

Council Agenda - 7 February 2019 - Agenda Item 8.4
Attachment 2 - Plans of Proposal and Planning Report - 242-254 St Leonards Road, St Leonards

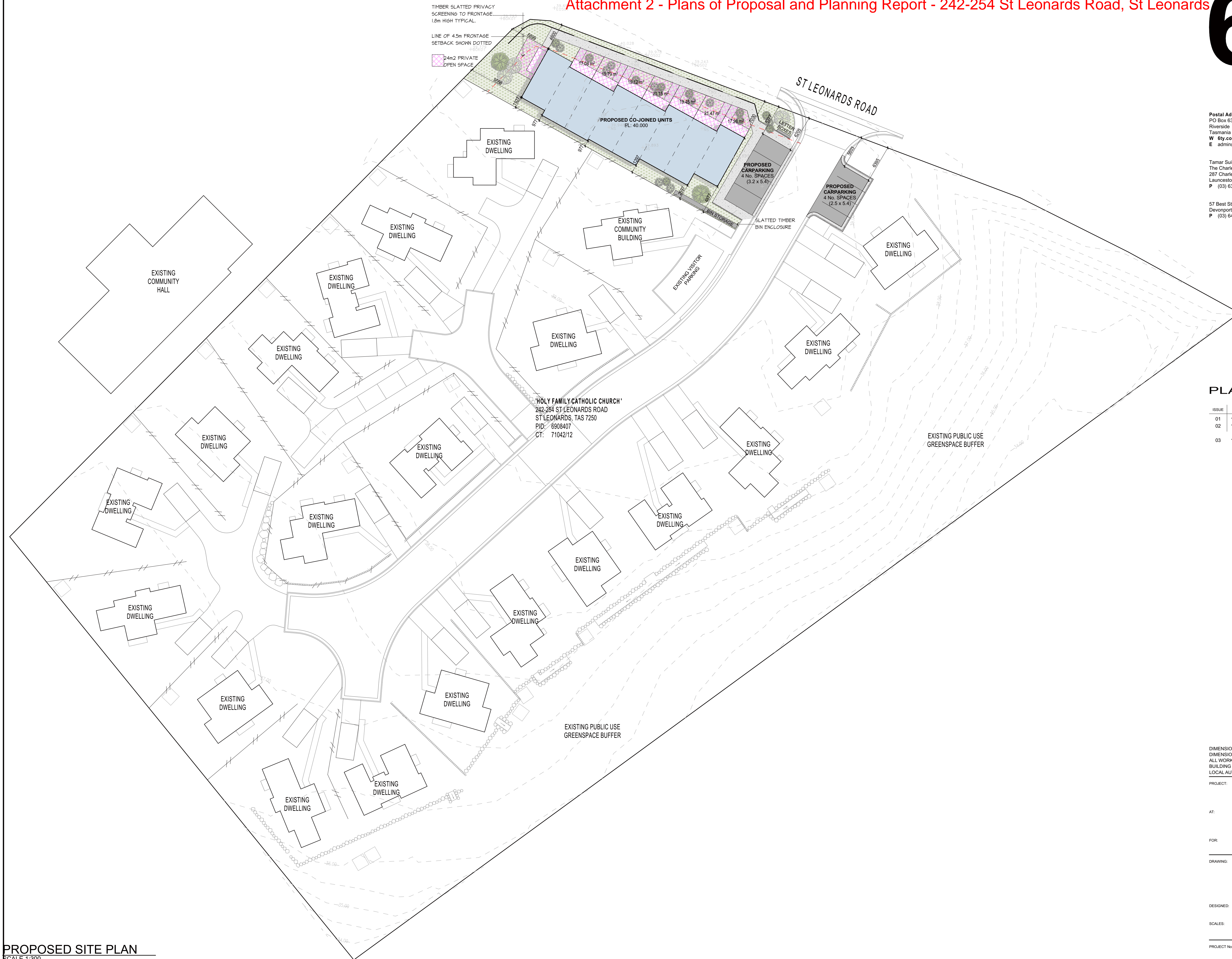


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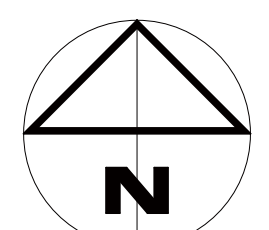
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PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	19-11-18	DEVELOPMENT APPLICATION	-
02	11-12-18	PARKING AMENDED IN RESPONSE TO COUNCIL RFI. DEVELOPMENT APPLICATION	A
03	17-12-18	OPEN SPACE AMENDED IN RESPONSE TO COUNCIL RFI. DEVELOPMENT APPLICATION	B



TRUE NORTH

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PROJECT: PROPOSED UNIT DEVELOPMENT
 AT: 242-254 ST LEONARDS RD
 ST LEONARDS TAS 7250
 FOR: CATHOLICCARE TAS
 DRAWING: PROPOSED SITE LAYOUT

DESIGNED: DVG DRAWN: ADB CHECKED:
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PROJECT No. 18.286 DRAWING No. Ap01 REV B

PROPOSED SITE PLAN
SCALE 1:300

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QMS Certification Services

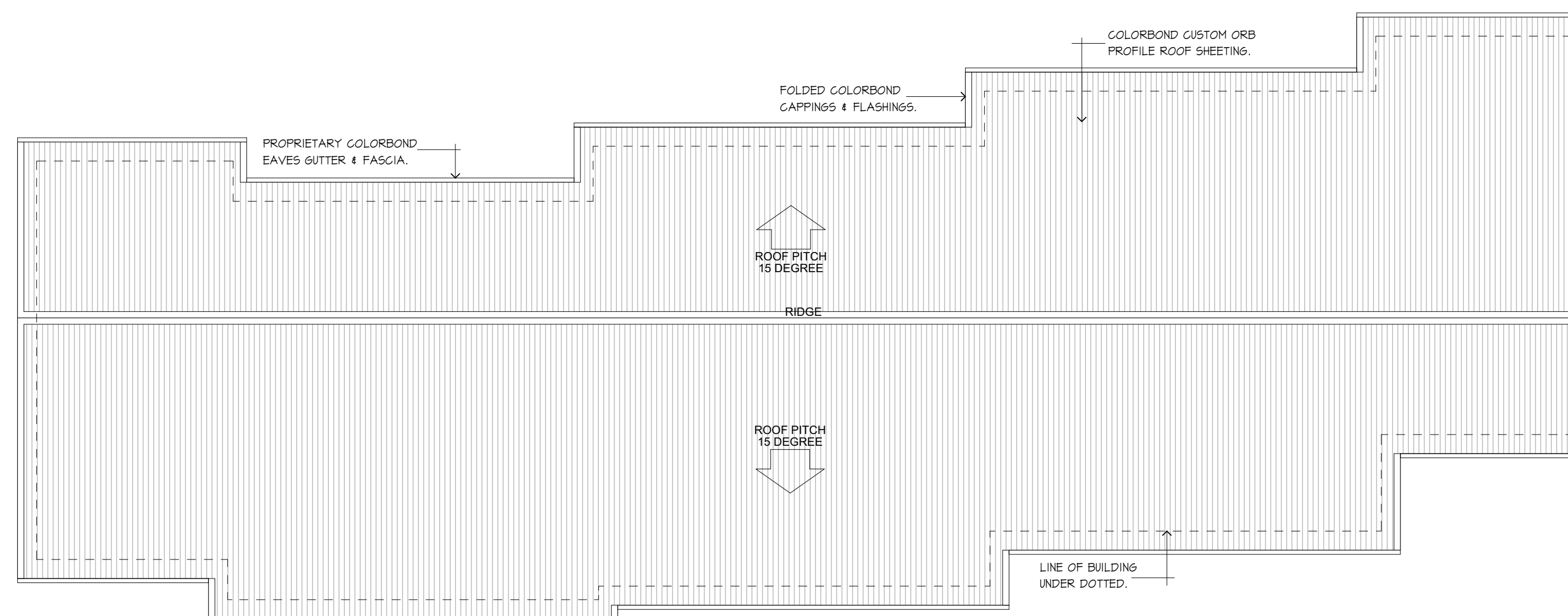
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PROPOSED FLOOR PLAN
 SCALE 1:100

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	19-11-18	DEVELOPMENT APPLICATION	-



PROPOSED ROOF PLAN
 SCALE 1:100

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PROJECT: **PROPOSED UNIT DEVELOPMENT**
 AT: **242-254 ST LEONARDS RD ST LEONARDS TAS 7250**
 FOR: **CATHOLICCARE TAS**
 DRAWING: **PROPOSED PLANS**

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. **18.286** DRAWING No. **Ap02** REV. -

