



PDA Surveyors

Surveying, Engineering & Planning

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

ABN 71 217 806 325
Email: pda.ltn@pda.com.au
www.pda.com.au

REZONING, SUBDIVISION AND CONSOLIDATION AT AMY & MCKELLAR ROADS NEWSTEAD

SECTION 43A
SUBMISSION
2 MAY 2017

Contents

This report addresses the relevant issues under the following headings.

1. Introduction

- 1.1. Summary
- 1.2. Application form and owner consent
- 1.3. Certificates of Title

2. Suitability of site for Residential Use and Development

- 2.1. Site Description (including photos)
- 2.2. Tenure
- 2.3. Locality and Neighbourhood Character
- 2.4. Applicable Zone, Codes and Plans
- 2.5. Services
- 2.6. Conclusion

3. Rezoning Proposal

- 3.1. Background
- 3.2. Purpose
- 3.3. Zone boundary and mapping

4. Land Use Planning and Approvals Act 1993

- 4.1. Objectives – Schedule 1, Part 1
- 4.2. Objectives – Schedule 1, Part 2
- 4.3. State Policies
 - 4.3.1. State Policy on the Protection of Agricultural Land 2009
 - 4.3.2. State Policy on Water Quality Management 1997
 - 4.3.3. Tasmanian State Coastal Policy 1996
 - 4.3.4. National Environmental Protection Measures
- 4.4. The Regional Land Use Strategy of Northern Tasmania
- 4.5. Greater Launceston Plan
- 4.6. Launceston Open Space Strategy 2007
- 4.7. Launceston Residential Strategy 2009
- 4.8. Adjacent Municipal Areas
- 4.9. Gas Pipelines Act 2000

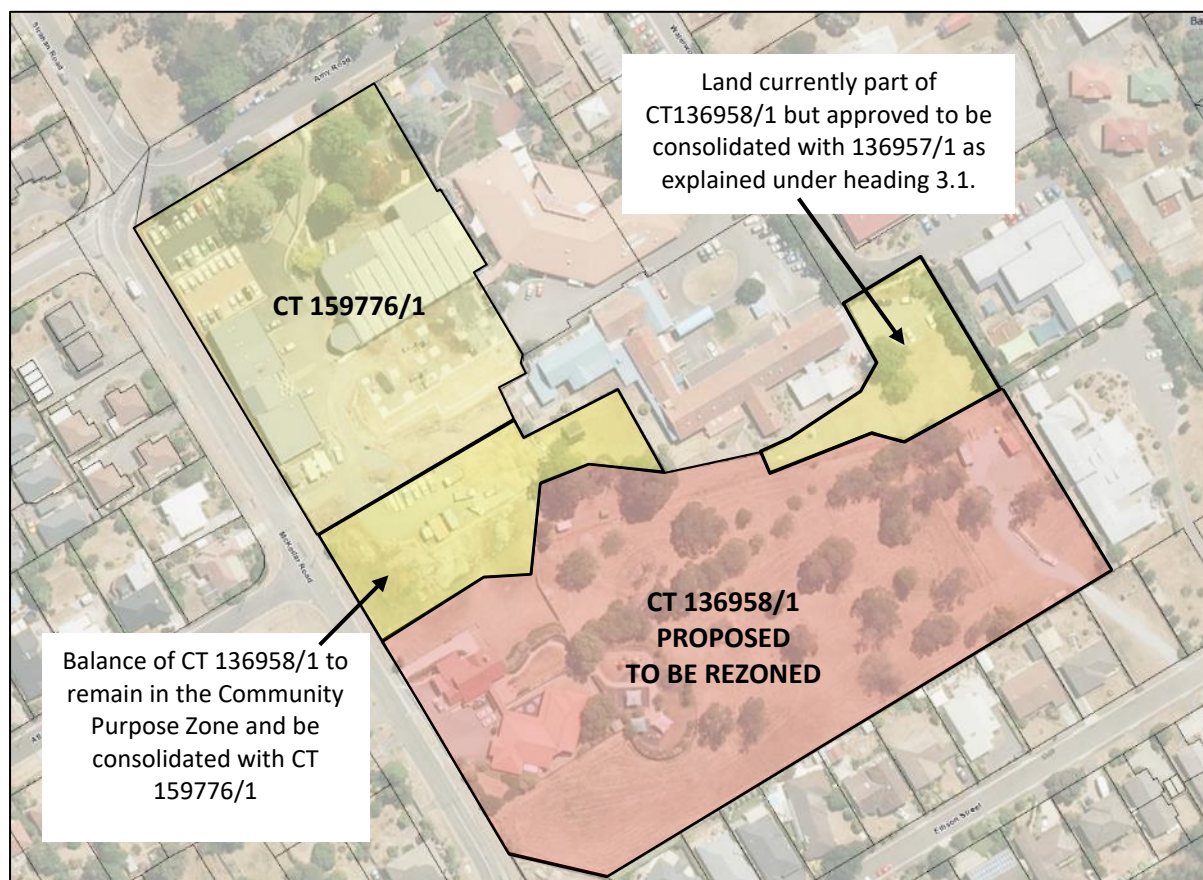
5. Subdivision - Launceston Interim Planning Scheme 2015

6. Conclusion

1. Introduction

1.1 Summary

This proposal relates to two parcels of land in Newstead, Tasmania as follows:



CT 136958/1:

Address: 42-50 McKellar Road

Current Zone: Community Purposes Zone

Owner: St Giles Society Inc.

Relevance to the application: Proposed rezoning of most of CT 136958/1 to General Residential. Retain the remainder of CT 136958/1 in the Community Purpose Zone and transfer to with CT 159776/1. Subdivision of the land into 14 fully serviced residential allotments.

CT 159776/1:

Address: 65 Amy Road

Current Zone: Community Purposes Zone

Owner: St Giles Society Inc.

Relevance to the application: Proposed consolidation with part of CT 136958/1.

1.2 Application form and owner consent

A Launceston City Council application form is attached at Annexure 1. The consent of the owner to the lodgement of this application is attached at Annexure 2.

1.3 Certificates of Title

Certificates of Title 159776/1, 136958/1 are involved and are attached at Annexure 3.

2. Suitability of site for Use and Development

2.1. Site description

The area affected involves 42-50 McKellar and 65 Amy Roads. 42-50 McKellar Road contains two buildings, a private residence (assisted residential living) and a purpose built respite centre. The vehicle garage in the private residence has driveway access off McKellar Road. The respite centre has a loop providing separate entry to and exit from McKellar Road.

The site to be rezoned has an area of 1.606ha. It has a north-easterly aspect with a moderate slope generally downward to the north-east and has sufficient elevation to afford views over Newstead towards Dismal Range, Boomer Hills and further to Mt Arthur and Mt Barrow. It has a frontage onto McKellar Road with currently no access and a formed access onto Ellison Street through CT 13276/26, which is also in the ownership of St Giles.

The site contains patches of regrowth and introduced vegetation and a cover of grass. The site is not used, it is only maintained in order to keep the site in a tidy and low fire risk condition.



Residential dwelling used for assisted living



Purpose built respite centre



Looking from McKellar Road down the site of the proposed road towards the east



Looking down the site towards the east



Looking from the bottom of the site towards the west



Looking up towards the proposed lot 13

2.2. Tenure

65 Amy Road and 42-50 McKellar Road are owned by St Giles Society Inc. (hereinafter referred to as St Giles), who have owned the site since 1938.

2.3. Locality and Neighbourhood Character

Newstead is one of Launceston's more established and older suburbs. It is characterised by a number of post World War 1 dwellings, many of which were constructed by returned servicemen and their families with assistance from the government at the time in the form of low interest loans.

Within 1-2km of the site are a number of community facilities, recreation spaces, support services and employment places including Punchbowl Primary School, Punchbowl Reserve and Community Garden, Queechy High School and Scotch Oakburn College.

Most living needs for residents of Newstead can be met by the Newstead Shopping Centre which is 1km to the north. Established services include a major supermarket, chemist, medical centre, post office and stationary supplies. Other needs can be met by a number commercial areas such Wellington Street in South Launceston (1km), the Kings Meadows shopping centre (1.5km) and the Launceston town centre (2km).



Newstead shopping centre

2.4. Applicable Zone, Codes and Plans

The site is in the Community Purposes Zone of the Launceston Interim Planning Scheme 2015 (LIPS). The Community Purpose zone is intended to provide for community facilities and services, some of which may have more than local significance. St Giles is one such service.

There are no overlays, Codes or Plans that apply to the site that identify the possible presence of specific risks or values.

2.5 Services

Access

The primary access to the main body of the site is through 18-20 Ellison Street (further described in CT13276/26). This access is to be decommissioned in favour of a new road into the lot off McKellar Road.

The Traffic Assessment from Terry Eaton at Annexure 4 identifies that McKellar Road provides suitable circumstances to provide road access to the site.

Water

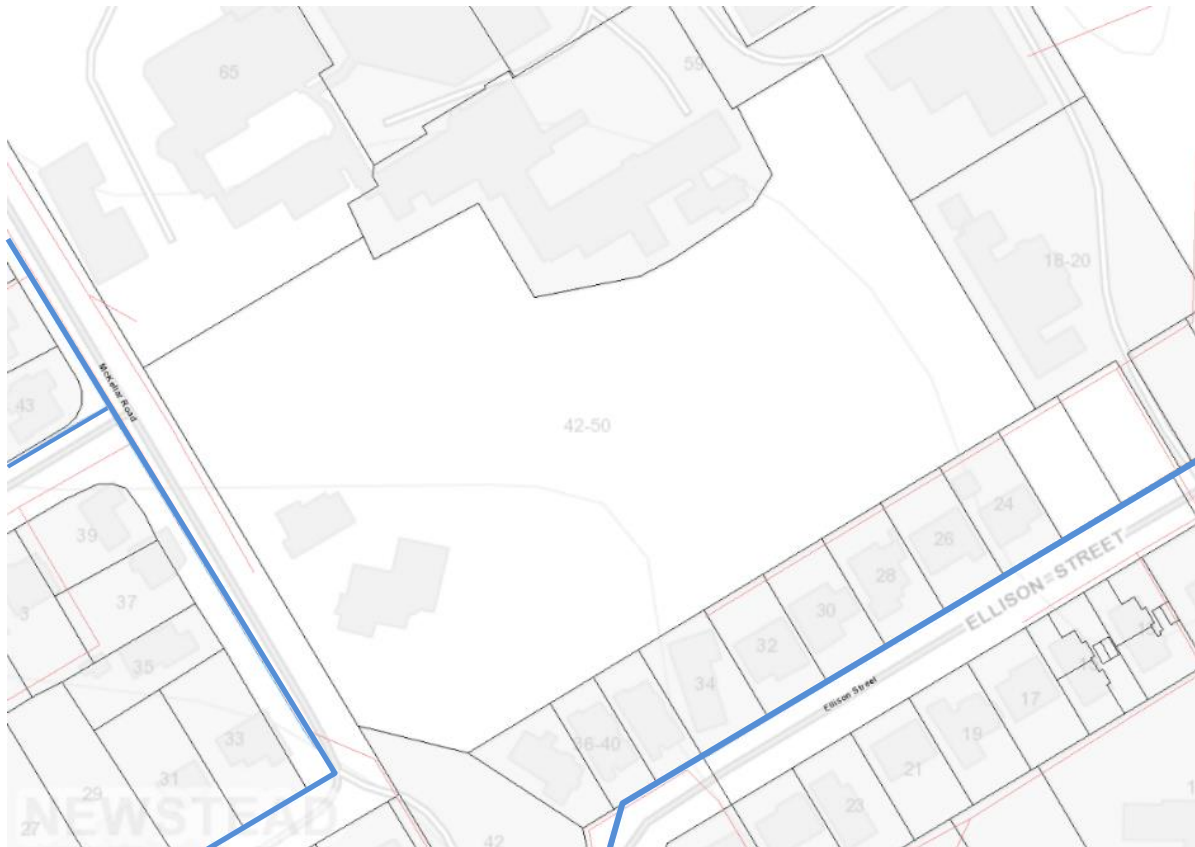
Preliminary advice from TasWater is as follows:

- That water to the site is supplied from the Benvenue reservoirs.
- Operating levels during recent summer dry periods were low prompting TasWater to impose water restrictions.
- Pressure fluctuates in this area but the minimum service level to the site can be achieved.

TasWater has also provided preliminary advice that while the system in this area is under a degree of stress at peak times, the projected size and timing (2-5 years) of residential development is expected to be capable of being adequately serviced.

It was noted by TasWater that development of the land under the Community Purpose Zone would involve similar issues and may generate a higher demand for water than it would under the General Residential Zone.

The approximate location of TasWater's water infrastructure is shown in blue below.



Sewer

Preliminary advice from TasWater is that the downstream system in this area experiences occasional surface discharge and that whilst the system, including the sewage treatment plant, is under a degree of stress at peak times, the projected size and timing of residential development is expected to be capable of being adequately serviced.

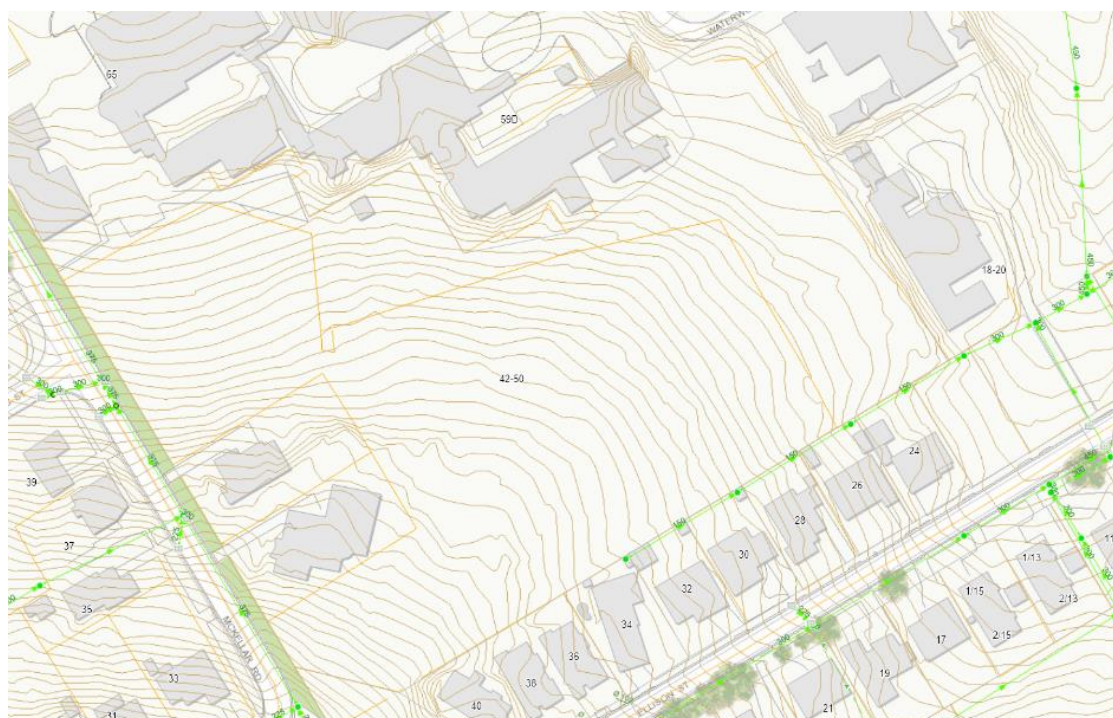
It was noted by TasWater that development of the land under the Community Purpose Zone would involve similar issues and may generate a higher demand for water than it would under the General Residential Zone.

