

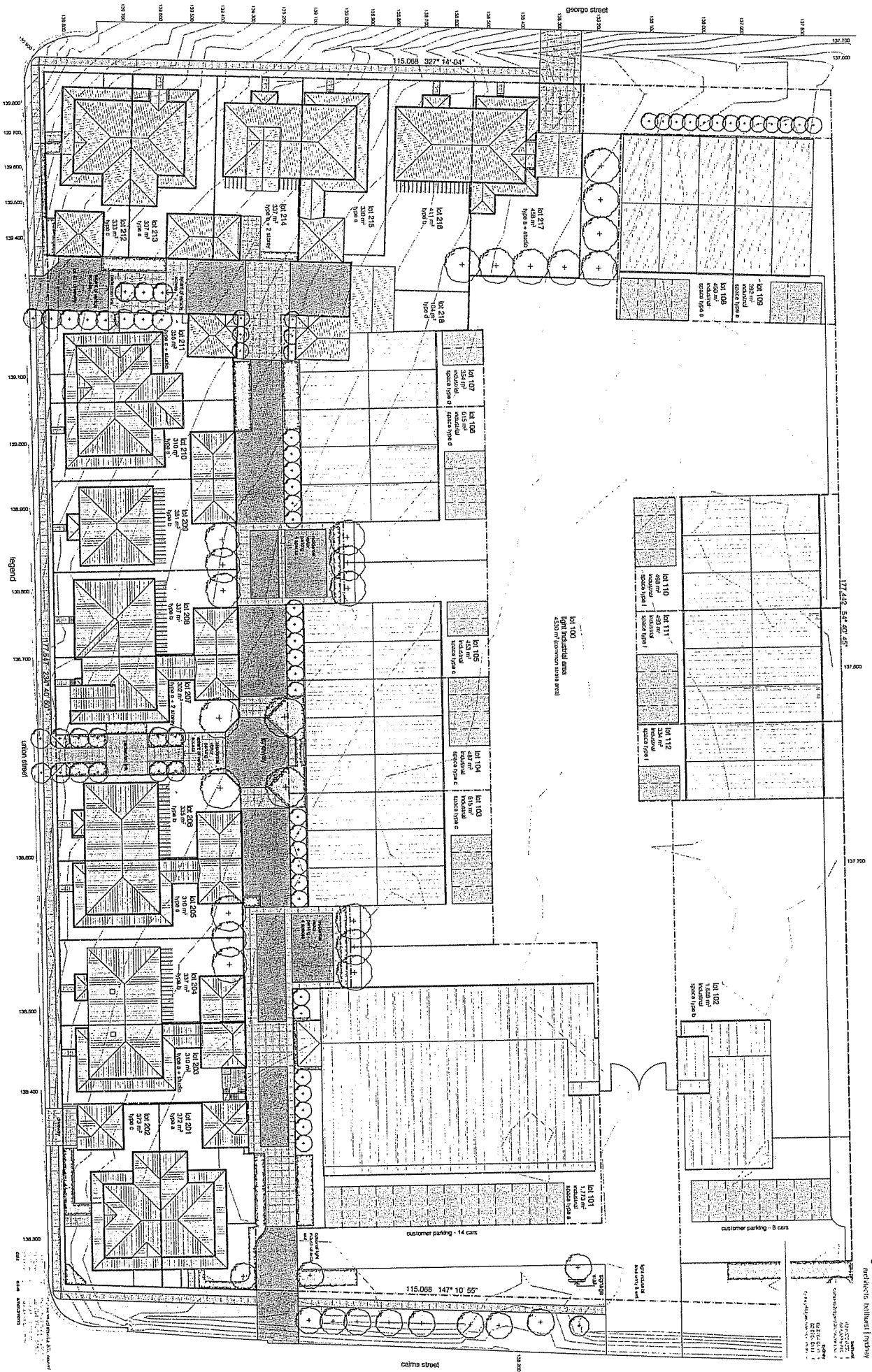
## **PLAN 2**

**PLANNING SCHEME AMENDMENT 01/09,  
& DEVELOPMENT APPLICATION P09-006,  
20 UNION STREET  
(BETWEEN CARINS & GEORGE STS),  
LONGFORD**

### **ATTACHMENTS:**

- A Proposal Plans**
- B Design Statement**
- C Draft Amendment**
- D s32 Report**
- E Letter from Swift Australia**





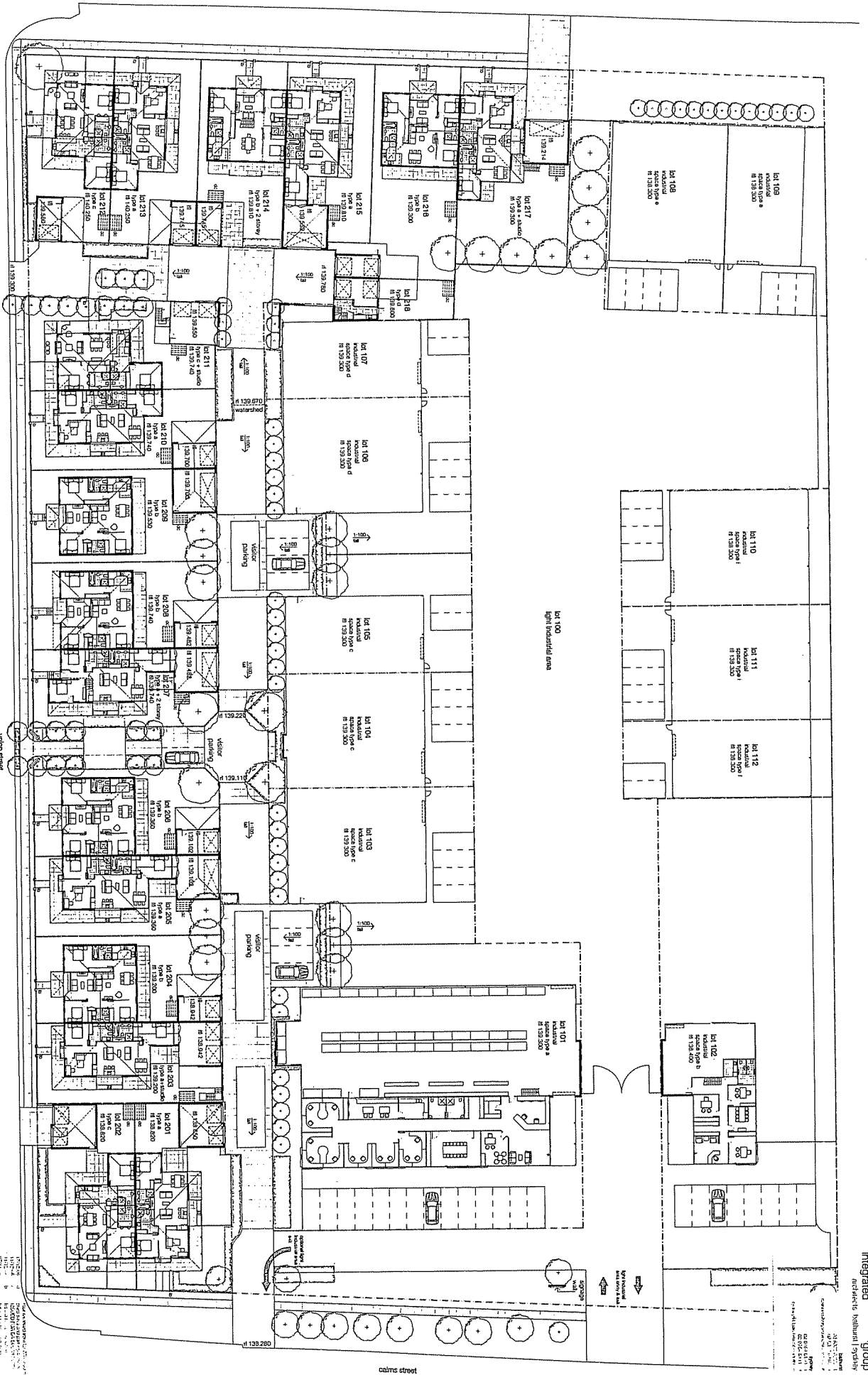
- Legend
- DC drying court
  - PL industrial paved area
  - IP industrial parking
  - LB bitumen
  - LD bitumen
  - POB private open space
  - RL reduced level
  - VP visitor parking
  - area detailing private open space
  - 25m<sup>2</sup> of private open space with minimum dimension of 5m
  - hatched in common area

note  
 total site area is approximately 20.40km<sup>2</sup>  
 contours shown are for information only  
 all landscaping indicated is proposed.

site plan  
 union steel development  
 18/09/08  
 1:500 @ A1  
 18/09/08  
 1:500 @ A1  
 18/09/08  
 1:500 @ A1

preliminary not for construction

george street



Integrated group  
residential - National System

DATE: 11/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:500  
PROJECT: [Name]

legend

- DC driving court
- FFL finished floor level
- IP interstitial parking
- LB lift bank
- LBV lift lobby
- POS private open space
- RL reduced level
- VP visitor parking
- area defining private open space
- 25m<sup>2</sup> of private open space with minimum dimension of 4m
- indication of common strata area

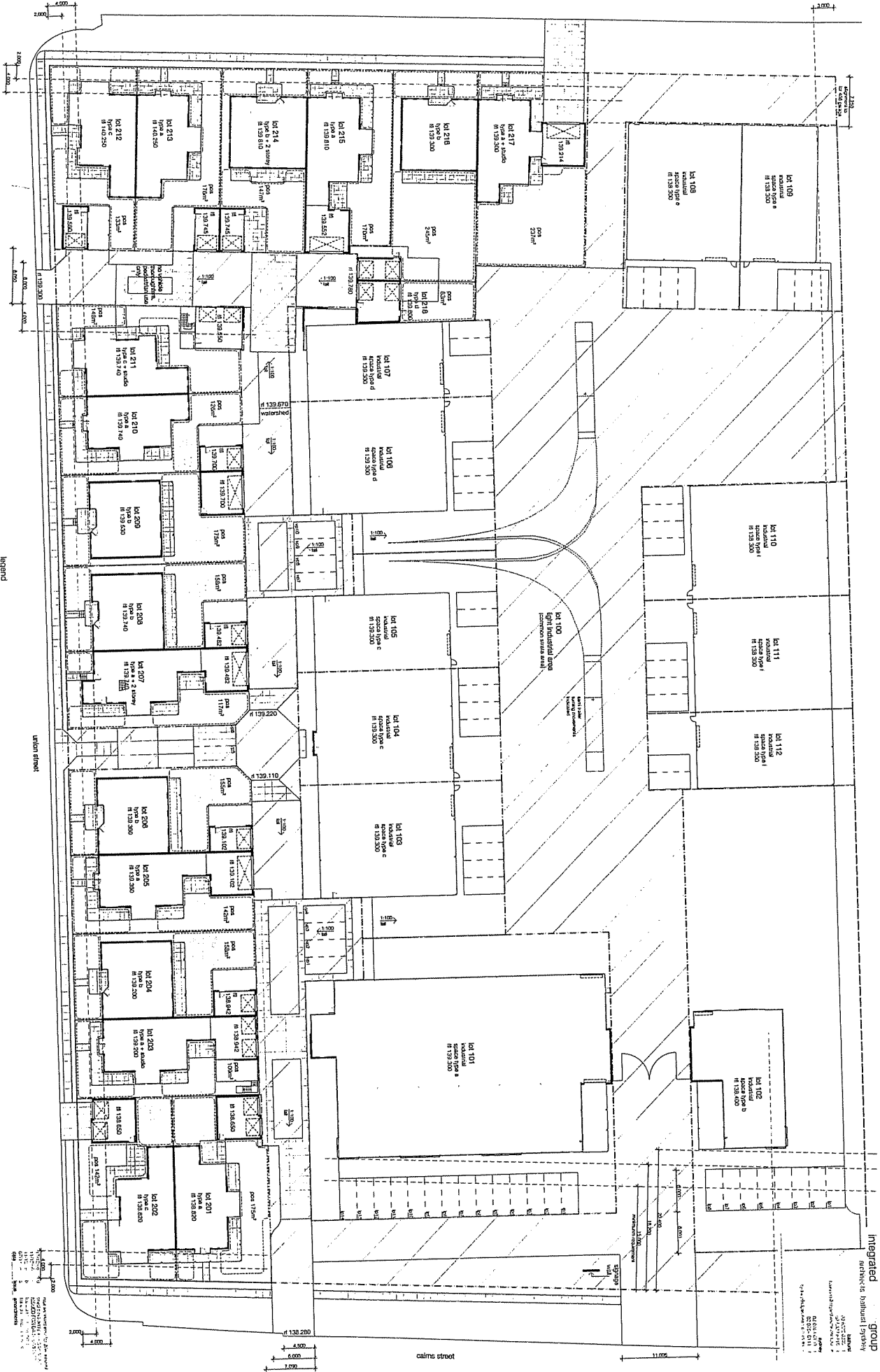
ground floor plan

union street development  
residential (urban) - National System  
DATE: 11/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:500  
PROJECT: [Name]