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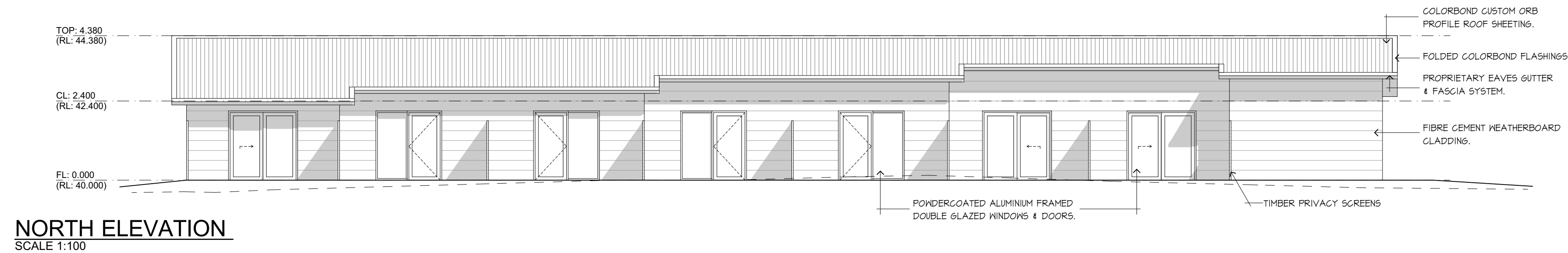
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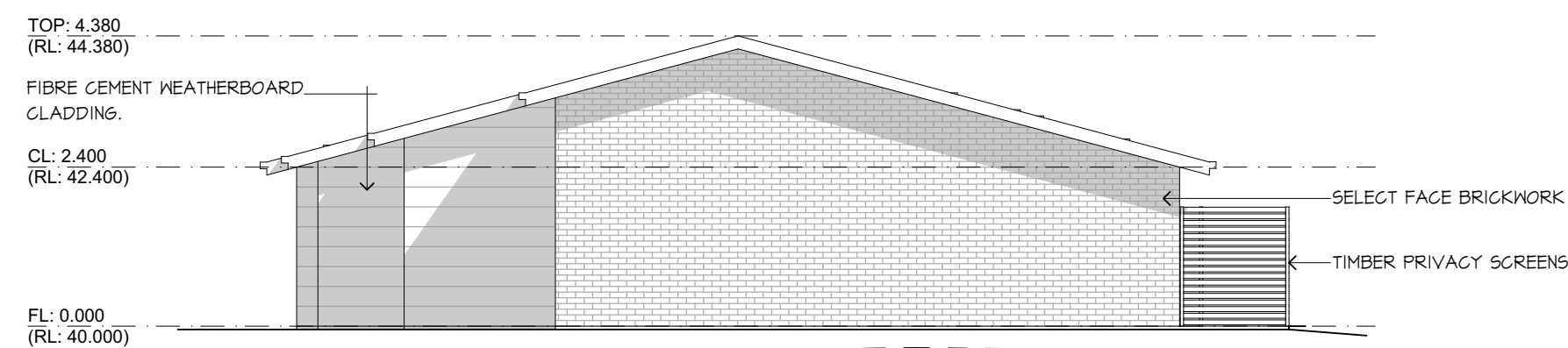
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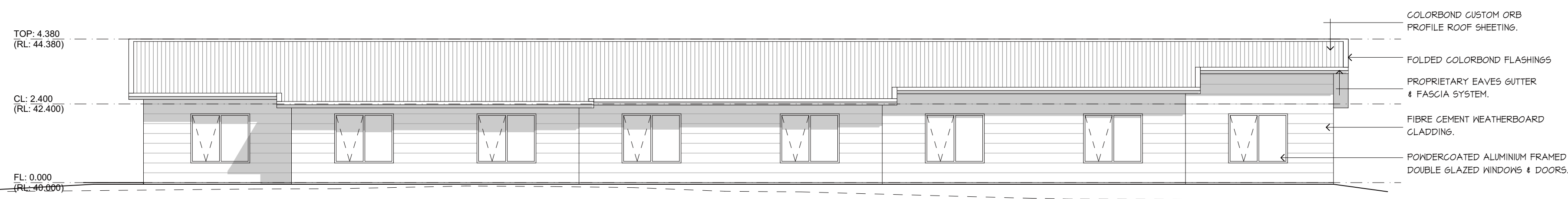
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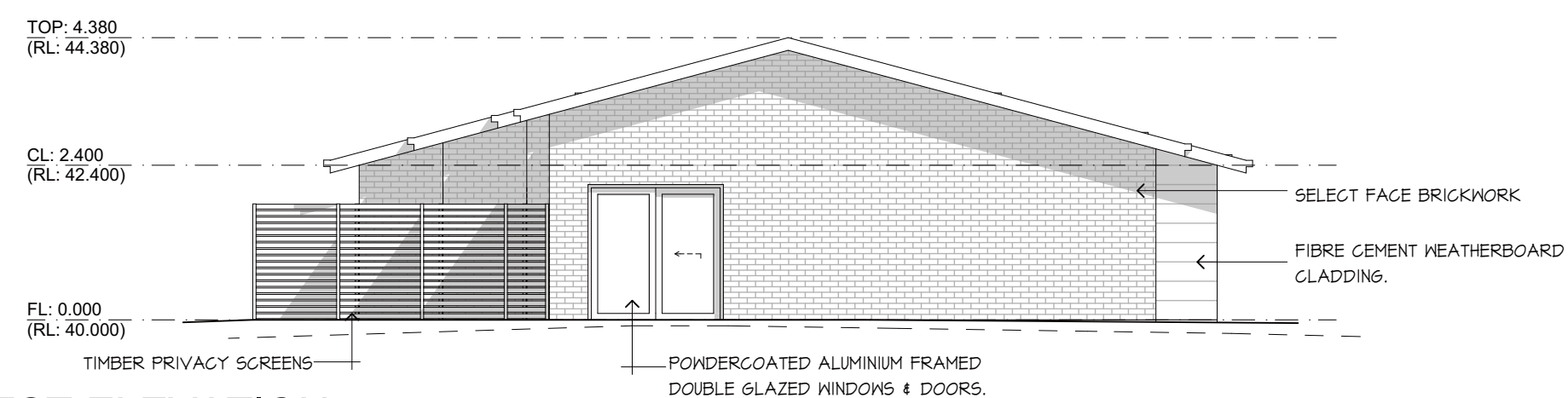
NORTH ELEVATION
 SCALE 1:100



EAST ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100



WEST ELEVATION
 SCALE 1:100

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	19-11-18	DEVELOPMENT APPLICATION	-

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PROJECT: **PROPOSED UNIT DEVELOPMENT**
 AT: **242-254 ST LEONARDS RD ST LEONARDS TAS 7250**
 FOR: **CATHOLICCARE TAS**
 DRAWING: **PROPOSED ELEVATIONS**

DESIGNED: DVG DRAWN: ADB CHECKED:
 SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. **18.286** DRAWING No. **Ap03** REV. -



Planning Submission

Section 43A Application

**Combined Draft Planning Scheme Amendment
and Unit Development**

242-254 St Leonards Road, St Leonards

Prepared for:

City of Launceston



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Issue	02 (Response to Council RFI)
Date	17 December 2018
Project Name	Combined Draft Planning Scheme Amendment and Unit Development - 242-254 St Leonards Road, St Leonards
Project Number	18.286
Author	George Walker
Document	

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Appendix A

Certificate of Title

Appendix B

Development Plans

1.0 Introduction

1.1 Purpose of the Report

6ty° Pty Ltd has been engaged by CatholicCare Tasmania to prepare a combined application for a draft amendment to the *Launceston Interim Planning Scheme 2015* (the Scheme) and a multiple dwelling development in accordance with section 43A of the *Land Use Planning and Approvals Act 1993* (the Act¹).

The draft amendment seeks to rezone land located at 242-254 St Leonards Road, St Leonards identified by Certificate of Title Volume 71042 Folio 12 from Community Purpose to General Residential.

The draft amendment will enable the multiple dwelling development to be considered under the applicable General Residential zone provisions of the Scheme which would not be possible if the Scheme is not amended as requested.

This report forms the basis of the application and has been prepared having regard to the relevant requirements and objectives of the Act and relevant strategic planning documents including:

- Regional Land Use Strategy of Northern Tasmania;
- The Scheme;
- State Policies; and
- City of Launceston Strategic Plan 2014-2024.

