

Attachment 5 - 108-112 High Street - Representations

From: Helen Finn
Sent: Thursday, 2 November 2017 8:04 AM
To: Carolyn Wrangmore
Subject: Re: 108-112 High Street, Newstead - Re-advertising - Please resubmit your representation

Hi Carolyn
I would like our previous email to remain a consideration in the proposed development.

Than you
Helen & Brian Finn

On 1 Nov 2017, at 2:44 PM, Carolyn Wrangmore <Carolyn.Wrangmore@launceston.tas.gov.au> wrote:

Hi Dear Representor

I am writing in regard to the development application DA0431/2017 'Food services - cafe; placement of a shipping container and part change of use' for the property at 108-112 High Street, Newstead.

Please note that this application has been readvertised as plans were amended. The advertised period is 28/10/2017 - 13/11/2017. New plans are available via Launceston City Council official website:

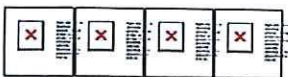
<https://www.launceston.tas.gov.au/Business-and-Development/Planning/Advertised-Development-Applications>

Therefore, we kindly ask you either to resubmit your letters in regard to revised plans or provide a written request for the consideration of your previous letters submitted in the first advertisement period.

Thank you for your time and attention. We appreciate your patience.

Regards

Carolyn Wrangmore | Planning Administration Officer | City of Launceston
T 03 6323 3301 | F 03 6323 3395 | www.launceston.tas.gov.au



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FILE No.	DA0431/2017		
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RCVD 02 NOV 2017		LCC	
Doc No.			
	Action Officer	Noted	Replied
	C. WRANKMORE		

E-COPY N. BLIZNINA

Carolyn Wrankmore

From: Helen
Sent: Friday, 22 September 2017 1:06 PM
To: Contact Us
Subject: re application to open a cafe at 108/112 High Street

Top whom it may concern re planning application.

Two businesses, a flower shop open 7 days a week, a computing business and a recently vacated a building firm have been and are operating from this address.

There are flats under the businesses.

Our objection is the parking, as most premises in High Street do not have off street parking for themselves or visitors.

School children get off the busses and the location of the bus stop, has them running the gauntlet to get to the eastern side of the road where there is no foot path.

The building in itself apart from the new part that was recently built is an eyesore having very cracked bricks in the front, and having a shipping container there would add to that.

As this is a residential area I don't feel we should have a business open to selling coffee at 6am.

Regards

Helen and Brian Finn

Carolyn Wrankmore

From: Kate Rodrigue
Sent: Saturday, 4 November 2017 12:32 PM
To: Contact Us
Subject: Attn General Manager re development application

To the General Manager,

I am again writing to voice my concerns in regards to the development application DA0431/2017 at 108-112 High St. I previously wrote to you on 18th September 2017. Please find a copy of this letter below.

I would like to re-iterate my concerns about the addition of a new business to the multi-business site already operating out of this address. Another tenant at this site will cause problems in regards to traffic and pedestrian safety.

In the re-advertised proposal, the applicant acknowledges that there is 1 parking spot available for the business. If the business employs 2 staff, there will be insufficient parking before customers arrive.

As this business will rely on a high turnaround of customers for success, there will be a constant flow of cars looking for parking in the area. This will likely have effects as follows:

-A backlog of customer cars will flow from the location onto High Street while waiting for a parking space to become available.

There is no room for cars travelling along High St to pass in this instance (due to a traffic island) and traffic flow travelling towards the city will be stopped. The other issue that I see with this is that cars will block the sidewalk which affects pedestrian safety (especially with school age children often walking in the area).

-Customers will be unable to find available parking initially and so there will be increased use of the David St/High St roundabout to perform U-turns at peak times (which will likely catch other users of the roundabout unaware). There is also the risk of drivers attempting U-turns at the Wentworth St/High St intersection (already a dangerous intersection).

-Customer cars will likely be parked on the east side of High St with customers crossing a very busy road to frequent the business. This section of road is hazardous to cross especially during rush hour.

-Customers will illegally turn from the Kings Meadows bound direction across solid white lines to frequent the business.

