

# PROPOSED EXTENSION ALPS & AMICI FOOD STORE & KITCHEN

38 ARTHUR STREET - DEVELOPMENT APPLICATION				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
DA00	COVER SHEET	1	10/2/17	DEVELOPMENT APPLICATION
DA01	SITE PLAN	1	10/2/17	DEVELOPMENT APPLICATION
DA02	EXISTING FLOOR PLAN	1	10/2/17	DEVELOPMENT APPLICATION
DA03	DEMOLITION PLAN	1	10/2/17	DEVELOPMENT APPLICATION
DA04	PROPOSED FLOOR PLAN	1	10/2/17	DEVELOPMENT APPLICATION
DA05	ELEVATIONS 1	1	10/2/17	DEVELOPMENT APPLICATION
DA06	ELEVATIONS 2	1	10/2/17	DEVELOPMENT APPLICATION
DA07	SECTIONS	1	10/2/17	DEVELOPMENT APPLICATION
DA08	LANDSCAPE PLAN	1	10/2/17	DEVELOPMENT APPLICATION

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**38 ARTHUR STREET**  
 ALPS & AMICI EXTENSION



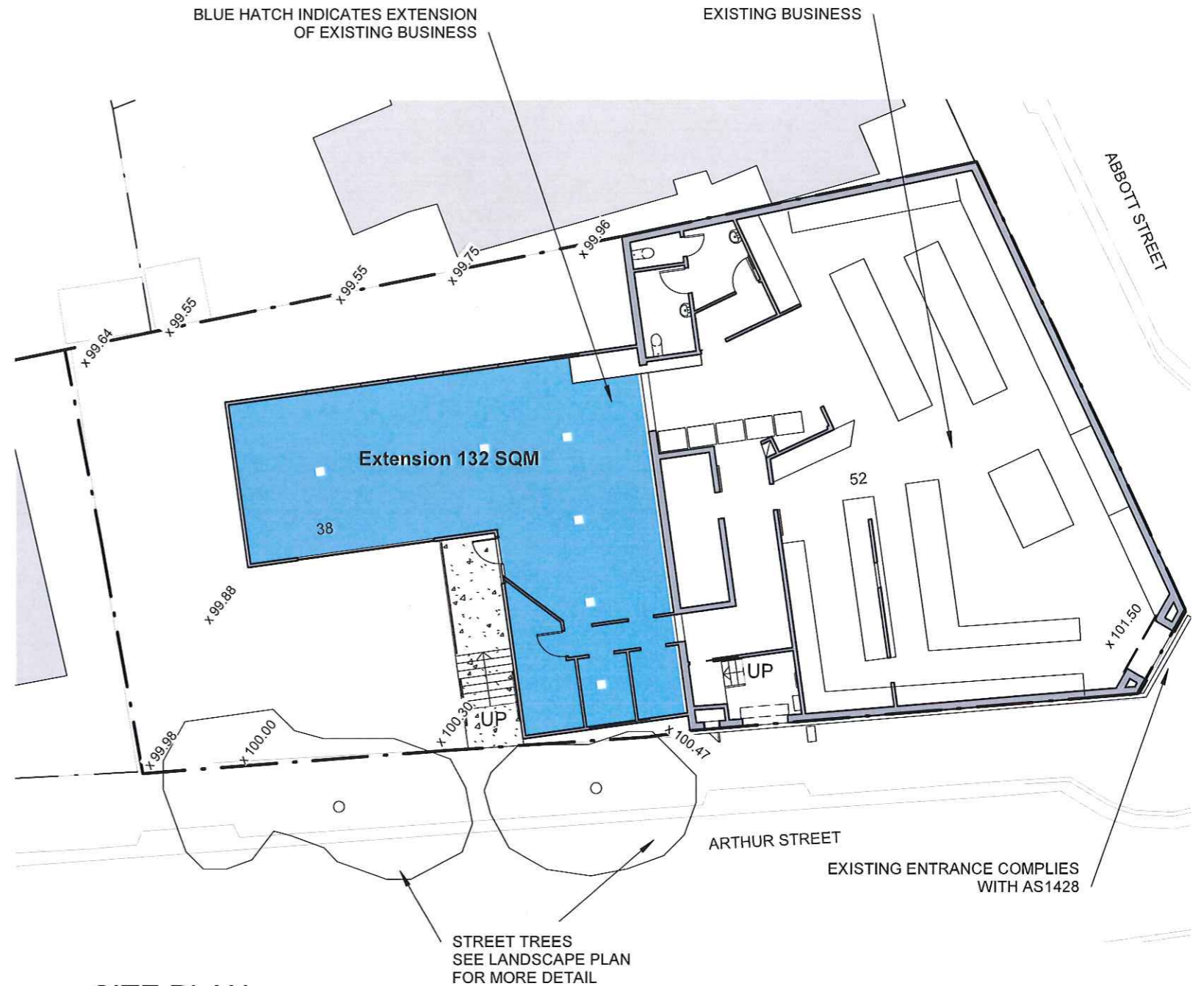
