



Mr Iain More
Town Planner
City of Launceston
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LAUNCESTON TAS 7250

09 January 2018

Dear Sir,

DA0382/2017 Response to Concerns Raised in Representations

Further to receipt of representations concerning the above-mentioned development application and recent discussions with both Council’s planning and environmental services staff, I wish to advise that I have had discussions with the owners of Elite Concrete and provide the following clarification and suggested mitigation measures to ensure the proposed use and development does not pose a nuisance to nearby residential uses.

Firstly, I wish to advise that no fixed or rotary winged aircraft will be either stored or operated from the subject land. A number of concerns were raised in relation to notation within the application detailing the use and storage of “helicopters”. This equipment is also known as a Trowel Machine in the concreting industry, but commonly known as helicopters. It is a petrol motored machine that is used in concrete finishing. A typical depiction of such machinery is provided below:



Secondly, I would like to advise that it is very unlikely to be any forklift operations occurring on the site. Any lifting will be via the crane within the building. Vehicle movements of large trucks will be in a forward direction only, the design of the building has considered this requirement with roller door access to the north and south. This will ensure that vehicles enter the building via the north door and exit via the southern doors, ensuring minimal reversing of heavy vehicles on site. Further in relation to noise concerns raised, I wish to advise that no concrete cutting will occur, due to the magnetic and poly formwork that will be used. There will be occasional grinding in the finishing process but only the odd concrete panel will be polished. This process is a dry process.

Thirdly, I wish to offer the following commitments on behalf of Elite Concrete following consideration of the concerns received:

1. Revegetate the 30 metre wide buffer to the east of the proposed use and development prior to the use commencing on site. This would be predominantly of native species, and would assist in a separation and screening solution. It would seem reasonable for Council officers to consider implementation/reassurance of this commitment by way of a condition requiring a landscape plan.
2. The operating hours of the businesses will not take place on Sundays or Public Holidays, and hours of operation for Saturdays would occur between 6am and 2pm only. Again, it would seem reasonable for Council officers to consider implementation of this commitment by way of a condition restricting operating hours as indicated above.

I trust that this further advice and commitments are of benefit to the representors and the decision makers in relation to the proposal.

Kind Regards,



Rebecca Green

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