

Exhibited

This planning application is open for
public comment until
19 October 2026

Reference no	PLN-26-0194
Site	36 GEORGE STREET & 4 WILLIAM STREET LONGFORD
Proposed Development	Subdivision (2 lot)
Zone	8.0 General Residential
Use class	Residential

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)



The Proposal

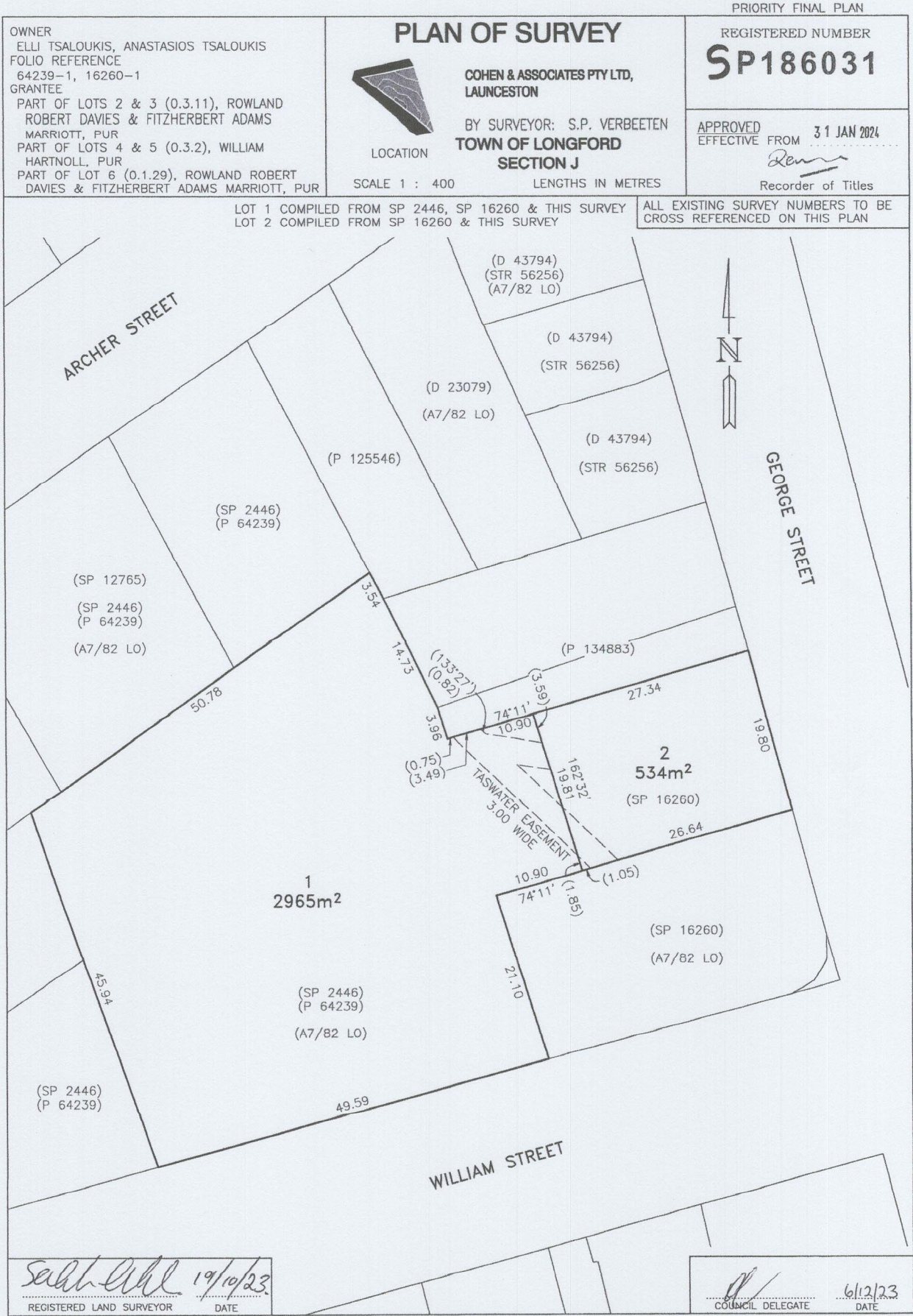
Public Open Space land contribution <i>(please tick)</i>	☐ Land (area m ²)	☐ Cash in Lieu	☒ Not Applicable
Proposed road names: (if proposing a new road within subdivision)	1.		
	2.		
	3.		

