

Council Meeting - 12 November 2020 - Agenda Item 9.6
Attachment 2 - Planning Submission
49 Amy Road Newstead and 18-29 Ellison Street Newstead



Planning Submission

Section 43A Application

Combined Draft Planning Scheme Amendment and Assisted Housing Development

49 Amy Road and 18-20 Ellison Street, Newstead

Prepared for:

City of Launceston



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1.0 Introduction

1.1 Purpose of the Report

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

The draft amendment seeks to insert the following qualification in Table 17.2 under the Discretionary use class column for the Residential use class:

If for Assisted Housing² at 49 Amy Road and 18-20 Ellison Street, Newstead (as amended)

The draft amendment will enable the assisted housing development to be considered under the applicable Community Purpose 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 Application Overview

Subject Land		
Location	49 Amy Road and 18-20 Ellison Street, Newstead	
Title Information	Certificate of Title	
	Volume	Folio
	65161	4
	29331	3
	13276	25
	250331	1

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*.

² means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

Ownership	Housing Tasmania
Combined Land Area	1.307ha
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	Insert a new qualification against the Residential use class in Table 17.2 of the Community Purpose zone
Proposed Use	
Description	Assisted housing
Proposed Development	
Description	<p>Construction of:</p> <ul style="list-style-type: none"> • 15 housing units • multipurpose building • office and amenities building • recreational space • driveways and car parking area • consolidation of four (4) lots into three (3) lots

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 comprises four (4) lots. One (1) lot has direct frontage to Amy Road along its northern boundary. It is an internal lot and is long and narrow in shape. It contains a series of buildings in the northern half which are used for assisted housing purposes. Access to the lot is from Amy Road. The southern half is undeveloped.

Three (3) lots have direct frontage to Ellison Street along their southern boundaries. Two (2) lots are standard rectangular lots that are residential in size and scale and are identical to established residential lots that are adjacent to their respective side boundaries. The lots are undeveloped.

One (1) lot is internal and contains an existing building along its western boundary which is used for aged care purposes. Access to the aged care facility is from Ellison Street. The south-eastern corner of the lot is undeveloped.

The existing assisted housing use has been operational since 1999. It consists of a single 3 bedroom unit, five 2 bedroom unit and two 1 bedroom units.

2.2 Zoning and Overlays

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

Figure 2 - 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 maps³.

2.3 Natural Values and Hazards

Bushfire Hazard

The subject land is not located within a bushfire prone area.

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.

³ 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>

Flood Hazard

The subject land is not shown as being subject to a flood risk on the Scheme overlay maps. However, it is identified as being subject to Council's Urban (Stormwater) Flood map. The Urban Stormwater flooding identifies flooding depths in a 1% Annual Exceedance Probability (AEP) flood event. The average flood depth within the mapped areas is 0.3m.

To mitigate against flood risk, the finished floor levels (FFLs) of each building have been designed to be above the 1% AEP flood level. Further, it is intended to shape the internal driveway and communal area to enable a flow path for stormwater to travel in the event of a 1% AEP so that it, as far as practical, avoids buildings. It is proposed to undertake this during detailed design and documentation of civil drawings.

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 development. 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

Adjacent land to the north, south and east is zoned General Residential and comprises residential uses in the form of single and multiple dwelling development. Adjacent land to the west is zoned Community Purpose. It comprises several community services including a childcare centre, support school and St Giles.

2.5 Infrastructure

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

2.6 Road Network

The subject land is accessed from Amy Road and Ellison Road which are local roads under the authority of Council. The subject land is located along an established public transport route and there is a bus stop located at the front of subject land on Amy Road.

3.0 Draft Scheme Amendment

3.1 Description of the Rezoning Amendment

It is proposed to Insert a new qualification against the Residential use class in Table 17.2 of the Community Purpose zone.

3.2 Rational for the Draft Amendment

Parts of the subject land are used for an established assisted housing use. The use offers short term crisis accommodation to families and includes on-site support facilities and services. The use is a key community service and has been providing social housing at the site since 1999.