preliminary not for construction

DR

george street



legend

- DC driving court
- PL internal private level
- LB letterbox
- LDR/landscaping
- POS private open space
- RL reduced level
- VP visitor parking
- area defining private open space
- 55m<sup>2</sup> of private open space with minimum dimension of 4m
- indication of common stairs area

preliminary not for construction

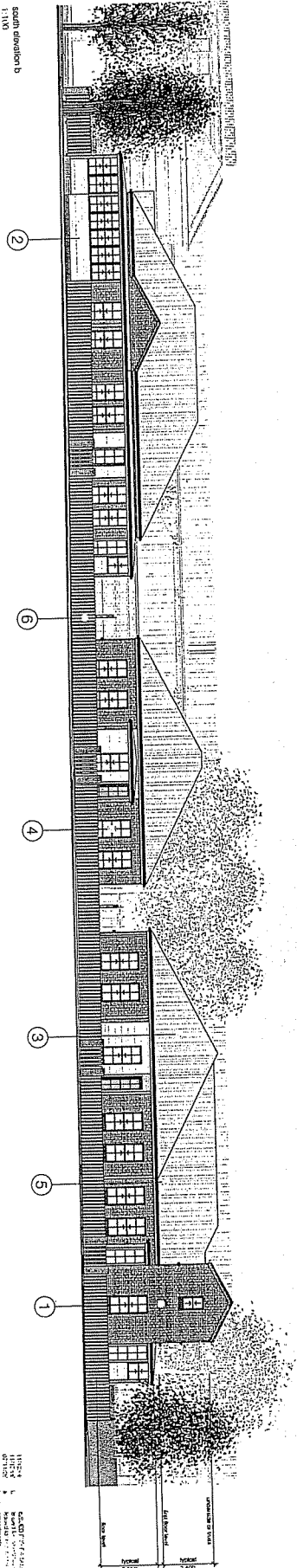
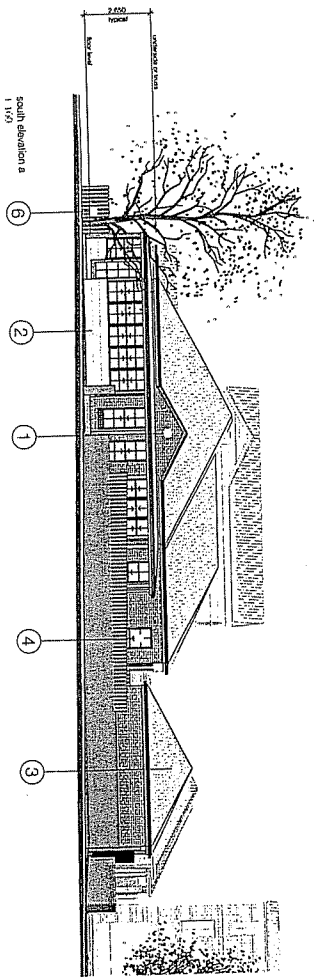
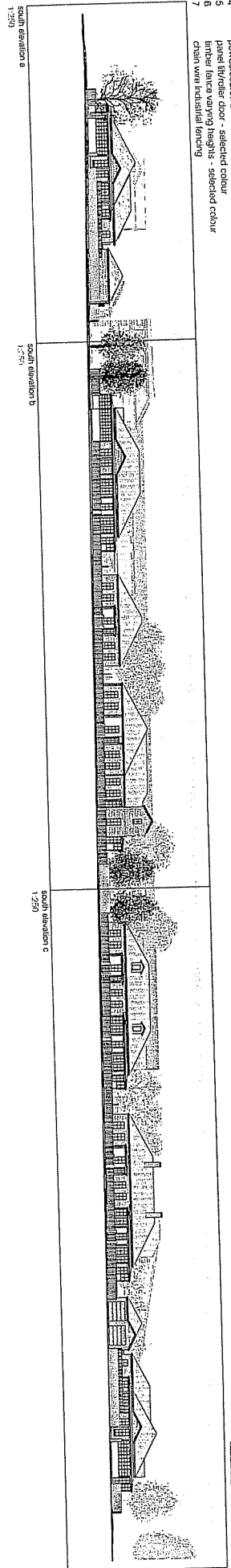
compliance plan  
 union street development  
 1:100 (as shown)  
 1:200 (as shown)  
 1:500 (as shown)  
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 1:5000 (as shown)  
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 1:50000 (as shown)  
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 1:200000 (as shown)  
 1:500000 (as shown)  
 1:1000000 (as shown)

integrated group

architects  
 10/100 (as shown)  
 1:200 (as shown)  
 1:500 (as shown)  
 1:1000 (as shown)  
 1:2000 (as shown)  
 1:5000 (as shown)  
 1:10000 (as shown)  
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 1:50000 (as shown)  
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 1:200000 (as shown)  
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 1:1000000 (as shown)

Legend

- 1 face brick - selected colour
- 2 lighthweight cladding - selected colour
- 3 metal roof/wall sheeting - selected colour
- 4 powdercoated aluminium doors & windows - selected colour
- 5 panel louver door - selected colour
- 6 timber larco varying heights - selected colour
- 7 chain wire industrial fencing

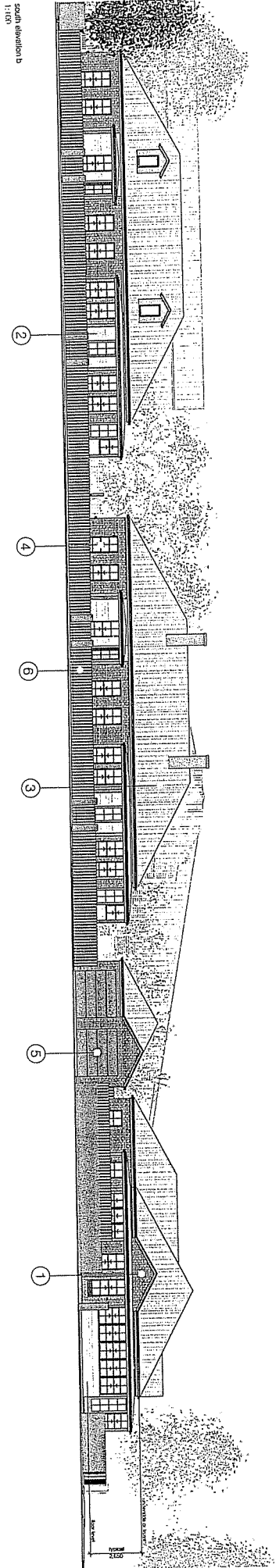


south elevations 1

UNION STREET DEVELOPMENT  
 ARCHITECTS  
 191 BRIDGE STREET  
 AUCKLAND  
 TEL: 09 308 6000  
 WWW.UNIONSTREETARCHITECTS.CO.NZ

legend

- 1 face brick - selected colour
- 2 lightweight cladding - selected colour
- 3 metal roof/external cladding - selected colour
- 4 powder coated steel - selected colour
- 5 timber cladding - selected colour
- 6 timber luroce varying heights - selected colour
- 7 chain wire industrial fencing

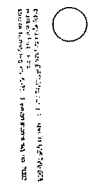


south elevations  
1:100

183 Princes Street, Auckland  
09 308 3333  
www.integratedgroup.co.nz

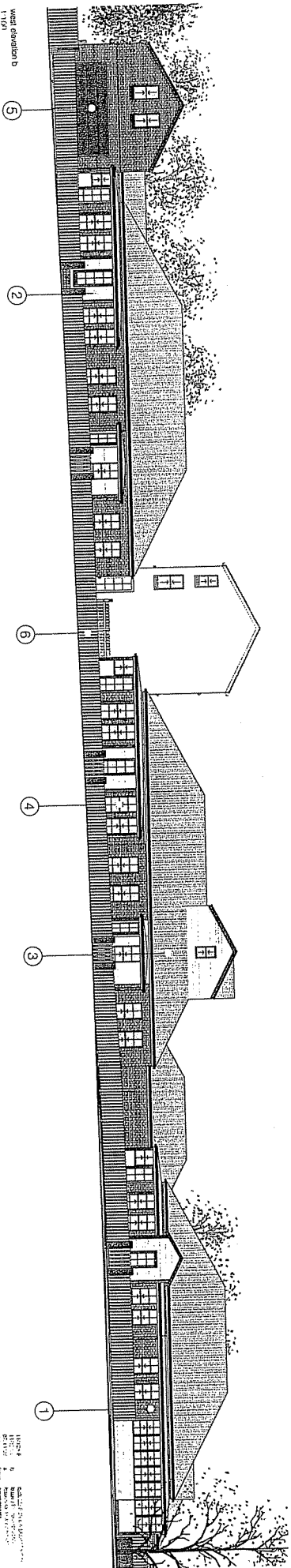
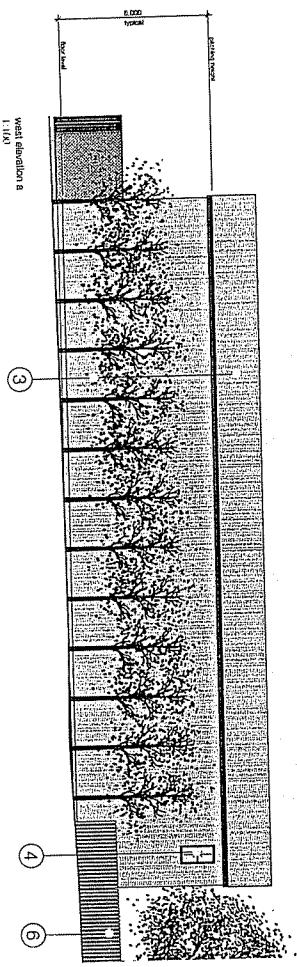
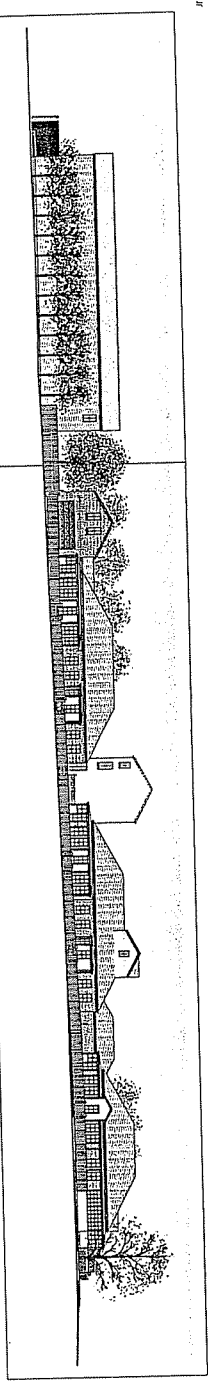
191/191/09  
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Legend

