

233A Charles Street, Launceston – Car Parking (V2 – 3 March 2020)

The following sections address the current and proposed car park arrangements for the ballet school; an overview of existing and proposed on-site car parking and a summary of the current tenants of the existing car parks. Version 2 includes the additional provision of shared car parking (11 spaces) noting that more than 50% of the 'ballet school' classes are outside normal business hours.

Current and Proposed Car Parks – Ballet School

We refer you to the attached correspondence from Rebecca Gurr of Dance Point Academy detailing their current arrangements operating out of 41 York Street, Launceston. In summary,

- Operating hours are between
 - Monday to Friday - 3pm and 8pm
 - Saturday – 9am to 4 pm
 - Sunday _ 9am to 2 pm
- Parents typically drop children off using drop off spaces shared with other businesses (3 spaces)
- Classes rotate from 6-15 per class to private lessons
- Parents stay for the Saturday 'Tiny Dancers' class (3-5 years of age)

It is proposed that one car space is allocated to the tenancy for the operator of the 'Ballet School' in addition to shared use of 11 spaces currently leased to building tenants Bellevue Advisors (9) and external tenant, Luttrell (2). The dedicated space will be provided within the 'new car park' area (refer labelled image following). Bellevue Advisors and Luttrell car parks are situated within car park A (refer following image)

After business hours (5.30 pm onwards) use of the spaces by Bellevue Advisors is limited which would render the majority of the spaces available for use by the 'Ballet School'.

In light of the use, the existing operations of the school, the operating hours and the findings of the previously provided Traffic Impact Assessment and shared car parking, no further car parking is proposed.

Existing Car Parks

The property currently incorporates 44 current car parks and space for a minimum of 4 further spaces with an area which has been subject to recent demolition works. Those areas are depicted in the aerial image and summarized following:

- Car Park A
 - 11 Spaces
- Car Park B
 - 2 spaces including 1 accessible space
- Car Park C
 - 31 Spaces
- Proposed new Car Park (refer appended Pitt Sherry plan)
 - 5 Spaces



Existing Tenancy Occupancy Arrangements:

The property is subject to the following car parking arrangements:

- 19 Car parks directed associated with existing long term leases
 - 9 spaces - Bellevue Accountants (refer car park A and B)
 - 10 Spaces - In Balance Physiotherapy
- 1 Accessible space
- Balance 24 spaces leased to varying tenants on shorter term 'holding over' style leases

Performance Criteria Commentary

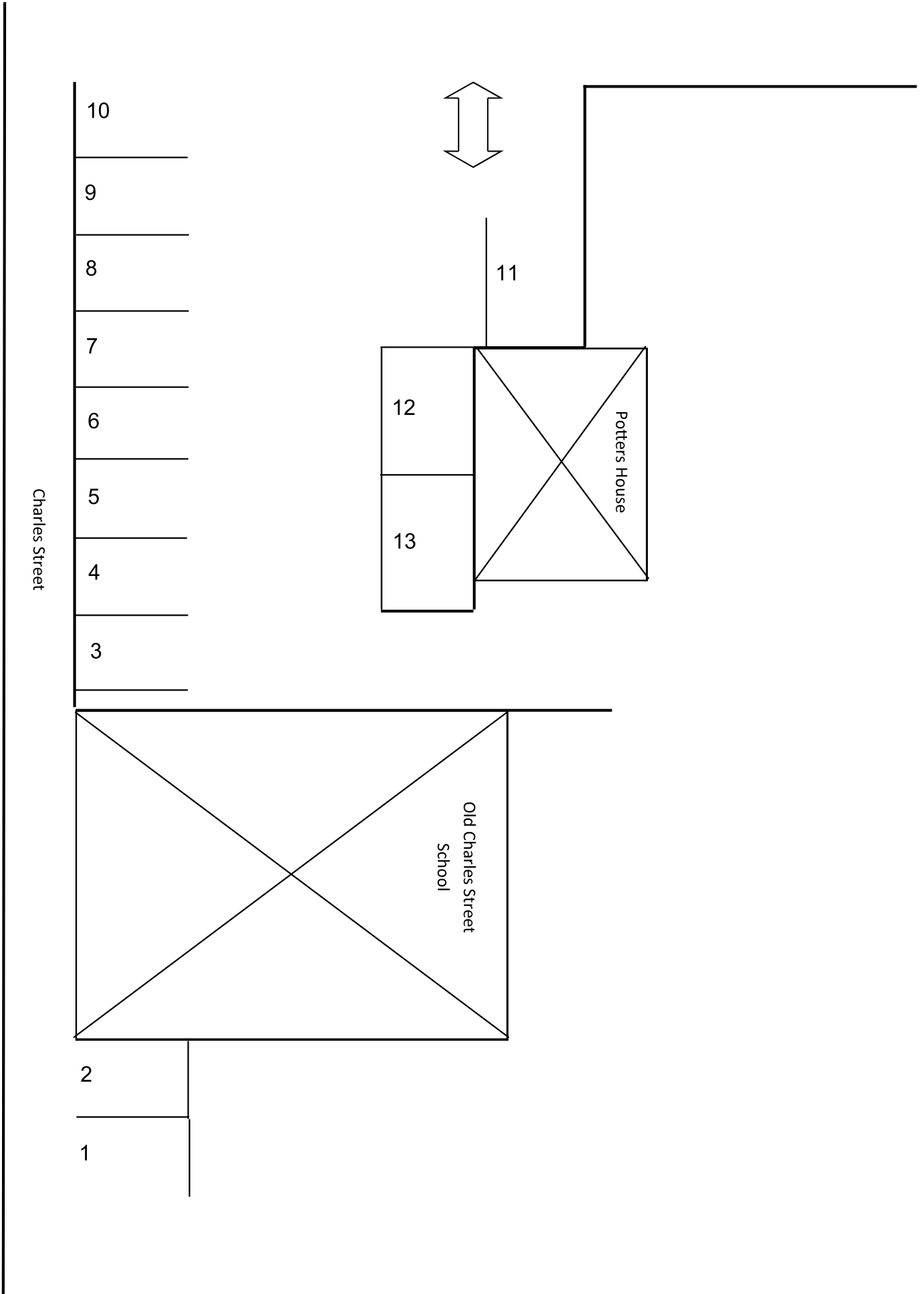
The proposed use would appear to be discretionary and therefore will rely upon performance criteria and we make the following comments with respect to the some key aspects of the performance criteria:

- Car Parking
 - The proposed use currently operates within a similar location ('Urban Mixed Use') zone with shared use of 3 spaces which are not always available and the use is in effect currently limited. It is proposed to provide the same level of car parking as summarized in other documents attached to the planning application.
 - There is a similar studio at 191 Brisbane Street, Launceston which is situated in the 'Urban Mixed Use' zone which operates without any off street car parking.
 - The studio accommodates student numbers of between 6 and 15 persons mostly in the sub 16 year old age bracket, the classes include a rotation with private classes and between the hours of 3.15pm to 8-8.30pm weekdays, 9am to 4pm Saturdays and 9am to 2pm Sunday and therefore has limited car parking requirements and the predominant users are dropped off for the mostly hour long sessions. Private classes reduce the number of visitors to the site at change over of lessons.
 - We also refer to previously provided TIA which indicated the level of available car parking in the area together with public bus services and the low requirement for car parking as noted above.
 - Accessible space. There is an accessible space provided within the property and which is well within the benchmark 1 accessible space per 100 spaces alluded to in previous planning applications for the property.
 - Shared Car Parks. A large proportion (greater than 50%) of the operating hours of the 'Ballet School' is after hours (50% during week days plus weekends) and 11 shared spaces are available when not used. Historically, the car parks have minimal use after hours and on weekends.
 - Purpose of zone – The proposed use would appear to be consistent with the purpose of the zone being a relatively low impact use considered compatible with surrounding commercial and residential uses. In particular, it would appear to be consistent with the following:
 - To provide for integration of residential, retail, community services and commercial activities in urban locations.
 - To provide for a diverse range of urban uses
 - Amenity. The use would not appear to cause an 'unreasonable loss of amenity to neighbouring uses' given the position of the hall at the corner of Charles and Canning Streets, that it is a

relatively low impact use operating outside of more sensitive hours and does not create noise through loud music. Refer appended correspondence detailing the existing operations in a similar mixed use area.

- The use is for an existing hall building which would appear well suited to the proposed use and which does not impact on neighbouring commercial uses.
- Traffic.
 - The use would not appear to negatively impact on traffic flows in the area. We refer to previous Traffic Impact Assessments submitted with previous applications together with the description of the class numbers and hours of operation.
 - There are no new access ways or driveways being developed.
- Heritage
 - The main building at the property is heritage listed although not the subject hall and the proposed and the existing car parking on site is does not impact on the heritage values of the main building.

