

# Response to Representations – St Lukes DA 0486/2021

Summary:

11 reps – 7 received once advertising extended

| Issue  | Response   |
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| <p>No justification for 2 and a half times allowable height of 12 metres. There is room to reduce the height as only two floors are to be used by St Lukes</p>   | <p>Both the planning application report and the architectural statements provide significant justification as to how the additional height component complies with the matters to be considered under clause 15.4.1 P1.</p> <p>The additional floor space is lettable commercial area and as with any construction project there is a critical mass needed to create a viable project from an economic perspective.</p>  |
| <p>Reflectivity – views out of the building will be maximized but views to the building will be of a big black reflecting box. The black film on the windows will mask the timber from the outside</p> | <p>Refer to Architectural statement pages 16-21. This set of images demonstrate the likely reflectivity the glazed facades will display for much of the day. In addition, the images illustrate the visibility of structural timber elements behind the glazed facade. The proposed building achieves compliance using glazing with the following performance specifications of U Value 2.80 and SHGC 0.32. A double glazed thermally enhanced aluminium framed curtain wall will meet the requirements and a Low E coated glass consists of a microscopically thin, virtually invisible, durable metal or oxide layer deposited on the glass during manufacture. The coating is low reflecting in appearance. The light grey tint to one of the layers of glass lowers the SHGC whilst maintaining sufficient levels of natural light transmission.</p> |
| <p>Heritage – as the site is not Heritage listed, in the future the existing façade elements of this building could be removed. A condition should be imposed ensuring it is not.</p>                  | <p>The design has sought to retain the existing facades because we see value in their streetscape contribution, notwithstanding there was no heritage listing requirement to retain.</p> <p>When the new Tasmanian Planning Scheme – Launceston comes into effect, the site will be located in a Heritage Precinct which will mean there are additional</p>  |

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| <p>Representor states that the site is in an industrial area and the development is not industrial</p>  | <p>controls that will protect the façade.<br/>The location retains industrial heritage characteristics in built form (and some use). We make no relationship between the industrial character and requirement to have an industrial use.</p>   |
| <p>Too many high rise buildings in Launceston</p>   | <p>Not relevant to consideration of a development on a specific site which is subject to relevant planning scheme provisions.</p>  |
| <p>The Verge Hotel had to decrease its height. This building should be made to do the same</p>  | <p>The approvals process relating to another building is not relevant to the subject application. It is submitted that the location of the site coupled with the design and surrounding development means a taller building is appropriate and can be considered harmonious with the broader streetscape.</p>  |
| <p>Queries reason for utilising different timber species on levels 6 and 7</p>  | <p>Timber to levels 6 and 7 is external, thus requires a higher density (thus different species) than the timber used internally for columns, beams and flooring.</p>  |
| <p>The height of the building will compromise the important heritage buildings in the area including the Holy Trinity Church, Sunday School Hall, the Old Baptist Tabernacle and the Crown Mill Building</p>  | <p>The site is not heritage listed and not subject to the provisions of the Local Historic Heritage Code. Care has been taken with the design to ensure the Holy Trinity Church is not completely dwarfed or removed from certain viewpoints. P1 of Clause 15.4.1 does not require consideration of impact to surrounding heritage buildings when assessing the merits of the height of a proposed building.</p> |
| <p>Recommends that the proponent purchase the RACT site to theirs and use it to expand onto and reduce the height</p>   | <p>This is not a relevant matter to consider nor a feasible, viable or available option.</p>   |
| <p>Risk of building collapse due to seismic activity and location on a flood plain</p>  | <p>Seismic risk is not a matter assessed by the Planning Scheme. Nonetheless the structural engineering is required to consider seismic risk and this will be addressed at the detailed design stage.<br/><br/>Flood risk has been addressed and a Flood Risk report with a number of recommendations is included as part of the application material</p>  |
| <p>The graves of Archdeacon Rev Francis Hale and his wife are located in the Church car park and it is also unknown if there are First Nation's Peoples relics there. No permit should be issued for works on the Church land until an archeological assessment is completed.</p> | <p>If this refers to the headstone at the rear of the Church, in our recent walk-around with the Rector (Dane), he noted it is a headstone relocated from elsewhere – it's not a grave site.<br/><br/>The Church car park is already a disturbed site.</p>   |

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| <p>Paul Davies report recommended that this site be limited to a maximum of 12m</p> <p>Concerned about fire risk given timber framing</p>             | <p>It would be envisaged that standard conditions would be applied to the permit requiring action and notification if any relics were found during excavation.</p> <p>Firstly, as the recommendations out of the Davies report are yet to be enshrined in the Planning Scheme via an amendment there is no requirements for the report to be considered when assessing developments, it is only the current planning scheme provisions in place that have any statutory weight.</p> <p>The final adopted recommendation from Paul Davies report was to create a Specific Area Plan across the study area (which the site is included within) that provides an acceptable solution of 9m in height, one set of discretionary criteria up to 24m in height and a second set above 24m in height.</p> <p>Mass Timber Construction is engineered to meet fire risk performance. During fires, exposed mass timber chars on the outside, which forms an insulating layer protecting interior wood from damage. Char forms at a predictable rate, slows combustion, and allows more time for evacuation.</p> <p>In addition, the building is to be sprinkler protected throughout in accordance with AS 2118.1-1999.</p> |
| <p>The proposed building height does not protect amenity of adjoining lots. It will be a towering building that overshadows all surrounding lots.</p> | <p>Extensive shadow diagrams were included in the DA submission, with additional added in response to LCC's RFI.</p> <p>The site's (generally) northern frontage to the (generally) east-west aligned Cimitiere Street, means very little impact of overshadowing to public spaces (Cimitiere Street including the footpath), whereas building on the opposite side of Cimitiere Street, cast shadows on the street/footpath.</p>  |
| <p>The proposed building is sufficiently removed from other taller buildings that it will stand out and it not in keeping with the streetscape</p>    | <p>Refer DA submission for our response specific to streetscape issues.</p> <p>The existing street-facing facades are retained to maintain existing building scale, especially to the pedestrian in Cimitiere Street.</p> <p>The new glass facade is setback from the existing retained facades, and rises to only Level 5. It's height above the street is similar to the Cimitiere Street width. This 1:1 proportion is an appropriate urban design scale.</p> <p>The upper loggia to Levels 6 and 7, allows for a recessed facade to the street, thereby reducing the apparent height when viewed from the street. This loggia does not contribute to overshadowing of the street, therefore should be</p>  |

