

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Garry Stannus
Sent: Friday, 8 February 2019 11:03 AM
To: Council
Subject: Comment on application DA0592/2018

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0592/2018
Address 27 Shamrock Street West South Launceston TAS 7249
Description Manufacturing and Processing - Demolition of existing dwelling, construction of new workshop, refurbishment and reconfiguration of existing showroom, offices and staff areas and new signage
Name of commenter Garry Stannus

Comment

No, in my view, dwellings should be retained. People need homes. Homes should not be structures bought and demolished on 'Monopoly Boards'. People need places to live and they need to be able to own them.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

From: Robert Weeks
Sent: Friday, 15 February 2019 2:37 PM
To: Contact Us
Subject: Notice of application for a Planning Permit: DA0592/2018 S Group, 27 Shamrock Street, West.
Attachments: IMG_2892.jpg; ATT00001.txt

The General Manager
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Dear Sir

Subject: DA NO: DA0592/2018, Location: 27 Shamrock Street, West

Having inspected the plans for the proposed development at 27 Shamrock Street, West, (Launceston Swim School) a well established business providing an extremely important service (Swimming and Water Safety) I have some serious concerns re: the ongoing viability and patron safety if this development is completed as presented. Namely:

1. Safety of the public.

Shamrock Street West is a very narrow street. We are very concerned as to where trucks will be loading and unloading as it would not be possible for large trucks to manoeuvre inside the proposed factory necessitating them to load and unload on the public street, thus blocking or partially blocking the street as well as obstructing their vision of small children etc. The Launceston Swim School, has many infants with carers, preschoolers and young families walking along this street on a daily basis and at all hours throughout the day (except Sundays). We are very concerned as to how this will be managed so as to minimise any risk to public safety. This concern also extends to forklifts crossing the road for access the new factory between the current building.

2. Parking:

The proposed building at 27 Shamrock Street has only 4 car parking spots allocated. This seems very inadequate for the size of the development and for the size of vehicles that will be using the development. The current designated parking spaces allocated to the Anstee construction factory (located opposite 27 Shamrock Street West) haven been and are currently used as storage for trailers, skips and used building materials and not for parking as was the requirement. (see photo attached which also shows Anstee staff vehicles on the street). Vehicles from this business and other local businesses take up the vast majority of the public parking spaces around the local area, (parking all day) therefore provides no off street parking for visitors, clients etc. When our development was built (Launceston Swim School) we were required to provide 12 parking spots contained on our property – all of which have always been kept clear and available for our clients which is very important for the safety of the clientele to which we cater. Due to a general lack of available parking, we find our car park is already used by unauthorised visitors from the other businesses in the area.

All staff of Launceston Swim School, over the past 20 years have parked 5 minutes away from the area and walked to the business. We have tried to encourage other businesses in the area to do the same, however,

there has been no co-operation and feel that the Council needs to intervene (ie. Limited parking time), should this development proceed.

Due to parking issues, many of Launceston Swim School's clients (comprising mostly young families) are forced to park on Glen Dhu Street and use the footpath down Shamrock Street West and past the proposed factory development, to gain access to the Swim School. It is of utmost importance that this public footpath is kept safe and not compromised. Any extension to the current factory without serious addressing of the car parking issue for the proposed factory (27 Shamrock Street, West) and the local area, will greatly compound this problem.

It is important to point out here, that in 1998 when business commenced at Launceston Swim School, there were no parking issues (this was a factor considered when choosing a site for a Swim School which was always going to cater for young families). Since then, other businesses have had Council approval to operate whilst not providing adequate parking for the intended use and using designated car spaces for other purposes, ie. Storage. The business directly opposite Launceston Swim School, Alberts Diesel Services, have vehicles parked all day along the street awaiting repair and not contained on their premises. The problem has seriously compounded to the point where we feel any further development without due consideration and enforcement of parking restrictions may lead to public safety issues.

One possible compromise to assist the parking problems, could be to introduce 2 hour parking limits to the immediate area.

