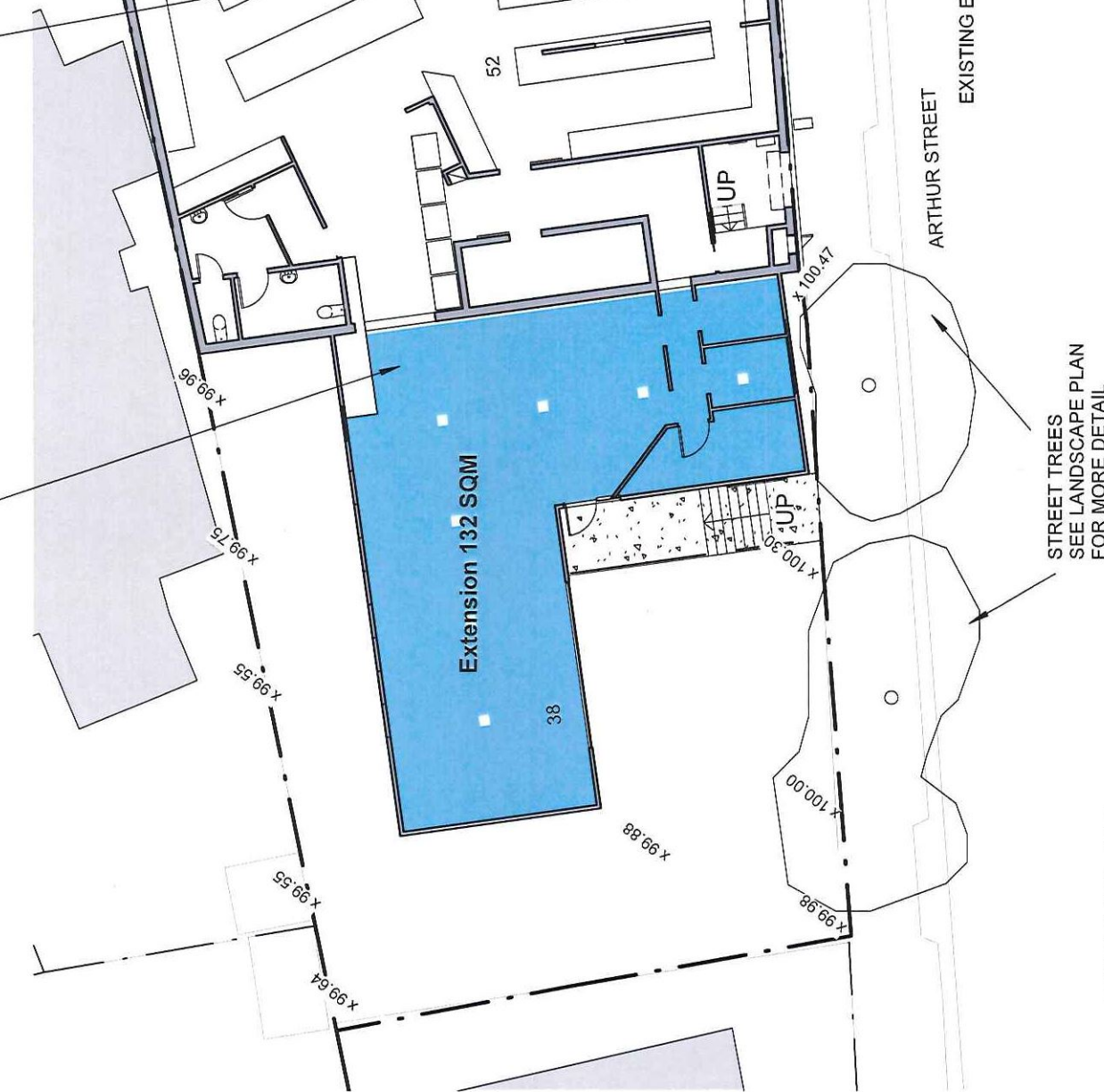


PROPOSED EXTENSION ALPS & AMIC FOOD STORE & KITCHEN

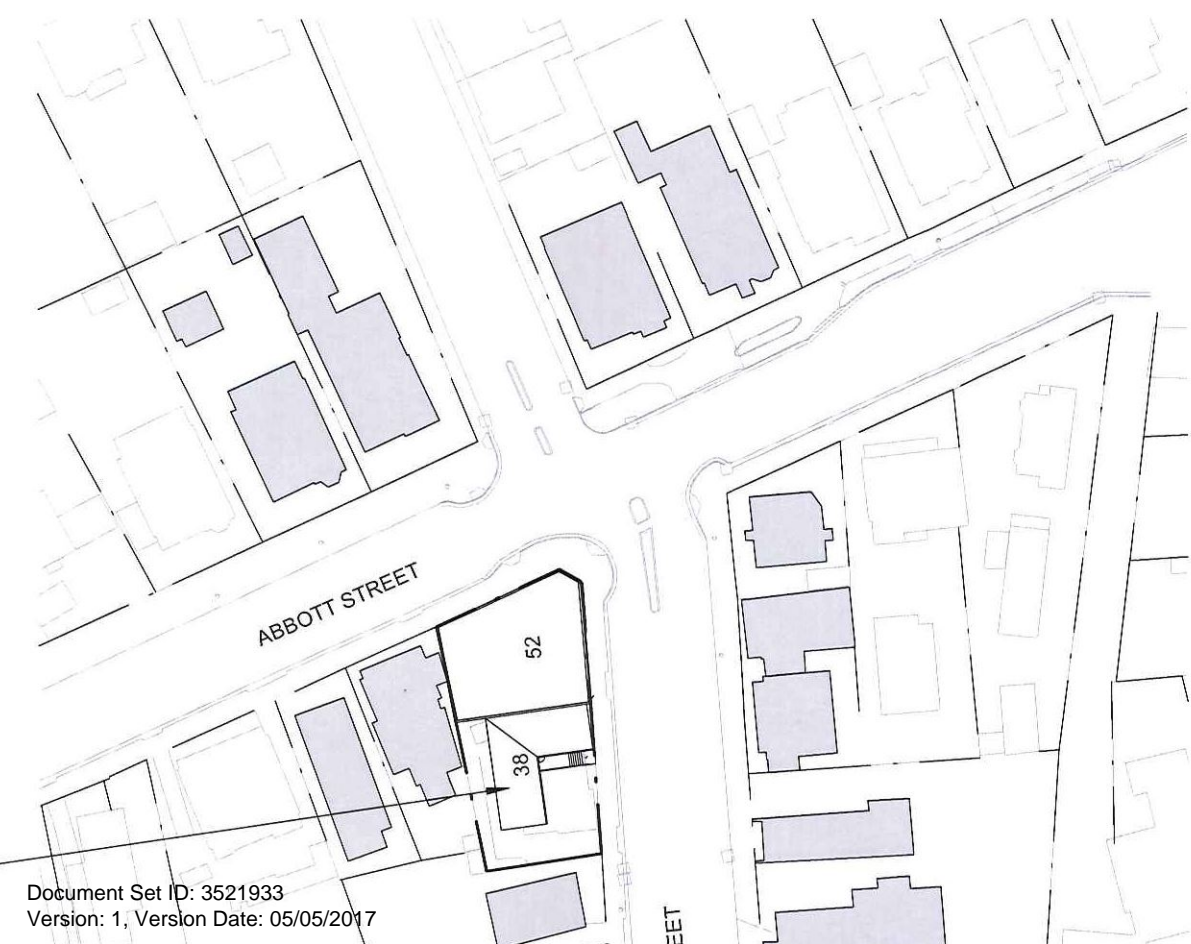
38 ARTHUR STREET - DEVELOPMENT APPLICATION				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
DA00	COVER SHEET	1	10/2/17	DEVELOPMENT APPLICATION
DA01	SITE PLAN	1	10/2/17	DEVELOPMENT APPLICATION
DA02	EXISTING FLOOR PLAN	1	10/2/17	DEVELOPMENT APPLICATION
DA03	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

