

Launceston Friends of Steiner Education Inc.
41 French Street,
Launceston, TAS, 7250

15th December, 2015
Launceston City Council Town Hall,
St John Street Launceston

Dear Richard,

We provide the following information to supplement our planning application DA0355/2015. The following information was previously provided in response to a letter dated 28th July 2015 in relation to our original application and has been updated to include the additional carparking arrangements.

Urban Mixed Use Zone

Please be advised that the site has domestic security lighting and there are no existing or proposed external air conditioning, air extraction or heating systems.

Please see our site analysis for a detailed internal floor plan to the scale of 1:100 that shows the location of essential features including the 'classroom' area. The site analysis also includes a plan showing external existing and proposed play areas.

As the building stands, according to School Registration Board guidelines of 6.13m² per student, the maximum allowable number of children for school activities is 18. Playgroup is very unlikely to host more than 40 people including adults, children and babies in the one session due to the space restrictions but there are no formal limitations. Please note, that we currently have 6 confirmed kindergarten/prep enrolments and are hoping for this number to reach 10 for the start of the school year in 2016, so in the short term, the number of 18 students is highly unlikely. Our playgroup numbers are currently between 5 and 10 families per session.

Car Parking and Sustainable Transport Code

Please note that we have copied text from your letter and provided our answers below

Because the car parking spaces are unable to be provided within the property boundaries, further information is required to demonstrate how the proposal complies with performance criteria E6.5.1 (P1.1) of the Scheme in which the following factors need to be considered:

- a) *the availability of off-road public car parking spaces within reasonable walking distance;*

We are allocated two off-road parking spaces in the carpark adjacent to the site that is managed by CARE Park on behalf of DHHS for use at anytime. We will also have access to an additional two off-road parking spaces in the same parking area at the end of French Street. We will also have the use of an accessible car park in the 'Spur Wing' car park to the south-west of the building..

- b) *the ability of multiple users to share spaces because of:*



i. variations in car parking demand over time; or

Overall, the majority of the demand on parking will be for short periods of time, i.e. a few minutes per car during school drop-off and pick up prior to 9am. Playgroup runs for 2 hours in the mornings from 9.30 to 11.30. Our allocated off-road parking spaces are likely to be used multiple times over the period of drop-off and pick up, and may be occupied again on playgroup days. The part-time employee, a teacher's aide, will only require parking in the middle portion of the day and is likely to use these parking spaces again before school pick-up follows a similar pattern to drop-off at 3pm.

ii. efficiencies gained by consolidation of car parking spaces;

As above, we have access to the carparking spaces adjacent to our site and also an accessible car park as needed in another area of the 34-40 Howick Street space.

c) the availability and frequency of public transport within reasonable walking distance of the site;

There are several bus routes which stop at Charles Street near Frankland, at the LGH, and on Howick Street opposite Mulgrave Street. These all involve a walk uphill. Currently, several playgroup families already walk from their homes (as far as West Launceston) to playgroup. We anticipate that probably 1-2 out of 10 families would walk/catch public transport.

d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

Due to the position of the building on the site (towards the front of the block) and the slope, we are unable to create further off-road parking spaces within the site boundaries

e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

The site is located at the end of French Street, the street is a wide street with good visibility. There is pedestrian access via a footpath on the South side (where we are located) and children will be accompanied by adults. There are/will be 8 2P spaces on French Street within 100m of the site, and further untimed parking right up French Street. There is also a further section of 2P spaces, possibly up to 8, available in Saint John Street (the nearest side street), although these are rarely used due to the steep slope. Based on current usage of French Street parking (from parking observations), most of the 2P spaces will be available and will not be occupied by residents (only 3 residents with adjacent houses have been observed using on-street parking), and because of the shorter time limit, are unlikely to be occupied by other users who park and walk down to the Hospital or the Charles for longer work hours. We anticipate that our off-road parking will service the majority of our needs with very light use of the 2P parking close by in French Street and still allow for easy use by residents with permits. Our impact on the remaining untimed parking in French Street and Saint John Street will be negligible.

f) an assessment of the actual car parking demand determined in light of the nature of the use and development; and

Our current usage:

On our playgroup days, we are using our 2 allocated off-road spaces plus up to another six spaces (most likely using available 2P spaces) from 9.20am until midday (i.e. for the two hour duration of playgroup). Our meetings and other gatherings have a similar impact, but at different times of the day and sometimes in the evening.