Canning Street



Charles Street

10

9

8

7

6

5

4

3

2

1

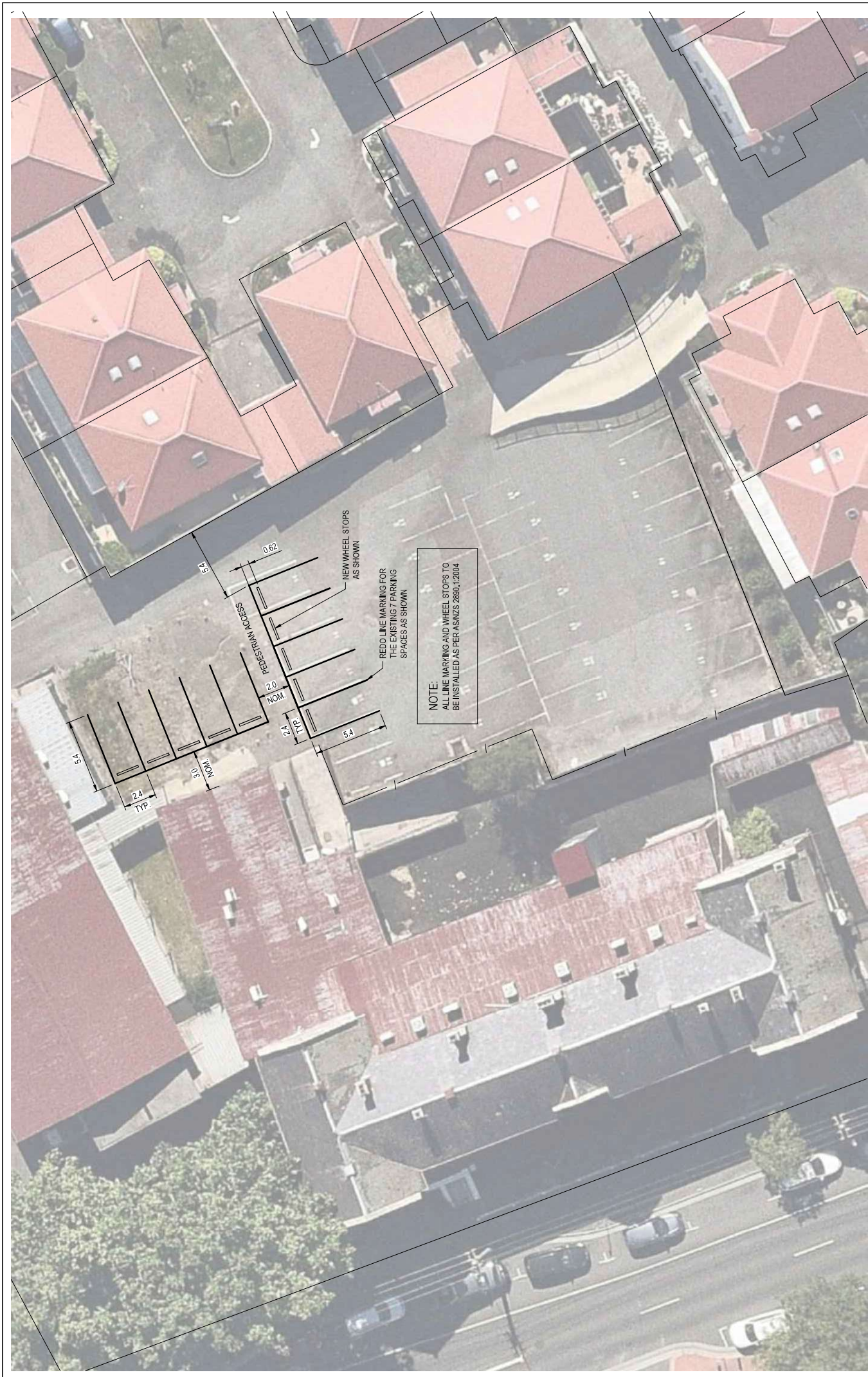
11

12

13

Potters House

Old Charles Street
School



DRAWING TITLE	PROPOSED CAR PARK LAYOUT	DRAWING No.	L19239-P1	CLIENT No.	AHD / MCA	
	CLIENT		RICHARD EDWARDS		STATUS	PRELIMINARY
	PROJECT		CAR PARK DESIGN			233A CHARLES STREET
	DRAWING No. L19239-P1					CLIENT No. AHD / MCA
DRAWING TITLE PROPOSED CAR PARK LAYOUT			CLIENT RICHARD EDWARDS			
PROJECT		CITY OF MELBOURNE PROJECT		DRAWING No. L19239-P1		
CLIENT		RICHARD EDWARDS		CLIENT No. AHD / MCA		
PROJECT		CITY OF MELBOURNE PROJECT		DRAWING No. L19239-P1		
DRAWING TITLE		PROPOSED CAR PARK LAYOUT		CLIENT RICHARD EDWARDS		
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DRAWING TITLE		PROPOSED CAR PARK LAYOUT		CLIENT RICHARD EDWARDS		
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PROJECT		CITY OF MELBOURNE PROJECT		DRAWING No. L19239-P1		

Document Set ID: 4256480
 Version: 1, Version Date: 05/03/2020

233 Charles St., 233 CHARLES ST. LAUNCESTON TAS 7250

SK Drawing List

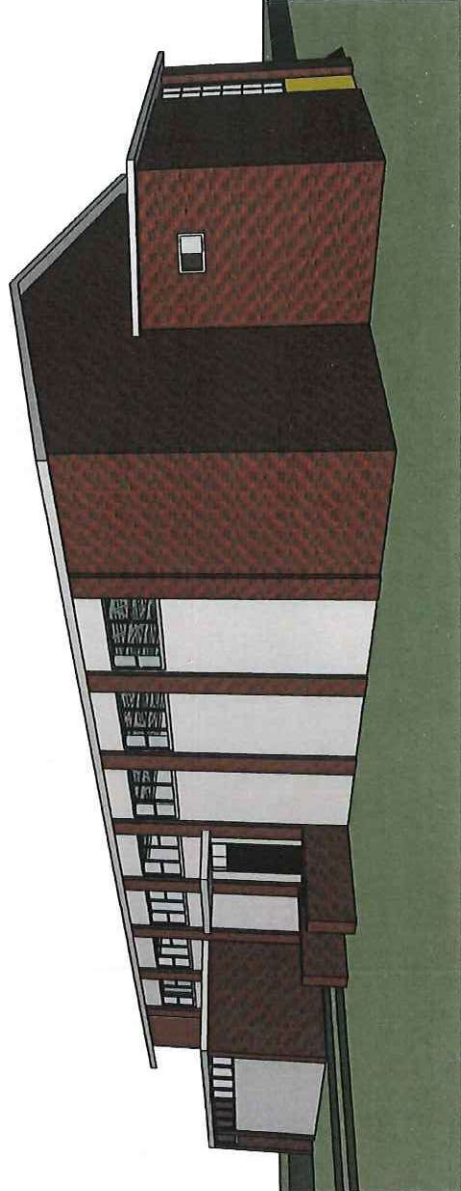
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sk plan	sk02	Site Plan		
sk plan	sk03	Ground Floor Plan		
sk elevations	sk04	North + East Elevations		
sk elevations	sk05	South + West Elevations		
sk sections	sk06	Sections 01 + 02		

GENERAL NOTES

PROJECT
 DESIGNER: CUMULUS STUDIO PTY LTD
 CERTIFIED ARCHITECT: PETER WALKER
 ACCREDITATION N°: CC2143E
 ARCHITECTS ADDRESS: 80A CAMERON ST
 LAUNCESTON
 PH: 6333 0930

LOCATION
 PROJECT N°: T18378
 PROJECT NAME: 233 Charles St.
 TITLE REFERENCE: <POLIC / VOLUMES>
 PROJECT ADDRESS: 233 CHARLES ST.
 LAUNCESTON
 TAS 7250

SITE DETAILS
 BAL: <BAL.#>
 CLIMATE ZONE: ZONE 7
 WIND SPEED: REFER ENG
 SOIL CLASS: REFER ENG
 ALPINE AREA: NO
 CORROSION: <BCA VOL2 3.5.1.3>



Perspective



info@cumulusstudio
 80A CAMERON STREET, LAUNCESTON TAS 7250
 PH: 6333 0930
 WWW.CUMULUSSTUDIO.COM.AU

BASE DRAWINGS

PROJECT: 233 Charles St.

Cover Page

plan

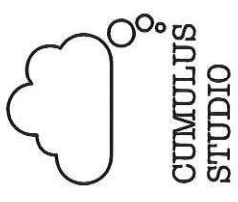
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Friday, 27 April 2018
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T18378-sk01

