



02/02/2024

Planning Application:

For the Attention of:

Rowena Gill

C/- Flinders Council Planning Department

4 Davies St,

Whitemark TAS 7255

To: rowena.gill@flinders.tas.gov.au

office@flinders.tas.gov.au

development.services@flinders.tas.gov.au

Dear Rowena, Flinders Council and Taswater,

Subject: 13-15 Barr Street, Lady Barron Planning Application

Below is additional information and justification for the design.

1. 6.0 Application Requirements

- Given the planning scheme constraints relative to setbacks, as well as Bushfire Risk requirements, the 6 dwelling development could not be proposed without the adhesion of the existing 3 titles. Woolcott Surveys have been engaged to proceed with the adhesion of the existing 3 land titles into a single title. Brett Woolcott will be in communication with Flinders Council and will lodge the relevant Planning Application for the proposed adhesion.

2. C2.5.1 Car parking numbers

- We have now included 2x visitor parks, distributed evenly across the site.

3. C2.6.2 Design and layout of parking areas

- We have specified the compacted gravel driveway to be a width of 4.5m, and have included passing bays.

4. C2.6.5 Pedestrian access

P1

- The site is predominantly flat with the 6x homes directly extending off the driveway. Each home has good access from each personal vehicle park to each front door. Good visibility from the driveway to each parking space is provided. The width of the driveway is wide enough for a car to slowly pass and a person or group of people to move around the vehicle safely.

- The nature of the development use is private residential and not a public roadway. Most users will be tenants and therefore familiar that it's a shared vehicle and pedestrian space.
- There are 6 homes, each with two parks, with 2x shared visitor parks, totalling 14 parks. We believe there is no separate need for a pedestrian path with the number of homes proposed. The driveway will be shared by all homes and users, including those walking or riding a bike.
- It's estimated there would only be approximately 2 vehicle movements average per day per home, this would be considered low. Dwelling users will be unrelated but known to each other through community and in turn very familiar with the site and the shared nature of the driveway. Most of the vehicle movements will be by the home occupants and not the public.
- Each home has 2x car parks available with close proximity to the front doors and with level access. Designated accessible parking is not proposed, but it still could be easily used with management for a person with disability as there is plenty of informal space around each park, unobstructed by physical objects.
- There are no provided council owned foot paths, TGSIs or bollards in Barr Street to service the property. There is only 1 driveway and 1 vehicle crossing proposed.
- We will include a speed limit beacon '5km/h' indicating a max speed limit at the driveway entrance and include 2x gravel traffic calming bumps to assist in reducing speed of vehicles and increase pedestrian safety. These are indicated on the attached updated drawings.

5. C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

- Traffic generated by the development is of domestic use. There are a maximum of 14 car parks proposed with an estimate of 2x vehicle movements per day.
- The proposed driveway will adjoin Barr Street, which is a sealed road, approximately 10m wide with curb and channelling to each side for stormwater collection. Barr Street does not typically carry large scale trucks or vehicles and predominately services existing domestic properties.
- Barr Street has a maximum speed limit of 50km/h.
- The use and purpose of the development is of high importance, as the need for additional housing is greatly required on Flinders Island.
- There is good visibility from both West and East directions from Barr St. to the proposed driveway crossing.

6. Taswater

- Please find *P23030-04 A801 Taswater Meter Connection Plan_01* for Taswater review, comment and approval to proceed.
- There is no known existing water connection currently installed at the properties.



design & project management

CBM Sustainable Design Pty Ltd

www.cbmsustainabledesign.com.au

ABN: 25 144 966 852

- Location of the proposed property water connection can be found on provided drawing. We require 6x individually billed water meters to service the dwellings.

If you wish to discuss further, please contact me directly via mobile or email.

Kind regards

A handwritten signature in blue ink that reads 'D. Stanford'.