The approximate location of TasWater's sewage infrastructure is shown in red below.



Stormwater

Preliminary advice from Council is that stormwater flows from the subdivision development are capable of being adequately managed by the existing system. It is noted that development of the land under the Community Purpose Zone may generate similar storm water volumes to residential development the General Residential Zone. The approximate location of Council's stormwater infrastructure is shown in green below.



2.6 Conclusion

The site is part of a neighbourhood with a high level of community infrastructure. It is fully serviceable by utilities. It is not impacted by overlays or Codes that would curtail development potential to any significant degree. On this basis, it is considered that the site could provide suitable circumstances for further use or development.

3. Rezoning proposal

3.1. Background

A boundary adjustment to transfer land from 42-50 McKellar Road to the Family Day Care Centre at 59D Amy Street was recently approved by the Council (DA-0527 2016, see Annexure 5). The easements are currently being resolved and it is expected that the final Plan of Survey and Schedule of Easements will be lodged with Council for sealing shortly. The proposed zone boundary would be located along the approved boundary between these two properties.

3.2. Purpose

The letter from St Giles dated 2 December 2016 at Annexure 6 explains St Giles' rationale behind the decision to rezone and subdivide. It states as follows:

- That the site has remained un-used for a long time and it is no longer needed by St Giles.
- The changing nature of home based disability care suggests that expansion of the St. Giles facility onto this land is unlikely and hence the site is surplus to St. Giles requirements.
- The subdivision and sale of the land and the reinvestment of the proceeds of sale back into the existing service is consistent with the long term strategic direction of St Giles.

3.3. Zone boundary and mapping

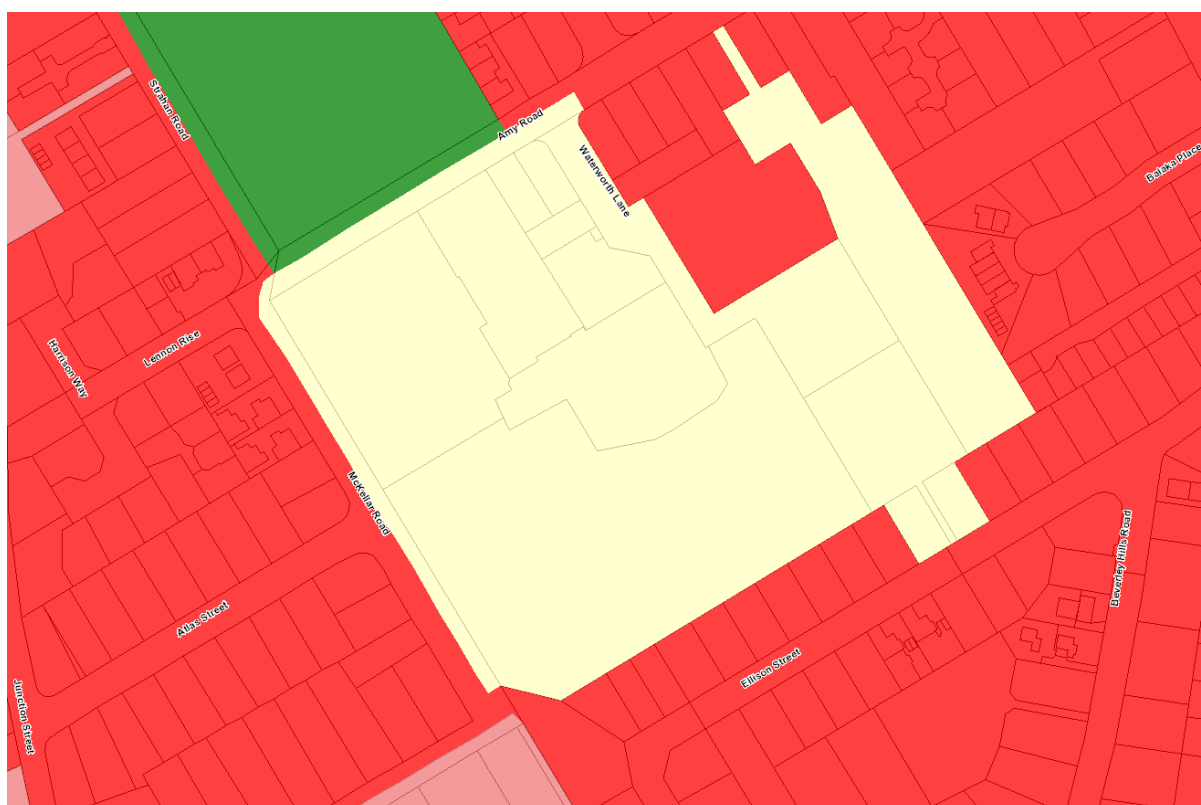
The land proposed to be rezoned is shown below and at Annexure 7. The proposed Zone boundary has been determined by reference to existing lot boundaries and by an optimal division of space between the proposed General Residential Zone land, the existing St Giles facility and the Newstead Child Care Centre.

The St Giles facility provides administrative, educational, respite, allied health, care and assistance for those who care for or live with disabilities. The facility operates during the hours of 8am to 5pm. The environmental impacts of the facility during the day involve low to moderate levels of noise from traffic and low levels of background noise from heating and cooling plant and equipment. During the night, there would be a minor impact on amenity from low level outdoor security lighting. The facility does not contain other plant or equipment that emits odour or noise impacts that would have significant impacts on the proposed residential area to the south. On this basis, locating the zone boundary relatively close to the facility is unlikely to create significant potential for land use conflicts.

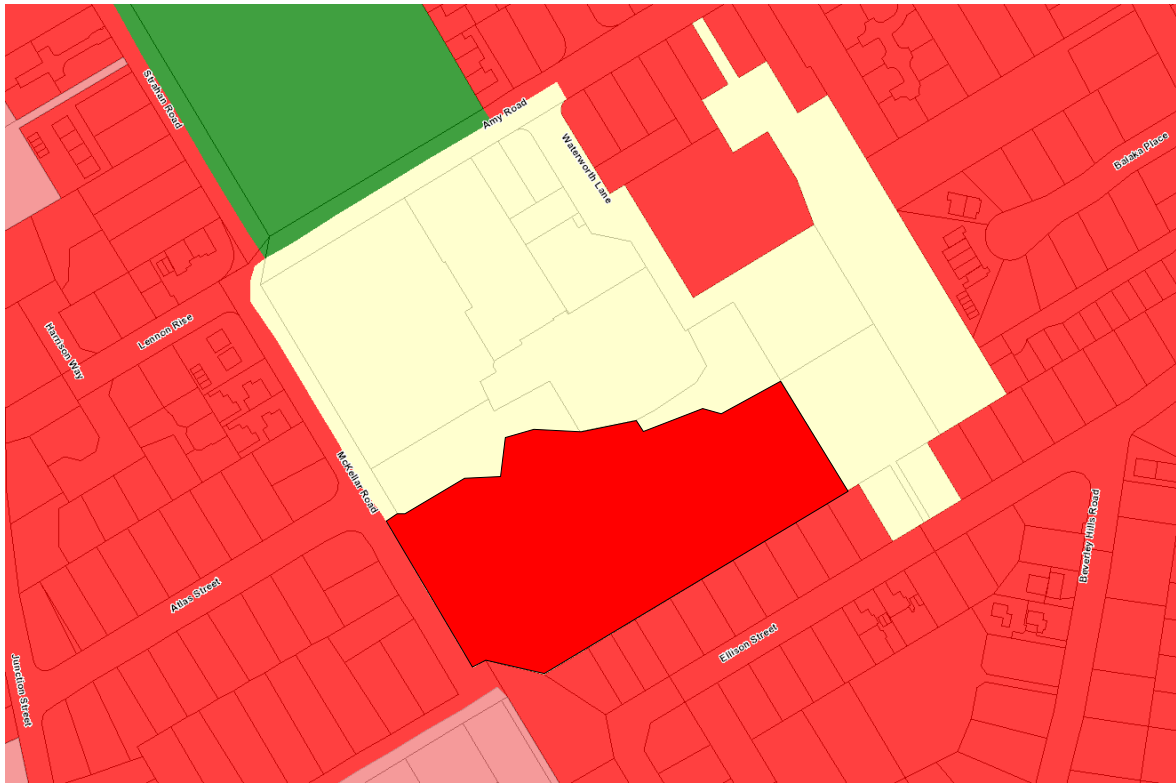
The Newstead Child Care Centre is typical of a day care centres. Activities include children's outdoor play, indoor learning and plan and rest. Operating hours are 6:30am to 6:30pm. Noise from the facility during operating hours is low to moderate and outside opening hours there is no noise at all. The facility attracts a low amount of vehicle traffic for pick up and drop off. On this basis, locating the zone boundary relatively close to the facility is unlikely to create significant potential for land use conflicts.

Impacts on adjacent residential activity from both facilities would be minimal and are likely to be suitably mitigated by typical domestic construction and landscaping practices and likely to be within the reasonable expectations of nearby residents.

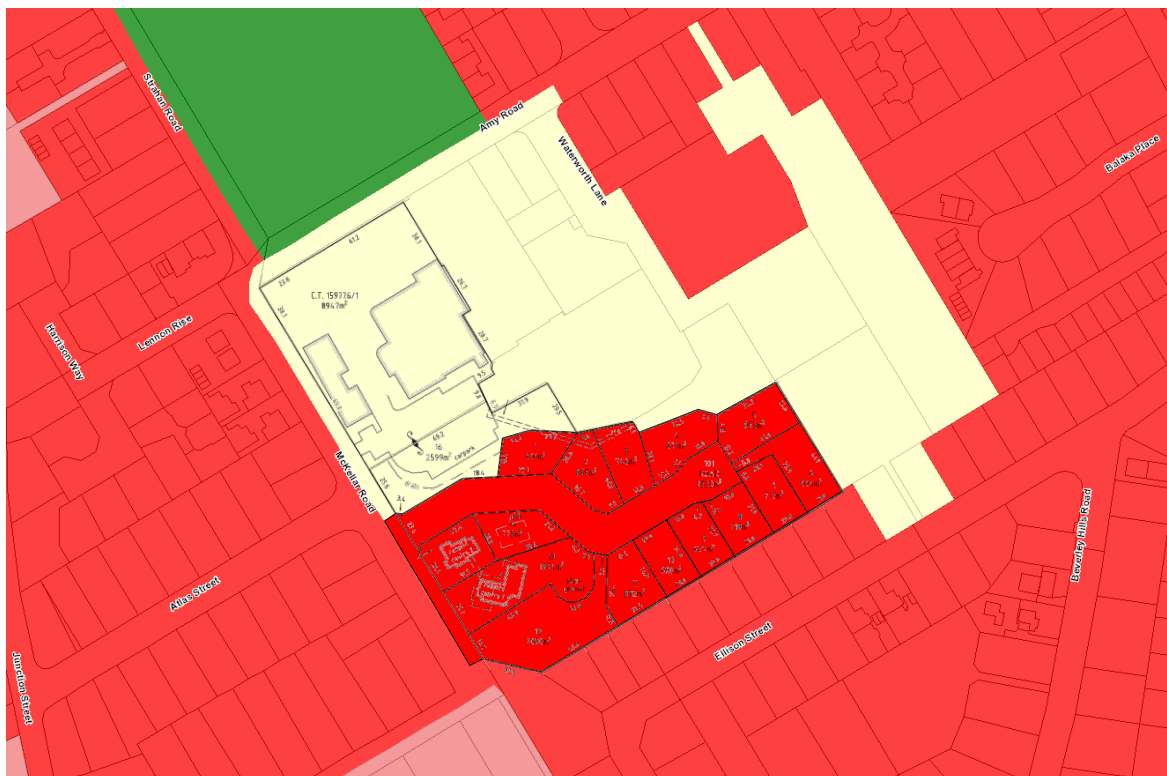
Existing Zoning of site and surrounds as shown on the LISTmap below:



Proposed Zoning of site and surrounds adapted from the LISTmap below:



Proposed Zoning of site and surrounds adapted from the LISTmap with subdivision overlay below:



4. Land Use Planning and Approvals Act 1993

The applicable criteria for consideration under the *Land Use Planning and Approvals Act 1993* are considered and addressed below as well as the State Policies and the regional and local land use strategies.

4.1. Objectives - Schedule 1, Part 1

The objectives of LUPAA specified in Schedule 1 and a response to those objectives follows:

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Response: The proposed rezoning would facilitate residential infill development that utilises the land resource in a typically sustainable manner. Environmental values are degraded from clearance and human activity and so the proposed rezoning is unlikely to impact on significant values. In any event, such impacts are unlikely to be significantly different than those which could occur under the current zone.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water;

Response: Residential infill development would be an orderly consolidation of the existing Newstead suburban area and would be undertaken in a typically sustainable manner in accordance with Council's requirements.

(c) to encourage public involvement in resource management and planning;

Response: The decision to apply to rezone the land for Residential purposes was made by the St Giles board in the interests of their clients following appropriate consultation with stakeholders. Any input from the public exhibition process will be considered and appropriately responded to.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);

Response: The land was identified as being surplus to the needs of St Giles. No interest has been expressed by others to develop the site for Community Purposes uses. It is considered to be unlikely that it would be developed in a manner consistent with the Community Purpose Zone in the short to medium term. Therefore, rezoning is likely to precede any economic development of the site.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Response: The application is to be assessed according to the shared responsibilities between State government, local government and the community.

4.2. Objectives - Schedule 1, Part 2

The objectives of LUPAA specified in Part 2 of Schedule 1 and a response to those objectives follows:

(a) to require sound strategic planning and co-ordinated action by State and local government;

Response: As detailed later in the report, the proposed amendment is reasonably consistent with applicable Local, Regional and State land use strategies.

(b) 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;

Response: It is considered that the Council and the Tasmanian Planning Commission can appropriately assess and determine this application within the current system of planning instruments.

(c) 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;

Response: The proposed rezoning is unlikely to cause an adverse social or economic impact on an environmental value that would be significantly different than that which could occur under the current zoning.

(d) 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;

Response: State, regional and municipal policies are discussed below. Generally speaking, these policies encourage urban residential infill development provided the land is suitable for such development and provided it is not strategically important for another purpose. It is considered that these criteria would be met by the proposal.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Response: The existing and applicable planning approvals process would be applied to this application.