An increased number of cars being parked in the local area is also potentially dangerous as visibility is limited with the crest and slight deviation of the road at 108-112 High St. Visibility is especially limited if larger cars such as SUVs and utes are parked on the city bound side.

Traffic often flows quite rapidly towards the city despite the area being a residential zone. Customers attempting to either vacate on or off street parking will alter traffic flow and increase the risk of accidents.

I am very concerned about the location of this proposed business and the impacts that this business will have on traffic circulation and parking (10.4.14I). The re-advertised proposal fails to offer any further suggestions on how traffic safety in the area can be better managed to cope with the addition of another business to this multi-tenanted site.

I would like the opportunity to discuss these points of concern with the planning officer if this development application is to proceed.

Please don't hesitate to contact me if you wish to discuss my concerns further.

Kind regards, Dr E. Kate McIntyre BVSc

To Whom It May Concern,

I am writing in regards to the planning development application for 108-112 High St (DA0431/2017).

I'm a resident and am very concerned about the establishment of a food service (takeaway coffee shop) in this location. This development will present problems in relation to traffic and pedestrian safety and will cause additional stress to parking availability.

This area of High St is already very busy during rush hour (8 am- 8:45 am). Additional traffic entering and exiting the above premises will cause further congestion. A recent poll by the Examiner identified the Talbot Rd/High St- Wentworth St intersection as one of the most hazardous in the city. This intersection is located in very close proximity to the proposed coffee outlet.

Visibility is impaired when larger vehicles such as SUV's are parked along High St and makes exiting parallel car parks challenging.

I am concerned about Kings Meadows bound cars illegally turning into the driveway of this business. If this does occur, traffic will be blocked heading towards Kings Meadows as there is insufficient room to pass.

This area of High St is dangerous for pedestrians to cross during peak times. There is no cross walk in the vicinity. If customers park on the Kings Meadows bound side of the road, they will have to navigate traffic to reach this business safely.

With the residences located in the immediate vicinity and the businesses currently present at this address, parking is already limited. There are often at least 3-4 additional cars parked along this section of High St during business hours already with the current businesses occupying the site.

Please feel free to contact me if you wish to discuss these matters further.

Kind regards Dr. E. Kate McIntyre BVSc

From: Kaye Thomason
Sent: Sunday, 5 November 2017 9:45 AM
To: Contact Us
Cc: Carolyn Wrankmore
Subject: Re: Development Application DA0431/2017 108-112 High Street NEWSTEAD TAS 7250
Attachments: High Street 1.zip
Importance: High

Kaye Thomason has shared a OneDrive file with you. To view it, click the link below.