1.2 Background

CatholicCare Tasmania are a not-for-profit organisation that offer a range of community services throughout Tasmania. A core service of CatholicCare is the provision of affordable and community housing projects across Tasmania. To this effect, CatholicCare are engaged to deliver the Better Housing Futures Tasmania (BHFT) programme which is operated under the auspices of Housing Tasmania (a branch of the Department of Health and Human Services). The programme requires community housing organisations to facilitate new community housing projects in addition to managing existing community housing portfolios. CatholicCare has identified the subject site as a suitable location to provide additional housing for the BHFT programme.

1.3 Application Overview

¹ References to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the requirements in Parts 2A and 3 of the former provisions of the Act, in accordance with Schedule 6 - Savings and Transitional Provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

Subject Land	
Location	242-254 St Leonards Road, St Leonards
Title Information	CT 71042/12
PID	6908407
Land Area	1.626ha
Zoning	Community Purpose
Statutory References	
Planning Instrument	<i>Launceston Interim Planning Scheme 2015</i>
Planning Authority	City of Launceston
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i>
Proposed Amendment	
Description	Rezone the subject land from Community Purpose to General Residential
Proposed Use	
Description	Residential (multiple dwellings)
Proposed Development	
Description	Construction of eight (8) multiple dwellings

2.0 Site and Surrounds

2.1 Subject Land

The land that is subject to the combined draft amendment and development application is identified in Figure 1.

Figure 1 - aerial image showing the perimeter of the subject land



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

It is a large oblong lot that is located on the south-eastern side of St Leonards Road. It has a frontage of 127m along its north-eastern boundary, a 184m south-eastern side boundary, a 91m south-western rear boundary and 120m north-western side boundary.

The land comprises an enclave of 21 multiple dwellings which occupies approximately 68% of the site (refer to Figure 2). The dwellings are serviced by an internal driveway that extends perpendicularly from the mid-point of the frontage. The driveway includes two smaller cul-de-sacs which have a general north-west to south-east alignment. The dwellings are contained within individual curtilages which are fenced. They are not subject to a Strata Scheme under the *Strata Titles Act 1998*.

Figure 2 - photograph showing the entrance to the enclave of multiple dwellings from St Leonards Road



A church is located in the north-western corner of the lot adjacent to St Leonards Road. The Church is proposed to be removed to accommodate the multiple dwellings that are subject to this application. Planning approval to remove the church has been obtained (DA0469/2018). A band of vacant land of variable width lies between a single row of dwellings and the south-eastern boundary. This area comprises maintained lawn.

The area of the site that contains the dwellings and church is relatively flat with a slight fall towards the south-west. The band of vacant land falls away moderately from the multiple dwellings towards the north-eastern corner of the site and more generally to the south-eastern boundary (refer to Figure 3).

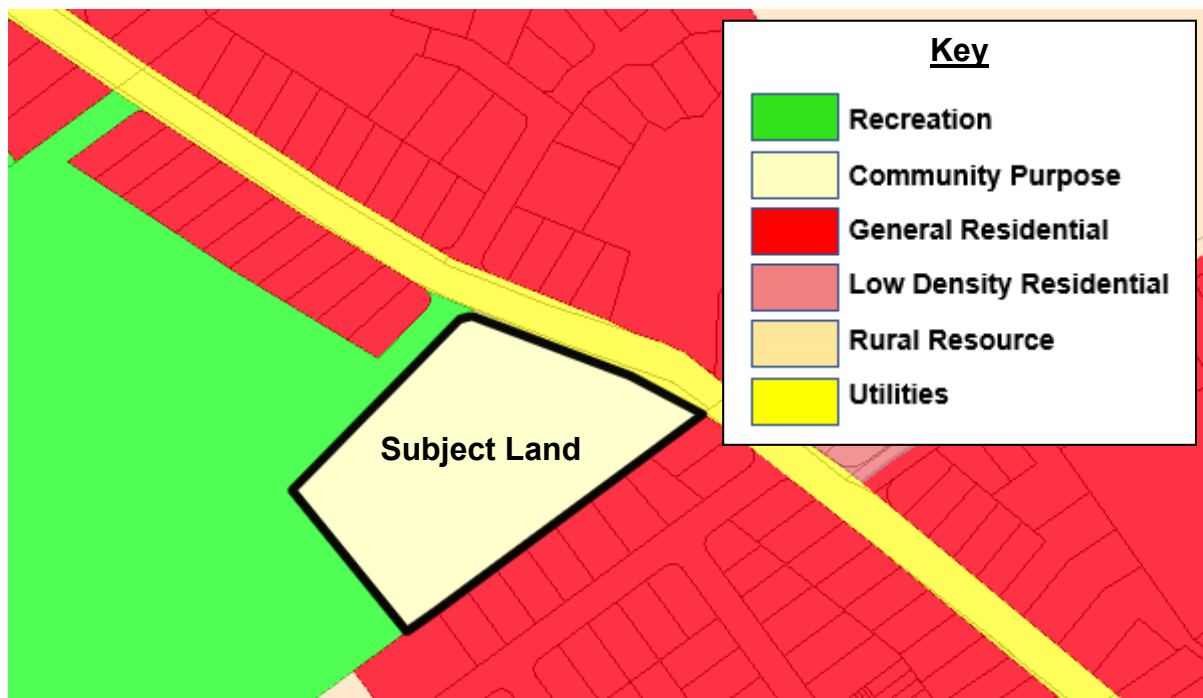
Figure 3 - photograph of the vacant band of land located along the south-eastern boundary facing St Leonards Road



2.2 Zoning and Overlays

The subject land is zoned is zoned Community Purpose as shown in Figure 4. The adjoining land to the south-east is zoned General Residential. Adjoining land to the south-west and north-west is zoned Recreation. St Leonards Road is zoned Utilities.

Figure 4 - zoning of the subject land and surrounding area



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

The land involved is not subject to any of the overlays identified on the Scheme maps².

2.3 Natural Values and Hazards

Bushfire Hazard

The subject land is located within 100m of land to the south that contains contiguous vegetation comprising scrub and grassland that has a combined area greater than 1ha (refer to Figure 5). It is therefore regarded as being within a 'bushfire-prone area' in accordance with the definition of the term in the Bushfire-Prone Areas Code of the Scheme.

The Code is not applicable to use and development of land for multiple dwellings.

² As determined by the Tasmanian Planning Scheme Overlay dataset
<https://www.thelist.tas.gov.au/app/content/data/geo-meta-data-record?detailRecordUID=2d71412d-0c45-4d0d-942e-529a8aff425c>

Figure 5 - aerial image showing the proximity of bushfire-prone vegetation to the subject land.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

Potentially Contaminated Land

The subject land is not known to have been used for a relevant activity listed in the Potentially Contaminated Land Code.

Landslide Risk

The subject land is not shown as being subject to a landslide hazard on the Scheme overlay maps.

Flood Hazard

The subject land is not shown as being subject to a flood risk on the Scheme overlay maps.

Scenic Values

The subject land is not shown as being within a scenic management area on the Scheme overlay map.

Biodiversity Values

The subject land is located within a developed area and contains established multiple dwellings. Vacant land within the site comprises maintained lawn. It is not shown as comprising a threatened vegetation community on the TASVEG 3.0 mapping available

on the LIST database. Therefore, the subject land does not contain significant biodiversity values.

2.4 Surrounding Area

The subject land adjoins the St Leonards Sports Centre to the north-west and south-west. The sports centre is a large multipurpose complex approximately 13.8ha in area. It includes the Northern Hockey Centre, Northern Athletics Centre, Launceston BMX Track and Northern Tasmania Croquet Centre.

The north-western boundary adjoins the main entrance to the sports centre which is a two-way access road and a building that is used by the Tamar Bridge Club. The south-western boundary adjoins the BMX track.

A row of 11 rectangular residential lots are located perpendicularly to St Leonards Road between the main entrance to the sports centre and an informal entrance which is located to the north-west. The row of lots is zoned General Residential and each lot contains a single dwelling.

The subject land adjoins a row of residential lots to the south-east. The lots front onto Lewis Street and all properties contain single dwellings. Land to the south-east is zoned General Residential.

2.5 Local Context

St Leonards urban settlement is identified as a neighbourhood centre and contains a mixture of small-scale retail and business services, education, recreation and community facilities. The subject land is located approximately 650m from the St Leonards retail centre and school zone to the south-east and 600m from the industrial precinct located along St Leonards Road to the north-west.

2.6 Infrastructure

The subject land is located within an area that is fully service by reticulated water, stormwater, electricity and telecommunications infrastructure.

2.7 Road Network

The subject land is accessed from St Leonards Road which is an arterial road under the authority of the Department of State Growth. The subject land is located along an established public transport route and there is a bus stop located at the front of the site on the opposite side of St Leonards Road.