Our planned usage:



With the planned use of the space from 2016, we would continue to have a similar impact on parking. There would be additional use during school drop-off times between 8.30 and 9am and school pick-up between 2.50 and 3.15 pm. The likely period of use of parking would be between 2 and 10 minutes. At this stage, it is unlikely our student numbers will exceed 10. The space requirements of the Schools Registration Board would allow up to around 18. On playgroup days, we could have up to 10 families (parent and child) attend. However, we would hold playgroup when the school children are off-site, so during playgroup periods there would be no impact from school age children. We therefore anticipate that there would be between five and ten pick-up/drop-offs on 2 days of the week with less activity on other days. As suggested, we are anticipating that at least 1 out of every 10 enrolled children would either walk, catch public transport, or carpool.

g) the effect on streetscape and to the amenity of the locality.

While French Street may at first glance seem like a quiet backstreet, it actually already experiences a period of busy activity from at least 8am (from our parking observations, but residents have said it starts at 7am), through to 9am when people park and walk down to Charles Street or the LGH for work. On one day, 24 vehicles were recorded as parking between 8 and 9am, with most parking prior to 8.45am. This, coupled with residents' movements leaving for work and completing their school drop-offs creates a relatively busy period of activity. The large majority of vehicles (belonging to workers) are then parked for long periods of time (generally all day) precluding other parking uses. The proposed use will increase this period of traffic and parking activity during school drop-off and pick-up periods. However, the majority of this activity will not coincide with current activity. That is, most workers will have already parked by the time our school drop-off begins and will last only 20 minutes up to 9am. The school pick-up will again last only 20 minutes at around 3pm and will be completed by 4-5pm which is when time workers collect their cars to return home, or when residents return home to French St. Overall, our proposed impact is unlikely to exceed 10 vehicles parking for short periods, and the majority of this will occur in off-road car parking spaces which when compared with the current impact of workers of 25+ vehicles parking all day involves many fewer cars and much shorter term parking, meaning that parking spaces are available for other uses.

It is important to note also that our group is already a resident of the street and has been running playgroup and our other activities in the space since 2007 with no complaints about traffic, parking or other disturbances. We have spoken with the neighbours most likely to be affected in the process of preparing this application and none have raised concerns with us.

Potentially Contaminated Land Code

DHHS have advised us that the fuel tanks understood to be at the Frankland Street end of the Old Drysdale building, were removed some time ago after the cessation of TAFE activities. There was in fact only one LPG fuel tank that was used for the old



TAFE cafeteria. We have previously provided a letter from DHHS confirming the removal of this fuel tank and we also deem it too far away from our site to be of concern for our purposes.

We look forward to the progress of our application.

Many thanks

Caroline Sinclair

Chair – Launceston Friends of Steiner Education Inc.



Launceston Friends of Steiner Education Inc.
41 French Street
Launceston, 7250

15th December 2015

Launceston City Council
Town Hall, Saint John Street
Launceston

To Planning at Launceston City Council,

This planning application relates to part of the area on the title for 34-40 Howick Street, Launceston which is on the piece of crown land known as the East Wing of the LGH. The building is known as the Old Nurses Recreation Hall and has an unofficial street address of 41 French Street. We previously lodged a planning application on 7th July 2015 which we withdrew on 27th October to work on a solution to issues raised. The substantial changes to this application are access to 2 additional carparking spaces and an accessible car space. Since 2007, the building has been occupied by Launceston Friends of Steiner Education Inc. who have been running Rainbow Garden Playgroup, craft sessions, parent information talks and workshops. This applications is for a proposal to extend the playgroup's activities as the children grow, and cater for a small class of kindergarten/prep aged children from 2016. We have been advised that this does not constitute a change of use given that the nature of the activities will remain similar. However, there does not appear to have been a planning permit lodged in the past to establish the current use as a permitted use under Discretionary Uses which is what we now seek to do retrospectively.