It is intended to expand upon the established assisted housing use. However, the Community Purpose zone limits the use of land for residential purposes to:

- assisted housing at 22 Hoblers Bridge Road, Newstead (only)
- residential aged care facility
- retirement village

The Scheme currently prohibits substantial expansion of the established assisted housing use. It also renders the established assisted housing use as an existing non-conforming use. This is considered contrary to the objectives of the Community Purpose zone and the planning system more broadly.

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 does not adjoin an adjacent municipal area. Section 32(1)(e) is therefore not relevant to the draft amendment.

- (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 the insertion of additional text within Table 17.2. 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 enable a portion of underutilised and undeveloped within the site to be developed for assisted housing purposes. 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
(a) <i>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.
(b) <i>prepare the scheme in accordance with State Policies made under</i>	The State Policies are addressed in Section 4.7.

<i>section 11 of the State Policies and Projects Act 1993; and</i>	
(c)	N/A
(d) <i>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 2014-2024 is addressed in Section 4.8.</i>
(e) <i>have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.</i>	<i>The Gas Pipelines Act 2000 is addressed in Section 4.9.</i>

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.

Assisted Housing

Assisted housing is not a defined term under section 4.1 of the Scheme. It is a term that has been derived from the State Planning Provisions of the Tasmanian Planning Scheme template (SPPs). The term was introduced into the Scheme in 2019 through amendment AP-LAU-50 and again into 2020 through amendment AM-LAU-59. The term is not used in the RLUS.

Assisted housing means:

housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

It is a sub-use class of the Residential use class listed in Table 6.2 of the SPPs. In general terms, assisted housing predominately encompasses supported social and community housing uses but is distinct from aged care and retirement uses. It is observed that the assisted housing use class is the preferred use class when

considering draft amendments that relate to social and community housing uses that can also include associated support services and facilities.

Regional Strategic Planning Framework

The RLUS, at Strategic Direction C4.2, directs planning schemes to support social and community development through the following statement:

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Specifically, Strategic Directions G2.1 (c), G2.2 (b) and G2.4 (c) are considered relevant to the draft amendment.

G2.1 - Identify Urban Growth Areas to enhance a sustainable urban settlement pattern.

(c) Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision.

G2.2 - Plan for socio-demographic changes.

(a) Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.

G2.4 - Enhance social inclusion

(b) Provide a mix of integrated and complementary land uses.

The site is located within a supporting consolidation area within an established urban settlement. The draft amendment will be consistent with the identified Strategic Directions by facilitating social integration within an established urban settlement in a way that will benefit vulnerable groups within the community. The draft amendment will facilitate the expansion of an established assisted housing use and development and will provide a mixture of dwelling sizes and types. The draft amendment will contribute to the establish mix of integrated and complementary land uses in the surrounding area which include various residential, community service and educational uses.

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 1 - Relevant Regional Settlement Policies and Actions in the RLUS

Policy	Actions
Regional Settlement Networks	
<i>RSN-P1 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</i>	<i>RSN-A1 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</i>

Policy	Actions
<p><i>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><i>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> <p>RSN-A2 <i>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.</i></p>
<p>RSN-P2 <i>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.</i></p>	<p>RSN-A3 <i>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.</i></p> <p>RSN-A4 <i>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.</i></p> <p>RSN-A5 <i>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.</i></p>

Housing Dwellings and Densities

<p>RSN-P5 <i>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</i></p>	<p>RSN-A10 <i>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</i></p>
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Policy	Actions
<p><i>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.</i></p>	<p><i>to be achieved namely within the Urban Mixed Use, Inner Residential and General Residential Zones.</i></p>
Housing Affordability	
<p>RSN-P20 <i>Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i></p>	<p>RSN-A19 <i>Review the community needs for housing provision and affordability.</i></p>

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 established suburban settlement of Newstead. It is primarily a residential area. According to the Regional Framework Plan Map D.1, Newstead is also identified as a supporting consolidation area.

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 and partially developed for community purposes.