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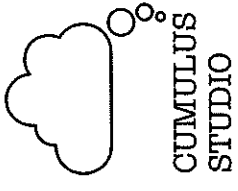
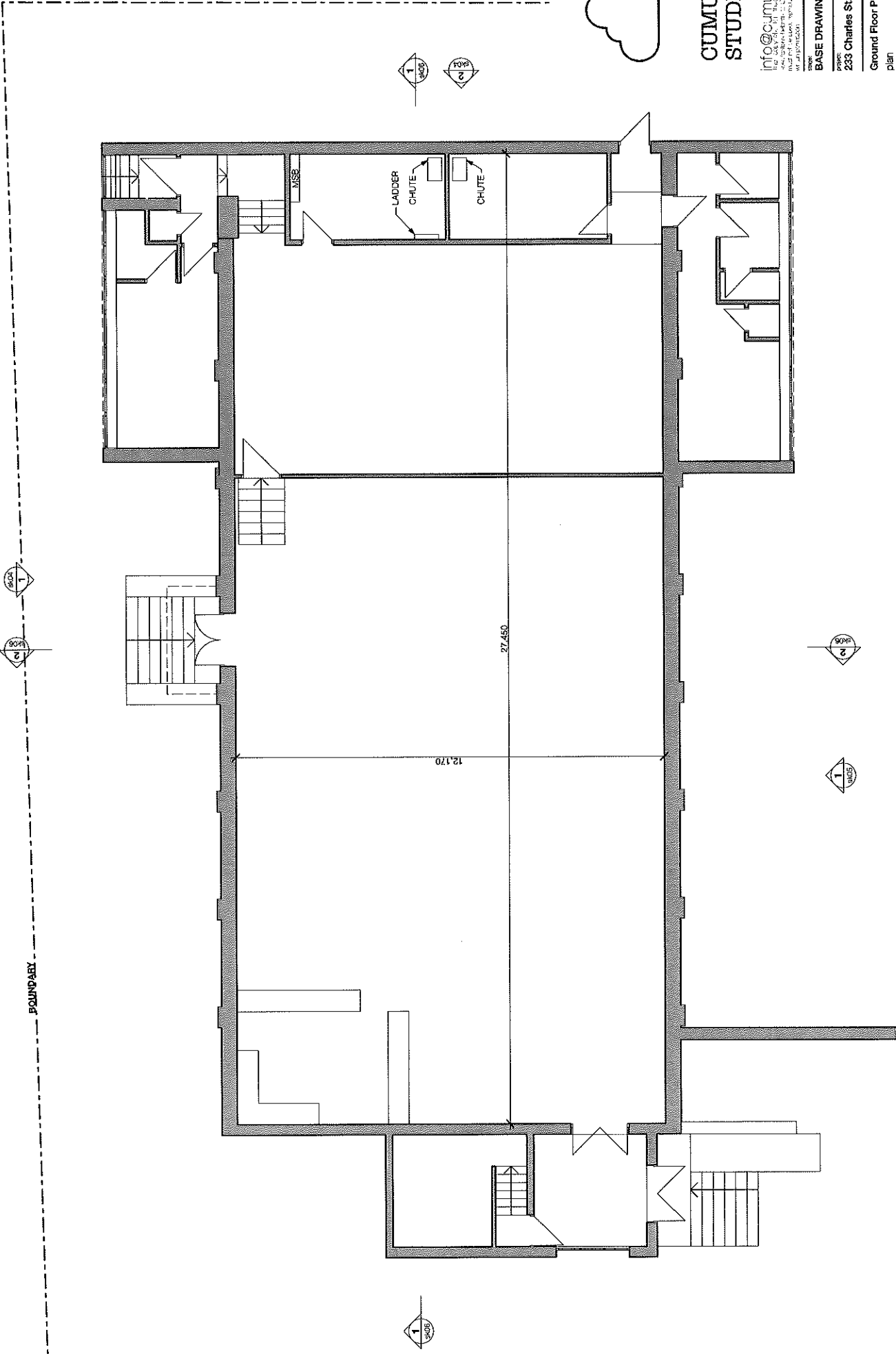


info@cumulus.studio
 233 Charles St.
 Sydney, NSW 2009
 Australia
 Phone: +61 (0)2 9231 1111
 Fax: +61 (0)2 9231 1112
 Email: info@cumulus.studio

BASE DRAWINGS

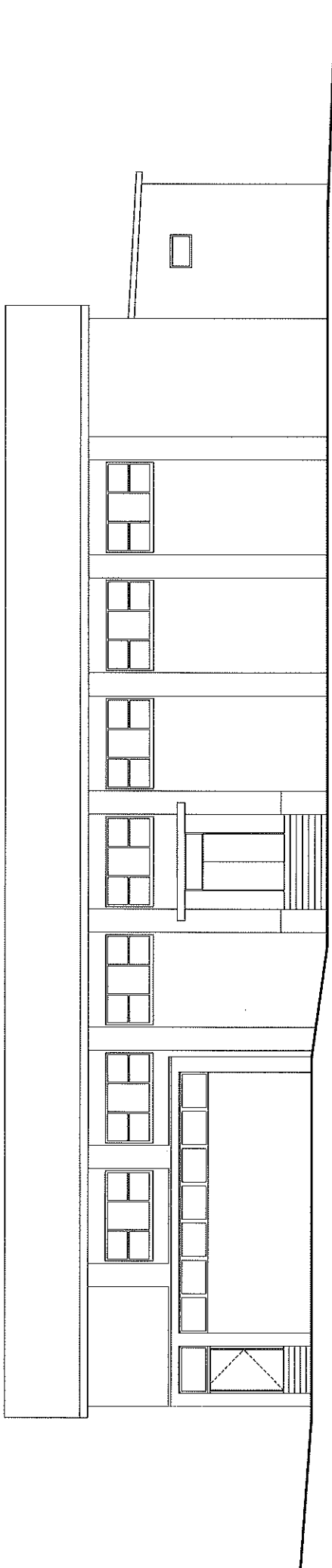
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 Date: Friday, 27 April 2018
 Drawing No: T118378-sk02

SITE PLAN
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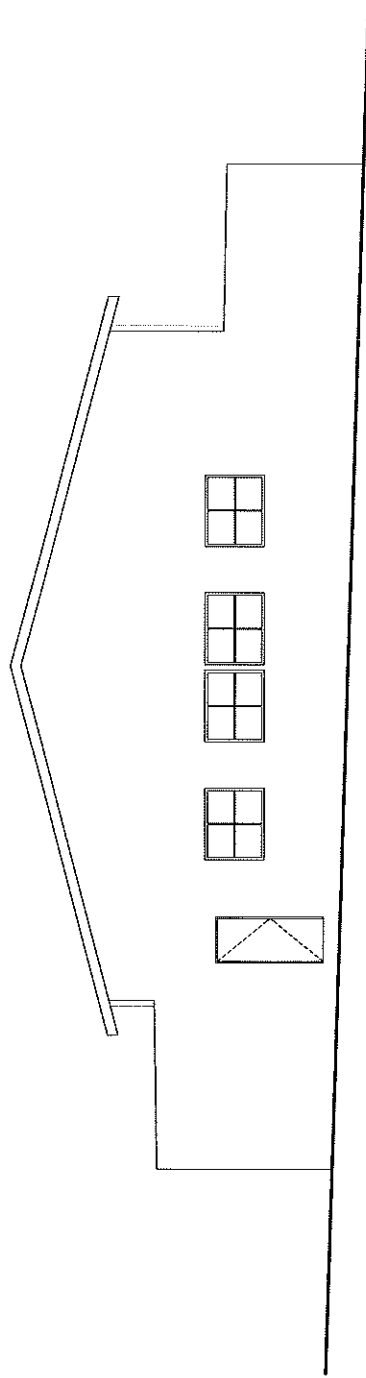


