

Our Ref: 20.042

Measured form and function

6ty Pty Ltd
ABN 27 014 609 900

18 November 2020

Mr Luke Rogers
Town Planner
City of Launceston
By email: luke.rogers@launceston.tas.gov.au

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Dear Luke,

DEVELOPMENT APPLICATION - RESPONSE TO REPRESENTOR QUERIES -
DA0485/2020 - 29 TALBOT ROAD, SOUTH LAUNCESTON

I refer to your email dated 16 November 2020 which detailed matters raised by representors at your meeting convened the prior week. This letter provides information in response to the matters raised by representors.

Item 1

Are there any initial plans or ideas that can be provided about future development of the site?

6ty° Response

Our client owns three lots that are side-by-side at the southern end of Junction Street (refer to image below). The middle lot has frontage to Junction Street and Talbot Road. The northern lot has frontage to a made part of Junction Street and the southern lot has frontage to an unmade part of Junction Street.



The land is highly constrained by slope and access from Junction Street due to the mass-block retaining wall and the unmade section of Junction Street. Land

contained within the lots slopes in a general easterly direction. The degree of slope is lower at the northern end and higher in the middle and southern sections. The mass-block wall occupies 65% of the length of the frontage to the made section of Junction Street.

We are in the process of exploring options to reconfigure the lots. This is taking some time due to the engineering design that needs to take place at the beginning of the planning stage. For comparison, this level of engineering design usually occurs once planning approval has been obtained.

In the meantime, it was decided to lodge a development application to subdivide the Talbot Road end of the middle lot off because this was a much easier lot to service by way of access and infrastructure. Accordingly, the balance lot will be included with a future subdivision application that will also include the lot to the north and lot to the south.

Item 2

Would the landowner be open to limiting the number of dwellings on the balance lot by covenant?

6ty^o Response

We are of the view that limiting the number of dwellings on the balance lot by way of covenant is unnecessary. The number of dwellings and the number of future lots that are able to be produced between the balance lot and the lots to the north and south will be limited by geotechnical restrictions.

With respect to subdivision, advice from Tasman Geotechnics suggests that any future lots will need to range between 1,000m² and 1,500m² to allow for building areas within each lot that accommodate mitigation measures for future building development.

The land that is being investigated for inclusion within a future development application has a combined area of 6,797m². Taking account of the geotechnical advice, this would produce a lot yield of between 6.7 and 4.5. Based on the slope of the land, it is likely that a future lot layout will focus on smaller lots to the north and larger lots to the south.

Future development of the balance lot and the lot to the north and south will be subject to a new discretionary development application. As such, there will be opportunity for the public to be involved with the assessment and decision making process.

Item 3

Would a right of way from Talbot Road for the balance lot be considered?

6ty^o Response

The frontage width of the proposed Talbot Road lot will make it impractical to accommodate a building area for a future dwelling concurrently with a shared driveway down one side. Further, the degree of slope at the eastern end of the

proposed Talbot Road lot will make it prohibitive to provide a shared driveway perpendicular to the contours.

The engineering solution that is currently being explored involves constructing a laneway above the retaining wall along the western side of Junction Street which would allow each lot to be access from its lower side without the need to disturb the retaining wall.

Thank you for the opportunity to provide a response to the matters raised by the representors. Should any further information be required, please do not hesitate to contact me.

Yours faithfully

6ty° Pty Ltd



George Walker
Director/Planning Consultant