In 2016, we anticipate having 7-10 children attend 2 days per week and 2-4 there on other days. We will continue to hold playgroup one morning per week (in 2014/2015 it has been 2 mornings per week). The hall itself can accommodate up to 18 children according to space requirements of the School Registration Board. We anticipate our use as a kindergarten as temporary lasting no longer than a few years at most, with the playgroup potentially continuing at the site depending on lease renegotiations with DHHS in the future.

Our main impact on the surrounding area relates to parking, and we provide detailed notes on how our use complies with the parking code including how it affects the local amenity in an attachment. We note that despite our presence in the area for 8 years, we have not received any complaints about our activities which in addition to the 2 playgroup sessions per week also include occasional other events such as craft sessions, parenting workshops and study nights.

We include with our application, a competed application form (as submitted on 7th July), and a plan as prepared with the initial application. We note that there is no certificate of land title for the site which is on Crown Land and this application has been approved by DHHS.

Regards



Caroline Sinclair
Chair – Launceston Friends of Steiner Education Inc.



Site Analysis – 41 French St

Location

This site sits within a large title 34-40 Howick St. See figure 1 below illustrating the location of the area in which this application is concerned.

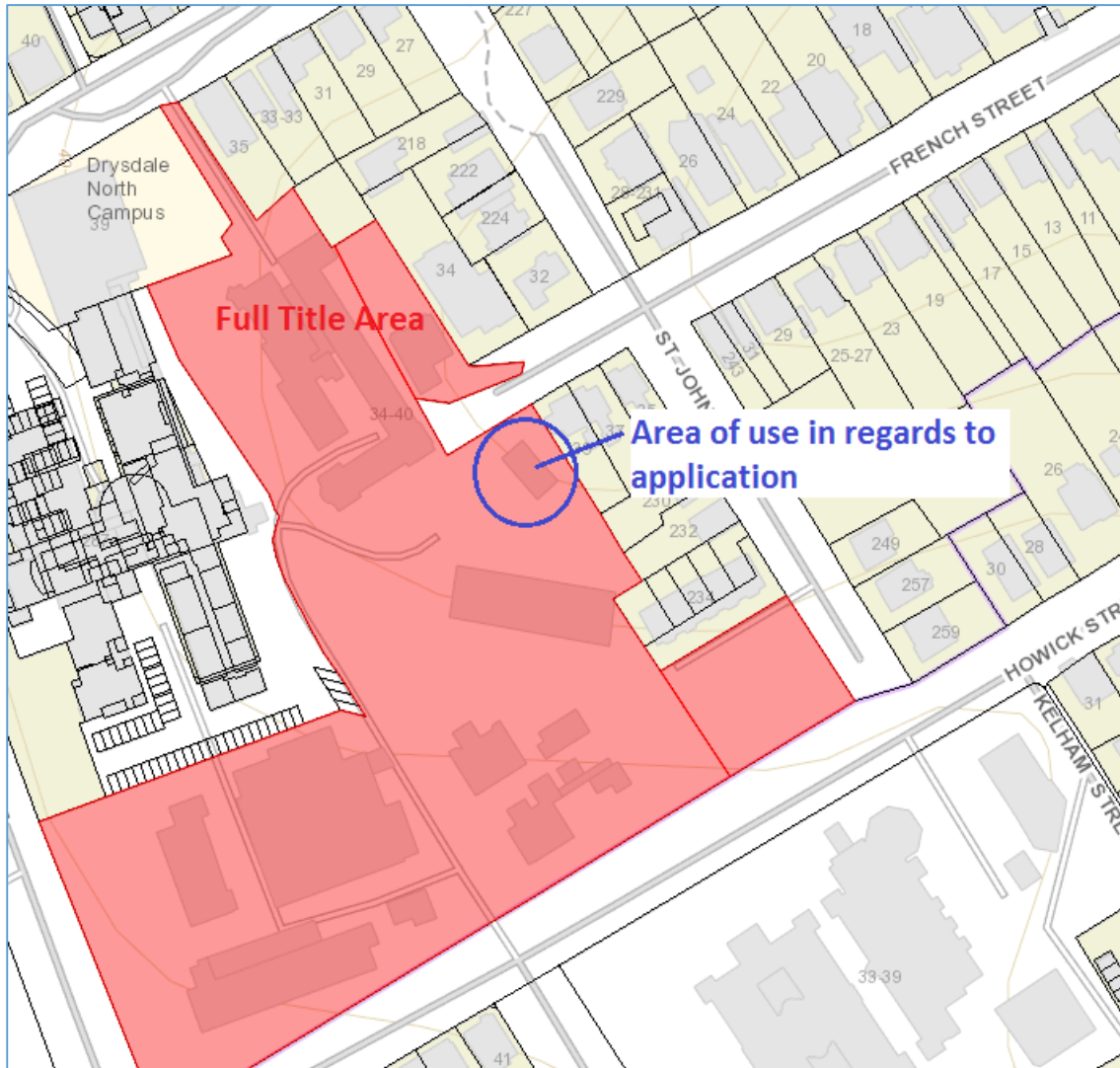


Figure 1 – Title map showing the larger title area of 34-40 Howick St in red and the area of interest to this application circled in blue.



Figure 2 – Detailed plan of the site showing the dimensions of the area; existing building; existing vegetation; contour lines; title boundaries and street access.



Figure 3 –Detailed plan of the site overlaid on an aerial photograph of the area illustrating existing facilities and structures in the surrounding area.

Current Use

The site has been used for playgroup, craft groups and parent information meetings during the last 8 years; since 2007.

