

Our Ref: D18/240276

Iain, sorry for the delay in responding.

I note this one does not appear to be advertised as yet. It also seems the applicant, while applied for, have not yet been issued Crown Land Owner Consent to lodge the application.

We have reviewed the TIA and are generally accepting of the conclusions. However we would like the following to be clarified;

- The following statement is provided under Section 3.3.1 of the document;
  - *Given an entry rate of up to 61 vehicle movements per hour and an opposing flow rate on St Leonards Road of around 150 vehicles per hour, the warrants for specific turn treatments (e.g. channelised turn lanes) as defined by Austroads (2017) are not met and therefore no specific treatment on St Leonards Road is required.*
- The traffic volumes indicated are well into the Austroads warrant for a BAR/BAL treatment. However the report does not mention any mitigation against the potential for rear-end type crashes or give a risk based reasoning as to why a BAR/BAL treatment should not be provided.
- As a minimum it would be expected that some parking restrictions will need to be imposed in accordance with the Departments standard drawing [SD-84.003](#). Due to the specific traffic peaks normally associated with schools it would likely be acceptable to have timed No Stopping restrictions covering the nominal 8-9am and 2.30-3.30pm periods.
- City of Launceston have delegation for parking controls on State Roads where the speed limit is below 70km/h so it is suggested the applicant discuss with Council's engineering team as they will likely need evidence that the effected property owners (between No's 355 to 379 St Leonards Road) have been consulted on any proposed restrictions.
- Widening of the southernmost driveway crossover to 6m is noted, however it is not clear what it proposed for the adjacent crossover. This would necessarily need to be removed and reinstated with kerb and channel. All works within the State Road reserve will ultimately require a works permit.
- It is unclear how the existing access via ROW to title 174941/3 is being maintained.
- The report mentions that it is "*unlikely that the opposite side of St Leonards Road will be used extensively and therefore a school crossing and 40 km/h school speed zone should not be required to support this development.*" However if there is any potential for pedestrians to access the school via walking along the western side of St Leonards Road, the current situation where the footpath is discontinued between the northernmost site access and the access to 362-364 St Leonards Road will need to be addressed to remove any safety risk of users needing to walk on the road pavement.

Happy to discuss any of the above in more detail if required.

Cheers, Garry

**Garry Hills** | Senior Traffic Engineering Officer  
State Roads Division | Department of State Growth  
GPO Box 536, Hobart TAS 7001  
Phone: (03) 6777 1940  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

**From:** Permits (StateGrowth) <[permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au)>  
**Sent:** Tuesday, 20 November 2018 10:03 AM  
**To:** [ryan.robinson@GHD.com](mailto:ryan.robinson@GHD.com)  
**Cc:** Council <[Council@launceston.tas.gov.au](mailto:Council@launceston.tas.gov.au)>  
**Subject:** Crown Landowner Consent - St Leonards Road, St Leonards

Good Morning

Please find attached Crown Landowner Consent letter and signed application form.

Regards,

**Approvals Support Team**

Support Services Branch | Department of State Growth  
4 Salamanca Place TAS 7000 | GPO Box 536, Hobart TAS 7001  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

Iain, sorry for the delay.

Confirming the Department is satisfied with the response subject to the requirements for a Basic right turn being met as per information just provided to Will Ranson.

Cheers, Garry

----- Reply message -----

From: "Iain More" <[Iain.More@launceston.tas.gov.au](mailto:Iain.More@launceston.tas.gov.au)>

To: "Hills, Garry (StateGrowth)" <[Garry.Hills@stategrowth.tas.gov.au](mailto:Garry.Hills@stategrowth.tas.gov.au)>

Subject: DA0582/2018 - Further Advice

Date: Thu., Nov. 29, 2018 2:51 PM

Hi Garry,

I am emailing regarding DA0582/2018 - Educational and occasional care - Construction of a school at 368 St Leonards Road St Leonards and 378A St Leonards Road St Leonards.

The application became valid on 20 November 2018 when the Department of State Growth gave road owners consent and is currently on Day 9.

Notwithstanding, a request for further information was sent to the applicant upon advice received from the DSG on 06/11/2018 requesting the clarification of information. A response was received on 14/11/2018 which was then sent back through to the DSG.

I am emailing to confirm if the department are happy with the response. Council has until the close of business today to state whether the information received is satisfactory under s.54 of LUPAA.

Any advice would be appreciated as soon as possible otherwise the application will proceed to public notification.

I look forward to your response.

Kind Regards,

**Iain More** | Town Planner | City of Launceston  
T 03 6323 3382 | | [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)

Will, sorry for the basic response, I'm currently in a meeting.

Our requirement for the proposed stage 1 traffic levels is for a BAR during the peak times.

I agree a plan on what form this takes is needed for public comment as the likely parking restrictions will affect adjacent residents.

As CoL are responsible for managing the areas outside the central 7.4m carriageway and have delegation for parking control, I'm happy to support you're advice and preferences on this aspect.

Cheers, Garry

----- Reply message -----

From: "Will Ranson" <[Will.Ranson@launceston.tas.gov.au](mailto:Will.Ranson@launceston.tas.gov.au)>  
To: "Hills, Garry (StateGrowth)" <[Garry.Hills@stategrowth.tas.gov.au](mailto:Garry.Hills@stategrowth.tas.gov.au)>  
Subject: DA0582/2018 368 St Leonards Rd - Steiner School  
Date: Thu., Nov. 29, 2018 10:57 AM

Hi Garry

I'm doing a follow-up on the response to your RFI for the above development. Their response agrees with your position that the traffic volumes warrant a right turn treatment at the entrance to the school but they suggest this should be dealt with via permit conditions. I do not believe that is a good process for this development and think they should be required to present a drawing of their proposed treatment for public display.

The two options appear to be a BAR/BAL treatment with full time parking restrictions, or a clearway to allow for through traffic to pass right hand turners on the left.

Planning are waiting on your acceptance or otherwise of the information provided.

I would like to co-ordinate the ISD comments to ensure that there is no conflict between your comments and ours.

I would be happy to discuss the issues and our preferences before you send your response if desired.

Cheers

**Will Ranson** | Development Engineer | City of Launceston  
T 03 6323 3374 | F 03 6323 3301 | [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)