**COVER SHEET**

Date: 10/02/17  
 Scale:  
 Drawing No: **DA00**

PROPERTY'S SUBJECT TO THIS DEVELOPMENT APPLICATION  
 38 ARTHUR STREET & 52 ABBOTT STREET  
 TITLES HAVE BEEN ADHERED



1 LOCATION PLAN  
 1 : 1000



2 SITE PLAN  
 1 : 200

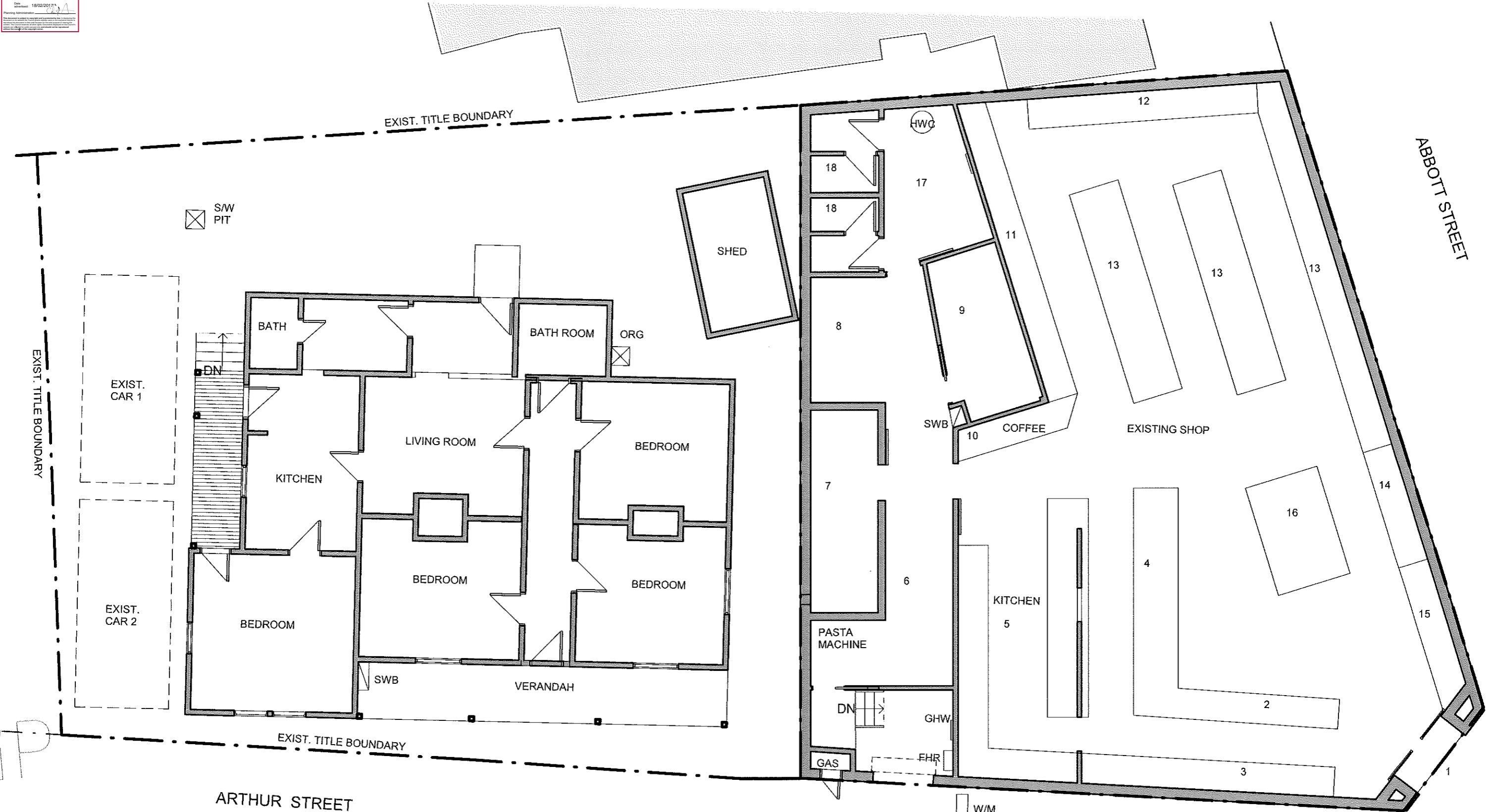
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**SITE PLAN**  
 Date: 10/02/17  
 Scale: As indicated  
 Drawing No: **DA01**



BUSINESS FUNCTION LEGEND					
1	ENTRANCE	8	PACKAGING	15	COFFEE & PANINI SHELF
2	POINT OF SALE	9	OFFICE	16	FRUIT & VEG
3	BAKERY	10	COFFEE MACHINE	17	STOREROOM
4	DELI CABINETS	11	PREPARED MEALS CABINET	18	MALE & FEMALE WC
5	PRODUCTION KITCHEN	12	FREEZER CABINETS		
6	SUPPLEMENTARY KITCHEN	13	GROCERY SHELVING		
7	COOL ROOM	14	FRIDGES FRUIT & VEG		