3.0 Draft Scheme Amendment

3.1 Description of the Rezoning Amendment

It is proposed to rezone the subject land from Community Purpose to General Residential.

3.2 Rational for the Draft Amendment

Although the subject land is zoned Community Purpose, it is no longer used for this purpose and there are no plans to develop the subject land for community purposes.

In 2010 an amendment to the *Launceston Planning Scheme 1996* was approved under the *Nation Building and Jobs Plan Facilitation (Tasmania) Act 2009*.

The amendment introduced the 'Multiple Dwelling' use class as a discretionary use within the Particular Purpose Zone PU5 - Places of Assembly which was the zone that applied to the subject site at the time. The amendment concurrently approved the use and development of 21 dwellings on the subject land.

During the transition to the interim planning scheme, the former zoning was translated to Community Purpose. The Community Purpose zone limits the use of land for residential purposes to a residential aged care facility and retirement village only and prohibits all other sub-uses within the residential use class.

Consequently, the established multiple dwelling use is identified as an existing non-conforming use within the Community Purpose zone and future development of the site for multiple dwellings is prohibited.

The subject land is located within the St Leonards urban settlement. It is well suited to residential development due to the proximity of adjacent and surrounding residential uses and the presence of the existing multiple dwellings. It is generally not well suited to the range of allowable uses within the Community Purpose zone given the constraints imposed by the multiple dwellings and nearby residential uses.

Additionally, it is noted that St Leonards is supplied with an adequate amount of Community Purpose zoned land (~12.86ha) that contains established community meeting and entertainment, sports and recreation and educational and occasional care uses.

A rezoning to General Residential is proposed to reflect the existing use of the subject land and for consistency with the zoning of the adjacent land to the south-east and majority of other residential properties within the surrounding area.

There are limitations on the range of allowable discretionary uses in the General Residential zone, which is intended to ensure the primacy of residential uses is not distorted and residential amenity is not adversely affected. These are provided by way of qualifications which are reproduced in Table 1 below.

Table 1 - allowable discretionary uses in the General Residential zone under the Scheme

Discretionary	
Use Class	Qualification
Business and Professional Services	If for a medical centre
Community meeting and entertainment	If not a cinema
Educational and occasional care	
Food services	If for a café or takeaway food premises
General retail and hire	If for a local shop
Residential	
Utilities	
Visitor accommodation	

Further ability to control allowable discretionary uses within the General Residential zone is provided under use standards 10.3.1 to 10.3.5, inclusive.

4.0 Planning Assessment

4.1 Relevant requirements of the Act

In accordance with Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*, Parts 2A and 3 of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act) remain in force until a Local Planning Schedule comes into effect in relation to the municipal area. References to the relevant requirements of the Act in this report are therefore references to requirements in the former provisions of the Act.

4.2 Section 32(1)

The relevant requirements for the preparation of a draft amendment of a planning scheme in Section 32(1) of the Act are addressed below.

(e) *must, as far as practicable, avoid the potential for land use conflicts with use and development applying to the adjacent area; and*

Response: The subject land is mostly surrounded by existing residential land. Rezoning the subject land to General Residential will bring it into greater conformity with the adjacent residential land to the south-east.

The land to the north-west and south-west is zoned Sports and Recreation and contains the St Leonards Sports Centre which is a multi-purpose complex. The sports

centre is bound by residential uses along its north-western and north-eastern perimeters. The subject land also contains existing residential uses.

The use of the sports centre is already partially constrained by its proximity to established residential uses in terms of operational aspects. The draft amendment is therefore unlikely to result in any additional land use conflict occurring within the adjacent area.

(ea) must no conflict with the requirements of section 30(O); and

Response: Section 30O of the Act requires that an amendment of an interim planning scheme is as far as practicable consistent with the relevant regional land use strategy. It also includes several requirements relating to the amendment of a local provision and its consistency with a common provision or overriding local provision.

Consistency with the Regional Land Use Strategy of Northern Tasmania (RLUS) is addressed in Section 4.4

The proposed amendment involves a zone change. It will not involve any alteration or the creation of any conflict with the relevant zone provisions, including common or local provisions. It therefore complies with the other relevant requirements in Section 30O.

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Response: the proposed rezoning seeks to recognise the existing use of the subject land and in the process unlock a small amount of underutilised residential land within the Urban Growth Boundary of the St Leonards urban settlement area. It will result in a dwelling yield that is negligible in comparison with the number of dwellings identified within the RLUS to be required across the region by 2032. It will not have a negative impact on the use and development of the region as an entity in environmental, economic and social terms.

4.3 Section 20(1) of the Act

The requirements in Section 20(1) of the Act are also relevant and are addressed in the following sections, as identified below.

Requirement	Response
<i>(a) seek to further the objectives set out in Schedule 1 within the area covered by the Scheme; and</i>	The objectives of the Act are addressed in Section 4.5 and 4.6.

<i>(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and</i>	The State Policies are addressed in Section 4.7.
<i>(c)</i>	N/A
<i>(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and</i>	<i>The City of Launceston Strategic Plan 2-14-2024 is addressed in Section 4.8.</i>
<i>(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.</i>	The Gas Pipelines Act 2000 is addressed in Section 4.9.

4.4 Regional Land Use Strategy of Northern Tasmania

The Regional Land Use Strategy of Northern Tasmania (RLUS) was declared by the Minister for Planning in accordance with the relevant provisions of the Act on 27 October 2011. The current Version 6.0 of the RLUS was declared by the Minister for Planning on 9 May 2018.

The RLUS is a strategic regional land use plan for the eight (8) Council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies.

Regional Settlement Network Policy

The Regional Outcome for the Regional Settlement Network Policy is reproduced below and is of particular relevance to the draft amendment.

Establish a regionally sustainable urban settlement pattern:

- *To define and reinforce Urban Growth Areas*
- *To foster a network of well-planned and integrated urban settlements within identified Urban Growth Areas.*
- *That consolidates the roles of the Greater Launceston Area and the surrounding sub-regional urban centres.*
- *That reflects the Regional Framework Plan (Map D.1, D.2 and D.3).*

The Key Settlement Network Strategies for the policy is reproduced below and is of particular relevance to the draft amendment.

Planning for and development of the Regional Settlement Network should apply the following strategies:

- *Support sustainable growth in identified Urban Growth Areas.*
- *Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.*
- *Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.*
- *Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.*
- *Complement and support viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.*

The relevant Regional Settlement Policies and Actions in section E2.4 of the RLUS are set out in Table 2 below.

Table 2 - Relevant Regional Settlement Policies and Actions in the RLUS

Policy	Actions
Regional Settlement Networks	
<p>RSN-P1 <i>Urban settlements are contained within the identified Urban Growth Boundary Areas, which is a tool to manage rather than accommodate growth. No new discrete settlements are allowed and opportunity for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists, namely water supply and sewerage.</i></p>	<p>RSN-A1 <i>Ensure there is an adequate supply of residential land that is well located and serviced and can meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with principles outlined in the RLUS, land capability, infrastructure capacity and demand.</i></p>

Policy	Actions
	<p>RSN-A2 Ensure that the zoning of land provides the flexibility to appropriately reflect the nature of the settlement or precincts within a settlement and the ability to restructure underutilised land.</p>
<p>RSN-P2 Ensure existing settlements can support local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those urban and rural settlements.</p>	<p>RSN-A3 Ensure the long term future supply of urban residential land matches existing and planned infrastructure capacity being delivered by Ben Lomond Water, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</p> <p>RSN-A4 Ensure a diverse housing choice that is affordable and accessible in the right locations reflecting the changes in the population and its composition, especially ageing populations and single lone persons and to enable people to remain within their communities as their housing needs change, including ageing in home options.</p> <p>RSN-A5 Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p>

Housing Dwellings and Densities

<p>RSN-P5 Encourage a higher proportion of growth at high and medium residential densities that maximises infrastructure capacity through a diverse mixture of dwelling types, with an increasing proportion of multiple dwellings through consolidation of infill and redevelopment areas across the region’s urban growth boundary area to meet the required dwelling demands for the region.</p>	<p>RSN-A10 Ensure planning schemes zoning provisions allow for higher proportion of the region’s growth to occur in suitably zoned and serviced areas specifically for a diverse range and types of multiple dwellings. This is to be achieved namely within the Urban Mixed Use, Inner Residential and General Residential Zones.</p>
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Housing Affordability

Policy	Actions
<i>RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i>	<i>RSN-A19 Review the community needs for housing provision and affordability.</i>

Discussion

The key themes in the desired regional outcome and the relevant principles, policies and actions broadly relate to managing settlement growth within Urban Growth Areas, aligning growth with the capacity of infrastructure and providing a diverse housing choice. The assessment of the proposed amendment against the relevant provisions of the RLUS is undertaken having regard to these key themes.

