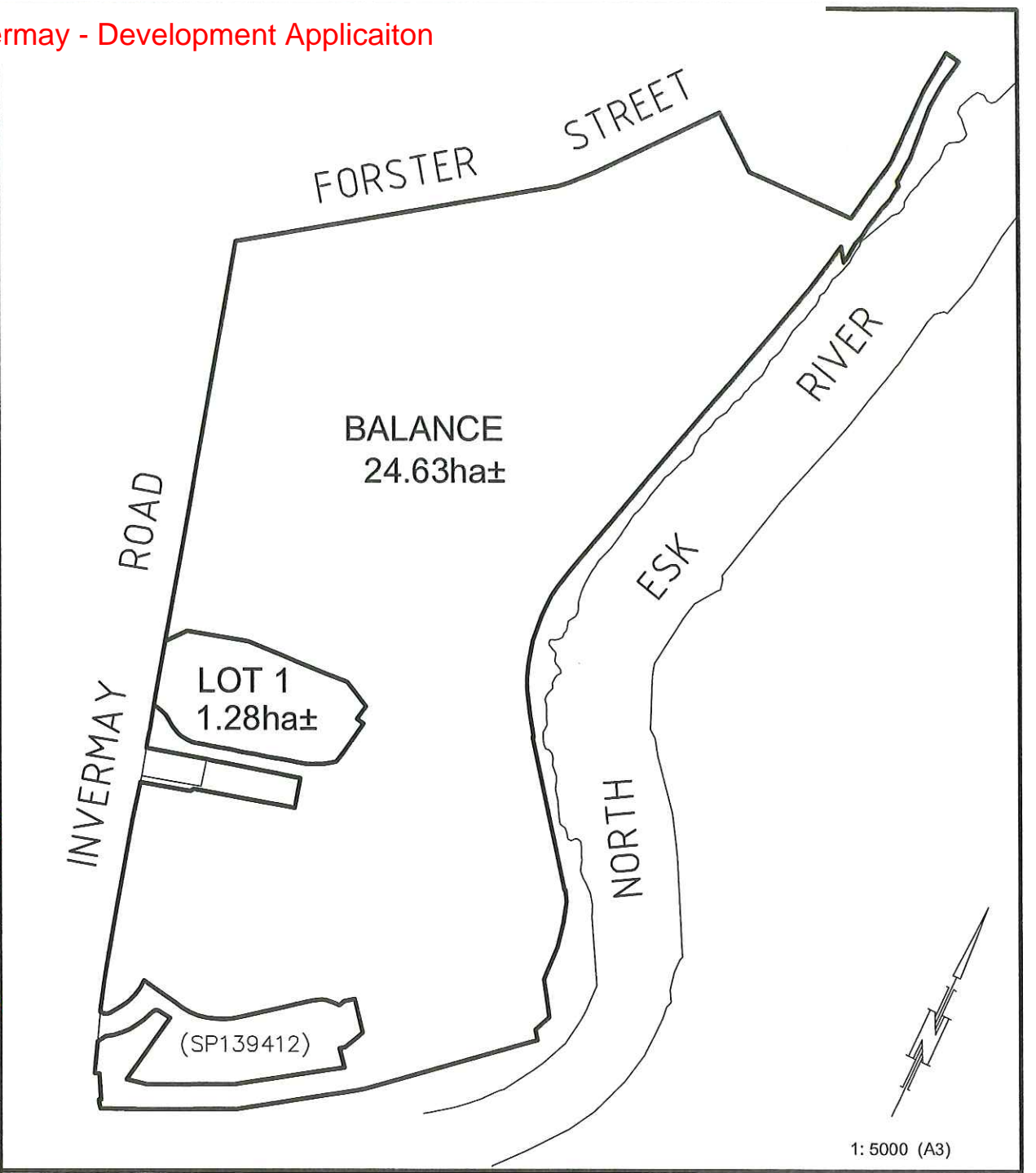