- 1 face brick - selected colour
- 2 lightweight cladding - selected colour
- 3 metal roof/wall sheeting - selected colour
- 4 powdercoated aluminium doors & windows - selected colour
- 5 panel lift/roller door - selected colour
- 6 timber larches varying heights - selected colour
- 7 chain wire industrial fencing



18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100

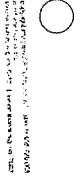
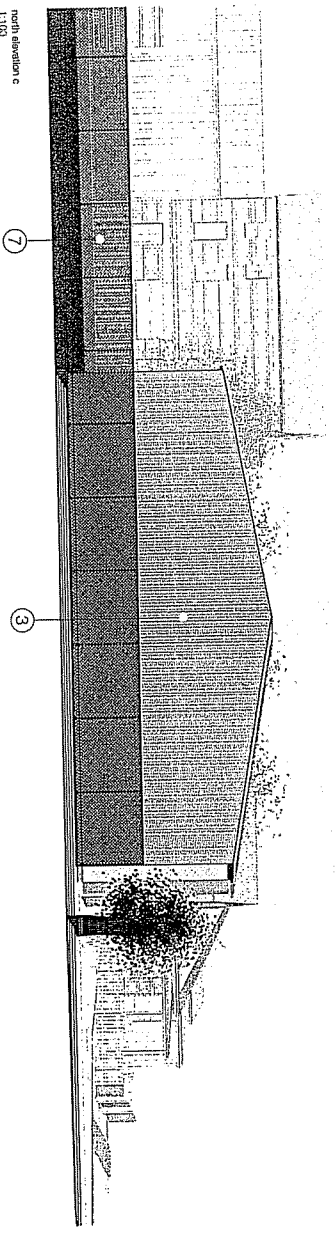
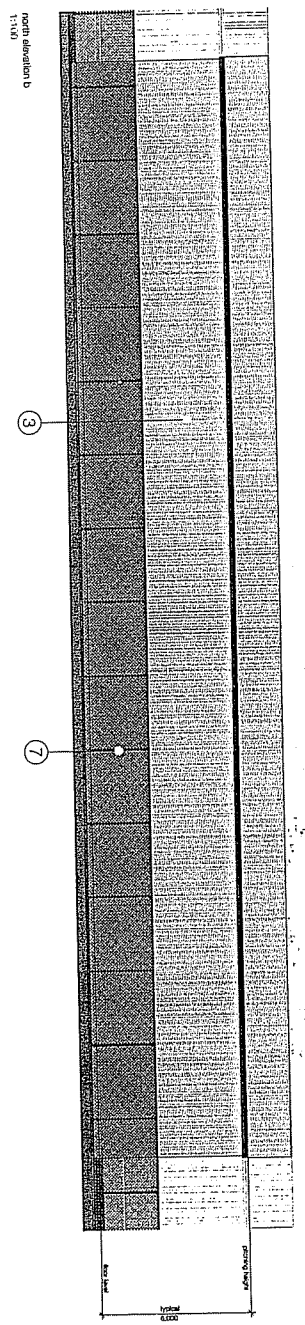
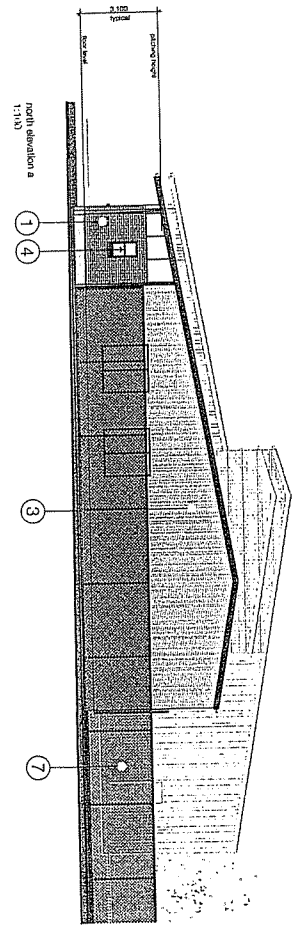
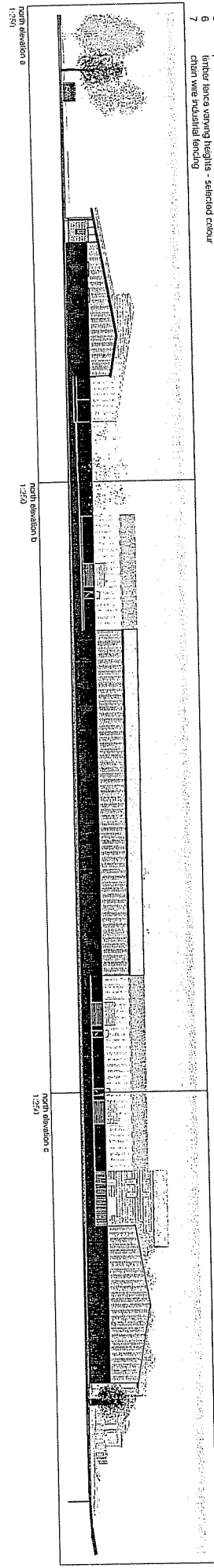
west elevation

union street development  
residential | urban steel | levittov

18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100

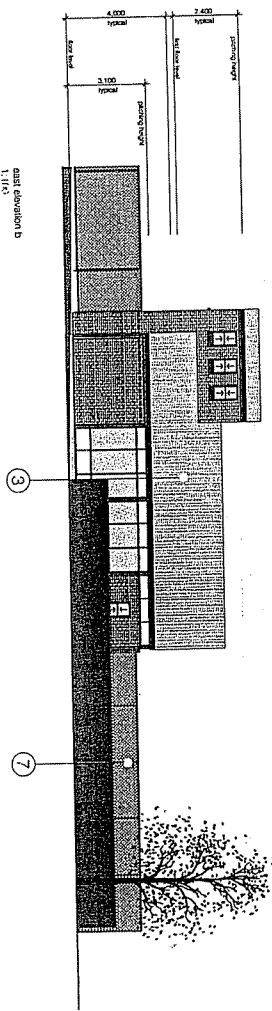
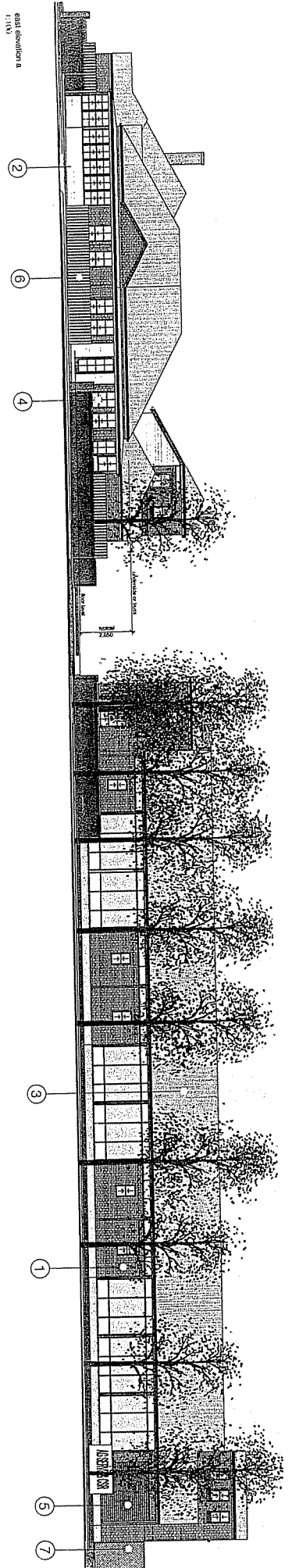
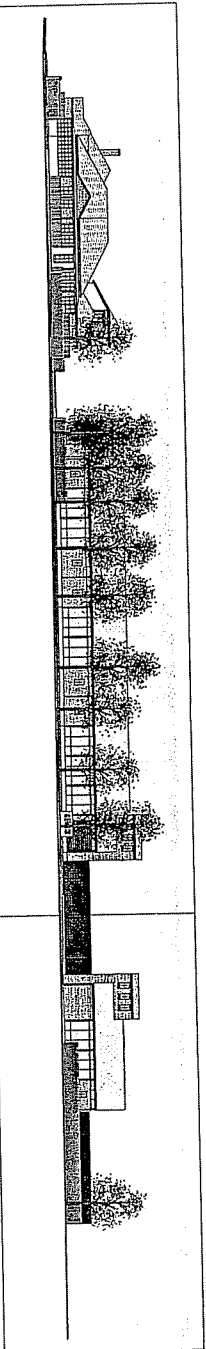


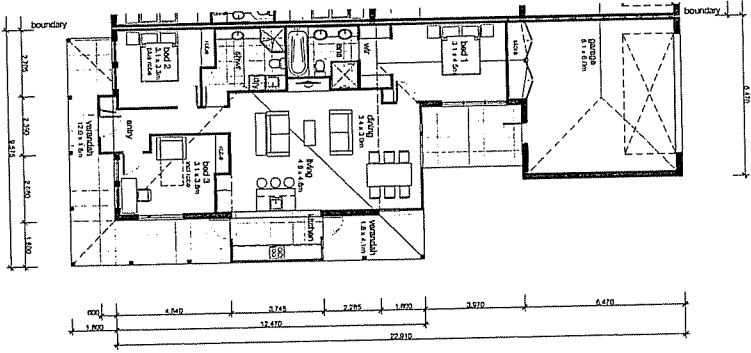
- legend
- 1 face brick - selected colour
  - 2 lightweight cladding - selected colour
  - 3 metal roof/wall sheeting - selected colour
  - 4 powdercoated aluminium doors & windows - selected colour
  - 5 panel lift/coller door - selected colour
  - 6 timber larch venning trapez - selected colour
  - 7 galvanneal roof sheeting - selected colour



Legend

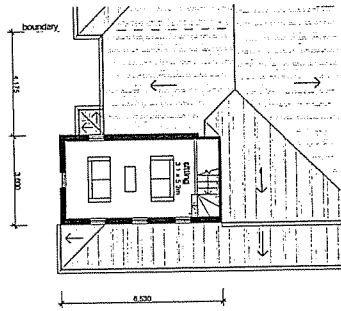
- 1 face brick - selected colour
- 2 lightweight cladding - selected colour
- 3 metal roof/wall sheeting - selected colour
- 4 powdercoated aluminium doors & windows - selected colour
- 5 panel lift/color door - selected colour
- 6 timber/lambs varying heights - selected colour
- 7 chain wire mesh/fencing