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| <p>Representor owns adjoining property to the west. Concerned that the proposed building height will render the representors solar panel installation virtually useless during most of the day</p> | <p>considered for its value in shading the upper two level's facades and providing a visually attractive roof garden to Level 6.</p> <p>Additional shadow studies (copy attached) have been provided for 21st June, 21<sup>st</sup> September and 21<sup>st</sup> December to compare the proposed building and a building constructed to the permitted building envelope under the zone i.e 12m high and built to the side boundaries.. The sun studies show that the overshadowing is equal and, at times, is reduced to that of a permitted height building due to the set back of the west elevation. An increased shadowing of the proposed building to the permitted building only occurs at 9am between September and December.</p> |
| <p>Representor has plans to construct an upper level apartment on their building. The amenity and lack of privacy of this future apartment will be impacted by the proposed building.</p>          | <p>As per comments above, the orientation of the building to the street means solar access is maintained to adjacent properties for morning or afternoon periods.</p>  |
| <p>The Church has not granted permanent access from the proposed building onto the Church car park including for emergency access</p>  | <p>This is understood and the building is designed that should the Church Car park no longer be available for use in conjunction with the St Lukes building, that it can provide all access including emergency exits from the Cimiterie Street frontage.</p>  |
| <p>The Church will not allow deliveries to occur through the car park</p>  | <p>This is understood and accepted by the proponent. To be clear that deliveries will not be able to occur we request a condition on permit that states:<br/> <b><i>The roller door located on the Southern Façade (Drawing No 20.03 Rev E) shall be deleted.</i></b></p>  |
| <p>The awning over the Church car park has not been agreed to</p>  | <p>The deletion of this roller door means that will be no available mechanism for deliveries to occur.</p> <p>It has been discussed and agreed with Church that the awning would be detailed with the ability to be reduced back to the boundary line if the license agreement with the Church was not renewed in the future.</p>  |

89-93 CIMITIERE STREET

SUN STUDY COMPARISON

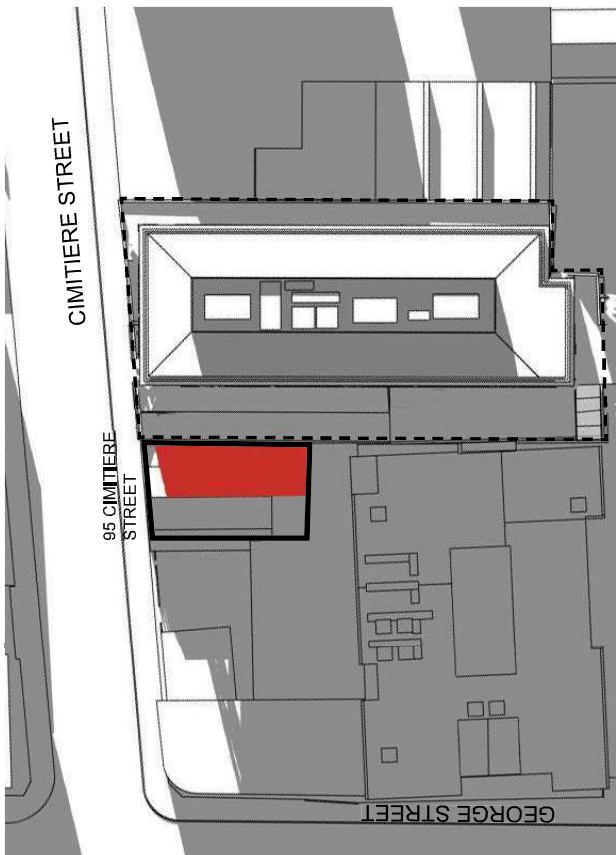
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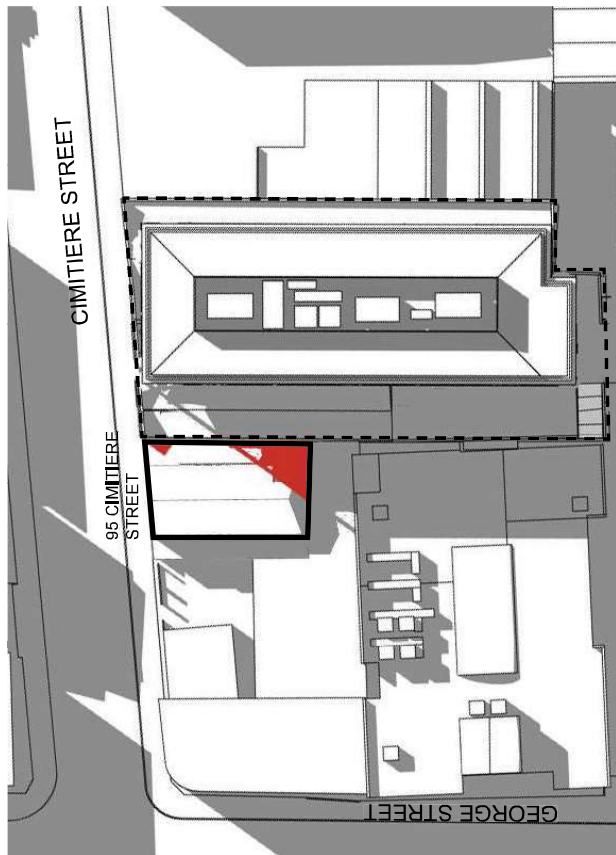


