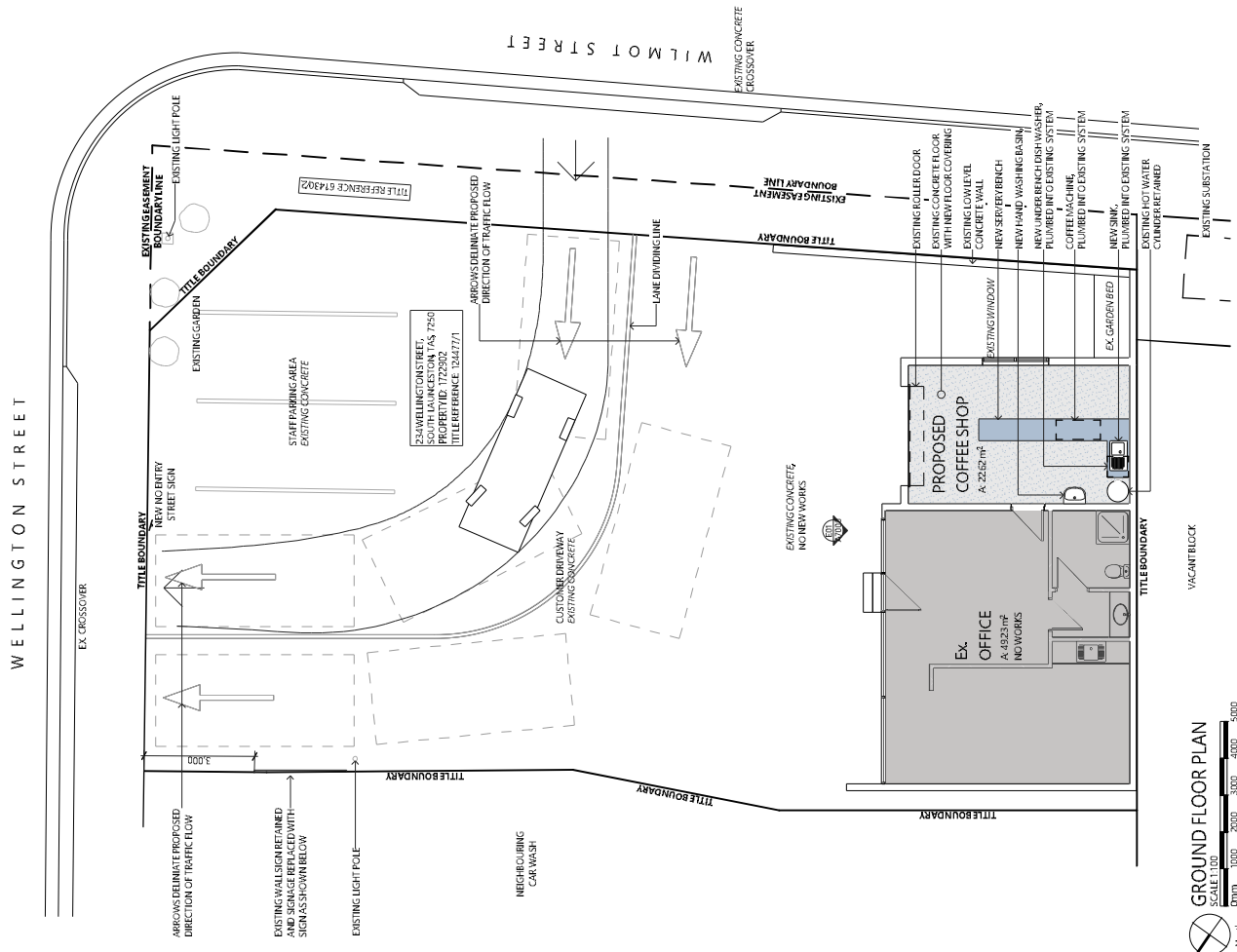
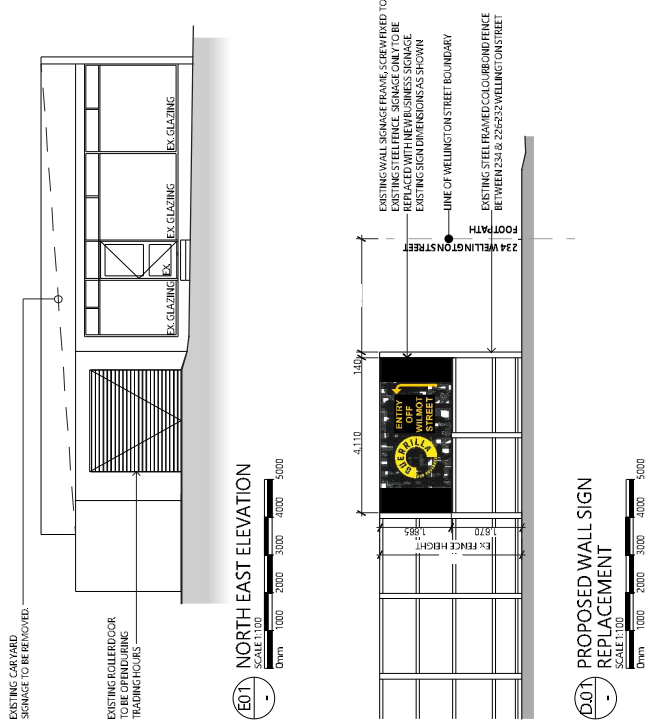