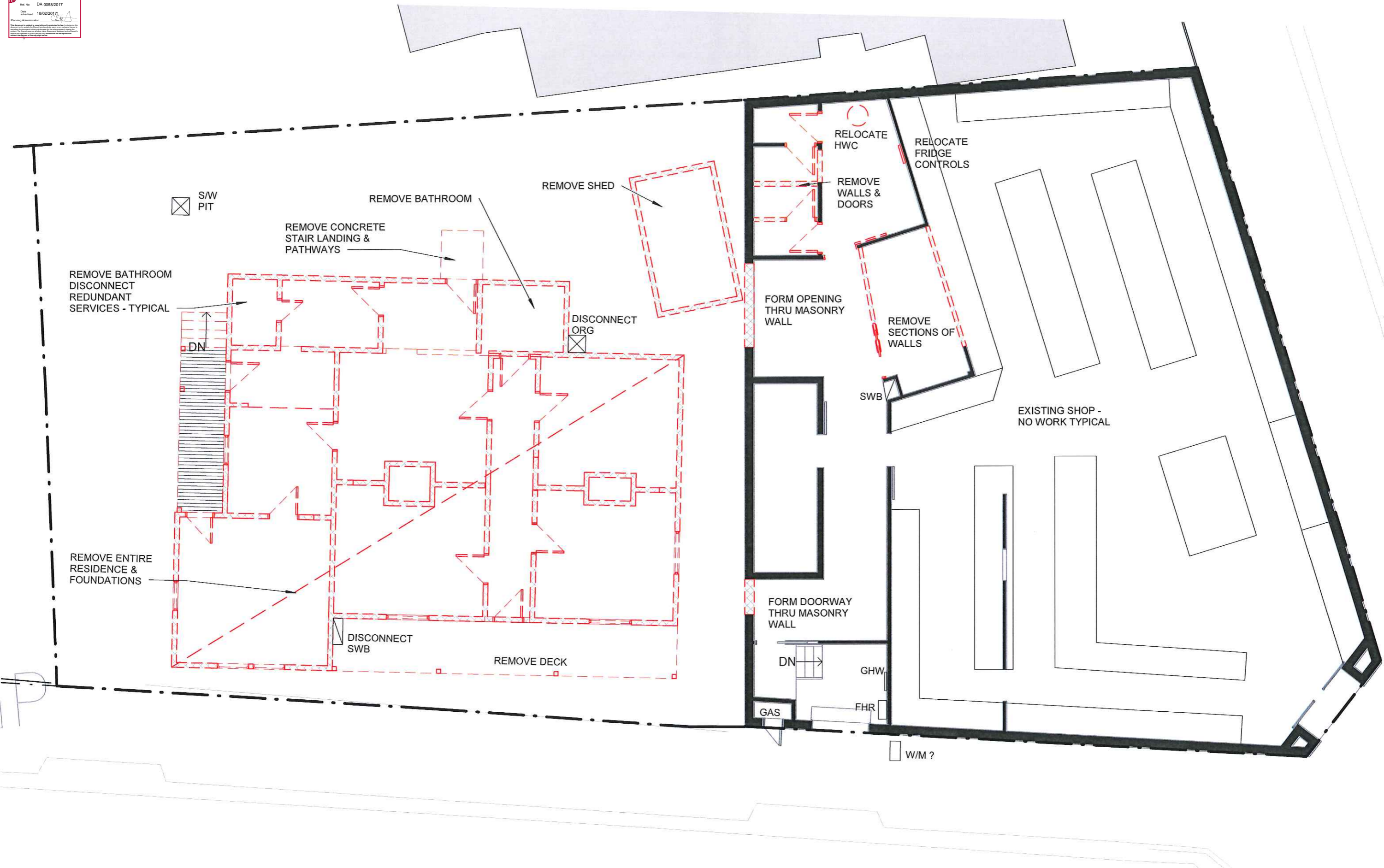
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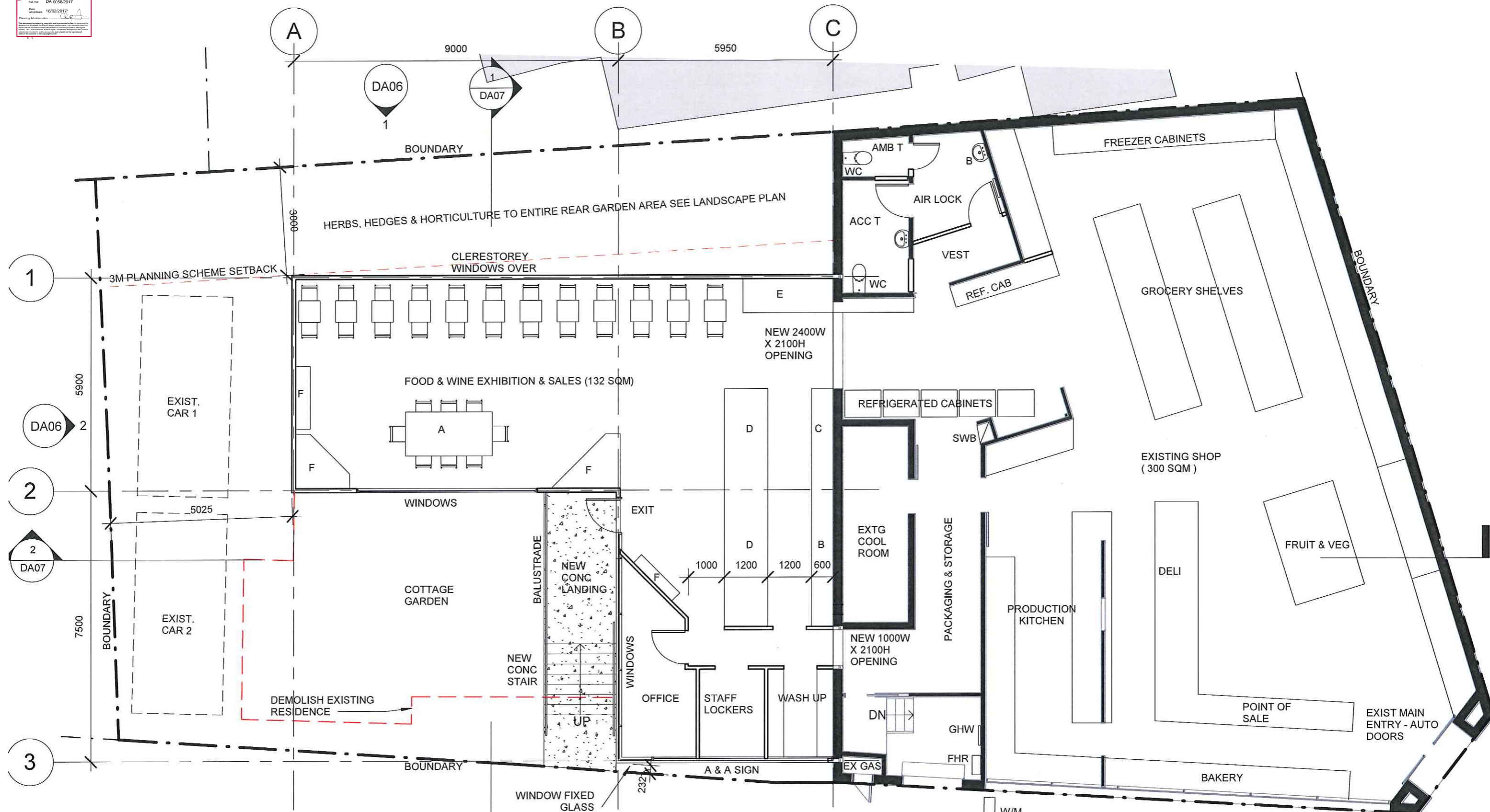
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**EXISTING FLOOR PLAN**

