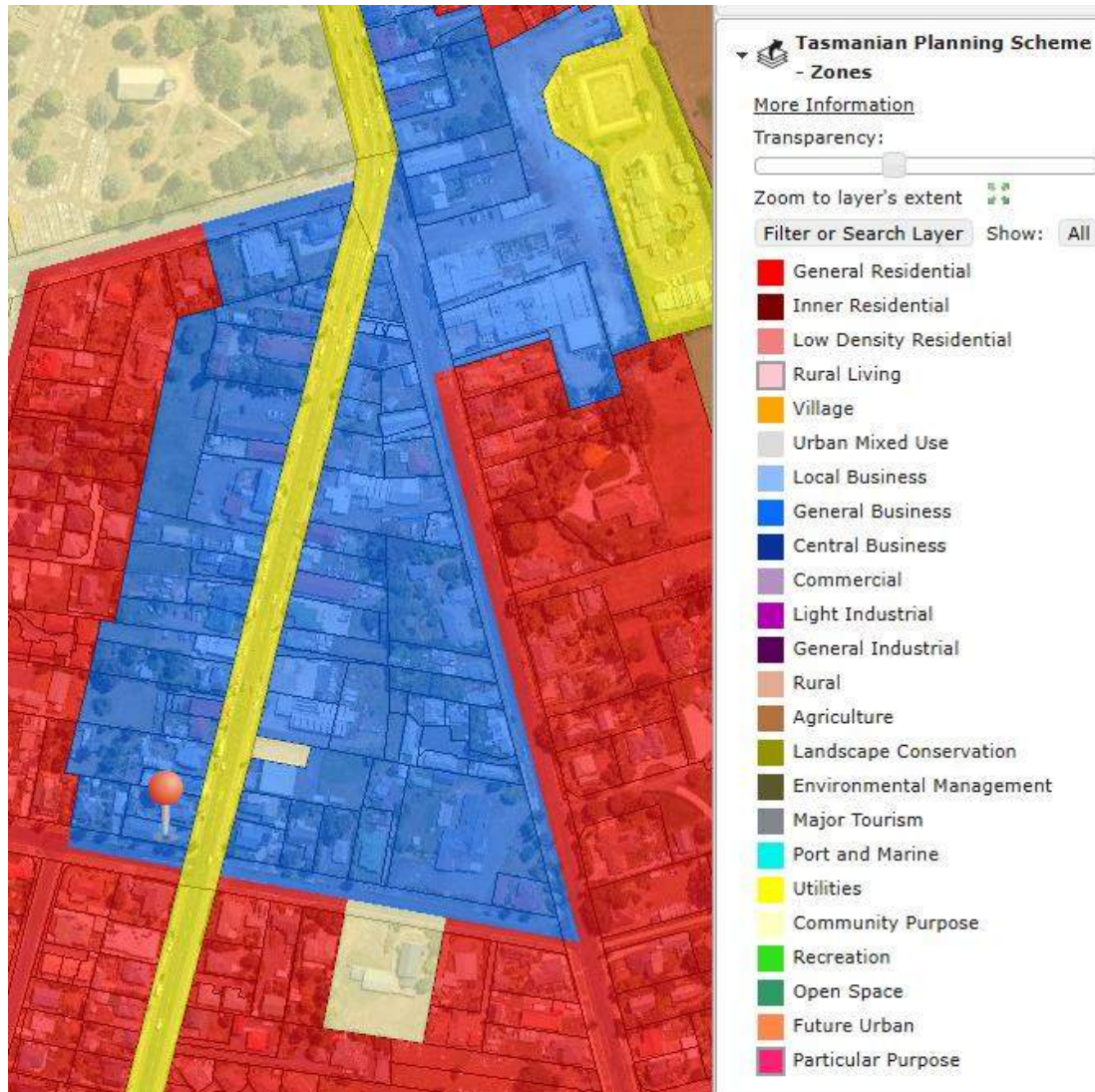
Source: *The List, DPIPWE*



1.3 Council Planning Scheme

Tasmanian Planning Scheme – Meander Valley land use zoning at 38 Marlborough Street is shown in Figure 5.

Figure 5 – The development site is zoned General Business



Source: *The List*, DPIPWE

1.4 Council Road Network Owner Objectives

Meander Valley Council (MVC) is the manager of High Street. MVC objectives are to maintain traffic safety and transport efficiency.

1.5 State Road Network Owner Objectives

Department of State Growth (DSG) is the manager of Marlborough Street. DSG objectives are to maintain traffic safety and transport efficiency.



2. Existing Conditions

2.1 Marlborough Street

Marlborough Street (Poatina Main Road) is a Category 2 Freight Route on the State Road Hierarchy. The sign posted Speed Limit is 50 km/h and the street is part of the Tasmanian 26m B Double network, see Appendix B. The sealed road width is 15m wide from face to face of kerb with parking lanes and footpath both sides of the road. The road also has a median turn lane 2.3m wide.

2.2 High Street

High Street functions as a Residential Street in the Council Road Hierarchy. The General Urban Speed Limit of 50 km/h applies, and the street is not part of the Tasmanian 26m B Double network, see Appendix B. The sealed road width is 10.5m from face to face of kerb with footpath along the Northern side.

2.3 Marlborough Street / High Street intersection

The access approaches are shown in Figures 6 - 12.

Figure 6 – Aerial view of Marlborough Street / High Street intersection



In future the median turn lane could be extended to encapsulate the intersection, effectively providing a CHR(s) right turn facility.

Partial BAR right turn facility with total South bound lane width of 5.5m.

BAL facility.

Source: *The List*, DPIPWE



Figure 7 – Marlborough Street Northern approach



Figure 8 – Marlborough Street Southern approach



Figure 9 – High Street Western approach





Figure 10 – High Street Eastern approach



Figure 11– Looking right along Marlborough St from High St Western approach



Sight distance
right is >100m.

Figure 12– Looking left along Marlborough St from High St Western approach



Sight distance
left is > 100m.



2.4 Access to 38 Marlborough Street

Approaches to 38 Marlborough Street are shown in Figures 13-14.

Figure 13 – Aerial view of accesses to 38 Marlborough Street



Source: The List, DPIPWE

Figure 14 – Elevation view of driveway access to 38 Marlborough Street



2.5 Traffic Activity

Marlborough Street (High Street intersection)

DSG has detailed survey data for sites 1.3km North and 1.5km South of High Street, see Appendix C. The estimated AADT at High Street has been estimated as the activity level midway between the Northern and Southern sites and is estimated as follows:

- 6,225 vpd (2018)
- 9,265 vpd (2036)
- estimated compound annual growth of 2.2% with 17% commercial vehicles.

High Street (Marlborough Street intersection)

TCS estimated AADT of 300vpd (2026) and with 0.5% compound annual growth would be 525 vpd (2036)



2.6 Traffic Generation

2.6.1 Existing Use - Community Hall (385m2 GFA)

Currently the building is vacant but was formerly a dance studio.

There is capacity for:

- 120 attendees with 50 vehicle arrivals and 50 vehicle departures in the hours before and after the event i.e peak arrival and departure rates of 50 vph with 500 vpd.
- 6 staff with peak arrival and departure rates of 6 vph with 60 vpd.

i.e total peak hour traffic of 56 vph and annual average daily traffic of up to 560vpd

2.6.2 Proposed Use – Function Centre (385m2)

The proposed use is to operate the facilities as a function centre. The proposal is as follows:

- Operating hours Sunday to Thursday up to 9:30PM
- Friday & Saturday up to 11PM (guests off site).
- The expected maximum capacity/attendance is 120 persons.
- 3-6 staff (function dependent)

2.6.3 Traffic Generation Rates

NSW Guide to Transport Impact Assessment 2024

NSW guidelines for traffic generation do not nominate rates for function centres.

Accordingly, the NSW guideline methodology has been followed. Appropriate Land use trip generation estimation methods being:

- Average Method: based on NSW surveys and guideline rates.
- Benchmarking Method: based on survey data for similar situations.
- First Principles Method: based on proposed land use and situation.

Benchmarking Method

- **Rocky Cape Function Centre (235m2 GFA & 200 guests)**



Activity	Frequency ¹	No. Attendees ²
Weddings	Unlimited and on a booking basis	200
General Events and Functions	Unlimited on a booking basis	200 or limited by Temporary Occupancy Permit issued under the <i>Building Act 2016</i>

Traffic generation of 80 vehicle arrivals and 80 vehicle departures in the hours before and after the event i.e peak arrival and departure rates of 80vph.

- **Careys Road Function Centre, Sheffield (350m² GFA & 150 guests)**

Facility caters for:

- Night/large events (e.g. weddings) running later than 7pm would be limited to 30 per year with a maximum of 150 people each.
- Day time events (between 9am – 7pm) would not have a limit but expected frequency of events with more than 30 people (up to 150 people) about 2 per week.

Traffic Generation for 150 attendees with 60 vehicle arrivals and 60 vehicle departures in the hours before and after the event i.e peak arrival and departure rates of 60vph.

Estimated Traffic Generation for 38 Marlborough St proposed Function Centre use (385m² GFA & 120 guests)

There is capacity for:

- 120 attendees with 50 vehicle arrivals and 50 vehicle departures in the hours before and after the event i.e peak arrival and departure rates of 50 vph with 500 vpd.
- 6 staff with peak arrival and departure rates of 6 vph with 60 vpd.

i.e total peak hour traffic of 56 vph and annual average daily traffic of up to 560vpd.