info@cumulus.studio
 233 Charles St.
 Sandton, Johannesburg 2008
 Tel: +27 (0)11 771 2000
 Fax: +27 (0)11 771 2001
 Email: info@cumulus.studio

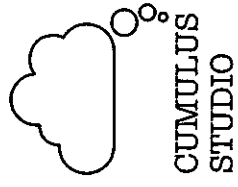
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 Ground Floor Plan
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1 NORTH 1:100

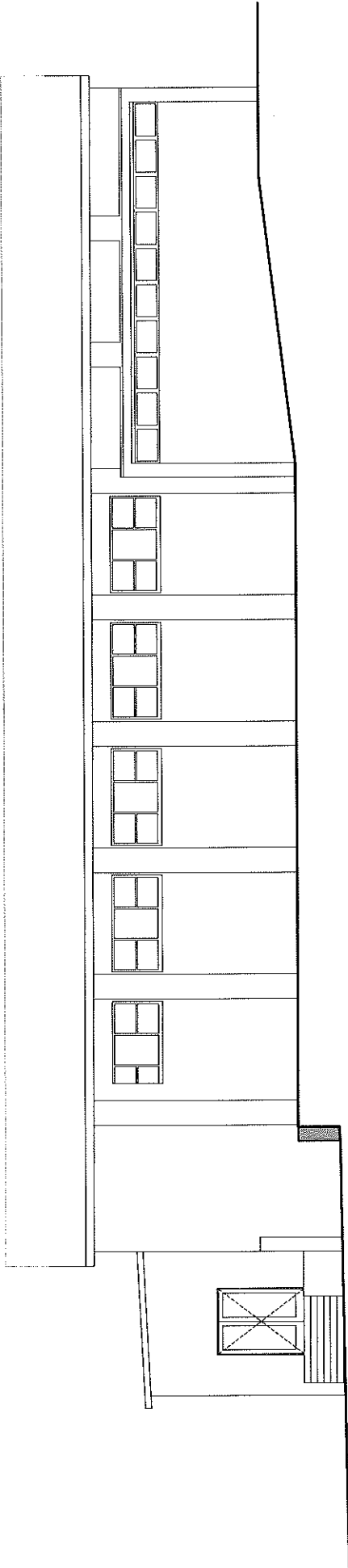


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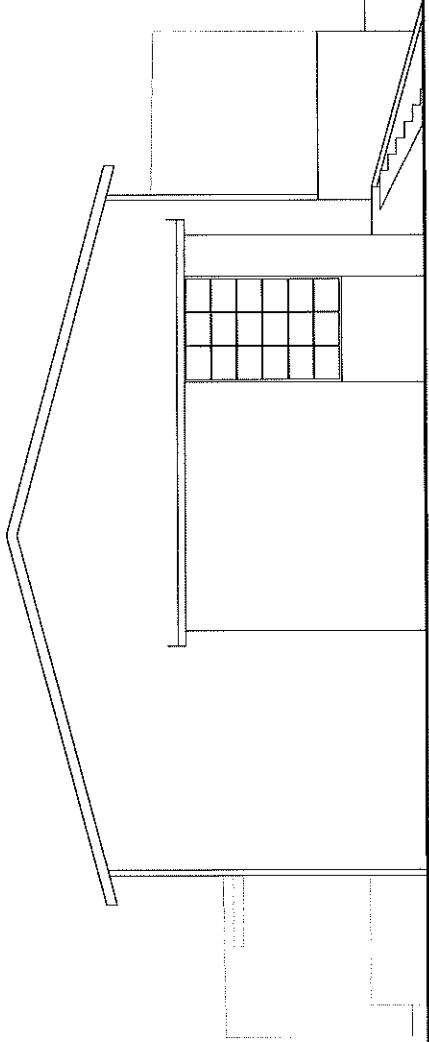
info@cumulusstudio
 233 Charles St.
 Johannesburg 2001
 Tel: +27 (0)11 356 9000
 Fax: +27 (0)11 356 9001
 Email: info@cumulusstudio

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 North + East Elevations
 elevations
 Drawing No: 10001-01
 Date: Friday, 27 April 2018
 Drawing: 10001-01
T18378-sk04 A



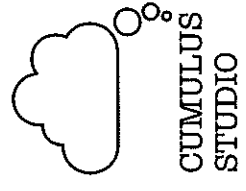
SOUTH
 1:100

1



WEST
 1:100

2



CUMULUS STUDIO
 info@cumulusstudio.com
 233 Charles St. San Francisco, CA 94107
 Tel: 415 774 1111