Urban Growth Areas

Urban Growth Areas are intended broadly to identify land that can meet the urban development needs of the region to 2032 in a sustainable form that reflects the projects population growth in an orderly urban form.

The subject land is located within the urban settlement of St Leonards which is identified within the Regional Settlement Hierarchy as being a Neighbourhood or Town Centre. According to the Regional Framework Plan Map D.1, St Leonards is also identified as a future suburban activity centre and the subject land is shown within an area designated as a growth corridor.

Urban settlements are contained within Urban Growth Areas. The subject land is therefore contained within an Urban Growth Area. It involves land that is designated although not developed for community purposes.

Rezoning the subject land to General Residential will therefore represent consolidation and infill within an Urban Growth Area. The draft amendment will also enable the underutilised vacant land within the site to be developed for residential purposes. Additionally, it is anticipated that the draft amendment will assist in satisfying interim demand for additional dwellings in St Leonards prior to unlocking additional residential land stock.

On this basis, it is considered that the draft amendment is consistent with the relevant Regional Settlement Policies and Actions reproduced in Table 2, particularly those associated with Policy RSN-P1 and RSN-P2.

Infrastructure Capacity

The subject land is located within an established urban settlement which is fully serviced by reticulated infrastructure. Future development of the subject site for residential purposes would assist with maximising the utilisation of existing infrastructure capacity. The subject land is also located along an existing public transport route.

On this basis, it is considered that the draft amendment is consistent with the relevant Regional Settlement Policies and Actions reproduced in Table 2, particularly those associated with Policies RSN-P1, RSN-P2 and RSN-P5.

Housing Choice and Affordability

The vast majority of dwellings within St Leonards comprise detached houses. The subject land represents one of the largest multiple dwelling developments in St Leonards. The General Residential zone of the Scheme provides flexibility to provide a diversity of dwelling types and densities including for affordable and community housing where proposed. The draft amendment is required to facilitate an additional 8 multiple dwellings on the site which are intended to meet the demand for community and affordable housing.

On this basis, it is considered that the draft amendment is consistent with the relevant Regional Settlement Policies and Actions reproduced in Table 2, particularly those associated with RSN-P2, RSN-P5 and RSN-P20.

Activity Centre Network Policy

The Regional Activity Centre Hierarchy in the RLUS broadly identifies the typical role, employment sectors and the broad range of uses associated with a range of activity centres. St Leonards is currently identified as a Neighbourhood or Town Centre within the RLUS. The relevant matters which are identified in the hierarchy in relation to Neighbourhood or Town Centres are reproduced in Table 3 below.

Regional Settlement Networks	
Role	<i>To serve daily needs of surrounding community and provide a focus for day-to-day life within a community.</i>
Employment	<i>Includes a mix of small-scale retail, community, and health services. Limited office based employment.</i>
Land Uses	
Commercial and Retail	<i>An independent supermarket or discount department store as anchor tenant, surrounded by a small range of specialty shops. In rural context often tourism related businesses.</i>
Government and Community	<i>Local community services, including Child Health Centre.</i>
Residential	<i>Some adjoining in centre/town residential development offering a greater mix of housing types and</i>

	<i>densities than outer lying residential areas.</i>
Arts, Cultural and Entertainment	<i>May include dining and restaurants and/or local bar to support local or tourist trade.</i>
Access	<i>When in urban context, ideally located nearby a public transport corridor or bus service. Should be highly accessible by cycling or walking from surrounding area to enhance local access.</i>
Public Open Spaces	<i>Local sports grounds, playgrounds and linear parks. Active sports facilities such as skate parks, basketball/tennis courts.</i>
Indicative Catchment	<i>Serves rural areas not served by regional level activity centres.</i>

Discussion

The draft amendment will facilitate consolidation and infill of the underutilised land within a residential area of the St Leonards activity centre. It will enable the facilitation of additional residential development within an established Urban Growth Area that will directly support the growth and sustainability of the activity centre. The draft amendment will not distort the provision of community services or facilities within the St Leonards activity centre.

4.5 Objectives of the Resource Management and Planning System

Objective	Response
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The subject land is located within the St Leonards urban settlement and is already in a modified state. It does not contribute significantly to ecological processes or genetic diversity within the local area.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The draft amendment will provide for fair, orderly and sustainable use and development. It will provide an ability to unlock underutilised land within the St Leonards urban settlement for residential use. Given the location of the subject land it is well suited to

	residential development. There are no particular natural or cultural values associated with the land, and future use and development permitted by the General Residential Zone would be unlikely to impact air and water resources.
(c) <i>to encourage public involvement in resource management and planning; and</i>	Public involvement will be facilitated through the exhibition of the draft amendment. Future applications for use and development of the subject land may also require public exhibition, depending upon the specific provisions in the Scheme that are relevant.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The draft amendment will facilitate economic development through the future development of the subject land for residential purposes. This will assist in accommodating the population of the settlement and will broadly support the functioning of the activity centre.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The amendment process represents a sharing of responsibility for resource management and planning between Council, the Tasmanian Planning Commission, stakeholders and the community.

4.6 Objective of the Process Established by the Act

Objective	Response
(a) <i>to require sound strategic planning and co-ordinated action by State and local government; and</i>	The draft amendment is consistent with the Regional Land Use Strategy of Northern Tasmania. It therefore represents coordinated and sound strategic planning.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	The amendment process is part of the system involved in establishing and reviewing planning instruments in Tasmania. The proposed amendment involves a change in zoning. The General Residential Zone would apply to the future use and development of the subject land in place of the current

	Community Purpose zone. The relevant Code provisions will continue to apply.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	There are no particular natural values associated with the subject land and future use and development permitted by the General Residential Zone would be unlikely to have significant environmental, social or economic impacts.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	The draft amendment is consistent with the relevant State, regional and local strategic planning and policy directions which broadly seek to achieve sustainable development that does not compromise environmental, social, economic, conservation and resource management objectives.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	Application for the draft amendment application is being made concurrently with a proposed development for an additional 8 multiple dwellings on the subject land. This is enabled by section 43A of the Act which provides for the consolidation of approvals for amendments and other use and development. The application therefore represents a coordinated approach to planning approvals.
(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>	The draft amendment will allow residential development within an established urban settlement in a sustainable manner which will broadly support the functioning of the activity centre. It will therefore assist with the creation of a secure, pleasant, efficient and safe built environment.
(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	The proposed amendment will not result in any impact on a place listed or identified as significant for its scientific, aesthetic, architectural, historical or cultural value.
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	The future development of the subject land is capable of being fully serviced by reticulated infrastructure. This will likely involve the orderly extension of services in accordance with the requirements of the relevant infrastructure authorities. It will also assist in maximising the

	utilisation of capacity within the existing systems.
(i) <i>to provide a planning framework which fully considers land capability.</i>	The subject land is located within an urban environment and is not zoned for agricultural purposes and the objective is therefore not relevant.

4.7 State Policies

State Policy on the Protection of Agricultural Land 2009

The provisions of the State Policy are reflected in the Rural Resource zone in the Scheme, which do not apply to the subject land. The subject land is currently zoned Community Purpose and is developed for residential use. It is therefore not 'agricultural land' for the purposes of the definition of the term in the State Policy.

State Coastal Policy 1996

The subject land is located more than 1 km from the coastal zone, which is defined by reference to State Waters, and the State Policy therefore does not apply.

State Policy on Water Quality Management 1997

The provisions of the State Policy are reflected in the Water Quality Code in the Scheme. The provisions of the Code do not apply because the subject land will not involve development within more than 30 m from a wetland or watercourse. Additionally, it is noted that future development of the subject site is capable of connecting into existing infrastructure services including sewerage and stormwater which will ensure all concentrated runoff and sewage is disposed and managed appropriately.

National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to ambient air quality, diesel vehicle emissions, assessment of site contamination, used packing material, movement of controlled waste between States and Territories and the national pollutant inventory. The NEPMs therefore relate to matters that are not affected by the proposed amendment.

4.8 City of Launceston Strategic Plan 2014-2024

The City of Launceston Strategic Plan 2014-2024 is prepared under the *Local Government Act 1993*. It outlines Council's goals, strategies and actions that direct its operations over a broad range of areas. The goal areas relate to:

- Leadership and Governance

- Economic Development
- Natural and Built Environment
- Liveable Community

The goals and strategies that are relevant to the proposed amendment are reproduced in the Table 4 below.

