



Council Agenda - Agenda Item 8.1
Attachment 3 - Planning Report
6 Normanstone Road and 456 Wellington Street South Launceston
 26/06/2018

Re: DA for the proposed conversion of the house at 6 Normanstone Road .

To whom it may concern:

This document outlines and addresses the relevant planning standards, and should be cross-referenced with drawings A0-000 to A3-001 dated 09/01/2018 by S. Group.

Overview:

6 Normanstone Road is the site of an existing single dwelling and two single car carports in the General Residential Zone.

Proposed is the change of use of the existing dwelling into a medical centre for use by respiratory testing specialists to serve the community, with minor alterations and additions proposed. This includes the demolition of the 2 existing carports.

Operation hours of the proposed development are 9:00am to 5:00pm. Staffing is to include 2 practitioners (1.5 FTE) and 1 administration. It is foreseen that the average number of patients visiting the facility per week would be a maximum of 60. \

Part D Zones

General Residential Zone:

10.1.1.12

The proposed development is to house a professional service that exists to provide care to the community. Very minor external changes are proposed to the existing building, thus preserving the character and residential appearance of the building.

10.1.1.3

It is not foreseen that the proposed development will adversely affect the residential amenity of the surrounding property as the operation of the business is of a relatively low intensity. No noise producing activities are associated with the running of the proposed; activity is limited to business hours, and an average running day would see 12 patients visit the site. No other off site impacts will be created by the proposed.

10.2 Use Table:

Discretionary

Business and professional services: for a medical centre. Although classed as a medical centre, it should be noted that the proposed is not a general practitioners facility and is tailored to lung testing. As such the turn over of people too and from the site is considerable lower than that of a typical medical practice.

Though the site of the proposed is within the general residential zone, there is a precedent for non-residential uses in the area. Almost directly opposite at 5 Normanstone Road is an office building, 462 Wellington Street on the corner of Wellington and Normanstone Road is the site of a commercial premises and is situated only 37m from the subject site.

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10.3 Use Standards:

10.3.1 Hours of operation

A1 Complies – no commercial vehicles are required for the routine running of the proposed lung testing centre.

10.3.2 Mechanical and plant equipment:

A1 Complies – The proposed use will only require the installation of a residential scaled air-conditioning system. The outdoor unit is to be positioned on the roof or at the rear of the building so as to not cause a nuisance to neighbours.

10.3.3 Light spill and illumination:

A1 complies – (a) no permanent or fixed floodlighting is proposed as a part of the development (b) any external lighting is to be directed within the boundaries of the site.

10.3.47 External storage of goods

A1 Complies – no external storage of goods and materials is required as a part of the development.

10.3.5 Commercial vehicle parking

A1 Complies – no commercial vehicles will be required for the day to day running of the proposed lung testing centre.

10.4.14 Development Standards:

Objective: to ensure that development for discretionary uses is compatible with the form and scale of residential development and does not unreasonably impact of the amenity of nearby sensitive uses. Given the very minor proposed additions to the fabric of the building, the external appearance of the existing house will be almost unaffected; therefore the development is compatible with the form and scale of residential development in the near vicinity of the site. As stated previously in this report, it is not foreseen that the proposed development will adversely affect the residential amenity of the surrounding property as the operation of the business is of a relatively low intensity. No noise producing activities are associated with the running of the proposed; activity is limited to business hours, and an average running day would see 12 patients visit the site. No other off site impacts will be created by the proposed.

P1 (a) No change is proposed to the frontage other than the removal of the existing carport and fence.

(b) Only a very minor addition to the entry of the building is proposed as a part of the development. It is not foreseen that this will have any impact on the streetscape as it is situated more than 5m from the front boundary and is behind the line of the front of the building.

(c) The site of the proposed development is relatively level. Parking and circulation areas are to be concreted and landscaped to ensure that a maximum fall of 10% is achieved. A safe and easily accessible pathway is to be provided from the parking space for people with a disability, with parking area and circulation to have a maximum gradient of 1:20 up to the toe of the proposed access ramp.

Grading of the driveway and parking area is to accommodate a level finish between the parking area at the rear of the property and the existing right of way.

(d) As previously stated in the report, no change is proposed to the envelope of the building other than the construction of a blade wall to denote the location of the entry to the building from the street. The proposed wall is only 3.9m high from natural ground at the highest point.

(e) The existing building is very much in keeping with the scale, bulk and form of buildings adjacent and nearby with only very minor additions as stated previously in this report. The

existing building is a dwelling and will only have minor cues as to its non-residential nature.