Estimated Change in traffic due to proposal (340m² GFA & 120 guests)

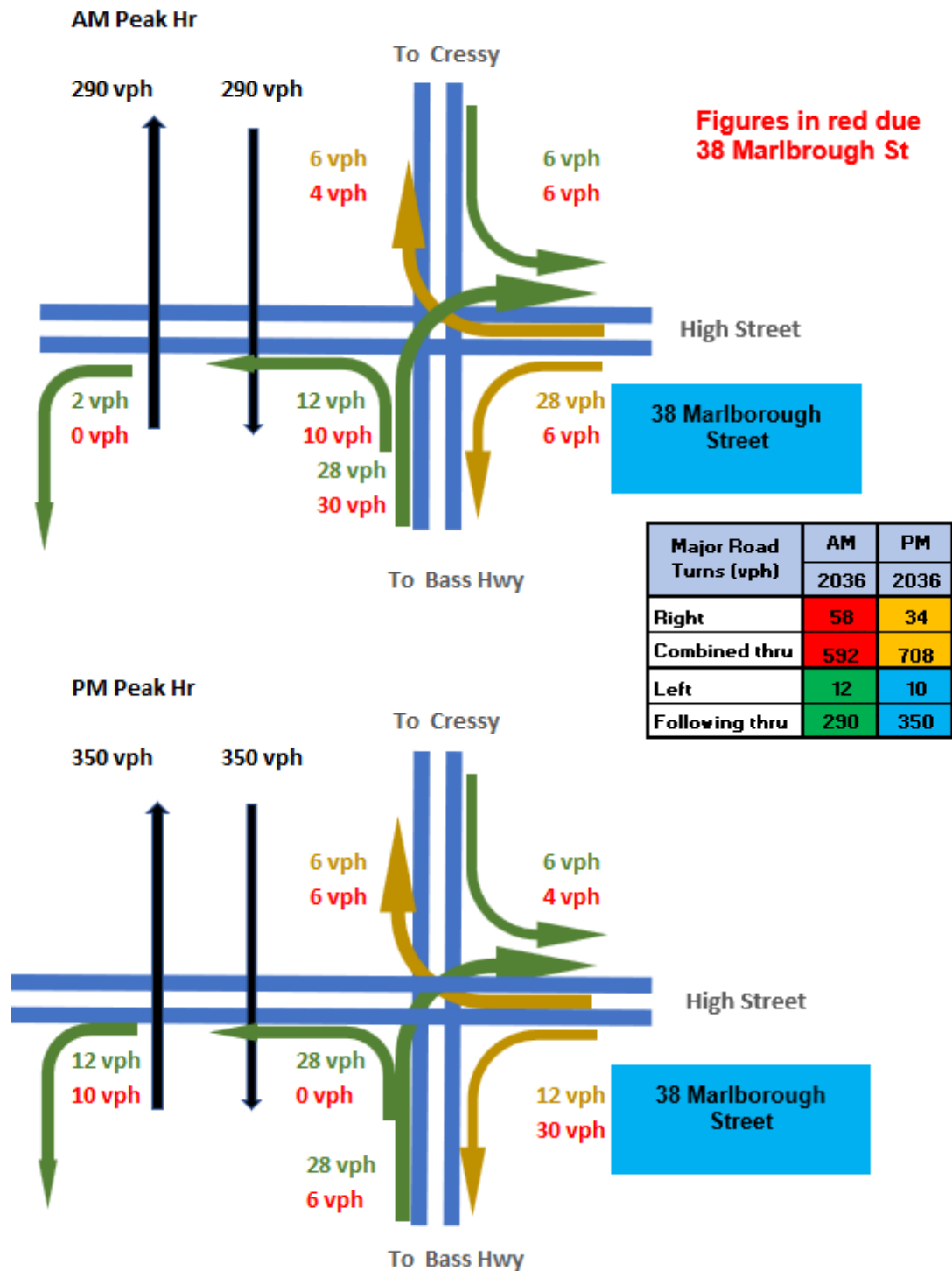
Traffic generation capacity for the building as a Community Hall and as a Function Centre are assessed to be the same as there is minimal change in traffic generation capacity.



2.7 Traffic Assignment

Estimated traffic assignment 2036 for full development of the site is based on maximum on street parking demand of some 50 spaces catering for guests and staff. Figure 15.

Figure 15 – 38 Marlborough Street access 2036





2.8 Road Safety Review

From review of the site and surrounding road network no traffic safety concerns were identified. The proposed on-street access arrangements are considered suitable and safe for the proposed use and estimated traffic.

2.9 Safe System Assessment

The Marlborough and High Street approaches to the proposed access have been assessed with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e. 1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

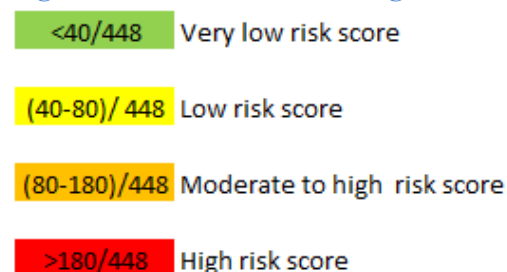
The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Road users are considered along with the most common crash types. The crash risk score is an indication of how well the infrastructure being assessed satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury*.

From safe system assessment, the approach roads were found to be well aligned with the safe system objective with crash risk scores of:

- Marlborough St - 42/448 (Low crash risk)
- High St – 15/448 (Very low crash risk)

See Figure 16 and Appendix D for assessment details.

Figure 16 – Austroads SSA alignment between crash score & risk





2.10 Junction warrant

Junction layout requirements are based on Austroads Guidelines which take into account the standard of the road, speed limit, through & side road traffic i.e. Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings – 2020.

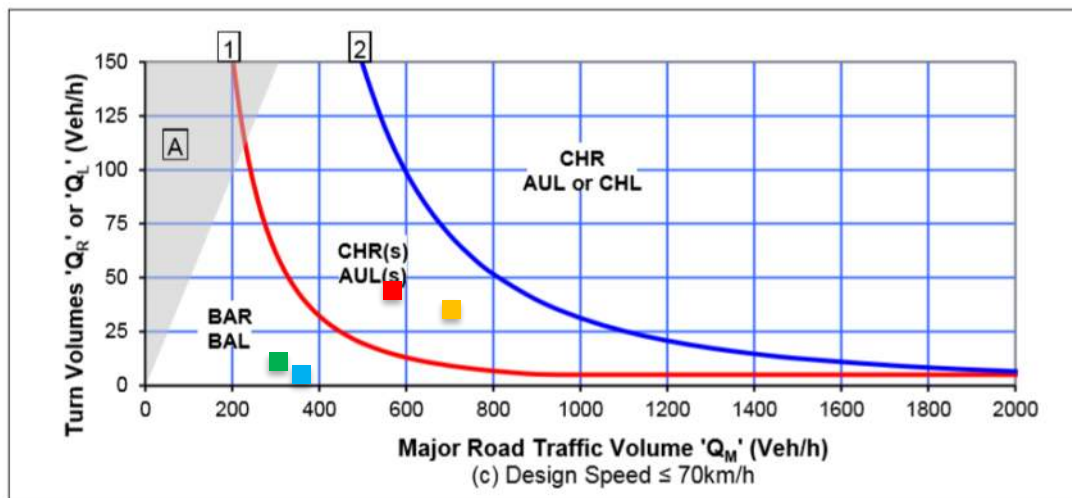
Marlborough / High Street junction

Figure 17 shows that technically in accordance with Austroads junction warrants:

- a Channelised Right Short (CHR(s)) right turn facility is warranted by 2036.
- a Basic Left (BAL) turn facilities.

As can be seen in Figure 6 the intersection has Partial BAR and a Basic Left (BAL) facilities. In future the median turn lane could be extended to encapsulate the intersection, effectively providing a CHR(s) right turn facility.

Figure 17 – Austroads Warrant for Marlborough Street / High Street Intersection 2036.



Source: Austroads GTM Part 6-2020

Major Road Turns (vph)	AM	PM
	2036	2036
Right	58	34
Combined thru	592	708
Left	12	10
Following thru	290	350



2.11 Sight Distance Assessment

The existing accesses satisfy sight distance criteria, see Figure 18.

Figure 18 – Sight Distance summary

Access / Intersection	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance			
			Austroads SISD (m)	Available		AS/NZS 2890.1 SSD (m)
				Left(m)	Right(m)	
Marlborough /High Street (West)	50	50	97	> 100	> 100	NA

Austroads Compliant.

2.12 Impacts on the environment and road users

The proposal will have negligible impact on road users provided the recommendations are implemented.

2.12.1 Environment

- No adverse environmental impacts are anticipated in terms of:
 - Noise, vibration, visual impact and residential amenity
 - Ecological Impacts, Heritage and Conservation
- Additional street lighting is not required.

2.12.2 Road users

- Public Transport – No impact.
- Delivery Vehicles - No impact.
- Pedestrians and Cyclists - No impact.



2.12.3 Liveability, Safety and Amenity Guidelines

Guidelines for the safety and amenity of a residential areas include:

- Residential precincts need to be bounded by traffic routes and/or natural barriers to minimise conflict.
- Direct vehicular and pedestrian access should be avoided from single dwelling units onto road with over 2,000 vehicles per day.
- Effective street lengths should be less than 200-250m in order to achieve typical vehicle speeds of 40km/h.
- Cyclist and pedestrian demands should be catered for separately using path or cycle networks.