Table 3 - Relevant Principles and Goals of the Strategic Plan

Principle	Goal
5 A city that values its environment.	To reduce our and the community’s impact on the natural environment.
6 A city building its future.	To develop and take a strategic approach to development sites to maximise public benefits of development. To ensure that the planning system at a local and regional level is effective and efficient.
7 A city that stimulates economic activity and vibrancy.	To support sustainable population growth in Launceston. To facilitate direct investment in the local economy to support its growth.

The draft amendment is consistent with the overarching principles and goals of the Strategic Plan. It relates to land that accommodates existing residential use and development within the St Leonards urban settlement that is not planned to be developed for community purposes. It will provide for consolidation and infill of underutilised vacant land within the site within an Urban Growth Area and will not significantly impact natural or ecological values. The draft amendment is consistent with the relevant framework established by the planning system and State and regional planning objectives and strategies. The draft amendment will enable the subject land to be allocated to a more suitable use (and to reflect the existing use of the land) and provide additional opportunities to provide affordable or community housing to support current demand.

4.9 Gas Pipelines Act 2000

The subject land is not affected by the gas pipeline corridor. The requirements in the *Gas Pipelines Act 2000* are therefore not applicable.

5.0 Planning Assessment - Multiple Dwelling Development

5.1 Proposed Development

The development application seeks approval to construct 8 multiple dwellings on the subject land. The dwellings will be conjoined and contained within a single building.

Each dwelling will be rectangular and will have a gross floor area of 42.4m². The dwelling will be single bedroom and contain a bathroom and an open plan kitchen and living area.

The dwellings will be located in the northern corner of the subject land between the frontage and an internal fence. The façade and entrance of each dwelling will be oriented perpendicularly to St Leonards Road, aside from the western most dwelling. The entrance and a portion of the private open space of each dwelling will be separated by a privacy screen.

Vehicle parking will be provided off the internal driveway at the entrance to the subject land where two lots of 4 parking spaces are proposed on either side of the entrance. Pedestrian access to each dwelling will be provided from a footpath which will extend parallel between the frontage and dwellings.

5.2 Use Categorisation

The proposed use and development is for multiple dwellings which is categorised within the Residential use class, which is defined as follows in Clause 8.2 of the Scheme:

use of land for self-contained or shared living accommodation. Examples includes an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

The use table for the General Residential zone in Clause 10.2 identifies the use as no permit required if a single dwelling, permitted if for multiple dwellings or otherwise discretionary.

The sub-use class multiple dwelling is defined as follows in Clause 4.1 of the Scheme:

means 2 or more dwellings on a site.

where a dwelling is defined as:

means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

5.3 General Residential Zone

Use Standards

The proposal does not involve a discretionary permit use and therefore the use standards in Clauses 10.3.1 and 10.3.5 do not apply.

Development Standards

The acceptable solution requirements in the zone which apply to the development of multiple dwellings on a lot are addressed in the following tables.

10.4 Development Standards for Residential Buildings and Works

10.4.1 Residential density for multiple dwellings

Requirement/s		Assessment	Compliance
A1	Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) If within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that are specified for the density area.	The multiple dwellings, including the existing 21 dwellings, will have a site area of 1 dwelling per 560m ² .	Complies.

10.4.2 Setbacks and building envelope for all dwellings

Requirement/s		Assessment	Compliance
A1	A dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	The primary frontage of the site is the boundary which abuts St Leonards Road. The building will be setback 4.6m from the frontage boundary.	Complies.

	<p>(b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	<p>N/A.</p> <p>The site is not an infill lot.</p> <p>The site does not abut a road specified in Table 10.4.2.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
A2	<p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport;</p>	<p>No garages or carports are proposed.</p>	<p>Not applicable.</p>
A3	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p>		

	<p>(a) be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and <p>(b) only have a setback within 1.5 m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser). 	<p>The proposed dwelling will comply with the relevant frontage setback standards.</p> <p>It will have a minimum boundary setback of 6.8m (northern-western side boundary) and a boundary setback of 62m (south-western rear boundary) and 78m (south-eastern side boundary).</p> <p>The proposed dwelling is therefore fully contained within the envelope. The dwelling will have a maximum height of 4.4m above finished ground level.</p> <p>The proposed dwelling does not include any walls that will be setback within 1.5 m of the northern and western side boundaries of the site.</p>	<p>Complies.</p>
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10.4.3 Site coverage and private open space for all dwellings

	Requirement/s	Assessment	Compliance
A1	<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and 	<p>The proposed site coverage is approximately 2,475m² or 15.2%.</p>	<p>Complies.</p>

10.4.3 Site coverage and private open space for all dwellings

	Requirement/s	Assessment	Compliance
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	<p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>The conjoined dwellings will not have a designated area of private open space of 60m².</p> <p>The total area that will be free from impervious surfaces is approximately 1.1ha, which represents 70% of the site area.</p>	<p>Relies on Performance Criteria.</p> <p>Complies.</p>
A2	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least</p> <p>(i) 24 m²;</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4 m;</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p>	<p>Except for the western most dwelling unit, the dwelling units will have an area of private open space for the exclusive use of the occupants of each dwelling will be less than 24m² in area.</p>	<p>Relies on Performance Criteria.</p>
10.4.3 Site coverage and private open space for all dwellings			
Requirement/s		Assessment	Compliance

	<p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>The area of private open space for 7 of the dwellings will be located between the dwelling and the frontage. This area is oriented between 30 degrees west of north and 30 degrees east of north.</p> <p>Each area of private open space will have a gradient of less than 1:10.</p> <p>Each area of private open space will be separate from the vehicle access and parking areas associated with proposed.</p>	<p>Complies.</p> <p>Complies.</p> <p>Complies.</p>
10.4.4 Sunlight and overshadowing for all dwellings			
Requirement/s		Assessment	Compliance
A1	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north.	The living room window/glazed sliding door will be oriented 30° east of north for all dwellings, aside from the western most dwelling. The window/glazed sliding door will be oriented 61° west of north.	Relies on Performance Criteria.
A2	<p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p>	<p>The proposed conjoined dwelling building will be located to the north of two existing detached multiple dwellings.</p> <p>The multiple dwellings are orientated to face north and are therefore oblique to the proposed conjoined dwelling building.</p> <p>The oblique siting of the multiple dwellings to the proposed conjoined dwelling building will ensure that habitable room windows are located greater than 3m from the conjoined dwelling building.</p>	Complies.

	<ul style="list-style-type: none"> (i). at a distance of 3m from the window; and (ii). vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i). an outbuilding with a building height no more than 2.4m; or (ii). protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>Accordingly, the proposed conjoined dwelling building will be contained within the envelope described by Diagram 10.4.4B</p>	
<p>A3</p>	<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line</p>	<p>The proposed conjoined dwelling building will be located greater than 3m from the northern edge of the area of private open space required by Clause 10.4.3 (A2) for the existing multiple dwellings to the south.</p>	<p>Complies</p>

	<p>projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i). at a distance of 3 m from the northern edge of the private open space; and (ii). vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i). an outbuilding with a building height no more than 2.4 m; or (ii). protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 		
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10.4.5 Width of openings for garages and carports for all dwellings

Requirement/s	Assessment	Compliance	
A1	A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must	No garages or car ports are proposed.	Not applicable.

	have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).		
10.4.6 Privacy for all dwellings			
	Requirement/s	Assessment	Compliance
A1	<p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or</p>	The finished floor level of the decks for each dwelling will be less than 1m above existing ground level.	Not applicable.

	the private open space, of the other dwelling on the same site.	
10.4.6 Privacy for all dwellings		
Requirement/s	Assessment	Compliance
A2	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a 	The finished floor level of all habitable rooms within the proposed conjoined multiple dwelling building will be less than 1 m above existing ground level.
		Not applicable.

	<p>habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>		
A3	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5 m; or</p> <p>(b) 1 m if:</p> <p>(i) it is separated by a screen of at least 1.7 m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p>	<p>The shared driveway and car parking area will be located adjacent to the south-eastern elevation of the building which does not contain a window.</p>	<p>Not applicable.</p>

10.4.7 Frontage fences for all dwellings

Requirement/s		Assessment	Compliance
A1	<p>A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<p>A timber slatted privacy screen is proposed to be located parallel to the façade of each dwelling. The screen will be setback approximately 1m from the frontage and will be broken into sections. The screen will have a maximum height of 1.8m and will have uniform transparency of no less than 30%.</p>	Complies.