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Response: It is considered that the proposed amendment would further the State and municipal objectives of sustainable economic development of land in a manner that does not compromise environmental, social, conservation or resource management values. This is consistent with providing a pleasant, efficient and safe living environment.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

Response: The site is not identified as being subject to Aboriginal Heritage. In the event that any values are identified, the provisions of the Aboriginal Relics Act 1975 would be followed. There are no national, state or local heritage values identified on the site.

(h) 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;

Response: The proposed rezoning would enable orderly infill residential use and development on a site that has suitable access to public infrastructure and other assets.

(i) to provide a planning framework which fully considers land capability;

Response: The land has no significant agricultural value and therefore the proposed amendment does not conflict with the intent of the PAL Policy 2000.

4.3. State Policies

4.3.1. State Policy on the Protection of Agricultural Land 2009 (PAL Policy)

The PAL Policy applies to Agricultural land. "Agricultural land" means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. The land is not zoned for agriculture and is unsuitable for agriculture and hence the PAL policy does not apply.

4.3.2. State Policy on Water Quality Management 1997

The existing system of planning, building and plumbing approvals is relied upon to ensure that storm-water from all hard surfaces including roads, buildings and driveways is collected and diverted to the reticulated system in a manner that is consistent with all current water quality sensitive urban design principles and standards, including the State Policy on Water Quality Management 1997.

4.3.3. Tasmanian State Coastal Policy 1996

The site is over 5km from land where the State Coastal Policy may apply. The site is not subject to natural coastal processes or hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility or sea level rise. On this basis, the rezoning would not be contradictory or inconsistent with the State Coastal Policy 1996.

4.3.4. National Environment Protection Measures

Section 6(5) Planning and Development of the National Environment Protection (Assessment of Site Contamination) Measure 1999, requires that: Authorities of participating jurisdictions (at local and State government level) that consent to developments, or changes in land use, should ensure a site is suitable for its intended use.

The proposed rezoning would facilitate the introduction of a use that is sensitive to contamination. However, there is no recorded use of the site for a potentially contaminating activity and no known history of use that is indicative of potential contamination. No contamination is apparent on the site and hence, there is nothing to indicate that the site is unsuitable for its intended use.

4.4. Regional Land Use Strategy of Northern Tasmania (RLUSNT)

The primary strategic question to consider in relation to the land and the realisation of the RLUSNT is whether use of the land for activity that is allowed in the Community Purposes Zone is of more strategic value to the community than it would be as land for activity allowed in the General Residential Zone.

A significant aspect of the strategic intent of the RLUSNT is to manage the region's development in response to ongoing socio-economic change (see Page 8 RLUSNT). In accordance with this, the proposal is a necessary adaption by St Giles to changes to the way in which care is provided. As stated in the letter from the Chief Executive, St Giles has not found a use for the land in over 75 years and given the shift towards home based care it is unlikely that a community purposes use for the land would be found by St Giles in the foreseeable future. Other similar care providers and organisations are likely to be geographically decentralising in a similar way.

Strategic value to the community of retaining the land in the Community Purposes Zone

The RLUSNT recognises the need for Launceston to provide community services for the wider region and further notes that investment and upgrading of medical and health facilities in the region will be increasingly important for retaining and attracting population. However, it is considered that meeting this need is more likely to occur within the existing medical and health sites.

The area has generally evolved into a balanced mix use environment whereby non-residential uses are at a scale and intensity that enables a reasonable degree of amenity for surrounding residential use. Retaining the land for use in accordance with the Zone purpose risks shifting this balance towards it becoming an activity centre with potential adverse impacts on residential amenity of the broader area through increases in non-residential traffic and general activity.

On this basis, it is considered that the loss of the site from the pool of land available for Community Purposes uses is unlikely to be adverse to the community's strategic interest. Indeed, the removal of the potential for high activity use may be appropriate. On this basis the strategic value of retaining this land in the Community Purposes Zone is low.

Strategic value to the community of converting the land to the General Residential Zone

As at 2013, the RLUSNT envisaged that a projected 10,000 additional dwellings would be required to be provided across the region and it recommends that the provision of these dwellings should be based on the preferred settlement pattern principles of:

- promoting infill in existing centres;
- redeveloping 'infrastructure-rich' areas; and
- maximising residential yield in major new residential developments.

The rezoning would consolidate residential land within the Urban Growth Boundary. It would take advantage of existing and available infrastructure including water, drainage, public transport, shops and schools and open space opportunities.

As the land within an established urban area, the demand is likely to be strong. Supply in this area is limited. The land is otherwise suitable for residential use and development and on this basis, there is a moderate strategic benefit to the community to convert this land to the Residential Zone.

In conclusion, it is considered that the strategic merit of the rezoning is sound and in accordance with the RLUSNT for the following reasons:

- It enables a key community services provider to divest of a surplus asset with a view to becoming more sustainable;
- The strategic value to the community of converting the land to Residential use is greater than it is for retaining the potential of the land for Community Purposes uses,
- Residential use of the land would be more consistent with the capacity of the road network than a more intense use that could be permitted under the Community Purposes Zone;
- Residential use would be more consistent with the surrounding residential environment and would better preserve the existing mixed land use balance of the local area.
- The land is free from unacceptable risk, it is appropriately situated and supported by services and community facilities.

4.5 Greater Launceston Plan

The Greater Launceston Plan (GLP) provides a long term strategy to inform a coordinated approach for land use and development of the greater urban area of Launceston. It is largely consistent with the RLUSNT and so consistency with the RLUSNT is an indication of general consistency with the GLP. There are a number of key principles that underpin the GLP, the relevant ones being Principles 1 and 2.

Principle 1: Effective Provisioning of Land Use Requirements

Effective strategic planning for Greater Launceston requires the assessment and provisioning of the range of land requirements and preferred land use – transport relationships over the next twenty years and beyond.

As discussed above under the RLUSNT, the rezoning is in response to the changing structure of industry and employment and service provision, which is a major factor in determining the land use requirements. On this basis, it is considered that there is more strategic merit in converting the site to residential use than there is in retaining it for community services uses.

Principle 2: Urban Consolidation

The efficient functioning, servicing and future development of greater Launceston will be optimised through its urban consolidation.

In accordance with Principle 2, Residential development on the site would be urban infill in an area with existing services that is adjacent to employment opportunities and supported by an appropriate level of community services for the health and wellbeing of future residents.

There are no conflicts with the GLP in the proposal.

4.6 Launceston Open Space Strategy 2007

The Launceston Open Space Strategy 2007 has identified that Newstead is below average in number of parks compared to population. Whilst it states that all opportunities should be taken to acquire additional parkland it also states that space needs to be appropriately linked to existing open space. In this case, the land area is small and it is not directly linkable with existing open space. It is within a short walking distance of the Newstead Reserve and so provision of open space within the proposal is considered to be unnecessary.

4.7 Launceston Residential Strategy 2009

The strategy provides a detailed assessment of housing needs and current land stocks. The strategy provides a priority ranking of types (tiers) of housing development which would best meet the needs of the community and also represent good planning outcomes.

In order of priority:

- 1 Residential development on 'brownfield' sites for example surplus public land, site where industry has relocated, mixed use developments in accessible locations on the CBD fringe or adjacent to District or Neighbourhood Centres.
- 2 Increased density in existing residential areas where opportunities exist or where capacity for change has been identified, primarily through unit developments or redevelopment.
- 3 Development on vacant land in urban infill locations including undeveloped portions of existing residential areas and vacant land currently within a residential zone.
- 4 Development on the most appropriate vacant land on the edge of urban areas
- 5 Rural residential development in the most appropriate areas
- 6 Individual rural houses unconnected to a primary industrial use.

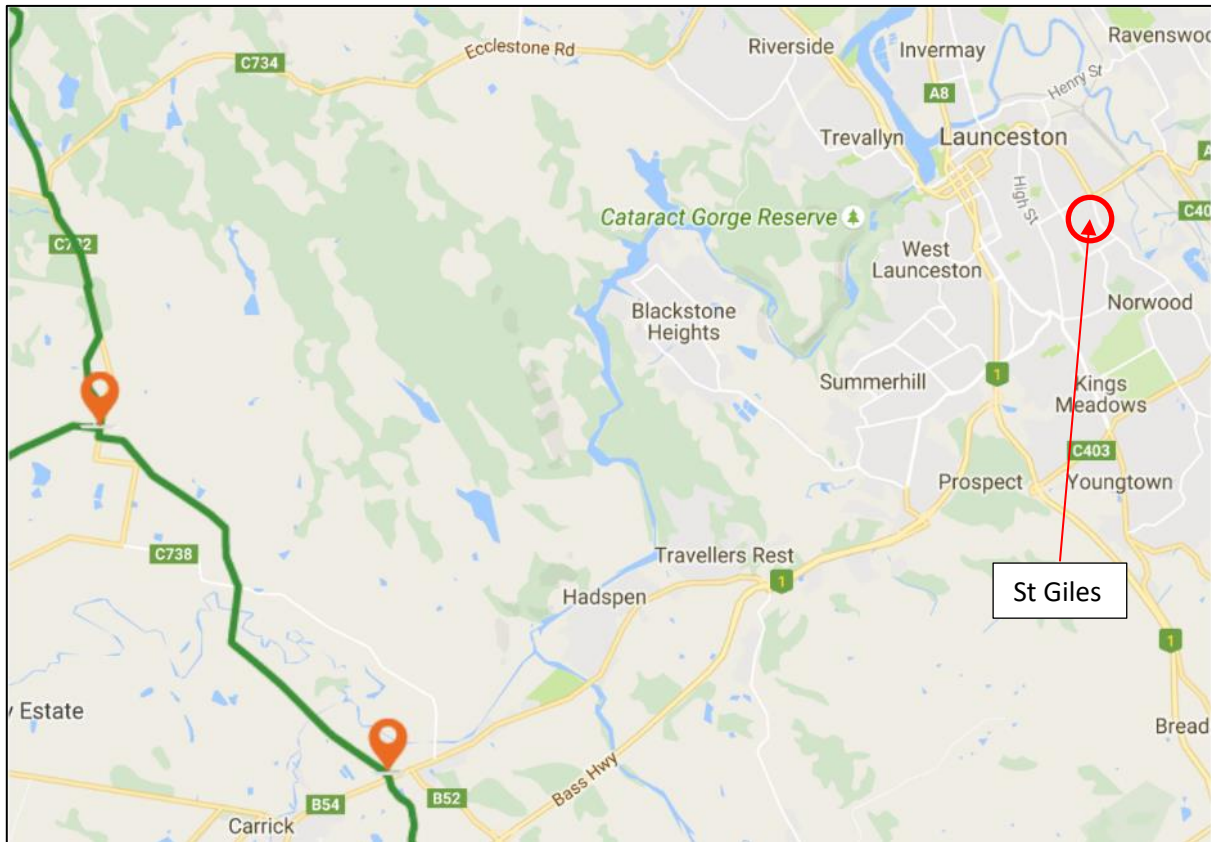
The LRS identifies growth rates in Newstead of 7.9 percent. Whilst Launceston has a reasonable supply of undeveloped Residential zoned land, the majority is located on the peripheries. Given the suitability of the site for Residential use in terms of its tiered priority, it is considered that the development of such sites should be enabled in preference. In a small way it would take some pressure off unnecessary dispersion and urban sprawl.

4.8. Amendment Co-Ordinated With Adjacent Municipal Areas

The municipal boundary with West Tamar and Meander Valley Councils is approximately 4km to the west. The small reduction of land available for Community Services and the small increase residential land is unlikely to have a significant impact on either Municipality.

4.9. Gas Pipelines Act 2000

The infrastructure corridor containing the gas pipeline is located approximately 12km west of the site as shown below. Therefore, the proposed rezoning would not impact on the safety requirements of the Gas Pipelines Act 2000.



Gas pipeline shown in green, site shown by red circle (source: Google Maps)

5. Subdivision and consolidation - Launceston Interim Planning Scheme 2015

An application for a residential subdivision of the land proposed to be rezoned is found at Annexures 8, 9 and 10. The application comprises the following documentation:

- Annexure 8 - Subdivision plans showing stages and lot layouts, indicative sewer and stormwater drainage locations.
- Annexure 9 – Siting Plan
- Annexure 10 - Planning Scheme submission by PDA Surveyors.

The affected titles, Traffic Assessment by Terry Eaton and application form submitted as part of the rezoning are intended to also support the subdivision application.

As shown on Annexure 8, the subdivision would include the consolidation of the balance lot 16 with 65 Amy Road to the north. This would ensure that no lot was affected by split zoning.

Within the Residential Zone, the construction of a new road from McKellar Street would provide access to 13 residential allotments ranging in size from 677m² to 2733m². Each lot would be connected to water, sewer and stormwater services in accordance with TasWater

and Council requirements and would provide for residential use and development. The existing access to Ellison Street through CT13276/26 would be discontinued and CT13276/26 would be made available for future residential use and development.

The Siting Plan at Annexure 9 looks at the existing buildings on the proposed lot 13 and considers their relationship to the proposed new boundaries and the future adjoining residential uses.

The Planning Scheme Submission at Annexure 10 looks at the use and development and assesses each of the applicable criteria of the Launceston Interim Planning Scheme 2015 and *the Local Government (Building and Miscellaneous Provisions) Act 1993*. It is considered that the subdivision would comply with each of the criteria.