To maximise the liveability, safety and amenity of the local area, road and street network layout should be such that:

- A minimum of 60% of lots should abut residential streets with less than 300vpd passing traffic.
- A minimum of 80% of lots should abut residential streets with less than 600 vpd passing traffic.
- A maximum of 5% of single dwelling lots should abut residential streets with between 1,000-2,000 vpd passing traffic.
- A maximum of 1% of single dwelling lots should abut local streets or collectors with less than 3,000 vpd passing traffic, and
- No single dwelling lot should abut a route with > 3,000 vpd passing traffic.

These guidelines are from *TE&M Chapter 2.2: Design of New Urban Networks*.

High Street has estimated AADT of 300vpd. The Community Hall or Function Centre can add up to 560vpd i.e resulting in less than 1,000vpd on High Street and impacting less than 5% of residences in the nearby residential enclave of Longford.

The proposal is very similar to the current use and satisfies the liveability, safety and amenity targets described above.



3. Department of State Growth Requirements

Proposals involving access to State Roads require DSG consideration as the road owner. The following DSG involvements may be required:

3.1 DSG review of TIAs / TISs

These reviews are required to:

- Assess proposals & whether the TIA prepared satisfies DSG requirements.
- resolve any issues so the TIA can be finalised.
- enable the TIA endorsement provided by DSG to be communicated to Council as part of the Development application process.

These reviews are usually arranged by the TIA author. The email address for submissions is:

Development@stategrowth.tas.gov.au

3.2 Crown Landowner Consent

A DSG Crown landowner consent application is required if there is a proposed planning application to be lodged with the local Council and the subject land is accessed from a State Road. The website for Crown Landowner Consent is:

https://www.transport.tas.gov.au/road/permits/crown_landowner_consent

3.3 Access Works Permits

Developers must obtain an access works permit from DSG for proposed work within a state road reservation. Applications need to include:

- suitably design plans detailing the proposal and any services affected.
- relevant design calculations for stormwater and pavement design
- a traffic impact assessment

The website for access works permit applications is:

<https://www.transport.tas.gov.au/road/permits/road-access>

3.4 Summary of DSG requirements

For the proposal considered in this TIS the requirements are:

- DSG acceptance of this TIS is attached in Appendix E.
- DSG will clarify if Crown Landowner Consent is required. Make application via the website https://www.transport.tas.gov.au/road/permits/crown_landowner_consent



4. TPS – Meander Valley

4.1 Parking and Sustainable Transport Code C2

C2.5.1 Car parking numbers

Acceptable Solution A1: *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:*

- (a) The site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash in lieu) must be in accordance with that plan,*
- (b) The site is contained within a parking precinct plan and subject to Clause C2.7,*
- (c) The site is subject to Clause C2.5.5; or*
- (d) It relates to an intensification of an existing use or development or a change of use where:*
 - i. The number of onsite car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional onsite car parking is required; or*
 - ii. The number of onsite car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:*

$$N=A+(C-B)$$

N = Number of on-site car parking spaces required

A = Number of existing on-site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1

Table C2.1 requires parking for Community Hall and Function Centre facilities as shown in Figure 19. Essentially the Table C2.1 parking requirements are the same for the existing and proposed uses meaning no spaces need to be specifically provided with the proposal.

Figure 19 also demonstrates there is ample on street parking within reasonable walking distance (100m) to cater for on street parking demand arising from a 120 guest functions.

A1 is satisfied.

Figure 19 – Car Parking Summary

Site	Off Street parking spaces (Table C2.1 requirement)				
	A	B	C	N = A+(C-B)	Proposed
	Existing use - Community Hall	Existing Community Hall Table C2.1	Proposed Use Function Centre required Table C2.1	Required	Existing
	Spaces	1 space / 15m2 or 3 seats	1 space / 15m2 or 3 seats		
38 Marlborough Street (385m2).	1	26	26	1	1

Street	Approach (100m)	Side	On Street parking		
			Supply	Demand	Available
Marlborough	Northern	East	7	3	4
		West	9	8	1
	Southern	East	9	0	9
		West	8	4	4
Total			33	15	18
High	Western	North	10	0	10
		South	4	0	4
	Eastern	North	7	1	6
		South	7	0	7
Total			28	1	27
Overall Total			61	16	45

On Street Parking overview (within 100m of the site)

A total of 45 spaces are free during the day

At least 50 spaces are free outside normal working hours

On Street Parking overview (within 150m of the site)

At least 70 spaces are free during the day

At least 80 spaces are free outside normal working hours

Minimum required of C2.5.1 is 26 car parking spaces and on street capacity easily satisfies the minimum requirement.



C2.5.2 Bicycle parking numbers

Acceptable Solution A1: *Bicycle parking spaces must:*

- (a) *Be provided on the site or within 50m of the site; and*
- (b) *Be no less than the number specified in Table C2.1.*

Table C2.1 required parking for function centres is 1 space / 50m² of floor area or 40 seats whichever is greater. Accordingly, for a 385m² floor area, 8 bicycle parking spaces are required. Proposal is to make space available for some 3 or 4 bicycle parking spaces.

A1 is not satisfied.

Performance Criteria P1: *Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:*

- (a) *The likely number of users of the site and their opportunities and likely need to travel by bicycle; and*

Function centre users will typically not attend by bicycle for the likely functions e.g. weddings, parties and celebrations

- (b) *The availability and accessibility of existing and any planned parking facilities in the surrounding area.*

On the odd occasion that guests arrive by bicycle, there is space of 3 or 4 bicycles to park. If more space is required, informal space would be made available. **P1 is satisfied.**

C2.5.3 Motorcycle parking numbers

Acceptable Solution A1: *The number of on-site motorcycle parking spaces for all uses must:*

- (a) *Be no less no less than the number specified in Table C2.4. and*
- (b) *if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle spaces is maintained.*

There is no requirement for motorcycle parking spaces where there are less than 21 car parking spaces. **A1 is satisfied.**

C2.5.4 Loading Bays

Acceptable Solution A1: *A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.*

Not applicable as the proposed existing floor area is 385m². There is sufficient kerbside space in High Street to accommodate deliveries to the site,



C2.6.1 Construction of parking areas

Acceptable Solution A1: All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all-weather pavement,
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the Rural Zone, Agricultural Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone, and Public Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

No off-street parking is proposed or required. **A1 is satisfied.**

C2.6.2 Design and layout of parking areas

Acceptable Solution A1.1: Parking, accessways, manoeuvring and circulation spaces must
All parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - i. have a gradient in accordance with Australian Standard AS 2890 Parking facilities.
 - ii. Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces
 - iii. Have an access width not less than the requirements in Table C2.2.
 - iv. Have car parking space dimensions satisfying Table C2.3.
 - v. Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces.
 - vi. Have a vertical clearance of not less than 2.1 metres above the parking surface.
 - vii. Excluding a single dwelling, be delineated by line marking or other clear physical means.

(b) comply with Australian Standard AS2890 – Parking Facilities Parts 1-6. Satisfied.

No off-street parking is proposed or required. **A1.1 is satisfied.**



Acceptable Solution A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

- (a) Be located as close as practical to the main entry point to the building. Satisfied.*
- (b) be incorporated into the overall car park design. Satisfied.*
- (c) be designed and constructed in accordance with Australian/ New Zealand Standard AS/NZS 2890.6-2009 Parking facilities - Off-street parking for people with disabilities.*

No off-street parking is proposed or required. **A1.2 is satisfied.**

C2.6.3 Number of accesses for vehicles

Acceptable Solution A1: The number of accesses provided for each frontage must:

- (a) be no more than 1; or*
- (b) no more than the existing number of accesses whichever is greater.*

The proposal involves use of the existing on street parking for access. **A1 is satisfied.**

C2.6.5 Pedestrian access

Acceptable Solution A1.1: Applies to uses that require 10 or more car parking space must:

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways/ parking aisles, by:*
 - i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
 - ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*
- (b) be signed & line marked at points where pedestrians cross access ways or parking aisles.*

No off-street parking is required and no footpaths are proposed. There are existing footpaths along both street frontages. **A1.1 is satisfied.**

C2.6.6 Loading Bays

Acceptable Solution A1: The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Offstreet commercial vehicle facilities, for the type of vehicles likely to use the site.

No loading bays are required. **A1 is satisfied.**



4.2 Road and Railway Assets Code C3

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

Acceptable Solution A1.1: Not applicable as the roads are not Category 1.

Acceptable Solution A1.2 – *For a road, excluding a Category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.*

This Traffic Impact Statement provides advice to Council and DSG to inform Road Authority decision making regarding the proposal.

Acceptable Solution A1.3: Not applicable as rail-line is affected.

Acceptable solution A1.4:

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing will not increase by more than:

- (a) The amounts in Table C3.1*
- (b) Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and*

Marlborough Street

Marlborough Street (Poatina MR), a State Road, has a moderate AADT estimated at 6,225vpd within a low-speed environment (50km/h) and as such is classed *major road* for purposes of Table C3.1 with acceptable increase in AADT of 10% or 10vpd whichever is the greater.

The proposed land use does not change estimated traffic generation on Marlborough Street.

High Street

High Street, a Council Road, has a low AADT estimated at 300 vpd within a low-speed environment (50km/h) and low AADT residential street and as such is classed *other road* for purposes of Table C3.1 with acceptable increase in AADT of 20% or 40vpd whichever is the greater.

The proposed land use does not change estimated traffic generation on High Street.

A1.4 is satisfied.



A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction.

Vehicles do not need to enter and exit the site. **A1.5 is satisfied.**

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Not applicable as the proposal does not involve sensitive use.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Not applicable as the proposal does not involve sensitive use.



