

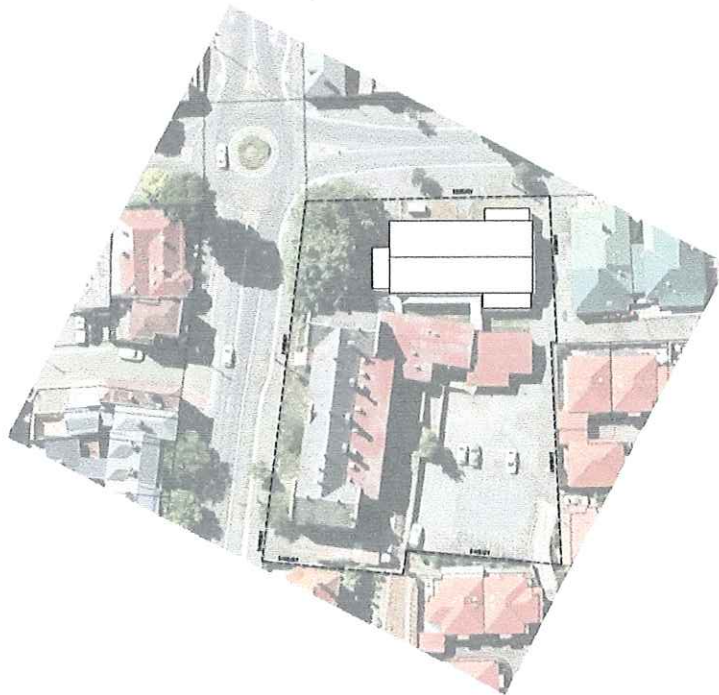
Report to Support a Planning Application

233a Charles St, Launceston

Wellness Centre

Prepared by

Honed Architecture



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DEVELOPMENT IDENTIFICATION



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PROJECT NAME
 BOZFOUR WELLNESS CENTRE
 233 CHARLES STREET
 LAUNCESTON

DRAWING TITLE
 SITE PLAN

DRAWN	NO
CHECKED	NO
SCALE	1:500 (A1)
DATE	18/08/2019
PROJECT NO	709
DRAWING NO	A-04-02

July 2019

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Proposal

It is proposed to use this vacant building as a Wellness Centre. The focus of the Wellness Centre is the creation of a healthy mind and a healthy body through gentle exercise and meditation.

The layout of the Wellness Centre is shown in the plan below:

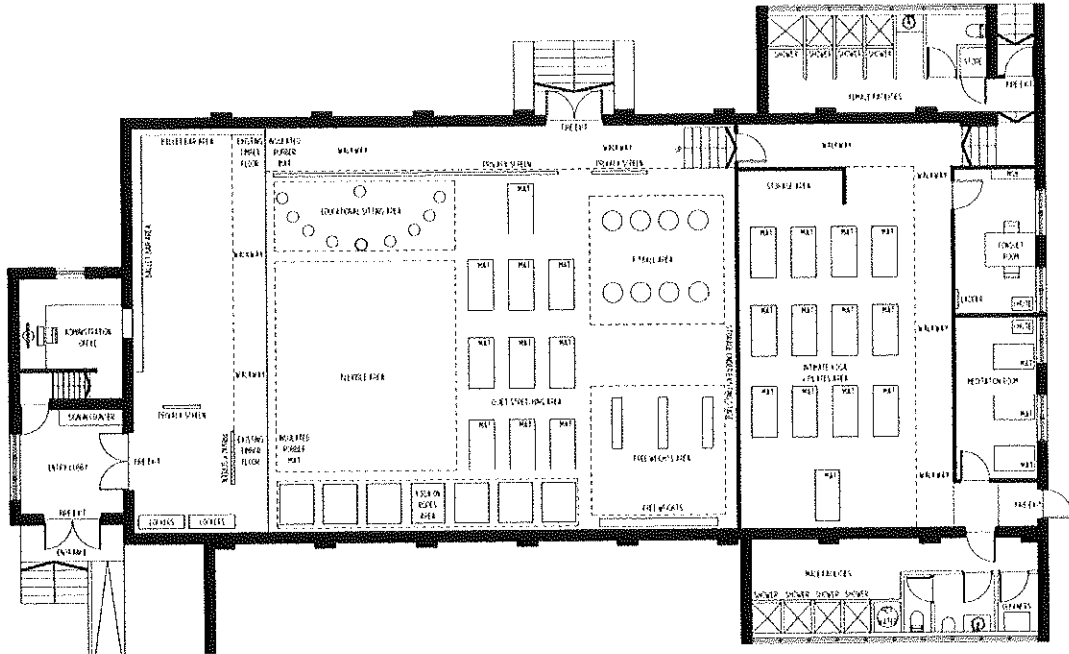


Figure 1 - proposed floor plan

On entering the building there will be a reception area/admin office. Entering the main room there will be a ballet rail/wall; a flexible stretch area centre; yoga and rope area along the wall; an educational space (talks, story sharing); a quiet stretch area; fitball area and a light weights area completes the main hall. In a secondary room mats will be laid out for pilates and yoga. To the very rear will be a consulting room for visiting health professionals (like nutritionists, meditation practitioners, etc) and a meditation room. Amenities will be provided as currently exists in the building.

Operationally:

- Applicant been in the wellness industry for 16 years
- Female dominated client
- Locals who live in the area will walk and ride to our space (as they do now).
- Nurses make up a high percentage for current operation – the location close to the hospital will be a bonus
- Staff from local cafes in the street aka Aromas are members – again the location is perfect for this group.
- A client demographic from 22 - 70 years of age
- Stretch Classes, Yoga (a beautiful slow flow program) Barre Classes and Strength

- 1-1 Personal Training in all the mediums
- Classes from 6 - 15 people
- No classes before 6am
- No class later than 6pm (finished by 7pm)
- Sunday would only possibly be a stretch class or Yoga if anything (no noise)
- 3 classes Monday to Friday 6am, 9.15am and 5.45pm.
- 1 class on a Saturday 7.30am
- Music is from a wifi facility using a small portable speaker.
- At the most there will be two staff on site at any one time.

A copy of the Proposal Plan accompanies this application.

Site

Property Address	233A CHARLES ST LAUNCESTON TAS 7250
Property ID	7818489
Title Reference	54421/2

A copy of the title accompanies this application

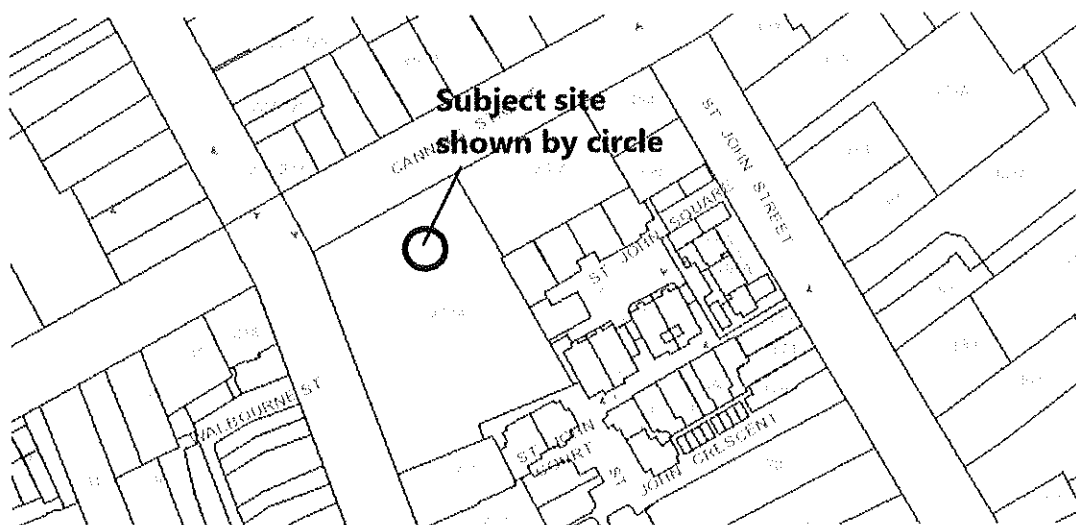


Figure 2 - location of proposed wellness centre



Figure 3 Subject site from Canning St

Current or Last Use

The building is currently unused. The last use was as a centre for Potters House religious group. Prior to that the building was the hall/gym for the Charles St State School.