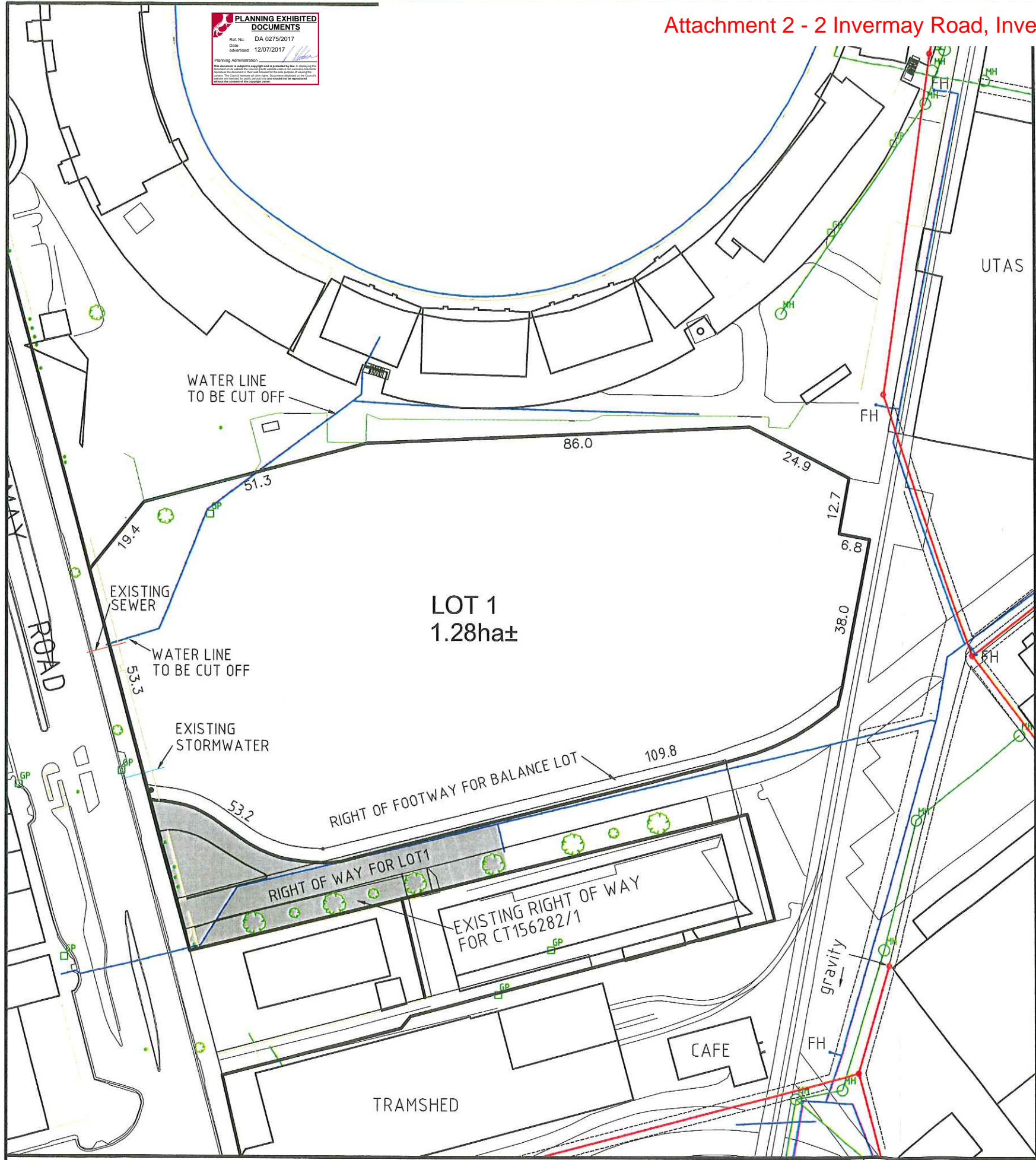