Daniel Stanford

Senior Architect C/- CBM Sustainable Design

Contact

Mobile: 0417 565 979

Email: dstanford@cbmgroup.com.au

Office: 6332 6988

25 January 2024

CBM Sustainable Design
PO Box 1971
LAUNCESTON TAS 7250

Dear Daniel

DA 2023 / 00056 - Social Housing 2 x 3 bed + 4 x 2 Bed FIAAI - 13-15 Barr Street, Lady Barron

Council is in receipt of your correspondence regarding the above development application.

In accordance with s54(1) of the *Land Use Planning and Approvals Act 1993*, Council hereby requests the following additional information in order to consider your application:

1. 6.0 Application Requirements

The plans indicate the lots will be adhered to facilitate the multiple dwellings. The process for achieving a satisfactory outcome to allow for multiple dwellings over the three lots is to consolidate all lots by way of application (subdivision). Please provide further information regarding the reason for the adherence order or revised plans to show consolidation of the lots.

2. C2.5.1 Car parking numbers

Please submit a revised *Proposed Site Plan DWG: A103 PROJECT: P23030 / 04* to show one visitor car parking space.

3. C2.6.2 Design and layout of parking areas

The application has been reviewed and the *Proposed Site Plan DWG: A103 PROJECT: P23030 / 04* driveway dimensions are inconsistent with *GROUND FLOOR PLAN: TYPICAL 3-BED DWELLING* and *DWG: A202 GROUND FLOOR PLAN: TYPICAL 2-BED DWELLING DWG: A203*.

Please submit revised plans showing consistent driveway dimensions that comply with **Table C2.2 Internal Access Way Widths for Vehicles** where the number of parking spaces served is over 6 to 20.

4. C2.6.5 Pedestrian access

Please note the existing use and development requires pedestrian access to be provided for uses that require 10 or more car parking spaces and for parking areas containing accessible car parking spaces comply with clause **C2.6.5 A1.1 and A1.2.**

Please provide a plan showing the location of the existing pedestrian access and demonstrate compliance with the with the Acceptable Solutions.

5. C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Please address the requirements of Clause C3.5.1, P1 to demonstrate how vehicle traffic will minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to sub-clauses **(a) to (h) of P1.**

6. TASWATER

The TasWater request for further information, reference TWDA 2024/0081-FC is attached. Please address the information provided within the request to TasWater.

Consequently, under Section 54 (2) of the *Land Use Planning and Approvals Act 1993*, your application will be placed on hold until this request for additional information has been answered to the satisfaction of the Planning Authority.

Should you have any further queries regarding this matter, please feel free to contact me at a time convenient to you.

Yours faithfully



Per
Warren Groves
General Manager

Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.		Application date	17/01/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00081-FC	Date of response	19/01/2024
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	FLINDERS COUNCIL		
Contact details	development.services@flinders.tas.gov.au		
Development details			
Address	13-15 BARR ST, LADY BARRON	Property ID (PID)	7778982
Description of development	Multiple Dwellings x 6	Stage No.	
Additional information required			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> 1. What is Council's planning permit number, that was missing from all the documents? 2. Please provide a concept servicing plan for water services which shows the following: <ol style="list-style-type: none"> a. The exact location and size of the existing property water connection. b. The required location and size of property water connection accurately dimensioned relative to the existing/proposed boundaries noting that: <ol style="list-style-type: none"> i. One water property service connection must be provided to each lot. ii. The property water service for each lot must be sized appropriately and located just inside the property boundary at the road frontage in accordance with the standard property connection details contained in TasWater's Water Metering Guidelines. iii. Redundant connections must be shown to be cut and sealed. 3. TasWater requires a concept servicing plan to be submitted which shows the exact location (either suitably dimensioned or by notation) and suitable details of proposed water connections. Reason for request: <i>To allow TasWater's contractors to accurately quote and carry out the works when an application for new connections is submitted.</i> 			
Advice			
Service Locations			
<p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <ul style="list-style-type: none"> • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater • TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies • Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council. 			
To view our assets, all you need to do is follow these steps:			

- 1) Open up webpage - <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- 2) Click 'Layers'
- 3) Click 'Add Layer'
- 4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
- 5) Search for property
- 6) Click on the asset to reveal its properties

TASWATER CONTACT DETAILS

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		