The draft amendment will enable expansion of the established assisted housing use which will result in 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 social housing purposes.

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 Newstead comprise detached houses. Multiple dwelling development is also present within the surrounding area. The subject land represents an existing social housing use that has been integrated with surrounding land uses. The draft amendment is required to facilitate additional social housing stock on the site which is intended to meet the demand for community and social 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.

Social Infrastructure and Community Policy

Action SI-A04 of the RLUS is also relevant to the draft amendment. It states:

Planning schemes are to support the provision of social housing in residential areas.

Discussion

The draft amendment will bring the existing use of the site into greater conformity with this policy action and will facilitate expansion of an existing social housing use within an established supporting consolidation area.

4.5 Objectives of the Resource Management and Planning System

Objective	Response
(a) <i>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 suburb of Newstead and is already in a modified state. It does not contribute significantly to ecological processes or genetic diversity within the local area.
(b) <i>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 an established 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 draft amendment 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 inserting a new qualification into Table 17.2 of the Community Purpose zone. The relevant zone and Code provisions of the Scheme will continue to apply.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of</i>	There are no particular natural values associated with the subject land and future use and development permitted by

	<p>the draft amendment would be unlikely to have significant environmental, social or economic impacts.</p>
<p>(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></p>	<p>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.</p>
<p>(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></p>	<p>Application for the draft amendment application is being made concurrently with a proposed development for an assisted housing development 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.</p>
<p>(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i></p>	<p>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.</p>
<p>(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></p>	<p>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.</p>
<p>(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></p>	<p>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.</p>
<p>(i) <i>to provide a planning framework which fully considers land capability.</i></p>	<p>The subject land is located within an urban environment and is not zoned for</p>

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 purposes. 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 2 - Relevant Principles and Goals of the Strategic Plan

Principle	Goal
<p>4. A diverse and welcoming city.</p>	<p>To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.</p>
<p>5. A city that values its environment.</p>	<p>To reduce our and the community's impact on the natural environment.</p>
<p>6. A city building its future.</p>	<p>To develop and take a strategic approach to development sites to maximise public benefits of development.</p> <p>To ensure that the planning system at a local and regional level is effective and efficient.</p>
<p>7. A city that stimulates economic activity and vibrancy.</p>	<p>To support sustainable population growth in Launceston.</p> <p>To facilitate direct investment in the local economy to support its growth.</p>

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 Newstead urban settlement. 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 and expansion of an existing social housing use (and to reflect the existing use of the land) and provide additional opportunities to provide social 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 - Assisted Housing Development

5.1 Proposed Development

The development application seeks planning approval to construct and use 15 assisted housing units, administration building, multipurpose building, recreation space and associated driveway and car parking area. The housing units will be configured into four 1-bedroom units, seven 2-bedroom units and four 3-bedroom units. Relevant details of each building is detailed in Table 3 below. The 1-bedroom units will be in conjoined in a single row.

To facilitate the proposed assisted housing development, it is proposed to consolidate the four (4) lots that currently comprise the site into three (3) lots. Proposed Lot 1 will be an internal lot that will have frontage to Amy Road. It will have an area of approximately 4,955m² and will contain the established assisted housing facility.

Proposed Lot 2 will be an internal lot that will have frontage to Ellison Street. It will have an area of approximately 5,029m² and will contain all components of the new assisted housing facility.

Proposed Lot 3 will be an internal lot that will have frontage to Ellison Street. It will have an area of 3,069m² and will contain the existing aged care facility.

Incidental development will include the construction of a solid timber paling fence 2.1m in height around the perimeter of proposed Lot 2. A 1.8m powder coated 'Vanguard' (or similar) security fence and gate is proposed to be constructed along the frontage of proposed Lot 22. A retaining wall with a length of approximately 56m in length and height between 1m and 1.5m will be constructed along the western side of Units 11-15 and a retaining wall approximately 38m in length and a height between 1m and 1.5m will be constructed along the southern side of Units 5-7. The purpose of the wall is to retain the exposed face of cut that is required to facilitate a building area for respective units.