Attachment 2 - 2 Invermay Road, Invermay - Development Application

PLANNING EXHIBITED DOCUMENTS
Ref. No. DA 0275/2017
Date advertised 12/07/2017
Planning Administrator
This document is subject to inspection and is preliminary. It is not to be used for any purpose other than that for which it is intended. It is not to be relied upon for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended.



LEGEND:

- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY
- MANHOLE
- GRADED PIT
- TREE

IMPORTANT NOTE:

This plan was prepared for land of the above owner as a proposed subdivision to accompany a subdivision application to the Local Government Authority and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

PROPOSED SUBDIVISION

SURVEYOR	GEOCIVIL
@	274-15
DRAWN	CHECKED
MBR	JWD
DATE	8-5-2017

SITE PLAN
UTAS INVERESK
INVERMAY ROAD, LAUNCESTON



PDA Surveyors
3/23 Brisbane Street (PO Box 284)
Launceston, Tasmania, 7250
www.pda.com.au
Also at: Hobart, Kingston, Burnie & Deloraine
Previously Trading as CSPP (Campbell Smith Phelps Pedley)
PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: cspp@pda.com.au

SCALE	PAPER
1: 1500	(A3)
JOB NUMBER	DRAWING
274-15-P04	



PDA Surveyors

ABN 71 217 806 325

Surveying, Engineering & Planning

PO Box 284 (3/23 Brisbane Street)
 Launceston Tasmania, 7250
 Phone (08) 6331 4099

ABN 71 217 806 325
 Fax (03) 6334 3098
 Email: pda.ltn@pda.com.au
 www.pda.com.au

DA0275/2017

HOBART
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)
 C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
 D. Pantou, B.E. M.I.E. AUST., C.P.ENG. (Director)
 H. Clement, B. SURV. (Tas.), M.SSSI (Director)
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Associate)
 L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)
 A. Collins, Ad. Dip. Surv & Map, (Associate)
KINGSTON
 A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)
BURNIE/DEVONPORT
 A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)

Our Ref: L16213

9th June, 2017.

Launceston City Council
 PO Box 396
 LAUNCESTON TAS 7250

Attention: Mr R. Jamieson

Dear Richard,

FILE No.					
EO		OD		Box	
RCVD 09 JUN 2017 LCC					
Doc No.					
Action Officer			Noted	Replied	

Payment not received.
 09/06/2017 *[Signature]*

RE: SUBDIVISION APPLICATION – INVERESK PRECINCT

We submit herewith an application on behalf of Launceston City Council to subdivide a lot from the Inveresk Precinct that was formerly known as the old bike track. It is immediately south of University of Tasmania Stadium and is shown on the subdivision Proposal Plan attached. It is the intention that this site will be subdivided by the Council to be able to be transferred to the University of Tasmania for the future University development on the site.

We have previously obtained approval from the Launceston City Council for a lot of similar size but that permit was not proceeded with. The boundaries of the previous one were different to the current application.

We will now address the provisions of the Launceston Interim Planning Scheme as they relate to this subdivision application.

Clause 35.4.4 Lot Size and Dimensions

Lot 1 is well over the minimum 500m² lot size and contain the 15m diameter circle as required in Acceptable Solution A1.1(b). The boundaries of the lot are well clear of any existing buildings and meet the requirements of the Acceptable Solution A1.3.

Clause 35.4.5 Frontage and Access

This lot has a frontage to Invermay Road in excess of the 6.0m required. For Performance Criteria P2 we advise the following;

- The topography of the site is flat and the existing access is appropriate. The Right of Way to benefit Lot 1 is coloured grey on the plan.
- The back of kerb on the carriageway of the Right of Way is approximately 3m outside the boundary of Lot 1 which provides sufficient area to allow a footpath to be constructed between the access and the boundary if required in future.
- Invermay Road and the existing access is appropriately dealt with by a turning lane into the Right of Way.
- The existing access has been in existence for many years and is already part of the character of the area.
- The advice of the road authority is attached.

.../2...

OFFICES ALSO AT:

• 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
 • 6 Queen Street, Burnie, 7320 (03) 6431 4400
 • 63 Don Road, Devonport, 7310 (03) 6423 875

• 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
 • 6 Freeman Street, Kingston, 7050 (03) 6229 2131
 • 8/16 Main Road, Huonville, 7109 (03) 6264 1277

Clause 35.4.6 Discharge of Stormwater

There is an existing stormwater connection as shown on the Proposal Plan which will meet the Acceptable Solution A1 as the subdivision will not change the amount of stormwater from the site. Any future development of the lot may need to look at alternative stormwater disposal mechanisms in conjunction with water sensitive urban design principles. Council's General Manager has provided written advice that the system has the capacity to accommodate the stormwater discharge from this subdivision as required in A2, see attached.