3. Noise Pollution:

There are two issues here to be addressed:

- a) The Launceston Swim School building has offices at the front of the building (fronting Shamrock Street, West). We are concerned that the existing traffic noise will rebound off the proposed high wall on the eastern side of the development compounding the already existing noise pollution.
- b) There is a dust extractor unit proposed for the northwestern boundary of the proposed factory (fronting onto both Shamrock Street, West and the Launceston Swim School boundary). These units are very noisy and will compound the noise problem exasperated by this development. We feel that this extraction unit should be contained within the proposed factory and a possible solution would be to have it positioned on the south east corner (external or internal) where it would not affect any businesses in the area or public using the footpaths.

If more noise again is added to this area, there are additional safety concerns from forklifts and large trucks and vehicles being able to hear young families negotiating the footpaths. There will also be restriction to vision.

3. Flooding:

Over the past 3 – 4 years, the area around the proposed factory development has experienced extensive flooding on many occasions causing extensive damage to 25 Shamrock Street, West, (Launceston Swim School). The cause has been determined by Tas Water, to be due to developments in Summerhill and Sandhill. We have attempted on many occasions to address this problem with Launceston City Councillors and Council Staff as well as Tas Water.

A long term solution has been proposed by Tas Water, but not implemented as yet. The manhole behind the proposed factory development has been removed by Tas Water. This is a short term

solution, however, as only completed in December 2018, is not yet tested. When the flooding occurs 50 % of the huge amount of excess water flow (of which we have videos of multiple incidents) has passed through 27 Shamrock Street West (the address of the proposed factory development) and then disperses. With further development to that land, we would like to know where this vast amount of water will be redirected, as without consideration to this long term problem, the likelihood is that it will be naturally be redirected to 25 Shamrock Street, West (Launceston Swim School) or back up behind its boundary wall, which is not designed to take the extreme weight of flood water.

Should this development proceed we would seek a guarantee that the flooding will have no impact on and a management plan implemented well ahead of any construction.

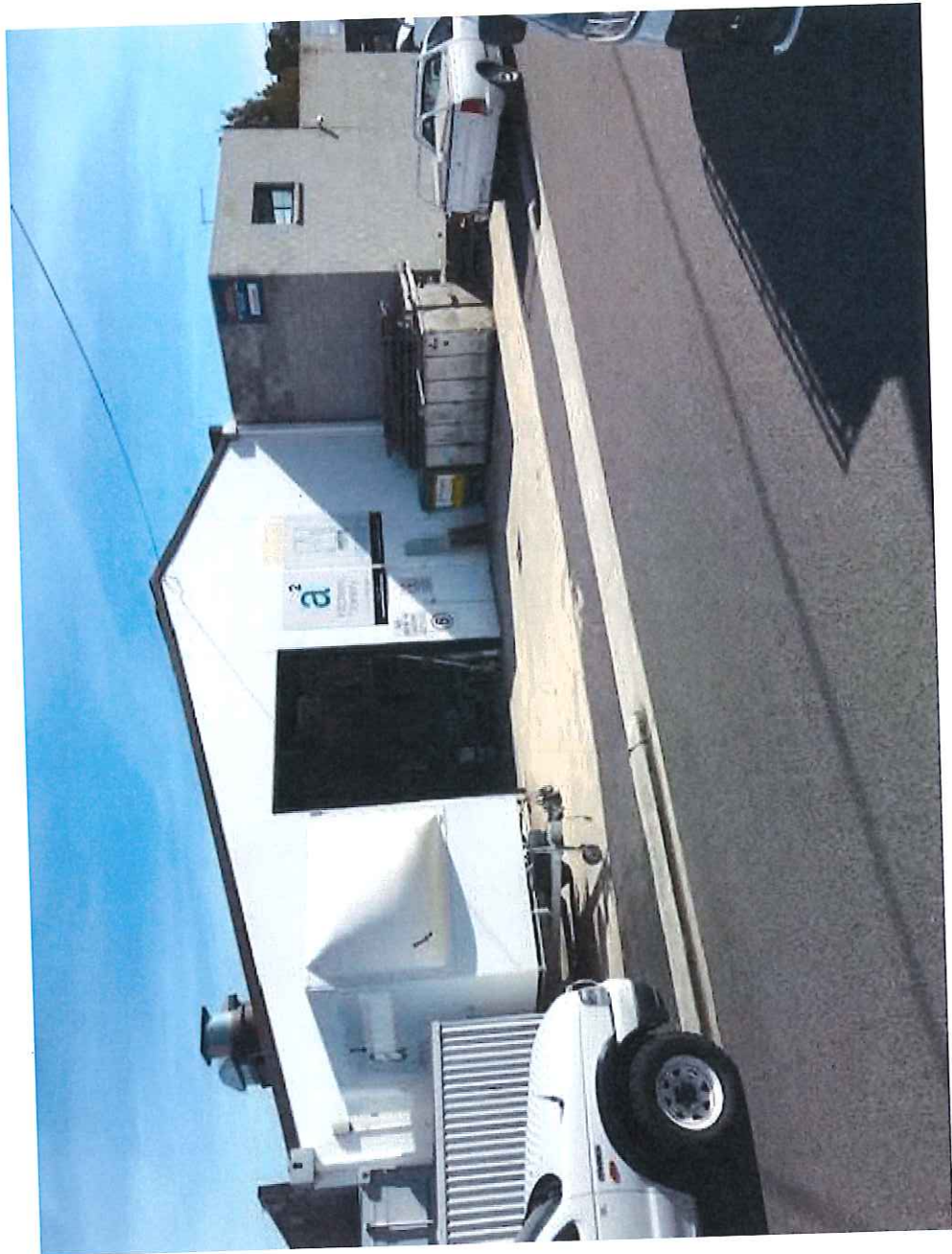
Yours faithfully
Robert Weeks (property owner)