Date: 10/02/17  
 Scale: 1 : 100  
 Drawing No: **DA02**





**EXTENSION LEGEND**

A	HARVEST TABLE
B	KITCHEN SERVICE AREA
C	COFFEE SERVICE AREA
D	GROUP
E	RETAIL DISPLAY WINE & BEER
F	RETAIL DISPLAY

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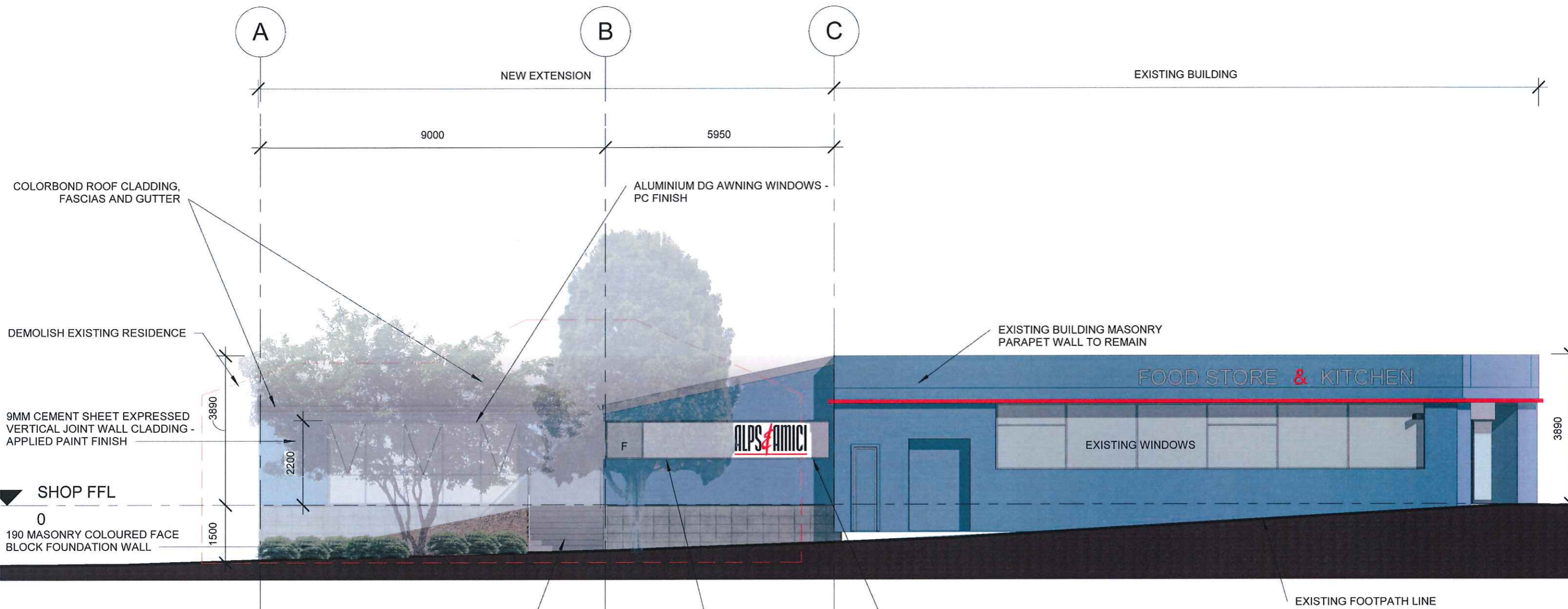
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**38 ARTHUR STREET**  
 ALPS & AMICI EXTENSION