Clause 35.4.7 Water and Sewerage Services

Acceptable Solution A1 is met in that there is an existing water supply already onto the lot. At the present time it crosses the title and goes into University of Tasmania Stadium but it is proposed to cut the water line off at the Stadium side and provide the existing connection from Invermay Road as the connection for Lot 1. Acceptable Solution A2 is met in that there is an existing sewer connection as shown on the plan.

We will now address the Codes in the Interim Planning Scheme.

P2 Potentially Contaminated Land Code

This site was not and has never been part of the rail yards site. This site is not included in the Launceston Railway Workshops Conservation Plan 1999 and is therefore not part of the potentially contaminated land as part of the railway workshops previous operations on the site. For many years the site was the location of a concrete velodrome and since that time it has been sown down to grass and had occasional uses such as car parking and visiting circuses or side show alley once a year for the Launceston Show and various other temporary part time uses. This site therefore does not come under the provisions of the Potentially Contaminated Land Code.

E10.0 Open Space Code

This Code does not apply to this Zone.

E13.0 Local Historic Heritage Code

Whilst part of the parent title is covered by the heritage listed buildings this site is well removed from those buildings and as it is only a subdivision it will have no affect whatsoever on any of the heritage aspects of this site. This Code therefore does not apply and the written advice from the Tasmanian Heritage Council is attached.

E16.0 Invermay/Inveresk Flood Inundation Area Code

As the subdivision is intended to not be for any habitable buildings under Clause E16.4.1a this will mean that this Code does not apply to this subdivision.

We enclose the following to enable you to assess the application.

- Proposal Plan.
- Copy of Title.
- Completed Development Application form.
- Consent from General Manager in relation to Clause 35.4.6 A2 stormwater capacity.
- Advice from road authority in relation to Clause 35.4.5e)

Could you please arrange for an invoice for any Council fees to be emailed to john.dent@pda.com.au so that we can arrange for payment of those fees direct to your Council.

Please contact us if you require anything further.

Yours faithfully
PDA Surveyors

Per: 
JOHN DENT

File No: SF2385
SS

Your Ref:

9 March 2017

John Dent
PDA Surveyors
John.Dent@pda.com.au

Dear John

General Manager's advice in relation to Clause 35.4.5 of Launceston Interim Planning Scheme 2015 - Frontage and Access

Clause 35.4.5 P2 of the Particular Use Zone 4 - Inveresk Site requires the applicant to ensure that:

'Each lot or lot proposed in a plan of subdivision must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

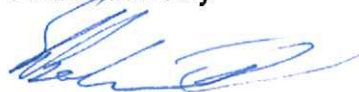
(a) ...

...

(e) the advice of the road authority.

The advice provided in relation to the subdivision is that the proposed lot can be provided with reasonable access and it will be the subsequent development of the lot that will result in changes to traffic flows that will necessitate physical works.

Yours sincerely



Shane Eberhardt
ACTING DIRECTOR INFRASTRUCTURE SERVICES

File No: SF2385
SS

Your Ref:

5 March 2017

John Dent
PDA Surveyors
John.Dent@pda.com.au

Dear John

**General Manager's advice in relation to Discharge of Stormwater
Clause 35.4.6 of Launceston Interim Planning Scheme 2015**

Clause 35.4.6 of the Particular Use Zone 4 - Inveresk Site requires the applicant to ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

This in part can be satisfied (Acceptable Solution A2) where the General Manager provides written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision. There are no performance criteria.

The site sits within the Combined Drainage Area and stormwater is discharged to the sewer. TasWater have provided written advice (copy attached) that as there are no roads created as a direct result of the subdivision that the stormwater discharged from the site will not change and there is no objection to the advice being provided.

It is noted however that any increase resulting from the future development of the site will need to be considered separately.

On the basis of the attached proposal plan and subject to the provisions above the Acceptable Solution is deemed to be satisfied.