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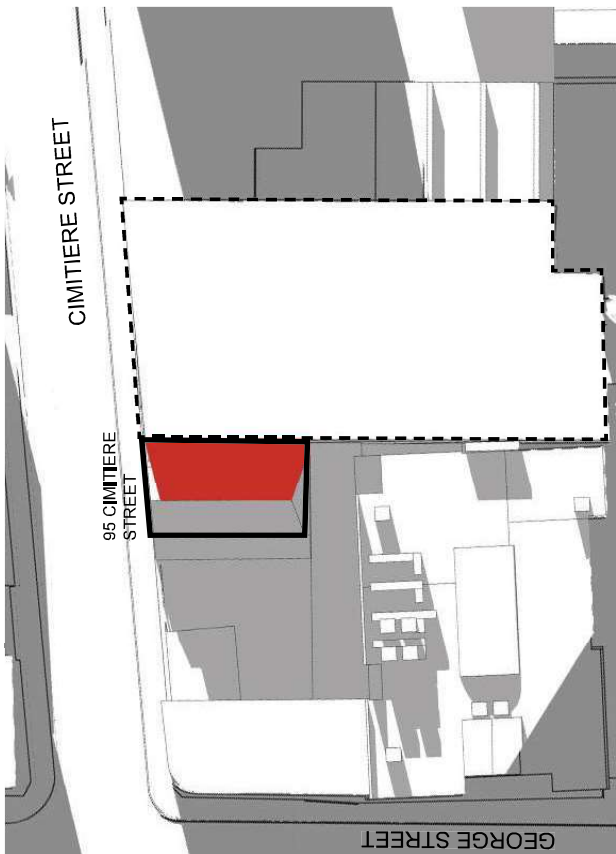
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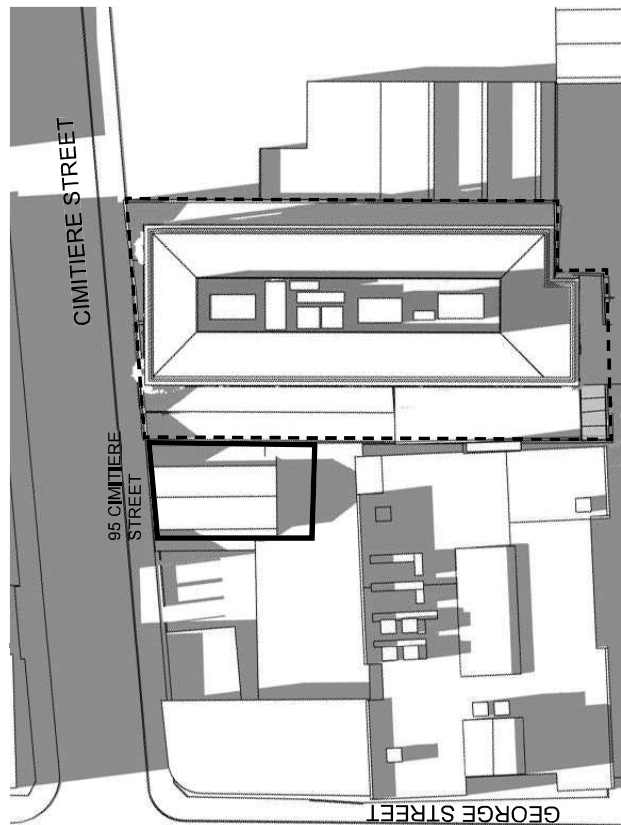


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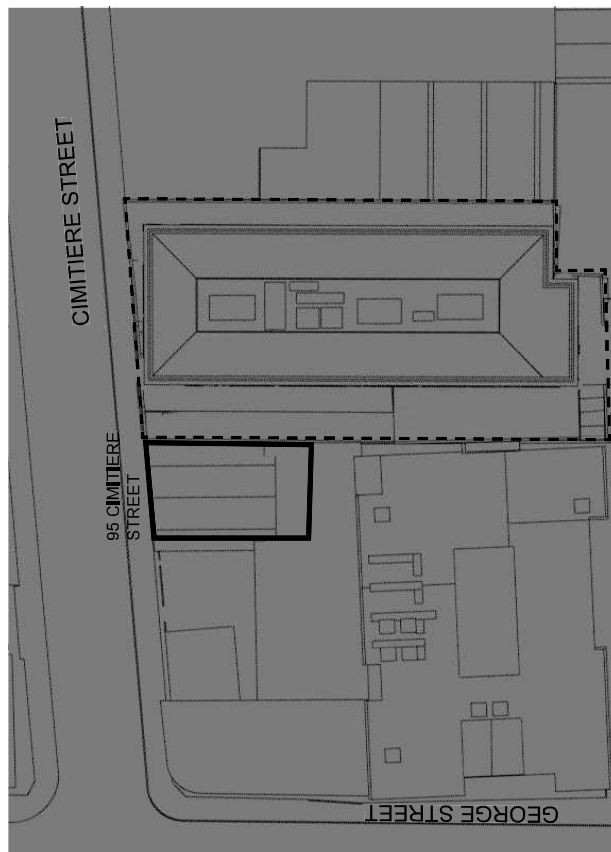


