



## Proposed Broad-Usage Multipurpose Facility Centre

K. Mclauchlan  
Lot 201 Tam O'Shanter Rd  
Lulworth  
7252

# Planning Development Report

prepared for

George Town Council

prepared by

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## Overview

This report serves as a response for DA2021/17, for the development application for a proposed multi-purpose facility centre located at Lot 201 Tam O'Shanter Rd, Lulworth. While the subject site is within both recreation zone & Village zone as set out in the George Town Council Interim Planning Scheme 2013, the proposed development will be located only within the recreation zone.

This multi-purpose building is to be an integral part of the overall Tam O'Shanter development and will be used to accommodate mainland and overseas visitors to the region. It is also being built to fulfill an existing local demand for tea and toilet facilities associated with existing and future recreational activities.

## Description

### Property Details

Lot: 176475/201  
PID: 3525590  
Lot Size: 14.16 ha  
Zoning: Recreation & Village  
Vegetation: Existing agricultural land with existing cleared area

Type: Class 1 Residential Dwelling  
Stories: 1 level  
Foundation: Concrete  
Walls: Lightweight cladding  
Roof: Colorbond  
Proposed Development Area: 108.34m<sup>2</sup>



## **Contents**

This submission is to be read in conjunction with the following plans:

Architectural Plans by EngineeringPlus:

A00 – Cover	Rev. A
A01 – Locality Plan	Rev. A
A02 – Site Plan	Rev. A
A03 – Construction Plan	Rev. A
A04 – Floor Plan	Rev. A
A05 – Roof Plan	Rev. A
A06 – Elevations #1	Rev. A
A07 – Elevations #2	Rev. A
A08 – 3D Perspectives	Rev. A

## **Applicant**

Submission of this application by Engineering Plus is on behalf of:

K. Mclauchlan  
Lot 201 Tam O' Shanter Rd  
Lulworth  
7252

## **18 Recreation Zone**

### 18.1 Zone Purpose

#### 18.1.1 Zone Purpose Statements

18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

#### 18.1.2 Local Area Objectives

To promote the development and use of recreation areas and provide for the continued use and investment in these facilities, including the supporting uses that assist in maintaining the viability of the facilities and recreation services.

#### 18.1.3 Desired Future Character Statements

The use may be intermittent and attract large crowds for a concentrated period requiring extensive car parks. Indoor facilities may include large buildings whilst outdoor facilities feature large open spaces and associated buildings such as grandstands, participant facilities, food outlets, score boards, tower lighting and administration facilities.

## 18.3 Use Standards

### 18.3.1 Amenity Objective

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.

#### A1

Operating hours must be between:

- a) 8.00 am and 10.00 pm where adjoining residential use; and
- b) 6.00 am and 12.00 am midnight where not adjoining residential use.

**Acceptable. The proposed future use of this multi-purpose facility is to function as a base community centre for the future development of sporting grounds (lawn bowl, croquet & golf) with hours of operation between times stated.**

#### A2.1

The proposal must not include flood lighting where it adjoins the General Residential, Low density residential; and

#### A2.2

External security lighting must be contained within the boundaries of the site.

**Acceptable. No permanent exterior lighting proposed the development. Motion security lights will be installed on the exterior to increase safety for patron.**

#### P3

Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.

**The proposed development will function as a community centre and function facility and will be owned in conjunction with the future bowling green, croquet lawn and nine-hole golf links. Operations in proposed development will be overseen by the Mclauchlan family company and will only run between the hours of 8.00am and 10.00pm. Due to the nature of the use, there will be no significant impact to the environment regarding noise, smoke, odour, and dust pollution.**

### 18.3.2 Recreation Zone Character

#### Objective

To ensure that discretionary uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.

#### A1

Commercial vehicles for discretionary uses must be parked within the boundary of the property in locations that are not visible from the road or public land.

**N/A. No commercial vehicles will be required for the operation of the development.**

#### A2

Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.

#### N/A

## 18.4 Development Standards

### 18.4.1 Building Design and Siting

#### Objective

To ensure that the design and siting of buildings:

- a) conserves the recreation character of the area; and
- b) minimise disturbance to adjoining uses

#### A1

Building height must not exceed 7m.

**Acceptable. Height of proposed development is 4.93m.**

#### A2

Buildings must be set back 10m from all boundaries.

**Acceptable. Proposed development is set back 33.75m from nearest boundary (Along Seascape Drive).**

### 18.4.2 Landscaping

Objective To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.

#### P1

Applications must demonstrate how the recreation and landscape values of the site and area will be managed by a landscape and site management plan that sets out:

- a) any retaining walls; and
- b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and
- c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and
- d) any fencing; and
- e) vegetation plantings to be used and where; and
- f) any pedestrian movement paths; and
- g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management

**Refer to landscape and site management plan in accordance with Clause 18.4.2.**

## **Conclusion**

The proposed development relies on the performance criteria as set out in the George Town Interim Planning Scheme 2013 for 18.0- Recreation Zone. The proposed development is of a broad-usage multi-purpose facility centre. It will be used as a tea making facility and a sport facility for members of the local community. This development will be owned in conjunction with future adjoining bowling green, croquet lawn and nine-hole golf links. The multi-purpose facility will be owned and managed by the McLachlan family company and apart from the B&B, will only operate during permitted hours.

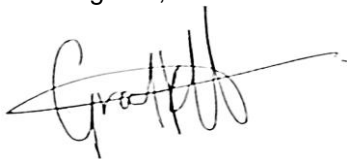
The proposed multi-purpose development is to be an integral part of the overall Tam O'Shanter development. To provide financial support during the opening stages of the development the proposed building can operate as a small B & B to cater as a couples retreat but also function as a 'community' space when the future development of the sporting facilities occur. Due to the dual purpose nature of the building it will allow the operators to have financial stability which providing services to the community.

The scale of the development will mean that there will be no significant increase in vehicular traffic to and from the site. An estimated 16 – 20 car movements could be foreseeable on the weekends in the future once the overall development is completed but an estimated 4-6 car movements per day from site is expected when the development is running as a B&B. Additionally, since the proposed development is located within walking or cycling reach of residents, vehicular traffic to and from the site is expected to be in keeping with the planned sporting activities i.e bowling, croquet, and golf. While there is some parking for cars and motorbikes provided on site, they are limited. Patrons and visitors are encouraged to utilise other, more sustainable form of transportation when moving around the site.

The development will be in an area of the site with some shrubs. Existing shrubs on and around the proposed development will be cleared. Additional planting of ground cover plants endemic to the area will take place to assist in erosion control.

We thank you for taking the time to assess this application. If you require any further information, please do not hesitate to get in contact with us.

Best regards,



### **Jack & Trin Pfeiffer**

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