Surrounding Uses

There are a number of uses surrounding the subject site. The remainder of the former Charles St School is used for offices for a variety of businesses.

Opposite the site in Charles St are a mix of offices, cafes and residential units. Diagonally opposite the site in Charles St is a supermarket and small shop complex.

Opposite the site in Canning St is a mix of retail, offices and residential uses. On the same side of Canning St as the subject site and directly abutting the site is a major medical type centre.



Figure 4 Site within context

Planning Scheme

The Launceston Interim Planning Scheme 2015 (the Planning Scheme).

Use Definition

The closest definition within the Planning Scheme which relates to the proposed Wellness Centre is:

'Sport and Recreation - use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.'

The sub-use fitness centre best describes the proposed facility.

Zoning

The subject site is zoned 'Urban Mixed Use' within the Planning Scheme.

Overlays

There are no overlays covering the site which will impact on the proposed use. The site as a whole is Heritage Listed – as there are no external alterations proposed and the internal works relate to materials which have already been heavily altered.

Use Status within the Zone

Sport and Recreation is a Discretionary Use within the Zone.

Purpose of Zone

- To provide for integration of residential, retail, community services and commercial activities in urban locations.
- To provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres.

- To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.
- To create:
 - a. activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
 - b. appropriate provision for car parking, pedestrian access and traffic circulation.

The proposal fits well with the purpose of providing a range of diverse urban type uses in this area.

Local Area Objectives

Not used in this zone

Desired Future Character Statement

Not used in this zone

Use Standards

Within the zone are a series of Use Standards which must be considered. The table to the Use Standards specifies which standards need to be considered alongside particular Uses.

Clause	Use class
15.3.1 to 15.3.4	Bulky goods sales, Community meeting and entertainment, Educational and occasional care, Food services, General retail and hire, Hospital services, Hotel Industry, Manufacturing and processing, Recycling and waste disposal, Research and development, Service industry, Sports and recreation, Tourist operation, Utilities if not for minor utilities, Vehicle parking and Vehicle Fuel sales and service.
15.3.5	Bulky goods sales and General retail and hire

Consideration then needs to be given to 15.2.1 to 15.3.4

15.3.1 Hours of operation

Compliance can be claimed against Acceptable Solution A1 – The use will attract very few commercial vehicles. They will not arrive before 6.00am and the premises will be closed before 10.0pm.

15.3.2 Mechanical plant and equipment

Not relevant in this instance as no plant or mechanical equipment are proposed as part of this application.

15.3.3 Light spill and illumination

Not relevant in this instance as no external lighting is proposed within this application.

15.3.4 Noise level

A noise report has been commissioned to support this application. This has been done due to the perceived issues around an earlier application for a gymnasium which would have generated more noise than the current Wellness Centre proposal.

Takarri Engineering provided the report and made the following comments:

The predicted noise emission level at the nearest sensitive use from BWC operational noise breakout at the Potter House premises is >20 dBA below the measured 'background' (LA90,10min) noise levels and at this level would meet the relevant 'acceptable solution' criteria under the Launceston Interim Planning Scheme 2015.

The report makes the following recommendations:

- a. Operable panels in the upper windows in the northern and southern facades of Potters House premises should be sealed with a flexible sealant to prevent acoustic leakage.
- b. Degraded insulation in the roof/ceiling cavity should be replaced with a minimum R4 fibreglass or rockwool insulation.
- c. A vent at the western end of the roof/ceiling cavity should be sealed off with minimum 6 mm thick compressed fibre cement (CFC).

It is anticipated the Planning Authority may wish to include all/some of these matters as planning conditions.

Development Standards

As no development is proposed these standards do not apply.

Codes

Within the Planning Scheme are a series of Codes which need to be considered. Only those relevant to the proposal need assessment.

Road and Railway Assets Code E4.0

At a maximum of 15 clients even if they all drove to the facility (which they won't) the traffic generated by this use will have no impact on the road network.

Parking and Sustainable Transport Code E6.0

The matters to consider are:

Use Standards - E6.5.1 Car parking numbers

Objective:	
To ensure that an appropriate level of car parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must: (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or (c) not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or	P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to: (a) the availability of off-road public car parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or

<p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p>	<p>(ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) an assessment of the actual car parking demand determined in light of the nature of the use and development; (g) the effect on streetscape; and (h) the recommendations of any traffic impact assessment prepared for the proposal; or</p> <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to: (a) the intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the locality; or</p> <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>
<p>COMMENT – There are two major parking stations within 400m of the site. There is adequate on-street parking in the area. On-street parking is not for the exclusive use of any one business or use. It is timed, paid parking – on a first come first served basis. This is a central location, users of the facility may select to park their cars at their work places and walk to the Wellness Centre – after all it is a health facility. If they chose to drive then they must complete with other users of the on-street spaces. Even if all patrons drove to the facility for a session that would be a maximum of 12 cars – less than maybe the number which would frequent one of the cafes or restaurants in the area. All on-street parking spaces in the vicinity of the site are line marked by council. One has to therefore assume that they have been line marked to comply with a safe standard. If not, council may have a liability issue.</p>	
<p>A2 The number of accessible car parking spaces for use by persons with a disability for uses that require 6 or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.</p>	<p>P2 No performance criteria.</p>

COMMENT - Part D3 of the National Construction Code 2014 requires one disabled space per 100 car parking spaces or part thereof. It is noted that there are no changes to the onsite car parking.

E6.5.2 Bicycle parking numbers

Objective:	
To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.	P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number and characteristics of users of the site and their opportunities and likely need to travel by bicycle; (b) the location of the site and the likely distance a cyclist needs to travel to reach the site; and (c) the availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
COMMENT - The use requires one space per 50m² of gross floor area. The proposed gross floor area is approximately 450.38m² and as such nine spaces are required, which are able to be accommodated for inside of the existing building.	

E6.5.3 Taxi spaces – not relevant

E6.5.4 Motorcycle parking – not relevant

E6.5.5 Loading bays – not relevant

Development Standards - E6.6.1 Construction of parking areas

The car parking already exists on site – no alterations are proposed to the parking – such is outside the scope/powers of the lease of the building.

E6.6.2 Design and layout of parking areas

The car parking already exists on site – no alterations are proposed to the parking – such is outside the scope/powers of the lease of the building.

E6.6.3 Pedestrian access

The pedestrian access is already established – no alterations are proposed to the entrance – this is outside the scope of the lease of the building.

E6.6.4 Loading bays – not relevant

E6.6.5 Bicycle facilities - At least two showers have been provided within a female and male change room facility. The building is within 50m of the street and the internal bicycle storage is visible from

the entry and adequately lit. The bicycle storage areas are able to meet the requirements of the relevant Australian Standard.