Yours sincerely

Shane Eberhardt
INTERIM DIRECTOR INFRASTRUCTURE SERVICES

From: David Boyle <David.Boyle@taswater.com.au>
Sent: Thursday, 2 March 2017 4:10 PM
To: Sonia Smith
Subject: RE: Inveresk subdivision

Dear Sonia

I confirm advice provided to John Dent. We have no issues pertaining to the proposed subdivision as regards stormwater discharges to TasWater's infrastructure. This is because the subdivision, as John points out, does not of itself increase stormwater load on TasWater's infrastructure. John is also correct, that any future development of the site will need to be separately considered regarding its stormwater discharge options. Stormwater discharge options for any future development will need to be managed with regard to any TasWater capacity limitations. On a broader level, we anticipate that Council's Stormwater Management Plan will establish an appropriate management framework for stormwater in collaboration with TasWater when completed.

Cheers

David Boyle
Senior Assessment Officer

D (03) 6345 6323
F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).

From: Sonia Smith [<mailto:Sonia.Smith@launceston.tas.gov.au>]
Sent: Tuesday, 28 February 2017 10:22 AM
To: David Boyle
Subject: FW: Inveresk subdivision

Good morning David,

Can you please confirm John's statement below in which case I can provide the General Managers Consent in relation to stormwater capacity.

Cheers

Sonia Smith | Infrastructure Development Liaison | City of Launceston
T 03 6323 3373 | F 03 6323 3301 | www.launceston.tas.gov.au

From: John Dent [<mailto:John.Dent@pda.com.au>]
Sent: Wednesday, 15 February 2017 4:31 PM
To: Sonia Smith; Richard Jamieson
Subject: RE: Inveresk subdivision

Hi Sonia,

LAUNCESTON
J.W. Dent, C.A.M.B. SURV. (Tas.), M.SSSI. (Director)
M.B. Dent, B. GEOM. (HONS) (Tas.), M.SSSI M.AIPM (Associate)

HOBART
C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
D. Panton, B.E. M.I.E. AUST., C.P. ENG. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI. (Director)
A.M. Peacock, B. APP. SC. (SURV.), M.SSSI. (Consultant)
M. McQueen, B.E., M.I.E. AUST., C.P. ENG. (Associate)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI. (Associate)
L.H. Kiely, Ad. Dip. Civil Eng., Cert IV I.T., (Associate)
A. Collins, Ad. Dip. Surv. & Map. (Associate)

KINGSTON
A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)
BURNIE/DEVONPORT
A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)



PDA Surveyors

Surveying, Engineering & Planning

ABN 71 217 806 325

PO Box 284 (3/23 Brisbane Street)
Launceston Tasmania, 7250
Phone (03) 6331 4099

ABN 71 217 806 325
Fax (03) 6334 3098
Email: pda.ltn@pda.com.au
www.pda.com.au

Our Ref: 16213

Your Ref: DA0275/2017

30th June, 2017.

Launceston City Council
P O Box 396
LAUNCESTON, TAS. 7250

Attention: Ms. F. Ranson

Dear Fiona,

Re: Subdivision, 2-4 Invermay Road, Invermay

Further to your letter of the 22nd June we wish to address the matters raised in your letter as follows:

1. Potential Land Contamination Code

We are not in a position to be able to answer this question at this particular point in time and we need to do further work before we can address this particular matter.

2. Local Historic Heritage Code Clause E13.6.3 deals with lot size dimensions and frontage. The Performance Criteria will now be addressed in relation to that clause.

(a) The subdivision will not unreasonably impact on the cultural heritage significance of the place as the subdivision will not in itself change anything on the ground.

(b) The historic development pattern of the area has small lots created to the south of this site and this lot being created by this subdivision is larger than those small lots in the immediate vicinity.

(c) There are no buildings or structures being proposed on this site and this subdivision will not separate any cultural heritage buildings from their original settings as there are no buildings of heritage value immediately adjacent to the site to either the south or the north.

..12

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

FILE No.	DA0275/2017		
EO	OD	Box	
RCV'D 05 JUL 2017 LCC			
Doc No.			
Action Officer	Noted	Replied	
F. RANSON			

2.

