

Council Meeting - Agenda Item 9.2 - Attachment 4 - Representations - 4 November 2021

From: "Mary Broadhurst" [REDACTED]
Sent: Mon, 11 Oct 2021 16:25:06 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0504/2021

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To whom it may concern
RE:My specific concerns are in relation to the impact a Pilates Studio/Gym

I submit this representation as an existing tenant of The Crown Mill. I have been a tenant of the building since March 2021(signing a 2 year lease), we run a small business and work outside of normal business hours, our office is [REDACTED] and although I do not think the noise would be an issue apart from the start and finish of classes when the patrons enter and leave the premises. Our concern is the security of the building. The main doors would be left unlocked and anyone can wander into the building.(which is of concern if we enter the building on our own,we feel this could be a security issue)

I have met with the prospective new tenants and feel this would be under their control,however with the lack of attention to current building maintenance and areas of concern I feel this would not be reinforced by the landlord.

I am available to discuss further if required.

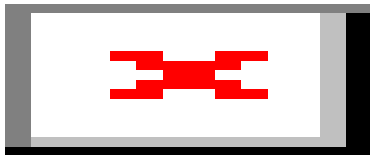
thanks

--

Mary Broadhurst

Director
C.S.I. Finance Brokers

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: "Tim Boric" [REDACTED]
Sent: Mon, 11 Oct 2021 07:21:46 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0504/2021
Attachments: DA05042021_iBQResponse_v01.pdf

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Please find attached response letter to DA application

Regards,

Tim Boric | DIRECTOR
[REDACTED]

WE HAVE MOVED
[REDACTED]
[REDACTED]
[REDACTED]





10 October 2021
Michael Stretton
Chief Executive Officer
PO Box 396
LAUNCESTON
TAS 7250

Dear Michael,

RESPONSE TO DA0504/2021

Ideas BanQ Pty Ltd is a new tenant to 22 Cameron Street, known as the Crown Mill or City Mill. Our business is [REDACTED] the proposed tenancy highlighted in the Development Application DA0504/2021. The Crown Mill currently provides an amazing space for our Content and Advertising Agency. We were so thrilled to be able to secure a tenancy.

During inspection of the property, we were alerted to the fact that a Pilates style gym had been flagged as the tenant above our ceiling. A Pilates studio gives the perception of a Yoga or Meditation environment, however, "Strong Pilates" seems far from delivering that experience.

The floor plan submitted in the application allows for up to 20 Pilates platforms. The programs outlined on the Strong Pilates website describes its sessions as a Cardio program – not a stretching or low impact class as perceived. The website continues to describe their sessions as "Part Pilates, Part Rowing, Full Body Workout". I am therefore led to believe that this gym is going to provide a high energy, high impact experience.

We were not concerned about noise pollution initially when the gym was first muted. In recent days however, the prospective tenants have been occupying the space above, and the noise leakage was at the point where we could hear conversations from the space mentioned. The fact that there will be up to 20 rowing style machines – which collectively will create considerable volume, but add in the music and an instructor required for a high intensity workout, it's safe to say we are concerned about our business being severely impacted.

Our content and advertising business has requirements to work outside of hours. In the shape of film and recording sessions such as podcasts. We have a contract to record a series of interviews, most of which are in the Central European Time Zone, ie outside of business hours and during "gym class hours".

I would like to mention that "Strong Pilates" looks like a great gym option for our community. I feel however, that this is simply not the right location in respect to IdeasBanQ, our co-tenants and the historic Crown Mill building.

Regards,

[REDACTED]

Tim Boric
Director – Content Production

[REDACTED]

IDEASBANQ PTY LTD

[REDACTED]

From: "Paul Morrison" [REDACTED]
Sent: Fri, 1 Oct 2021 09:40:05 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0504/2021 (Revised)
Attachments: Verge.jpg

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(Please note: This email replaces previous email sent 29/09/21. Additional information now included)

Attention: Maria Chledowska

Hello Maria,

Thank you for your time on the phone earlier this week. As indicated, I wish to make a representation in respect of DA0504-2021, being the establishment of a Pilates Studio/Gym at 22 Cameron Street, also known as The Crown Mill.

I submit this representation as an existing tenant of The Crown Mill. I have been a tenant of the building since 1987, having occupied 6 different tenancies during that time, and I have been able to observe (and experience) what mix of tenants works well for the tenants and the local area - and what has not worked well. Having reviewed the application and having contacted the managers of the building, it seems no interest or consideration has been given in respect of other tenants of the property in question. Hence, I am forwarding my objection to council.

My specific concerns are in relation to the impact a Pilates Studio/Gym would have on the other tenants, and surrounding businesses - in the form of noise, parking, and security. I understand that council would not be concerned with the matter of security so I will limit my comments to noise and parking.