Whilst the existing and new assisted housing facility will be located on separate lots, they will be operated by the same organisation and remain under the same ownership. The reason for locating the facilities on separate lots is to enable development on proposed Lot 3 to be serviced with new infrastructure and utilities connections. Access between the facilities will be provided at the shared boundary.

The proposed driveway will have a continuous width of 5.8m which will allow two-way traffic. A footpath will be located along the eastern side of the driveway and parking spaces. A total of 14 car parking spaces are proposed inclusive of 4 accessible spaces which will correspond with, and be adjacent to, accessible units and the administration building. A turning bay is proposed to be located at the northern end of Unit 4 to enable a garbage truck to manoeuvre within the site in order to exit in a forward direction.

A new driveway will be constructed in the access strip to proposed Lot 3 which will integrate into the existing driveway. No other development will occur on proposed Lots 1 and 3.

Table 3 - relevant details of proposed buildings.

Building	FFL	Height	Area	Boundary Setbacks			
				East	West	South	North
Unit 1	47.6	4.3m	50m ²	3.6m	20.5m	5.5m (frontage)	- ⁴
Unit 2	47.2	4.7m	50m ²	3.6m	20.5m	-	-
Unit 3	46.6	4.3m	50m ²	3.6m	20.5m	-	-
Unit 4	45.8	4m	50m ²	3.6m	20.5m	-	32m
Unit 5	43.65	5m	95m ²	-	19.9m	3m	65m
Unit 6	44.2	5m	93m ²	-	-	3m	63m
Unit 7	44.65	5m	93m ²	14m	-	3m	61m
Unit 8	45.25	5m	93m ²	1.5m ⁵	48m	11.8m	-
Unit 9	43.3	4.9m	87m ²	3.1m	-	29m	-
Unit 10	42.7	4.9m	81m ²	1.34m	-	-	-
Unit 11	41.35	4.9m	81m ²	-	5.4m	-	3.1m
Unit 12	41.55	4.9m	81m ²	23.1m	5.4m	-	-
Unit 13	42.05	4.9m	81m ²	26m	8.8m	-	-
Unit 14	42.65	4.9m	81m ²	-	6.3m	-	-
Unit 15	44.7	4.9m	81m ²	-	3.9m	28m	-
Administration	47.3	5m	133m ²	24m	0.5m	5.5m (frontage)	1.5m
Multipurpose	40.5	5m	81m ²	1.56m	-	61m	3.1m

⁴ denotes that another building lies between the building and respective boundary.

⁵ denotes that setback is non-compliant with the corresponding acceptable solution.

5.2 Use Categorisation

The proposed use and development 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 include 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 sub-use assisted housing is defined as follows in Table 10.2 and Table 17.2:

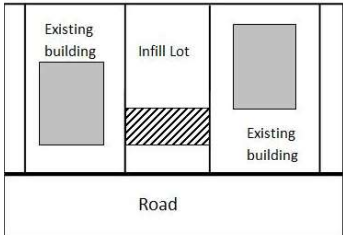
means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

The proposed buildings will be used as self-contained residences and associated support services for crisis accommodation. For the purposes of Clause 8.2.1 of the Scheme, the definition for the assisted housing most specifically describes the proposed use.

The standards that apply to the proposed use and development are addressed in the assessment which follows.

5.3 Community Purpose Zone

17.3 Use Standards			
Standard	Requirement/s	Assessment	Compliance
17.3.1 Hours of operation			
Clause 17.3.1 does not apply to the residential use class pursuant to Table 17.3 of the Scheme.			
17.3.2 External storage of goods			
A1	Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.	The proposed assisted housing development will not involve the external storage of goods other than for waste and recycling purposes.	Complies with acceptable solution.
17.3.3 Commercial vehicle parking			
A1	Commercial vehicles must be parked within the boundary of the site.	Any commercial vehicles will be parked within the boundary of the site.	Complies with acceptable solution.