10.4.8 Waste storage for multiple dwellings

Requirement/s		Assessment	Compliance
A1	<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i). has a setback of at least 4.5m from a frontage; and (ii). is at least 5.5m from any dwelling; and (iii). is screened from the frontage and 	<p>Based on the acceptable solution, a total of 12m² is required to be provided for bin storage.</p> <p>A communal linear bin storage area has been proposed to be located to the south-east of the multiple dwelling building parallel to the internal fence. The bin storage area will be setback 20m from the frontage and will have a total area of 9m². The storage area will be enclosed within a timber slatted compound which will screen bins from the frontage.</p> <p>The storage area will be located 2m from the nearest dwelling. This distance does not comply with acceptable solution (b)(ii).</p>	Relies on Performance Criteria.

	any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.		
10.4.9 Site facilities for multiple dwellings			
Requirement/s		Assessment	Compliance
A1	Each multiple dwelling must have access to 6 cubic metres of secure storage space not located between the primary frontage and the facade of a dwelling.	The dwellings will not be provided with external storage space.	Relies on Performance Criteria.
A2	Mailboxes must be provided at the frontage.	Mailboxes have been located adjacent to the entrance of the internal driveway which is at the frontage.	Complies.
10.4.10 Common property for multiple dwellings			
Requirement/s		Assessment	Compliance
A1	Site drawings must clearly delineate private and common areas, including: <ul style="list-style-type: none"> (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins. 	Site drawings show the driveway, parking spaces, landscaping and gardens, mailboxes and storage area for waste and recycling bins.	Complies.
10.4.11 Outbuildings, swimming pools and fences			
Requirement/s		Assessment	Compliance
A1.1	The combined gross floor area of outbuildings must be no greater than 45m ² .	No outbuildings are proposed.	Not applicable.
A1.2	Outbuildings (other than for single or multiple dwellings) must meet the setback and building envelope	No outbuildings are proposed.	Not applicable.

	acceptable solutions of Clause 10.4.2, as if the development were for a dwelling.		
A2	A swimming pool must be located: (a) no closer to the primary frontage than the main building; or (b) in the rear yard.	No swimming pools are proposed.	Not applicable.
A3	Fences must be no higher than 2.1m on a side or rear boundary adjoining a public reserve.	No fences, other than the privacy screening along the frontage, are proposed.	Not applicable.

10.4.12 Earthworks and retaining walls

Requirement/s	Assessment	Compliance	
A1	Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.	No earthworks in the form of cut and fill greater than 600mm are proposed.	Not applicable.

10.4.13 Location of car parking

Requirement/s	Assessment	Compliance
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A1	Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.	The proposed car parking lots will be greater than 1.5m from the nearest habitable room window.	Complies.
A2.1	Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.	The car parking lots will be located behind the 4.5m frontage setback required by Clause 10.4.2 (A1).	Complies.
A2.2	Turning areas for vehicles must not be located within the primary front setback.	There are no turning areas for vehicles proposed to be located within the primary frontage setback.	Complies.

5.4 Parking and Sustainable Transport Code

E6.5 Use Standards			
Standard	Requirement/s	Assessment	Compliance
E6.5.1 Car parking numbers			
A1	The number of car parking spaces must not be less than the requirements of Table E6.1.	Table E6.1 requires dwellings with 1 bedroom in the General Residential zone to be provided with 1 space per dwelling. A total of 8 car parking spaces are proposed to be located off the internal driveway. Additionally, Table E6.1 requires 1 dedicated visitor parking space per 4 dwellings. Based on the site containing 29 multiple dwellings, a total of 8 visitor parking spaces are required to be provided. In this instance a total of 5 dedicated visitor parking spaces are provided on-site.	Relies on Performance Criteria.

E6.6 Development Standards			
Standard	Requirement/s	Assessment	Compliance
E6.6.1 Construction of Parking Areas			
A1	All parking, access ways, manoeuvring and circulation spaces are to have a gradient of 10% or less, be formed and paved, delineated, drained and provided with an impervious all weather seal.	The car parking areas will be provided in accordance with the requirements in the standard.	Complies with acceptable solution.
E6.6.2 Design and Layout of Car Parking			
A1	Car parking, access ways, manoeuvring and circulation spaces must provide for vehicles to enter and exit the site in a forward direction, have a width of vehicular access no less and no more than 10% greater than the requirements in Table E6.2, parking space, access and manoeuvring width dimensions in accordance with Table E6.3 and have a minimum vertical clearance of 2.1 m.	<p>The private road network enables vehicles to enter, park within and exit the site in a forward direction. It will be extended to provide access to the proposed dwellings. The width of the private road is 8m and provides for two-way vehicle flow.</p> <p>This includes an extension of the footpath along the northern side of the internal road around the perimeter of the northern parking area.</p> <p>The northern car parking area will include spaces that have a width of 3.2m and length of 5.4m. The southern car parking area will include spaces that have a width of 2.5m and length of 5.4m.</p> <p>The driveway will provide a combined access and manoeuvring width of 8m.</p>	Relies on performance criteria.

E6.6 Development Standards			
Standard	Requirement/s	Assessment	Compliance
E6.6.3 Pedestrian access			
A1.1	Uses that require 10 or more parking space are to have a 1 m wide footpath that is separated from the accesses ways or parking aisles by a horizontal distance of 2.5 m or protective devices, and be signed and line marked at points where pedestrians cross access ways or parking aisles.	The proposed use and development requires more than 10 spaces in accordance with Table E6.1. A 1.5 m footpath is proposed along the northern carparking area. However it is not proposed to be separated from the roadway in accordance with the requirements in the acceptable solution.	Relies on performance criteria.

6.0 Performance Criteria Assessment

The relevant performance criteria are addressed below.

6.1 Clause 10.4.3 Site coverage and private open space for all dwellings - Performance Criteria P1

10.4.3 Site coverage and private open space for all dwellings	
Objective:	
<ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (b) reasonable space for the planting of gardens and landscaping.

Response

The proposed multiple dwellings will not have a dedicated minimum area of private open space of 60m².

Performance Criteria Assessment

The proponent is CatholicCare which has the responsibility of providing affordable and community housing under the terms of the Better Housing Futures programme. The subject land already contains 21 multiple dwellings which are owned and managed by CatholicCare. The additional 8 dwellings seeks to address the changing social and physical needs of community housing tenants by providing a housing choice that is convenient and low maintenance and which are typically smaller in size. They will primarily be used to provide supported transitional accommodation for single occupants.

The conjoined dwellings have been designed for single occupant use. They represent a dwelling type that differs from traditional detached dwelling forms. The needs of a single occupant dwelling are substantially less than a 2-3 bedroom detached dwelling in terms of the requirement to provide private open space, storages areas and other external spaces for outdoor activities. The Scheme recognises and encourages alternative forms and densities of residential use and development within the General Residential zone at clause 10.1.1.1.

Each dwelling will be provided with an area that meets the minimum requirements of exclusive private open space as specified by Clause 10.4.3 A2. This area is considered appropriate to satisfy the projected requirements of a single occupant and for the small size of the dwellings. The vacant land to the south-east of the site will be available for recreational use by occupants of each dwelling on the site. Collapsible clothes lines are capable of being erected adjacent to the entrance of each dwelling which have a northern aspect if these are required.

The communal gardens will be managed by CatholicCare which will likely involve contract gardeners who will utilise their own tools and equipment which will reduce the need to provide outdoor storage. Reasonable space has been provided around the dwelling building to allow for the planting of gardens and landscaping.

The application complies with the performance criteria.

6.2 Clause 10.4.3 Site coverage and private open space for all dwellings - Performance Criteria P2

10.4.3 Site coverage and private open space for all dwellings
<p>Objective:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and

(d) private open space that has access to sunlight.	
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and 	<p>P2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) oriented to take advantage of sunlight.

(f) has a gradient not steeper than 1 in 10; and	
(g) is not used for vehicle access or parking.	

Response

Except for the western most dwelling unit, the dwelling units will have an area of private open space for the exclusive use of the occupants of each dwelling will be less than 24m² in area.

Performance Criteria Assessment

The configuration of private open space designated for each dwelling that is less than 24m² is detailed in the following table. Dwelling numbers have been ordered east to west.

Dwelling No.	Total Area (m)	Impervious Area (m)
1	17.26	6.91
2	21.47	10.01
3	19.45	9
4	21.15	9.77
5	19.12	8.74
6	19.79	8.90
7	17.08	7.52

The total area and dimensions of private open space that is designated for each dwelling will be capable of serving as an extension to the dwelling for outdoor relaxation, dining, entertainment and recreation that will meet the requirements and needs of single occupancy use. Each area of private open space will include a deck and area of impervious surface. The impervious surface will be available to be used as lawn or for other landscaping purposes.

The area of private open space is conveniently located at the entrance of each dwelling which is adjacent to and accessible from the internal living and dining area. The private open space will be located to the north-east of each dwelling and will therefore receive sunlight.