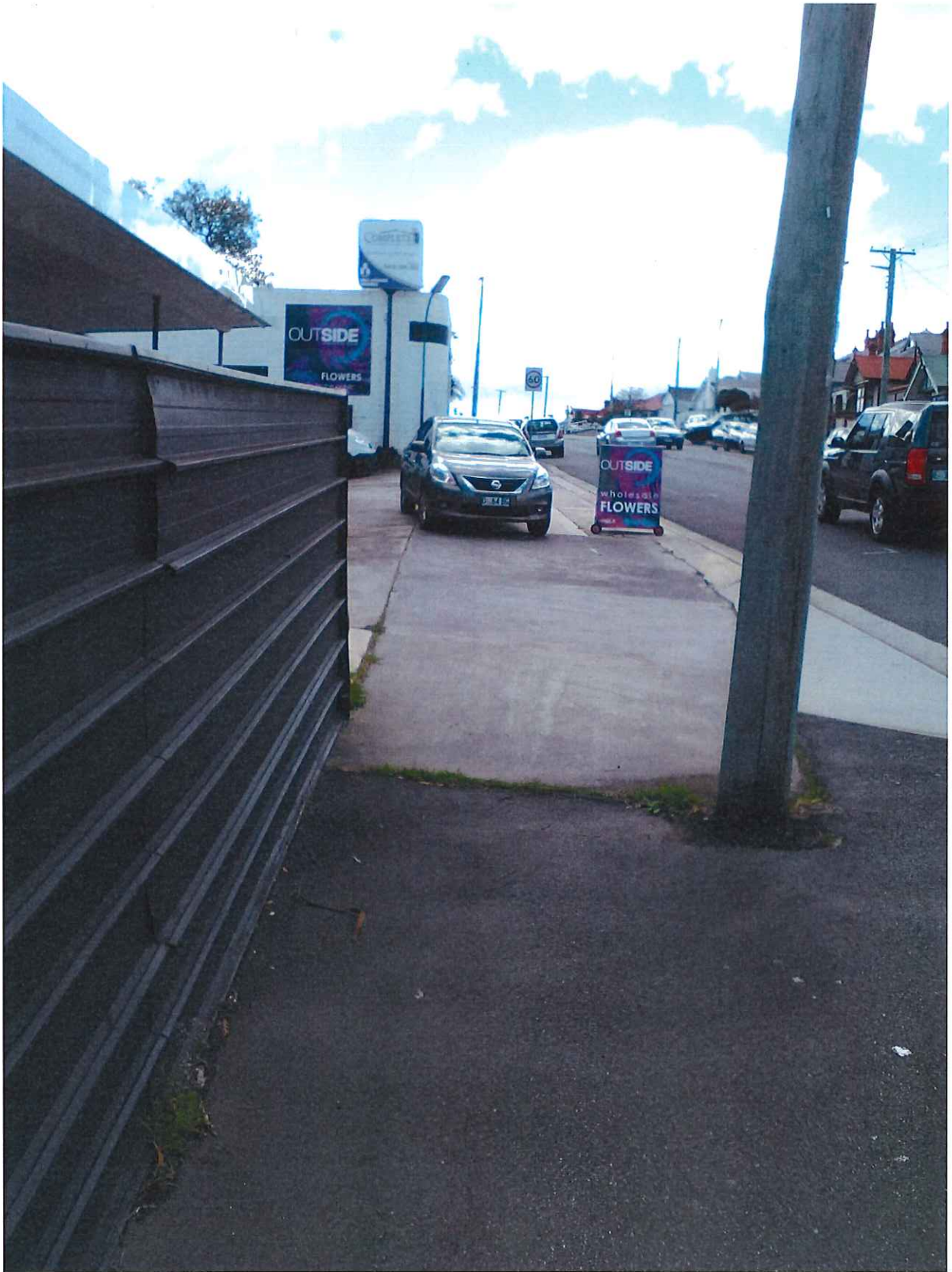
 [High Street 1.zip](#)

General Manager,
City of Launceston
Development Application Representation

I am very concerned about this application for a Food Services - Cafe which is to be located in a shipping container. My concern is the limited parking at this location. Currently on any given day there are 3 -5 vehicles parked on site at this location. If there is decreased parking for employees on this site as well as patrons visiting this site, parking will only be exacerbated. Vehicles already visiting the existing businesses, in particular those visiting the florist park on the footpath. As someone who uses the footpath almost daily it is already dangerous for anyone walking along this street as cars enter this location from both directions on High Street and park on the footpath. You need to look before you walk as cars always think they have right of way and are never concerned that they are parking on the footpath. This will only worsen if a shipping container is located here as it will be located in the one small area that is not the footpath. Given the proximity to the intersection of High Street, Talbot Road, Lawrence Vale Road and Wentworth Street, the increased risk to both pedestrians and motor vehicles of an accident occurring would seem high. There is reduced visibility already at this intersection as well as a bus stop. There is also no safe crossing point on High Street at this location. I have attached some photos depicting the current issues with parking which highlights my concerns.