Proposed Use

In 2016 the plan is to use the site to run a small kindergarten/prep class in addition to the current uses.

Topography and Natural Features

Topographic lines are present on Figure 2. The site sits between 50- 60 m (AHD). No natural drainage channels, water courses or wetlands exist near the site.



Vegetation

No natural vegetation remains on the site. Some large well established trees exist along the western and southern extents of the site. No removal of vegetation is planned with this change in use.

Pedestrian and Vehicle Access

The pedestrian and vehicle access has been established from the end of French St (see figure 2). No change to this access is proposed.

Carparking

Two carparks have been permanently allocated outside of the front to the site as well as access to a further 2 carparks for pick-up/drop-off periods. An accessible carpark is available in the 'Spur Wing' Carpark, adjacent to the south west border of the site. If use of the public car parking spaces on French street occurs, it will be for short periods of time between 8.30 am- 9am and 2.50 -3.10 pm Monday to Friday for drop off and pick up.

Site Facilities

The site contains an existing Hall (see figure 2 for location); and a fenced playground area. No additional changes or additions to the facilities are planned with the proposed change in use.

Adjoining Properties

The location of the adjoining properties can be seen on figure 1. The Eastern and northern surrounds of the site consist of private residences; north-west of the site is nurse's accommodation; south of the site are carparks and an additional government health building.

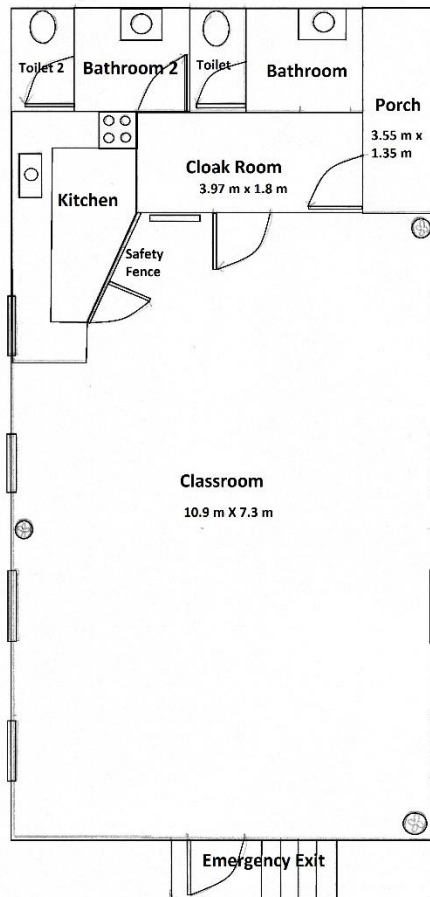
Site Services

No change to roads, driveways, car parking and footpaths is proposed. Currently an entry footpath and two car parks are within the site. The site does not contain any open or communal spaces and this will not change. All main utilities have been previously connected and will not change. No subdivisions or lot boundaries are proposed.



Internal Floor Plan

Floor Plan



Scale 1:100



Existing and proposed external play areas