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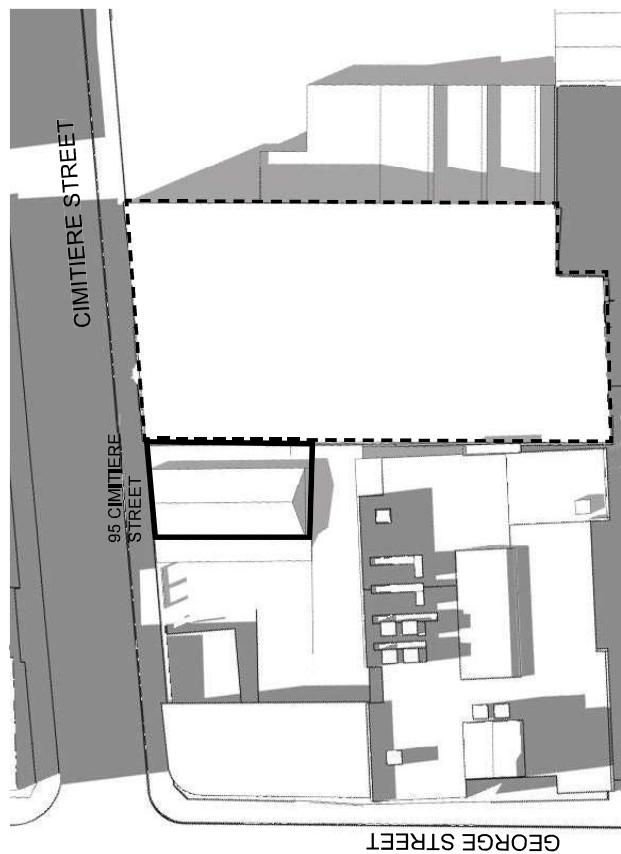
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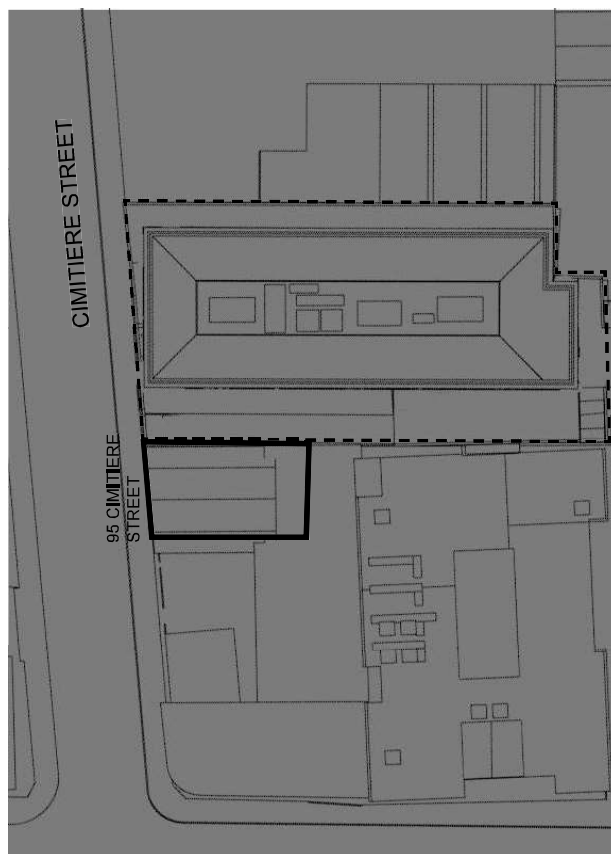
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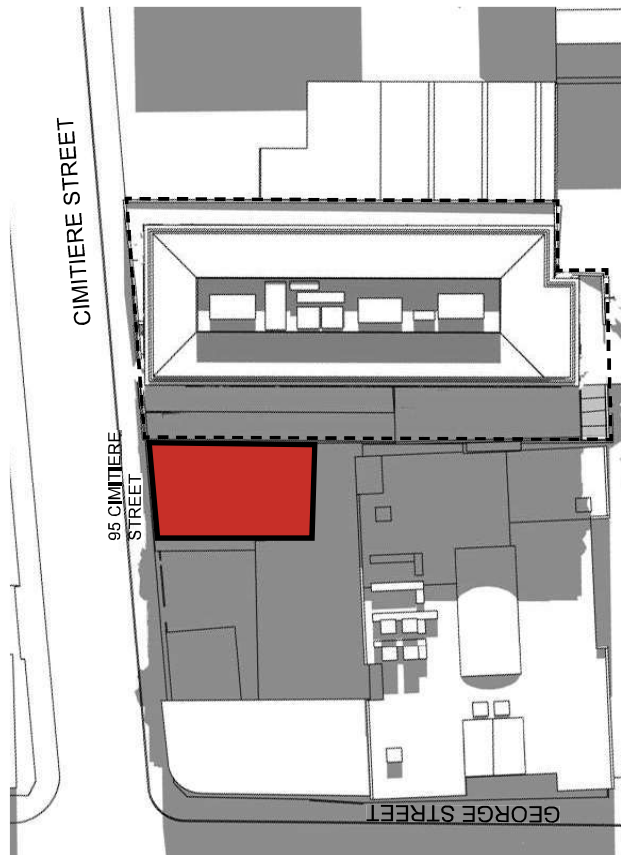


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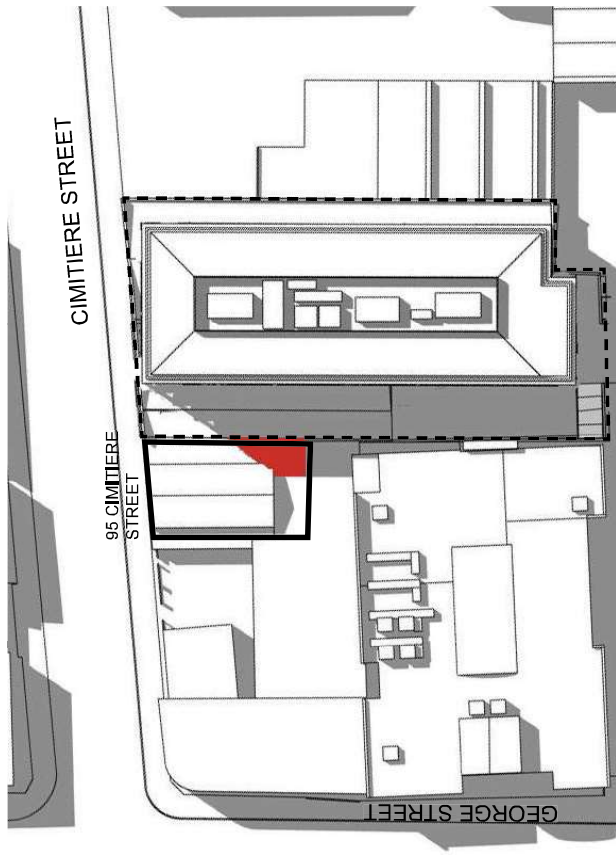