The Land

Site address:	36 George Street and 4 William Street
	LONGFORD TAS 7301
Title reference:	C/T: 134883-1; 134883-2 and 186031-1
Existing buildings on site:	Residential and outbuildings
Existing use of site:	Residential

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

This image shows a single sheet of white paper with ten horizontal black lines spaced evenly apart, resembling notebook paper. The lines are parallel and extend across the width of the page. There is no handwriting or other markings on the paper.



FILE NUMBER A17916 GRANTEE PART OF LOT 6, 0-1-29 GTD TO ROWLAND ROBERT DAVIES & FITZHERBERT ADAMS MARRIOTT PART OF 0-2-16 GTD TO JOHN POOLER.		CONVERSION PLAN LOCATION TOWN OF LONGFORD (SEC J) CONVERTED FROM 65/0837 NOT TO SCALE LENGTHS IN METRES		Registered Number P134883 APPROVED 24 OCT 2000 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (5039-33)	LAST UPI No. 5602201 5602200	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN DAB

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"

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SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"



Planning Department
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

4 September 2026

Dear Sir/madam,

RE: Planning Application, Subdivision – Boundary Adjustment, 36 George Street and 4 William Street, Longford

This letter is prepared in support of a proposal for Cohen & Associates Pty Ltd on behalf of A. and E. Tsaloukis for subdivision of three existing titles identified in F.R. 134883/1, F.R. 134883/2 and F.R. 186031/1. The proposal is to adjust the boundaries between the three titles to transfer approximately 225m² to F.R. 186031/1 and form two resultant lots.

Three lots currently exist; the subdivision will not create any additional lots.

Lot number	Area (sqm)	Frontage (m)
1	3190	49.6
2	515	19.0

The subject land is zoned General Residential within the Tasmanian Planning Scheme – Northern Midlands Local Provisions Schedule. 4 William Street is subject to THR5182. It is expected that further to Council referring the planning application to Heritage Tasmania, a Minor Works Approval will be issued once processed, which is based on initial advice received by Heritage Tasmania. The site is subject is located within the Longford Heritage Precinct, an attenuation area and an airport obstacle limitation area. The site is also located within the Longford Specific Area Plan.

NOR-S6.0 Longford Specific Area Plan

NOR-S6.8 Development Standards for Subdivision

NOR-S6.8.1 Lot design in development precinct

Not applicable. The subject site is not located within a development precinct as show in Figure NOR-S6.2.2.

NOR-S6.8.2 Lot design – urban

A1 – Lot 1 complies with the acceptable solution as the lot will have an area not less than 600m² (3190m²), and is able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and the existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2. Proposed Lot 1 meets A1 (a).

P1 – Lot 2 relies upon assessment against the performance criteria as the lot is proposed to have an area of 515m². It is noted that both F.R. 134883/1 and F.R. 134883/2 are each currently less than 600m², together with a number of lots in George Street. Proposed Lot 2 will contain the existing single dwelling and a small existing shed as well as existing vehicular access and car parking associated with the dwelling on site. Proposed Lot 2 will have an area exceeding 15% smaller than the minimum applicable lot size required by clause NOR-S6.8.2 A1 (a). The proposal is consistent with the performance criteria.

NOR-S6.8.3 Lot design – rural fringe

Not applicable. The subject site is not located within a development precinct as show in Figure NOR-S6.2.3.

NOR-S6.8.4 Internal lots

Not applicable. No internal lot is proposed.

NOR-S6.8.5 Roads

A1 – Complies. No new road is proposed as a result of the subdivision.

A2 – Not applicable. No new roads proposed.

General Residential Zone

8.6 Development Standards for Subdivision

8.6.1 Lot Design

A1 – NOR-S6.8.2 is in substitution of this clause.

A2 – The proposal complies with the acceptable solution for Lot 1 and Lot 2 which will each be provided a frontage in excess of 12 metres.