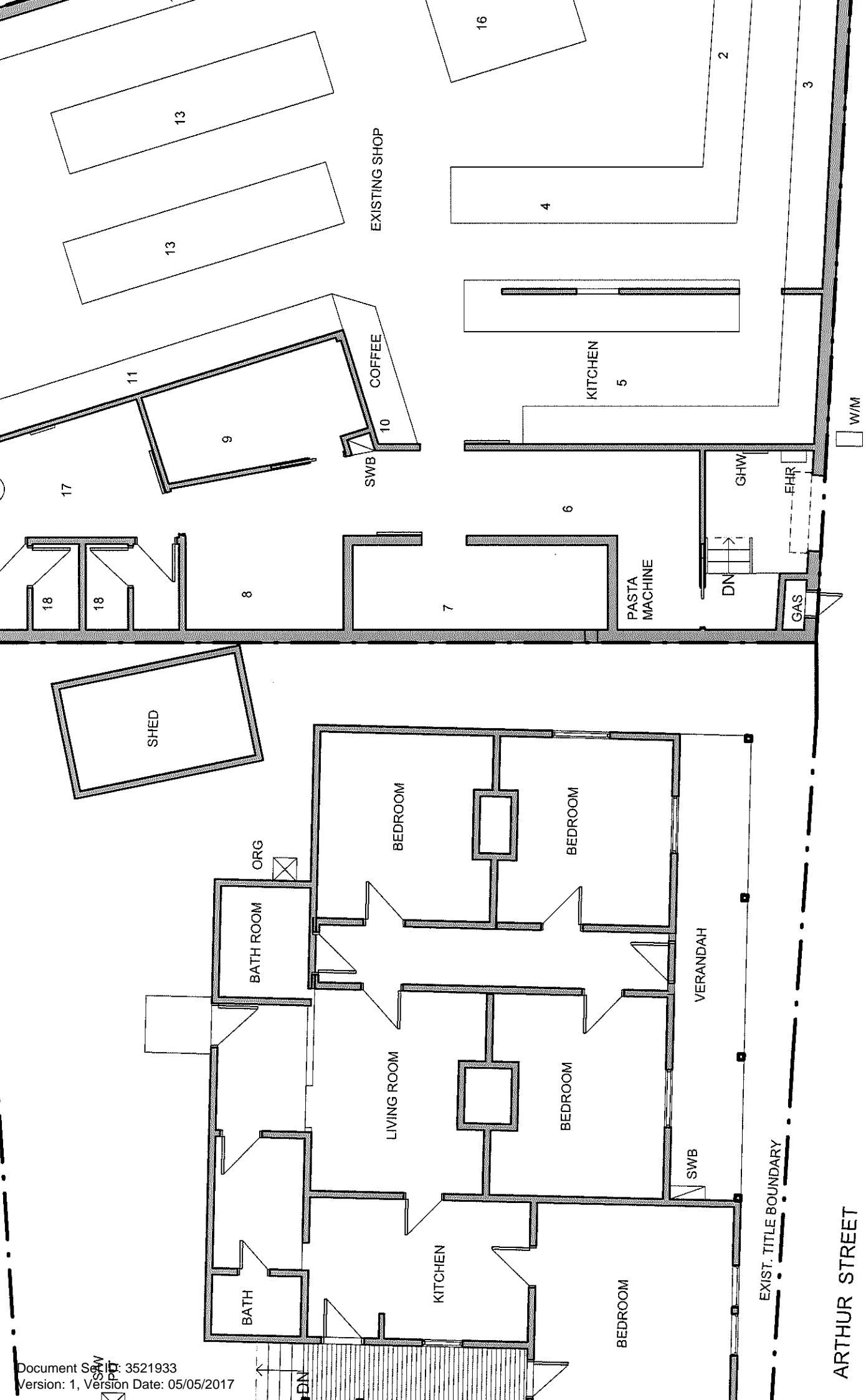


SITE PLAN

1 : 200

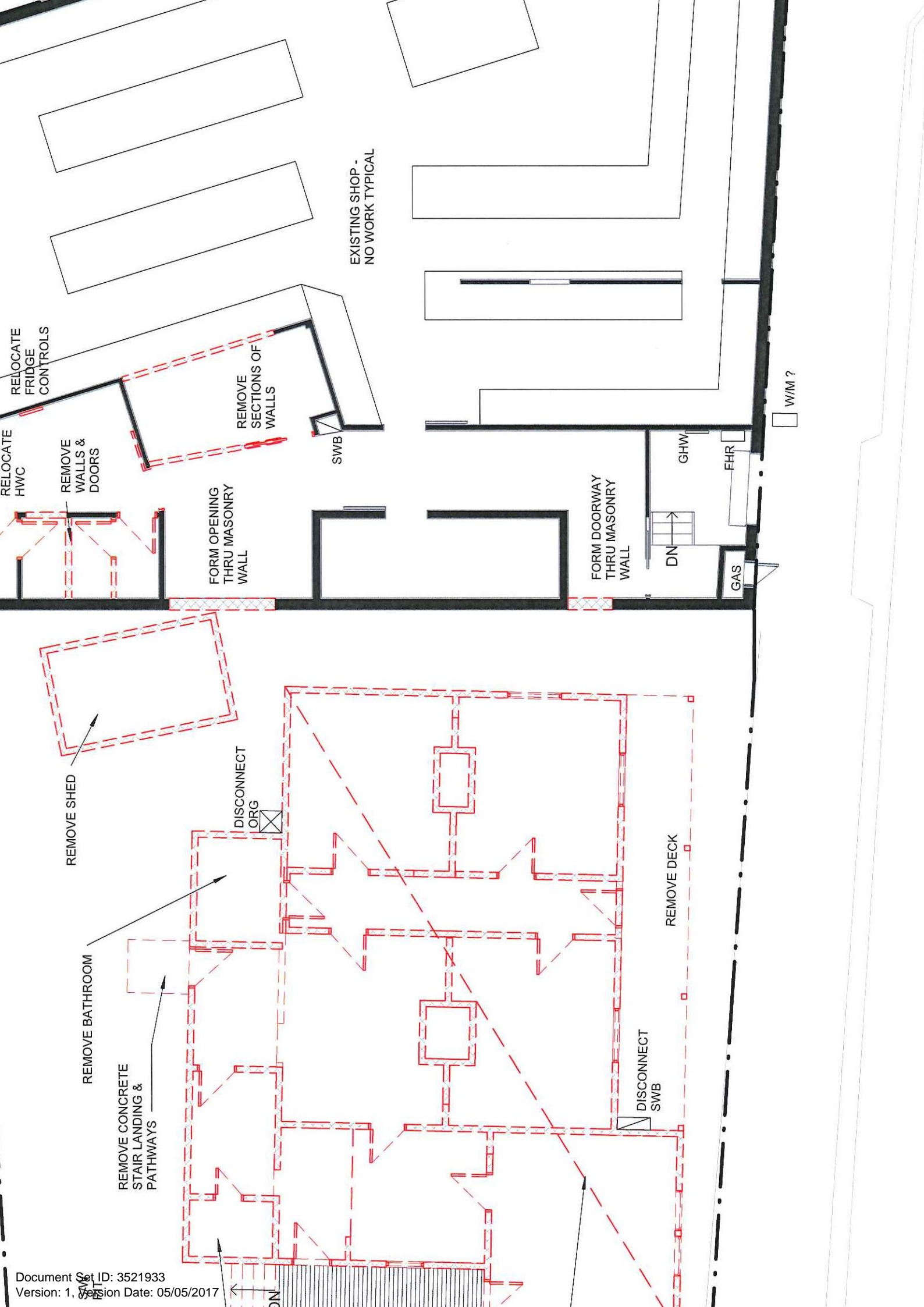
2

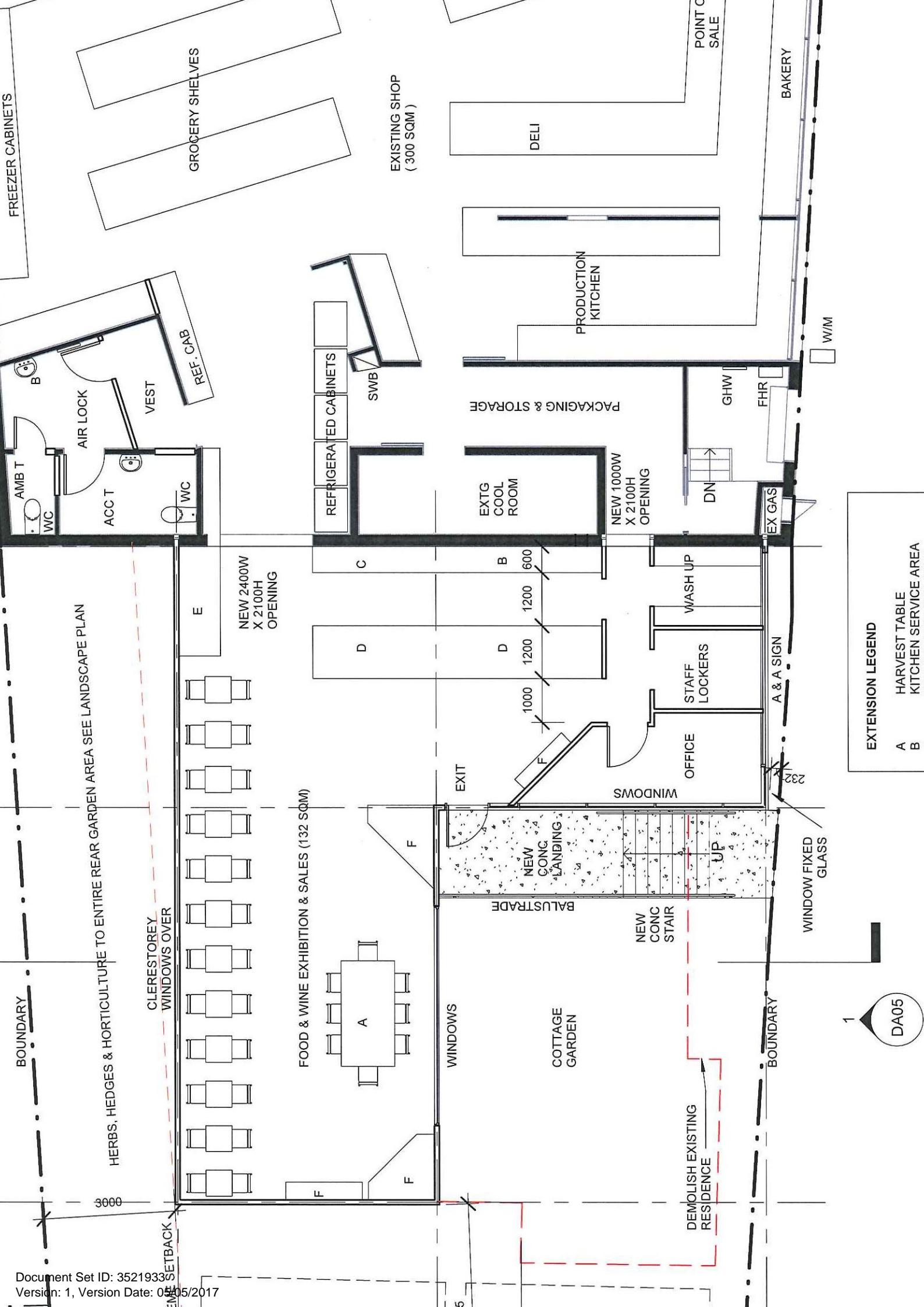




BUSINESS FUNCTION LEGEND

- 1 ENTRANCE
- 2 POINT OF SALE
- 3 BAKERY
- 8 PACKAGING
- 9 OFFICE
- 10 COFFEE MACHINE
- 15 COFFEE & PANINI SHELF
- 16 FRUIT & VEG
- 17 STOREROOM