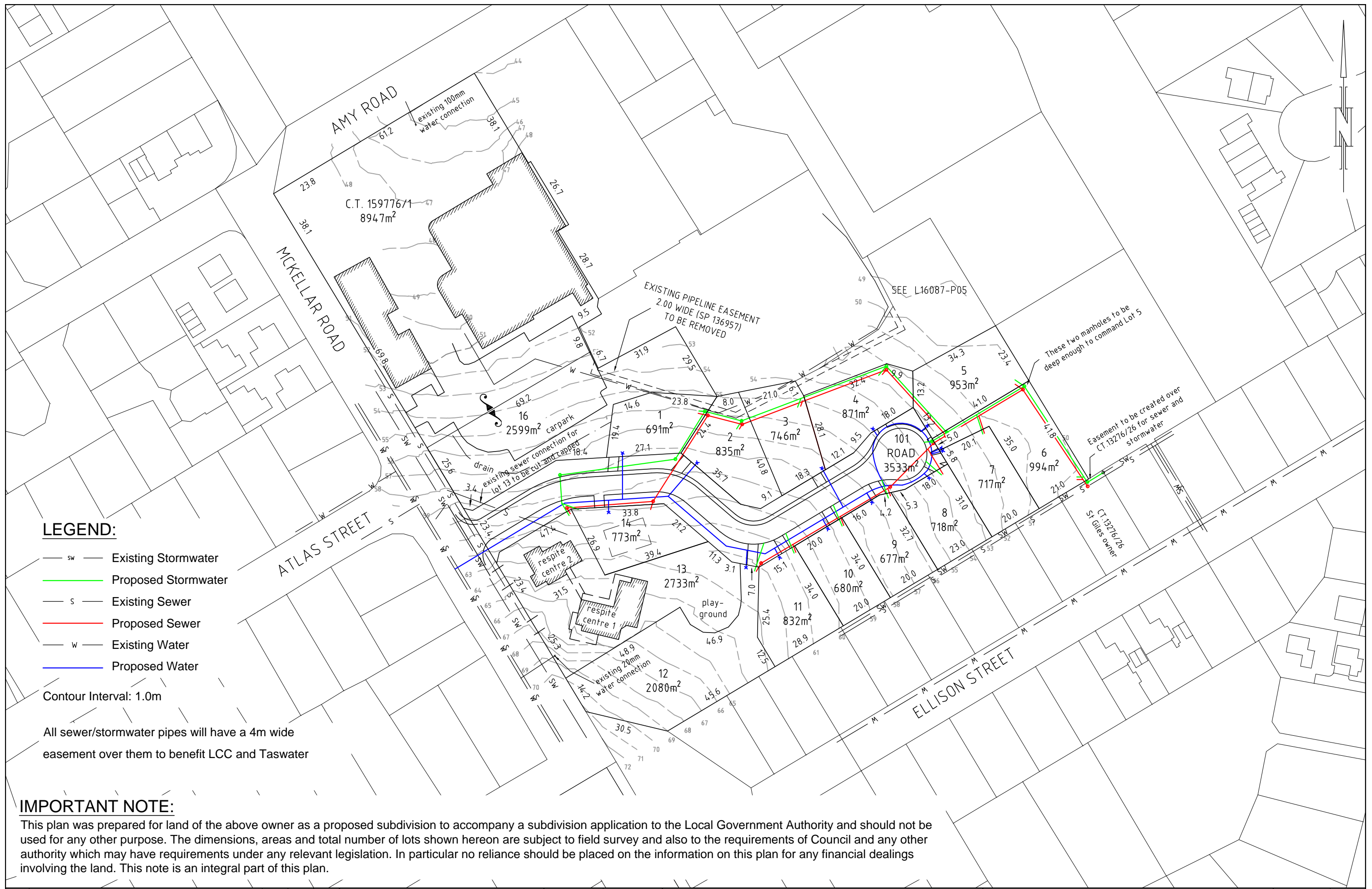
6. Conclusion

It is considered that the proposed residential use and development on this parcel of land is appropriately supported from a regional and local strategic planning perspective and that the residential use of this land would be well supported by services, including education, employment and shopping.

The land contains no significant environmental constraints and has appropriate access to all required utilities. On this basis, it is considered that the land would provide suitable circumstances for residential subdivision and subsequent development that would be capable of established and maintained to Council's requirements in a typically sustainable manner.

The proposed subdivision would be an orderly and efficient use of the available land area. It would provide circumstances for a well integrated residential development with a high level of amenity. It is considered that the criteria of s43A and the Launceston Interim Planning Scheme 2015 are suitably met and that the application can be supported by Council and the Commission.

- End -



LEGEND:


- SW — Existing Stormwater
- S — Existing Sewer
- W — Existing Water
- Proposed Stormwater
- Proposed Sewer
- Proposed Water

Contour Interval: 1.0m

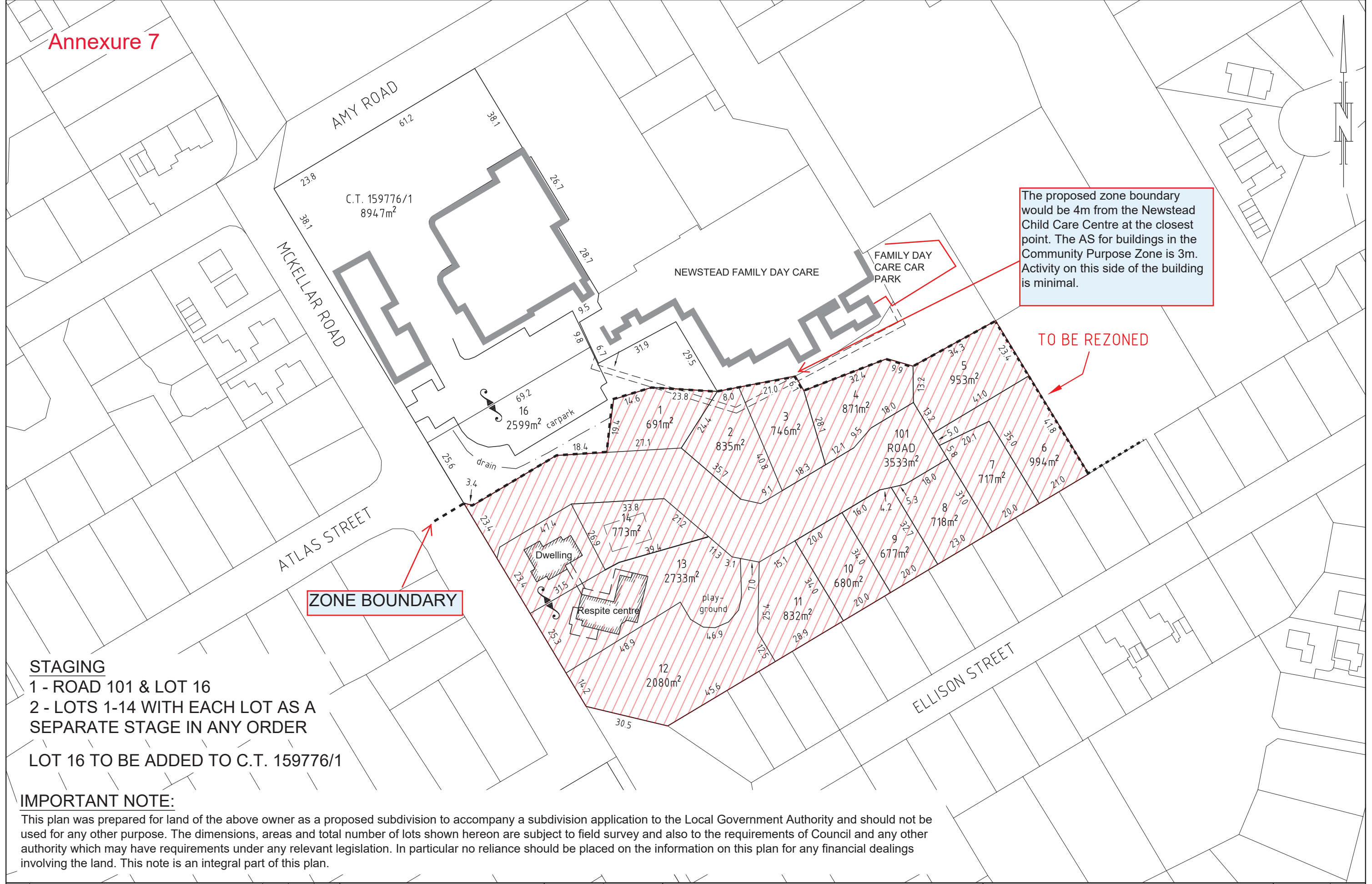
All sewer/stormwater pipes will have a 4m wide easement over them to benefit LCC and Taswater

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.

<table><tr><td>E</td><td></td><td></td><td></td><td></td></tr><tr><td>D</td><td></td><td></td><td></td><td></td></tr><tr><td>C</td><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td></td><td></td><td></td><td></td></tr><tr><td>A</td><td></td><td></td><td></td><td></td></tr><tr><td>REV</td><td>AMENDMENTS</td><td>DRAWN</td><td>DATE</td><td>APPR.</td></tr></table>	E					D					C					B					A					REV	AMENDMENTS	DRAWN	DATE	APPR.	<p>SCALE 1: 1250 (A3)</p> <p>0 12.5 25 37.5 50 62.5</p> <p>Metres</p>	<table><tr><td>SURVEYOR</td><td>GEOCIVIL</td></tr><tr><td>DRAWN</td><td>CHECKED</td></tr><tr><td>ARD</td><td>JWD</td></tr><tr><td>DATE</td><td></td></tr><tr><td colspan="2">4th APRIL 2017</td></tr></table>	SURVEYOR	GEOCIVIL	DRAWN	CHECKED	ARD	JWD	DATE		4th APRIL 2017		<p>PROPOSED REZONING</p> <p>C.T. 136958/1</p> <p>42-50 MCKELLAR ROAD, NEWSTEAD</p> <p>for ST GILES SOCIETY</p>	<div><p>PDA Surveyors</p><p>Surveying, Engineering & Planning</p><p>3/23 Brisbane Street, Launceston, Tasmania, 7250 www.pda.com.au Also at: Hobart, Burnie & Kingston</p><p>ABN 71 217 806 325</p><p>PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltm@pda.com.au</p></div>	<table><tr><td>SCALE</td><td>PAPER</td></tr><tr><td>1: 1250</td><td>(A3)</td></tr><tr><td>JOB NUMBER</td><td>DRAWING</td></tr><tr><td colspan="2">L16087-P08</td></tr><tr><td colspan="2">sheet 2</td></tr></table>	SCALE	PAPER	1: 1250	(A3)	JOB NUMBER	DRAWING	L16087-P08		sheet 2	
E																																																							
D																																																							
C																																																							
B																																																							
A																																																							
REV	AMENDMENTS	DRAWN	DATE	APPR.																																																			
SURVEYOR	GEOCIVIL																																																						
DRAWN	CHECKED																																																						
ARD	JWD																																																						
DATE																																																							
4th APRIL 2017																																																							
SCALE	PAPER																																																						
1: 1250	(A3)																																																						
JOB NUMBER	DRAWING																																																						
L16087-P08																																																							
sheet 2																																																							

Annexure 7



STAGING
1 - ROAD 101 & LOT 16
2 - LOTS 1-14 WITH EACH LOT AS A SEPARATE STAGE IN ANY ORDER

LOT 16 TO BE ADDED TO C.T. 159776/1

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.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



- Planning Scheme Submission -
14 lot subdivision and consolidation at McKellar Road, Newstead

Prepared by: Thomas Reilly
Date: 1 May 2017
PDA Surveyors reference: L16087

Launceston Interim Planning Scheme 2015

Provision	Applicable	Compliant	Comment:
<i>1.0 Identification of the Planning Scheme</i>	No	N/A	The land is within the Launceston City Council municipal area. Otherwise, section 1.0 contains no applicable standards.
<i>2.0 Planning Scheme Purpose</i>	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
<i>3.0 Planning Scheme Objectives</i>	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.
<i>4.0 Interpretation</i>	No	N/A	Section 4 contains no applicable standards.
<i>5.0 General Exemptions</i>	No	N/A	No general exemptions apply
<i>6.0 Limited Exemptions</i>	No	N/A	No limited exemptions apply
<i>7.0 Planning Scheme Operation</i>	Yes	Yes	In accordance with 7.2.1, the land on which the use and development would occur is in the General Residential Zone and the Community Purpose Zone. The applicable Codes are:

		<ul style="list-style-type: none">• E4 Road & Railway Assets Code• E6 Parking And Sustainable Transport Code• E10 Open Space Code <p>The land is not within a Specific Area Plan.</p> <p>Compliance with the applicable standards is addressed below accordingly.</p>
Yes	Yes	<p>In accordance with 8.1.2, the application includes:</p> <p>(a) details of the location of the proposed use or development (see submissions and plan of subdivision);</p> <p>(b) a copy of the certificate of title, title plan and schedule of easements (attached);</p> <p>(c) a full description of the proposed use or development (see submissions and plan of subdivision); and</p> <p>(d) a description of the manner in which the proposed use or development will operate (see submissions and plan of subdivision);.</p>
No	N/A	No special provisions apply
GENERAL RESIDENTIAL ZONE		
Yes	Yes	<p>The proposed use of lots 1-12 and 14 is Residential, which is a permitted use. The existing dwelling on the proposed lot 13 provides assisted living for people living with disability. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements for these properties.</p> <p>The respite centre on the proposed lot 13 is a purpose built centre providing care and respite for people living with disability. It corresponds with the Education and occasional care use class. As it is a discretionary use, consideration is given to the Zone Purpose Statements below:</p> <p>The respite centre provides care for up to 6 people by up to 4 staff. It is often vacant during the day whilst clients are engaged in other activities. Use of the facility can occur at any time of day or night with timing dependent on the respite needs of clients and carers. Day time activity is typical of a day care centre with outdoor play, indoor learning and rest. Night times involve sleep and quiet indoor activity in a similar manner and with similar offsite impacts to a</p>

			<p>residential use. Noise from the facility during operating hours is minimal and outside operating hours there is no noise at all. The facility attracts a low amount of vehicle traffic for pick up and drop off.</p> <p>In accordance with Zone Purpose Statements 10.1.1.2 and 10.1.1.3, it is considered that the adverse off-site impacts of such activity would be minimal, within the reasonable expectations of nearby residents and therefore reasonably compatible with future adjacent residential activity.</p> <p>On this basis the use of the respite centre is and would be consistent with the Zone Purpose Statements.</p>
10.1.2 Local Area Objectives	No	N/A	There are no Local Area Objectives.
10.1.3 Desired Future Character Statements	No	N/A	There are no Desired Future Character Statements.
10.2 Use Table	Yes	Yes	The proposed use of lots 1-12 and 14 is Residential, which is a permitted use. The existing dwelling on the proposed lot 13 is also a permitted residential use. Use of the respite centre corresponds with the Education and occasional care use class, which is discretionary. No qualifications apply to this use.
10.3.1 Hours of operation	Yes	Yes	The only commercial delivery vehicles involved are those that attend the respite centre on the proposed lot 13. They consist of small grocery delivery vans, which provide food items once per week. These deliveries are always within the hours of 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday. The respite centre is serviced by a regular sized people mover (Honda Odyssey) and a transit van fitted with lifting equipment to enable wheelchairs and those with limited mobility. Frequency of use of these vehicles in a residential context is low.
10.3.2 Plant & Equipment	Yes	Yes	The respite centre and the residence are serviced by typically domestic scale air conditioning units that are set back sufficiently to ensure that there would be no unreasonable loss of amenity to future nearby residential uses. The condenser units of the air conditioners for the existing dwelling are located at the north eastern corner as shown below:



Condenser units on the existing dwelling located 5.5m - 7m from proposed internal road.

The condenser unit of the air conditioner for the respite centre is located at the entrance to the building as shown below.

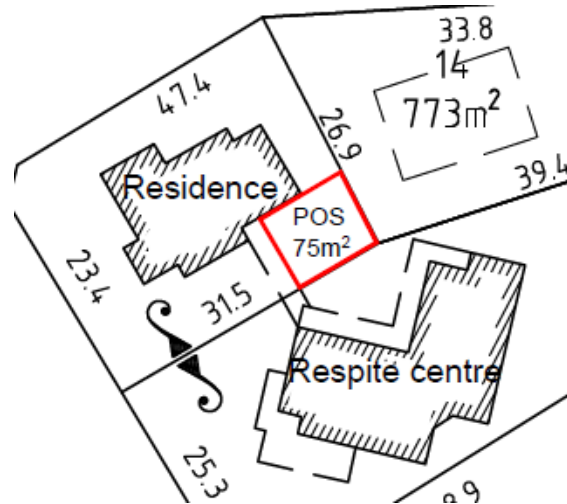


Condenser unit for the respite centre located behind tree. Separated from respite centre 2 by approximately 8 metres.