Regards
Kaye Thomason











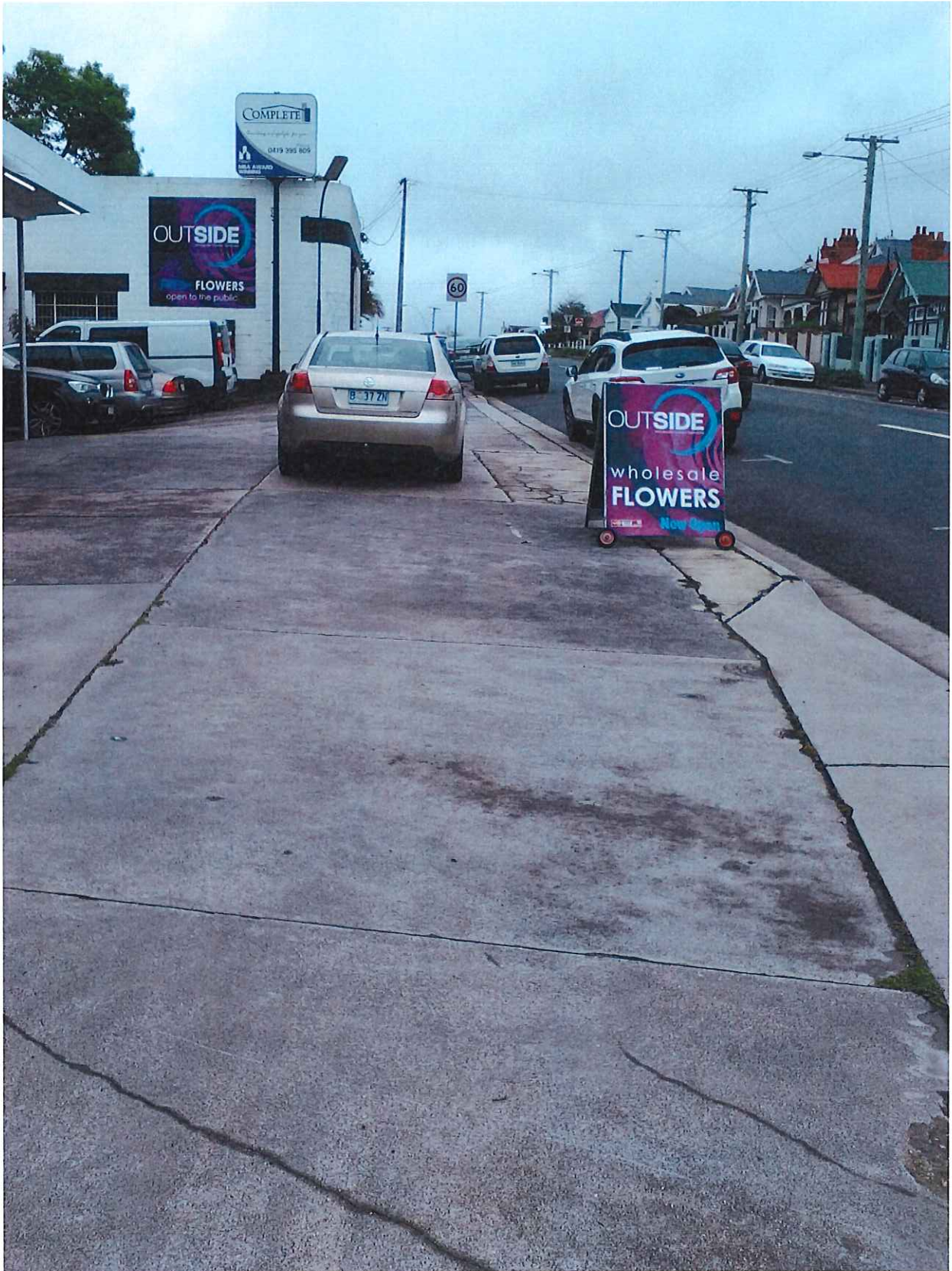




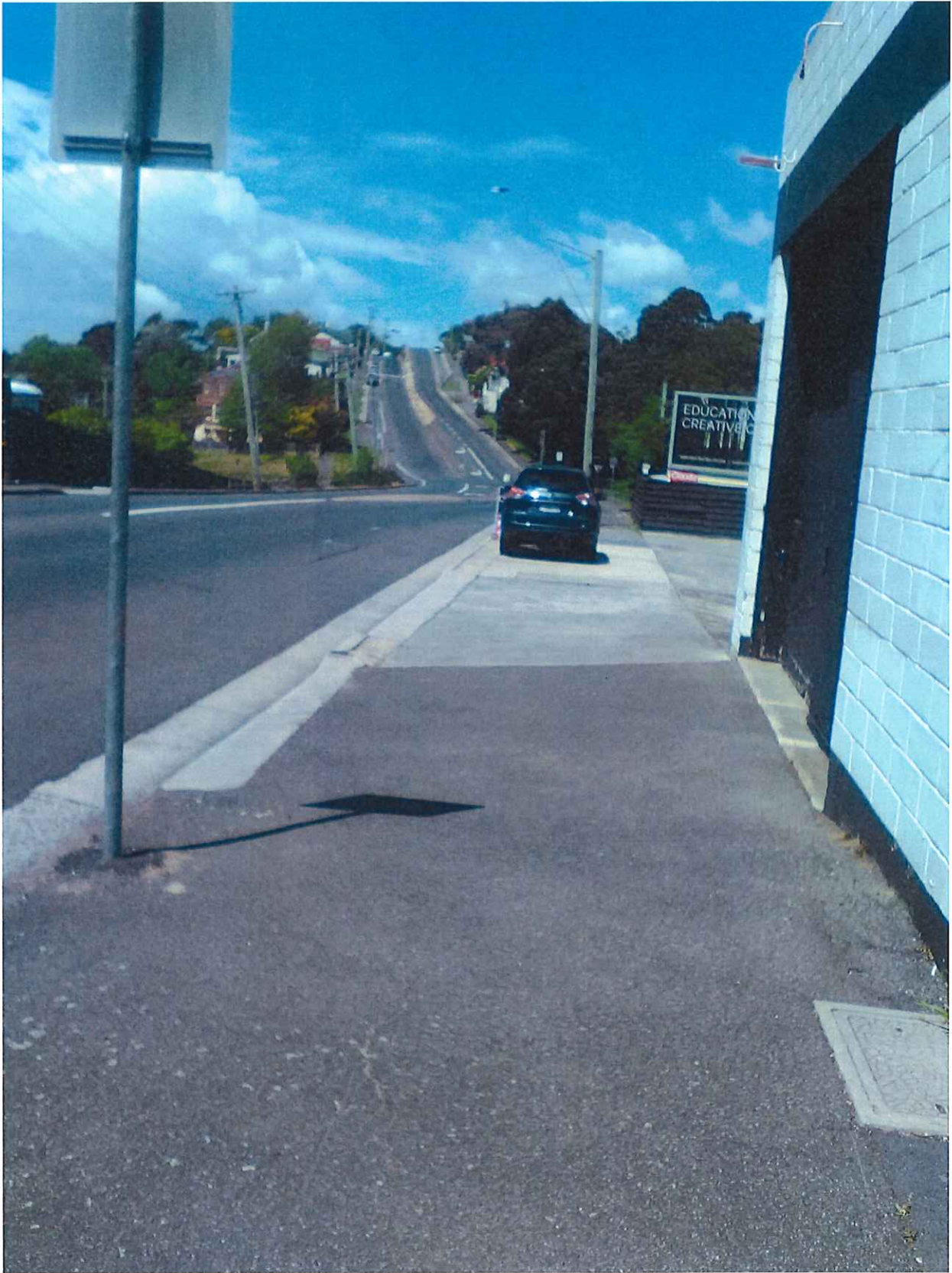












From: Carey Mather
Sent: Sunday, 5 November 2017 2:00 PM
To: Contact Us
Subject: DA0431/2017: Representation for consideration
Attachments: DA04312017_171105.pdf

Dear Sir/Madam

Please find attached my written representation for consideration with application DA0431/2017.

Please do not hesitate to contact me if the attachment fails to open or you require clarification or further information

Kind regards

Carey

Carey Mather FHEA (UK)
Lecturer | Course Coordinator- Graduate Certificate eHealth (Health Informatics)



CRICOS Provider Code: 00586B

University of Tasmania Electronic Communications Policy (December, 2014).

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5 November 2017

Dear Sir/Madam

RE: Notice of Application for a Planning Permit DA0431/2017 (re-advertised)

Please accept my representation regarding this planning permit application for your consideration. I have attached my previous representation for consideration with this response to the re-advertised Notice of Application.

