

Density Assessment

Introduction

12 dwellings are proposed at 27-29 Leslie Street, South Launceston. The proposed development will have a density of 1 dwelling per 171m² (2053m²/12 = 171m²). The development relies upon the performance criteria of Clause 10.4.1.

P1(a) of Clause 10.4.1 states,

P1

Multiple dwellings must only have a site area per dwelling that is less than 325m², or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:

(a) is compatible with the density of the surrounding area;

This paper deals with the question of density.

The surrounding area is taken to be all properties within 100m of all parts of the subject site. Please refer to the map and table below.

To calculate density the same methodology used in Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11 has been applied. The area of a lot containing multiple dwellings subdivided by a strata have been calculated to excluded the 'access strip'. If the multiple dwelling was not subdivided by strata then the gross density has been used. All other lots include 'access strips' in the area calculation. A full explanation of the methodology can be found at Paragraph 20 and 21 of the aforementioned decision.

Compatible is not defined in the Launceston Interim Planning Scheme 2015. The Macquarie Dictionary defines Compatible as,

"1. Capable of existing together in harmony. 2. Capable of orderly, efficient integration with other elements in a system."

Harmony is defined as,

"1. Agreement; accord; harmonious relations. 2. a consistent, orderly or pleasing arrangement of parts; congruity."

In paragraph 50 of Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11, the Tribunal has explained the term in the following,

"Compatibility requires a finding that the proposal is consistent with the density of the surrounding area. Not necessarily the same density, but at least similar to, or in harmony or broad correspondence with the surrounding area."

In exercising the discretion consideration of the Purpose of the Clause is relevant. The objective is to:

To provide for suburban densities for multiple dwellings that:

(a) make efficient use of suburban land for housing; and

(b) optimise the use of infrastructure and community services.

The subject site is surrounded by 96 other lots, including 10 groups of multiple dwellings. It is submitted that the density the development proposes of 1 dwelling per 171m² is consistent with the surrounding density of 1 dwelling per 451m².

It is noted that the density of the area ranges from 88m² to 1229m². Reflecting the evolution of the unbound area known as Glen Dhu as a suburb of dense working-class housing interspersed with non-residential places of work, including workshops, large and small-scale manufacturing and shops. It is noted that if the 9 properties on Meredith Crescent were excluded from the calculation the density would drop to 1 dwelling per 405m². The argument to exclude these properties centres on a very different character due to slope and later development. Meredith Crescent sits above Glen Dhu in this area with no vehicle or pedestrian connections at this point. However, for the purpose of this paper the more conservative approach of all properties within 100m has been used.

Further, it is submitted that the density of the proposed multiple dwelling development corresponds with the density of other multiple dwelling developments within 100m of the subject site, therefore the pattern of density is harmonious. A separate table has been prepared showing the gross density of multiple dwellings in the area.

Finally, it is noted that in Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11 the Tribunal held that the proposed density of 1 dwelling per 322.5m² was a 'very significant divergence' from the prevailing density of 1 dwelling per 951.22m². This is a variation of 628.72m². In this instance the variation between the prevailing density of 1 dwelling per 451m² to the density of the proposal is of 171m² is 280m². This is not a divergence of the same magnitude.

Map of All Properties within 100m of 27-29 Leslie Street



List of All Properties within 100m of 27-29 Leslie St

Address	Lot Area (m ²) and Density
1 Karla Place (Vacant Lot)	586
3 Karla Place	614
4 Karla Place	502
5 Karla Place	696
6 Karla Place Unit 1	164
6 Karla Place Unit 2	154
8-10 Karla Place Unit 1	189
8-10 Karla Place Unit 2	232
8-10 Karla Place Unit 3	227
8-10 Karla Place Unit 4	263
8-10 Karla Place Unit 5	257
14 Karla Place	527
16 Karla Place	557
18 Karla Place	522
1 Leslie Place (conjoined to 39 Leslie St)	351
39 Leslie Place (conjoined to 1 Leslie Pl)	466
3-5 Leslie Place (two titles, house build across boundary, taken a one lot)	1190
7 Leslie Place	589
9 Leslie Place	590
11 Leslie Place Unit 1	90
11 Leslie Place Unit 2	92
11 Leslie Place Unit 3	89
11 Leslie Place Unit 4	151
13 Leslie Place	645
11 Leslie Street	634
12 Leslie Street	758
13 Leslie Street	715
14 Leslie Street Unit 1	230
14 Leslie Street Unit 2	335
15 Leslie Street	627
16 Leslie Street Unit 1	300
16 Leslie Street Unit 2	220
17 Leslie Street	697
19 Leslie Street	717
20 Leslie Street	488
21 Leslie Street	777
22 Leslie Street	463
23-25 Leslie Street Unit 1 (Not a strata gross density calculated.)	188.5
23-25 Leslie Street Unit 2	188.5
23-25 Leslie Street Unit 3	188.5
23-25 Leslie Street Unit 4	188.5
24 Leslie Street	463
26 Leslie Street	463