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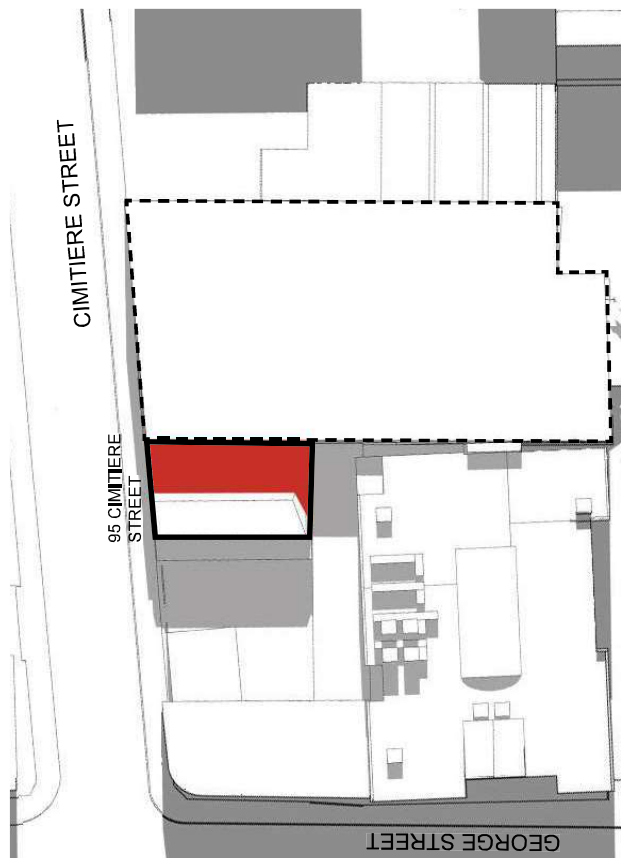
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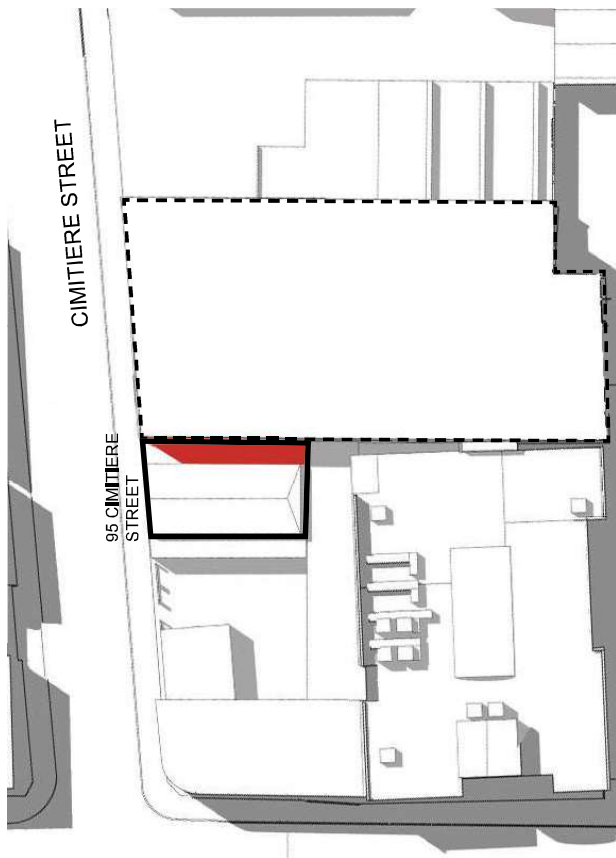
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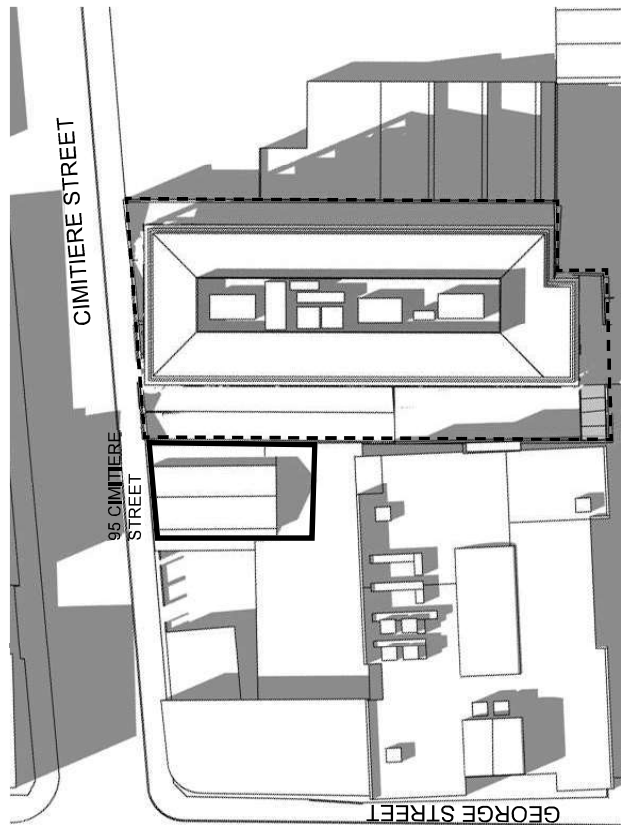
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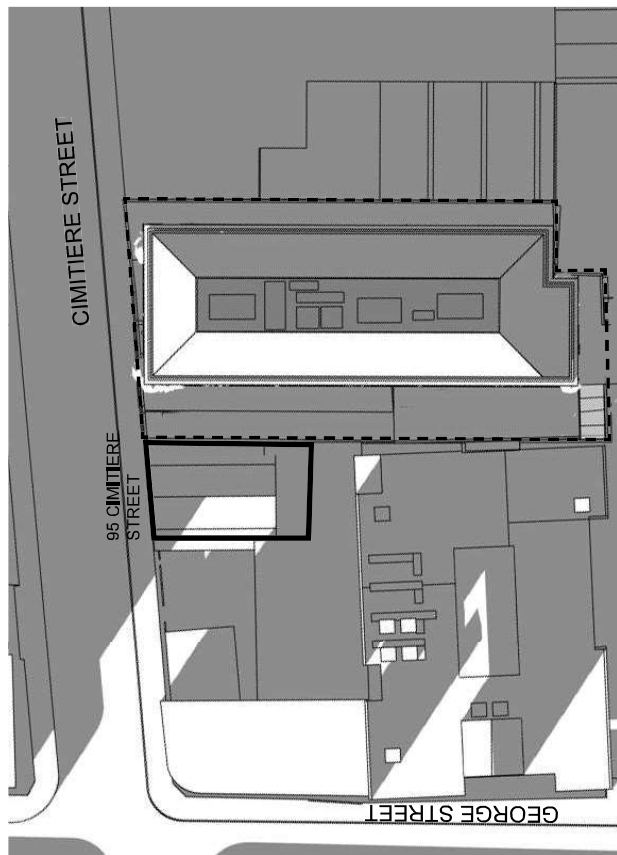
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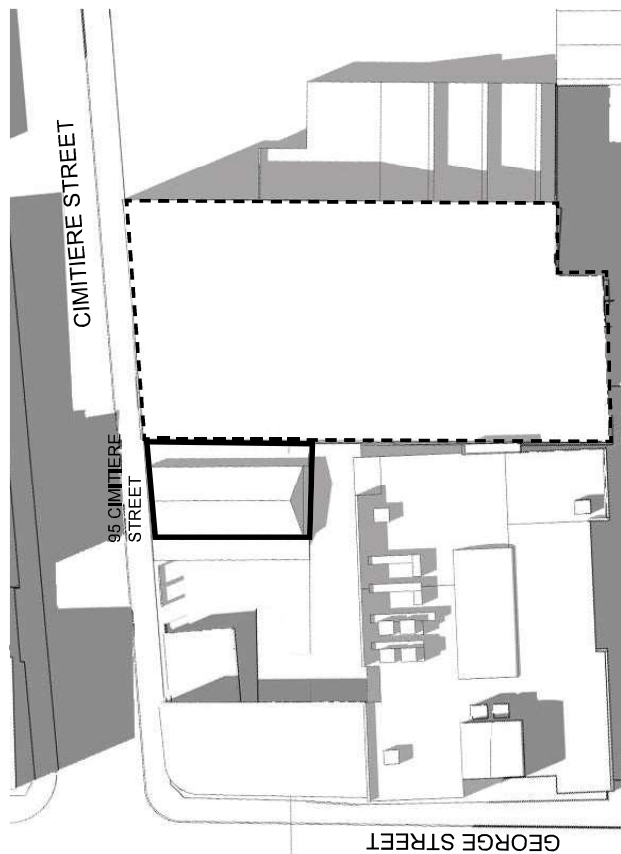
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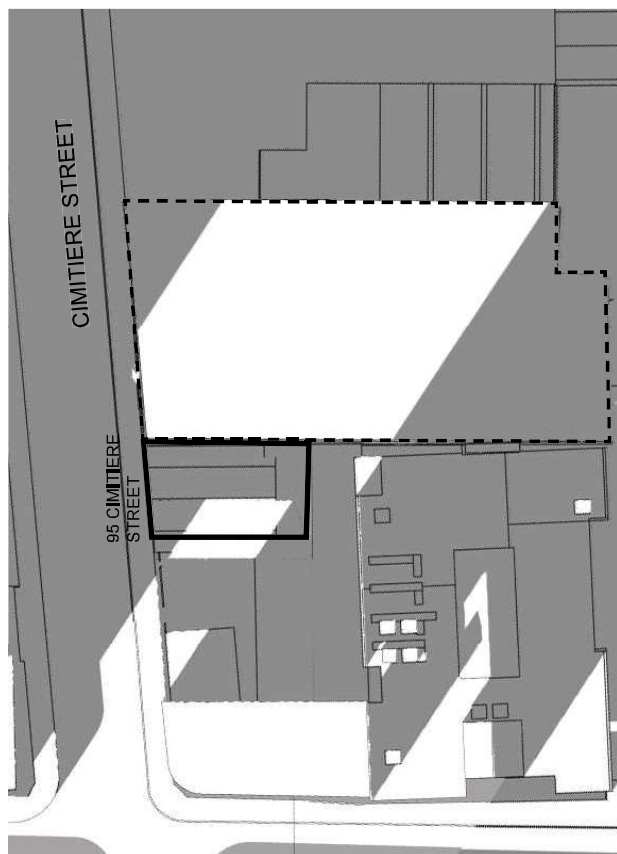
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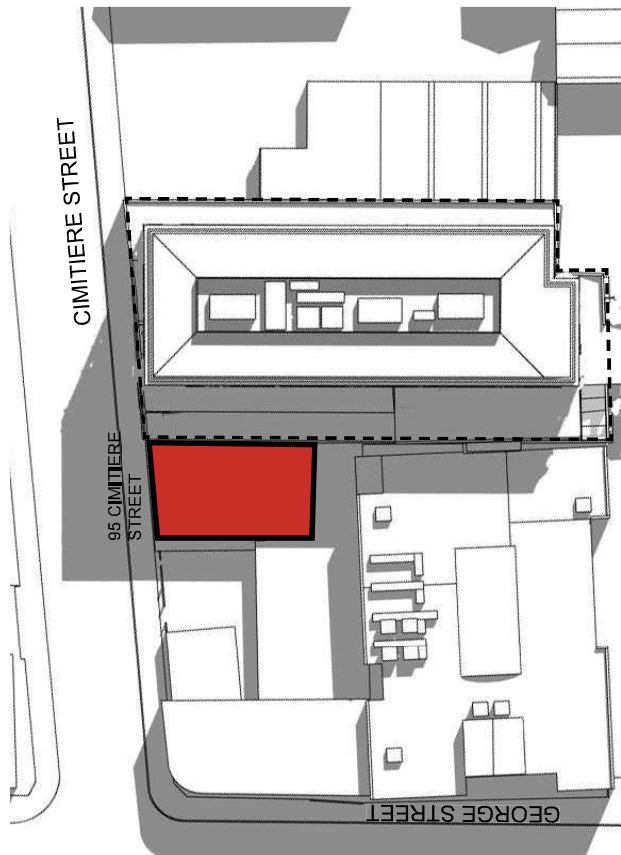


