

Council Meeting - Agenda Item 9.3 - Attachment 3 - Representations - 4 November 2021

**From:** "Julia How" [REDACTED]  
**Sent:** Tue, 21 Sep 2021 13:03:32 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Cc:** "Jane Holman" [REDACTED]  
**Subject:** Representation Discretionary DA0461-2021  
**Attachments:** Representation lodged- DA0461-2021-15 Quadrant Mall.pdf

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Good afternoon,

Please see the attached concerns raised in regard to DA0461/2021.

Please note that I am on annual leave 25 September returning 11 October and my emails and correspondence will not be monitored.

Kind regards  
Julia

[REDACTED]

**Julia How**  
General Manager - Tasmania

[REDACTED]



This email, sent from julia@carepark.com.au to contactus@launceston.tas.gov.au on Tue Sep 21 13:03:33 2021, is confidential and may contain privileged or copyright information. If you are not contactus@launceston.tas.gov.au please notify julia@carepark.com.au and delete this email.

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# Development Application Representation Letter

Development Application Number

DA 0461/2021

## Address of Development

15 QUADRANT MALL LAUNCESTON  
TAS 7250

## Details of Representer

Title

NB

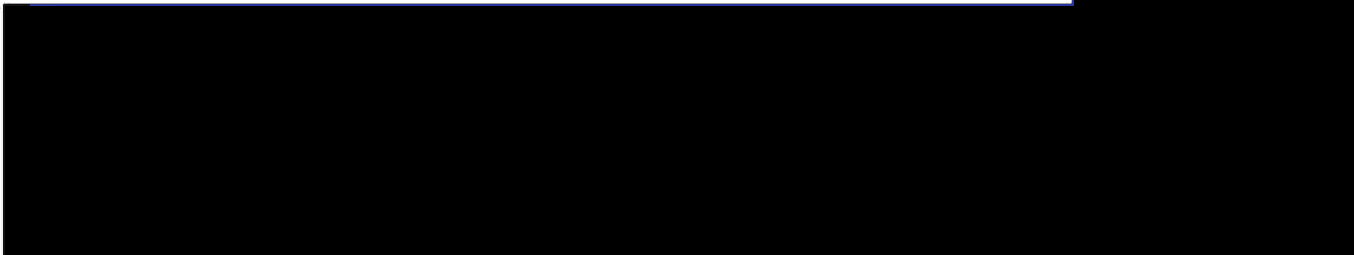
Given Name/s

JULIA

Surname

HOW

Date of Birth



## Reason for Representing

REFER TO ATTACHED LETTER OF  
21 SEPTEMBER 2021

Representer's Signature



Date

21/09/21

## Public Notice Details

### Public Notice - Application Details



<b>Application ID</b>	DA0461/2021
<b>Application Description</b>	Residential - Construction of alterations and extensions to the existing building for use as a single dwelling, Visitor accommodation - Construction of alterations to the rear ground floor for use as a holiday unit (Re-Advertised)
<b>Group</b>	Planning Development
<b>Category</b>	Discretionary Applications
<b>Applicant Name(s)</b>	LXN Architecture & Consulting
<b>Status</b>	Current
<b>Closing Date</b>	04/10/2021

### Property Details

<b>Property Address</b>	15 Quadrant LAUNCESTON TAS 7250
<b>Property Legal Description</b>	Lot 14 RP 112084 Vol 112084 Fol 14

### Application Information



<b>Assigned Officer</b>	Catherine Mainsbridge
<b>Status</b>	Discretionary Development Application
<b>Council Minute</b>	
<b>Use Class</b>	Residential
<b>Development Use Description</b>	Change of Use
<b>Application Received</b>	24/08/2021
<b>Application Decision</b>	
<b>Application Valid</b>	10/09/2021
<b>Clock Stopped</b>	31/08/2021
<b>Clock ReStarted</b>	9/09/2021
<b>Advertised On</b>	18/09/2021
<b>Advertised Close</b>	4/10/2021
<b>Council Meeting</b>	

### Documents



Link
<a href="#">Click On Link for Document Details</a>



21 September 2021

Launceston City Council  
ATT: General Manager  
PO Box 396  
Launceston TAS 7250

Em: [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear General Manager,

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**RE: DEVELOPMENT APPLICATION REPRESENTATION – DA0461/2021**

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We refer to Discretionary Development Application DA0461/2021, 15 Quadrant Mall Launceston TAS.