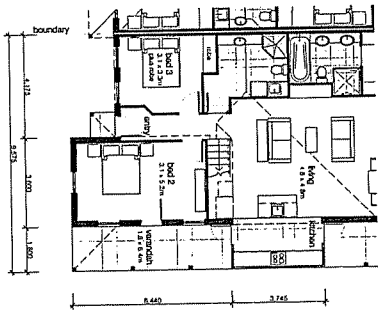


Type A  
ground floor  
1:100  
area  
150m<sup>2</sup>  
total  
150m<sup>2</sup>  
pitched area  
41m<sup>2</sup>

Type A - ground floor  
1:100

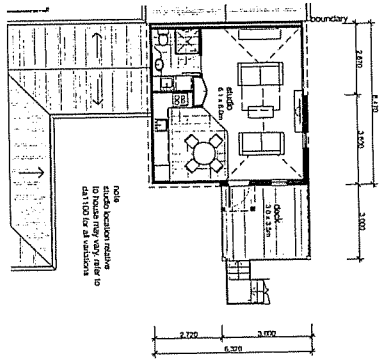


Type A + 2 storey variation - first floor  
1:100

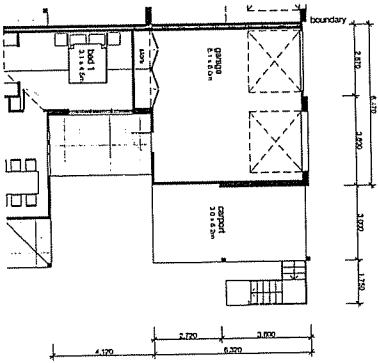


Type A + 2 storey  
ground floor  
1:100  
area  
122m<sup>2</sup>  
total  
150m<sup>2</sup>  
pitched area  
35m<sup>2</sup>

Type A + 2 storey variation - ground floor  
1:100

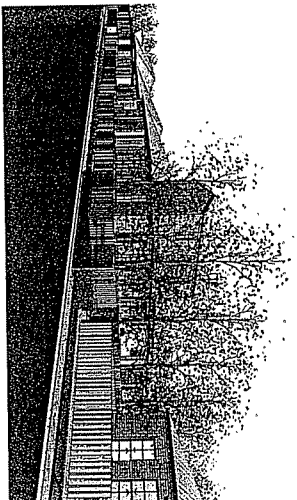


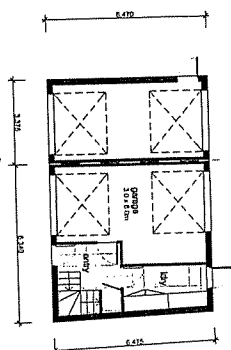
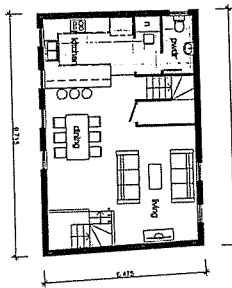
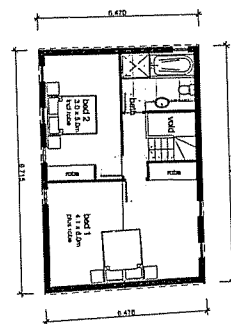
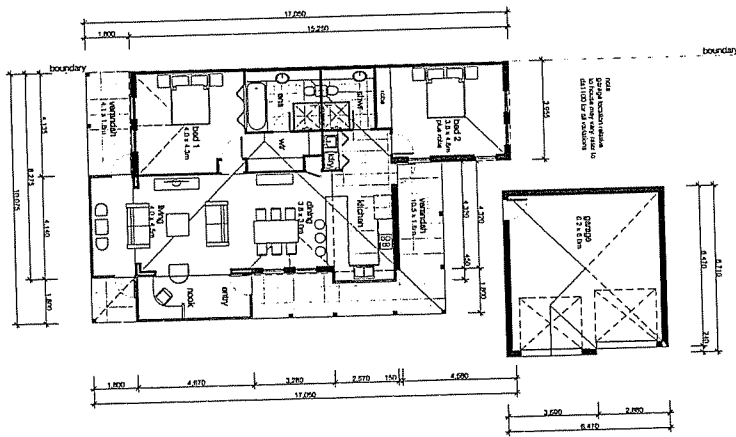
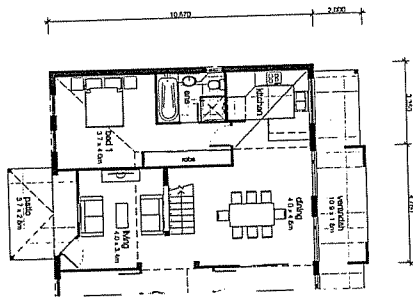
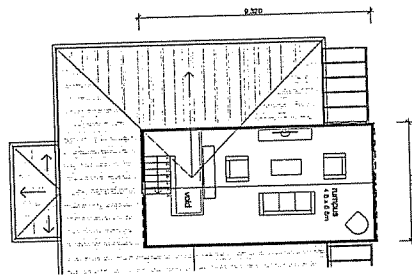
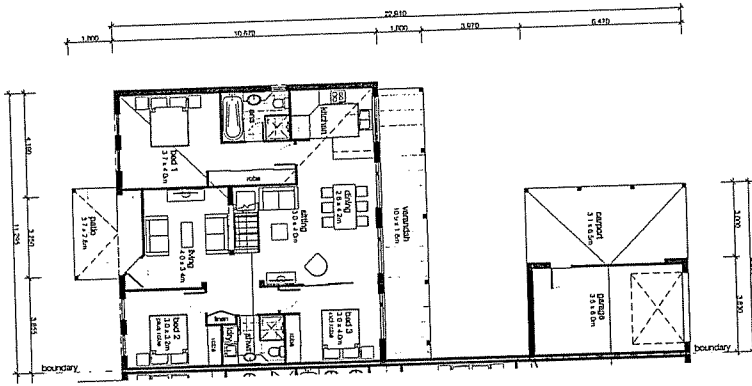
Type A + studio variation - first floor  
1:100



Type A + studio  
ground floor  
1:100  
area  
116m<sup>2</sup>  
total  
150m<sup>2</sup>  
pitched area  
20m<sup>2</sup>  
studio  
19m<sup>2</sup>  
bathroom  
4m<sup>2</sup>  
pitched area  
20m<sup>2</sup>

Type A + studio variation - ground floor  
1:100





Type b - ground floor

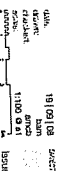
Type b + 2 storey variation - ground floor

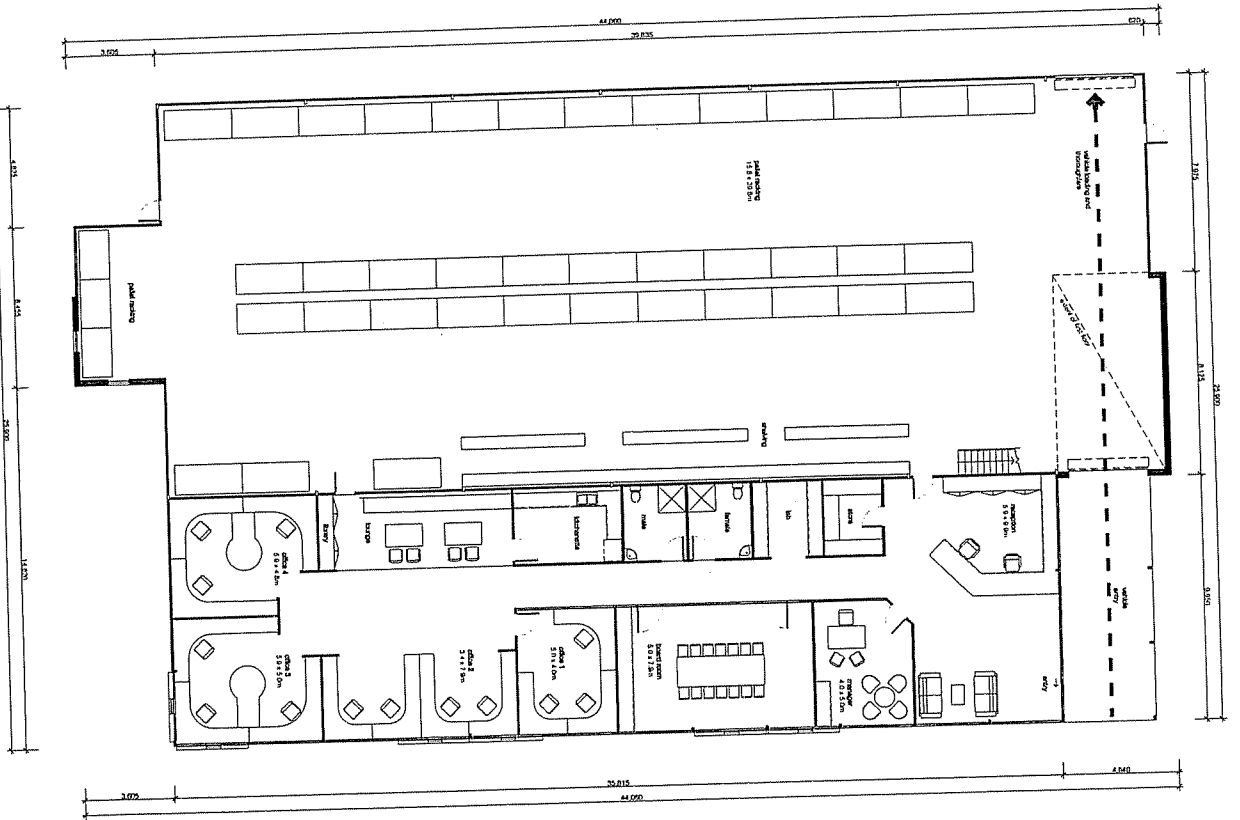
Type c - ground floor

Type d - ground floor

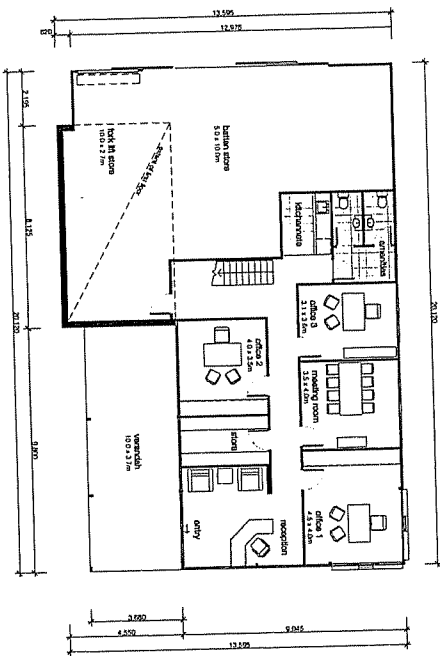
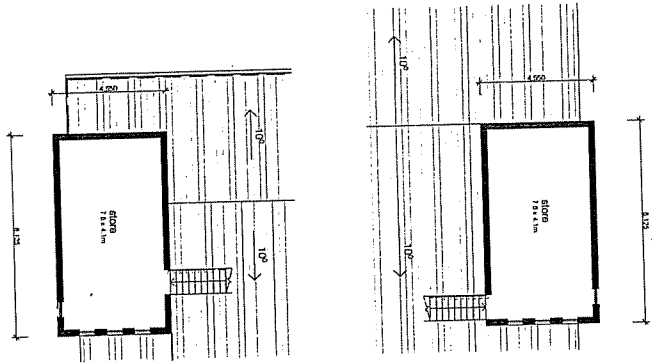
**Typical floor plans 2**