17.4 Development Standards			
Standard	Requirement/s	Assessment	Compliance
17.4.1 Building height, setback and siting			
A1	Building height must be no greater than 8.5m.	All proposed buildings will have a height below 8.5m.	Complies with acceptable solution.
A2.1	Setback from a primary frontage must be no less than: (a) 6m; or (b) for infill lots, within the range of the setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 17.4.1 below; and 	Unit 1 and the administration building will be setback 5.5m from the primary frontage.	Relies on performance criteria.
A2.2	Setback from a frontage other than a primary frontage must be no less than 3m	Proposed Lot 2 only has one frontage.	Not applicable.
A3	Setback from side and rear boundaries must be no less than 3m.	The eastern walls of Units 8 and 10 and the multipurpose building will be within 3m of the adjacent boundary. The western and southern walls of the administration building will be within 3m of the adjacent boundaries.	Relies on performance criteria.
17.4.2 Lot size and dimensions			
A1.1	Each lot, or a lot proposed in a plan of subdivision must: (a) be required for public use by the	The proposed subdivision involves the consolidation of two small lots with two large lots within the same	Complies with acceptable solution (c).

17.4 Development Standards			
Standard	Requirement/s	Assessment	Compliance
	<p>Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>(b) be required for the provision of public utilities; or</p> <p>(c) be for the consolidation of a lot with another lot, provided each lot is within the same zone.</p>	<p>zone. No additional lots will be created.</p>	
A1.2	<p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</p>	<p>The proposed new lot boundaries will be setback 11m from the aged care facility and 5m from the nearest unit of the existing assisted housing facility. These setbacks comply with the 3m setback required by Clause 17.4.1 A3.</p>	<p>Complies with the acceptable solution.</p>
A2	<p>Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.</p>	<p>Existing boundaries that adjoin the General Residential zone will not be altered.</p>	<p>Complies with the acceptable solution.</p>
17.4.3 Frontage and access			
A1	<p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.</p>	<p>The proposed lots will have the following frontages:</p> <ul style="list-style-type: none"> • Lot 1: 6m • Lot 2: 33m • Lot 3: 7.4m 	

17.4 Development Standards			
Standard	Requirement/s	Assessment	Compliance
A2	No acceptable solution.	There is no acceptable solution.	Relies on performance criteria.
17.4.4 Discharge of stormwater			
A1	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	Each lot is capable of connecting to a reticulated stormwater infrastructure.	Complies with acceptable solution.
A2	The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.	It is anticipated that Council's General Manager is able to provide written advice that the public stormwater system has capacity to accommodate the stormwater discharge from the subdivision through the assessment process.	Complies with acceptable solution following receipt of written advice from Council's General Manager or their delegate.
17.4.5 Water and sewerage services			
A1	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.	Each lot is capable of connecting to reticulated water supply.	Complies with acceptable solution.
A2	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	Each lot is capable of connecting to reticulated sewerage system.	Complies with acceptable solution.

5.4 Road and Railway Assets Code

The Code is relevant to the extent that the proposed use and development has the potential to result in a minor intensification of the use of the existing site access. The proposal does not include a new access and is not located within 50 m of a Utilities zone that is part of the rail network or a Category 1 or Category 2 road.

E4.5 Use Standards			
Standard	Requirement/s	Assessment	Compliance
Clause E4.5.1 Existing road accesses and junctions			
A3	The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	<p>The proposed new facility will generate the following daily vehicle movements⁶:</p> <ul style="list-style-type: none"> • Support services: 6 • Employees: 6 • Residents: 32 <p>Support services are based on 3 workers per day and employees are based on 3 additional employees parking on the new site. The residential movements are based on the remaining number of car parking spaces (8) multiplied by 4 vehicle movements per parking space, although not all residents will have a motor vehicle when staying at the facility. This equates to approximately 44 vehicle movements per day.</p>	Relies on performance criteria.

5.5 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	Table E6.1 requires 1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for	Relies on Performance Criteria.

⁶ Includes ingress and egress movements.