BASE DRAWINGS
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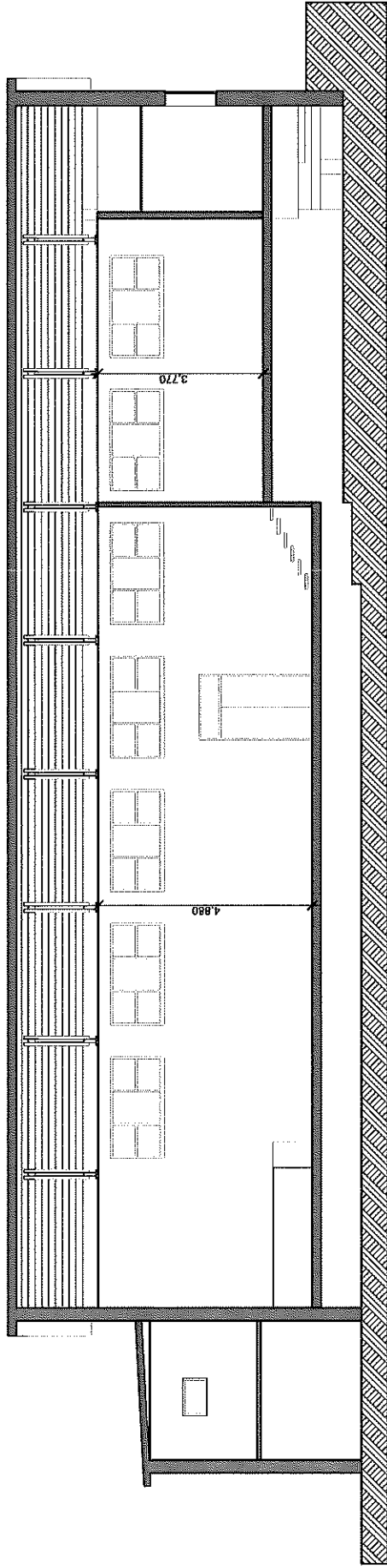
South + West Elevations
 elevations

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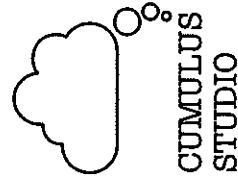
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SECTION 1:100

1



info@cumulus.studio
 233 Charles St.
 Singapore 059502

Project: BASE DRAWINGS
 233 Charles St.

Sections 01 + 02

Sections

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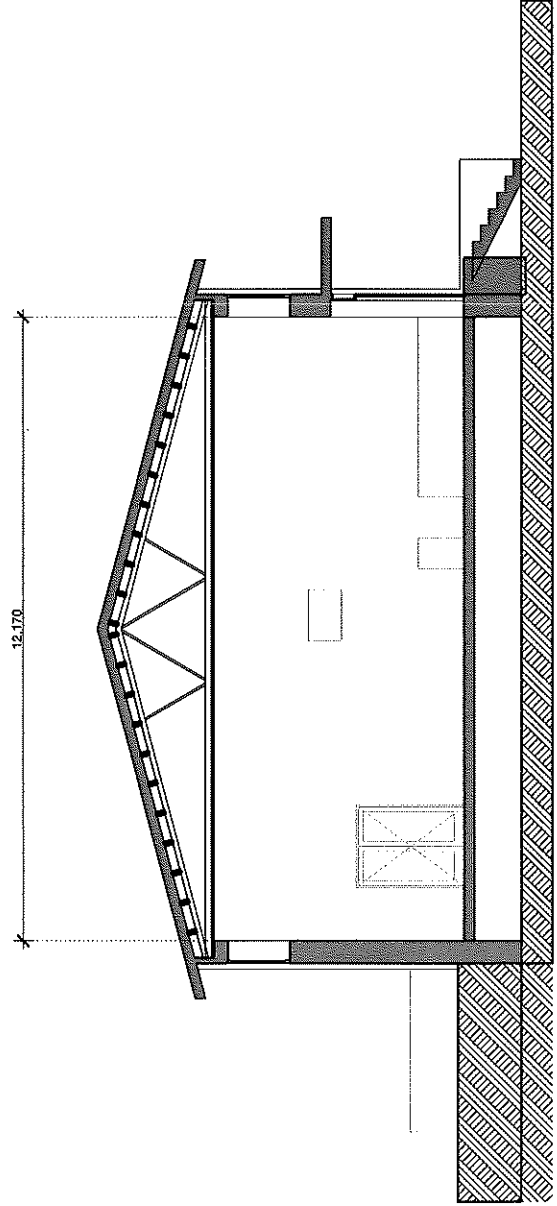
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Sheet: A



SECTION 1:100

2



Technical Memo

8 August 2019

Boutique Wellness Centre
233a Charles St
Launceston TAS 7250

5298_AC_R
AJM

Attn: Ms Bianca Burrows

Dear Madam,

RE: Potters House environmental noise emission assessment.

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

1. INTRODUCTION

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

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

15.3.4 Noise level

Objective:

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

Acceptable Solutions

Performance Criteria

e info@tarkarri.com
w tarkarri.com
p +61 (0) 3 6343 2077



Tarkarri Engineering Pty Ltd
ABN 98 009 561 488
PO Box 506 Kings Meadows
Tasmania 7249 Australia



A1

Noise generated by a use on the site must:

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

P1

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

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

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



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

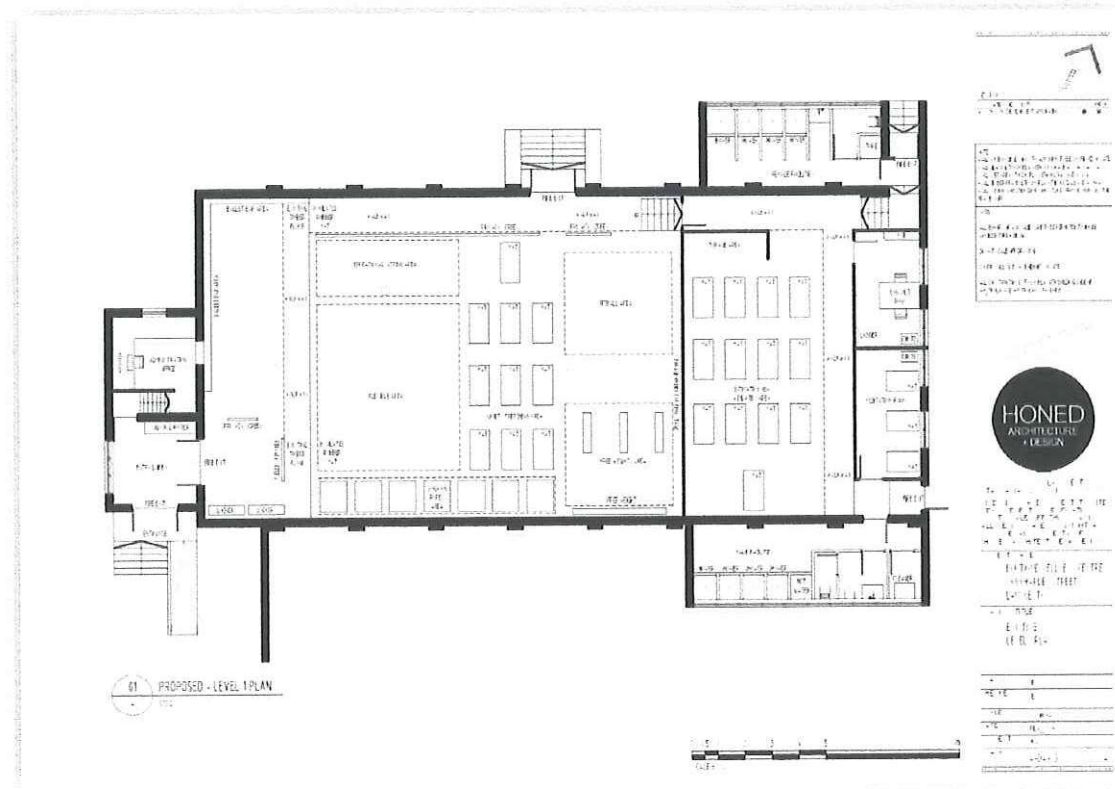


Figure 2 – Boutique Wellness Centre (BWC) Potters House floor plan.

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

2. ENVIRONMENTAL NOISE

2.1 Monitoring

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

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

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

Figure 3 shows the location where observed measurements were conducted.



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

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

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

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



Figure 4 – Logged 10-minute Ln-statistics.

From the above:-

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

2.2 Predicted environmental noise

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

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

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

- X1 class with 15 people.



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

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

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

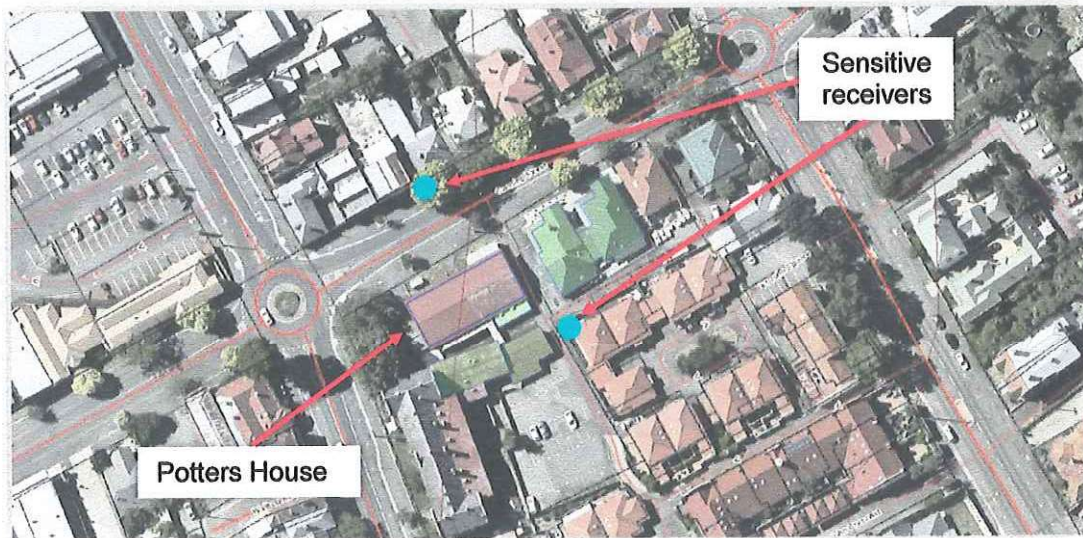


Figure 6 – Model plan view.

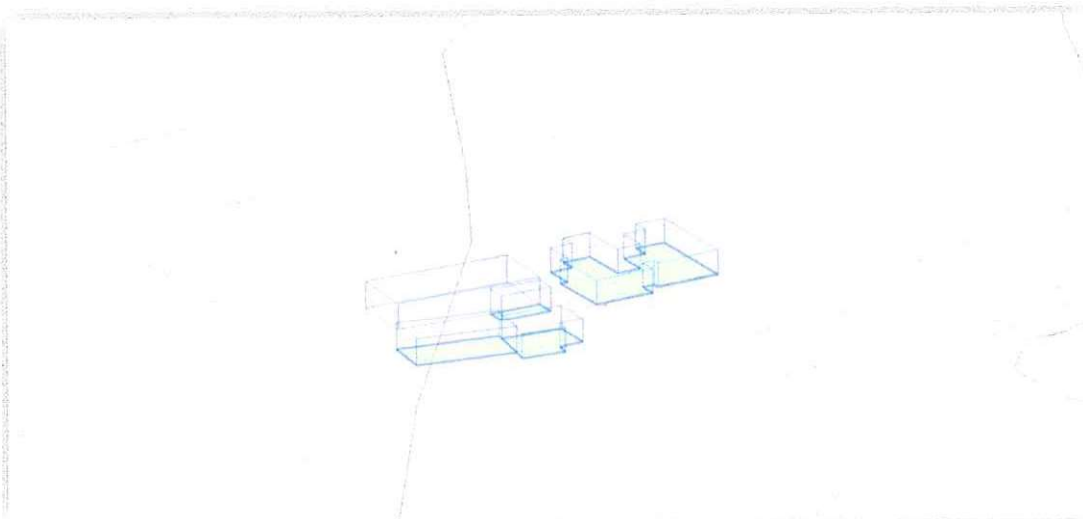


Figure 7 – Model wire-frame view.