A3 - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. No new vehicular crossover is proposed.

A4 – Not applicable, no new road proposed.

8.6.2 Roads

A1 – Not applicable, no new road proposed.



8.6.3 Services

A1 – Each lot is capable of being connected to a full water supply service. The Plan of Subdivision details existing service connections, no changes are proposed.

A2 – Each lot is capable of being connected to a reticulated sewerage system. The Plan of Subdivision details service connections, including the provision of the necessary easements.

A3 – Each lot is capable of being connected to a public stormwater system. The Plan of Subdivision details of existing service connections, no changes are proposed.

CODES

C2.0 Parking and Sustainable Transport Code

Proposal complies where relevant to C2.5.1. Both Lot 1 and Lot 2 will each retain an existing dwelling and associated vehicle parking within the boundaries of the proposed lots. No changes to existing parking arrangements proposed.

C3.0 Road and Railway Assets Code

The existing vehicular accesses to Lot 1 and to Lot 2 will be retained. No new vehicular access proposed. The subdivision is not within a road or railway attenuation area.

C6.0 Local Historic Heritage Code

C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

A1 – There is no acceptable solution.

P1 – The subdivision proposed is not anticipated to cause an unacceptable impact on the local historic heritage significance of the local heritage place located at 4 William Street. The proposal will transfer an area of approximately 225m² to F.R. 186031/1, which is an area already fenced and utilised as part of the gardens with the local heritage place. The proposal will merely match what is occurring on the ground in terms of title boundaries. The lot is suitable for the intended use, and no vegetation removal is proposed. Heritage Tasmania have already been consulted, and it is anticipated that they will issue a Minor Works Approval once the planning application is referred and processed. The proposal is consistent with the performance criteria.

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

A1 – There is no acceptable solution.

P1 – The subdivision proposed is compatible with the local historic heritage significance of the Longford local heritage precinct. 36 George Street will transfer the rear portion of both existing smaller lots to the adjacent property at 4 William Street. This area is already fenced and utilised as garden for the property located at 4 William Street. The historic pattern of subdivision of the precinct will be further reinforced as the two smaller titles at 36 George Street will form a single lot for the existing residential use, with an increase frontage of the title to George Street. The subdivision is compatible with the character of the precinct. The proposal is consistent with the performance criteria.

C6.10.3 Subdivision for places or precincts of archaeological potential

Not applicable.



C9.0 Attenuation Code

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

A1 – Complies with (a). Each lot proposed in the plan of subdivision is for the creation of separate lots for existing buildings.

C16.0 Safeguarding of Airports Code

The development of the subdivision is not more than the AHD height (316m) specified for the site of the development in the relevant airport obstacle limitation area and therefore exempt under C16.4.1.

The proposal is consistent with the Tasmanian Planning Scheme – Northern Midlands and should therefore be considered for approval.