5. Recommendations and Conclusions

This traffic impact statement (TIS) has been prepared to assess the proposed Function Centre at 38 High Street, Longford.

Existing road conditions have been reviewed including the existing access, speed environment and available sight distances.

It is assessed that the proposal has capacity to generate 560vpd with 56vph during the AM and PM peaks respectively which will have a minor impact on traffic safety and capacity for all road users.

Evidence is provided that the proposal satisfies Tas. Planning Scheme – Northern Midlands - Parking & Sustainable Transport Code C2 and Road & Railway Assets Code C3.

There is ample on street parking (45 spaces during the day) within reasonable walking distance of the property to cater for estimated demand (26 spaces), see Figure 19.

The proposal satisfies the liveability, safety and amenity targets, see Section 2.12.3 of this report.

DSG advice of acceptance of this TIS is attached in Appendix E.

Recommendations:

- ***There are no recommendations.***

Overall, it has been concluded that the proposal will not create any traffic issues and traffic will be able to continue to operate safely and efficiently along Marlborough Street and High Street. Based on the finding of this report and subject to the recommendations above, the proposal is supported on traffic grounds.



6. Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 38 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Burk', is placed over a rectangular area.

Richard Burk

Director

Traffic and Civil Services

M: 0456 535 746

P: 03 63341868

E: Richard.burk@trafficandcivil.com.au

Appendices

Appendix A – Concept Plans

Appendix B – Tas. 26m B Double Network

Appendix C – Traffic Survey Data

Appendix D – Safe System Assessment

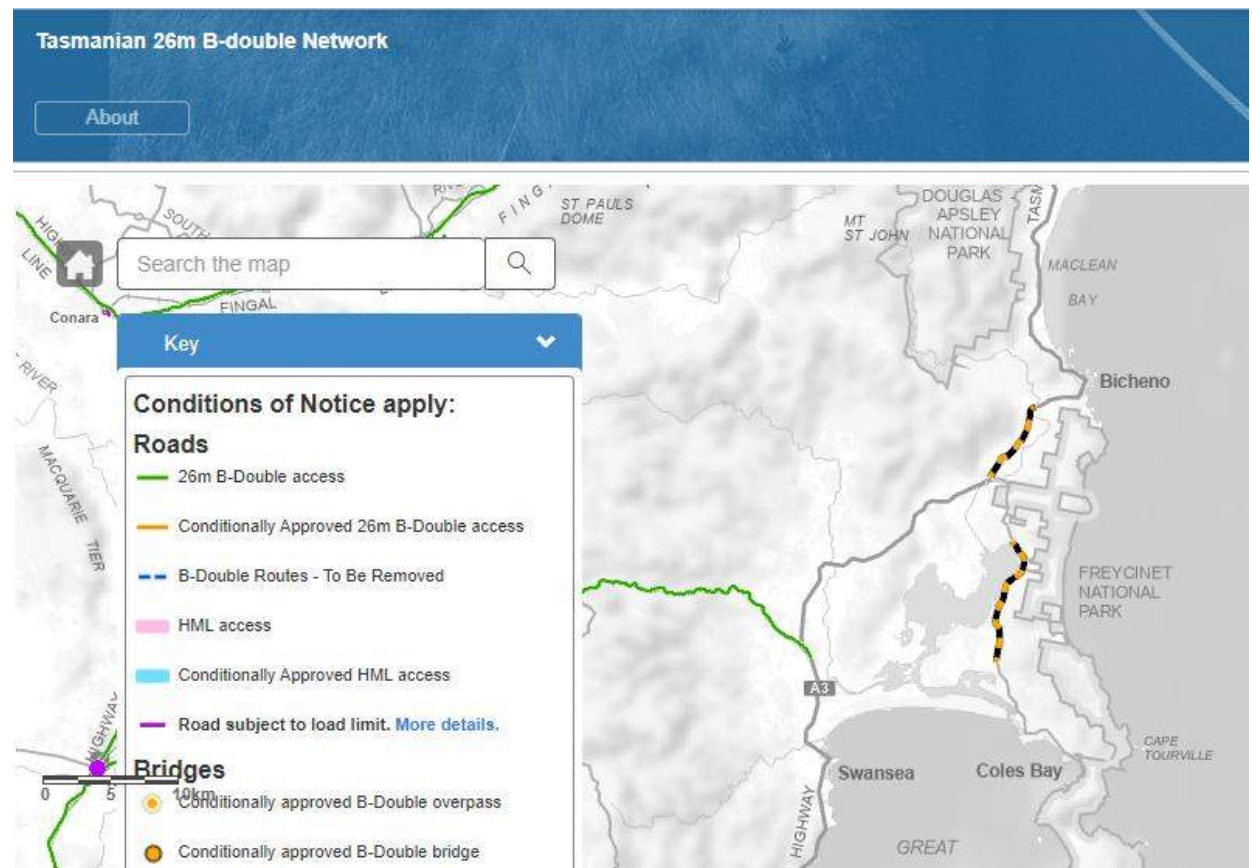
Appendix E – DSG Advice



Appendix A – Concept Plans



Appendix B – Tas. 26m B Double Network





Appendix C – Traffic Survey Data

Poatina Main Rd (370m Sth of Illawarra Rd or 1.3km Nth of High St)

A1604100 - Poatina Main Road 370m S Of Illawarra MR

City: Longford

Route number: A1604

Site Data



Traffic Statistics by Direction

Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
North	5,751	5,389	37,589
South	5,788	5,407	37,654
Total	11,539	10,795	75,243

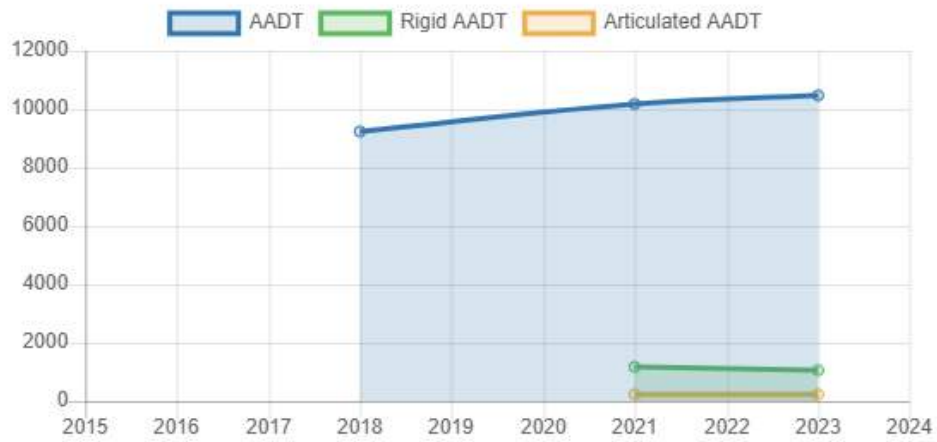


Annual Statistics

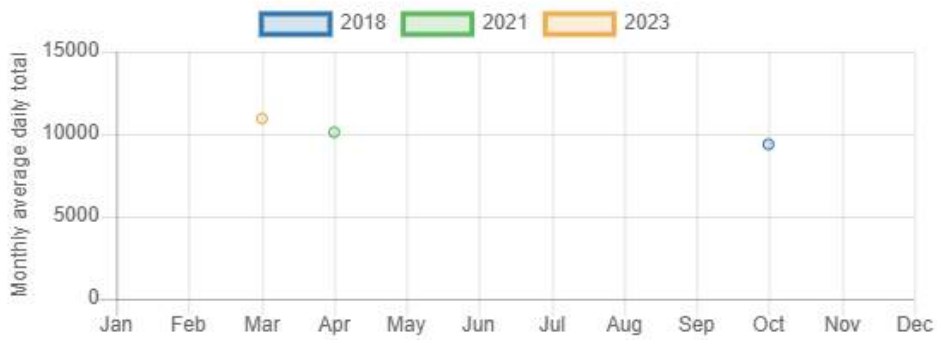
Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AADT	-	-	-	9,255	-	-	10,156	-	10,443	-
% HV	-	-	-	10.2%	-	-	14.3%	-	12.5%	-



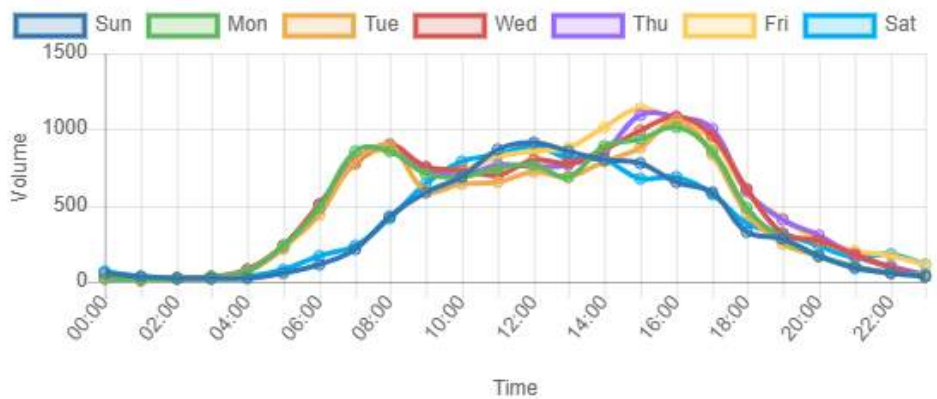
AADT Trend



Monthly average daily total



Daily Volume





Poatina Main Rd (190m Sth of Cracroft St or 1.5km Sth of High St)