Local Historic Heritage Code E13.0

The heritage description of the site is:

Charles Street School is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place. Charles Street School is of historic heritage significance because it represents the principal characteristics of a Federation Free Style educational building.

A brick school building with horizontal rendered banding. The windows are hinged casements. There are vent lanterns on the roof.

No alterations are proposed to the fabric of the building which would detract from the sense of place described in the heritage listing. The proposal is consistent with the intent of the Code.

State Policies

The proposal does not contravene or impede any approved State Policies.

Conclusion

This is a fairly low level impact development which mainly complies with the Acceptable Solutions within the Planning Scheme.

There are few good planning reasons why this application can not be supported.

FURTHER INFORMATION REQUEST DA 0394/2019

233a CHARLES ST

You have asked for more information in regard to :

1. Clause E6.5.1 Car Parking Numbers

Please amend the site plan illustrating the location of the car parking spaces on site.

2. Accessible car parking space

Clause E6.5.1 A2 states that accessible parking spaces for use by persons with a disability are required for uses that require more than 6 spaces. Please show on a site plan the location of a disability car parking space.

As the applicant is only a lessee of the property alterations to the property and car park is very limited. To this end the matter has been discussed with the property owners/managers.

Their response to each point is:

- 1 The parking spaces for the proposed use will be located within the line marked car park on the property – as there are a number of casual users of the car park these spaces will be allocated to the proposed use should planning permission be granted. To that end the area for the car parking is shown below:



- 2 There is a disabled parking space at the southern end of the main building which is open to all users on site. This space will be available for the proposed use. Realistically it gets little use, so access should not be an issue.

In regard to disabled car parking the previous report to council prepared by council planners for F45 said in regard to disabled parking:

provided to meet the needs of the use, and the proposal is compliant with the performance criteria.
A2 The number of accessible car parking spaces for use by persons with a disability for uses that require 6 or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.
Complies Part D3 of the National Construction Code 2014 requires one disabled space per 100 car parking spaces or part thereof. It is noted that there are no changes to the onsite car parking.

Why would this now be an issue when the previous application was processed with the above comments?



ARCHITECTURE - CIVIL ENGINEERING - PLANNING

REVISION			
No	DATE	DESCRIPTION	BY CHECK
1	19/07/19	DEVELOPMENT APPLICATION	MB MB

DEVELOPMENT APPLICATION FOR BOUTIQUE WELLNESS CENTRE 233 CHARLES STREET LAUNCESTON, TASMANIA

NOTE:
 ARCHITECT: MICHAEL BERNACKI (R29)
 ACCREDITATION NUMBER: CC6490
 LAND TITLE REF NUMBER: 54421/2
 FLOOR AREA: EXISTING
 SOIL CLASSIFICATION: H1
 CLIMATE ZONE: 7
 BAL: LOW
 ALPINE AREA: N/A
 CORROSION ENVIRONMENT: N/A
 FLOODING: NO
 LANDSLIP: NO
 DISPERSIVE SOILS: UNKNOWN
 SALINE SOILS: UNKNOWN
 SAND DUNES: NO
 MINE SUBSIDENCE: NO
 LANDFILL: NO
 GROUND LEVELS: REFER PLAN

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DEVELOPMENT APPLICATION



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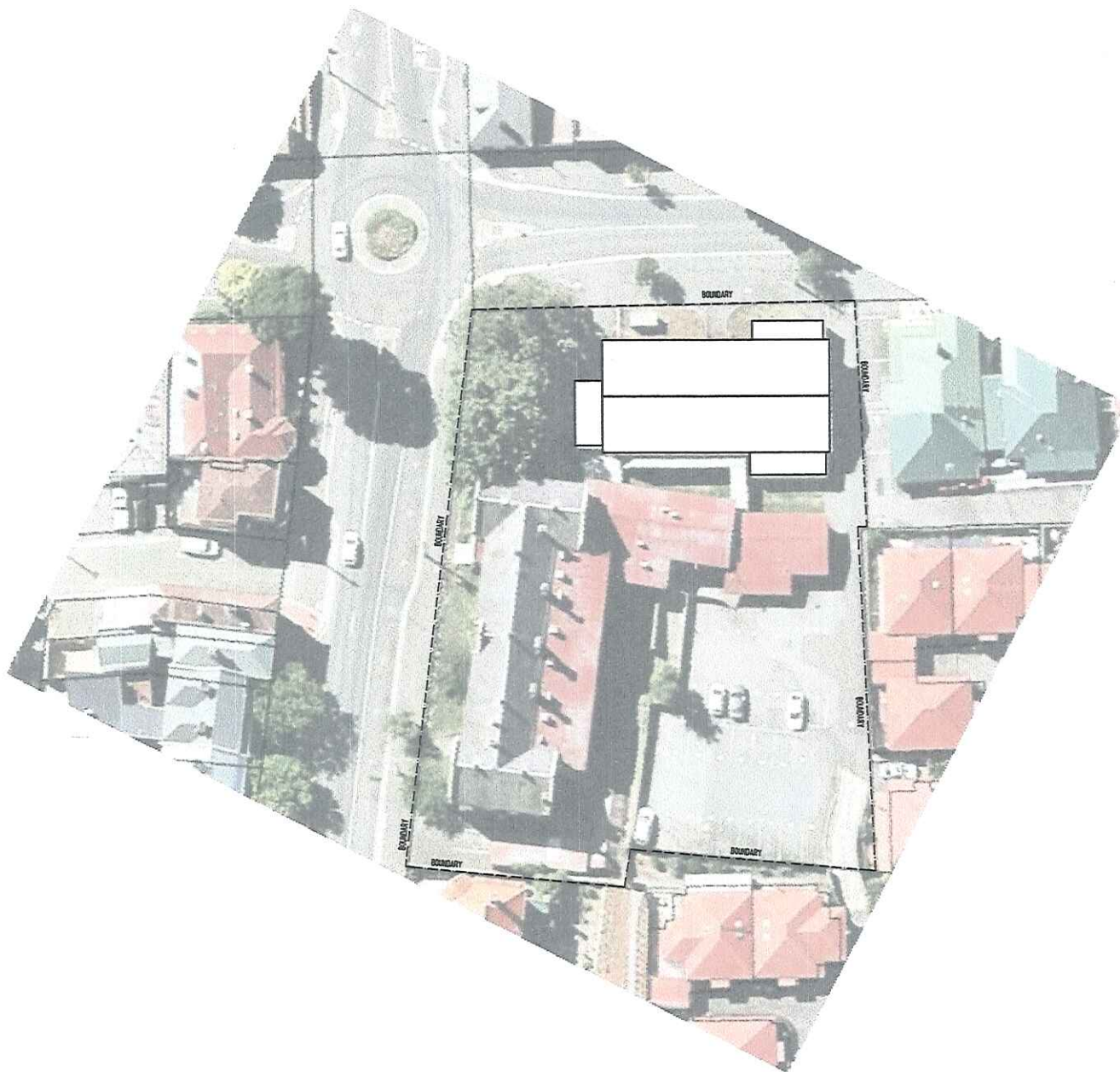
PROJECT NAME:
 BOUTIQUE WELLNESS CENTRE
 233 CHARLES STREET
 LAUNCESTON

DRAWING TITLE:
 COVER SHEET

DRAWING No.	DRAWING TITLE
A-DA-01	Cover Sheet
A-DA-02	Site Plan
A-DA-03	Level 1 Plan
A-DA-04	Northern Elevation
A-DA-05	Eastern Elevation
A-DA-06	Southern Elevation
A-DA-07	Western Elevation

