

**From:** Robin Mark Smith  
**Sent:** 7 Nov 2019 16:59:30 +1100  
**To:** Contact Us  
**Subject:** DA0349/2019 - Objection

Dear Mr. Paton,

It is with a heavy heart (being of a pro-development bent myself) that I must write to register my objection to further development on this Racecourse site when considering the indisputable siphoning off of the lifeblood and activity from the Launceston CBD as a whole. This effect is magnified with the emergence of the indomitable rise in on-line retailing.

Community and trader aspirations are for a prosperous CBD and this development originally (very early 1980's?) made perhaps one of the most significant detractions to the CBD in living memory. I can't overstate the effect it had on trade then, and by extension, more so into the future..

Thank you.

Yours sincerely,

Robin Smith

**Tasmanian Ratepayers' Association Inc.**

7 November 2019

Mr. Michael Stretton  
General Manager  
Launceston City Council  
Town Hall  
St John Street  
LAUNCESTON TAS 7250

By email to [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir,

**Re:DA0349/2019 Kmart 15 Racecourse Crescent Launceston and 5 Racecourse Crescent Launceston.**

**General Retail and Hire – Construction of alterations and additions to existing shopping centre to provide 12 additional tenancies, new amenities and signage & changes to the parking layout.**

In making this representation we refer to the advertisement in the Examiner Newspaper on Wednesday October 23, 2019, which invites representations to be lodged by 5.00pm on Thursday 7 November 2019.

The land upon which this application is proposed, is not owned by Church Bridge Capital as alluded to by the proponent, but according to LIST is owned by Merost Pty Ltd. Also the boundaries of the land are not correctly shown on the application documents as the property, when curiously subdivided in recent years, has a separate title in the name of Heartlight Properties Pty Ltd that contains the major part of the KMART Plaza shopping centre car park, now apparently leased and operated by Carepark. The boundary between the two titles appears to run through the main carpark driveway/entrance from Racecourse Crescent, and accordingly we believe that any future Development Permit must contain a condition that a PartV agreement be required to prevent the separate ownerships from denying necessary carparking or access provisions to carparking and the KMART Plaza customers, generally.

The staged development proposes to occupy present car parking land that is principally used for Coles Supermarket customers being conveniently located beside the supermarket and with safer pedestrian access than crossing the main roadway to the major car park area.

Presently this carpark section operates with a loop road system allowing vehicles to circulate whilst searching for a parking space without exiting to Racecourse Crescent public street and adding to traffic congestion. The proposed new road access in the SW corner is dangerously located opposite the end of Cimitiere St and will become very problematic with negotiating Toll traffic and other road users at that intersection.

The reduction of carparking is inappropriate in view of the added retail floor area, and that Coles policy is to now require staff to park on public streets instead of on site parking.

The lack of 'storage' space for waiting vehicles in the main driveway near Racecourse Crescent caused by the changed parking layout will increase risk and congestion for vehicles entering and leaving the carpark.

The creation of additional retail tenancies will be a competing suburban shopping centre that will be detrimental to the declining viability of the Central Business District Centre and should not be agreed in the present economic circumstances there.

We request that the application as proposed be refused.

Yours faithfully,

Lionel J. Morrell

President

For and on behalf of

**TASMANIAN RATEPAYERS ASSOCIATION INC.**

November 7th 2019

Mr. Michael Stretton  
General Manager  
Launceston City Council  
Town Hall  
St John Street  
LAUNCESTON TAS 7250

By email to [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir,

**Re:DA0349/2019 Kmart Plaza Development 15 Racecourse Crescent Launceston and 5 Racecourse Crescent Launceston. 12 additional retail shop tenancies, new amenities and signage & changes to the parking layout (reduction in car parking capacity).**

I represent the owners of the retail property at 128 Brisbane Street and are one of the owners. This property has been in my family since at least 1930.

I had hoped not to have remind Council of the difficulties presently being experienced by landlords and tenants, and the high level of vacancy to be observed in the Central Area.

This proposal is ill-timed at present, given the current economic circumstances being experienced by city traders. Adding 12 retail shops at Kmart Plaza is extraordinarily inappropriate. This proposed development will detract further from a viable central shopping district remaining viable in the CBD. Already, I am advised that the promoter's agent has been calling on retail operators in the central area, hoping to convince them to relocate to the new Kmart Plaza shopping centre, thus being direct evidence of the intentions of the promoter and the significant impacts it will likely cause.

The reduction in car parking and further changes to the already-congested traffic in the surrounding streets, are going to make a bad situation, even worse.

Accordingly, I ask that Council refuse the Application and instead curtail the relocation of retail shopping facilities to the present central business district.

Yours faithfully,

John M. Green

7<sup>th</sup> November, 2019

Mr. Michael Stretton,  
General Manager,  
City of Launceston,  
P. O. Box 396,  
LAUNCESTON, Tas. 7250

Fax: - 6323 3001

Dear Michael,

**DA0349/2019 Kmart 15 Racecourse Crescent Launceston & 5 Racecourse Crescent Launceston  
General Retail and Hire – Construction of alterations & additions to existing shopping centre to provide 12 additional tenancies, new amenities & signage & Changes to the parking layout.**

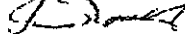
The Launceston City Council has to seriously consider this application as to the economic impact on the inner Town Centre, broadly boarded by Elizabeth, Wellington, Paterson and George including Brisbane to Tamar Street and York Town Square.

The issue for the Council is do you have accurate economic data as to the health of this area and what would be the impact of this proposed extension at Racecourse Crescent?

Originally the Council had a policy that suburban shopping centres had to provide employee car spaces on their own land and it appears that under delegated authority this now does not apply and the consequences are more than evident.

Recognising that in the past 5-6 years there has been minimal population movement Council's permissive approach to planning leaves a lot to be desired.

Yours sincerely,



Ian J. N. Routley