10.3.3 Light Spill and Illumination	Yes	Yes	<p>The existing buildings on the proposed lot 13 have external, low luminance, movement activated lighting for security purposes.</p> <p>The existing adjacent community purposes buildings on the St Giles site and the Newstead Child Care Centre site are illuminated overnight by lighting that provides a low level of illumination for security purposes. The impact on residential uses would be minimal and not outside the reasonable expectations of residents in an urban environment.</p>
10.3.4 Storage of Goods and Waste	Yes	Yes	<p>A1 & P1</p> <p>No goods or materials are stored where they can be seen from any road or public space. Waste is stored in regular wheelie bins which are located adjacent to the parking area for the respite centre and are collected at the kerb-site as part of the Council's regular weekly collection service.</p> <p>The storage of waste is visible from McKellar Road but the visual impact is minimal in context with the buildings and landscaping on the site.</p>
10.3.5 Commercial Vehicle Parking	Yes	Yes	<p>The respite centre is serviced by a regular sized people mover (Honda Odyssey) and a transit van fitted with lifting equipment to enable wheelchairs and those with limited mobility. The vehicles are always parked on-site.</p>
10.4.1 Multiple dwellings	Yes	Yes	<p>A number of lots could contain multiple dwellings in accordance with the General Residential Zone Standards. It is intended that lot 12 would provide opportunity for multiple dwellings that would be accessed from the internal road.</p>
10.4.2 Frontage setback and building envelope	Yes	Yes	<p>A1</p> <p>Each lot would provide a suitable building area for future dwellings located free from the 4.5m frontage setback requirement.</p> <p>The frontage setback of the existing dwelling on the proposed lot 13 would not change.</p> <p>A2</p> <p>Lots 1-12 and 14 would have a suitable building area for future dwellings located free from the 5.5m garage frontage setback requirement.</p> <p>The frontage setback of the garage for the existing dwelling on the proposed lot 13 is 20m.</p>

10.4.3 Site coverage and private open space for all dwellings			<p>A3</p> <p>Lots 1-12 and 14 provide sufficient area within which to locate a typical residential building that would comply with the setback and height standards.</p> <p>The existing dwelling on the proposed lot 13 would be setback 5m from the northerly side boundary and a maximum wall height of 7.5m. On this basis, there is compliance with the side boundary envelope standards. It would have a 4.5m - 5m setback from the proposed rear boundary. The height of the rear boundary facing wall is 7.5m at the top of the gable and so it would protrude outside the rear boundary envelope by up to 2.75m.</p> <p>P3</p> <p>In accordance with the Performance Criteria, the existing dwelling would have no impact on the overshadowing of other dwellings as there are none nearby. It would overshadow the proposed lot 14 from the late afternoon hours onwards but for the majority of the day, lot 14 would be unaffected.</p> <p>The visual impact of the existing dwelling would be moderate from lot 14. However, the 4.5m - 5m would provide adequate separation to suitably mitigate the visual impact. A two story dwelling on lot 14 is likely to have a mass and scale that would be relatively proportionate with the existing dwelling on the proposed lot 13. On this basis, it is considered that the location of the rear boundary on lot 13 relative to the existing dwelling is acceptable.</p>
	Yes	Yes	<p>A1</p> <p>Lots 1-12 and 14 are of sufficient size to be capable of containing a typical dwelling (or dwellings) that would comply with the site coverage standards.</p> <p>Site coverage of the buildings on lot 13 would be $586/2733 = 21.5\%$</p> <p>A2</p> <p>Each lot is capable of a dwelling and an area of private open space of suitable dimension and exposure to direct sunlight. Some lots may require landscaping to ensure that the 6m x 4m area of private open space was suitably level but such landscaping would be achievable by typical design and building practices. 75m² of private open space for the existing dwelling on lot 13</p>

would be located to the south-east of the dwelling as shown below. The private open space is flat, has direct access to the dwelling and has a minimum horizontal dimension of 8m.



Photograph taken from centre of private open space looking east-north-east.

		<p>P2</p> <p>Whilst the location for solar access is not compliant with the Acceptable Solution, in accordance with the Performance Criteria, the size of the area is well in excess of the minimum and would cater for outdoor activity reasonably well. It is an established area of private open space (paving, lawn, outdoor table, vegetation) with good access to the rear entrance of the dwelling. It has access to direct sunlight for most of the morning hours and has functioned adequately as private open space for some time.</p>
10.4.4 Sunlight and overshadowing for all dwellings	Yes	<p>Yes</p> <p>A1</p> <p>Provided that principles of passive solar design are followed, a suitable degree of solar access would be achievable for future dwellings on lots 1-12 and 14.</p> <p>A2</p> <p>Provided that principles of passive solar design are followed, a suitable degree of solar access would be achievable for future multiple dwellings on lots 1-12 and 14.</p> <p>A3</p> <p>Provided that care is taken in the design of future multiple dwellings, a suitable degree of solar access would be achievable for the private open space on each lot.</p>
10.4.5 Width of openings for garages and carports for all dwellings	Yes	<p>Yes</p> <p>Each lot would be capable of containing a dwelling with a garage that was at least 12m from the frontage. It is likely that garages would be within 12m but could be designed to ensure that the opening is of a suitable width.</p> <p>The garage in the existing dwelling on the proposed lot 13 is 20m from the frontage.</p>
10.4.6 Privacy for all dwellings	Yes	<p>Yes</p> <p>A1</p> <p>Provided that care is taken in the design of future balconies, decks, roof terraces, carports and parking spaces, an acceptable degree of privacy would be achievable.</p>

			<p>The existing dwelling on the proposed lot 13 does not have a balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling).</p> <p>A2</p> <p>Provided that care is taken in the design and siting of windows of future dwellings, an acceptable degree of privacy would be achievable.</p> <p>The existing dwelling on the proposed lot 13 has windows to habitable rooms that have a floor level more than 1 m above natural ground level. However, each window has a setback of at least 3 m from a side boundary and 4 m from the rear boundary.</p> <p>A3</p> <p>Provided that care is taken in the design and siting of shared driveways and windows of future dwellings, an acceptable degree of privacy would be achievable.</p>
10.4.7 Frontage fences for all dwellings	No	N/A	No frontage fencing proposed.
10.4.8 Waste storage for multiple dwellings	Yes	Yes	<p>A1</p> <p>Provided that care is taken in the design of future multiple dwellings, visual impact and the impact of noise and odour by waste storage areas can be suitably minimised.</p>
10.4.9 Storage for multiple dwellings	Yes	Yes	<p>A1</p> <p>Provided that care is taken in the design of future multiple dwellings, suitable storage areas could be provided.</p>
10.4.10 Common Property for multiple dwellings	Yes	Yes	The subdivision design would not constrain or interfere with delineation of spaces in multiple dwelling developments.
10.4.11 Outbuildings, swimming pools and fences	Yes	Yes	<p>A1.1 & A1.2</p> <p>Provided that care is taken in the future design and siting of outbuildings an acceptable result can be achieved on each lot. The subdivision design would not adversely impact on the suitable design of outbuildings on each lot.</p>

			<p>A2</p> <p>Provided that care is taken in the future design and siting of pools an acceptable result can be achieved on each lot.</p> <p>A3</p> <p>N/A - No land would adjoin a public reserve.</p>
10.4.12 Earthworks and retaining walls	No	N/A	Earthworks would be associated with the construction of roads into the subdivision. The road generally travels perpendicular to the contours and so the cross fall and the need for significant excavation would be minimal. All battering and retaining would be designed by an appropriately qualified engineer to conform to Council's requirements including requirements for management of water flow and erosion. The visual impact and the impact on amenity would be typical of roads within sloping residential areas – i.e. minimal and reasonably expected.
10.4.13 Location of car parking	Yes	Yes	<p>A1</p> <p>N/A – No shared driveways are proposed. The two buildings on the proposed lot 13 have separate driveways serving each.</p> <p>P2</p> <p>Whilst the proposed lot 13 would contain parking areas at the frontage serving the respite centre, such arrangements are part of an existing and approved situation that has little capacity for significant change due to the location of existing buildings, the topography of the site and the need to locate parking areas adjacent to entrances to provide access for those with limited mobility. The visual impact is lessened by a reasonable level of existing landscaping.</p> <p>Further landscaping to screen the parking areas would interfere with the use of the parking areas for drop off and pick up and so would be inappropriate.</p> <p>Parking for the existing dwelling on the proposed lot 13 is in the garage underneath the dwelling and the driveway on the northern side of the dwelling.</p>

10.4.14 Discretionary uses

Yes	Yes	<p>The proposed lot 13 is the only site on which a discretionary use is involved. The issue of compatibility and amenity arises mainly in relation to the introduction of future residential uses on lots 12 and 14.</p> <p>Each of the considerations of the performance criteria are addressed in turn:</p> <p><i>(a) the setback of the building to a frontage;</i></p> <p>No change.</p> <p><i>(b) the streetscape;</i></p> <p>Subsequent developments on lots 12 and 14 are likely to be residential and likely to have a mass and scale that is relatively similar in the urban context. As this happens, the respite centre would become less apparent and more compatible with the streetscape.</p> <p><i>(c) the topography of the site;</i></p> <p>The southern corners of the respite centre building are excavated into lot 13 by approximately 300-600mm. Lot 12 would also be elevated above lot 13 and so it is likely that the topography would lessen the visual impact from lot 12. There is a suitable boundary fence along the boundary between these two properties that would suitably mitigate any potential loss of privacy.</p>
-----	-----	--



Looking west-south-west along the southern (side) boundary of the respite centre.

(d) the height, bulk and form of the building;

No change. The respite centre has a floor area of approximately 400m², making it large in a residential context. However it is single storey and is of a typical residential form with a hipped gable roof. From the proposed lot 12, the height, bulk and form of the respite centre building is minimised by the height of the building below natural ground level.

(e) the height, bulk and form of adjacent buildings and buildings in the surrounding area;

As development happens around the respite centre on lots 12 and 14, the respite centre building is likely to reasonably blend within a fairly typical suburban context.

		<p><i>(f) the setbacks to side and rear boundaries;</i></p> <p>The setbacks of the respite centre building are as follows:</p> <ul style="list-style-type: none"> • Front – no change • Side (boundary shared with lot 12) - 2m • Side (boundary shared with lot 14) – 1.5m. • Rear – 25m <p>These setbacks are reasonably consistent with setbacks of similar development in the vicinity.</p> <p>The respite centre is situated on land that is slightly higher in elevation to the proposed lot 14. The veranda around the respite centre is situated up to 1.35m above natural ground level at the highest point and it creates an overlooking opportunity over the proposed lot 14. It is considered that as it stands, the overlooking opportunity would lead to an inappropriate impact on privacy for lot 14. In order to counteract the potential for overlooking, it is proposed that the balcony be screened to a height of 1.8m wherever that balcony comes within 3m of the side boundary (see Siting Plan). This, combined with a suitable boundary fence and strategic design of the future dwelling on lot 14 would suitably mitigate any potential loss of privacy.</p> <p><i>(g) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;</i></p> <p>No significant shading of adjoining dwellings is likely.</p> <p><i>(h) the degree of overshadowing and overlooking of adjoining lots;</i></p> <p>The existing dwelling would create some minor shading over the proposed lot 12 but not enough to prevent a reasonable amount of solar access for suitably designed development on that lot in future.</p> <p><i>(i) mutual passive surveillance between the road and the building;</i></p> <p>No significant change from McKellars Road but once the subdivision is developed the degree of passive surveillance should generally increase.</p> <p><i>(j) any existing and proposed landscaping;</i></p>
--	--	--

		<p>The proposed lot 13 has been landscaped at the frontage.</p> <p><i>(k) the visual impact of the building when viewed from adjoining or immediately opposite lots;</i></p> <p>The respite centre has a floor area of approximately 400m², making it large in a residential context. However it is single storey and is of a typical residential form with a hipped gable roof. From the proposed lot 12, the height, bulk and form of the respite centre building is minimised by the height of the building below natural ground level. On this basis, it is considered that there would be compatibility in the residential contest.</p> <p><i>(l) the location and impacts of traffic circulation and parking; and</i></p> <p>The respite centre attracts a moderate amount of vehicle traffic during pick up and drop off times but a low amount of traffic during other times. There would be no change to the traffic and parking arrangements on the site as a result of the subdivision. Future residential use on the proposed lots 12 and 14 would be unlikely to be significantly impacted by traffic and parking arrangements.</p> <p><i>(m) the character of the surrounding area.</i></p> <p>There would be no significant change to the surrounding area from the existing development on the proposed lot 13. As development happens around the respite centre it is likely to reasonably blend within a fairly typical suburban context.</p>
10.4.15 Lot size and dimensions.	Yes	<p>Yes</p> <p>A1.1</p> <p>In accordance with (a) and (b), the smallest lot would be 677m² and each lot could contain a 10m x 15m envelope free from setbacks and constraints.</p> <p>A1.2</p> <p>N/A</p> <p>A1.3</p>

		<p>As discussed above at 10.4.2 A3 & P3, the existing dwelling on the proposed lot 13 has a maximum wall height of 7.5m and would be setback 5m from the northerly side boundary. On this basis, there would be compliance with the side boundary envelope standards. The respite centre would have a 2, setback from the southern (side) boundary and would have a wall height above natural ground level of approximately 2.5m.</p> <p>The height of the rear boundary facing wall is 7.5m at the top of the gable and it would have a 4.5m - 5m setback from the proposed rear boundary. On this basis, it would protrude outside the rear boundary envelope by up to 2.75m.</p> <p>The existing dwelling would have no impact on the overshadowing of other dwellings as there are none nearby. It would overshadow the proposed lot 14 from the late afternoon hours onwards but for the majority of the day, lot 14 would be unaffected.</p> <p>The visual impact of the existing dwelling would be moderate from lot 14. However, the 4.5m - 5m would provide adequate separation to suitably mitigate the visual impact. A two story dwelling on lot 14 is likely to have a mass and scale that would be relatively proportionate with the existing dwelling on the proposed lot 13. On this basis, it is considered that the location of the rear boundary on lot 13 relative to the existing dwelling is acceptable.</p>
Yes	Yes	<p>A1</p> <p>In accordance with A1, the minimum road frontage is 5m (lot 6)</p>
Yes	Yes	<p>A1</p> <p>Further to A1, advice from the Council's Engineering Division is that the majority of the site can be suitably drained. The scheme of drainage included with the Plan of Subdivision indicates a suitable drainage pathway for the low point on each lot.</p> <p>A2</p> <p>In accordance with A2, the written advice of the Council's General Manager is attached.</p>