FREEZER CABINETS

GROCERY SHELVES

EXISTING SHOP
(300 SQM)

DELI

POINT OF SALE

BAKERY

W/M

PRODUCTION KITCHEN

PACKAGING & STORAGE

GHW

FHR

AMB T

WC

AIR LOCK

ACC T

VEST

REF. CAB

REFRIGERATED CABINETS

SWB

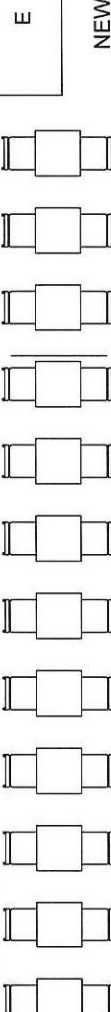
EXTG COOL ROOM

NEW 1000W X 2100H OPENING

DN

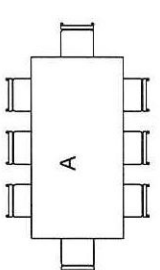
EX GAS

NEW 2400W X 2100H OPENING



HERBS, HEDGES & HORTICULTURE TO ENTIRE REAR GARDEN AREA SEE LANDSCAPE PLAN

FOOD & WINE EXHIBITION & SALES (132 SQM)



WINDOWS

COTTAGE GARDEN

EXIT

BALUSTRADE

NEW CONC STAIR

NEW CONC LANDING

WINDOWS

OFFICE

STAFF LOCKERS

WASH UP

A & A SIGN

232

WINDOW FIXED GLASS