-
NOISE

Some background. For the period 1987 to 2015, the tenancy in question was used for professional service businesses. Examples include Garrott & Garrott Accountants, ANZ Bank Regional Processing Facility, Pitt & Sherry Consulting Engineers, S Group Architecture, and One Agency Real Estate. During this time, I am not aware of any noise issues that existed between tenants. However, from 2015 to 2020 the tenancy was occupied by Foundry Education. During Foundry's occupancy there was an ongoing issue with regards to noise. The tenancy has a thin exposed concrete floor poured over a timber floor substrate. There are 2 other tenancies directly below the concrete floor. In the past, music played in the proposed Pilates Gym/Studio tenancy has caused issues for the tenancies underneath. It seems that given the large open expanse of the space combined with the unusual nature of the floor (concrete over timber), sound reverberates around the tenancy, reflects off the exposed roofline and travels through the concrete floor into the tenancies below. There is also a 2-storey glass wall that runs continuously down the southern wall of the proposed Gym/studio and into the tenancy below. This tenancy (adjacent to my own tenancy) was forced to have staff wear headsets in an attempt to block out the noise.

In the case of my tenancy, the music was sufficiently invasive that we concluded that we would have to vacate and relocate our business as we could no longer conduct our business due to the music/noise from above. It was only due to the closure of the Foundry campus that we were able to remain. I should clarify that for the first 4 years of the Foundry's occupancy they did not play music, but in their final year they did. I know from personal experience that if a tenant is permitted to play music it will impact on the two tenancies below, possibly others as well.

Having reviewed the application for DA0504-2021, I note the following:

- The application refers to music/noise and gives assurances that hotels located 60 meters away will not be impacted as they are buffered by a 4 storey street frontage. There is no mention of impact on co-tenants. When standing, I am less than 2 meters directly under where the applicant indicates 15-20 Pilates machines will be located and classes held.
- Whilst the application makes reference to the proposed tenancy being located 60 meters away from the International Hotel (and separated by a 4 storey street frontage) it makes no reference to being located 40 meters away from the Verge Hotel with no physical barrier in between. Please refer to attached photo taken from the rear door of the proposed tenancy.
- The application refers to noise emittance from the studio ss only likely to be similar to that of a café. I would be grateful if council could seek some clarification around this point and/or consider imposing measurable limits if the DA is approved.
- The application refers to minimal classes during the day. I would be grateful if council could seek some clarification around this point as the wording is vague and open to interpretation.

I understand that the operator of the Pilates Gym/Studio would be a franchisee of Strong Pilates – a national collective of similar facilities. Having reviewed their web site, I note the following:

- “More classes: multiple daily sessions focusing on ...”
- “More beats. Carefully curated playlists to make you move...”
- “Each STRONG studio has between 15-20 Rowformer beds....”
- The national web site already lists 22 Cameron Street as a studio location

My interpretation of these points is that there are multiple classes throughout the day, instructors are likely to rely on a PA system to ensure all participants can hear instructors, and that music will be of similar levels/type/mix to that of traditional gym classes. If this is correct, then I consider that the limited wording in the DA seeks to downplay these elements.

PARKING

I note that the application states that there is no requirement for commercial vehicles Presumably there will be no customer parking on site as the existing car park of 11 spaces has 8 spaces allocated to other tenants. My observations of parking in the local area are that it can be difficult to obtain parking during standard business hours and on Saturdays (due to the presence of Harvest Market operating from 6am setup through to 2pm packdown) next door in the Cameron/Cimitiere Street car park. I have observed parking demand increase with the recent opening of the Verge Hotel adjacent to this public car park. I am concerned at the additional impact on parking the Studio/Gym would have.

OTHER COMMENTS

If council does approve the “Sports and Recreation – Partial change of use to a Pilates studio” application, then should the applicant’s business model evolve and include other forms of gym based activity (for example, free weights, barbells, other types of classes incorporating jumping and and/or interacting with general purpose gym equipment) then the impact on the tenancies below would be even greater. I therefore ask council to consider placing specific restrictions on the use of the space, limiting use to Pilates classes only, with other forms of gym/studio use not permitted – should the application be approved.