DRAWN: MB
 CHECKED: MB
 SCALE: NTS @ A3
 DATE: JULY 2019
 PROJECT NO: 1928
 DRAWING NO: A-DA-01 A

PLANNING EXHIBITED DOCUMENTS
 Ref No: DA 0394/2019
 Date advertised: 28/08/2019
 Planning Administration: 
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DEVELOPMENT APPLICATION



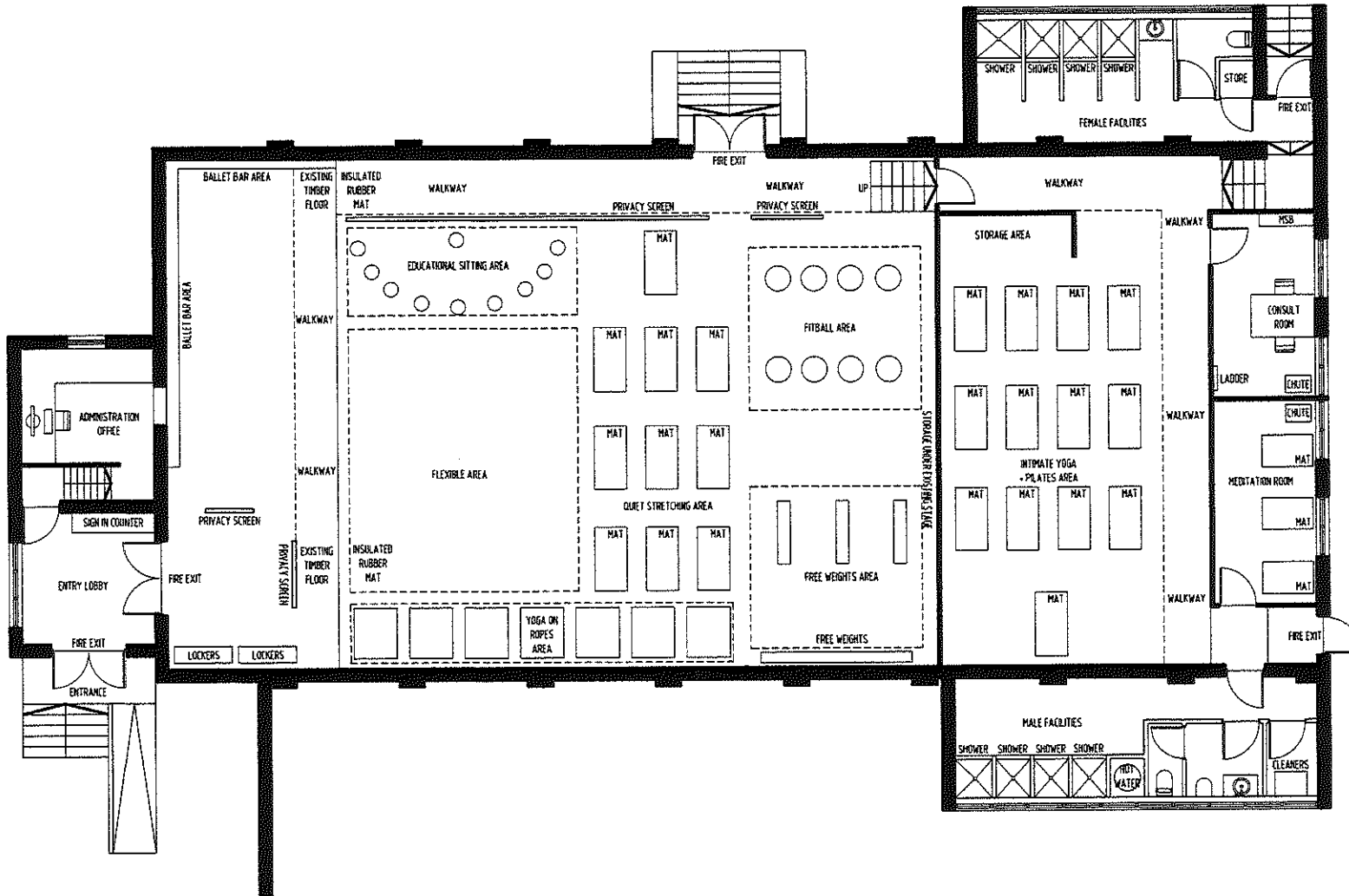
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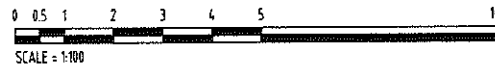
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 SITE PLAN

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SCALE:	1500 @ A3
DATE:	JULY 2019
PROJECT NO.	1928
DRAWING NO.	A-DA-02 A

ARCHITECTS INTERIORS LANDSCAPE PLANNERS



01 PROPOSED - LEVEL 1 PLAN
1:100



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 - ALL WET AREAS TO COMPLY WITH NCC 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 AND AS3606
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

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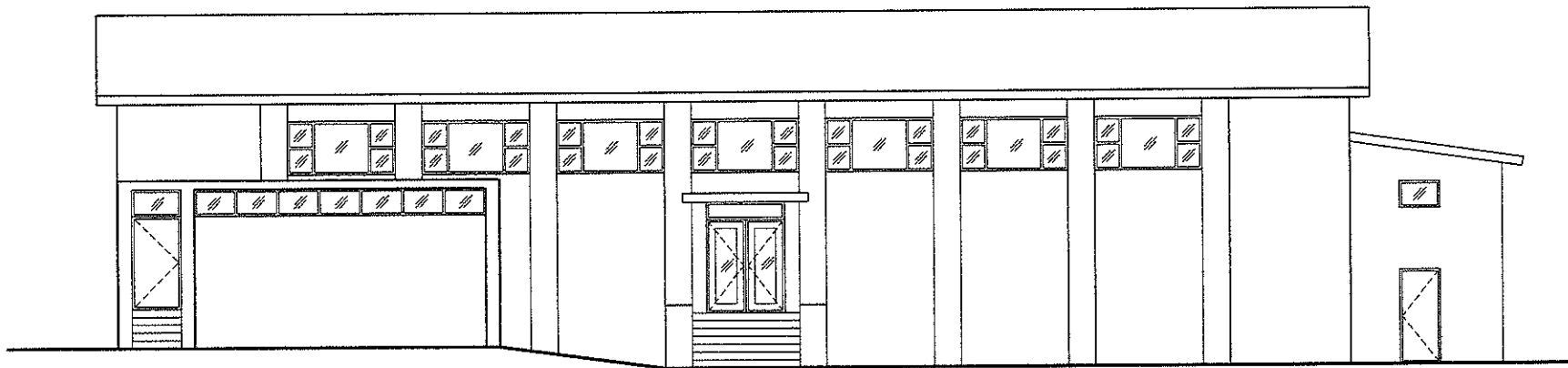


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DRAWING TITLE:
 EXISTING
 LEVEL 1 PLAN

DRAWN:	mb
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SCALE:	1:100 @ A3
DATE:	JULY 2019
PROJECT NO:	1928
DRAWING NO:	A-DA-03 A



01 EXISTING NORTHERN ELEVATION
1:100

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 - ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 AND AS1654
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DEVELOPMENT APPLICATION