**PROPOSED FLOOR PLAN**

Date: 10/02/17  
 Scale: 1 : 100  
 Drawing No: **DA04**



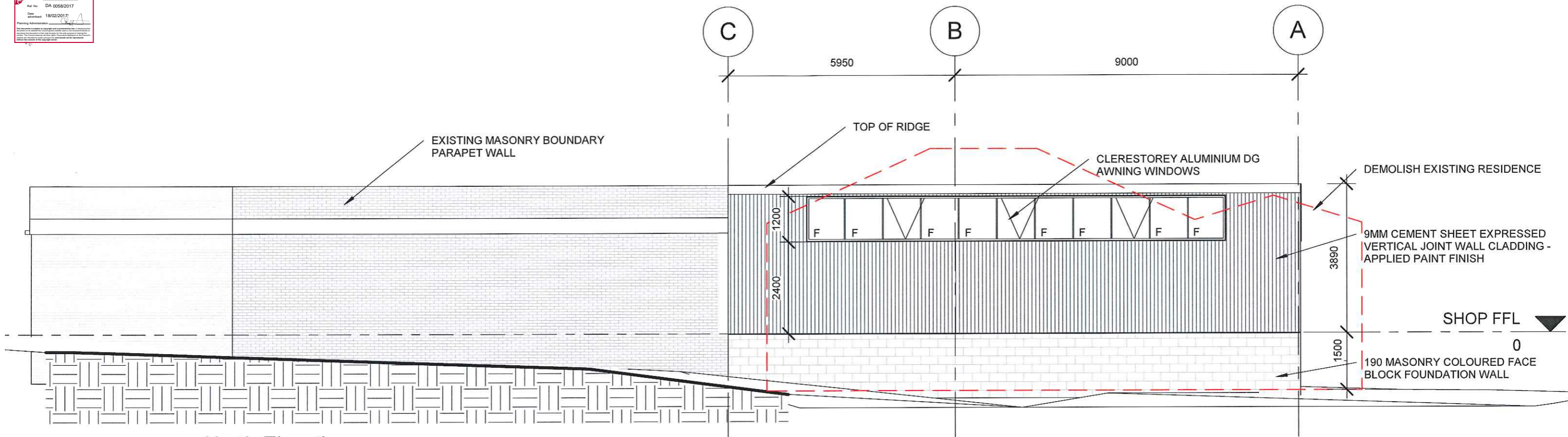
1 South Elevation  
 1 : 100

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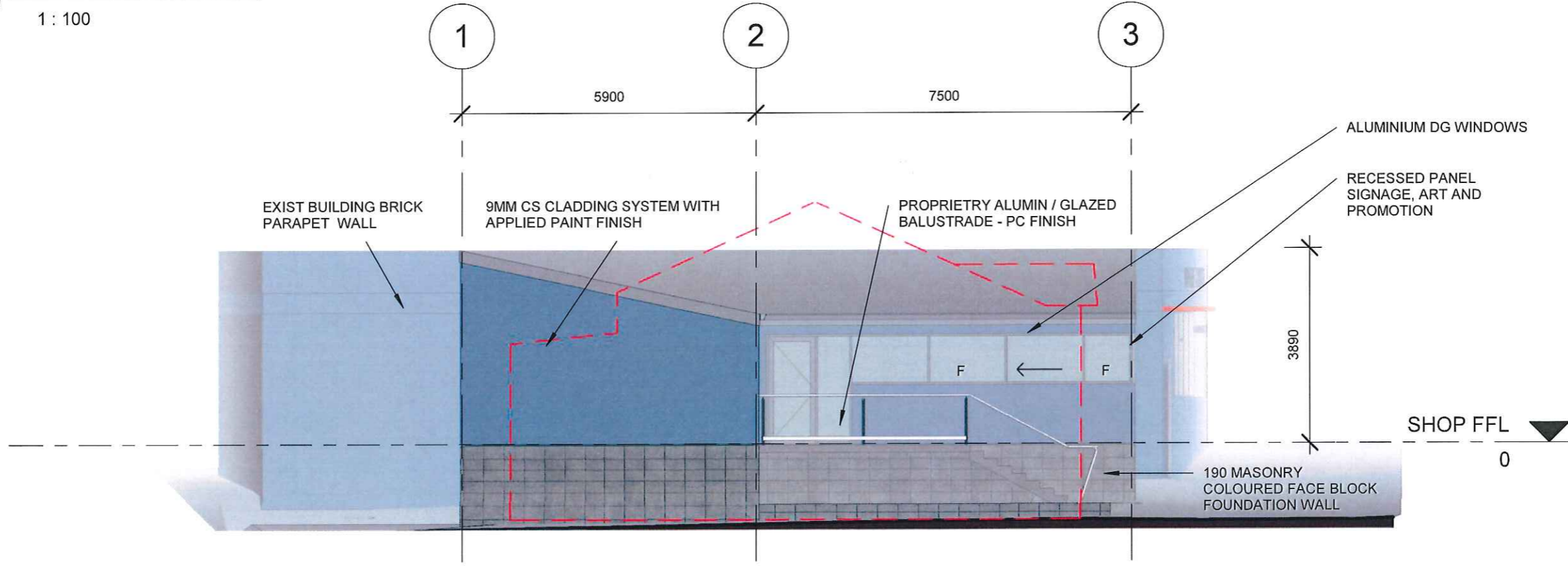
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**38 ARTHUR STREET**  