Care Park Pty Ltd is the owner of Dell Lane (off York Street) which adjoins Bookmakers Lane. Care Park raises two major areas of concern.

**Moving of Two Existing Car Parks**

We note that Bookmakers Lane has no legal carriage way over Dell Lane. This DA on Page 13, paragraph 2 seeks to move the exiting car parks marked in (Councils Bookmakers Lane providing free 30 minute parking) 600mm closer to the Quadrant Plaza Lane Way (Dell Lane).

Not only will drivers be forced to exit their vehicle directly onto a storm drain grate, but it will also narrow the width of the traffic aisle for those with legal carriageway to an unreasonable width and may also encroach on Care Parks Dell Lane Land Title.

We refer to the excerpt below;

**Proposed Development**

The proposed development will retain the ground floor commercial tenancy (signage application by future tenant), with no proposed changes to the ground floor façade. The terrazzo floor at the entry from the Quadrant Mall is of particular significance, exhibiting an elaborately decorated creative design and workmanship of the highest standard. This floor will be retained.

The ground floor commercial tenancy will be reduced in size and access will be via the Quadrant Mall only. A change of use does not form part of this application. The rear portion of the ground floor will be renovated with the addition of a single bed studio for short stay accommodation, accessed via the rear lane. The proposal also seeks to move two existing car parks 600mm closer to the Quadrant Plaza Laneway, thus maintaining a minimum 1 metre clearance from the proposed garage & studio doors. This relocation has been discussed and approved by Sonia Smith – Team Leader, Infrastructure Development, Infrastructure & Assets Network.

We suggest the acceptable solution would be for Council to remove the two bays from Bookmakers Lane to resolve the above mentioned concerns.

### Heavy Equipment Access over Dell Lane

We request fully detailed particulars on how the equipment required for this development will access the site.

Care Park has no recorded contact in relation to the use of Dell Lane for access to enable this Development and as such no authority has been provided.

This laneway is limited to smaller 4 tonne delivery trucks servicing the Quadrant Plaza and Coulter Court between the hours of 4pm to 10am daily.

Dell Lane has a high turnover of vehicular and pedestrian traffic and it will not be safe or suitable to have heavy equipment utilising the area during business hours.

Currently Care Park will not provide any authority for right of carriageway over Dell Lane. For further consideration to be given, we would need to discuss this project with the Developer and Contractors that will be undertaking this project. Any agreement would also require a Bank Guarantee in the event any damage was caused.

An acceptable solution would be that vehicular access and movements for this project be provided by Launceston City Council via the Quadrant Mall and Bookmakers Lane.

It is further noted that during the Quadrant mall upgrade substantial damage was caused to the paved roadway owned by Care Park by contractors engaged by the Launceston City Council. I made contact several times with the Project Manager Lisa to no avail resulting in Care Park having to make good the damages and foot the cost which ran into several thousand dollars. We note this area has continued to fail from the repaired area back to the new Quadrant Mall tiles requiring further costly repairs. This is just one example of many.