10.4.18 Water and sewerage	Yes	Yes	<p>A1 & A2</p> <p>Preliminary advice from TasWater is that each lot can be suitably serviced with a sewer and water connection.</p>
10.4.19 Integrated urban landscape	Yes		<p>P1</p> <p>The subdivision is designed to optimise the use of land by providing lots with suitable building areas that are serviced in efficient manner. The major determining factor in the road and lot layout is the shape of the site, the existing adjacent buildings and the need to access the site from McKellar Road. The existing access from Ellison Street is not capable of complying with the minimum road reservation widths.</p> <p>The site does not contain land that is contiguous with existing public open space nor would it lend itself to the creation of a new public open space opportunity. It is within 200m of the Newstead Reserve and so residents would have access to recreation space within easy walking distance.</p> <p>Vegetation on the site is patchy regrowth and introduced species of no significant environmental value. The vegetation on the site is not so significant that it should determine or significantly influence road or lot layout or subsequent development lots.</p> <p>The character of the surrounding area is primarily residential. Further urban infill development as proposed is likely to enhance or at least consolidate this existing residential character.</p>
10.14.20 Walking and cycling network	Yes	Yes	<p>P1</p> <p>The internal road would comprise an 18m reservation with a sealed section and a footpath on one side, designed to Council's requirements. This infrastructure would provide suitable pedestrian and vehicular access to McKellar Road.</p> <p>Footpaths exist on the opposite side of McKellar Road and could be connected with appropriately designed pedestrian crossing infrastructure.</p> <p>There is opportunity for pedestrian connection between the internal road and Ellison Street through 13276/26. This pedestrian connection would shorten the walking distance between Punchbowl Primary School and Junction Street, Atlas Street, Kintail Crescent and McKellar Roads area. However, the benefit needs to be appropriately balanced with the adverse impact on development potential of that lot and any diminution in value of that lot would need to be considered as a relevant factor.</p>

10.4.21 Lot diversity	Yes	Yes	P1 The irregular shape of the land lends necessitates a range and mix of lot sizes and shapes and provided care is taken in the design of future development, a variety of dwelling and household types would also be possible.
10.4.22 Solar orientation	No	N/A	No lot within the subdivision would have an area of less than 500m ² .
10.4.23 Neighbourhood road network	Yes	Yes	The traffic assessment by Terry Eaton provides an opinion on the suitability of the proposed road environment. The design of roads and footpaths would be resolved by an appropriately qualified engineer to conform to Council's requirements including requirements for the movement of small and large vehicles, pedestrians and bicycles. It is considered that the design details can be adequately resolved at the engineering design stage.
10.4.23 Public transport network	Yes	Yes	The circumstances of the land in relation to the existing road network suggest that no internal public transport facilities are necessary. According to the Metro Bus Network Map, the nearest public transport route is approximately 500m away along Abbot Street and Amy and Talbot Roads.
11 Inner Residential Zone	No	N/A	No land in this Zone would be impacted.
12 Low Density Residential Zone	No	N/A	No land in this Zone would be impacted.
13 Rural Living Zone	No	N/A	No land in this Zone would be impacted.
14 Environmental Living Zone	No	N/A	No land in this Zone would be impacted.
15 Urban Mixed Use Zone	No	N/A	No land in this Zone would be impacted.
16 Village Zone	No	N/A	No land in this Zone would be impacted.
17	COMMUNITY PURPOSE ZONE		
17.1.1 Zone Purpose Statements	Yes	Yes	The use of the land that is to be consolidated with 65 McKellar Road is an existing and approved car park that is integral and subservient with the existing St Giles facility. On this

			basis the use is Education and occasional care, which is a permitted use. No change in use of the land is being considered. Accordingly, there is no cause for consideration of the Zone Purpose Statements for these properties.
17.2 Table of Use	Yes	Yes	The use associated with the land to be transferred is Education and occasional care, which is a permitted use.
17.3.1 Hours of operation	Yes	Yes	The hours of operation of the car park are the same as the hours of operation of the St Giles facility, which are 8am-5pm, Monday to Friday.
17.3.2 External storage	Yes	Yes	There would be no external storage of goods associated with the subdivision.
17.3.3 Commercial parking	Yes	Yes	In accordance with A1, all commercial vehicles are parked on site.
17.4.1 Height, Setback and siting	Yes	Yes	<p>A1</p> <p>There are no new buildings or changes to existing buildings involved in the subdivision.</p> <p>A2</p> <p>There are no new buildings or changes to existing buildings and no changes to frontage setback involved in the subdivision.</p> <p>A3</p> <p>The subdivision would not cause the setback of an existing building to fall below the AS of 3m.</p>
17.4.2 Lot size and dimensions	Yes	Yes	<p>A1.1</p> <p>The subdivision would provide for the consolidation of a lot with another lot within the same zone.</p> <p>A1.2</p> <p>The subdivision would not cause the setback of an existing building to fall below the AS of 3m.</p>

			<p>A2</p> <p>The land in the Community Purposes Zone that is to be consolidated would be adjacent to the proposed lot 1, which would be in the General Residential Zone.</p> <p>The hours of use of the carpark are typical business hours (8am – 5pm, 5 days a week). Vehicle sounds such as doors opening and closing, engines starting and general conversation during these are unlikely to lead to a significant noise nuisance.</p> <p>Noise could be further minimised by the construction of a solid fence between the properties and the use of typical noise dampening residential construction practices. All measures could be undertaken at the dwelling application stage.</p>
17.4.3 Frontage and access	Yes	Yes	<p>A1</p> <p>In accordance with the AS, 65 Amy Road would retain a frontage of at least 3.6m.</p> <p>A2</p> <p>There would be no change to the existing vehicle access to 65 Amy Road.</p>
17.4.4 Discharge of stormwater	Yes	Yes	<p>A1</p> <p>The existing carpark and development serving 65 Amy Road is connected to the Council's stormwater system.</p> <p>A2</p> <p>There would be no change to the existing arrangements for stormwater drainage for 65 Amy Road.</p>
17.4.5 Water and sewerage	Yes	Yes	<p>A1</p> <p>There would be no change to the existing arrangements for water supply.</p> <p>A2</p> <p>There would be no change to the existing arrangements for sewerage drainage.</p>

18 Recreation Zone	No	N/A	No land in this Zone would be impacted.
19 Open Space Zone	No	N/A	No land in this Zone would be impacted.
20 Local Business Zone	No	N/A	No land in this Zone would be impacted.
21 General Business Zone	No	N/A	No land in this Zone would be impacted.
22 Central Business Zone	No	N/A	No land in this Zone would be impacted.
23 Commercial Zone	No	N/A	No land in this Zone would be impacted.
24 Light Industrial Zone	No	N/A	No land in this Zone would be impacted.
25 General Industrial Zone	No	N/A	No land in this Zone would be impacted.
26 Rural Resource Zone	No	N/A	No land in this Zone would be impacted.
27 Significant Agricultural Zone	No	N/A	No land in this Zone would be impacted.
28 Utilities Zone	No	N/A	No land in this Zone would be impacted.
29 Environmental Management Zone	No	N/A	No land in this Zone would be impacted.
30 Major Tourism Zone	No	N/A	No land in this Zone would be impacted.
31 Port And Marine Zone	No	N/A	No land in this Zone would be impacted.
32 Particular Purpose Zone – Legana Strategic Land Reserve	No	N/A	No land in this Zone would be impacted.
33 Particular Purpose Zone – Legana Commercial Land Reserve	No	N/A	No land in this Zone would be impacted.

	CODES		
<i>E1 Bushfire Hazard Code</i>	Yes	Yes	The site is within a managed area and is not bushfire prone.
<i>E2 Potentially Contaminated Land Code</i>	Yes	Yes	The site is not identified as having contaminated land or land that is likely to be contaminated.
<i>E3 Landslide Code</i>	No	N/A	No landslide is identified on the site.
<i>E4 Road & Rail Code</i>	Yes	Yes	The Traffic Assessment by Terry Eaton, addresses the suitability of the proposed road and access arrangements.
<i>E5 Flood Prone Areas Code</i>	No	N/A	No flood prone land is identified on the site.
<i>E6 Parking And Sustainable Transport Code</i>	Yes	Yes	<p>Each lot within the proposed General Residential Zone is intended for a use aligned with that Zone. Each lot is of a regular in shape that would provide sufficient space to accommodate future dwellings with at least two vehicle parking spaces as required by the Code. Future multiple dwellings can be considered on a case by case basis. Appropriate construction and drainage of future parking and access spaces can be suitably addressed at the time that dwellings are proposed</p> <p>The consolidation with 65 Amy Road would not change the use and development undertaken, it would merely ensure that the car park associated with the St Giles facility is held within the same title.</p>
<i>E7 Scenic Management Code</i>	No	N/A	Site is not within a scenic management area and not within a tourist road corridor.
<i>E8 Biodiversity Code</i>	No	N/A	Site is not within a biodiversity protection area and no native vegetation would be removed.
<i>E9 Water Quality Code</i>	Yes	N/A	In accordance with E9.4(e), the development associated with proposed subdivision and the future development of residential uses on the site would be connected to the reticulated stormwater services in accordance with the requirements of the Council's stormwater authority.

<i>E10 Open Space Code</i>	Yes	Yes	In accordance with E10.4, land for public open space would not be appropriate due to the location of the site, the proximity to existing open space and the relatively small size of the development. Hence it is likely that the exemption would apply.
<i>E11 Environmental Impacts And Attenuation Code</i>	No	N/A	No listed activities known to be within the prescribed attenuation distances of the site.
<i>E12 Airports Impact Management Code</i>	No	N/A	The site is not within an ANEF area and not within prescribed airspace.
<i>E13 Heritage Code</i>	No	N/A	No places of heritage value or archaeological significance identified on the site.
<i>E14 Coastal Code</i>	No	N/A	Not within the Code overlay.
<i>E15 Telecommunications Code</i>	No	N/A	No telecommunications infrastructure involved.
<i>E16 Invermay/Inveresk Flood Inundation Area Code</i>	No	N/A	No onsite wastewater management systems required.
<i>E17.0 Cataract Gorge Management Area Code</i>	No	N/A	Not within specified area.
<i>E18.0 Signs Code</i>	No	N/A	No signage proposed.
<i>E19.0 Development Plan Code</i>	No	N/A	Not within specified area.
SPECIFIC AREA PLANS			
<i>F1 – F9</i>	No	N/A	The site is not within a SAP.
OTHER PLANNING SCHEME MATTERS			
<i>1. Referenced And Incorporated Documents</i>	Yes	Yes	Any incorporated documents are considered above.

2. Planning Scheme Amendments	No	N/A	No amendments affecting proposal.
3. Dispensations from local provisions	No	N/A	No dispensations sought.
4. Planning purpose notice	Yes	Yes	PPN considered and applied in compliance submission.

Local Government (Building and Miscellaneous Provisions) Act 1993

Section 85 -

Clause	Comment
<p><i>The council may refuse to approve a plan of subdivision if it is of the opinion –</i></p> <p><i>(a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or</i></p> <p><i>(b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or</i></p> <p><i>(ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or</i></p> <p><i>(c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity,</i></p>	<p></p> <p>The Traffic Assessment by Terry Eaton, provides advice in relation to whether the roads would suit the public convenience and whether they would give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area.</p> <p>The development associated with proposed subdivision and the future development of residential uses on the site would be connected to the reticulated stormwater services in accordance with the requirements of the Council's stormwater authority.</p> <p>No on-site effluent disposal systems necessary.</p> <p>The proposed layout is considered to provide an efficient and economical means of providing dwellings with electricity, access to a road, water and drainage.</p>

connection to drains and sewers and the construction or maintenance of streets; or

(d) that the layout should be altered to include or omit –

(i) blind roads; or

N/A

(ii) alleys or rights of way to give access to the rear of lots; or

The rear of all relevant lots can be accessed without need for new alleys or rights of way.

(iii) public open space; or

Additional public open space is not necessary.

(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake; or

The site does not carry water suitable for a littoral or riparian reserve.

(v) private roads, ways or open spaces; or

No foreseeable benefit.

(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or

Roads and footpaths can be constructed with a cut and fill balance that can be accommodated within the proposed reservation.

(vii) licences to embank highways under the Highways Act 1951; or

No foreseeable benefit.

(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or

No foreseeable benefit.

(ix) provision for the preservation of trees and shrubs; or

Environmental values on site are not considered to be high enough to warrant the preservation of trees or shrubs.

(e) that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision; or

13276/26 may provide a useful means of access to Ellison Street from the internal road network. However, the benefit needs to be appropriately balanced with the adverse impact on development potential of that lot and any diminution in value of that lot would need to be considered as a relevant factor.

(f) that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on; or

(g) that one or more of the lots ought not to be sold because of –

(i) easements to which it is subject; or

(ii) party-wall easements; or

(iii) the state of a party-wall on its boundary.

Issue addressed above in the Development Standards of the General Residential Zone.

There are no easements on the land that would affect the potential for each lot to support appropriate residential use and development.

There are no party walls on the land that would affect the potential for each lot to support appropriate residential use and development.

There are no party walls on the land that would affect the potential for each lot to support appropriate residential use and development.

-End-

Traffic Assessment



Proposed Subdivision

42-50 McKellar Road, Newstead

FOR

St Giles Society

SUBMITTED BY:

TERRY EATON
Traffic Engineer

29 Carey's Road
Bridgenorth Tas 7277

TEL/FAX: (03) 6330 1510

MARCH 2017

CONTENTS

	<i>Page</i>
1. INTRODUCTION.....	2
2. THE SITE	2
3. THE PROPOSAL	3
4. ROAD FACILITIES.....	3
5. TRAFFIC DATA	5
6. ASSESSMENT.....	5
7. CONCLUSION	7

ATTACHMENTS

1. Proposed Subdivision Layout

1. Introduction

A proposal is being advanced to subdivide vacant land at the rear of the St Giles Society development at the corner of McKellar Road and Amy Road Newstead.

Prerequisite to the acceptance of a development application by the Launceston City Council is a traffic assessment to the satisfaction of Council's Infrastructure Department.

This report, provided by Terry Eaton, an experienced traffic engineer, is provided for that purpose.

Preparation of the report has included discussions with the developer's surveyor, Mr J Dent, and a site visit.

2. The Site

The site is an area of land of some 2 hectares with some 120 metre frontage to McKellar Road at the rear of the St Giles Society care centre at the corner of Amy Road and north of the north-side lots fronting Ellison Street.



The land is relatively steep with a cross fall of some 9% diagonally across the lot from the south-western corner.

The land is undeveloped except for two respite care centre buildings at the McKellar Road frontage with access to that road.

The north-western corner of the site is developed as a 26 space car park for the St Giles Centre.

The land is generally land locked by the St Giles buildings to the north, Oakwood and Ellison House to the east and Ellison Street properties to the south.

3. The Proposal

The proposal is to subdivide the land into 17 lots by a cul-de-sac development junctioning with McKellar Road some 25 metre centre – centre south of and opposite Atlas Street, length of cul-de-sac some 160 metres.