 ALPS & AMICI EXTENSION

**ELEVATIONS 1**  
 Date: 10/02/17  
 Scale: 1 : 100  
 Drawing No: **DA05**



1 North Elevation  
 1 : 100



2 West Elevation  
 1 : 100

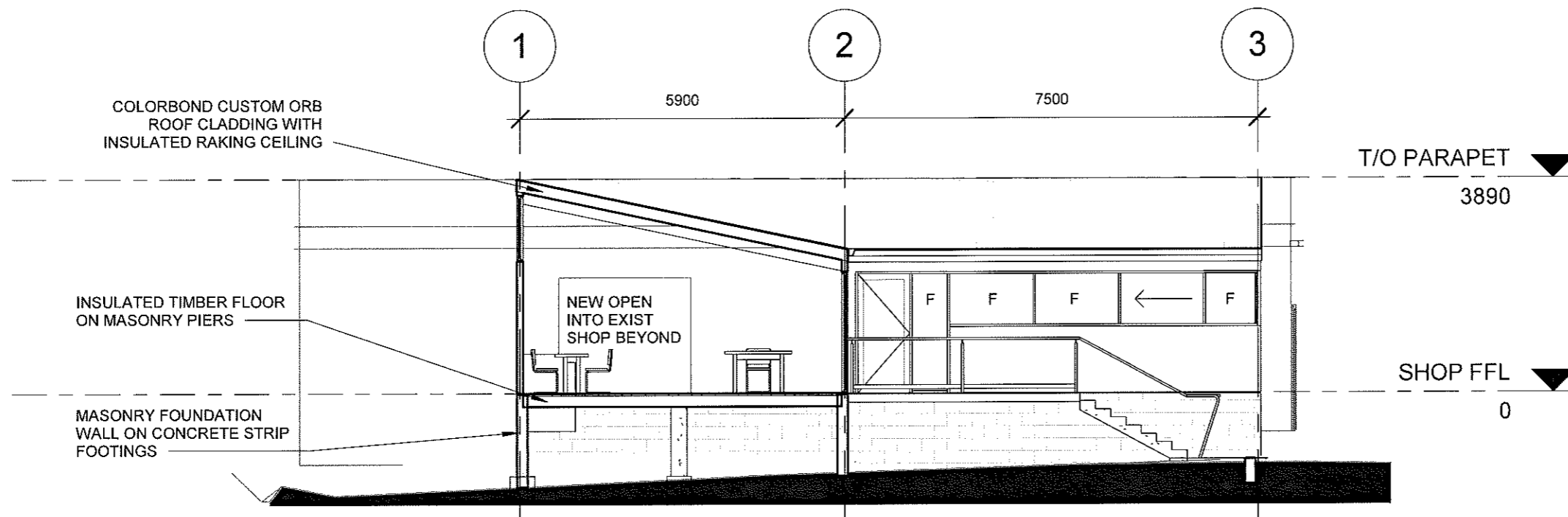
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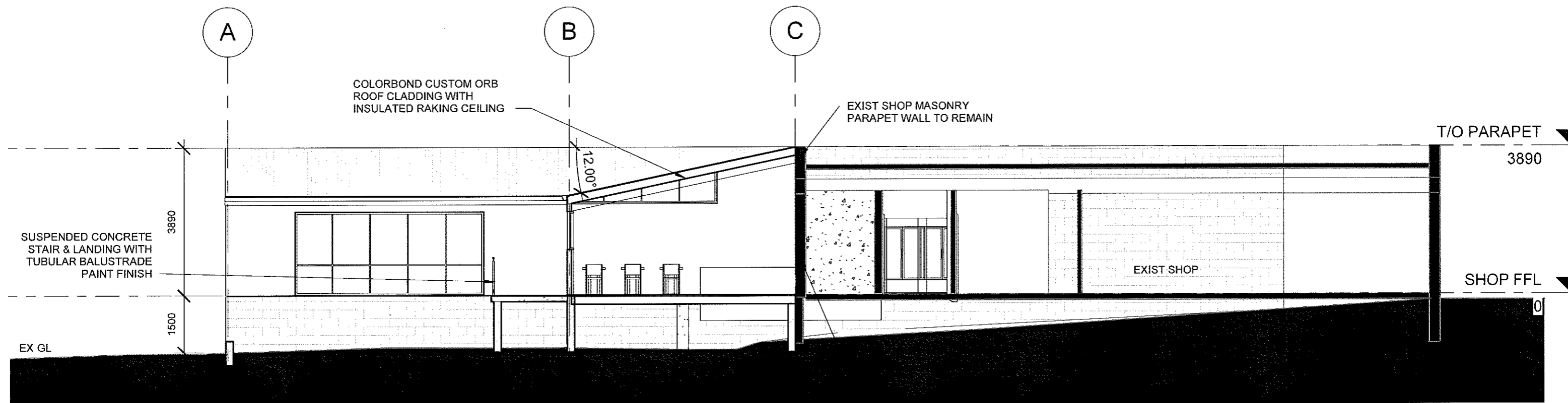
**38 ARTHUR STREET**  
 ALPS & AMICI EXTENSION

