

5th February 2018

Dear Cath,

RE: 254 Charles Street, Response to Issues Raised During Representations

Further to the issues raised by the representors in relation to the proposed development at 254 Charles Street, Launceston, I provide the below summary and an addendum to Dr Alex McCloud's assessment.

Issue	Response
Former use not correctly noted to include servicing and repair	This is only relevant insofar as making a comparison about carparking. General Retail and Hire is a No Permit Required Use in the Zone that requires 1 parking space per 30sqm. Service Industry is a discretionary use that requires 1 space per 80sqm. Based on the appearance and signage of the building plus the No Permit Required status, I also had regard to the DA for the new location of the business. I chose to describe it as sales (General Retail and Hire)
Former operating hours Mon -Thurs 6am-6pm and Fri 6am-12	The acceptable solution allows operating hours of 6am to 10pm.
Impact on Flat Above Windmill Toys	An addendum to the original report has now been prepared the noise and odour assessment determines that no impact is likely. We do note that this flat is unoccupied, but that residential use above ground floor in No Permit Required use. The odour modelling indicates that an Odour Unit of .247 should be expected. This is well below the threshold of 20U contained in the Air Quality Environmental Protection Policy. The noise monitoring found a high background ambient noise environment up until 11pm.
Carparking	12 Spaces are required. The previous use required 6 spaces. The building already occupies the entire site. I reiterate again, short term carparking spaces are not difficult to find in the locality. This may be different for unregulated on Street Carparking. I can sympathise with the residents however, it appears that the real issue is the permanent long- term parking of certain cars in the area. We would be supportive of changes to the control of on -street carparking in Balfour Street. To allow for short term parking with resident passes.

Noise	<p>An addendum to the original report has now been prepared, including the results of monitoring.</p> <p>The measurements were taken on a Tuesday to avoid peak background noise on a Saturday night. The measurements indicate a high ambient background noise above 57dBA from 8pm till 11pm.</p> <p>The original report took a more conservative approach an estimated lower ambient background noises of 40dBA</p> <p>Additional noise emissions below the background noise do not have a cumulative effect. Therefore, the noise emissions of the restaurant will not be noticeable.</p>
Unruly behaviour	<p>This is a restaurant focused on quality food, not a pub or a BYO 'cheap eat' cafe. The target patrons are business people and intermate family gatherings.</p>

A representor also requested further information on the following items:

Liquor Licence

A limited liquor Licence will be sought if planning approval is granted.

Food waste and storage

Waste removal will occur daily. Waste will be stored inside.

Vermin & Flies

M&M Pest Control will be contracted to routinely deal with vermin. This is a precautionary requirement of retaining a Food Premises Licence.

Management of Tradies during construction

Council could condition the permit to require a construction management plan.

Please advise if I can provide further clarification to any point raised.

Kind Regards



Claire Gregg

Planning Consultant