The layout proposes creating 13 new residential lots with 2 lots subdividing off the existing respite centre buildings and with one lot in use as a car park adhered to the St Giles Society buildings.

4. Road Facilities

- McKellar Road is considered a residential street which provides a connecting link between Amy Road, Newstead and Talbot Road, South Launceston. In transport planning terms the road could be considered as a minor collector, similar to a Category 4 road in the State Road Hierarchy.

In proximity to the site the road is constructed with a 7 metre wide sealed pavement, kerb and channel on both sides, a footpath and nature strip opposite and grass verge at the frontage.

The road is straight from some 80 metres to the north to the corner of Amy Road and for some 80 metres to the south to a right angled corner to the west in McKellar Road, radius some 25 metres with advisory corner speed signing with indicative 25 km/h plates.

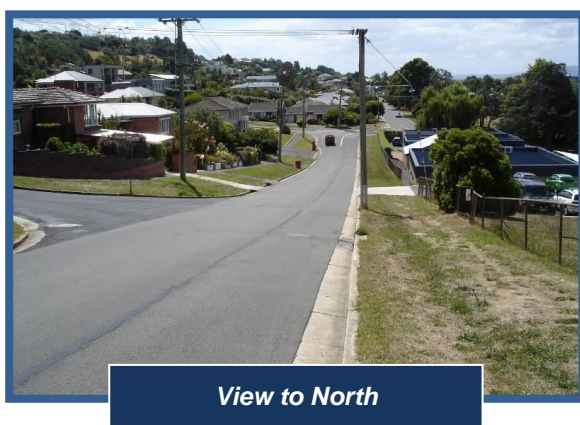
The road profile past the site is a downgrade of some 8% to 10% toward the north to a 40 metre sag curve centre at Atlas Street flattening to a downgrade of some 5%.

The default 50 km/h urban speed limit is applicable.

- Proposed cul-de-sac – the subdivision road to be constructed to the requirements of the Tasmanian Subdivision Guidelines and specific Launceston City Council requirements.

The site location indicates a nearest kerbline to kerbline clearance distance to Atlas Street of some 14 metres.

Sight distance from the subdivision junction is some 135 metres to the north and 150 metres to the south.



5. Traffic Data

- ***McKellar Road***

Traffic data suggests a 2017 ADT traffic volume on this road up to some 900 vehicles per day.

- ***Proposed Subdivision***

The proposed subdivision will provide 14 new residential lots available for development. Based on an indicative residential lot generation rate of 10 vehicles per lot indicates an ADT volume of some 140 vehicles at McKellar Road

6. Assessment

17.4 Residential Development Standard

The proposal is to subdivide the existing vacant land to provide a residential subdivision as a cul-de-sac development.

This proposal is considered consistent with the neighbouring land in use as residential lots with development of this land as infill development.

The abutting land development pattern is such that there is no opportunity to extend the proposed cul-de-sac to provide a through link. Indeed the location and street layout indicates no benefits by developing the street layout with replacement of the cul-de-sac with a through street.

E4 Road and Railway Assets Code

E4.5.1 A3 Comparison between the assessed traffic on McKellar Road (some 900 vehicles) with the indicative subdivision development (some 140 vehicles), i.e. some 16% indicates compliance (i.e. less than 20%).

- complies

E4.5.2 Not applicable

E4.6.1 Not applicable

E4.6.2 A2 The proposal provides for a cul-de-sac as the new development and as such provides only one access to McKellar Road. The car park and separate respite centre developments have existing driveways to McKellar Road.

- deemed to comply

E4.6.3 Not applicable

E4.6.4 A1 The available approach sight distance is in excess of the table E4.6.4 provisions for a 50 km/h speed zone for the new subdivision junction with McKellar Road.

Measurements for traffic in Atlas Street indicates a sight distance of some 55 metres, this is considered satisfactory due to the low turn speed and need to give way at McKellar Road.

- deemed to comply

7. Conclusion

A traffic assessment for a proposed cul-de-sac subdivision at 46-50 McKellar Road, Newstead, indicates the development is consistent with the objectives for subdivision in a residential zone with compliance with Section E4 of the Launceston Interim Planning Scheme.

Terry Eaton

SHEET 2

ATLAS STREET

McKELLAR ROAD

ELLISON STREET

DRAFT

EXISTING PIPELINE EASTERNH
2.00 MIDE (SP 130921)

C.T. 159776/1
894.7m²

17
2599m²
carpark

16
929m²

15
611m²

14
1567m²

13
2080m²

12
832m²

11
680m²

10
677m²

9
718m²

8
717m²

7
994m²

6
953m²

5
178m²

4
775m²

3
746m²

2
835m²

1
691m²

1a
1567m²

1b
1567m²

1c
1567m²

1d
1567m²

1e
1567m²

1f
1567m²

1g
1567m²

1h
1567m²

1i
1567m²

1j
1567m²

1k
1567m²

1l
1567m²

1m
1567m²

1n
1567m²

1o
1567m²

1p
1567m²

1q
1567m²

1r
1567m²

1s
1567m²

1t
1567m²

1u
1567m²

1v
1567m²

1w
1567m²

1x
1567m²

1y
1567m²

1z
1567m²

1aa
1567m²

1ab
1567m²

1ac
1567m²

1ad
1567m²

1ae
1567m²

1af
1567m²

1ag
1567m²

1ah
1567m²

1ai
1567m²

1aj
1567m²

1ak
1567m²

1al
1567m²

1am
1567m²

1an
1567m²

1ao
1567m²

1ap
1567m²

1aq
1567m²

1ar
1567m²

1as
1567m²

1at
1567m²

1au
1567m²

1av
1567m²

1aw
1567m²

1ax
1567m²

1ay
1567m²

1az
1567m²

1ba
1567m²

1bb
1567m²

1bc
1567m²

1bd
1567m²

1be
1567m²

1bf
1567m²

1bg
1567m²

1bh
1567m²

1bi
1567m²

1bj
1567m²

1bk
1567m²

1bl
1567m²

1bm
1567m²

1bn
1567m²

1bo
1567m²

1bp
1567m²

1bq
1567m²

1br
1567m²

1bs
1567m²

1bt
1567m²

1bu
1567m²

1bv
1567m²

1bw
1567m²

1bx
1567m²

1by
1567m²

1bz
1567m²

1ca
1567m²

1cb
1567m²

1cc
1567m²

1cd
1567m²

1ce
1567m²

1cf
1567m²

1cg
1567m²

1ch
1567m²

1ci
1567m²

1cj
1567m²

1ck
1567m²

1cl
1567m²

1cm
1567m²

1cn
1567m²

1co
1567m²

1cp
1567m²

1cq
1567m²

1cr
1567m²

1cs
1567m²

1ct
1567m²

1cu
1567m²

1cv
1567m²

1cw
1567m²

1cx
1567m²

1cy
1567m²

1cz
1567m²

1da
1567m²

1db
1567m²

1dc
1567m²

1dd
1567m²

1de
1567m²

1df
1567m²

1dg
1567m²

1dh
1567m²

1di
1567m²

1dj
1567m²

1dk
1567m²

1dl
1567m²

1dm
1567m²

1dn
1567m²

1do
1567m²

1dp
1567m²

1dq
1567m²

1dr
1567m²

1ds
1567m²

1dt
1567m²

1du
1567m²

1dv
1567m²

1dw
1567m²

1dx
1567m²

1dy
1567m²

1dz
1567m²

1ea
1567m²

1eb
1567m²

1ec
1567m²

1ed
1567m²

1ee
1567m²

1ef
1567m²

1eg
1567m²

1eh
1567m²

1ei
1567m²

1ej
1567m²

1ek
1567m²

1el
1567m²

1em
1567m²

1en
1567m²

1eo
1567m²

1ep
1567m²

1eq
1567m²

1er
1567m²

1es
1567m²

1et
1567m²

1eu
1567m²

1ev
1567m²

1ew
1567m²

1ex
1567m²

1ey
1567m²

1ez
1567m²

1fa
1567m²

1fb
1567m²

1fc
1567m²

1fd
1567m²

1fe
1567m²

1ff
1567m²

1fg
1567m²

1fh
1567m²

1fi
1567m²

1fj
1567m²

1fk
1567m²

1fl
1567m²

1fm
1567m²

1fn
1567m²

1fo
1567m²

1fp
1567m²

1fq
1567m²

1fr
1567m²

1fs
1567m²

1ft
1567m²

1fu
1567m²

1fv
1567m²

1fw
1567m²

1fx
1567m²

1fy
1567m²

1fz
1567m²

1ga
1567m²

1gb
1567m²

1gc
1567m²

1gd
1567m²

1ge
1567m²

1gf
1567m²

1gg
1567m²

1gh
1567m²

1gi
1567m²

1gj
1567m²

1gk
1567m²

1gl
1567m²

1gm
1567m²

1gn
1567m²

1go
1567m²

1gp
1567m²

1gq
1567m²

1gr
1567m²

1gs
1567m²

1gt
1567m²

1gu
1567m²

1gv
1567m²

1gw
1567m²

1gx
1567m²

1gy
1567m²

1gz
1567m²

1ha
1567m²

1hb
1567m²

1hc
1567m²

1hd
1567m²

1he
1567m²

1hf
1567m²

1hg
1567m²

1hh
1567m²

1hi
1567m²

1hj
1567m²

1hk
1567m²

1hl
1567m²

1hm
1567m²

1hn
1567m²

1ho
1567m²

1hp
1567m²

1hq
1567m²

1

LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
M.B. Reid, 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

ABN 71 217 806 325

Surveying, Engineering & Planning

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: L16087

JULY, 2017.

ST. GILES SOCIETY

PROPOSED SUBDIVISION

42-50 MC KELLAR ROAD, NEWSTEAD

STORMWATER DRAINAGE ANALYSIS

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304
- 6 Queen Street, Burnie, 7320
- 63 Don Road, Devonport, 7310

(03) 6362 2993
(03) 6431 4400
(03) 6423 875

- 127 Bathurst Street, Hobart, 7000
- 6 Freeman Street, Kingston, 7050
- 8/16 Main Road, Huonville, 7109

(03) 6234 3217
(03) 6229 2131
(03) 6264 1277

1. Background

St. Giles Society is proposing a 14 lot subdivision at 42-50 Mc Kellar Road, Newstead. Refer to attached Plan of Subdivision L16087-P08.

City of Launceston have advised that it is not possible for Council to provide written advice that the existing stormwater system in the vicinity has sufficient capacity to accept additional stormwater discharge from the proposed subdivision.

This report will analyse the existing and proposed stormwater discharge from the site and possible stormwater detention to reduce flows through the provision of underground storage to the current pre-developed flows up to the 1 in 5yr annual recurrence interval in line with Council comments.

2. Existing Pre-Developed Flows

The subdivision site of approximately 1.95ha is undeveloped except for the proposed Lot 13 which is fully developed with two buildings and landscaping.

The rest of the site is grassed with scattered trees and the site slopes to the east at a gradient of around 10% (1 in 10m).

The 1 in 5 year flow from the existing undeveloped land has been calculated at 47L/sec.

3. Proposed Stormwater Layout

The pipeline layout for the proposed subdivision is shown on the Plan of Subdivision (L16087-P08) and the attached DRAINS layout.

The discharge point for the subdivision pipe layout is an existing stormwater pipeline (150mm dia.) in 18 Ellison Street which is owned by the St. Giles Society.

A small section of the 150mm dia. stormwater main (7m) would be upgraded to cater for the proposed 300^Ø pipeline discharging from the subdivision.

4. Calculated Flows from the Proposed Subdivision.

The DRAINS program has been used to calculate the peak flows from the subdivision.

The peak flows from the site are:

1 in 5yr ARI – 96L/sec.

1 in 10yr ARI – 111 L/sec.

(Existing undeveloped flow Q5 = 47L/sec).

The existing pipelines in the immediate area can cope with flows from the subdivision up to the 1 in 10yr ARI storm, but the effect further downstream is not known. Refer to attached DRAINS output sheets.

5. Stormwater Detention Options.

If the Council require underground stormwater detention to be installed there is the option of:

- Installing 2m³ precast tanks on each stormwater connection for the average size lots and 4m³ for larger lots 12 and 13.
- A larger underground system near the head of the cul de sac (45m³ of storage required).

For the individual lot detention tanks the limiting outflow will be 3 L/sec through a 50mm orifice plate in the 2m³ precast tanks for a 1 in 10yr storm. 5L/sec for a 1 in 100yr. Total flow to the existing pipe system estimated at 54 L/sec for 1 in 10yr storm event with individual tanks placed on each lot.

A 150mm orifice outlet would be provided for the larger (45m³) storage tank with the limiting flow 46L/sec to the existing pipe system.

Given the subdivision layout there is no obvious place to install the underground tank (55m² surface area) without altering the layout significantly.

6. Conclusion.

If a stormwater detention system is to be installed within the subdivision it is recommended that each lot have an individual precast detention tank with a 50mm orifice outlet to the proposed stormwater pipe system.

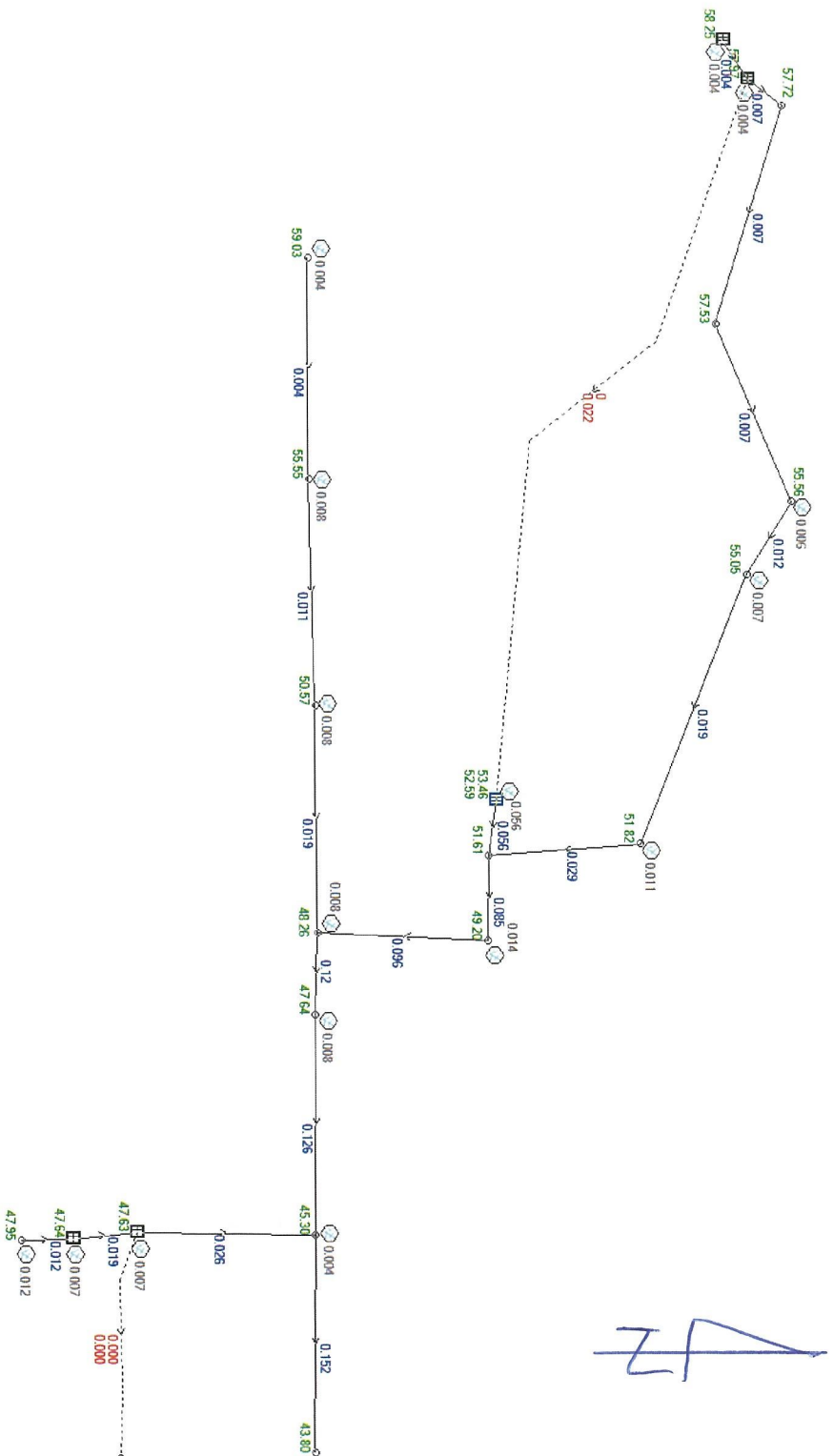
The estimated cost per lot is \$2,500 to \$3,000 (smaller lots) and \$5,000 to \$6,000 for larger lots 12 and 13.