Union street development  
18 09 08

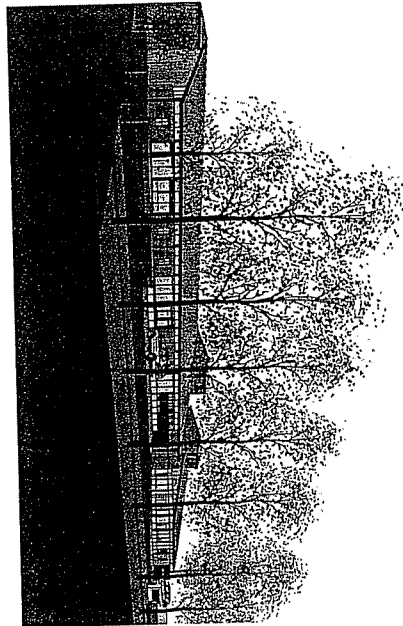




Industrial space type a - ground floor  
1:100

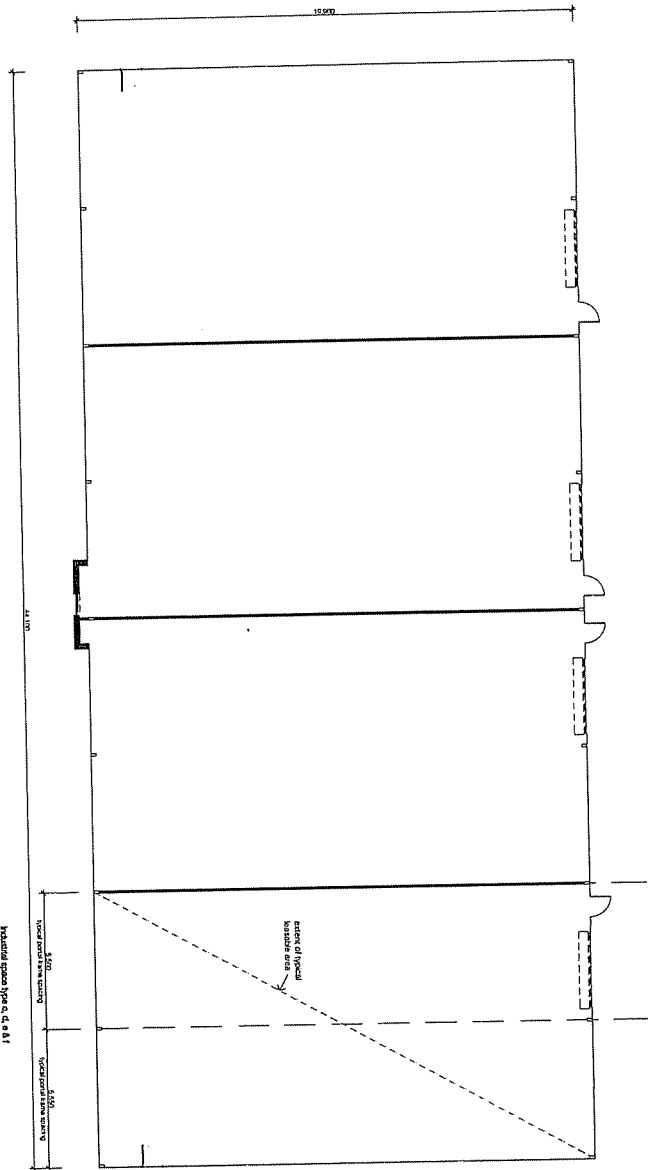


Industrial space type b - ground floor  
1:100



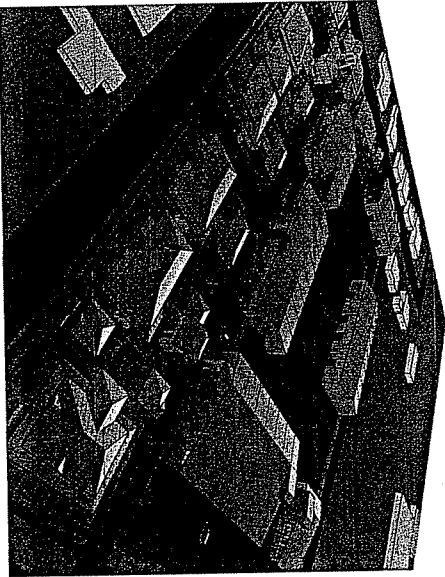
integrated group  
architects | interior | systems

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Industrial space type c, d, e & f - ground floor  
1:100

Industrial space type c, d, e & f  
Typical floor area: 220m<sup>2</sup>



drawing register

dwg	drawing title
	cover page
1a3101	perspective 1
1a3102	perspective 2
1a3103	perspective 3
1a3104	perspective 4
1a3105	perspective 5
1a3106	perspective 6
1a3107	perspective 7
1a3108	perspective 8

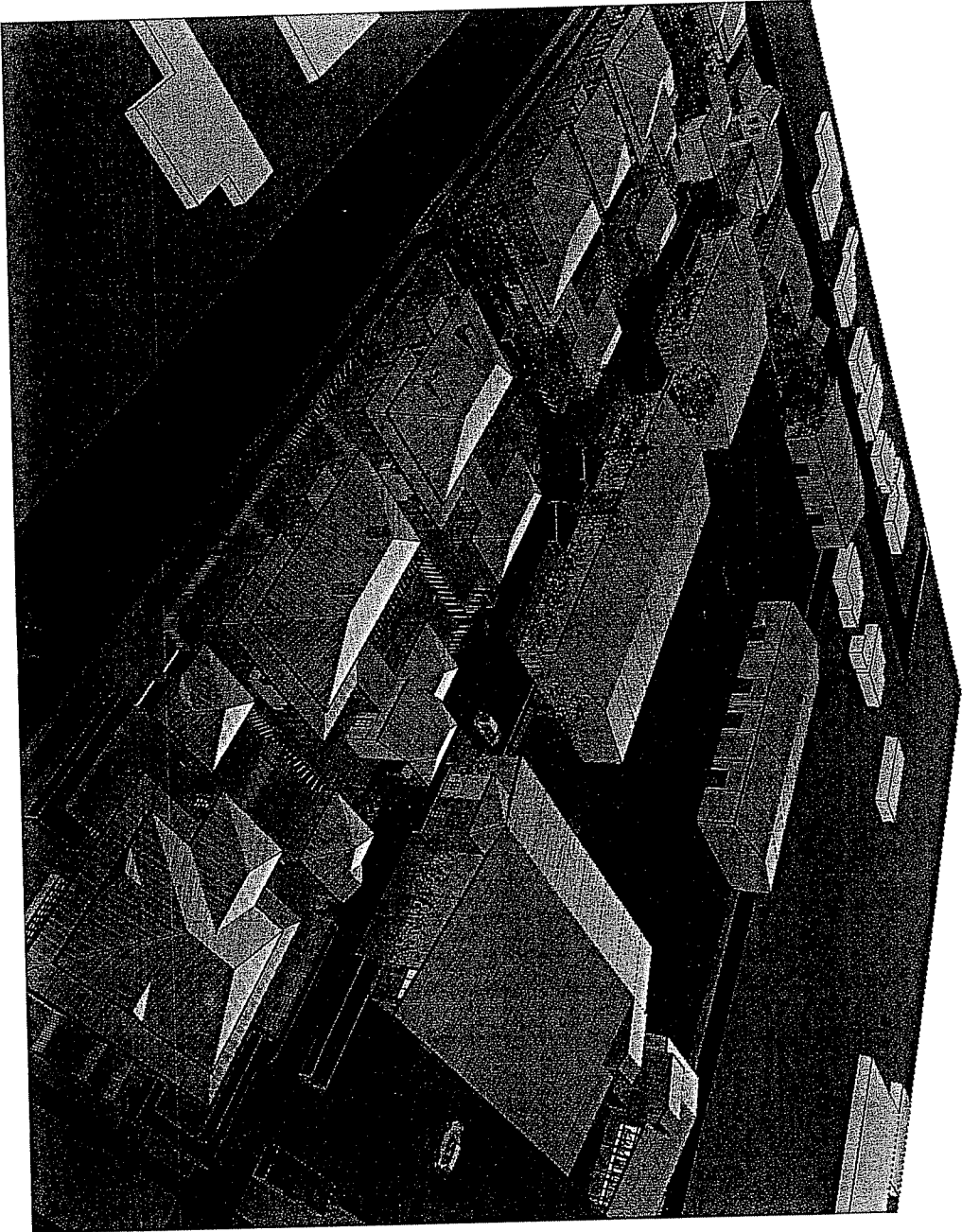
union street development  
russ sweating | union street, longford

