

From: Michael Tempest
Sent: Thursday, 25 January 2018 8:35 AM
To: Contact Us
Subject: Submission Re DA0672/2017
Attachments: AK Consultants Submission re DA0672_2017.pdf

Hello,

Please find attached our submission regarding DA0672/2017

Kind Regards,

Michael Tempest | Natural Resource
Management Consultant

[Website](#) | [Brochure \(PDF\)](#) | [Email](#)



AK Consultants
Agricultural and Natural Resource
Management Consultants

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The General Manager
City of Launceston
PO Box 396
Launceston
TAS 7250

Via email; contactus@launceston.tas.gov.au

25th January 2018

Dear Sir,



AK Consultants Representation Regarding Notice of Development Application (DA0672/2017)

As the Director and Business Owner of AK Consultants, I wish to make the following representation on behalf of AK Consultants. AK Consultants leases and occupies office space at [redacted] which is [redacted] to the location of Development Application DA0672/2017, construction of a hotel. I previously made a representation when the first Development Application (DA0377/2017) by the same proponent for construction of a hotel on this land, was advertised.

As a business, AK Consultants does not have a position on the actual development itself. Our concerns are regarding the potential impacts to our business during construction and ongoing impacts after construction. Unfortunately, it appears that the configuration of the revised proposed hotel will have an even bigger impact on our business post construction.

During construction concerns reside with the implications of having a commercial scale construction site only [redacted] from the building we occupy for around 12 months and what affect this may have on the productivity of our business. It is anticipated that the construction site will create:

- Excessive and constant noise;
- Vibration;
- Dust;
- Disruption to services (power, water, communication);
- Potential access and flow disruptions to the building and traffic (both vehicle and pedestrian);
- Overall reduced amenity and a resultant loss of potential clients;
- Significantly reduced ability to effectively continue to work, have meetings and interact with clients & colleagues;
- Impacts on staff moral caused by above points, which has the potential to significantly impact business productivity.

The structural integrity of the building is also of concern to us, as not only does this have the potential to impact on staff safety, but also impacts on the internal visual amenity of the working environment and resultant professional presentation of the business to visiting clients.

Any evidence of impacts on the structural integrity of the building could also cause disruptions to our business productivity due to the resources employed in actively monitoring and if necessary repairing the impacts.

In the long-term, post construction, once the hotel is operational we also have some concerns surrounding the potential for our privacy being permanently affected. The new design will wrap around the building we lease. We had concerns with the previous design that the north facing windows would be able to look down and directly through our window, which is currently screened off from ground level by a brick walled court yard. In addition there would be some reduction in natural light. The new design's eastern facing windows on the northern half of the hotel will be in a better position to look through our window and will also block out all of our natural light. This will result in an even worse impact on our business than the previous proposal would have.

Staff turn-over is one of the greatest risks to my business and I strive to provide a pleasant and productive working environment tailored to my staff's aspirations, in order to minimise this risk. I currently employ three full time and two part time staff. Natural light and my courtyard greenery as well as proximity to City Park have all been identified by my staff as being integral to their working life wellbeing. As a business owner I am very concerned about the short term impacts and the long term impacts on the overall working environment for my staff.

As a business, we would appreciate the opportunity to discuss further with both Council and the Developer of the proposed hotel so that we can work together to address our concerns through mutually acceptable and appropriate measures.

Yours Sincerely,



Astrid Ketelaar
Director & Business Owner
AK Consultants

From: Poco Profile
Sent: Saturday, 27 January 2018 11:03 AM
To: Contact Us
Subject: Ref No: DA 0672/2017 Representation
Attachments: Development-Application-Representation-Letter.pdf

Development-Application-Representation-Letter Closing Date 29/1/18
General Manager, City of Launceston, PO Box 396, Launceston TAS 7250

Copy as attached

DA 0672/2017 Hotel Verge 69 - 71 Cimitiere St Launceston
Victoria Wilkinson

1. Pg 5 Fig 4 (Proposed New Shadow Study Dec) does not show the full shadow that will be cast over the Albert Hall after 5pm when the late afternoon/evening sunshine delightfully enhances the building . At a time of the year when many people are out enjoying the city, to lose this significant view of the Albert Hall is unbecoming.

2. The proposed height (even with the new set-back) will impinge on the architectural and historic value of existing adjoining buildings including the Albert Hall.

I therefore suggest that the complete car park site (areas currently not part of the DA) be used for the hotel and that it be changed to a lo-rise development that will not cast shadows or impinge on the historic values of the area. That area of the (left-over) car park is not needed for a general car park and is a poor home for the Harvest Market which deserves a better location.

I subsequently recommend that the location of the Harvest Market (which I don't believe will work within the new development) be permanently moved to Inveresk and be located into the area where the MONA Block Party was successfully held this year. It has the parking and can host a range of food vans as well as entertainment in a secure and pleasant environment.

ENDS

Victoria Wilkinson

Development Application Representation Letter

Development Application Number

DA 0672/2017

Address of Development

Hotel Verge 69 - 71 Cimitiere St Launceston

Reason for Representing

1. Pg 5 Fig 4 (Proposed New Shadow Study Dec) does not show the full shadow that will be cast over the Albert Hall after 5pm when the late afternoon/evening sunshine delightfully enhances the building . At a time of the year when many people are out enjoying the city, to lose this significant view of the Albert Hall is unbecoming.