Per:

PDA Surveyors

Attachments:

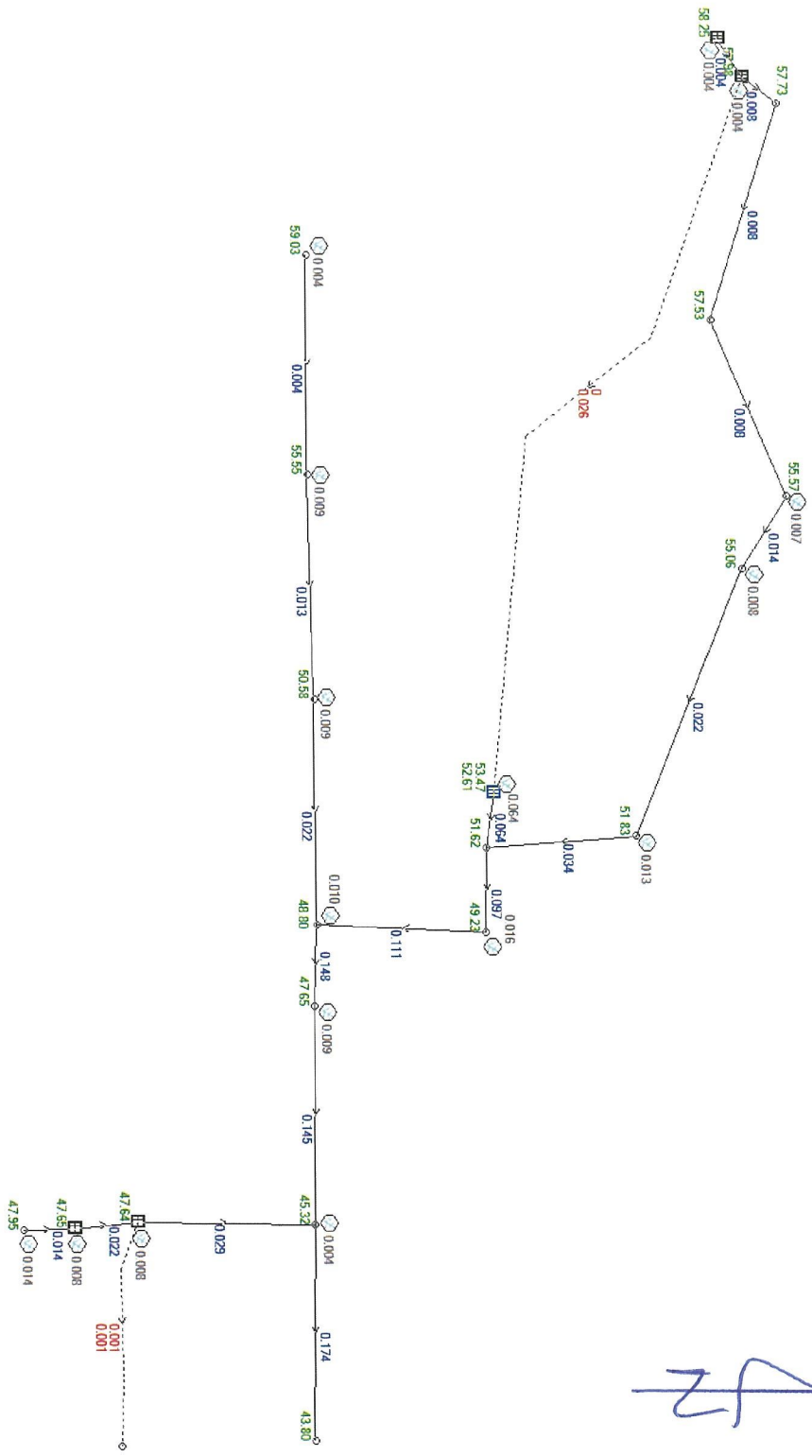
Plan of Subdivision L16087-P08
DRAINS program layout model.
DRAINS output of results.
Individual Lot results output.
Precast detention tank brochure.



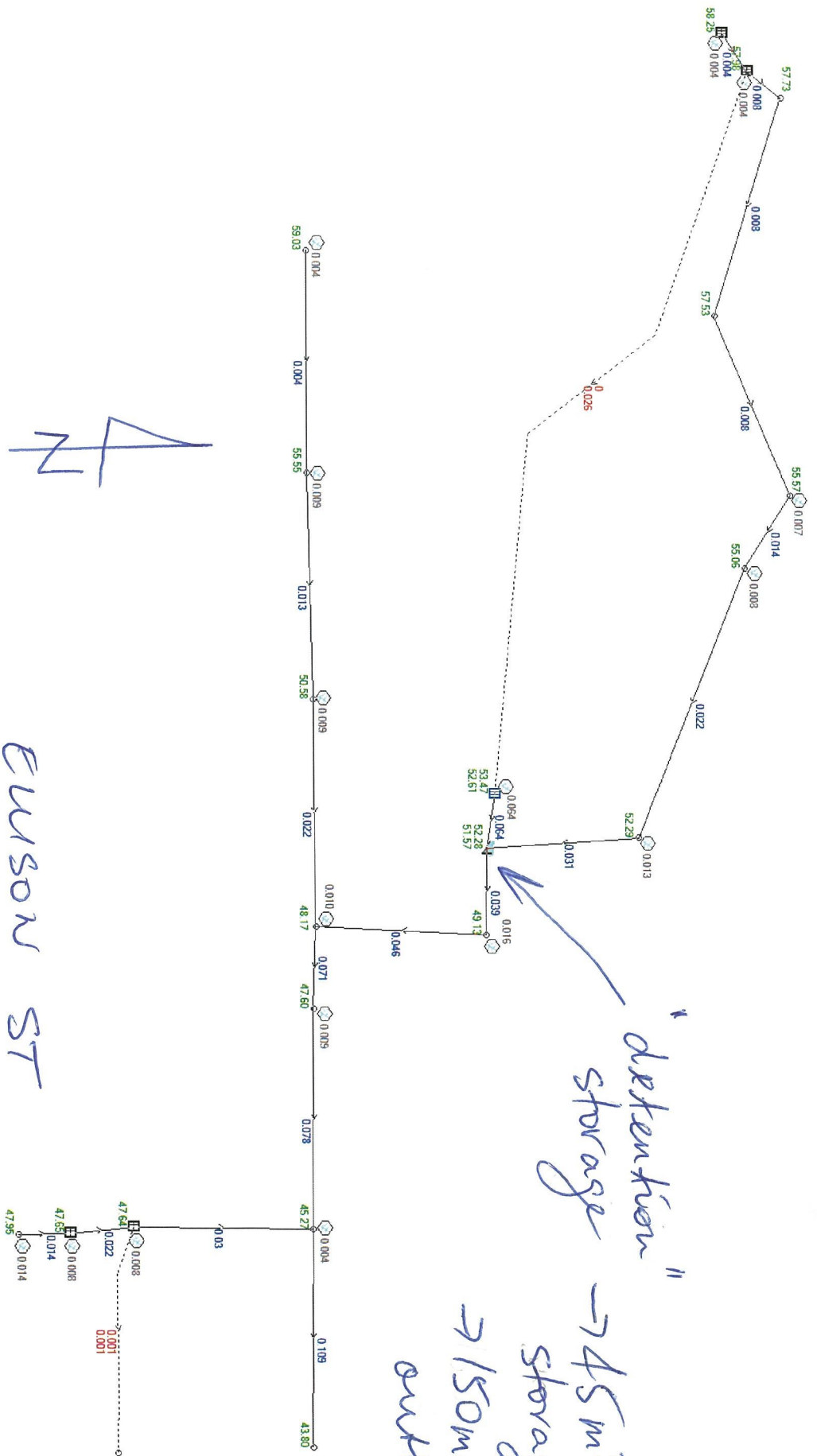
72

1 in 5 yr Flows
- NO DETENTION

✓



1 in 10yr Flows
- NO DETENTION



EWSON ST

1 in 10 yr FLOWS

WITH DETENTION STORAGE

AT HEAD OF CUL-DE SAC

Site details

Project Name	St Giles
Project No.	L16087
Site address	Mackellar Rd Newstead
Rainfall data location used	Launceston

Site Areas - Samples to calculate impervious percentages

Area 1	Total ground area	800 m ³
	Impervious area	375 m ³
	Pre-development impervious fraction	30%
Site area		0.08 ha

Times of concentration and run-off coefficients

Time of concentration, pre-development							n factors
Length of overland flow	45 m						Concrete or asphalt 1, 010 - 0.013
Slope	6.0%						Bare sand 1, 010 - 0.016
n for surface	0.02						Gravelled surface 1, 012 - 0.030
Initial guess	5 Year	10 Year	20 Year	50 Year	100 Year		Bare clay-loam soil 1, 012 - 0.033
	10	10	10	10	10		Sparse vegetation 1, 053 - 0.130
Time of concentration, post-development							Short grass prairie 1, 100 - 0.200
Adopted	10	10	10	10	10		Lawns 1, 170 - 0.480

Rainfall log curve coefficients

Check that the coefficients are correct for the area being calculated

Pipe outflow limitation and discharge diameter

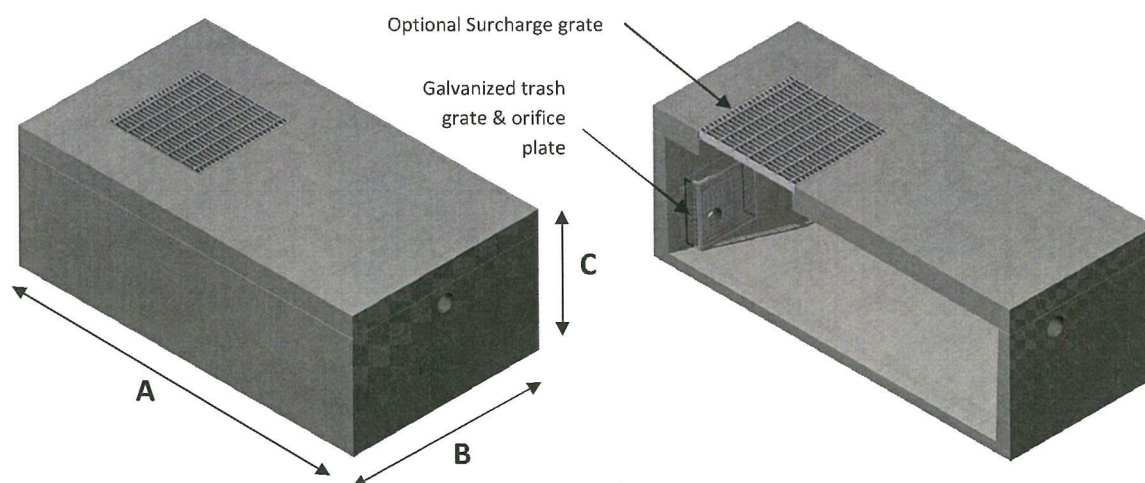
Detention area depth	0.150 m
Collection pit depth	0.600 m

Summary

Required detention volume	1.94 m ³		
Limiting outflow	0.005 m ³ /s	5yr	0.0134m ³ /sec
Outlet diameter	0.049 m		0.09m
			100yr
The maximum storm event occurs for a 100 year A.R.I. event.			

Detention tanks – single units

Precast concrete detention units offer fast, cost effective installation combined with the strength and durability benefits of precast concrete. Available in 1,000 and 2,000 Litre capacities, they are simply installed online quickly with a minimum of fuss. If a larger storage is required then multiple tanks can be close-coupled to create purpose built storage systems.



CODE	CAPACITY	A	B	C
ST650	1000	2100	1200	600
ST670	2000	2512	1412	920

Design considerations should take into account some basic information to help choose the model that is best suited to your requirements:

Depth to invert of the outlet from ground level is greater than 550mm?	YES	A 2,000 litre tank is suitable for installation
	NO	Due to depth restrictions, 1,000 litre tanks may be necessary to ensure tanks are situated below ground.
Are you permitted to divert excess water to Councils storm water system after the design capacity has been reached?	YES	A "Top hat" restrictor may be installed to allow a bypass of high flows into the councils mains
	NO	An "Orifice Plate" must be fitted over the outlet, constantly restricting the flow.
If installing an Orifice Plate, do you wish the excess flood water to be discharged directly above the storage Unit?	YES	A surcharge grate will be installed in the lid of the unit. This grate is able to be adjusted on site by your plumber when landscaping has been completed.
	NO	Your Plumber will need to ensure that the excess storm water is allowed to overflow from your system in a safe location until floodwaters subside.
Has your design stipulated the size of the orifice (hole) on the outlet of the structure?	YES	We will supply and fit either the Top hat or Orifice Plate with this size opening
	NO	You will need to obtain this information for us to complete the tank prior to delivery.

Hobart
10 Gepp Parade, Derwent Park, 7009
T (03)62730463 F (03)62733438
E hobart@hudsoncivil.com.au

Launceston
7 Donald's Avenue, Prospect Tas 7250
T (03)63358200 F (03)63401881
E sales@hudsoncivil.com.au