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0360/2018
 Date advertised: 19/12/2018

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30-32 (two titles, one house built across the boundary, taken as one lot)	670
31 Leslie Street	786
33 Leslie Street	Child care centre
34 Leslie Street	511
35 Leslie Street	539
36 Leslie Street	468
37 Leslie Street Unit 1	88
37 Leslie Street Unit 2	137
37 Leslie Street Unit 3	130
37 Leslie Street Unit 4	125
38 Leslie Street	408
42 Leslie Street (house with former workshop)	1359
5 Collins Street Unit 1	237
5 Collins Street Unit 2	161
5 Collins Street Unit 3	180
5 Collins Street Unit 4	254
5 Collins Street Unit 5	165
12 Collins Street	709
5 Bell Street	344
10 Bell Street (conjoined with 12 Bell St)	389
12 Bell Street (conjoined with 10 Bell St)	332
4 Walter Street Unit 1 (Not strata, gross density calculated)	241
4 Walter Street Unit 2	241
4 Walter Street Unit 3	241
4 Walter Street Unit 4	241
8 Walter Street	428
9 Walter Street	343
10 Walter Street	740
11 Walter Street	390
12 Walter Street (frontage to Cridge)	376
12 Walter Street	355
13 Walter Street	348
15 Walter Street	342
15 Walter Street	343
8 Cridge Street	503
9 Cridge Street	499
10 Cridge Street	512
11 Cridge Street	672
12 Cridge Street	595
13 Cridge Street	572
14 Cridge Street	620
15 Cridge Street Unit 1	102
15 Cridge Street Unit 2	95
15 Cridge Street Unit 3	133
13 Meredith Crescent	1084
14 Meredith Crescent	1229
15 Meredith Crescent	851
16 Meredith Crescent	897

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17 Meredith Crescent	338
18 Meredith Crescent	856
19 Meredith Crescent	762
20 Meredith Crescent	999
22 Meredith Crescent	1037
Totals 96 lots	43361m²/96 =451m²

Gross Density of Multiple Dwellings within 100m of 27-29 Leslie Street

Address and description	Lot Area and Density
23 – 25 Leslie St, 4 single storey conjoined units	4/754 = 1 Dwellings per 188.5
6 Karla Place, 2 two storey dwellings	2/524 = 1 dwelling per 262
8-10 Karla Place 5 two storey dwellings	5/1564 = 1 dwelling per 312.8
11 Leslie Place, 4 conjoined dwellings	4/646 = 1 dwelling per 161.5
37 Leslies Street, 4 dwellings (two duplexes)	4/796 = 1 dwelling per 199
5 Collins Street, 5 dwellings	5/1280 = 1 dwelling per 256
15 Cridge Street, 3 conjoined single storey dwellings	3/588 = 1 dwelling per 196
16 Leslie Street 2 dwellings	2/615 = 1 dwelling per 205
14 Leslie Street 2 dwellings	2/688 = 1 dwelling per 344
4 Walter Street, 4 single storey conjoined dwellings	4/964 = 1 dwelling per 241
	Average density of 236m ²

Conclusion

It is submitted that the proposed density of the development is consistent with Clause 10.4.1 P1(a). The proposed density of 171m² is compatible with the average density of the surrounding area of 451m². The variation between the prevailing density and the proposed development is 280m², this is not considered to be a significant divergence within the context of this area. It is noted that lot area ranges from 90m² to 1229m².

The proposed density of development is harmonious with the pattern of density within the surrounding area, which is comprised of single dwellings on small lots intersperse with multiple dwelling developments of a density similar to that of the proposed development. It is also noted that this area has a greater prevalence of conjoined dwellings. The gross density of multiple dwellings ranges from 1 dwelling per 166.5m² to 344m².

The development pattern is the result of the age of settlement and characteristics of the residents. South Launceston is one of Launceston's oldest suburbs. It provided housing within walking distance for working people employed in manufacturing, including pottery works, the spinning and weaving mill and brick works. The suburb developed before widespread car ownership occurred.