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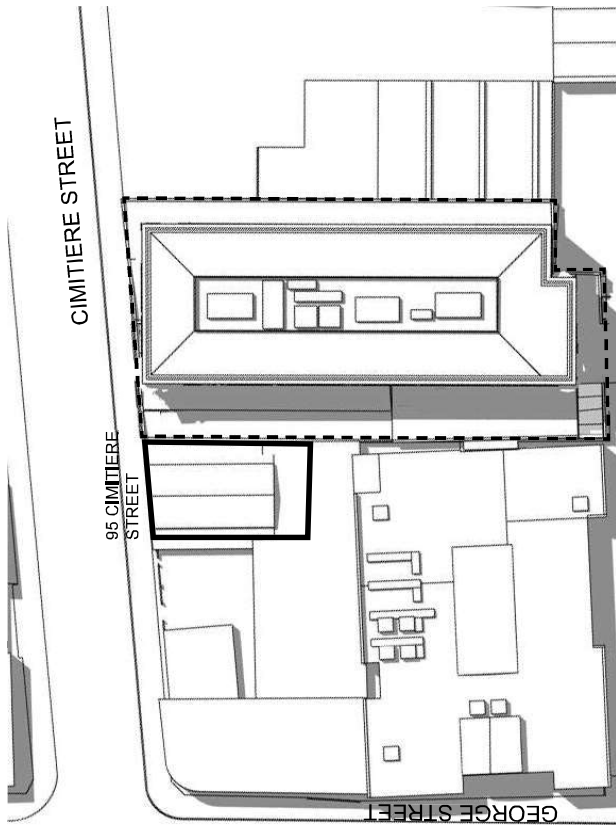


