

# PLAN OF SUBDIVISION


**PDA Surveyors**

Surveying, Engineering &amp; Planning

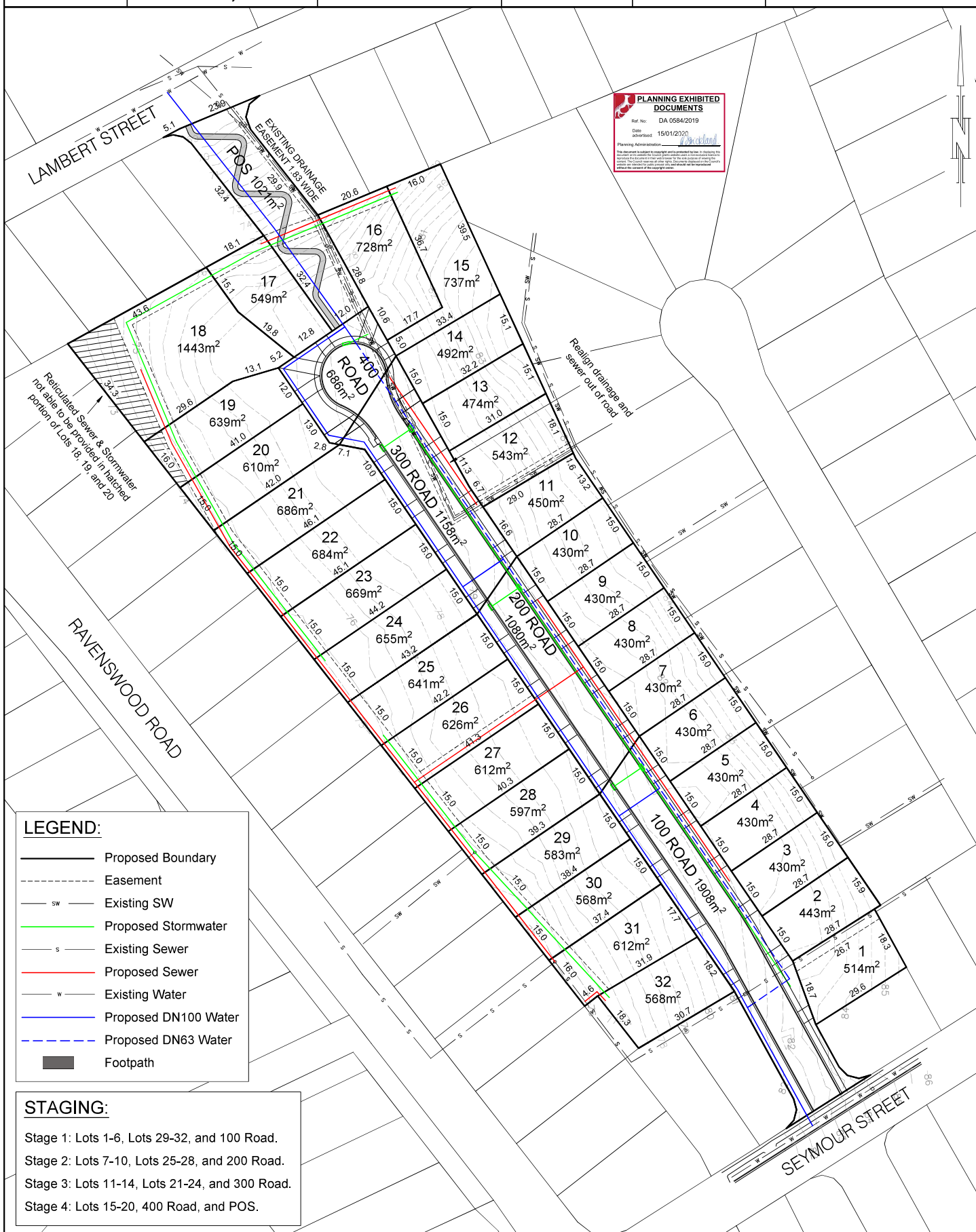
ABN 71 217 606 525

 Incorporating  
**WALTER  
 SURVEYS**

 3/23 Brisbane Street,  
 Launceston, Tasmania, 7250  
 www.pda.com.au  
 Also at: Hobart, Kingston,  
 Devonport & Burnie

 PHONE: +61 03 6331 4099  
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 EMAIL: pda.ln@pda.com.au

<b>Owners</b>	BASS CORPORATION PTY LTD	<b>Address</b>	Chapple Street, Ravenswood	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
<b>Title References</b>	F.R. 46272/1	<b>Council</b>	Launceston City Council	
		<b>Planning Scheme</b>	Launceston Interim Planning Scheme 2015	
		<b>Zone &amp; Overlay</b>	10.0 General Residential	
<b>Scale</b>	1:1000	<b>Date</b>	10 January 2020	
		<b>PDA Reference</b>	44334-P07	
		<b>PID</b>	6916554	