Rev	Description	Date	By	App
001	ISSUED FOR INFORMATION	12/07/19	JC	MM
002	ISSUED FOR DEVELOPMENT APPLICATION	28/07/19	TS	MM
003	ISSUED FOR DEVELOPMENT APPLICATION	28/07/19	MM	MM



LOCATION PLAN
NOT TO SCALE



PROPOSED COFFEE SHOP AT 234 WELLINGTON STREET

DAMON WECKER

ARTAS

ARCHITECTS

A7000-A03

APPROVAL SHEET SIZE: A2 (LANDSCAPE)

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23rd September 2019

Attention: Brian White
Launceston City Council
PO Box 396
Launceston TAS 7250

Dear Brian,

DA0467/2019 234 WELLINGTON STREET
Response to request for Further information



8.1.2- Application Requirements

a) The proposed development is a small fit out of an existing garage located on the southern (Wilmot Street) side of the existing building located on the allotment at 234 Wellington Street. Currently the site is used for Chugg & Co Cars, used car sales.

The new works are to be contained entirely within the existing garage area with the installation of new flooring, painting of existing surfaces, installation of new laminated bench with steel legs that will house the following equipment: Coffee Machine, commercial compliant, residential style dishwasher, wash up sink and a coffee grinder. A hand washing basin will also be installed, with all plumbing connected to the existing systems within the building.

As part of this application there are no planned works for the office and amenity area of the building.

b) The proposed use is a drive through coffee shop, and will operate in a manner similar to those already operating from shipping containers in Goderich Street, Invermay and West Tamar Road in Riverside, in this case though all concealed behind the roller door.

It is the intention to provide drive through space for 6 vehicles as shown on the plan, running from Wilmot Street existing entry through to Wellington Street exit, along with parking space for 2 on site staff as shown.

Details of the business operations are as follows:

Employee Number:	2
Operating Hours:	6.30am – 2pm weekdays 6.30am – 2pm weekends
Main Business Operation:	Takeaway Coffee
Likely Truck Deliveries:	Nil
Equipment Used:	Coffee Machine Commercial Compliant Dishwasher Coffee Grinder
Signage:	Replacement of existing wall sign as designated on plan.
Previous Use:	Used car sales yard.

23.1.1 – Zone Purpose Statement

N/A – The proposed development is not applicable to any of the zone purpose statements

23.3.1 – External Storage of Goods -A1/P1

N/A – There will be no external storage of goods on the site.

23.3.2 – Emissions impacting sensitive uses – P1

N/A – There are no emissions from the proposed development

23.4.1 – Building height, setback and Siting

N/A – There are no new building works as part of this submission.

23.4.2 – Streetscape

N/A – There are no changes to the existing building façade. Carparking and traffic queuing area will be as shown on the site plan on drawing A7000.

E2.6.2 – excavation – Potentially Contaminated Land Code

N/A – There is nil excavation on the site as part of this submission.

E4.5.1 A3/P3 – Existing Accesses & Junctions – Road & Railway Assets Code

There is currently 2no vehicle crossovers to access this site. one off Wellington Street and one off Wilmot Street. It is the intention of the proposal that traffic enters the site from the existing Wilmot Street crossover and exit to wellington street through the existing crossover on said kerb.

It is our understanding that the proposal will not intensify the current traffic flow, the nature of this business is not a destination business, it will only draw clientele from the incumbent traffic flow that currently travels past the site on a daily basis.

Management of traffic will be as shown on the attached drawing A7000.

E6.5.1 – A1/P1 & A2 – Car parking numbers – Parking and Sustainable transport Code

In accordance with table E6.1 for food services, allowance has been made for 6 queuing spaces, in 2 lanes, plus 2no spaces for employees. Refer to the attached drawing A7000 for the designation of queuing spaces and employee parking.

E6.6.1 – Construction of Parking Areas

E6.6.2 – Design & Layout of Parking Areas

Refer to Drawing A7000 for delineation and size of all provided carparking spaces. There are no excavation works to create these spaces.



Signs Code

It is the intention of the proposal that the existing wall signage will be replaced with a new sign for the intended business, that includes Traffic signage to direct traffic to the Wilmot Street entry.

If you require any further information regarding the above, I can be contacted on (03) 6331 2731.

Yours sincerely



Mark Miller
Associate