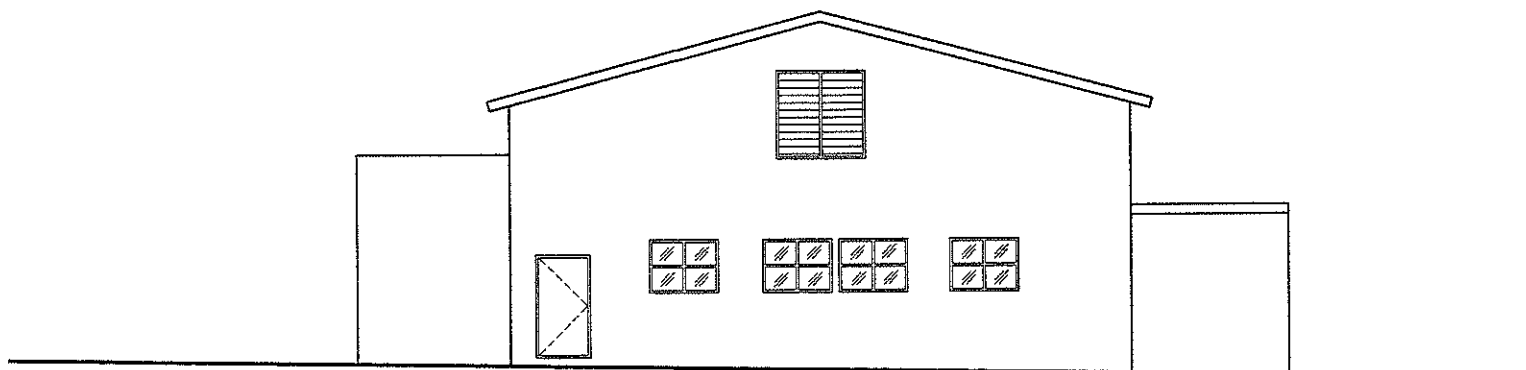
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 NORTHERN ELEVATION

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01 EXISTING EASTERN ELEVATION
1:100

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1	09/07/19	DEVELOPMENT APPLICATION	NO NO

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 - ALL WET AREAS TO COMPLY WITH NCC 3.8.1 AND AS3744
 - ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 AND AS3604
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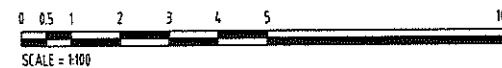


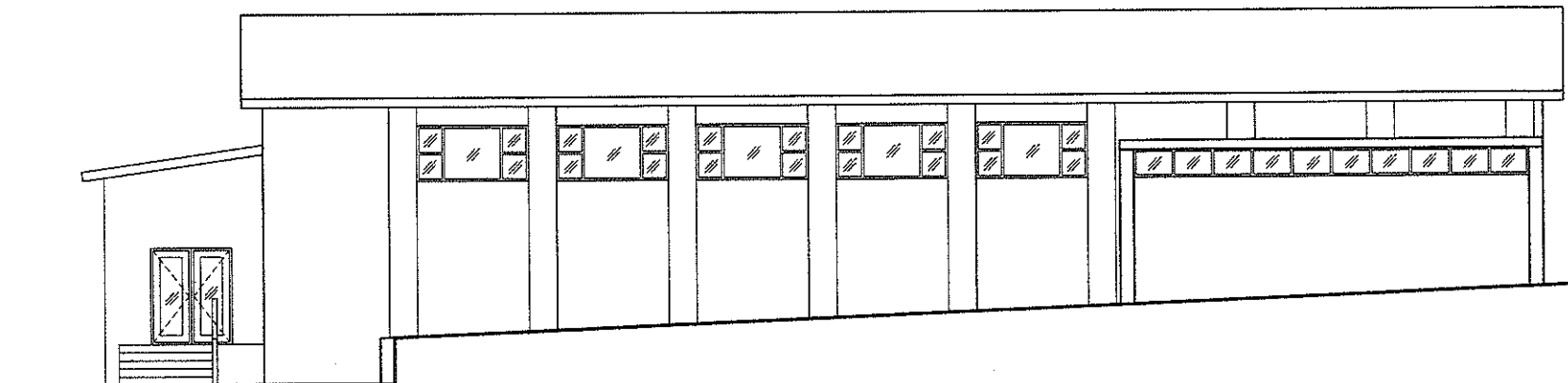
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 EASTERN ELEVATION

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01 EXISTING SOUTHERN ELEVATION
1:100

REVISIONS - IMPROVED LAYOUT OF PLANNING

No	DATE	DESCRIPTION	BY	CHECK
A	09/07/19	DEVELOPMENT APPLICATION	MB	MB

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 - ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 AND AS1846
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DEVELOPMENT APPLICATION

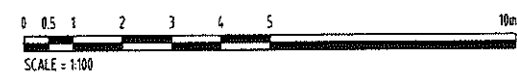


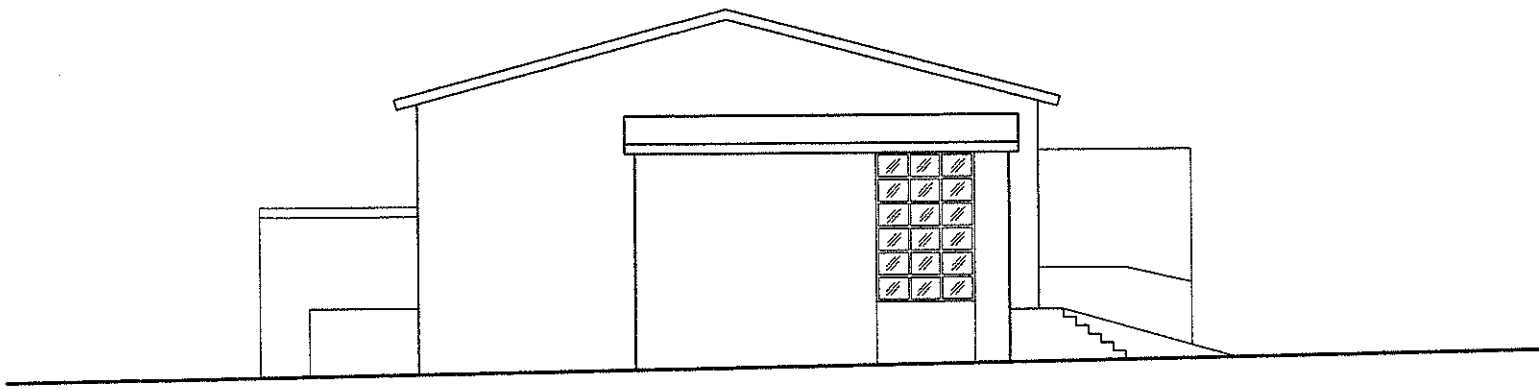
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DRAWING TITLE:
 SOUTHERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: JULY 2019
 PROJECT NO. 1928
 DRAWING NO. A-DA-06 A





01 EXISTING WESTERN ELEVATION
100

REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	09/07/19	DEVELOPMENT APPLICATION	mb mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
 - ALL GLAZING TO COMPLY WITH NCC 3.6 AND AS1288 & AS1247
 - ALL MET AREAS TO COMPLY WITH NCC 3.8.1 AND AS1247
 - ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 AND AS1604
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE
 ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN
 DO NOT SCALE OFF DRAWINGS
 CONFIRM ALL SIZES AND HEIGHTS ON SITE.
 ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION

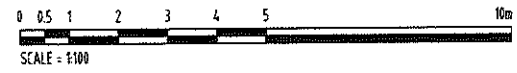


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 BOUTIQUE WELLNESS CENTRE
 233 CHARLES STREET
 LAUNCESTON

DRAWING TITLE:
 WESTERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: JULY 2019
 PROJECT NO. 1928
 DRAWING NO. A-DA-07 A





Technical Memo

8 August 2019

Boutique Wellness Centre
233a Charles St
Launceston TAS 7250

5298_AC_R
AJM

Attn: Ms Bianca Burrows

Dear Madam,

RE: Potters House environmental noise emission assessment.