A1604120 - Poatina Main Road 190m S Of Cracroft St

City: Longford

Route number: A1604

Site Data



80
km/h

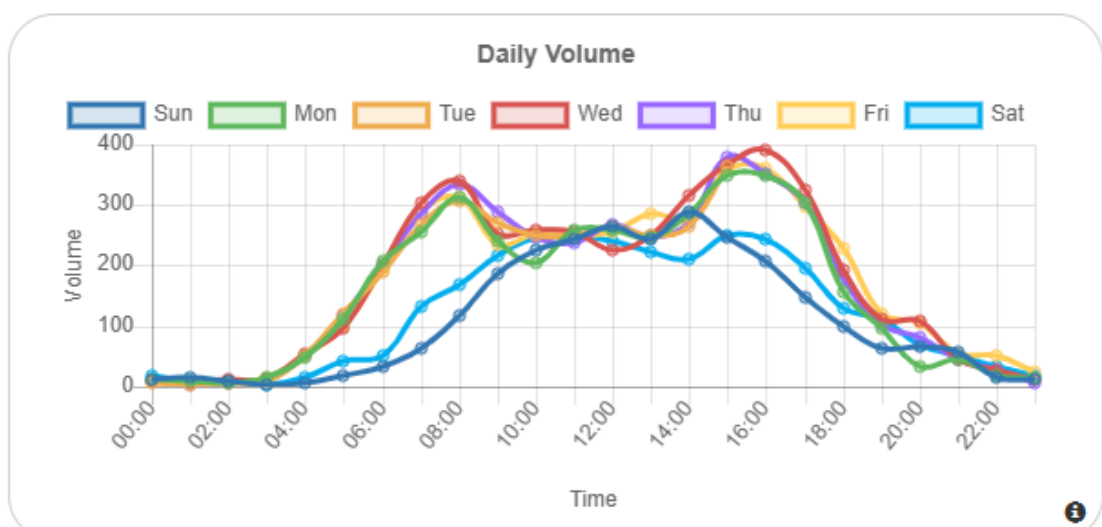
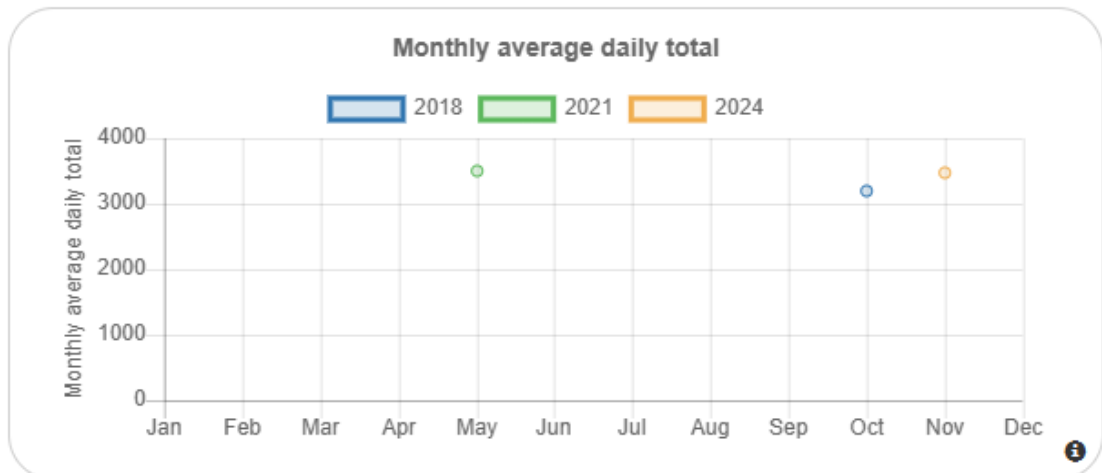
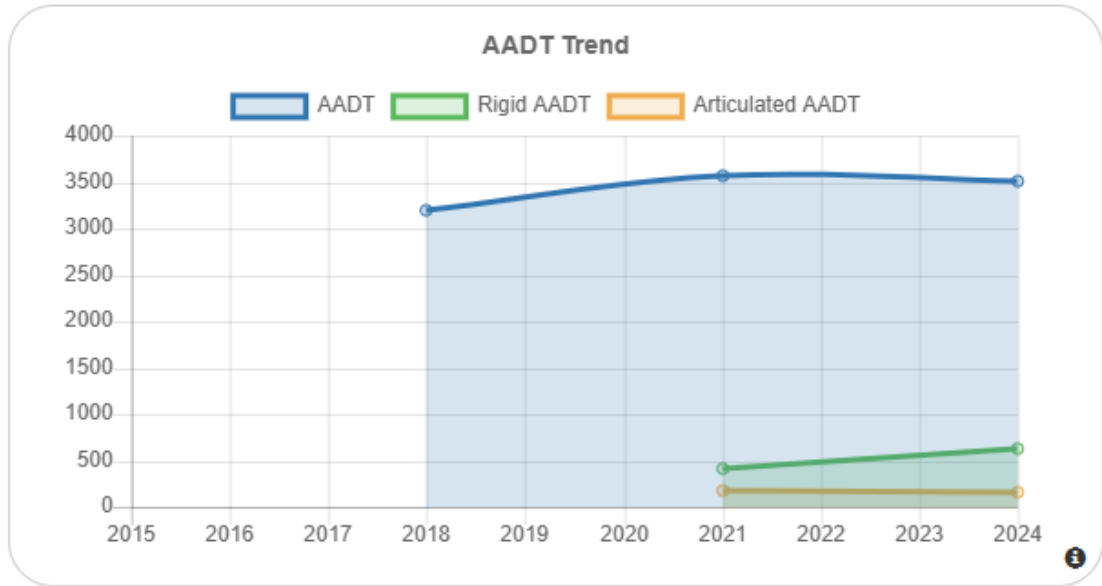


Traffic Statistics by Direction

Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
North	2,000	1,811	12,197
South	2,043	1,855	12,450
Total	4,043	3,666	24,647

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AADT	-	-	-	3,196	-	-	3,572	-	-	3,517
% HV	-	-	-	14.3%	-	-	16.4%	-	-	22.6%



Appendix D – Safe System Assessment

Safe System Assessment		Marlborough Street (approaching #38)						
Exposure	Justification (AADT 6,225 vpd)	Run-off-road	Head-on	Intersection	Access to #38	Pedestrian	Cyclist	Motorcyclist
	Score / 4	3	3	3	3	3	3	3
Likelihood	Justification	15m wide road face to face of kerb, straight and flat alignment with street lighting	15m wide road face to face of kerb, straight and flat alignment with street lighting	Partial BAR	15m wide road face to face of kerb, straight and flat alignment with street lighting	Footpaths both sides	15m wide road face to face of kerb, straight and flat alignment with street lighting	15m wide road face to face of kerb, straight and flat alignment with street lighting
	Score / 4	1	1	2	1	1	1	1
Severity	Justification (50km/h Speed environ.)	Low Speed	Low Speed	Low Speed	Low Speed	Moderate to High speed for vulnerable road users	Moderate to low speed for vulnerable road users	Moderate to low speed for vulnerable road users
	Score / 4	1	1	1	1	3	3	3
Product	Total Score / 64	3	3	6	3	9	9	9
	Total / 448							42

Safe System Assessment High St (approaching #38 Marlborough St)

Exposure	Justification (AADT 300 vpd)	Run-off-road	Head-on	Intersection	Access to #38	Pedestrian	Cyclist	Motorcyclist
		Low traffic volume, no reported crashes in 5 years	Low traffic volume, no reported crashes in 5 years	Marlborough Street has AADT of 6,225vpd (2026) which is a moderate to high traffic volume with no reported crashes	Pedestrian only	Low pedestrian activity, no reported crashes in 5 years.	Low cyclist activity, no reported crashes in five years	Low motorcyclist activity, no reported crashes in 5 years.
Likelihood	Score / 4	1	1	3	1	1	1	1
	Justification	15m wide road face to face of kerb, straight and flat alignment with street lighting	15m wide road face to face of kerb, straight and flat alignment with street lighting	Partial BAR	15m wide road face to face of kerb, straight and flat alignment with street lighting	Footpaths both sides	15m wide road face to face of kerb, straight and flat alignment with street lighting	15m wide road face to face of kerb, straight and flat alignment with street lighting
Severity	Score / 4	1	1	2	1	1	1	1
	Justification (40km/h Speed environ.)	Low Speed	Low Speed	Low Speed	Low Speed	Moderate speed for vulnerable road users	Moderate speed for vulnerable road users	Moderate speed for vulnerable road users
Product	Score / 4	1	1	1	1	2	2	2
	Total Score /64	1	1	6	1	2	2	2
Total /448								15



Appendix E – DSG Advice

RE: 38 Marlborough St (Poatina Main Rd) TIS



Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>
To: Richard Burk



1:01 PM

Start your reply all with:

[Thank you for your confirmation.](#)

[Thank you!](#)

[Great, thank you so much!](#)

[Feedback](#)

Our Reference: D26/146853

Dear Richard,
Thank you for your email and Traffic Impact Statement (TIS).

Following a review, your TIS is accepted.

If you have any further queries regarding this matter, please let me know.

Regards,
Vili.

Vili Siale | [Traffic Engineering Liaison Officer](#)

Traffic Engineering | Network Management

Transport Policy & Planning Division | Department of State Growth

11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001

Ph. (03) 6777 1951 | Mb. 0439 101 614

www.stategrowth.tas.gov.au

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My current work pattern:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

From: Richard Burk <richard.burk@trafficandcivil.com.au>

Sent: Tuesday, 19 May 2026 10:06 AM

To: Development <Development@stategrowth.tas.gov.au>

Subject: 38 Marlborough St (Poatina Main Rd) TIS



Technical Memo

24 July 2026

Urban Strategies
Lvl 1, The Ice Cream Factory, West Village
97 Boundary St,
West End, QLD 4101

7161_AC_R_R2
AJM/HJH

Attn: Ms Christine Matheson

Dear Madam,

RE: 38 Marlborough St, Longford acoustic assessment.