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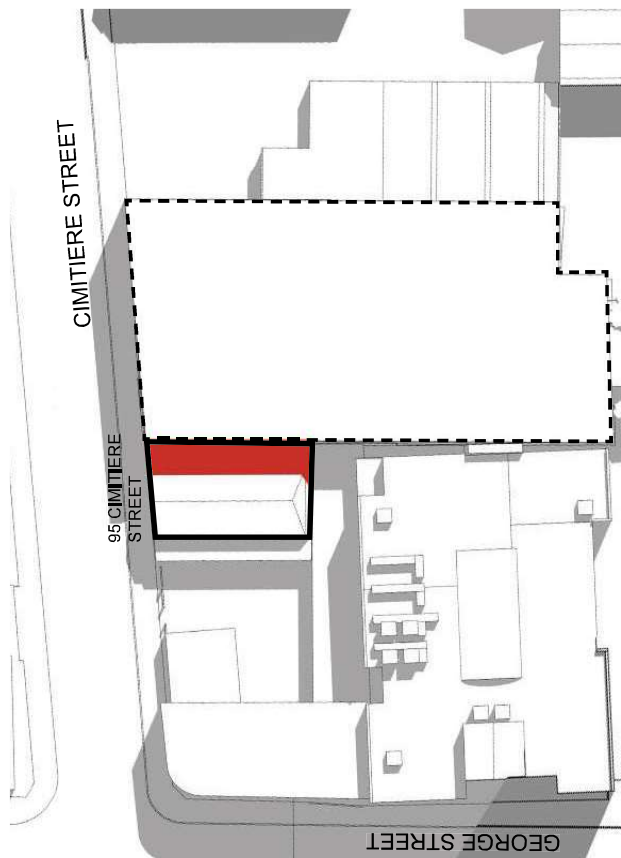
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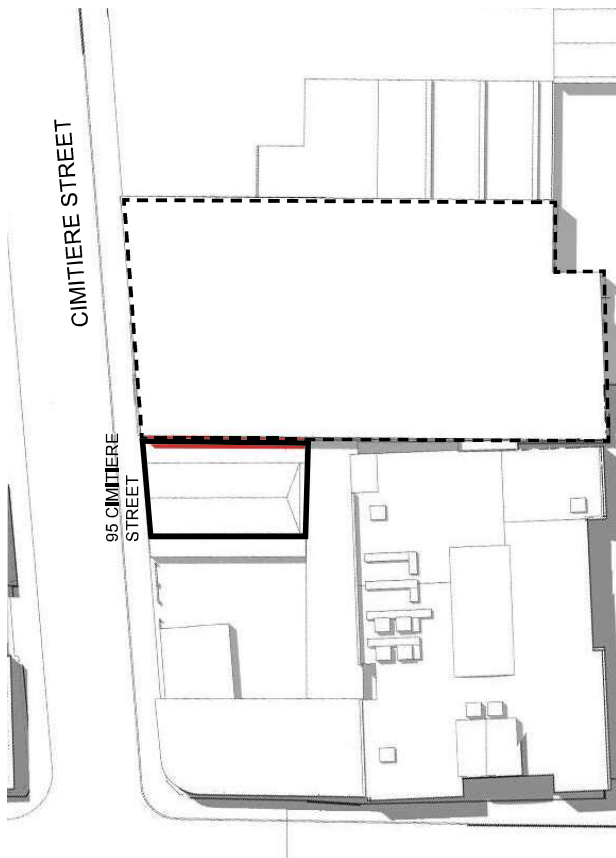
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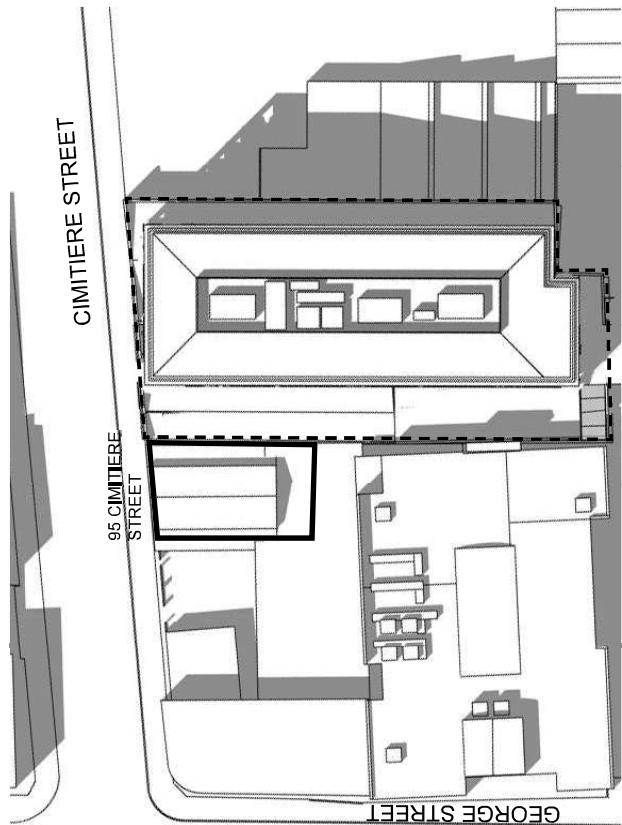