The application complies with the performance criteria.

6.3 Clause 10.4.4 Sunlight and overshadowing for all dwellings - Performance Criteria P1

10.4.4 Sunlight and overshadowing for all dwellings	
Objective:	
To provide:	
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Response

The window/glazed sliding door to the western most dwelling will be oriented 61° west of north.

Performance Criteria Assessment

The window/glazed sliding door will receive afternoon sunlight.

The application complies with the performance criteria.

6.4 Clause 10.4.8 Waste storage for multiple dwellings - Performance Criteria P1

10.4.8 Waste storage for multiple dwellings	
Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m ² per dwelling	P1

<p>and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	<p>A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; and (b) screened from the frontage and dwellings; and (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.
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Response

The bin storage area will be 9m² and will be within 5.5m of the conjoined dwelling building.

Performance Criteria Assessment

The proposed communal storage area is located to the south-east of the conjoined dwelling building parallel to the internal fence and adjacent to the northern car parking lot and footpath. The storage area will incorporate a slatted timber enclosure that will include openings at the front for bins to be retrieved and returned.

The storage area will be located on an impervious surface and will be capable of containing 16 bins in a row which equates to a separate garbage and recycling bin per dwelling. The enclosure will ensure the bins are screened from the frontage and adjacent dwellings.

The bin storage area will be located to the rear of the conjoined dwelling building which will ensure they are adequate distance away from the main entrance and private open space areas of the dwelling. This will minimise adverse impacts on the dwellings caused by odours and noise. The storage area will be separated from the adjacent detached dwellings to the south-west by an internal fence.

The application complies with the performance criteria.

6.5 Clause 10.4.9 Site facilities for multiple dwellings - Performance Criteria P1

10.4.9 Site facilities for multiple dwellings	
Objective: To provide adequate site and storage facilities for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each multiple dwelling must have access to 6 cubic metres of secure storage space not located between the primary frontage and the facade of a dwelling.</p>	<p>P1</p> <p>Each multiple dwelling must provide storage suitable to the reasonable needs of residents, having regard to:</p> <ul style="list-style-type: none"> (a) the location, type, and size of storage provided; (b) proximity to the dwelling and whether the storage is convenient and safe to access; (c) any impacts on the amenity of adjacent sensitive uses; and (d) the existing streetscape.

Response

The dwellings will not be provided with external storage space.

Performance Criteria Assessment

The conjoined dwellings have been designed for single occupants and will incorporate a communal garden. The communal gardens will be managed by CatholicCare which will likely involve contract gardeners who will utilise their own tools and equipment which will reduce the need to provide outdoor storage.

The extent of each private open space area to be occupied with landscaping is likely to be small and will be substituted by pot plants. There will be sufficient space within each dwelling to store small tools and items used to maintain private gardens.

There will be sufficient space within each dwelling for the storage of personal and household items that will meet the projected requirements of a single occupant.

The application complies with the performance criteria.

6.6 Clause E6.5.1 Car parking numbers - Performance Criteria P1.2

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
<p>A1</p> <p>The number of car parking spaces must:</p> <ul style="list-style-type: none"> (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 (d) be in accordance with an acceptable solution contained within a parking precinct plan. 	<p>P1.2</p> <p>The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (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.

Response

The site will be deficient by 3 visitor parking spaces.

Performance Criteria Assessment

A total of 5 designated visitor parking spaces are provided on-site. The spaces are located off the internal driveway adjacent to the first unit located on the northern side of the driveway. The vast majority of existing detached dwellings have sufficient space within individual driveways to accommodate a tandem visitor parking space which will reduce the demand for the dedicated visitor parking spaces.

On-street car parking is provided along the frontage to the site in two locations. The southern bay is approximately 32m in length and is marked. The northern bay is approximately 38m in length and is marked. Together, the two bays can accommodate approximately 10 cars. There is capacity therefore for on-street parking to accommodate any overflow visitor parking demand. Each dwelling (inclusive of existing detached dwellings) are provided with sufficient car parking spaces to meet the requirement of table E6.1 for resident parking.

The proposed parking supply within the site is sufficient to meet the reasonable needs of tenants.

The application complies with the performance criteria

6.7 Clause E6.6.2 Design and layout of car parking - Performance Criteria P1

E6.6.2 Design and layout of parking areas	
Objective:	
To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are 3 or more car parking spaces; and (e) have a vertical clearance of not less than 2.1 metres above the parking surface level. <p>A1.2</p>	<p>P1</p> <p>Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) vehicle and pedestrian traffic safety; (d) the nature and use of the development; (e) the expected number and type of vehicles; (f) the nature of traffic in the surrounding area; and (g) the provisions of Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

<p>All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3</p> <p>Accessible spaces for people with disability must be designated and signed as accessible spaces where there are 6 spaces or more.</p> <p>A1.4</p> <p>Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities - Off-street parking for people with disabilities.</p>	
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Response

The width and length of the southern car parking area is not sufficient to meet the requirements of the acceptable solution.

Performance Criteria Assessment

The proposed car parking areas are located within a convenient, safe and efficient location at the entrance to the site and adjacent to the proposed dwellings that they will serve. The area is open and not obstructed by vegetation or significant buildings. The car parking areas will be of an adequate size to meet the reasonable needs of the users. The proposed car parking areas are appropriate for the nature and scale of the residential use and will be consistent with the character of the existing visitor parking area located off the internal driveway.

The application complies with the performance criteria.

6.8 Clause E6.6.3 Pedestrian access - Performance Criteria P1

E6.6.3 Pedestrian access	
Objective:	
To ensure pedestrian access is provided in a safe and convenient manner.	
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Uses that require 10 or more parking spaces must:</p> <ul style="list-style-type: none"> (a) have a 1m wide footpath that is separated from the access ways or 	<p>P1</p> <p>Safe pedestrian access must be provided within car parks, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site;

<p>parking aisles, except where crossing access ways or parking aisles, by:</p> <ul style="list-style-type: none"> (i). a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii). protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>A1.2</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.</p>	<ul style="list-style-type: none"> (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.
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Response

The proposed 1.5 m footpath along the northern car parking area is not proposed to be separated from the roadway in accordance with the requirements in A1 (a) and an assessment against the performance criteria is required.

Performance Criteria Assessment

The siting of the proposed pedestrian footpath is safe having particular regard to the characteristics of the site, the nature of the use and the frequency of vehicle movements. It is consistent with the siting of footpaths in residential areas however will be located in a traffic environment characterised by relatively low vehicle speeds and trip generation rates. The expected traffic generation for uses involving housing for community or affordable housing is typically lower than for other forms of residential use. The footpath will be separated from the trafficable surface in the roadway by kerb and guttering and will be at a slightly higher level. This will minimise the potential for conflict between vehicles and pedestrians.

The application complies with the performance criteria.

7.0 Conclusion

The proposed amendment is for a rezoning of 242-254 St Leonards Road, St Leonards from Community Purpose to General Residential under the *Launceston Interim Planning Scheme 2015*.

The assessment in this report demonstrates that the draft amendment is consistent with the following:

- Regional Land Use Strategy of Northern Tasmania;
- The Scheme;
- State Policies; and
- City of Launceston Strategic Plan 2014-2024.

The proposed amendment relates to land that is located within the urban settlement of St Leonards that has not been developed and is not planned to be developed for community purposes. The proposed rezoning will enable the existing use of the site to be reflected accurately by the underlying zone and will enable for the consolidation and infill of vacant and underutilised land within the site. It is considered that the draft amendment complies with the relevant requirements in Sections 20(1), 30O and 32(1) of the Act.

The proposed development involves the construction and use of 8 multiple dwellings. It has been determined that the proposed multiple dwellings comply with the applicable Scheme provisions in the General Residential zone and relevant codes, including the following performance criteria:

- **10.4.3 Site coverage and private open space for all dwellings - Performance Criteria P1;**
- **10.4.3 Site coverage and private open space for all dwellings - Performance Criteria P1;**
- **10.4.4 Sunlight and overshadowing for all dwellings - Performance Criteria P1;**
- **10.4.8 Waste storage for multiple dwellings - Performance Criteria P1;**
- **10.4.9 Site facilities for multiple dwellings - Performance Criteria P1;**
- **E6.5.1 Car parking numbers - Performance Criteria P1.2;**
- **E6.6.2 Design and layout of carparking - Performance Criteria P1; and**

- **E6.6.3 Pedestrian access - Performance Criteria P1.**

It is therefore submitted that a discretionary permit can be issued for the use and proposed development in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

Appendix A

Certificate of Title

Appendix B

Development Plans