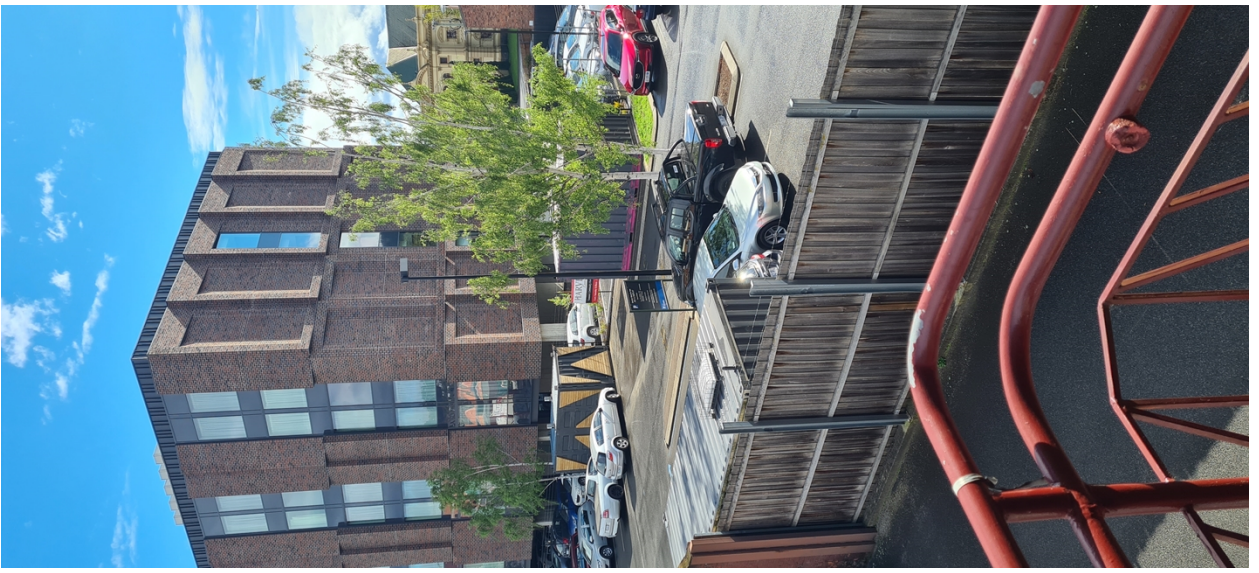
I wish to state that, as a business, we are very supportive of The Crown Mill being fully tenanted once again. We appreciate the history and re-purposing of the building, and we acknowledge the owner’s right to have the building fully occupied. However, we do not wish to have to relocate our own business because of the introduction of a tenant that causes us to be unable to operate our business. I note that all other existing tenants are all professional services based (Finance, Marketing, Digital Media Development) in addition to my own business – an IT consultancy.

I would welcome the opportunity to discuss my concerns further. I can be reach via the contact details below.

Sincerely,

Paul Morrison
Beyond IT Solutions and Consulting

[Redacted contact details]



From: "Paul Morrison" [REDACTED]
Sent: Wed, 29 Sep 2021 12:09:59 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Jay Ralston" [REDACTED]
Subject: DA0504/2021

You don't often get email from [REDACTED] [Learn why this is important](#)

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I wish to state that, as a business, we are very supportive of The Crown Mill being fully tenanted once again. We appreciate the history and re-purposing of the building, and we acknowledge the owner’s right to have the building fully occupied. However, we do not wish to have to relocate our business because of the introduction of a tenant that causes us to be unable to operate our business and which, in my opinion, conflicts with the existing overall use of the building. I note that all other existing tenants are professional services based (Finance, Marketing, Digital Media Development) in addition to my own business – an IT consultancy.

I would welcome the opportunity to discuss my concerns further. I can be reach via the contact details below.

Sincerely,

Paul Morrison
Beyond IT Solutions and Consulting



From: "PlanningAlerts" <contact@planningalerts.org.au>
Sent: Mon, 27 Sep 2021 08:45:03 +1000
To: "Council" <council@launceston.tas.gov.au>
Subject: Comment on application DA0504/2021

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

Application DA0504/2021
Address Crown Mill 22-26 Cameron Street Launceston, TAS, 7250
Description Sports and Recreation - Partial change of use to a pilates studio
Name of commenter Lionel Morrell
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

Query appropriateness of this use in this particular tenancy because:
This is a First Floor Development, not Ground Floor as noted on drawings.
How are bikes taken up to the first floor location to bike rack?
The existing ablutions area contains asbestos lining.
There is a doorway from Tenancy 5A (Front building) not shown.
Where are the toilets/ staff sink going to be located for Tenancy 5A?
Query compliance for dimensions of ambulant toilets.
No accessible toilets provided.
No lift access for people with disabilities to access the therapy area (compliance with the Anti-discrimination Act?)
Drainage pipework will be visible on the underside of the Ground Floor Inner Foyer Ceiling (also asbestos lined).
Query acoustic separation to Ground Floor Tenancies and structural sufficiency (point loading + fixings/anchors for equipment etc.) for existing timber floor (with variable thickness thin concrete screed over).

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