Robbie Weeks

From: Robert Weeks
Sent: Friday, 15 February 2019 1:32 PM
To: Robert Weeks
Subject: Andrew



Virus-free. www.avg.com



From: Shane Crack
Sent: Tuesday, 19 February 2019 6:08 PM
To: Contact Us
Subject: Development Application DA0592/2018 Submission
Attachments: Launceston Swim School DA0592-2018 Submission.pdf

To: The General Manager

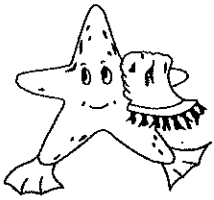
Please find attached our submission against development application # DA0592/2018 in relation to 27 Shamrock Street West.

Could you please ensure that it gets recorded/lodged and that a return e-mail confirming receipt of this submission is sent back to me asap, thanks.

Regards,
Shane Crack



Launceston Swim School



LAUNCESTON SWIM SCHOOL

19th February 2019

The General Manager
Launceston City Council

By email to: contactus@launceston.tas.gov.au

Re: Development Application # DA0592/2018
27 Shamrock Street West, South Launceston

Dear Sir/Madam,

We would like to voice our objection to the above-mentioned development application that is proposed to be built on the western boundary of the Launceston Swim School premises. Our three major concerns about the development involve noise levels, car parking & traffic safety issues and increased cost of operations, while also introducing quite a few other issues that will impact on us as well.

Firstly, the noise factor.

During the proposed construction phase (which we are sure will span several months), there will undoubtedly be heavy machinery operating right alongside the property boundary which will cause major problems for our students by being unable to hear any instructions from their teachers, potentially leading to dangerous situations occurring in and around the pool.

As for our office staff, almost all contact with our customers is conducted verbally, either face-to-face over the front desk or over the telephone. This will become increasingly difficult and frustrating for our customers and ourselves if we are constantly asking them to repeat themselves.

Then there is the issue of the almost 9.5 metre high concrete wall proposed to be built right on our western property boundary that will act as a giant reflector, radiating all the Midland Highway traffic noise directly back at us so we will be hearing it from both sides of our premises.

