

FILE No.	DA0746/2018				
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Doc No.					
Action Officer		Noted	Replied		
C. WRANKMORE					

Invermay Take-away

5th February 2019

E-COPY L. ROGERS

Dear Sir,

RE: DA0746/2018 – Bulky Goods – 303/305 Invermay Road, Invermay

We are a group of businesses in the area of Hope St and Invermay Road.

We have been advised that the above property is subject to a development application relative to Bulky Goods. We have researched the Planning Scheme and will base our comments on our understanding of this document.

We are assuming that all the documents advertised on the Council web-site are those submitted with the application.

We have looked at the written statement which goes with the application and find it hard to determine what exactly is happening with the buildings.

The application states:

The proposed development at 303-305 Invermay Road and Unit 3, 2 Hope Street, Mowbray is to be used as the new showroom & offices for Hotondo Homes & consists of two stages. Stage 1 involves alterations to the existing building at Unit 3, 2 Hope Street which will include the offices, new accessible toilet, storage, staff room & reception. Stage 2 involves the proposed extension of the existing building into 303-305 Invermay Road which will be the main entry, showroom & meeting room. This stage will also include the change to the new carparking layout & new signage.

The definition of Bulky Goods is:

Bulky goods sales

use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.

It is unclear from the application what exactly will be sold from the site which results in meeting the definition of bulky goods. If there is to be heavy or bulky goods sold from the site where will the goods be delivered to the site? How many truck movements per day/week?

There is no room on site to form a loading zone – the driveway at the back is shared ROW. Loading cannot take place from there.

If the use is as the application states, offices and a showroom (can one assume to show finishes for display homes/house and land packages) is this really Bulky Goods? Would the development be better classified as Business and professional services, being:

Business and professional services

use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.

We raise this as it is our understanding that once approved as Bulky Goods the use could change to furniture, white goods, etc with no further permissions. These uses would come with heavy vehicle movements.

If this could be considered and if required the application re-dressed to change the use description.

The second issue is the lack of operational details as to number of employees, hours of operation, vehicle movements predictions per day (staff and customers), storage of what type of materials (from the application) and whether there will be any construction activities on site (ie carpentry).

If this could be clarified.

The third issue relates more to the Invermay Take-way than other businesses.

We are concerned about the wing wall built to the boundary and footpath. With the current railing fence it is possible to leave our car park and at least have some sightlines through the railings. As a take-way shop we generate quick turn around parking – and thus a large number of quick turn arounds.

At present, if the on-street parking spaces are full the sightline to the right is restricted. With the wing wall and the building built within the required setback this sightline will be reduced further. This is a danger. The application says it relies on performance criteria – clause 23.4.1 P2. Two of the criteria which must be considered are:

(b) the setbacks of surrounding buildings

(f) the safety of road users

The majority of the buildings in the immediate area are setback from the building line a much greater distance than that shown on the plan. The example given of the Chugg Plumbing building at 301 is not a good one. Since that building was constructed vehicles leaving Hope St are challenged with sight lines to the right. We are now straying into the items of general interest to others.

The way the building projects into front set back does not follow the setbacks of surrounding buildings nor does it address the safety of road users. The discretion sought for setback should be resisted.

Of concern to all parties is the discretions being sought for car parking. There is little justification given for the short fall in planned parking. For a start the number of employees is unknown, the likely number of clients is also unknown. The total (gross) floor area of the building is not shown – only the extension at 328sqm. It is then hard to calculate the required number of spaces.

Parking is at a premium in Hope St. The road is narrow and from early morning until around 4.00pm the traffic lane is reduced to a single lane – meaning congestion – from parking on both sides of the road.

If the number of employees to be on site (the unknown factor) exceeds five (one being disabled) then the extra employees are only going to add to the traffic congestion in the area. To say customers can use the 10 minute or 30 minute parking on-street is somewhat naïve – those buying a house surely will spend more than 10 – 30 minutes making this important lifestyle decision.

The parking shortfall is totally unjustifiable in this busy, congested area.

This submission is made by the following local businesses:

Launceston Powder Coating

Contact Name Songling Signed Shing

Invermay Take-away

Contact Name A. Donaldson Signed A. Donaldson

Tas Forklift Hire

Contact Name MANO STIVARTAKIS Signed M. Stivartakis

Dynamic Balancing Tasmania

Contact Name DAVID JONES Signed David Jones

Invermay Structural Steel Pty Ltd

Contact Name DENNIS HARRIS Signed Dennis Harris

Fishing Gear Invermay Road

Contact Name A. Braithwaite Signed A. Braithwaite

Gun Sales and Service Invermay Road

Contact Name Priscilla Parker Signed [Signature]

The Kevin Morgan Group of Companies

Contact Name Craig Signed [Signature] on behalf of Kevin Morgan

Launceston ~~powder~~ Coating Bodyworks

Contact Name = Kevin Radford Signed: K Radford