(f) The side setback in relation to the proposed blade wall is 2.6m with no change to the rear setback or the southern side setback, which is approximately 1m.

(g) No new windows are proposed as a part of the development, and as the only proposed external building work is a blade wall to the Northern side of the building, it is not foreseen that any loss of solar access will be a result of the proposed development.

(h) As stated above; no new windows are proposed as a part of the development, and as the only proposed external building work is a blade wall to the Northern side of the building, it is not foreseen that any overshadowing will be a result of the proposed development.

(i) It is proposed that the existing fence to the frontage is to be removed, this will provide enhanced mutual passive surveillance between the road and the building.

(j) The existing landscaping is largely to be preserved or replaced, not only minor, low lying, soft landscaping proposed.

(k) As stated previously in this report; no change is proposed to the envelope of the building other than the construction of a blade wall to denote the location of the entry to the building from the street. The proposed wall is only 3.9m high from natural ground at the highest point and it is not foreseen that the proposed wall will cause adverse visual impact when viewed from adjoining or immediately opposite lots.

(l) The two existing car parking spaces are to be retained, with the only change being the removal of the existing carport structures, and the adaptation of the car space in the frontage into a space for people with a disability. Two additional spaces are to be provided to the rear of the property, accessed via the existing right of way over the driveway to 456 Wellington Street.

(m) As stated earlier in this report; no change is proposed to the envelope of the building other than the construction of a blade wall to denote the location of the entry to the building from the street. The proposed wall is only 3.9m high from natural ground at the highest point. Therefore it is not foreseen that any loss of compatibility with the character of the surrounding area will occur as a result of the proposed development.

Part E Codes

E1.0 Bushfire Prone Areas Code

N/A

E2.0 Potentially Contaminated Land Code

N/A

E3.0 Landslide Code

N/A

E4.0 Road and Railway Assets Code

E4.5.1 Existing road accesses and junctions

A1 Complies – the site is not accessed via a category 1 or category 2 road with a speed limit of greater than 60km/h.

A2 Complies – the site is not accessed via a road with a speed limit of greater than 60km/h.

A3 Complies – the proposed development is accessed via a road with a 50km/h speed limit.

It is anticipated that the proposed use will generate 15 to 20 vehicle movements per day to the existing two crossovers and right of way. (refer to parking report provided)

E4.5.2 Existing level crossings



N/A

E5.0 Flood prone areas code

N/A

E6.0 Parking and Sustainable Transport Code

E6.1.1 Construction of parking areas

A1 (a) all parking areas are to be re-graded to have a maximum fall of 10% (b) New concrete surfacing is proposed to the driveways and parking areas. (c) All stormwater runoff is to be captured and drained into the public stormwater system. (d) As stated above; new concrete surfacing is proposed to the driveways and parking areas. (e) Line markings are to be provided to all car parking spaces as a part of the development.

E6.5.1 Car parking numbers

P1 – Refer to report provided.

A2 Complies

E6.6.2 Design and layout of parking areas

Refer to report provided.

E7.0 Scenic Management Code:

N/A

BE8.0 Biodiversity Code:

N/A

E9.0 Water Quality Code:

N/A

E10.0 Open Space Code:

N/A

E11.0 Environmental Impacts and Attenuation Code:

N/A

E12.0 Airports Impact Management Code:

N/A

E13.0 Local Historic Cultural Heritage Code:

N/A

E14.0 Coastal Code:

N/A

E15.0 Telecommunications Code:

N/A

E16.0 Invermay/Inveresk Flood Innundation Area Code

N/A



S.

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E17.0 Cataract Gorge Management Area Code:

N/A

E18.0 Signs Code:

A ground base sign is proposed to the front boundary of the property.

(a) only 1 ground based sign is proposed as a part of the development (b) The ground base sign is to have a maximum horizontal dimension of 2m (c) The ground base sign is to be no higher than 1.5m from ground level (d) The ground base sign is to be fixed to the ground (e) The supportive structure of the sign will not protrude above 1.5m from ground level.

It is not proposed that the sign is illuminated. The proposed sign is to be situated within the bounds of the site with no projection into the road reserve.

E19.0 Devopment Plan Code N/A

I trust that the contents of this letter and attached documents have satisfactorily addressed the planning requirements for the proposed change of use for the existing dwelling at 6 Normanstone Road South Launceston to a medical centre. Should you have any questions regarding the application, please don't hesitate to contact S. Group for clarification.

Regards,

Timothy Fry

Registered Architect - M.Arch. Bach.Env.Des. RAlA

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