(d) Lot sizes dimensions frontage access and orientation are not inappropriate as far as heritage considerations are concerned.

(e) The lot is intended for the proposed university development on the site and that will be subject on further assessment and development at a future stage.

(f) Removal of vegetation and trees or garden settings will not occur as a result of this subdivision. Further to this we have previously sent you the email from Heritage Tasmania dated 20th February 2017 indicating that the subdivision does not pose any concerns from them in relation to the heritage values of the area.

3. **Invermay/Inveresk Flood Inundation Area Code** Clause E16.7.1 relates to the intensification of residential development. This subdivision is not for residential purposes and is therefore not applicable to this clause. There is no new residential development or extensions planned for this site, in fact there are no buildings on this site as far as this application is concerned and Performance Criteria P2 is not relevant because the subdivision is not creating a lot for future residential development.

We trust this addresses the matters referred to in your letter of the 22nd June in relation to points 2 and 3 but please advise if you require any further information in relation to those two particular clauses. We will get back to you as soon as we have some answers in relation to your point 1, relating to the potential land contamination code.

4. **Right of Footway**

The Proposal Plan has a right of footway for the balance lot along the southern section of lot 1. We would like to clarify that the width of this footway is 3 metres. Please get in touch if you require any further information in relation to the matters raised in this letter.

Yours faithfully
PDA Surveyors

Per:


JOHN DENT

Mr Dent, CAM-B SURV (Tas.), M SSSI (Director)
 Mr Dent, B-GEOM (HONS) (Tas.), M SSSI M AIPM (Associate)

HOBART
 C.M. Terry, B. SURV. (Tas.), M SSSI (Director)
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)
 H. Clement, B. SURV. (Tas.), M SSSI (Director)
 A.M. Peacock, B. APP. SC. (SURV), M SSSI (Consultant)
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)
 M.S.G. Denholm, B. GEOM. (Tas.), M SSSI (Associate)
 L.H. Kiely, Ad. Dip. Civil Eng., Cert IV I.T., (Associate)
 A. Collins, Ad. Dip. Surv & Map. (Associate)
KINGSTON
 A.P. (Lex) McIndoe, B. SURV. (Tas.), M SSSI (Director)
BURNIE/DEVONPORT
 A.J. Hudson, B. SURV. (Tas.), M SSSI (Director)
 A.W. Eberhardt, B. GEOM. (Tas.), M SSSI (Director)



PDA Surveyors

Surveying, Engineering & Planning

ABN 71 217 806 325

PO Box 284 (3/23 Brisbane Street)
 Launceston Tasmania, 7250
 Phone (03) 6331 4099

ABN 71 217 806 325
 Fax (03) 6334 3098
 Email: pda.ltn@pda.com.au
 www.pda.com.au

Our Ref: L16213

3rd July, 2017.

Launceston City Council
 P O Box 396
 LAUNCESTON, TAS. 7250

Attention: Ms. F. Ranson

Dear Fiona,

Re: Subdivision, 2-4 Invermay Road, Invermay

Further to your letter of the 22nd June we wish to address the matter raised in Point 1 of your letter relating to the Potentially Contaminated Land code.

This subdivision is classed as development but as there will be no works associated with this subdivision as all services are already provided we believe that clause E2.4.4 applies in this instance which means that this subdivision is exempt from the operation of this code.

The only works that would need to be done are the cutting off of the water main that crosses the site and that will be a small hole less than 1m² which will be needed to cut off that water main most probably outside lot 1. The water main will not need to be removed from the site. This therefore means that there will be no works associated with the subdivision therefore we believe that this development will be exempt from the Potentially Contaminated Land code.

We have previously addressed the other matters in your letter and we now believe this satisfies your requirements for additional information. Please let us know if you need anything further.

Yours faithfully
 PDA Surveyors

Per: 
 JOHN DENT

FILE No.	DA0275/2017		
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>
		Box	<input checked="" type="checkbox"/>
RCV'D 05 JUL 2017 LCC			
Doc No.			
Action Officer	Noted	Replied	
F. RANSON			

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277