E6.5 Use Standards			
Standard	Requirement/s	Assessment	Compliance
	requirements of Table E6.1.	<p>every 5 dwellings for residential uses in zones other than the General Residential zone.</p> <p>The proposed residential use will involve 4 1-bedroom units 7 2-bedroom units and 4 3-bedroom units. A total of 26 car parking spaces and 3 visitor parking spaces are therefore required. In this instance, a total of 17 car parking spaces are proposed.</p>	

E6.5.2 Bicycle parking numbers

A1	The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.	The proposed use and development requires 6 bicycle parking spaces to be provided. These bicycle parking spaces are able to be provided within the storage space provided in the administration and multipurpose building.	
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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

E6.6 Development Standards			
Standard	Requirement/s	Assessment	Compliance
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 driveway 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 on average 5.5m and provides for two-way traffic.</p> <p>A footpath will be constructed adjacent to the eastern side of the driveway and car parking spaces.</p> <p>Each car parking space will have a minimum length of 5.4m and width of 2.4m. The adjacent parking aisle will have a width of 5.8m.</p> <p>Each car parking space will have a minimum vertical clearance of 2.1m</p>	Relies on the 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 spaces 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	The proposed use and development requires more than 10 spaces in accordance with Table E6.1. A footpath with a minimum width of 1.2m is proposed to be located on the eastern side of the driveway and parking spaces. It will be delineated from the access way by a raised kerb.	Complies with acceptable solution.

E6.6 Development Standards			
Standard	Requirement/s	Assessment	Compliance
	access ways or parking aisles.		

6.0 Performance Criteria Assessment

The relevant performance criteria are addressed below.

6.1 Clause 17.4.1 Building height, setback and siting - Performance Criteria P2

The objective of the standard is:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;*
- (b) protects the amenity of adjoining lots and surrounding uses.*

The performance criteria requires:

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;*
- (b) the setbacks of surrounding buildings;*
- (c) the height, bulk and form of existing and proposed buildings;*
- (d) the appearance when viewed from roads and public places;*
- (e) the retention of vegetation;*
- (f) the existing or proposed landscaping; and;*
- (g) the safety of road users.*

Response

The location of Unit 1 and the administration building will be compatible with the streetscape and character of the surrounding area, having regard to the following:

- (a) the location of the buildings relative to the frontage boundary is not affected by topography within this area of the site;
- (b) the 5.5m setback will be consistent with setbacks of dwellings located on either side of Ellison Street which are located in the General Residential zone;
- (c) the height, bulk and form of the proposed buildings will be residential in scale and character. They will appear as detached buildings within the streetscape which will be compatible with the detached single dwellings which prevail within the surrounding area;

- (d) the proposed buildings will not be anomalous within the streetscape which is residential in character and scale. The site, adjacent to Ellison Street, is currently atypical of the area. It is vacant and creates a large void between adjacent dwellings which are typically spaced evenly between each other in relation to their side and frontage boundaries. The proposed 5.5m setback is consistent with the established setback of dwellings within the streetscape. The reduced setback is therefore considered to be more in keeping with the appearance of the streetscape in comparison to an acceptable solution compliant or greater setback;
- (e) existing vegetation between the frontage and the proposed buildings is able to be retained subject to construction methods;
- (f) the space between the frontage and the proposed buildings is able to be landscaped following construction;
- (g) the proposed setback is not expected to impact the safety of road users.

6.2 Clause 17.4.1 Building height, setback and siting - Performance Criteria P3

The objective of the standard is:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;*
- (b) protects the amenity of adjoining lots and surrounding uses.*

The performance criteria requires:

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;*
- (b) the size, shape, and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height, bulk and form of existing and proposed buildings;*
- (e) the existing buildings and private open space areas on the site;*
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;*
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;*

- (h) any existing screening or the ability to implement screening; and*
- (i) the character of the surrounding area.*

Response

The location of Units 8, Unit 10 and the multipurpose building relative to the eastern boundary and the location of the administration building, relative to its northern and eastern boundary will not result in an unreasonable loss of amenity to the occupiers of adjoining lots, having regard to the following:

- (a) the south-eastern corners of Units 8 and 10 and the multipurpose building will be cut into the site between 400mm and 700mm which will lower the apparent height of the buildings at this location when viewed from adjoining lots to the east. Further, dwellings on adjoining lots to the east typically sit higher than the proposed buildings which will assist to reduce the apparent height, bulk and scale of the proposed buildings;
- (b) the long axis of proposed Lot 2 will have a general north-south alignment. It is an internal lot that is located to the south of the adjoining lots to the east. The orientation of the lot therefore assists the reduction of impacts that may affect the amenity of adjoining dwellings that may be borne by the proposed buildings such as overshadowing;
- (c) the proposed building setbacks will be consistent with the pattern of residential development in the surrounding area which comprises a mixture of building types constructed on or within close proximity to their side and rear boundaries;
- (d) the height, bulk and form of the Unit 8, Unit 10 and the multipurpose and administration buildings will be residential in scale and character. They will appear as detached buildings within the landscape which will be compatible with the prevailing character of the surrounding area. The buildings will be single storey and will not be prominent when viewed from adjoining lots;
- (e) there will be no existing buildings located on proposed Lot 2;
- (f) the 2.1m high solid fence that is proposed along the eastern boundary will ensure no overlooking occurs between the proposed buildings (and facility in general) and dwellings on adjoining lots to the east;
- (g) Unit 8, Unit 10 and the multipurpose building will be located to the south of the adjoining lots to the east. The location and orientation of the proposed buildings relative to adjoining lots and their dwellings will minimise any overshadowing that will be borne by the buildings. The administration building will adjoin the access strip to proposed Lot 3 which will contain the access driveway and will therefore not affect the amenity of occupants of the lot in this location;
- (h) the 2.1m high solid fence will assist with partial screening of the proposed buildings when viewed from adjoining lots;

- (i) the proposed development will be consistent with the character of the surrounding area which includes an existing facility to the north and single and multiple dwellings. The proposed development will be compatible with the prevailing residential use of the locality.

6.3 Clause 17.4.3 Frontage and access - Performance Criteria P2

The objective of the standard is:

To ensure:

- (a) appropriate frontage to a road; and*
- (b) safe and appropriate access suitable for the intended use.*

The performance criteria requires:

Each lot is provided with reasonable vehicular access from a carriageway to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;*
- (b) the distance between the lot or building area and the carriageway;*
- (c) the nature of the road and the traffic, including pedestrians;*
- (d) the character of the area; and*
- (e) the advice of the road authority.*

Response

Each proposed lot will be provided with reasonable vehicular access from a carriageway to their frontage or a building area within the lot, having regard to the following:

- (a) the topography of the site will not constrain the ability to provide access to each lot. Proposed Lot 1 will retain an existing crossover off Amy Road. Proposed Lot 2 will retain an existing crossover which currently serves the aged care facility. A new crossover is proposed to provide access to proposed Lot 3;
- (b) the distance between the lot and the carriageway for each access is commensurate with other lots within the surrounding area, including lots that are contained within the Community Purpose zone to the west;
- (c) the new crossover associated with proposed Lot 2 will be located on Ellison Street which is a local no-through road that primarily provides access to residential dwellings. The proposed new crossover is not expected to result in

any impacts on the safety or capacity of Ellison Street on the basis that traffic associated with the new access will remain the same because it will serve the existing aged care facility;

- (d) the proposed access arrangements will not be inconsistent with the character of the surrounding area;
- (e) it is anticipated that the road authority will review the proposed access arrangements and impose any relevant conditions on the permit.