I have resided at _____ since 1995 and believe I have a thorough understanding of the nuances of the vicinity, including various businesses that over the years have been located at 108-112 High Street. There are currently three businesses and one residential dwelling located at this site. These are (1) 7 days per week floristry business, (2) computing and (3) building and home renovation businesses. There is also a (4) residential dwelling. The permit requested will be the fifth activity on this site in this residential area. I have concerns about safety, timing and aesthetics (including construction), which will be affected by the inclusion of an additional business on the premises of 108-112 High Street. I have outlined my concerns in the previous representation (attached). In response to the re-advertisement I would like to highlight the adjustments in the re-submission that create new or additional impacts to the area. For example, the increased volume of customers and parking issues created by attending the premises where the café is situated will potentially negatively impact the quality of living of the residents in the surrounding dwellings.

Safety

The reduction of three allocated parking space to one space will increase, not decrease the parking issues outlined previously, as the parking mentioned in the previous application was already allocated to the residential dwelling (image 1). The parking space mentioned in this application may be used by the employees of the café business, and so trade vehicles, employees and customers will need to park elsewhere. The lack of off street parking of the four adjacent/opposite residential dwellings remains and the potential for competition for spaces remains. The parking issue regarding No Standing zones, bus stops, speed limits and narrowness of the street at this section of High St is of concern as per previous representation submission. The proposed parking reduces access to the floristry business, which will further impact the number of vehicles parking on the street and number of pedestrians crossing the road to attend the businesses on the site. There is potential for congestion on the street that will reduce traffic flow as potential customers seek parking, turn into or out of the businesses. Four businesses (plus the residential dwelling) on this one site, of which two rely on high customer volume / turnover will impact the safety of visitors and residents.

Timing

The proposed hours of business are beyond normal trading hours and the café application states it will be open at the weekend and 'on demand'. This is unreasonable in a residential area, as businesses in the Launceston CBD do not have the length of these proposed extended opening hours.

Aesthetics

The business will target high turnover of customers and there will be associated noise created by slamming car doors, music from vehicles (or the business) and human gregariousness. There is no enclosed area to muffle or contain the noise from customers while they wait for service, or consume their purchases on site. The noise will reverberate across the road and potentially negatively impact the surrounding residences. As previously mentioned the shape of the topography seems to facilitate reverberation of sound between the houses.

How will rubbish be monitored from this business? Will waste, recyclables and FOGO bins be supplied by the business for customer use? It will be necessary to ensure there is no increase in rubbish on the street as this will attract vermin, which is highly undesirable for residents and the established businesses. Waste bins and smell will detract from the amenity of the streetscape. Similarly, the native wildlife needs to be contained to the surrounding bush and not enticed onto the Street by gaining access to the business food and container waste. Regular removal will be necessary to ensure the smell of decaying waste from the bins remains low and does not affect the residential dwellings nearby.

Construction

I notice the application states there is no construction. I am unsure how the shipping container will sit horizontally on the proposed site without changing the surface. There will need to be preparation of the ground as the driveway is on a gradient with various levels throughout the site. There are signs seeking customers 'mind the step' as the surface is quite uneven and has potential for workplace safety issues (image 1).

I also have concerns about reduction of privacy of the nearby residences. The shipping container will sit at a height with the open front that can see directly into the homes opposite the site. The Council regulations for fence heights means that the employees in the shipping container will be able to see directly into the windows opposite the business (image 2).

I urge consideration of this application on merit of whether it will add value to the streetscape or positively change the quality of living for the residents in the surrounding properties.

Please do not hesitate to contact me if you require clarification or further information.

Kind regards



Carey A Mather



Image 1. Parking on Sunday 5/11/17 at 1.45 pm. Please note the surface of the parking area.