Please find below our environmental noise emission assessment of the proposed wellness centre development at Potters House, 233a Charles St, Launceston.

1. INTRODUCTION

Tarkarri Engineering was commissioned by Bianca Burrows to undertake an environmental noise assessment of a proposed commercial development at Potters House, 233a Charles St, Launceston. The development would involve the use of the existing building as a wellness centre. The premises would be utilised for stretch classes, yoga classes, barre classes, strength classes and one-on-one personal training. Classes would be for 6 - 15 people and be held between 6 am and 6 pm.

The assessment is a requirement under the Launceston Interim Planning Scheme 2015 with the premises located with the Urban Mixed Zone under the scheme. The relevant section of the scheme is *D15.3.4* and is as follows:-

15.3.4 Noise level

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions

Performance Criteria

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ABN 98 009 561 488
PO Box 506 Kings Meadows
Tasmania 7249 Australia



A1

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (Leq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

P1

Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

Figure 1 provides an aerial view of the Potter House premises (marked in green) and surrounds. The closest residential premises (i.e. sensitive use) are located diagonally opposite at 30 Canning St and 6 St Johns Sq to the rear. Figure 2 provides a floor plan of the proposed wellness centre.



Figure 1 – Aerial view Potters House (highlighted in green) and surrounds.



Boutique Wellness Centre – Potters House environmental noise emission assessment.

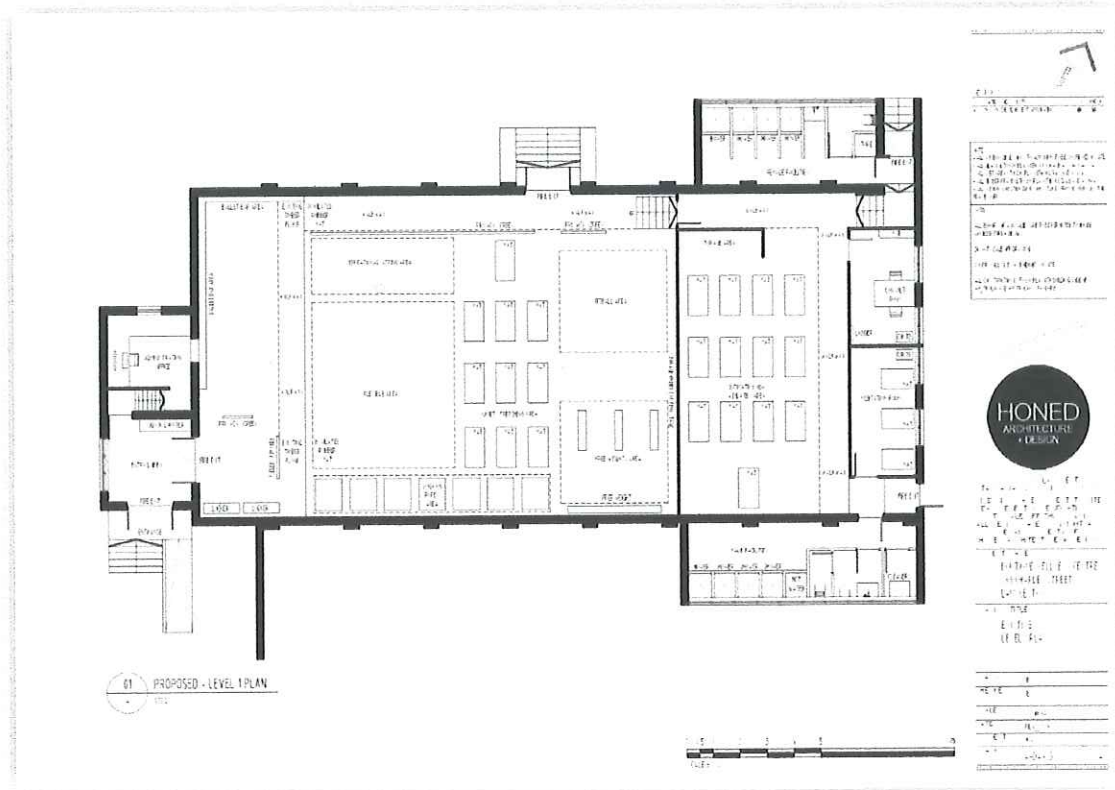


Figure 2 – Boutique Wellness Centre (BWC) Potters House floor plan.

NB: Tarkarri Engineering previously conducted an environmental noise assessment of Potters House for F45 Training (see Tarkarri Engineering report 5152_AC_R for further details). Environmental noise measurements conducted for that assessment and a model of the Potters House structure developed for that project will be utilised here (permission to do so has been given in writing by F45 to do so).

2. ENVIRONMENTAL NOISE

2.1 Monitoring

NB: The information provided below is from Tarkarri Engineering report 5152_AC_R.

To establish ambient noise conditions in the area of the proposed development observed measurement of environmental noise conditions were conducted on 27 July 2018 between 0530 and 0600 hrs. Relevant A-weighted 10-minute Ln-statistics were recorded with a type 1 logging sound level meter (Larson Davis 831) at a location on Canning St.

All measurements were carried out in general accordance with the *Tasmanian Noise Measurements Procedures Manual*.

Figure 3 shows the location where observed measurements were conducted.



Figure 3 – Observed measurement location, Canning St, Launceston.

The monitoring data is presented graphically in figure 4 with selected 10-minute statistical data provided as follows:-

- L_{Aeq} : equivalent continuous noise level
- L_{A10} : noise level exceeded for 10% of a given time period. Representative of transient noise sources, e.g. traffic.
- L_{A90} : Noise level exceeded for 90 % of a given time period. Typically referred to as the background noise level.

For sake of clarity the other 5 data sets are not shown in the graph.



Figure 4 – Logged 10-minute Ln-statistics.

From the above:-

- L_{Aeq} and L_{A10} levels were between 55 and 60 and were controlled by traffic flow on nearby streets.
- L_{A90} levels remained relatively constant at approx. 45 dBA and were controlled by distant traffic flow.

2.2 Predicted environmental noise

NB: To predict potential noise emission levels from BWC operations at Potters House Tarkarri Engineering updated the SoundPLAN environmental noise model constructed for the F45 Training assessment (detailed in Tarkarri Engineering report 5152_AC_R).

Review of the building facade elements during the F45 Training assessment at the Potters House premises revealed that the likely noise breakout points from the structure would be through the glazed elements and through the roof/ceiling structure (The walls were disregarded as the masonry structure is expected to provide very high sound transmission loss). Sound transmission loss spectra were predicted for these elements using mass law calculations with coincidence and shear wave effects and reduced radiation efficiency at low frequencies considered.

The resulting transmission loss spectra were used in conjunction with the following assumptions with regard to internal noise generated in the BWC:-

- X1 class with 15 people.



Boutique Wellness Centre – Potters House environmental noise emission assessment.

- 3 people using a casual voice volume and 4 people using a normal voice volume.
- Music from a portable speaker producing a volume of approx. 60 dBA at 2 m.

The resulting overall ambient noise level in the space was predicted to be 60 dBA and this was used as the internal incident noise level against the facade elements of the building. This combined with the transmission loss spectra discussed above was used to calculate source sound power spectra for the model (i.e. window and roof radiated breakout noise).