**ELEVATIONS 2**

Date: 10/02/17  
 Scale: 1 : 100  
 Drawing No: **DA06**



1 Section 1  
 1 : 100



2 Section 2  
 1 : 100

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**38 ARTHUR STREET**  
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**SECTIONS**

Date: 10/02/17  
 Scale: 1 : 100

Drawing No: **DA07**





• TWO EXISTING MATURE STREET TREES - A MALELEUCA STYPHELIODES & A PYRUS USSURIENSIS ARE LOCATED IN FRONT OF THE PROPOSED BUILDING EXTENSION PROVIDING SHADE AND INCREASED AMENITY

• AT THE STREET FRONTAGE IT IS PROPOSED TO CREATE A SMALL COTTAGE GARDEN (7m x 7m) IN THE CHARACTER OF THE BEAUTIFUL GARDENS OF EAST LAUNCESTON

• A PRIVATE REAR NORTH FACING GARDEN AREA (3m x 20m) WILL BE DEDICATED TO GROWING HERBS IN RAISED BED PLANTING BOXES & HEDGES TO PROMOTE ADDITIONAL SCREENING TO ADJOINING PROPERTIES

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**LANDSCAPE PLAN**

Date: 10/02/17  
 Scale: 1 : 100  
 Drawing No: **DA08**



Launceston City Council  
Att: Ms Catherine Mainsbridge  
Senior Town Planner

Catherine.Mainsbridge@launceston.tas.gov.au

14 February 2017

Re: **Planning Permit Application 38 Arthur St East Launceston**

Dear Ms Mainsbridge

On 06 December 2016 Council issued Planning Permit DA0513/2016 for the property 38 Arthur St East Launceston to enable extensions to the existing Alps&Amici Foodstore and Kitchen located next door at 52 Abbott St East Launceston.

An important part of that process was Council's requirement for both titles (CT 235495 Folio 1 and CT 231344 Folio 1) to be adhered. This has been done and a copy of the title is attached.

We originally believed that utilizing the existing dwelling for the extension would be appropriate. However, upon further inspection and professional advice, we have found the existing house to have important structural and spatial limitations (including failed footings and crumbling brickwork). In addition all the plumbing and electric wiring need to be redone and new service connections established.

Accordingly the proposal now is to seek Council's approval to demolish the existing house and build a new extension to the existing building at 52 Abbott St East Launceston that would allow Alps&Amici the space to extend certain ancillary elements including:

- Additional retail space
- The in house consumption of coffee, meals and wine
- The pasta machine (relocation)
- Cooking schools and product tastings
- Packaging (particularly seasonal/event hampers for Christmas, Easter, Football weekends, Special Events)
- General storage (you can never have enough)

There are a number of Planning issues that require comment.