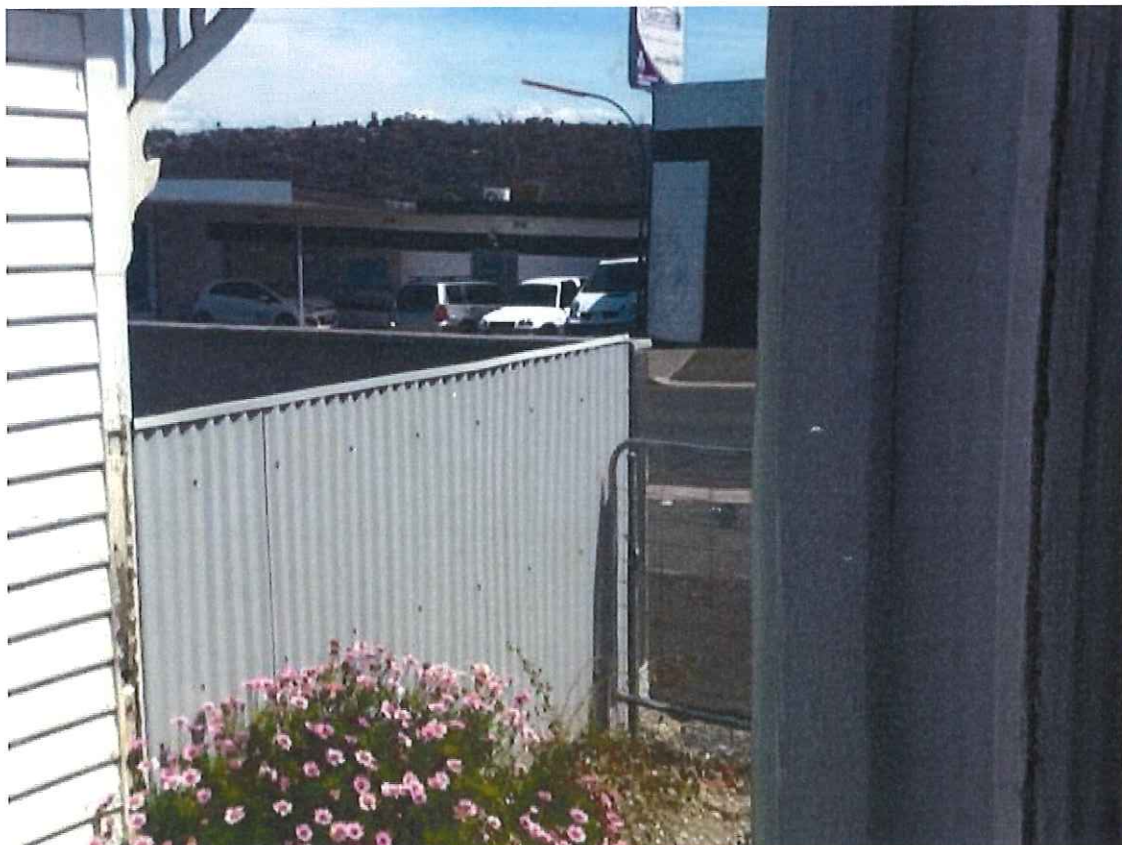


Image 2. View from side window of one residence opposite.

20 September 2017

Dear Sir/Madam

RE: Notice of Application for a Planning Permit DA0431/2017

Please accept my representation regarding this planning permit application for your consideration. I have resided at [redacted] since 1995 and believe I have a thorough understanding of the nuances of the vicinity, including various businesses, that over the years have been located at 108-112 High Street. There are currently three businesses and one residential dwelling located at this site. These are (1) 7 days per week floristry business, (2) computing and (3) building and home renovation businesses. There is also a (4) residential dwelling. The permit requested will be the fifth activity on this site in this residential area. I have concerns about safety, timing and aesthetics, which will be affected by the inclusion of an additional business on the premises of 108-112 High Street. I have outlined my concerns under headings below.

Safety

If the application for a café is approved, there is likely to be increased pedestrian and vehicular traffic. This extra load is a potential safety issue for the surrounding area. The current speed limit mixed with increased pedestrian traffic, informal seating mixed with parking on the property and increased competition for parking could compound traffic congestion and contribute to reduced safety for residents and customers.