lot no | ...  
dp no | 20334871  
site area | 20404 sq.m approx

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**perspective 1**

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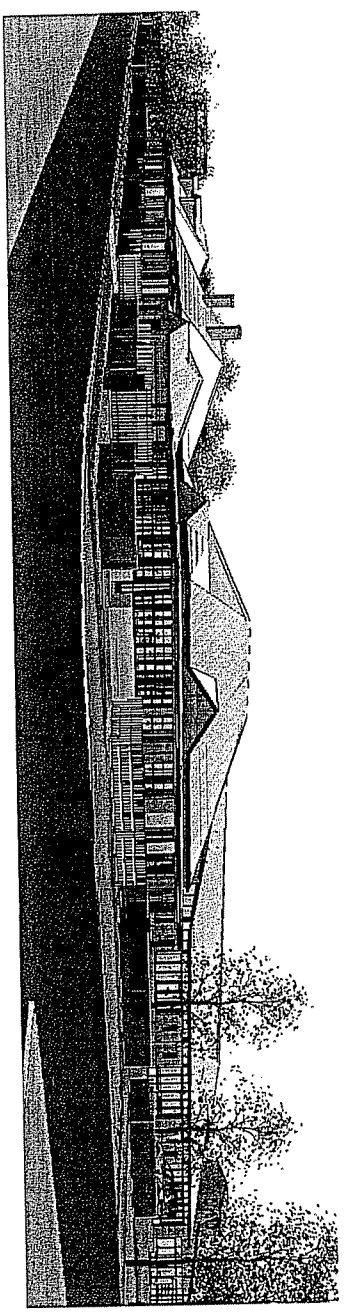
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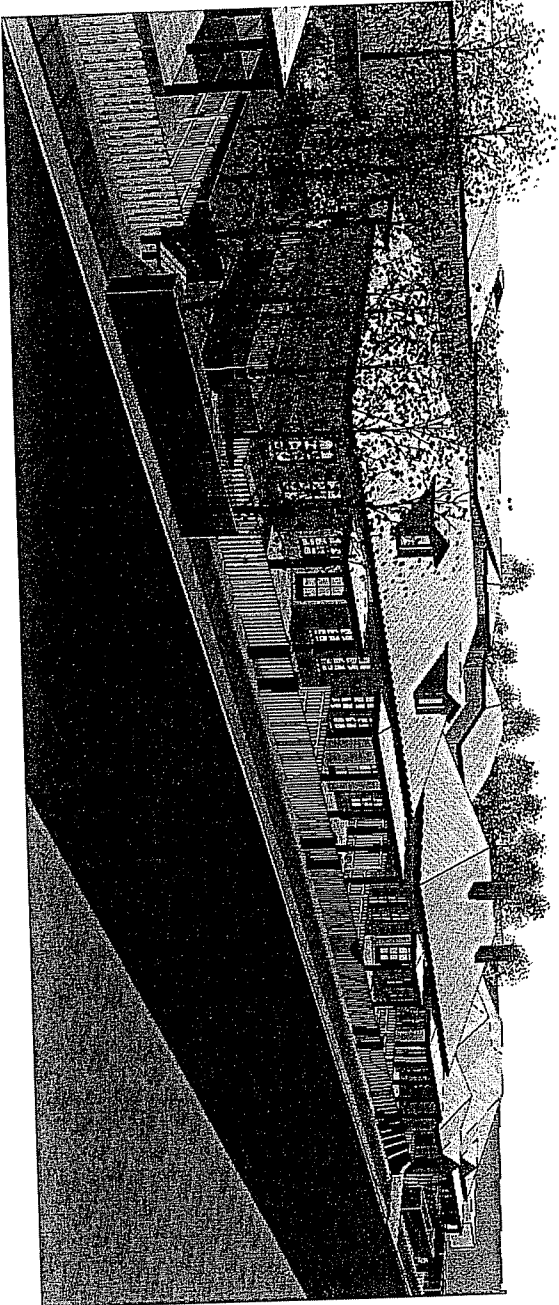
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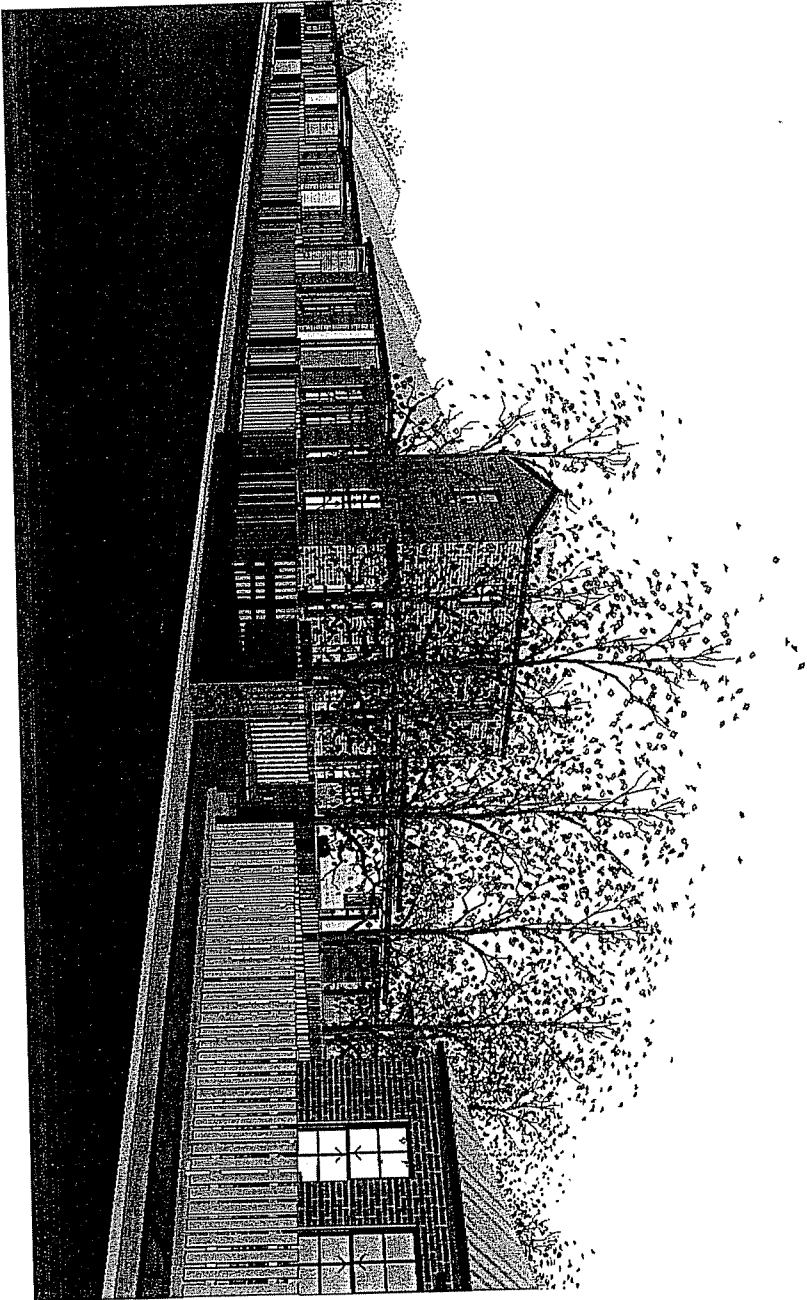
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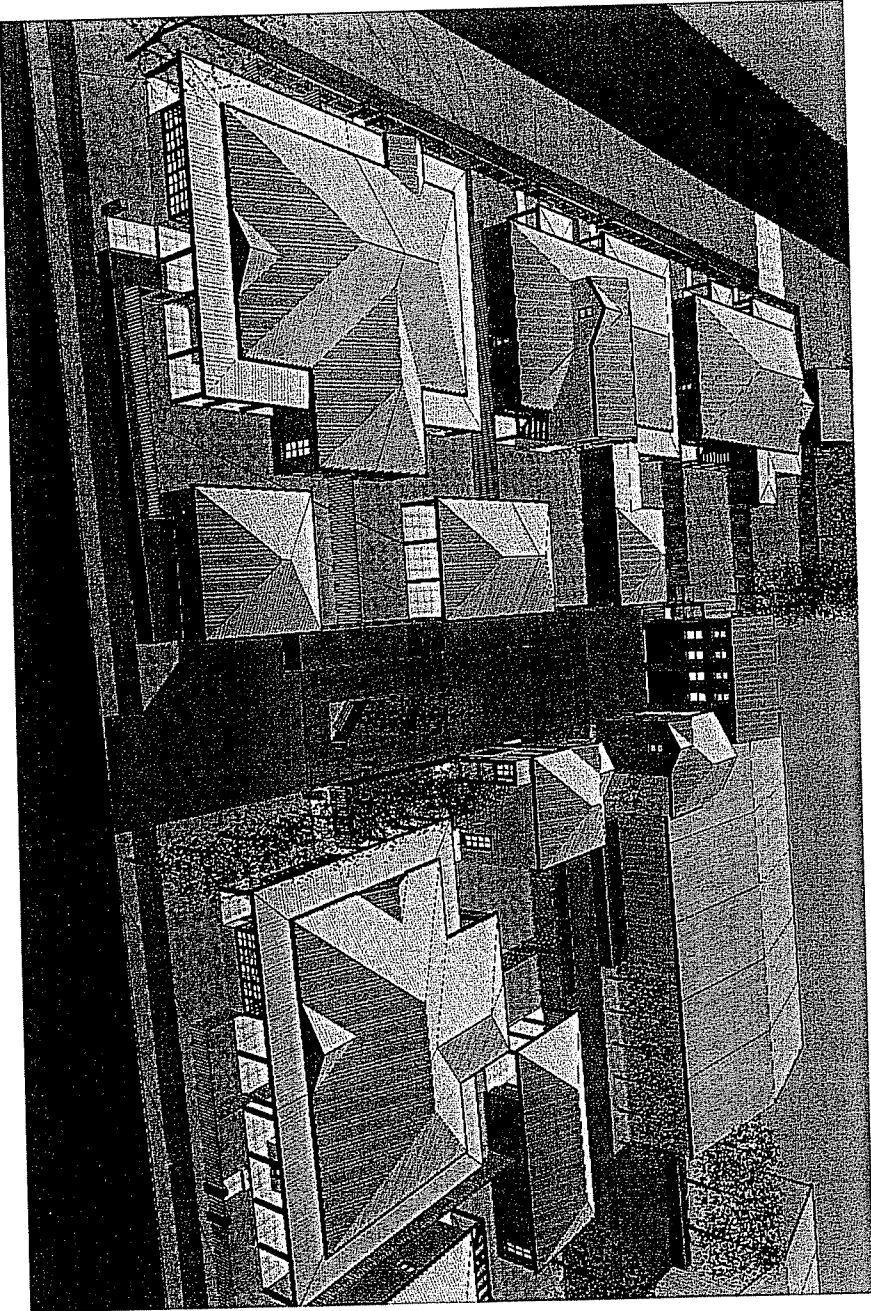
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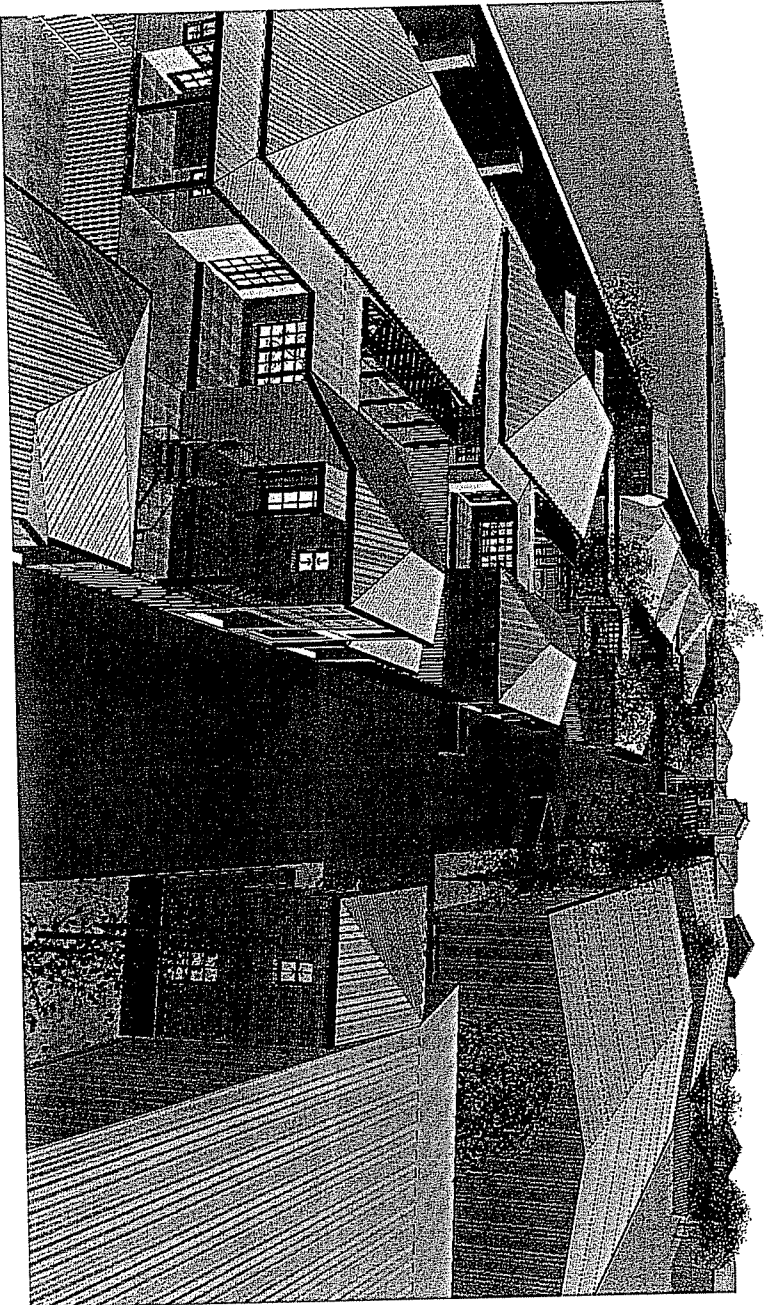
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**perspective 8**