Please find below our technical memo report regarding an environmental noise assessment of proposed use of 38 Marlborough St, Longford, for Community Meeting and Entertainment Use (Function Centre).

1. INTRODUCTION

Tarkarri Engineering was commissioned by Urban Strategies (US) to provide an environmental noise assessment of at 38 Marlborough St, Longford as a Community Meeting and Entertainment Use (Function Centre)

The proposed venue seeks use of the space for events outside of the acceptable solution hours of operation under the Tasmanian Planning Scheme (TPS) for the General Business zone that the building is located in. With residential zoned land in close proximity the Performance Criteria under the relevant TPS condition applies.

This assessment considers Performance Criteria P1(b) with regard to noise of condition 15.3.1 of the TPS which is provided below for reference.

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.		P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.





This assessment address noise generated by use of the venue including amplification noise inside the venue (e.g. music), patrons departing at the end of an event and traffic noise from departing vehicles at the end of an event.

1.1 Legislative context

The *Environment Protection Policy (Noise) 2009* (Noise EPP) (made under section 96K of the *Environmental Management and Pollution Control Act 1994*) is a framework for noise management in Tasmania through the setting out of objectives and principles for noise control with human health as a value to be protected.

The environmental values identified in the Noise EPP are the qualities of the acoustic environment that are conducive to:

- the wellbeing of the community or a part of the community, including its social and economic amenity; or
- the wellbeing of an individual, including the individual's –
 - health; and
 - opportunity to work and study and to have sleep, relaxation and conversation without unreasonable interference from noise.

The policy aims to protect environmental values and states that these ‘...will be protected for the majority of the human population where ... acoustic environment indicator levels are not exceeded.’ Those indicator levels relevant to this study is presented below for reference.

Table 1 – Acoustic environment indicator levels

Specific environment	Critical health effect(s)	L _{Aeq} [dB(A)]	Time base [hours]	L _{Amax} fast [dB]
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

The above indicator level will be utilised here for assessment of impact on amenity in conjunction with existing ambient noise levels. It is noted that the time base for the L_{Aeq} indicator level is 8-hours. This assessment will consider a more conservative shorter duration time basis (i.e. 10-minutes).

2. SITE DESCRIPTION

38 Marlborough St, Longford, is located on the corner of Marlborough St and High St in Longford on land zoned General Business. Noise sensitive premises on land zoned General Residential are present within 50 m of the proposed venue on the south and west while residential properties in the General Business zone are present to the west, east and north.

Figure 2-1 presents an aerial view showing 38 Marlborough St, Longford, and the surrounding land zoning. Figure 2-2 presents the proposed building floor plan and external elevations for 38 Marlborough St, Longford.



Figure 2-1: Aerial view with planning scheme overlay.

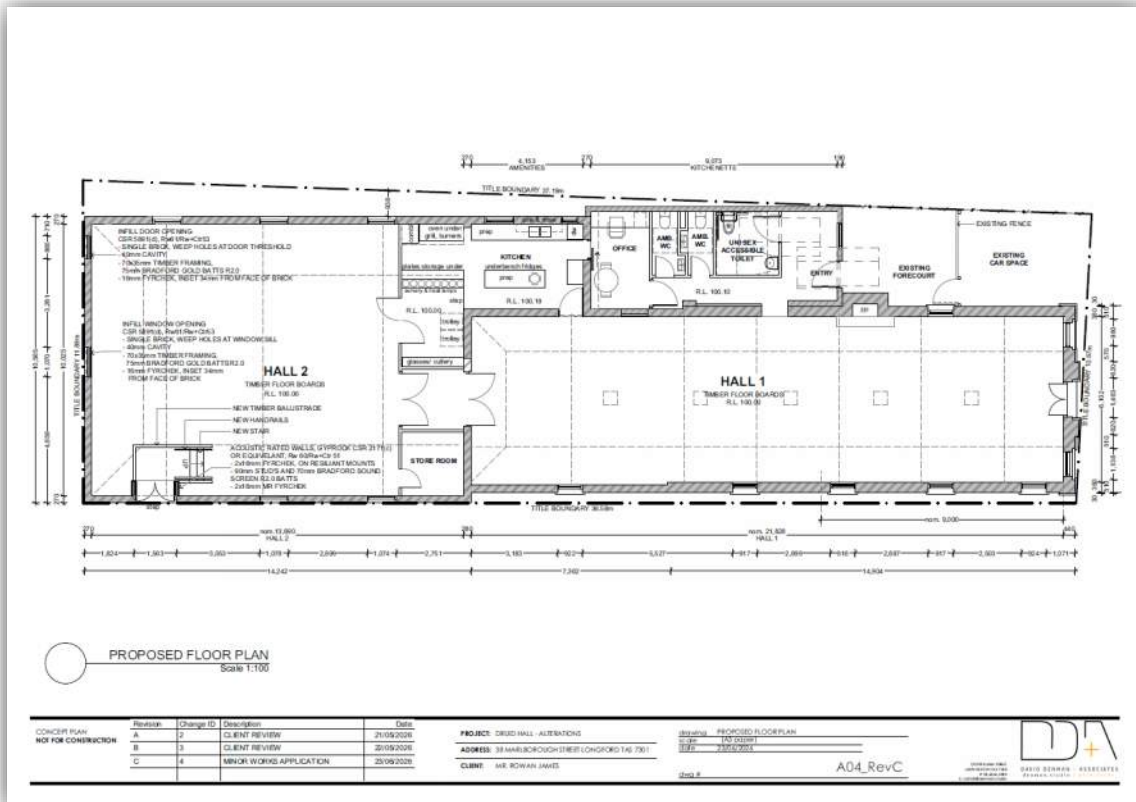


Figure 2-2: Floor plan, 38 Marlborough St.

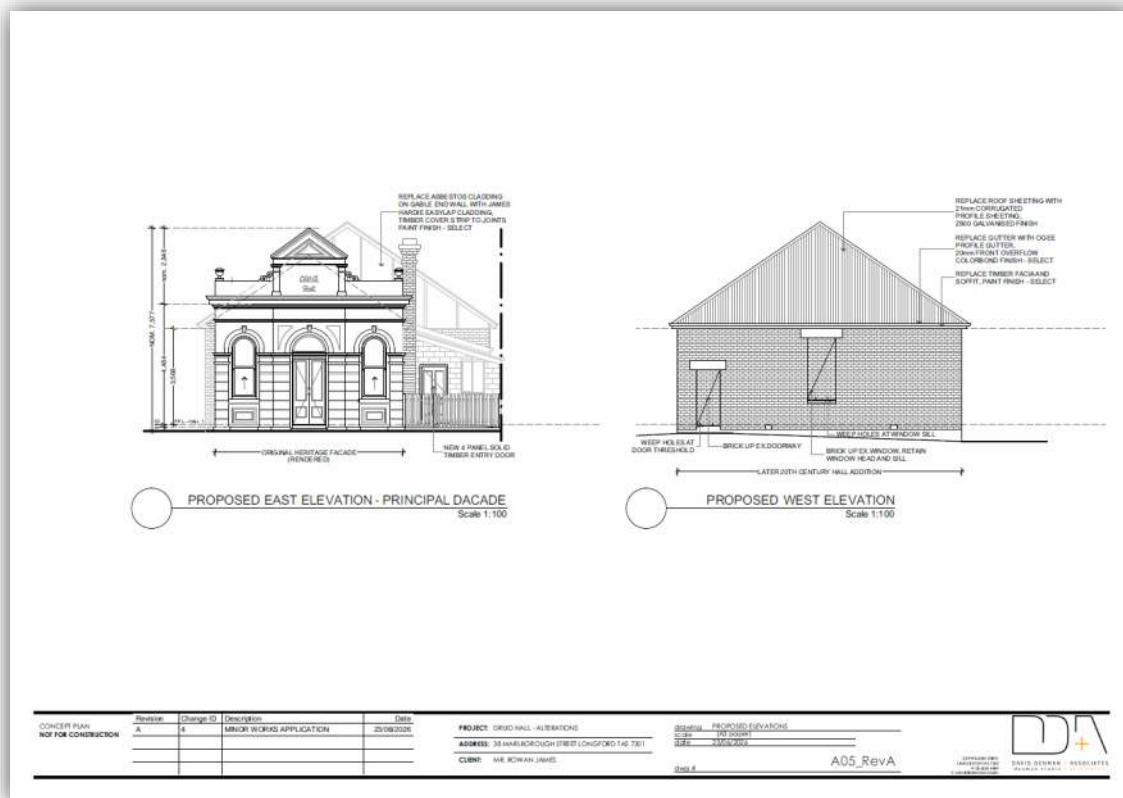
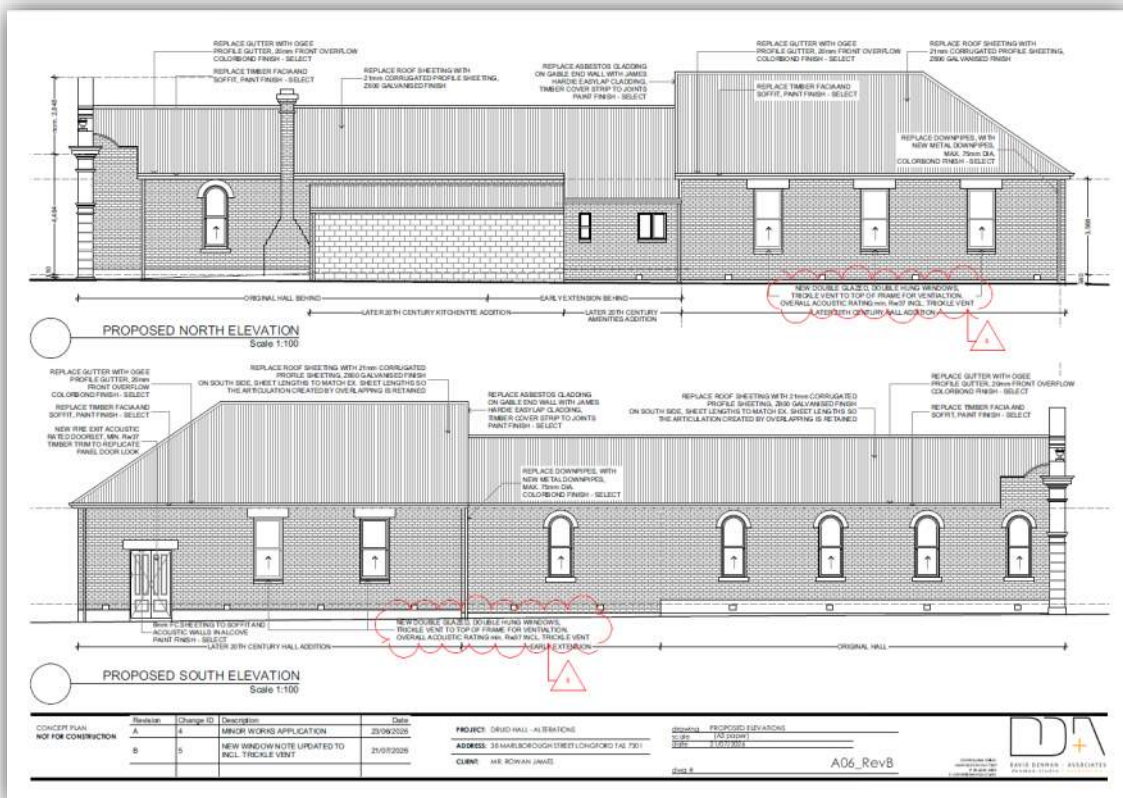