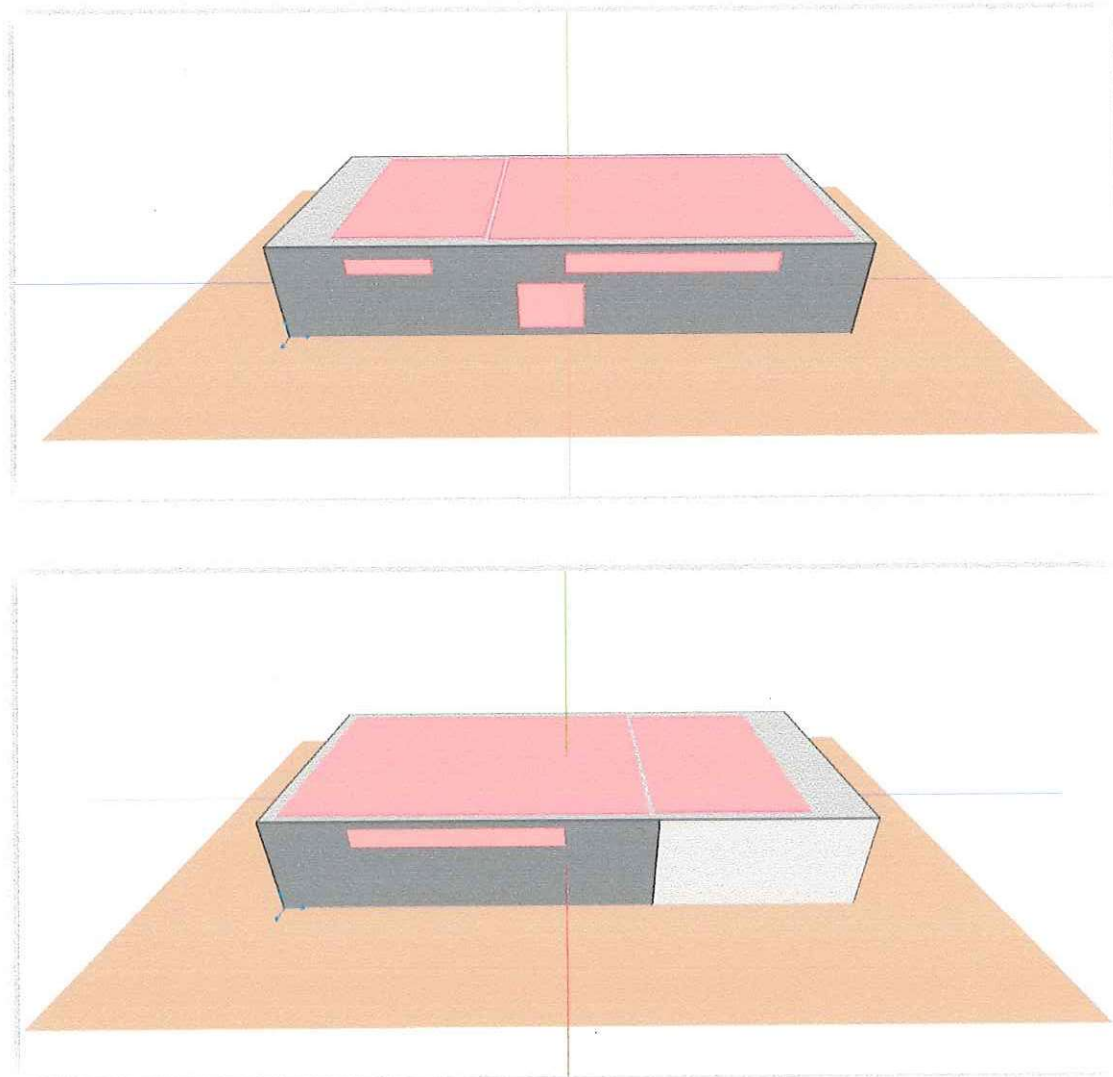


Figure 8 – Model 3D view of the Potters House structure from the north and south.

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



3. CONCLUSIONS AND RECOMMENDATIONS

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

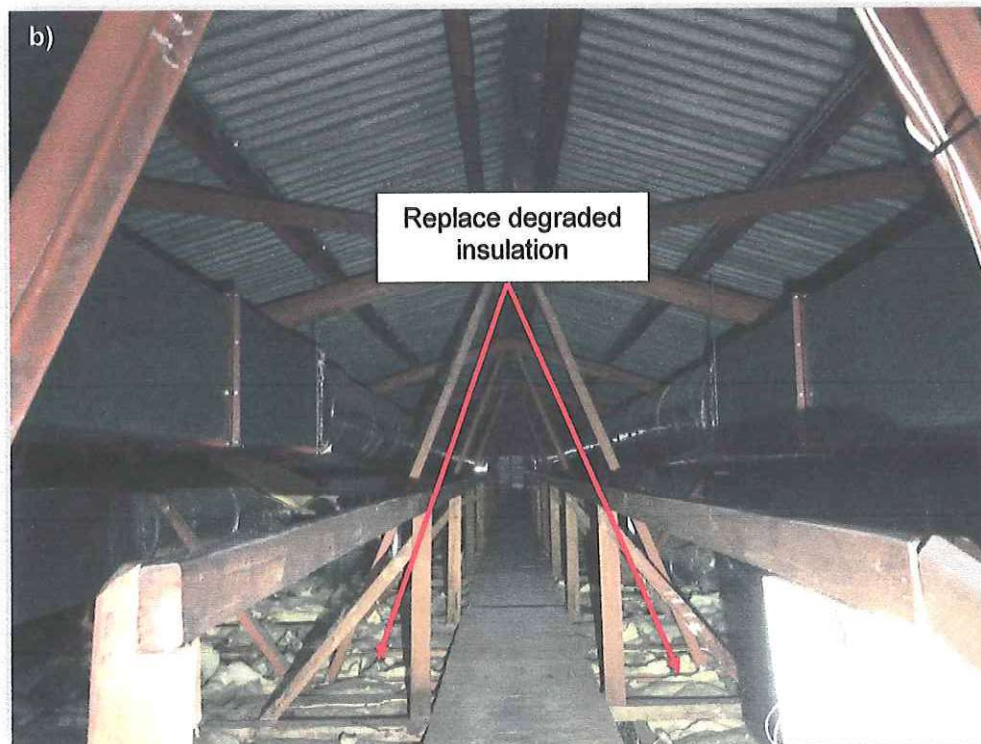
NB: The above recommendations are marked on photographs of the Potters House on the following pages.

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

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

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

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





I hope this information meets your immediate requirements.

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

Yours faithfully,
Tarkarri Engineering Pty Ltd

Alex McLeod

Dr. Alex M^cLeod
Principal Consultant

m. +61(0)439 357 297
email: alex.mcleod@tarkarri.com