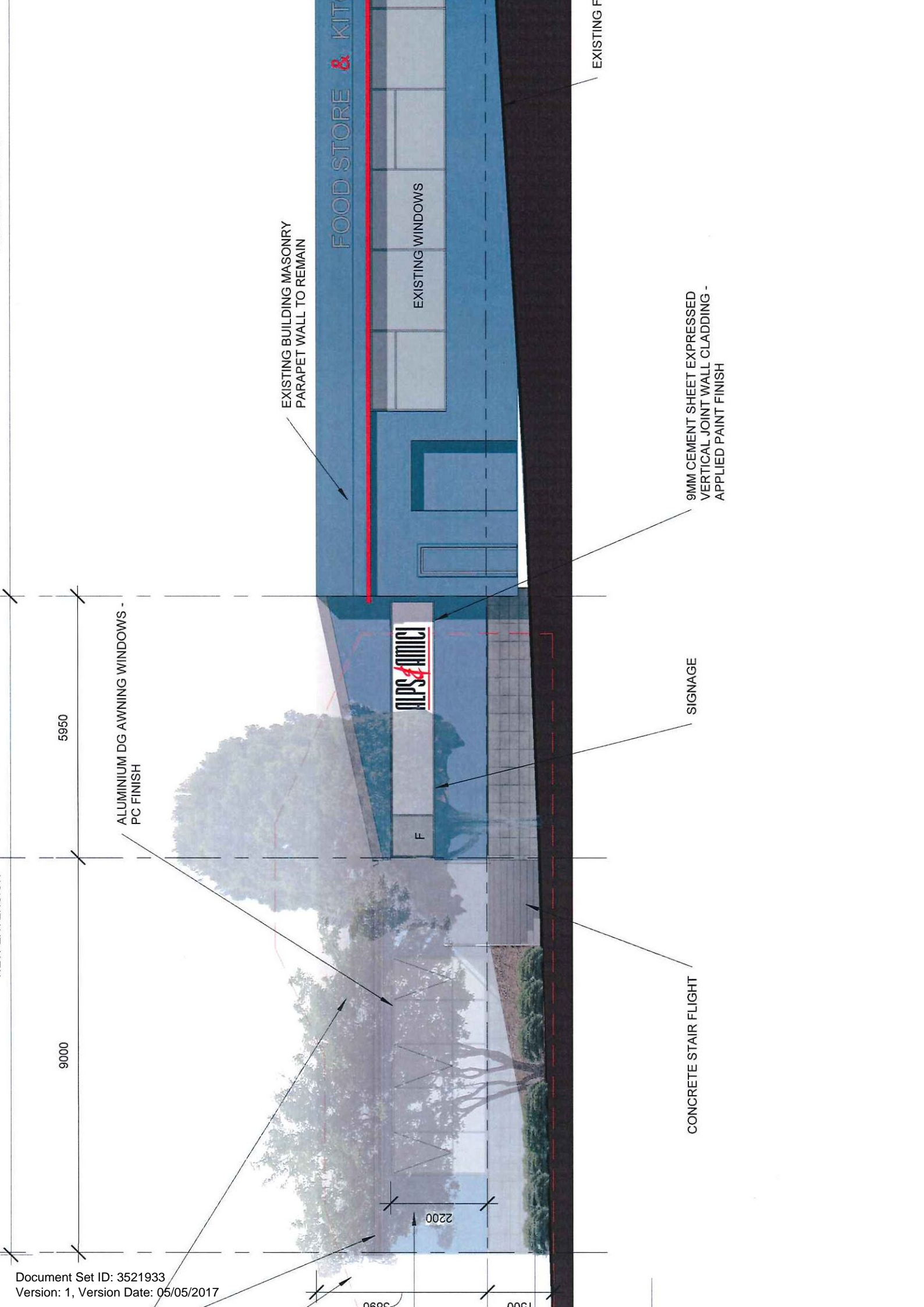
BOUNDARY

DEMOLISH EXISTING RESIDENCE

EXTENSION LEGEND

- A HARVEST TABLE
- B KITCHEN SERVICE AREA





5950

9000

2200

ALUMINIUM DG AWNING WINDOWS -
PC FINISH

EXISTING BUILDING MASONRY
PARAPET WALL TO REMAIN

ALPS & HINICI

EXISTING WINDOWS

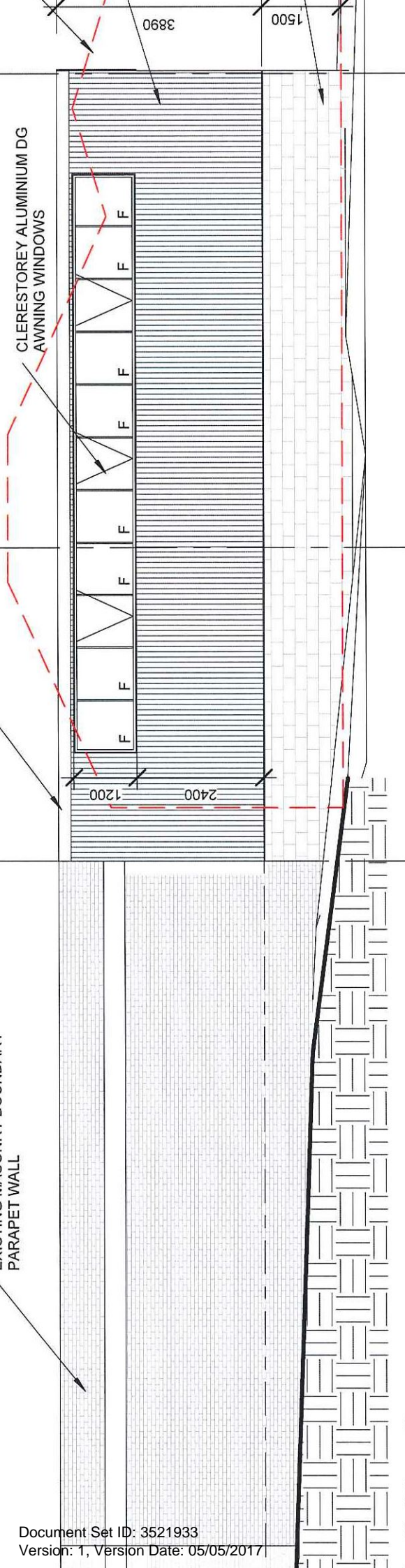
FOOD STORE & KIT

SIGNAGE

CONCRETE STAIR FLIGHT

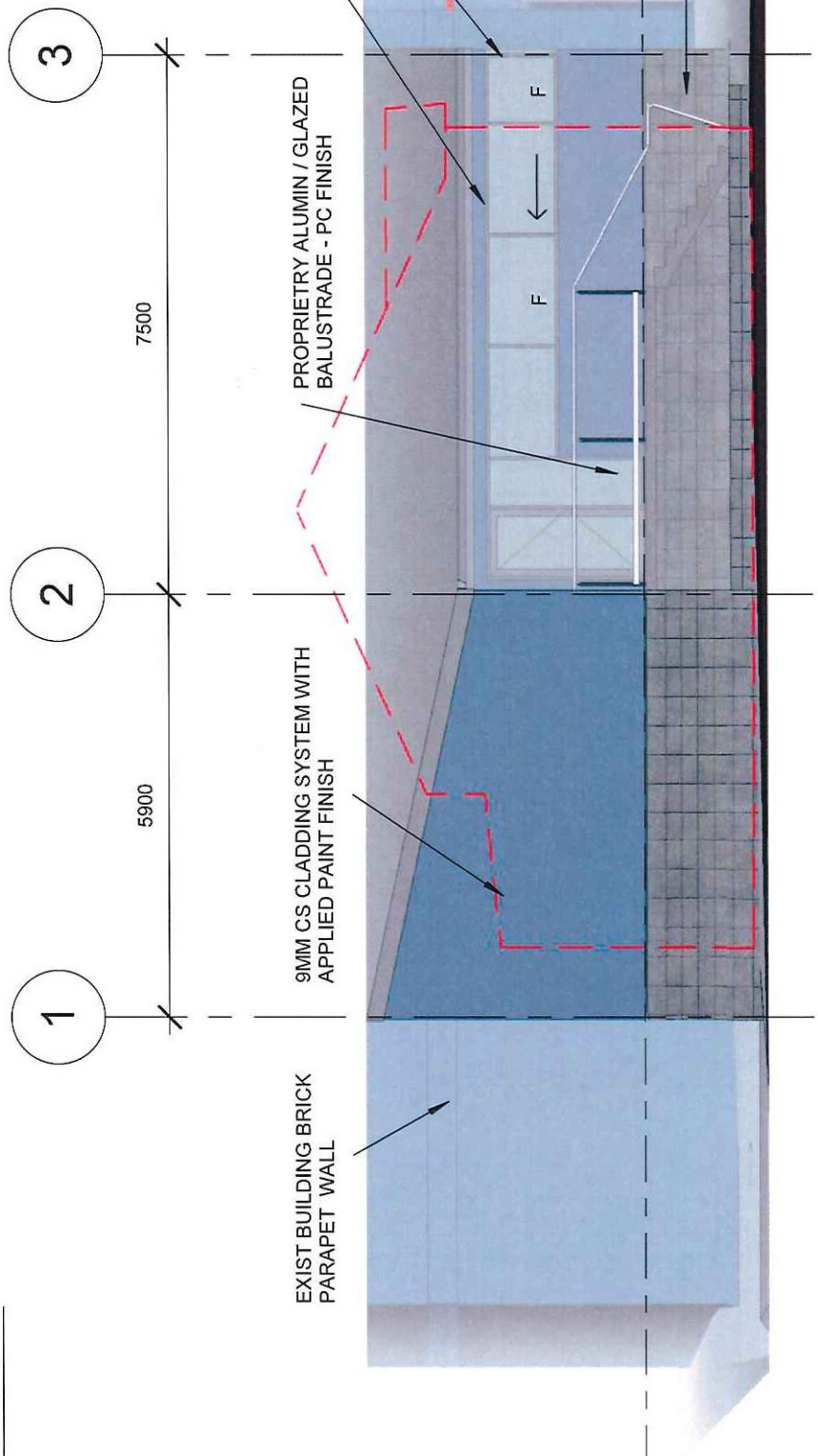
9MM CEMENT SHEET EXPRESSED
VERTICAL JOINT WALL CLADDING -
APPLIED PAINT FINISH

EXISTING F



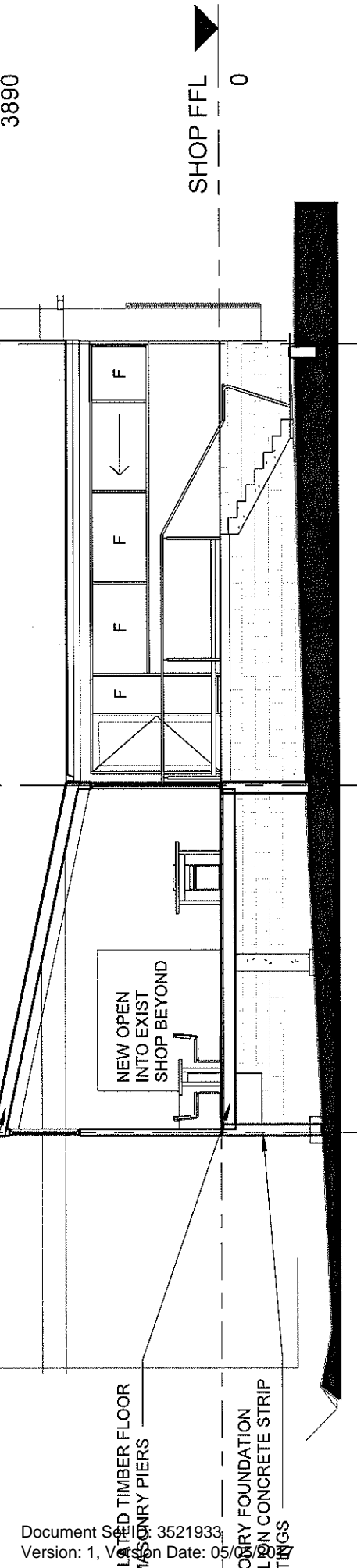
North Elevation

: 100



West Elevation

1 : 100



Section 1

1 : 100

1

C

B

A

COLORBOND CUSTOM ORB ROOF CLADDING WITH INSULATED RAKING CEILING

EXIST SHOP MASONRY PARAPET WALL TO REMAIN

12.00°

EXIST SHOP

- TWO EXISTING MATURE STREET TREES - A MALELEUCA STYPHELOIDES & 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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UP





Launceston City Council
Att: Ms Catherine Mainsbridge
Senior Town Planner

Catherine.Mainsbridge@launceston.tas.gov.au

07 April 2017

Re: **DA0058/2017**

Dear Ms Mainsbridge

This information is supplied in addition to that included in DA0058/2017 and is directed towards justification as to why the change to include the use class of Food Service would not necessarily create a significant impact upon parking in the area.