Figure 6 below provides a model plan view with aerial photographic underlay of the Potters House premises model while figure 7 presents a wire-frame view of the model from the south. Figure 8 provides 3D model view of the building with red shaded areas on the building designating noise emission sources.

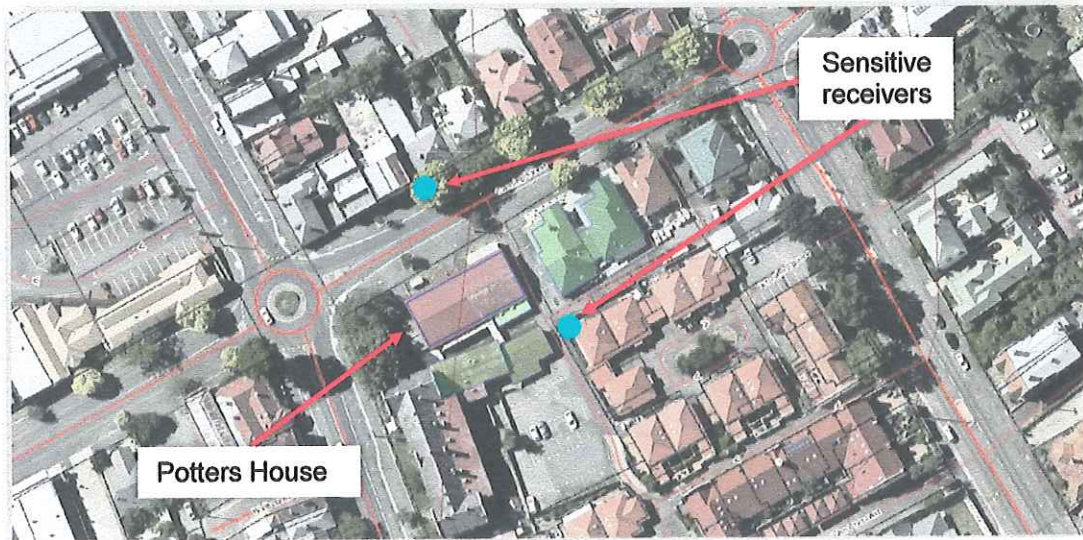


Figure 6 – Model plan view.

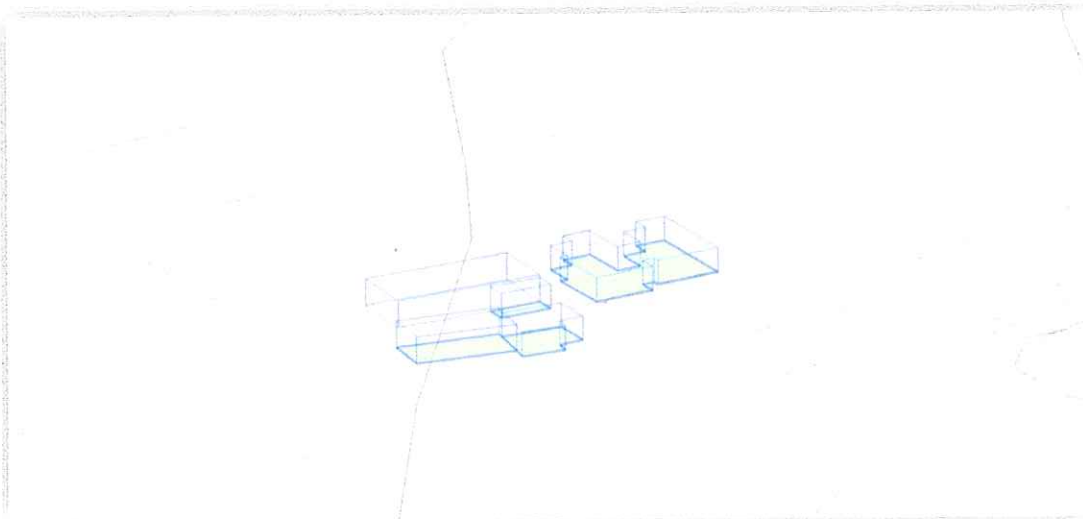


Figure 7 – Model wire-frame view.



Boutique Wellness Centre – Potters House environmental noise emission assessment.

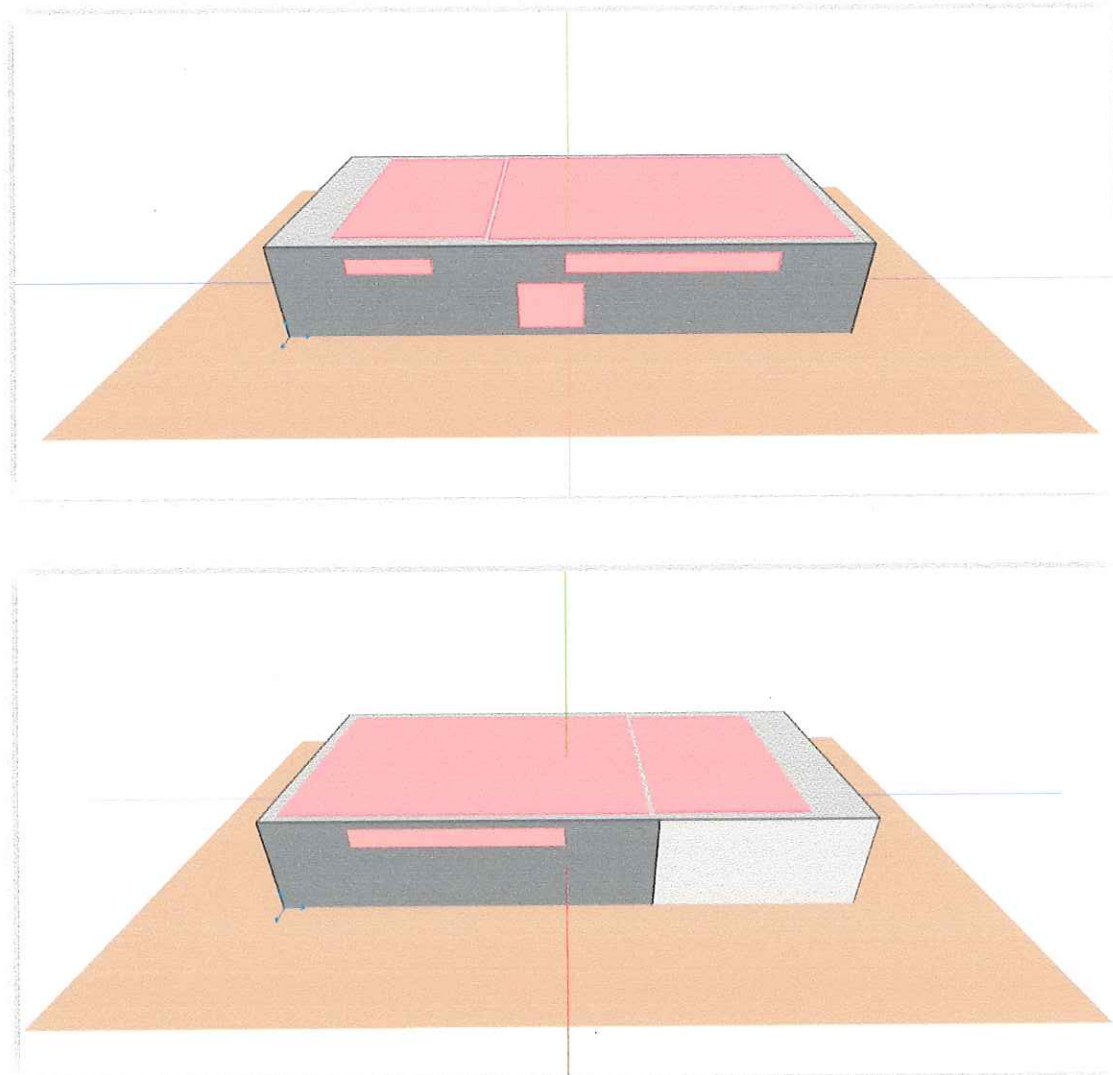


Figure 8 – Model 3D view of the Potters House structure from the north and south.