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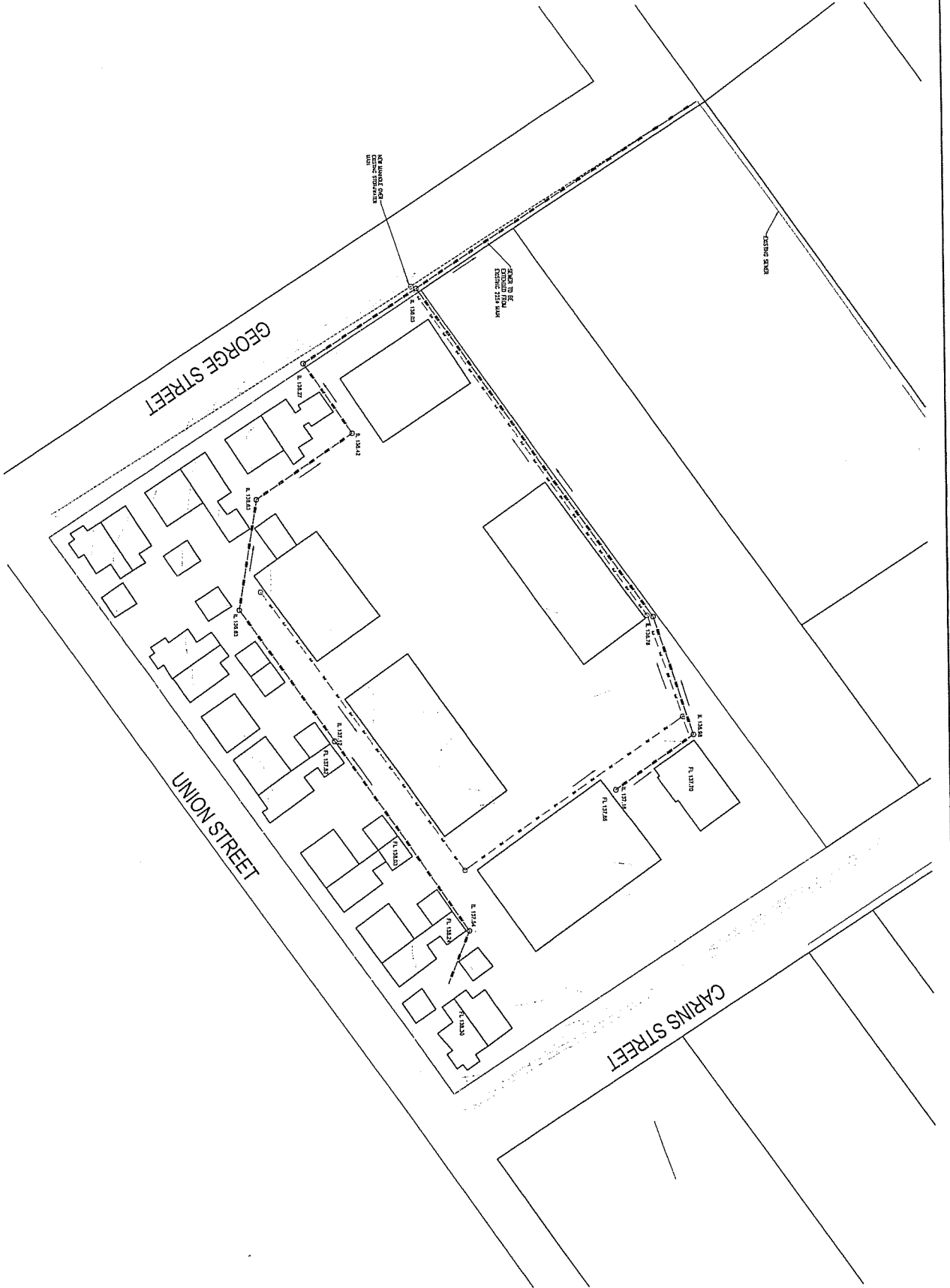












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DATE	DESCRIPTION	BY	CHK
01/25/2008	DATE RECEIVED		
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DESIGNER: R. SWINERTON  
DRAWN BY: L. LONGFORD  
PROJECT NO.: 08.207  
DATE: 11/20/08 (A1)  
SHEET NO.: P01  
SCALE: AS SHOWN

## design statement

The parcel of land bounded by Cairns St, Union St and George St provides an opportunity for mixed use development to support the sustainable growth of the township of Longford. The proposal accommodates residential and commercial/ light industrial purposes in close proximity, and within the urban centre of the town.

Prior to industrialisation and the consequent land zoning to separate “offensive” and “domestic” purposes, urban (village) development was characterised by mixed-use planning in which people could live, work and socialise within close proximity, avoiding the need for major transport infrastructure and avoiding the segregation and dislocation of daily life. Most industry and commerce is no longer “offensive” due to environmental controls and technology. In this ‘post-industrialised’ era we now have the opportunity to rediscover a ‘new’ urbanity in which towns can sustain both domestic appeal and commercial vitality in an environmentally and socially sustainable manner.

Longford, as an historic town, a rural centre and a ‘new’ dormitory village of the city of Launceston, has the historic core and infrastructure of a vital village community to enable and demonstrate a new urbanism for the post-industrialised age. This development is an exemplar of this opportunity.

The proposal seeks to provide a range of housing choices (from bed/sit studios to 3 bedroom townhomes) to assist a diverse demographic within 2 blocks of the main business centre of the town. Simultaneously, it will accommodate a range of existing and new light industry/ warehouse-based business adjacent to existing industrial land-uses.

Residential and commercial traffic are separated to the streets where these are already prevalent, and there is a priority to encourage pedestrian movement along Union Street. Rear lane access to the residences assists this objective together with providing a positive interface between varied uses of the site.

The building forms and proportions are derived from traditional elements of the urbanscape of Longford and rural towns of a similar heritage. A seemingly random collaboration of detached, attached, tall/narrow, wide/low building masses form a cohesive whole. The basic forms of each (residential or commercial) are geometrically simple, with applied motives which both unify and individualise the buildings.

Front fences, minimal front setbacks and verandahs are important features, not only for streetscape benefit, but more importantly to encourage passive social interaction and surveillance of the public domain. Similarly, studio apartments above garages in key locations along the laneway will provide passive surveillance of the lane to ensure it makes a safe and ‘social’ contribution in building ‘community’.

## design statement

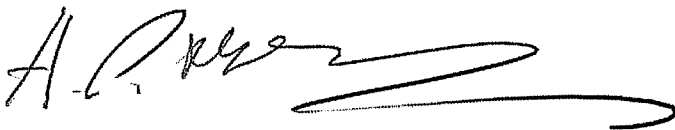
The development will comprise a limited pallet of materials, adopting a single brick of a colour sympathetic with the traditional dry pressed bricks of the town. Counterpoint texture is added using a weatherboard (or similar) walling material, painted in colours selected and balanced with a view to the unity and individual identity of various components. Roofs will be of a generally consistent colorbond, in a corrugated profile.

Generous landscaping will be a key feature, and deliberate opportunities for strategic plantings are inherent in the masterplan of the development. The title system and land allocation for the development has been considered with a view to the sustainable maintenance of landscape assets.

Emergency vehicle access, turning movements, and other technical aspects, including site drainage, overland flow paths and the like have all been subject of consideration in the planning.

We are confident of the potential to realise a most significant contribution in the reinforcement of the viability and livability of the Longford town centre and commend this application for Council's support.

Yours faithfully



Tony McBurney  
Director

# NORTHERN MIDLANDS COUNCIL PLANNING SCHEME 1995

AMENDMENT 01/09

ATTACHMENT

C

**Site-specific amendment of land with frontage to Union, George & Carins Streets (known as 20 Union Street), Longford to allow Grouped House as a discretionary use**

1. **Amend Clause 6.4.2—Table of Uses and Developments—Light Industrial zone by adding note (b):**
  - b) On the land with frontage to Union, George & Carins Streets (known as 20 Union Street), Longford (as marked on Attachment A and generally enclosed by the bold line marked A—F), use and development for the purposes of *Grouped House* shall be discretionary .

The Common Seal of the Northern Midlands Council is affixed below, pursuant to the Council's resolution of 20 July 2009 in the presence of:-

Mayor .....

General Manager .....

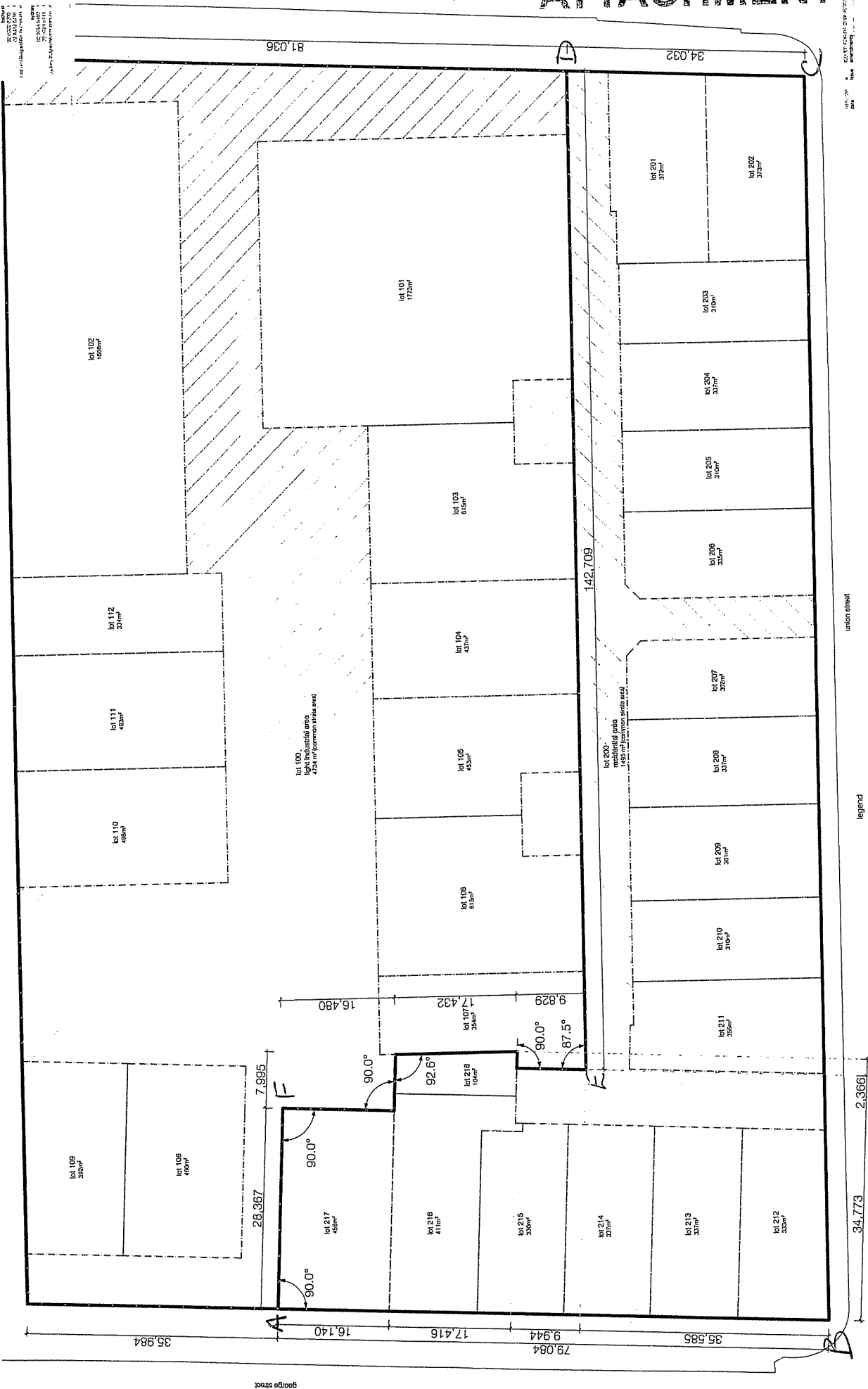
# ATTACHMENT

A

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 San Francisco, CA 94103  
 Tel: 415.774.1111  
 Fax: 415.774.1112  
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rezone diagram  
 union street development  
 case number: 1010103  
 date: 10/10/08  
 sheet: 1 of 1  
 scale: 1/8" = 1'-0"



legend

- boundary dually residential and light commercial zones
- - - individual lot boundaries
- ▨ indication of common state area

union street

preliminary not for construction

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## ATTACHMENT D

**Northern Midlands Planning Scheme 1995**  
**Report under s32 of Land Use Planning & Approvals Act 1993**  
**Amendment 01/09**