Figure 2-3: External elevations, 38 Marlborough St.



The operating hours at the venue are proposed as follows, noting the hours outside of the Acceptable Solution hours are in the evening/night period:

- Sunday to Thursday: Operation up to 9:30 pm
- Friday and Saturday: Amplified music up until 10:30 pm with guests off site by 11:00 pm

3. AMBIENT NOISE

Ambient noise levels were measured at 38 Marlborough St, Longford. A logging sound level meter (SLM) was located on the northern side of the building for approx. 1 week from 13 and 19 March 2026 logging 10-minute noise statistics.

Figure 3-1 presents a photograph of the SLM at the measurement location.



Figure 3-1: Photograph of the SLM location (taken by Tarkarri Engineering)

Figure 3-2 presents a time-trace graph of the following 10-minute noise statistics for the monitoring period:

- L_{Aeq} : The equivalent continuous A-weighted sound pressure level.
- L_{A90} : The A-weighted noise level exceeded for 90% of a measurement interval, typically referred to as the background.
- L_{A10} : The A-weighted noise level exceeded for 10% of a measurement interval, representative of intermittent noise sources such as traffic.

The monitoring results are indicative of a noise environment controlled by intermittent traffic pass-bys with significant separation between the L_{A90} and L_{Aeq} and L_{A10} noise statistics. During the night period traffic decreases and L_{Aeq} and L_{A10} values are closer to the background noise level.

Figure 3-3 presents a time-trace graph of the same noise statistics for the evening/night periods (i.e. after 7:00 pm) that the venue wishes to operate (see section 2 for details).

The L_{Aeq} and L_{A10} remain high into the evening/night, typically above 55 dBA, while the background drops. This indicates that traffic locally is still a significant noise source in the area during the proposed evening/night operational times while constant noise sources in the environment (e.g. distant traffic, commercial and agricultural operations, insect and bird activity...etc) decrease.

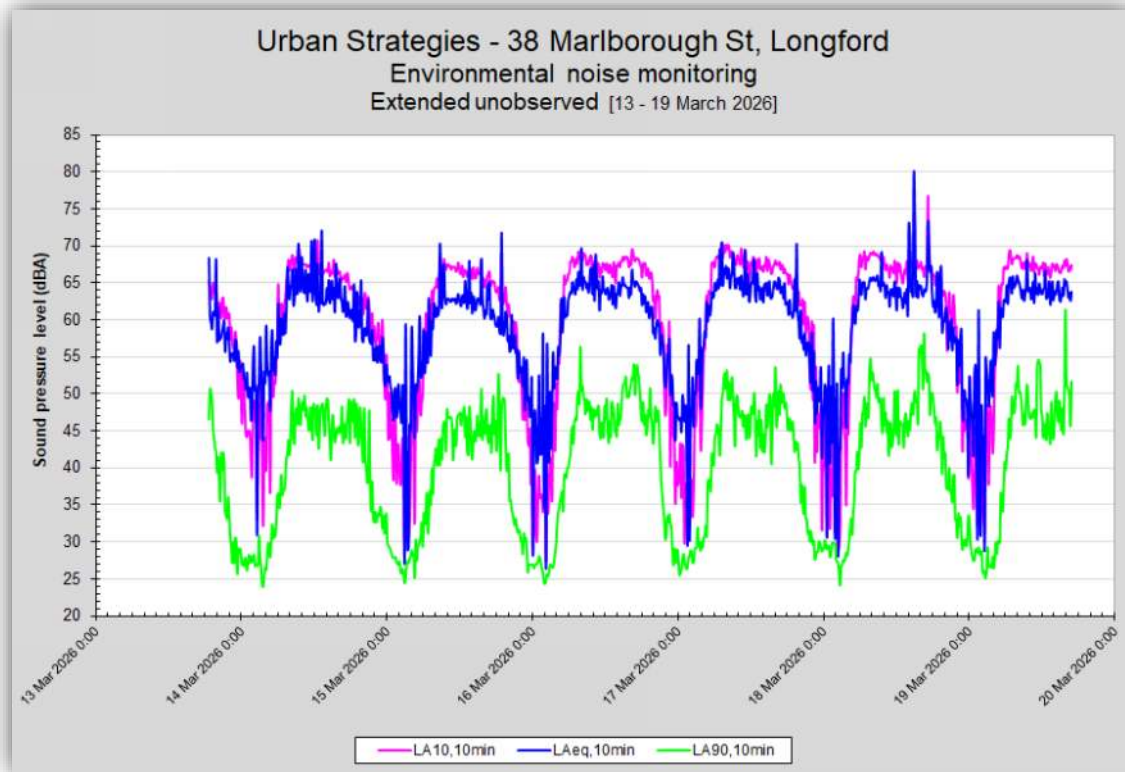


Figure 3-2: Time-trace of $L_{Aeq,10min}$, $L_{A10,10min}$ and $L_{A90,10min}$ noise statistics.

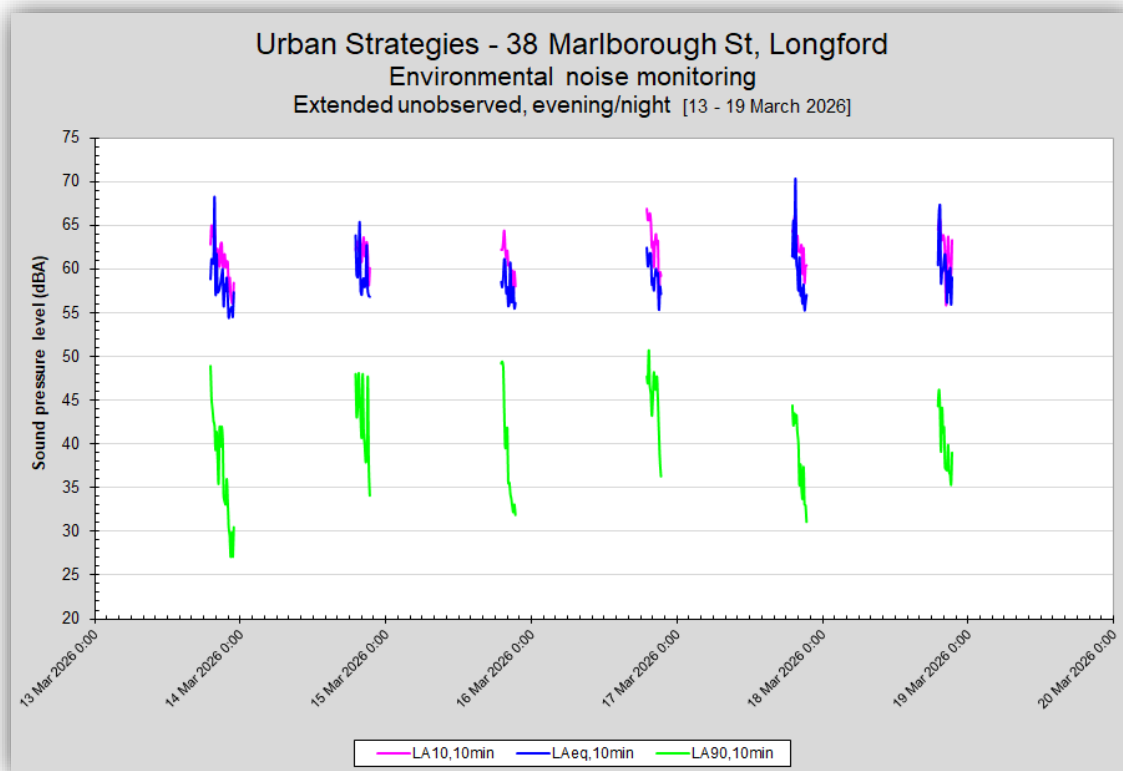


Figure 3-3: Time-trace of $L_{Aeq,10min}$, $L_{A10,10min}$ and $L_{A90,10min}$ noise statistics, evening/night.



