

The Planning Authority
Launceston City Council
PO Box 396
Tas 7250

07/08/2018

Dear General Manager,

Application for a change of Use from Retail to Business and Professional Services at Shop 14 – 61 George St, Launceston

I am applying to Council to change the Use of shop 14/61 George St, Launceston to Business and Professional Services. This building is located within York Town Square. The building is currently vacant, however it is my understanding that it was most recently utilised as a sewing retail shop.

If this Change of Use is approved, it is my intention to locate my business (AK Consultants) there. AK Consultants employs five full time employees and one part time employee. No equipment beyond on standard office equipment will be used on site. The average number of delivery trucks that AK Consultants receive is less than one per month and this is for standard office equipment only.

The Use Standards of the Launceston Interim Planning Scheme 2015 for the Commercial Zone are addressed below:

- 22.3.1 Hours of Operation. The standard business hours of AK Consultants are between 8am and 6pm. This complies with Acceptable Solution A1.
- 22.3.2 Mechanical Plant and Equipment. No mechanical plant or equipment will be installed as a result of the change of use. Therefore, this Use Standard is not applicable.
- 22.3.3 Light Spill and Illumination. No external lighting will be installed as a result of the change of use. Therefore, this Use Standard is not applicable.
- 22.3.4 Noise Levels. There will be no noise created from the proposed change of use beyond general office noise. The noise levels created will comply with Acceptable Solution A1.a.



ABN 34 137 578 440
40 Tamar Street
Launceston Tas 7250
Phone: (03) 6334 1033
Fax: (03) 6334 1117
E:office@akconsultants.com.au
Web:www.akconsultants.com.au

Please also find enclosed with this letter title information and a site plan that identifies the location of the proposed change of use.

Yours Sincerely,

A handwritten signature in black ink that reads "A. Ketelaar". The signature is written in a cursive style with a prominent initial "A".

Astrid Ketelaar

Business Owner/Director

astrid@akconsultants.com.au


Ph: 6334 1033, Mbl: 0407 872 743

Web: www.akconsultants.com.au

York Town Square



Legend

 Shop 14/ 61 George St

Map Name: Site Plan,
Proposed Change of Use
Date: 06/08/2018

BaseMap image by LIST Ortho
(C) State of Tas