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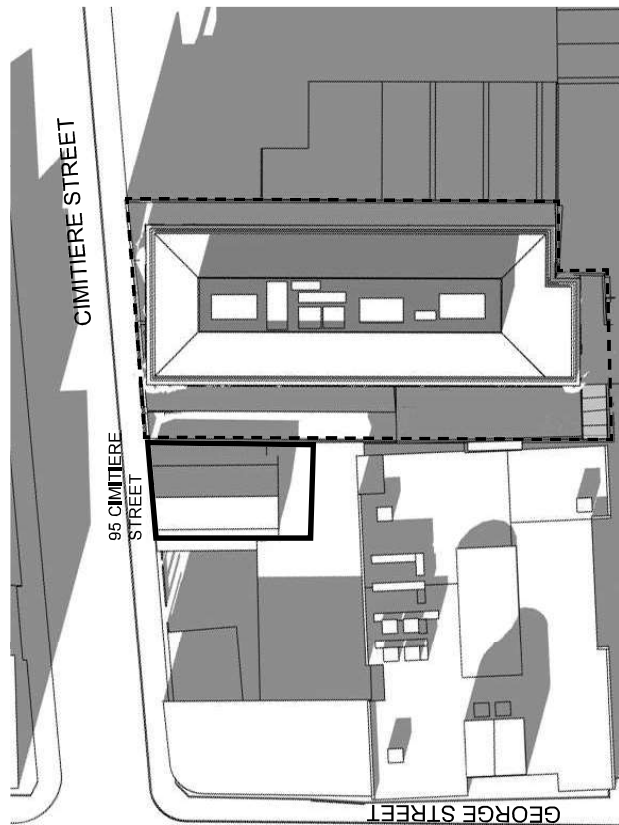


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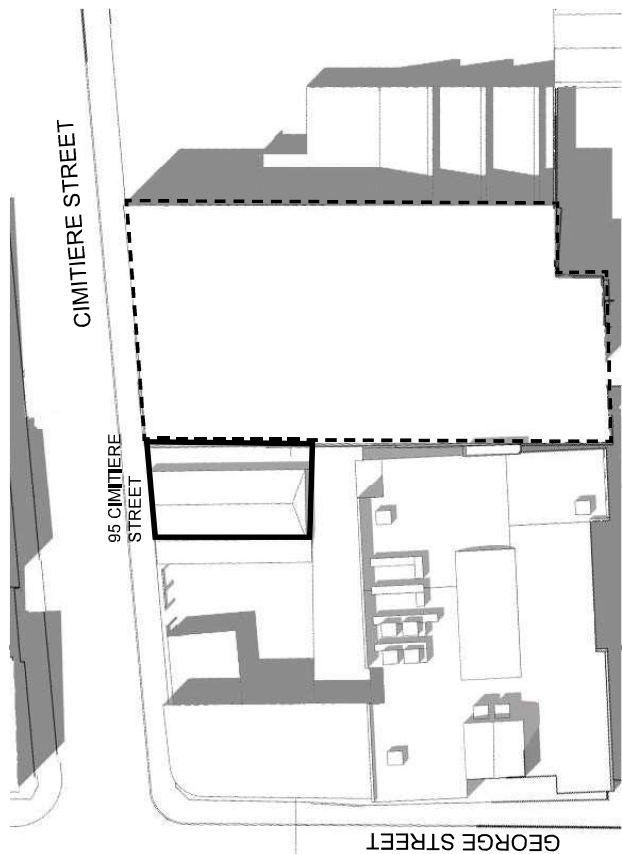
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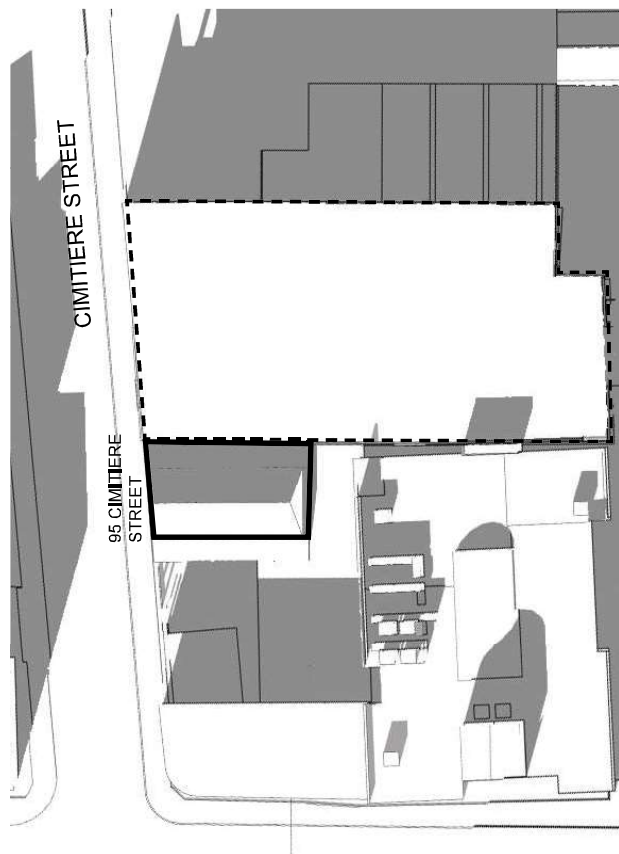
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