1. ZONING

38 Arthur St and 52 Abbott St are both zoned '**Local Business Zone**'.

2. THE PROPOSAL

The proposal will increase floor space from 300sqm (52 Abbott St East Launceston) to 432sqm. This is an increase of 44%.

The work involves the demolition of the existing house (circa 1930 and in general poor condition) and the construction of a 132sqm extension which basically bolts on to the blank western wall of the existing store. The height of the new extension does not exceed the height of the parapet of the existing store (52 Abbott St East Launceston).

This new extension will permit additional retail space, the in house consumption of coffee meals and wine, relocation of the pasta machine, cooking schools and product tasting and seasonal packaging.

The adherence of title for 38 Arthur St and 52 Abbott St East Launceston create a total site area of 634sqm with a proposed total site footprint of 432sqm or 68% of the site.

3. HEALTH AND RESIDENTIAL AMENITY

As there is little change to the envelope of the existing building (cottage) there will be little change to current **shading** patterns.

**Overlooking** is not an issue as the proposal maintains its single storey qualities. There are no windows on the north and west walls which face neighbouring properties, other than the high clerestory windows on the north wall.

**Noise** can be an issue in mixed commercial/residential areas. To give residents some security on this issue Alps&Amici Foodstore and Kitchen will not trade beyond 10pm Monday to Saturday and is closed Sundays.

Pleasant and unpleasant **smells** from commercial food production. In our 7 years of trading Alps&Amici Foodstore and Kitchen has not received any infringement notices.

Please note that the 'heavy cooking' will continue in the existing production kitchen which is appropriately ventilated.

**Waste management** Alps&Amici Foodstore and Kitchen has a daily waste collection agreement with a private contractor. Waste generated by the proposal will be managed in the same manner.

**Landscaping** of the site will be important. As a signature part of the store extension it is proposed to create a small cottage garden in the character of the beautiful gardens of East Launceston. The garden will be managed as part of the business plan and will create visual charm and identity for the area. A private rear north facing garden area (3m x 20m) will be dedicated to growing hedges and herbs which will also provide further screening to adjoining properties.

#### 4. TRAFFICE MANAGEMENT

There is no doubt that the current proposal by Council to construct a roundabout at the intersection of Abbott and Arthur Streets will greatly improve traffic conditions, particularly on Abbott St which has become a well used local district thoroughfare.

At the same time it is evident that the immediate local area is becoming something of a food precinct with Alps&Amici Food Store and Kitchen, Relish Café, Maple Café, Le Café on St George, and the food vans all providing attractive food options. The extension of the business is a good fit.

It is true some residents do not enjoy others parking in front of their homes. While this is a minority it is one of the symptoms of increasing demands for parking in inner city suburbs like East Launceston.

At the same time it is evident that walking and the increased use of bicycles will help keep parking demands in the Abbott Arthur precinct at reasonable levels.

Council's recent extension of 2hour parking zones will also assist in achieving realistic outcomes.

Currently there is not a parking issue in the Abbott Arthur precinct and space is generally available for residents, visitors and shoppers. There may not be many concentrated car park areas but the on street system is working.

Concerning **car parking requirements**, the Alps&Amici Foodstore and Kitchen application is for an extension to general retail. The 134m<sup>2</sup> for the extension requires parking at the rate of one car space for each 30m<sup>2</sup> of floor space. The requirement for parking is therefore five car spaces less the

number existing on site, which is two. Council's requirement is therefore for three additional car spaces which cannot be provided on site. The Applicant therefore requests that Council consider this matter in its deliberations and waive the requirement for 3 car spaces.

#### 5. EMPLOYMENT

Alps&Amici Foodstore and Kitchen turns over \$2.5M pa and employs 17 people. These comprise 5 full time (including 3 qualified chefs) and 12 casuals (6 full time equivalent positions).

The proposal to extend the business is expected to require at least three new full time equivalent positions. This will take the total Alps&Amici employment to 14 full time equivalent.

Thank you for your consideration of this matter.



Sabrina Pirie  
Director  
Alps&Amici Pty Ltd  
Bosley&Rapunzel Pty Ltd

Encl:

1. Completed Planning Permit Application
2. Certificate of Title Vol 172805 and adhesion order
3. Plans
4. Payment of Planning Permit Application Fee



## **Planning Permit Application 38 Arthur St East Launceston**

### **LIST OF DOCUMENTS**

1. Letter to Council
2. Planning Permit Application
3. Certificate of Title Vol 172805 and adhesion order
4. Architectural Plans - PhilpLighton Architects
  - Drawing No        DA00 Coversheet
  - DA01 Site Plan
  - DA02 Existing Floor Plan
  - DA03 Demolition Plan
  - DA04 Proposed Floor Plan
  - DA05 Elevations 1
  - DA06 Elevations 2
  - DA07 Sections
  - DA08 Landscape Plan