6.4 Clause E4.5.1 Existing road accesses and junctions - Performance Criteria P3

The objective of the standard is:

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

The performance criteria requires:

Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature and efficiency of the access of the junction;*
- (d) the nature and category of the road;*
- (e) the speed limit and traffic flow of the road;*
- (f) any alternative access to a road;*
- (g) the need for the use;*
- (h) any traffic impact assessment; and*
- (i) any written advice received from the road authority.*

Response

The proposed new facility will not result in a reduction in the safety and efficiency of Ellison Street and the broader road network within the locality due to the increased use of the site access. Based on the anticipated vehicle movements per day, the use will

generate on average approximately 6 vehicle movements per hour over an eight hour period. This level of expected use is considered reasonable for the nature and category of Ellison Street which is a no-through road that serves local residential traffic.

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

The objective of the standard is:

To ensure that an appropriate level of parking is provided to meet the needs of the use.

The performance criteria requires:

The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use having regard to:

- (a) the intensity of the use and car parking required;*
- (b) the size of the dwelling and the number of bedrooms; and*
- (c) the pattern of parking in the locality.*

Response

The number of car parking spaces that will be provided will be appropriate to meet the reasonable needs of the assisted housing dwellings having regard to the following:

- (a) The RMS guide to Traffic Generating Developments recommends minimum off-street parking rates for units, including:
 - 1 space per each unit; plus
 - 1 space per each 5 x 2-bedroom units (or part thereof); plus
 - 1 space per each 2 x 3-bedroom units (or part thereof); and
 - 1 space per 5 units.

Based on the RMS guidelines, the proposed new assisted housing facility requires 20 off-street parking spaces. A total of 17 car parking spaces are proposed. This equates in a shortfall of 12 spaces compared to Table E6.1 and 3 spaces compared to the RMS guidelines.

Whilst there is a recognised shortfall in car parking space, the proposed 17 car parking spaces are considered commensurate to the intensity and requirements of the proposed assisted housing use. Due to the nature of the use, many residents will not have motor vehicles. Because the new facility will be operated by the adjoining facility (off Amy Road), the ability to share spaces between the two sites for employee and resident parking will exist if needed.

The site is located within 300m of two Metro bus stops which are located outside and opposite Punchbowl Primary School which is located on Punchbowl Road. There is also a Metro bus stop located outside the Amy Road facility. Convenient access to public transport will assist with reducing the necessity and demand for residents to use private motor vehicles.

- (b) the size of the buildings and number of bedrooms will not have a material impact on car parking demand.
- (c) the development has been designed to enable vehicles to be parked on-site. This form of car parking is compatible with the established pattern of residential parking in the locality.

6.6 Clause E6.6.2 Design and layout of parking areas - Performance Criteria P1

The objective of the standard is:

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

The performance criteria requires:

Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:

- (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) 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.*

Response

In this instance, discretion is invoked on the basis that the width of the car parking spaces do not satisfy the requirements of Table E6.3 with respect to their angle and

the width of the access isle and there is a section of the internal driveway that will have a width of 5m which does not satisfy the minimum requirements of Table E6.3. The car park has been designed to meet the applicable requirements of *AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking* which will ensure its configuration will provide convenient, safe and efficient car parking. Further, the driveway will allow two way traffic and will have a separate pedestrian footpath which will allow safe movements of vehicles and pedestrian along the driveway.

7.0 Conclusion

The proposed draft amendment seeks to insert a site specific qualification into Table 17.2 in the Community Purpose zone of 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 at 49 Amy Road and 18-20 Ellison Street, Newstead that is currently used for assisted housing in the form of crisis accommodation for vulnerable people. The proposed draft amendment 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 15 dwelling units, multipurpose building and staff amenities building. It has been determined that the proposed development complies with the applicable Scheme provisions in the Community Purpose zone and relevant codes, including the following performance criteria:

- **Clause 17.4.1 Building height, setback and siting - Performance Criteria P2**
- **Clause 17.4.1 Building height, setback and siting - Performance Criteria P3;**
- **Clause 17.4.3 Frontage and access - Performance Criteria P2;**
- **Clause E4.5.1 Existing road accesses and junctions - Performance Criteria P3**
- **Clause E6.5.1 Car parking numbers - Performance Criteria P1.2**
- **Clause E6.6.2 Design and layout of parking areas - 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*.