### 1 CONSISTENCY WITH S.32 OF LUPAA

Section 32 of LUPA requires that an amendment must seek to further the objectives set out in Schedule 1, which is in two parts,

Part 1 - Objectives of the Resource Management and Planning System, re sustainable development of resources, fair and orderly use, public involvement in planning, facilitation of economic development, and sharing of responsibility between government, community and industry.

Part 2 - Objectives of the Planning Process, re sound strategic planning, planning instruments, consideration of environmental, social and economic effects, integration of land use and policies, consolidation and coordination, a pleasant efficient and safe environment, conservation, orderly provision of infrastructure, and consideration of land capability.

### 2 **LAND USE PLANNING AND APPROVALS ACT 1993 - ASSESSMENT AGAINST SCHEDULE 1 OBJECTIVES**

#### PART 1

##### 2.1 Objective (a) of Part 1 is –

to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

In Clause (a) above, "**sustainable development**" means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

Comment: The proposal is considered to be consistent with this objective.

- 2.2 Objective (b) of Part 1 of Schedule 1 is –**  
to provide for the fair, orderly and sustainable use and development of air, land and water.

*Comment:* The draft amendment is considered to be consistent with this objective as the proposed residences are intended to provide for a buffer between the existing residences in Union and George Street and the light industrial land on the remainder of the site. Prospective owners/residents of the new residences will be aware of their proximity to the light industrial land and able to make their decision whether or not to live and buy there based on that.

- 2.3 Objective (c) of Part 1 of Schedule 1 is –**  
to encourage public involvement in resource management and planning.

*Comment:* The draft amendment will be placed on public notification which provides an opportunity for public involvement.

As the site is within the attenuation distance around the Longford Meatworks, the owner of the meatworks, Swift Australia, was advised of the application. Swift Australia objects to the proposal and the issues raised are discussed under 2.6 below.

- 2.4 Objective (d) of Part 1 of Schedule 1 is –**  
to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).

*Comment:* This draft amendment seeks to facilitate the development will allow for the development of a range of housing choices from bed-sit studios to 3 bedroom townhouses and will facilitate the development of the light industrial land to the rear, consistent with this objective.

- 2.5 Objective (e) of Part 1 of Schedule 1 is –**  
to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

*Comment:* The draft amendment is considered to be consistent with this objective.

## **PART 2**

- 2.6 Objective (a) of Part 2 of Schedule 1 is –**  
to require sound strategic planning and co-ordinated action by State and local government.



Comment

The draft amendment is for residential development, designed and located with the intention of providing a buffer to the light industrial land to the rear, thereby facilitating light industrial development on land identified and zoned for such.

The draft amendment therefore supports the *Northern Midlands Council Strategic Plan 2007-2017*. Relevantly, page 19 of *Volume 2: Community Vision* states that Council understands that the agenda of the Longford community is to -

- *Enforce light industry zone provisions to protect residential areas from impacts on amenity - see Vol 1 (4.2)*
- *Plan and implement separation buffers between industry and residential areas – see Vol 1 (4.5; 4.6;4.7)*

The Planning Scheme contains the following Settlement Strategy:

*Reinforce and encourage growth within the existing settlement pattern with the towns of Longford, Cressy, Perth, Evandale, Campbell Town, Ross and Avoca providing a focus for the development of commercial, residential, industrial, community and other supporting activity.*

The draft amendment is consistent with this strategy as it is for residential development within the town of Longford, appropriately designed and located to provide a buffer to the light industrial land to the rear.

The zone intent includes:

- *To provide areas for industrial uses which can provide a low traffic impact and high standard environment and have no adverse effects on neighbouring zones in terms of environmental quality, safety or health.*
- *To provide areas for industrial development which have a high design quality and are pleasant and safe to work in.*

The proposal assists the implementation of the zone intent as it is intended to be a transition between the light industrial land to the rear, and the existing residences in George and Union Streets. The proposal is consistent with the intent of the zone in that it is of high design quality that will enhance the local environment. However, the site is within the Industrial Light zone. Under the planning scheme the proposal is defined as Grouped House which is prohibited in the Industrial Light zone.

Options to facilitate the intent of the amendment include:

- a) Rezoning the site on which the residences are to be built to Residential Serviced - where Grouped House is a Discretionary use and development.

- b) Making Grouped House a Discretionary use and development in the Light Industry zone.
- c) Make the particular proposal Discretionary on that particular site by means of a site specific amendment.

Options a) and b) are not desirable for the following reasons:

- a) Rezoning the site to Residential Serviced does not ensure that the proposed development will be completed. If it were not developed, the Residential Serviced zone would allow a range of uses and forms of residential development, in addition to the one proposed, which may not be appropriate next to light industrial land.
- b) Making Grouped House Discretionary in the Light Industry zone would apply to all land within that zone.

Option c – a site specific amendment making the proposal a discretionary use and development on that land is considered most appropriate as the development has been specifically designed to take into consideration the light industrial land and proposed industry/warehouses to the rear. If the development does not proceed, the land remains subject to the provisions of the Light Industrial zone.

The proposed residences in George Street will be located opposite land zoned Industrial Light. These properties contain residences at the front. Some of the residences have light industrial uses at the rear, such as mechanical repairs. Since there are existing residences between the light industrial uses and the proposed residences, the amendment is not seen to set up a land use conflict.

An attenuation distance of 500m applies to abattoirs producing more than 100 tonnes per year (appendix 11 of the planning scheme). The subject site is approximately 380m from the abattoir. Appendix 11 allows the application to be considered provided the applicant demonstrates by means of a site specific study that occupants and users will not be adversely affected by emissions from activities within the attenuation area. Matters to be taken into account in the site specific study include:

- The degree of encroachment, and
- The nature of the emitting operation being protected by the attenuation area, and
- The degree of hazard or pollution that may emanate from the emitting operation, and
- The level of investment in the emitting operation or facility being protected by the attenuation area.

It is recommended that this study be undertaken before making a decision whether or not to certify the amendment.

- 2.7 Objective (b) of Part 2 of Schedule 1 is –**  
to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.  
*Comment:* The draft amendment is considered to be consistent with this objective.
- 2.8 Objective (c) of Part 2 of Schedule 1 is –**  
to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.  
*Comment:* The draft amendment will not have a detrimental impact upon the surrounding environment and will provide for a positive social and economic contribution to Longford.
- 2.9 Objective (d) of Part 2 of Schedule 1 is –**  
to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.  
*Comment:* The draft amendment is considered to be consistent with this objective.
- 2.10 Objective (e) of Part 2 of Schedule 1 is –**  
to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.  
*Comment:* The draft amendment is considered to be consistent with this objective.
- 2.11 Objective (f) of Part 2 of Schedule 1 is –**  
to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.  
*Comment:* The draft amendment is considered to be consistent with this objective through the provision of expanded residential dwelling choice, and the provision of a buffer between existing residences and light industrial land.
- 2.12 Objective (g) of Part 2 of Schedule 1 is –**  
to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.  
*Comment:* The residential development aspect of the draft amendment has been designed to be in keeping with the traditional elements of Longford's streetscapes, consistent with this objective.

- 2.13 Objective (h) of Part 2 of Schedule 1 is –**  
to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

Comment: The proposal is considered to be consistent with this objective. In consultation with Council's Engineering services, the applicant has prepared a stormwater system design including detention basin within the development to limit stormwater discharge to the rate approximately that of the undeveloped land.

- 2.14 Objective (i) of Part 2 of Schedule 1 is –**  
to provide a planning framework which fully considers land capability.

Comment: The draft amendment is considered to be consistent with this objective.

### **3 ASSESSMENT AGAINST STATE POLICIES**

#### **Protection of Agricultural Land & Water Quality Management**

The draft amendment includes a proposal for 18 dwellings within the township of Longford. The site has access to all Council services and is not located on rural land. It will not have any impact on the State Policy for the Protection of Agricultural Land or on the Water Quality Management Policy State Policy.

#### **State Coastal Policy**

There is no coastal land within the municipal area of the Northern Midlands. The Tasmanian Coastal Policy does not apply.

#### **National Environment Protection Measures**

There are no National Environmental Protection Measures applicable to this proposal.

### **4 LAND USE PLANNING AND APPROVALS ACT 1993**

This amendment will not be contrary to the objectives of the *Land Use Planning and Approvals Act* because it complies with principles of sustainable development as outlined in Schedule 1 of the Act.

### **5 COMMENTS OF GOVERNMENT AGENCIES**

The proposal does not require any comment from Government agencies.



ATTACHMENT E



**Swift Australia**

ABN 14 011 062 338

6 July 2009

Jan Cunningham  
Planning Administration Officer  
Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

Dear Ms Cunningham

***Re: Development Application – Referral P09-006***

I refer to your correspondence of the 25<sup>th</sup> of June 2009 in relation to the above matter.

Please be advised that Swift Australia (Southern) Pty Limited (Swift) opposes the application.

*Reason:*

Northern Midlands Council has incorporated good strategic planning into its Town plan by establishing the buffer for the Longford abattoir and thereby:

- 1) realising the importance of this facility as a significant employer within the Longford community;  
and
- 2) providing a clear message that Council does not support an intensification of incompatible land use within the buffer that may threaten the interests of the community and its long term sustainability.

Swift's facility at Longford is one of the states' largest regional employers and injects millions of dollars into the community each year. Intensification of incompatible land use (small lot townhouse residential development) within 500 metres of such an important regional business is counter productive. There are many examples where poor planning decisions similar to this have led to a conflict of incompatible land uses which ultimately force industry to close or relocate.

Swift encourages Council to maintain the integrity of its strategic planning to establish the buffer and to protect regionally significant businesses and employers, such as Swift, and refuse the application.

If you have any queries, please do not hesitate to contact me on (07) 3810 2100.

Yours sincerely

Neale House  
**Group Environmental Operations Manager**  
**Swift Australia Pty Limited**