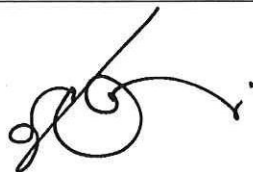
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Representor's Signature



Date 27 01/2018/

PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No.				
EO		OD		Box
Doc. No.				
Action Officer			Date Received	

From: Mark Bresnehan
Sent: Monday, 29 January 2018 5:45 PM
To: Contact Us
Cc: Gina Goodman; Preeti Ravindran
Subject: DA0672/2017 - 69-71 Cimitiere St, Launceston - representation

Thank you for the Notice of Application for a Planning Permit for a 69-71 Cimitiere Street, Launceston (Application Ref DA0672/2017).

TasNetworks has no objection to the development.

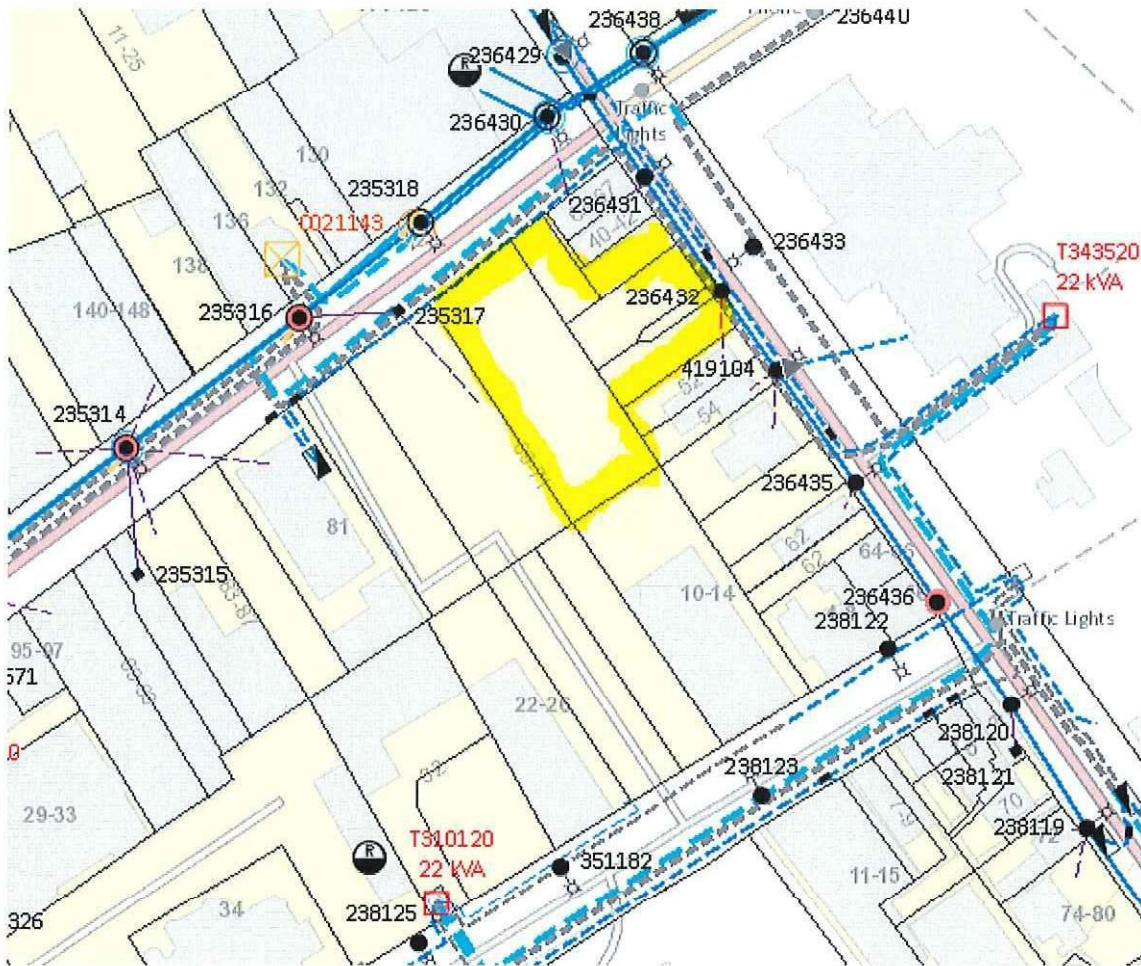
As our records indicate that underground assets exist near the boundaries of the development site, and given that all building and excavation works should remain at least 2m clear of our underground assets, it is recommended that the developer undertake Dial Before You Dig searches prior to commencing any construction activities.

Should any building or excavation works be required within 2m of our underground assets, the proponent will need to contact TasNetworks to explore alternative arrangements which may be applicable.

TasNetworks also has requirements regarding plantings near its electrical infrastructure. The proponent may obtain an understanding of these requirements from our website at

An extract from our GIS illustrating approximate locations of electrical infrastructure is below.

If you have any queries regarding this advice, please contact me as detailed below.



Regards



Mark Bresnehan
 Project Development Officer
 Tasmanian Networks Pty Ltd

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