Kind Regards,

Rebecca Green

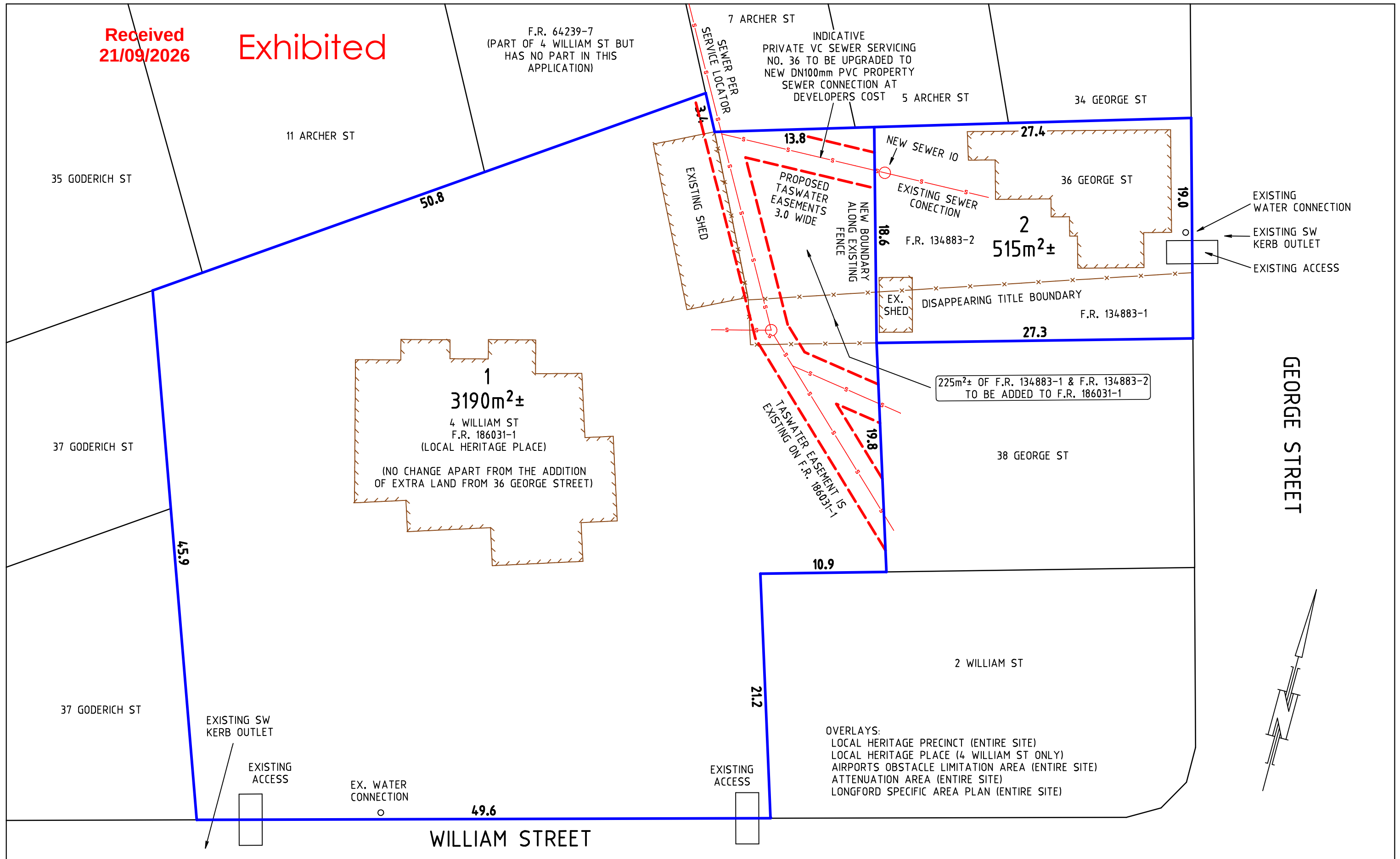
Senior Planning Consultant

m – 0409 284422

e – admin@rgassociates.com.au

Received
21/09/2026

Exhibited



1 OF 1		PLAN OF SUBDIVISION		4 WILLIAM STREET & 36 GEORGE STREET, LONGFORD		THIS IS AN INDICATIVE SUBDIVISION DESIGN PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. INFORMATION SHOWN MAY BE TRANSCRIBED FROM OTHER SOURCES OF UNVERIFIED ACCURACY. THE DIMENSIONS, AREA, LOCATION OF IMPROVEMENTS, AND NUMBER OF LOTS ARE APPROXIMATE AND MAY VARY DUE TO DECISIONS BY THE MUNICIPALITY, TASMANIAN CIVIL & ADMINISTRATIVE TRIBUNAL, ENGINEERING, OR OTHER ADVICE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THIS PLAN IS NOT TO BE COPIED UNLESS THIS NOTE IS INCLUDED.	 COHEN & ASSOCIATES LAND & AERIAL SURVEYORS 103 CAMERON STREET PO BOX 990, LAUNCESTON, TAS, 7250 admin@surveyingtas.com.au (03) 6331 4633 www.surveyingtas.com.au	
REV 4								
REF 83-46 (8976)		21 Sep 2026		OWNER TITLE REFERENCE(S) ZONE	A. & E. TSALOUKIS 186031-1, 134883-1, 134883-2 GENERAL RESIDENTIAL			
SCALE 1 : 3000 @ A3		DRAWN SPVERBEETEN						