It is my observation that each of the three businesses have employees that drive vehicles to their place of work. The building firm workers convene prior to their workday, sometimes leaving their vehicles (more than 4 cars/trucks) parked on High Street and car pool to their place of work. These cars remain parked on High Street for the duration of the workday. The floristry and computing business employees tend not park to their cars in the garage area of the property, as these seem to be reserved for couriers and customers to drive in or for the computing business car. The employees park their cars on High Street outside the residential dwellings. Residents of the dwelling at 108-112 High Street have parking spaces on the property as shown on the plan. The computing business vehicle bay will be usurped by the placement of the shipping container and will need to relocate and park on the street.

There are four residential dwellings surrounding this address that have no driveways or off-street parking. One dwelling is adjacent to the property. Three dwellings are opposite 108-112 High Street and rely on parking bays on High Street outside their dwellings. Three of the five dwellings opposite 108-112 High Street are rental properties. Sometimes each of these rental properties have more than three cars per property, as each rentee owns/uses a car. There is competition for parking bays, especially during the workday when the businesses are operating. Due to the narrowness of the street, the southern and northern sides of 108-112 High Street are zoned as no standing areas. There are also two bus stops close by precluding any parking of vehicles. On the northern side there are also three garages adjacent to the premises, where no parking is permitted across the entrances. The lack of parking extends to Churchill Crescent where the boom gate-turning circle (to make it a no through road) also renders the area a no standing zone, meaning there is no capacity for the dwellings on High Street to park vehicles at the back of their residences.

The traffic congestion on this southern part of High Street is apparent each week day morning and afternoon. School children congregate to catch or alight from their buses and need to cross High Street which can be hazardous due to the being a major vehicle conduit to and from the CBD. The area is currently zoned as 60 Kmph, which can be problematic for pedestrians attempting to cross the road, and for drivers who fail to slow at the bottom of the hill (near Lawrence Vale Road) on the approach to the roundabout (at David St) or fail to see cars waiting to turn into, or back out from 108-112 High St.

From my understanding the shipping container planned to house the cafe will have three allocated parking bays. I am also concerned the informal seating for café customers shown on the plans will be mixed with the parking of the floristry customers. The plan indicates a crossover for vehicles attending the floristry business where seating is planned.

Are these nominated bays in addition to the parking bays currently used by the businesses and residence? Will the shipping container and informal seating area reduce the total number of parking bays available within the premises? Where will the vehicles that currently park on the premises park if the fifth business is approved. I do not believe there is sufficient parking available for workers and customers of the businesses housed on the premises.

I believe increasing vehicle traffic flow around 108-112 High Street will create more competition for parking by employees of the businesses and customers attending the café business. The increased visitor numbers will create a higher risk of pedestrian injuries and traffic accidents by mixing informal seating and vehicles on the property and increasing traffic congestion around the property and adjacent dwellings.

Timing

This nexus of Newstead and South Launceston enjoys being a residential area. This part of the suburb is quiet during the weekend as the traffic flow slows. I understand the café hours are 0600-1430 each day. I believe 0600 is an unsociable hour to open a business in a residential area, especially at the weekend. The extra noise generated by vehicles, car doors slamming and human gregariousness will negatively impact the surrounding residences. Noise in residential areas is limited through by-laws and I believe the residents in this area are entitled to the same provision as other residential areas in Launceston. Due to the topography (valley or dip between ridges) of the area, noise is trapped on the street, and seems to bounce off the dwellings and funnels out between the houses. Previous businesses have relocated due to the reverberation of sound.

Aesthetics

High Street is a major conduit to and from the CBD. Any changes to the streetscape needs to enhance and improve the quality of living and aesthetics of the area. Shipping containers by nature of their name are objects used for storage and transport of goods. Is it appropriate for one to be installed as a café in a residential area? Will the shipping container improve the aesthetics of the property or fit in with the surrounding Edwardian/Victorian residences on High Street and Talbot Road? I am concerned what visitors to Launceston will see and remember as they travel along this heritage street. I am also concerned about the aesthetics for the residents who live in the adjacent dwellings. While I understand the concept of a shipping container café is novel, I do not believe it will improve the aesthetics of the property, nor is it in keeping with the surrounding streetscape.

I urge consideration of this application on merit of whether it will add value to the streetscape or positively change the quality of living for the residents in the surrounding properties.

Please do not hesitate to contact me if you require clarification or further information.

Kind regards



Carey A Mather