The Decision Statement for DA0058/2017 considered at the Council Meeting 03 April 2017 is endorsed by the Applicant.

Beautiful neighbourhoods such as East Launceston have evolved to include not only homes but also schools, health facilities, parks and gardens and neighbourhood businesses. At the beginning of this century the area was established as a "food precinct" well serviced by the St Georges Square Butcher, Le Café, Tower Café, Maple on Abbott St and Relish on Arthur St. Food trucks are now also a special element of the precinct. Parking was not an issue and this, together with the opportunity to purchase what was then the East Launceston Supermarket, gave Alps&Amici the chance to join this emerging food precinct. The Alps&Amici Foodstore and Kitchen was established in 2009 and for the last 7.5 years Launceston has enjoyed its wonderful foods.

It was known from the beginning this would never be nor become a Coles or Woolworths simply by the fact that large car parks could not be accommodated and this situation has protected the scale and amenity of this local neighbourhood. Simply put, Alps&Amici Foodstore and Kitchen has enjoyed the wonderful support of local residents and wants to extend its building by 132sqm to accommodate an increase of the retail, storage and display area as well as providing a food service area. This will allow the opportunity for integrated in-house dining based on the meals currently prepared in the main

by 3 qualified chefs with combined professional experience of 59 years, with local residents Daniel and Sally Alps at the helm. We emphasize that the new extension will operate as part of the proposed total store, not as a stand-alone entity. Activities will be integrated throughout the extended store.

The parking implications of the proposal are important and need to be understood not only as numbers but also in the "drivers" that deliver the parking outcome. East Launceston is beginning to exhibit the same "drivers" that have been apparent in other Australian cities including increases in population density, increased purchase or buy-in cost and access to the city centre. These factors often result in viable transport alternatives to the car such as public transport (already available on Abbott and High Sts), bicycles, motor scooters and skate boards.

Due to the relatively short distances a major alternative to the car is walking and many inner city residents live without a car opting for walking, cycling, skateboarding, public transport and on-line taxi accounts, vehicle sharing and the occasional use of a rental car for country and holiday travel. All this is early days for Launceston but the number of inner city apartments and smaller allotments developed has increased in recent years. All of this within a 20 minute walk to town often through the wonderful city parks and gardens.

By code this application requires the provision of 132sqm/15 or 9 car parking spaces while only 2 on-site spaces exist. Upon consideration of the car parking issue we ask council to accept the existing provision of 2 car spaces.

We believe the benefits of this locally owned and operated food service outweigh any concerns about additional car parking spaces.

Yours sincerely



Sabrina Pirie
Director
Alps&Amici P/L
Bosley&Rapunzel P/L

Attachment: Justification against the performance requirements of the parking code

JUSTIFICATION AGAINST THE PERFORMANCE REQUIREMENTS OF THE PARKING CODE

Variation in car parking numbers is considered against the following criteria:

P1.1

The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;*
There is a public car park on Clarence St and off road public car parking is available on High St

- (b) the ability of multiple users to share spaces because of:*
 - (i) variations in car parking demand over time; or*
 - (ii) efficiencies gained by consolidation of car parking spaces*
Car parking demands vary with the time of day. Peak shopping periods are 10am to 12:30pm and 3:30pm to 6pm. By observation there is generally no lack of opportunity to park on street.

- (c) the availability and frequency of public transport within reasonable walking distance of the site;*
Abbott St is well served by metro buses as is High St

- (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
The existing Alps&Amici Foodstore and Kitchen uses all the available land on the original allotment and the proposed extension can be accommodated without changing the neighborhood character of the development. It allows for 2 parking spaces on site.

- (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
The existing business does not provide parking and there is sufficient on street parking available in the area. The on road parking in the neighborhood is safe and accessible.

- (f) *an assessment of the actual car parking demand determined in light of the nature of the use and development;*

While the proposed extension may increase demand, many of our customers are local residents who walk and shop daily. This is most evident at the beginning and end of the school day.

7:30-10:00 light use

10:30-12:30 heavier use

12:30-15:30 medium use

15:30-18:00 heavier use

18:00-18:30 light use

- (g) *the effect on streetscape; and*

One of the elements that determines streetscape is on street car parking. This already exists.

- (h) *the recommendations of any traffic impact assessment prepared for the proposal.*

Traffic management is being addressed by a proposal to construct a roundabout at the intersection of Abbott and Arthur Streets. Council has recently advised construction will begin this summer.