# PLAN OF SUBDIVISION

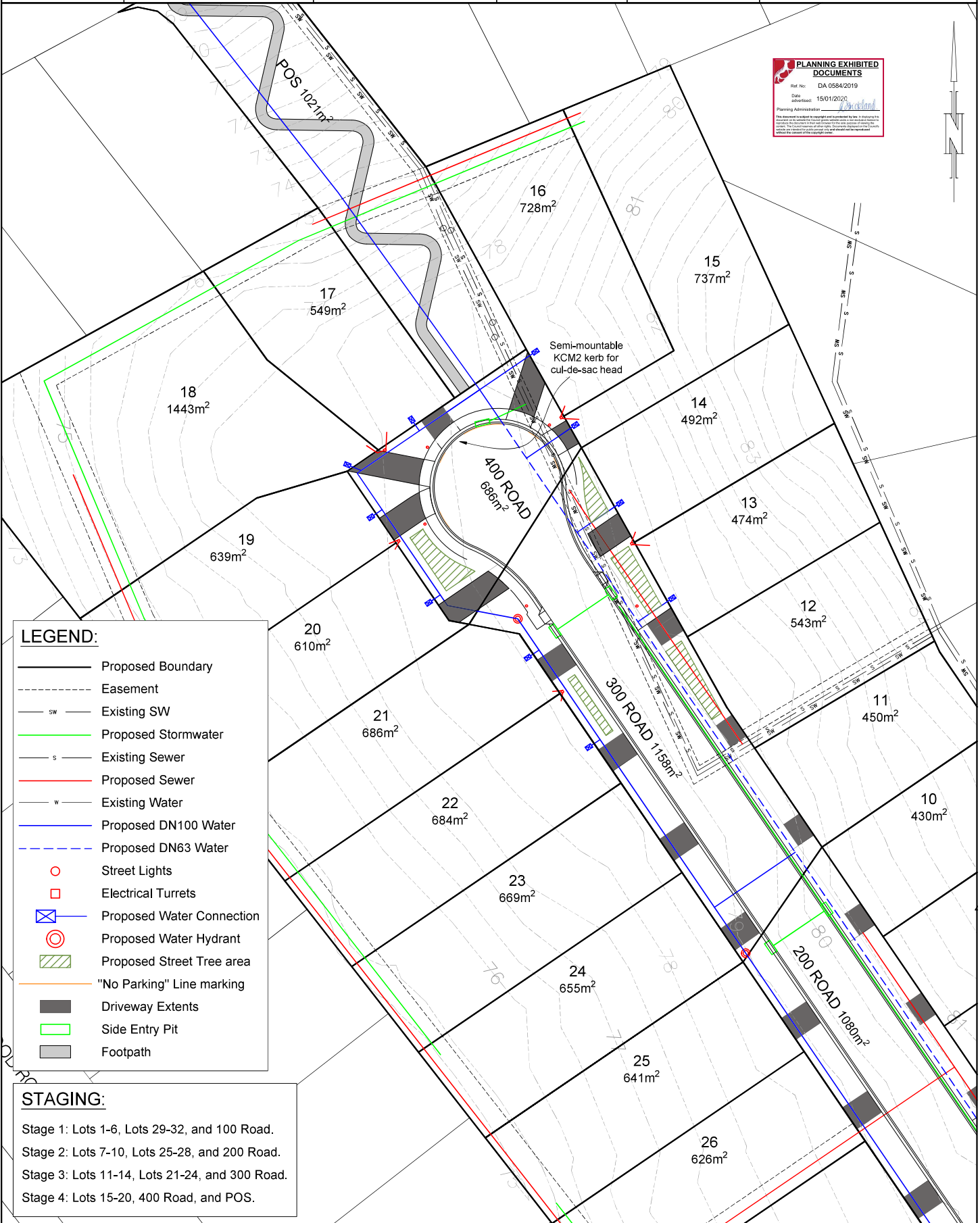


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		<b>Zone &amp; Overlay</b>	10.0 General Residential	
<b>Scale</b>	1:500	<b>Date</b>	10 January 2020	
		<b>PDA Reference</b>	44334-P07	
		<b>PID</b>	6916554	





**LAUNCESTON**

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)

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M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)  
T.W. Walter, Dip. Surv & Map; (Director)  
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Our Ref: 44334J

Your Ref:

24<sup>th</sup> October, 2019.

Planning Manager  
Launceston City Council  
PO Box 396  
LAUNCESTON TAS 7250

Dear Sir,

**RE: SUBDIVISION – SEYMOUR STREET, RAVENSWOOD**

We submit herewith an application on behalf of Bass Corporation Pty Ltd to subdivide 36 lots from a parcel of land of 7 Seymour Street in Ravenswood. We have previously obtained from your Council (DA0163/2009) for a 24 lot subdivision for this parcel of land.