Based on the ambient noise monitoring data provided above and the legislative context provided in section 1.1, the following assessment criteria will be utilised here:

- Internally generated noise (i.e. amplification of music): $L_{Aeq,10min}$ 45 dBA.
- Externally generated noise (i.e. patrons departing): $L_{Aeq,10min}$ 55 dBA (below existing ambient).

4. NOISE SOURCES

4.1 Amplification noise

Amplification of music noise in the venue assumed to be approx. 90 dBA with a spectral shape taken from the SoundPLAN 9.1 global library for 'Presentation & Music'.

From the above a reverberant $L_{Aeq,10min}$ sound pressure level spectrum venue was developed with the sound pressure level spectrum provided in Table 4-1 below.

Reverberant sound pressure level 1/1-octave band spectrum (dBA)						
Frequency (Hz)						
63	125	250	500	1k	2k	4k
59	69	76	80	87	84	81

Table 4-1: Reverberant sound pressure level spectrum (dBA).

The transmission loss of the building structure was predicted utilising INSUL 10.0.7, a program for predicting the sound insulation of building structures and in combination with the reverberant noise level calculated from the above, the radiated sound power level from the building was determined.

Key facade elements for the containment of noise within the building include:

- Walls: Brick wall.
NB: The kitchenette and amenities spaces on the north side of the building results in minimal emission of amplification noise from this facade for part of the Hall 1 space.
- Windows: In Hall 2 all existing windows will be replaced with units with R_w 37 sound transmission loss performance.
NB: Existing windows in the Hall 1 space are retained for heritage purposes.
- Doors: Hall 2 door in the southern facade upgraded to high sound transmission loss system.
- Roof: Metal deck roofing with timber lined ceiling.

NB: For the purposes of modelling amplified music from the venue the Hall 1 and Hall 2 spaces are addressed separately. Hall 1 would typically be utilised for ceremony purposes/quieter gatherings with Hall 2 utilised for reception/celebration purposes.

The total A-weighted building radiated $L_{Aeq,10min}$ sound power level spectrum for each hall is provided in Table 4-2 below.

Total building radiated sound power level 1/1-octave band spectrum (dBA)							
	63	125	250	500	1k	2k	4k
Hall 1	69	76	70	72	73	64	62
Hall 2	70	76	70	72	72	63	53

Table 4-2: Total building radiated sound power level spectrum (dBA).



4.2 Patron departure noise

Crowd activity noise as patrons depart through the venue was developed from voice spectra in Olsen, W. O (1998) *Average speech levels and spectra in various speaking/listening conditions: a summary of the Person, Bennett & Fidell (1977) report. American Journal of Audiology, Vol 7: 1059-0889.*

Patron departure noise was developed to represent the following in a 10-minute period:

- 10 male voices at a loud level
- 10 female voices at a loud level
- 5 child voices at a loud level

This acoustic energy was split into three departing groups with the total A-weighted sound power level spectrum for each group provided in Table 4-3 below.

Departing patrons sound power level 1/1-octave band spectra (dBA)							
Patron departure group	Frequency (Hz)						
	125	250	500	1k	2k	4k	8k
North	64	74	81	81	77	70	62
South	61	71	78	78	74	67	59
West	61	71	78	78	74	67	59

Table 4-3: Departing patrons sound power level spectra (dBA).

4.3 Traffic noise

Traffic generated noise for approx. 25 departure events in a 10-minute period was considered here. This acoustic energy was split into three departing groups of vehicles.

Table 3-5 presents A-weighted sound power level spectra for groupings of vehicle movements (on a per metre basis) are provided in Table 3-6 below. These were developed from the SoundPLAN 9.1 global library for a 'car, driving on asphalt downhill < 30 km/h' which provides a per meter sound power level spectrum for a car movement in 1-hour at 0.5 m above ground level (a.g.l).

Departing vehicle groups sound power level 1/1-octave band spectra (dBA) per metre								
Source	Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
North	44	48	52	55	58	56	51	46
South	44	48	52	55	58	56	51	46
West	41	45	49	52	55	53	48	43

Table 4-4: Vehicle departure groups sound power level spectra (dBA) on a per meter basis.

5. ENVIRONMENTAL NOISE MODEL

Modelling of noise generated by the venue at 38 Marlborough St was conducted using the software package SoundPLAN 9.1 for the prediction of single point environmental noise emission levels at residential receiver locations surrounding the venue. The ISO 9613-2:2024 prediction algorithm was utilised. Ground absorption coefficient was set to 0.3 for the road surfaces surrounding the venue; humidity, air pressure and temperature settings were at default (70 %, 1013.3 mbar and 10 °C).

Table 5-1 below summarises the coordinates of selected residential receivers (at 1.5 m a.g.l unless indicated) while Figure 5-1 to 5-4 presents aerial views highlighting the location of the residential receivers and noise source locations for the noise sources considered in this assessment. Figure 5-5 presents a model wire-frame view from the south.



Environmental noise model receiver positions		
Receiver	Location	Coordinates (Datum: GDA94, Zone 55)
R1	40 Marlborough St	510060 5394834
R1a		510066 5394827
R2	36 Marlborough St	510062 5394873
R2a		510079 5394873
R3	6 High St	510025 5394868
R4	11 High St	510031 5394837
R5	35 Marlborough St	510102 5394855

Table 5-1: Model receiver locations.





Figure 5-1: Environmental noise model plan view, amplification noise.



Figure 5-2: Environmental noise model plan view, crowd departure noise.



Figure 5-3: Environmental noise model plan view, traffic departure noise.



Figure 5-4: Environmental noise model wire-frame view, from the south.



5.1 Predicted noise levels

Table 5-2 presents predicted noise immission levels at each receiver from amplification noise, crowd departure noise and traffic departure noise generated by use of the proposed venue at 38 Marlborough St, Longford. Where amplified music noise exceeds 45 dBA or patron or traffic noise exceeds existing ambient the predicted noise level is highlighted.

Predicted sound pressure levels (dBA) $L_{Aeq,10min}$				
Receiver	Amplification noise		Patron departure noise	Traffic departure noise
	Hall 1	Hall 2		
R1	40	37	46	44
R1a	38	34	48	45
R2	38	44	43	40
R2a	41	36	52	46
R3	29	39	47	42
R4	36	38	43	42
R5	38	29	45	44

Exceeds 45 dBA. Exceeds existing ambient.

Table 5-2: Predicted noise immission levels at sensitive receivers, $L_{Aeq,10min}$.

The predicted noise from amplified music is below the indicator level of 45 dBA. At location R2 (rear of residence to the north of the venue) the predicted level is close the criterion and additional mitigation of amplified music is advised (see section 6.1 for details). Predicted patron and traffic noise is within existing ambient noise levels and additional mitigation is considered unnecessary.

For amplification noise emissions from the venue dBC levels were also predicted to assess the potential for excessive low frequency noise in the emitted noise (i.e. dBC more than 15 dB higher than dBA levels). The results indicate there is a potential for this to occur, particularly from Hall 1, and control of low frequency noise emission is also advised (see section 6.1 for details).

6. CONCLUSIONS AND RECOMMENDATIONS

Noise immission levels from operations of the proposed venue including internal amplification and patron departure is not expected to generate environmental harm.

Under the *Tasmanian Environmental Protection Policy Noise (2009)* acoustic indicator levels are provided to give a reference for considering the condition of the acoustic environment and the predicted levels from the amplification of music in the venue presented above are compliant. With the predicted level at the residence to the north of the venue close to indicator level mitigation measures are provided in the subsection below to provide additional certainty. External noise generated by patrons departing the venue (i.e. voices and traffic) are within existing $L_{Aeq,10min}$ levels in the area.

Given the above, noise generated by an event at 38 Marlborough St, Longford, is not expected to result in unreasonable loss of amenity for nearby residences during the hours of operation proposed.

6.1 Recommendations

To assist in noise emission management from the venue during amplified music generation the following internal 10-minute noise emission levels are nominated:

Within the reverberant noise field of the venue, typically in excess of 10 m from any noise emitting source:

- 85 dBA



- 85 dBC

In addition to the above amplification of low frequencies via low frequency emitting amplification equipment (e.g. subwoofers) should be minimised as far as practically possible in Hall 1.

Where noise levels are maintained internally below the above on a 10-minute basis compliance with the external criterion nominated for this assessment (45 dBA $L_{Aeq,10min}$) is likely. This can be managed with a noise monitoring/limiting system in the venue (monitoring within each of the Hall spaces) to ensure excessive amplified music levels are not generated.

During receptions in Hall 2 spill over of patrons into Hall 1 for the purposes of conversation would be acceptable, providing amplified music isn't generated in both spaces concurrently. As far as practically possible the double door system between the spaces should be kept closed when amplified music is being generated in one of the Halls.

I hope this information meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,

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