Adding to all of this is the proposed location of the dust extraction system which, again, is right on our western property boundary. Table 5.1 of the Environmental Noise Assessment report included in the development application shows that this unit will operate at an absolute minimum of 86dBa escalating up to the mid-nineties when the fan is running throughout the day.

When you consider that permanent hearing loss occurs from noise levels of 85dBa and above and that a typical music concert is around the 100-110dBa level (just 7dBa louder than the fan), there is no way that we will be able to have any windows or doors open (which is an absolute necessity in an indoor pool environment) and still be able to operate our business. We apologise that we have not included any references to back up these numbers but that is due to the extremely short time

frame between being informed about this development application and the closing date to lodge this written submission.

There is also the need to take into account any additional noise generated from the machinery operating inside the proposed building that can do nothing but increase the noise levels in our premises.

We think it is prudent to note at this point that not one single noise measurement detailed in the development application was taken on the eastern side of the proposed works, i.e. between the proposed works and the Midland Highway, they were all taken on the opposite side of the proposed works from our premises.

We would also like to quote from the Executive Summary of the Environmental Noise Assessment report as follows:

“Environmental noise modelling results show that the noise emission criteria for the project have the potential to be exceeded at residential locations on the corner of Shamrock St West and Glen Dhu St.”

Imagine what the results would be if the measurements were taken on our premises which are as close as you can get to all these noise producing elements than where the reported measurements were taken!

Our second concern relates to car parking and traffic safety issues.

Shamrock Street West is a narrow and very congested street, so we insist that our staff park up on Glen Dhu Street to try and ease the problem. We have also made repeated requests of our neighbouring businesses that they do the same, without success. Almost all the available parking in the entire length of Shamrock Street West is taken early every morning by our neighbouring businesses staff and by cars waiting to be repaired at either of the two mechanic businesses. This means that a lot of families bringing their children to swimming lessons are forced to park quite a distance away from our pool, so they have to weave their way between vehicles and cross the street from in-between cars which makes the little children very difficult to see if you are driving along the street.

This will only be compounded by the proposed works as there is only a meagre four parking spaces planned whereas the Launceston Swim School had to implement twelve spaces when it was built over twenty years ago. This seems rather odd to us but, again, as we have not been given enough time to delve into the rules and regulations, we don't know if this is correct, or not.

One step that may help to alleviate the traffic congestion is for the Council to change all of Shamrock Street West to two hour parking and enforce this by regular patrolling of the street.

The development application also shows that there will be increased forklift traffic between the two joinery workshops and, as there is no truck turning circle incorporated in the plans, just a single vehicle roller door, any delivery vehicles (some of them being quite large) would be forced to reverse out of the proposed new building once again right alongside our western property boundary. If this does not set off any child safety alarms, then we don't know what will!

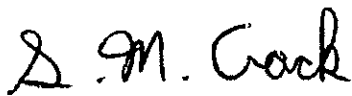
Our third major concern is the increased cost of operations that the proposed works will enforce on us. As mentioned above, the expected noise increase will mean that we will have to keep doors and windows closed all the time which will lead to increased heating, cooling and ventilation costs in either operating our existing plant and equipment and/or upgrading it to cope with the increased load.

The proposed new building, standing at almost 9.5 metres high, will also cast a significant shadow over our premises for a portion of every day, meaning that we will have additional lighting costs as well as the huge expense of running the pool heating system for longer each day because the sun will be unable to contribute it's heat for as long as it currently does per day. We have investigated solar systems in the past to assist with our energy costs, but the Council owned trees planted along the side of the Midland Highway cast a shadow on our premises for too long each day already to make it a viable solution. If these proposed works go ahead, we will be in shadow from one side or the other for a very large part of every day.

In closing, we are absolutely certain that the proposed works will create a negative financial impact on our locally-owned and operated business to the point where we hold grave concerns for the long-term viability of it and the continuing employment of our twenty-two employees.

Thank you for your time.

Regards,



Shane Crack
Owner / Manager



Lindy Crack
Owner / Manager