The resulting predicted noise levels from BWC operational noise breakout from the Potter House premises is < 15 dBA at the nearest sensitive receivers.



3. CONCLUSIONS AND RECOMMENDATIONS

1. The predicted noise emission level at the nearest sensitive use from BWC operational noise breakout at the Potter House premises is >20 dBA below the measured 'background' ($L_{A90,10min}$) noise levels and at this level would meet the relevant 'acceptable solution' criteria under the Launceston Interim Planning Scheme 2015 (see section 1 of this report for details).
2. The following recommendations were provided in Tarkarri Engineering report 5152_AC_R and remain valid here:-
 - a. Operable panels in the upper windows in the northern and southern facades of Potters House premises should be sealed with a flexible sealant to prevent acoustic leakage.
 - b. Degraded insulation in the roof/ceiling cavity should be replaced with a minimum R4 fibreglass or rockwool insulation.
 - c. A vent at the western end of the roof/ceiling cavity should be sealed off with minimum 6 mm thick compressed fibre cement (CFC).

NB: The above recommendations are marked on photographs of the Potters House on the following pages.

NB: Noise generated by patrons arriving and departing here site is not considered here. This was considered for the F45 Training assessment as an addendum to the original report with the conclusion as follows and this remains valid here:-

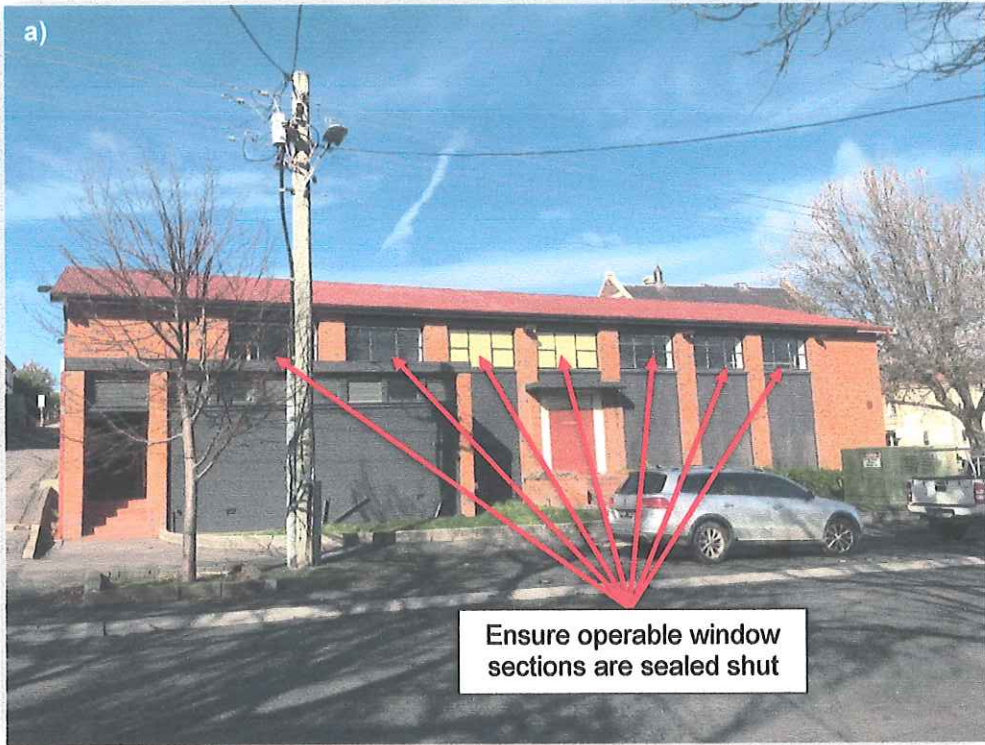
'.... patrons arriving are unlikely to generate maximum noise level events greater than already exist within the noise environment surrounding the development.

The increase in traffic predicted in the traffic assessment for the development indicates that the number of maximum noise events on Canning St in the early morning is likely to increase as a result of patrons arriving, however, not to such an extent that $L_{Aeq,10min}$ levels are likely to increase.

Given the above the impact of noise levels generated by patrons arriving in the early morning is not expected to be excessive.'

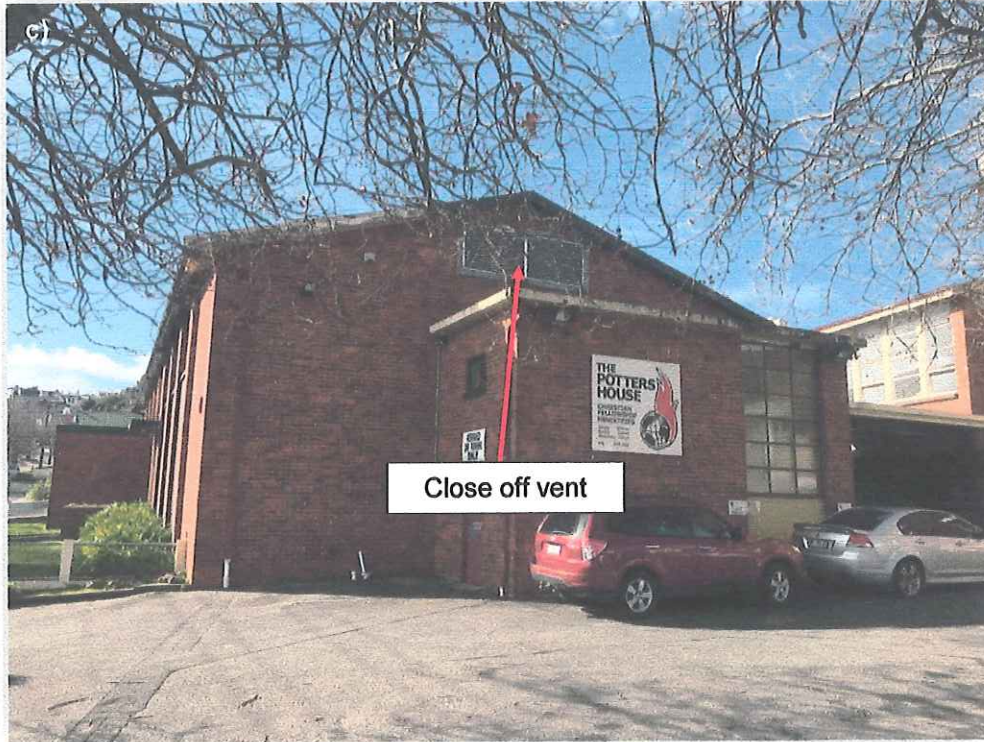


Boutique Wellness Centre – Potters House environmental noise emission assessment.





Boutique Wellness Centre – Potters House environmental noise emission assessment.



I hope this information meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,
Tarkarri Engineering Pty Ltd

A handwritten signature in black ink that reads 'Alex McLeod'.

Dr. Alex M^cLeod
Principal Consultant

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email: alex.mcleod@tarkarri.com