In line with the more affordable housing push in recent times our client now wishes to reduce the size of lots of this area of land so that a greater lot yield can be obtained which will reduce the price of lots and make them more affordable.

We will now address the provisions of the Planning Scheme as it relates to this subdivision.

**10.4.15 Lot Size and Dimensions**

Some of the lots are under 500m<sup>2</sup> in size and therefore we will address the Performance Criteria. The lots are all of regular shape and provide adequate provision for a house to be built on each lot to provide the parking and private open space requirements. Instead of providing separate strata lots we are choosing to provide separate feasible titles to enable a greater density to be provided on this parcel of land. The topography of the site allows for this type of development to occur.

**10.4.16 Frontage and Access**

Each lot has a frontage to a road of at least 3.6m therefore Acceptable Solution A1 is met. Performance Criteria P2 is met in that each lot is capable of being provided with a reasonable vehicle access to the boundary of the block.

.../2...

FILE No.			
EO		OD	Box
RCV'D 28 OCT 2019 LCC			
Doc No.			
Action Officer		Noted	Replied

Payment not enclosed.  
28/10/2019 JAB

**OFFICES ALSO AT:**

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

#### **10.4.17 Dishcharge of Stormwater**

Each lot is capable of being provided with a reticulated stormwater service either to the kerb in the road or a piped system. This is shown on the Proposal Plan. Acceptable Solution A2 will require the General Manager to indicate that the stormwater system has the capacity to accommodate stormwater from this land. Could you please obtain this Consent.

#### **10.4.18 Water and Sewerage Services**

Acceptable Solution A1 and A2 are met in that each lot will be connected to a sewerage and water service as shown on the plan of subdivision.

#### **10.4.19 Integrated Urban Landscape**

The performance criteria is met in that the road and public open space link can be provided with appropriate landscaping which will be determined at the original design stage.

#### **10.4.20 Walking and Cycling Network**

The performance criteria is met in that we have provided a link from the road down to Lambert Street to enable pedestrian and cycling access through the subdivision.

#### **10.4.21 Lot Diversity**

Performance Criteria P1 is met in that there are a range of lot sizes from 834m<sup>2</sup> down to 345m<sup>2</sup> in size.

#### **10.4.22 Solar Orientation of Lots**

Performance Criteria P1 is met in that the lots will be able to have adequate solar access due to the size, shape and orientation of the lots.

#### **10.4.23 Neighbourhood Road Network**

The road network is adequate to provide access to the lots within the subdivision.

#### **10.4.24 Public Transport Network**

Performance Criteria P1 is met in that there is no requirement to have a bus route along this road.

We have been advised by a Bushfire Consultant that as the Launceston City Council has mapped this area as not being in a bushfire prone area that a bushfire report is not required for this application.

We enclose the following the enable you to assess the application;

- 3 copies of the Proposal Plan.
- Copy of Title.
- Completed Development Application form.

Could you please send us an invoice to Bass Corporation Pty Ltd c/o john.dent@pda.com.au for any fees associated with this application. Please contact us if you have any questions or require any further information.

Yours faithfully  
PDA Surveyors

Per:  
JOHN DENT



We now respond to your request for more information dated 12<sup>th</sup> November 2019.

#### Validity Information;

We believe we have already provided this information with our original application. The location of the proposal is shown on the plans and in the completed da form and by the provision of the title. The full description of the proposal is on the da form but is now, with changes made, the subdivision of 33 lots and road and open space in 4 stages.

#### 1 Lot sizes and dimensions

We attach an amended proposal plan that has many of the lots over 500m<sup>2</sup> in size. Los 2 to 11 and lots 13 and 14 are just under 500m<sup>2</sup> in size. These lots because of the size and shape and location all meet the performance criteria and each lot contains a rectangle measuring 15m by 10m.

#### 2 Frontage and access

All lots have more than 3.6m frontage to a road. We also provide a concept servicing plan addressing the matters raised.

#### 3 Discharge of stormwater

We have re arranged the indicative stormwater drainage system to reduce the flow through 23 Ravenswood Road.

#### 4 Walking and Cycling Network

We have amended the proposal plan as suggested by you to provide the whole width as open space.

#### 5 Lot diversity

We have reduced the number of lots on the plan. The lot sizes we have provided allow for a range of lot sizes to meet a wide range of purchaser requirements. The layout now meets the requirements of P1 and we cannot see a clause P2.

#### 6 Solar Orientation of lots

We have removed the lots that may have had some difficulty meeting this clause and the lots on the plan now meet P1 requirements.

#### Open Space Code

We believe the open space lot on the plan meets part of the open space requirement. It provides link between two roads which is a requirement of clause 10.4.20. Given that there will be a condition from Council for a pathway to be constructed in the open space link at some considerable cost to the landowner we believe this should be considered as part of the open space contribution.