

3 June 2022

Ann Cunningham
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART 7001

Dear Ann

Northern Midlands Draft Local Provisions Schedule Hearings – Request to be heard – 500 & 502 Hobart Road Youngtown

I refer to your letter 5 May 2022 regarding the upcoming Northern Midlands Draft Local Provisions Schedule Hearings and request to be heard on behalf of the owners of 500 and 502 Hobart Road and to make further submissions in relation to the draft LPS as it relates to this land.

Submission in relation to request to be heard

I have been engaged by the owners of 502 Hobart Road (PMMA Pty Ltd) and 500 Hobart Road (Phoenix Ridge (TAS) Pty Ltd) to provide planning advice in relation to the draft LPS. The beneficial owner of both properties is the Risdon Road Property Trust which is an associated entity of Graham Family Funerals and Finney Funerals.

I originally made a brief representation (No. 4) to Council 21 December 2021 regarding the split zoning of 502 Hobart Road. The representation requested that the portion of the site that was previously zoned Utilities be zoned to match the zoning of the remainder of the land. That matter has been resolved in the draft LPS to the extent that the land is now proposed to have a single zone applied across the land. The draft LPS however also proposes to change the zoning of both 500 and 502 Hobart Road from Rural Resource to Rural Living D. This change in zoning is of concern and raises other matters that I make further submissions on below and seek to be heard on.

Further Submission

502 Hobart Road is used as an existing funeral chapel and crematorium for Finney Funerals. The owners of Finney Funerals recently purchased the adjacent property at 500 Hobart Road to provide for future improvements, extension, and associated services to complement the funeral chapel and crematorium as well as to provide for a buffer around the existing facility.

The existing Rural Resource Zoning under the Northern Midlands Planning Scheme 2013 (existing planning scheme) provides for a range of permitted and discretionary uses of both 500 and 502 Hobart Road including a crematorium, equipment and machinery sales and hire, food services, general retail and hire, service industry, service industries etc. This range of uses provides some

flexibility for upgrades and expansion of the funeral business on both 500 and 502 Hobart Road. It also provides for a range of alternate uses to be considered on the balance of 500 Hobart Road beyond that required for the funeral business.

Given the above considerations it is requested that both 500 and 502 be retained as Rural zoning in the LPS rather than be zoned Rural Living D.

The owners are reviewing their options regarding the future of 500 Hobart Road in particular. Once this work is done it may be that the land is more appropriately zoned Light Industrial to transition from the adjacent industrial precinct within the Launceston planning area. It is considered that such a proposal would be the subject of a future application for a planning amendment.

I include an annotated zoning plan from the existing planning scheme below for context.

Subject to the delegates agreement I would welcome the opportunity to discuss these matters further at the hearing.

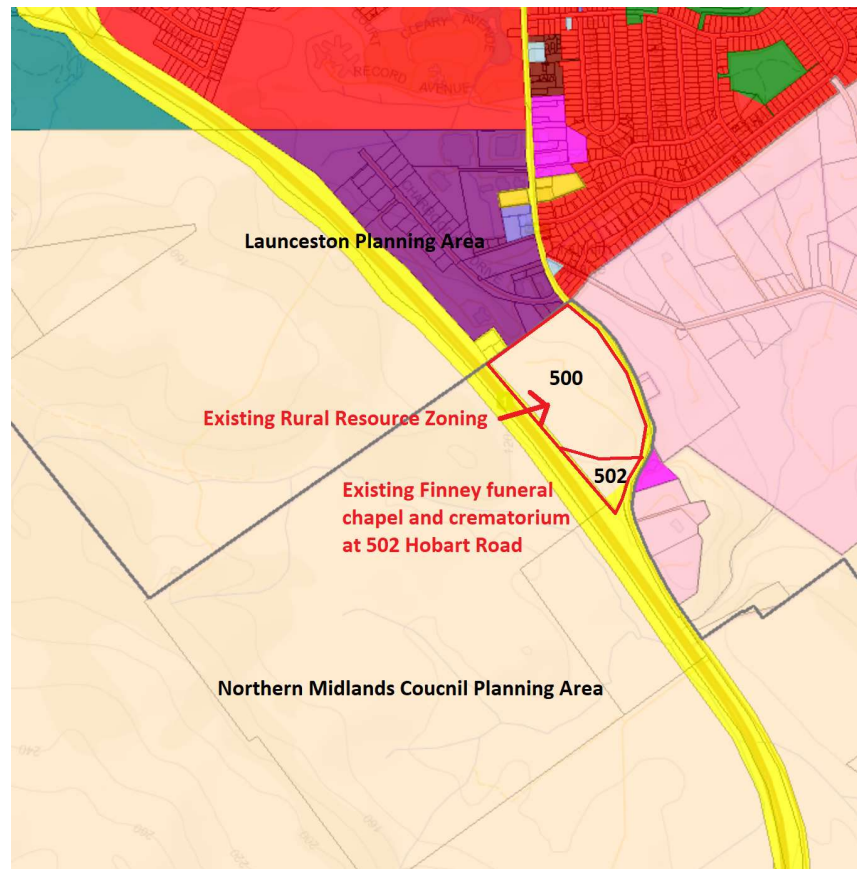


Figure 1 – Existing zoning Northern Midlands Council Interim Planning Scheme 2013

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Frazer Read'. The signature is fluid and cursive, with the first name 'Frazer' written in a larger, more prominent script than the last name 'Read'.

Frazer Read
Principal
All Urban Planning Pty Ltd