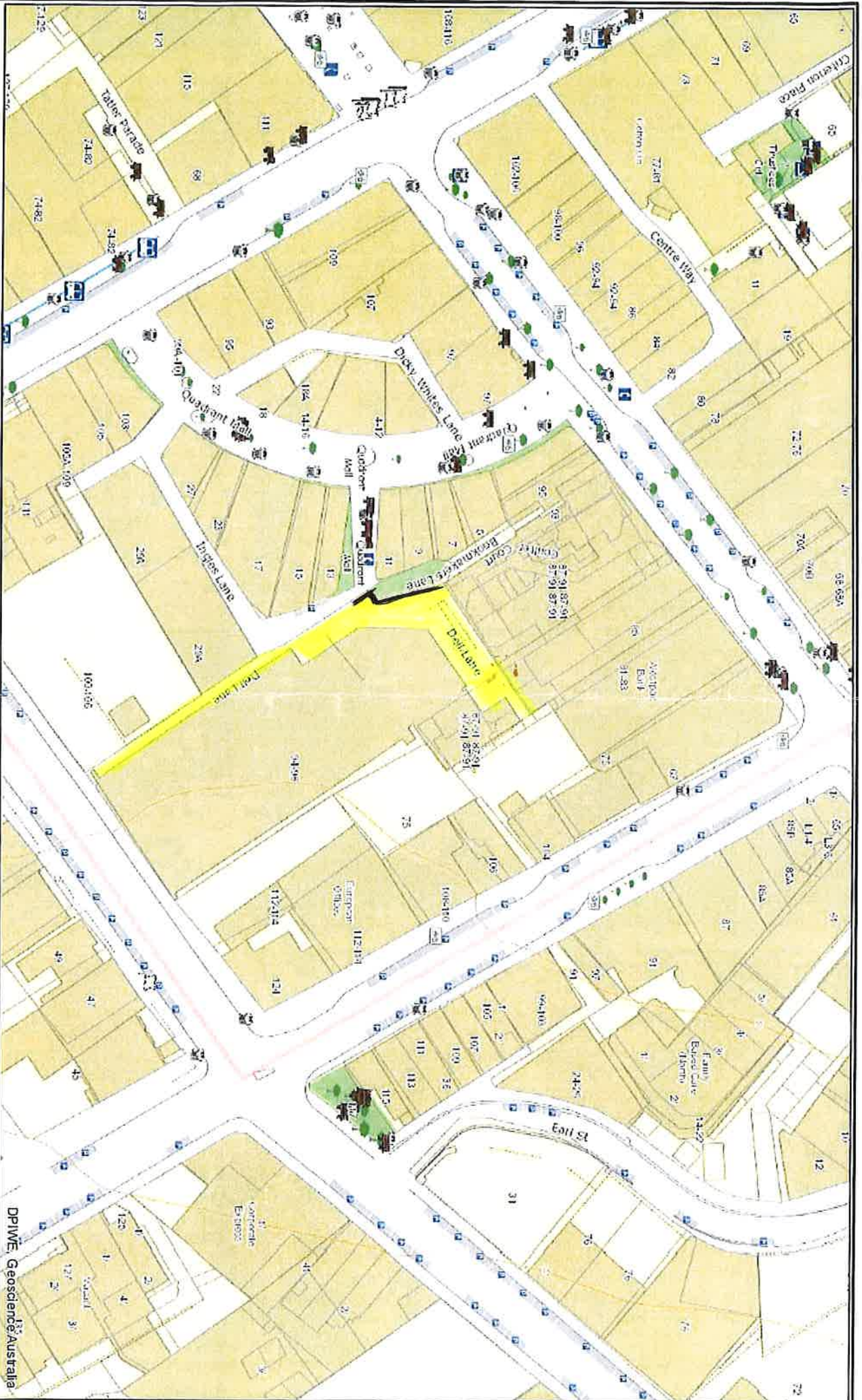
I look forward to receiving further information in relation to our concerns relating to this development.

Please note I am on Annual Leave from Friday 25 September returning Monday 11 October 2021 and will not have access to emails or correspondence during that time.

Yours sincerely



Julia How  
**General Manager Tasmania**



NOTE:  
 While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan the information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan.  
 City of Launceston 2014



Scale at A3 1:1,534  
 0 10 20 30 40 50 60 Metres

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DPIWE Geoscience Australia

**From:** "Maxine Shea" [REDACTED]  
**Sent:** Tue, 28 Sep 2021 08:54:47 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Attention: Catherine Mainsbridge. DA0461/2021, 15 Quadrant Mall, Launceston  
**Attachments:** Rear 13 Quadrant Mall - parking.jpg

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

Hi Catherine,

Thanks for the information yesterday. As I understand from our conversation the only change will be that the car space is moving further away from the wall into Bookmakers Lane. Ive attached a photo of how that shows the current car park signage that is approx. 700mm from our window at the rear of number 13.

For future reference, I was hoping to have something in writing regarding the car space changes in Bookmarker Lane (rear of 13 and 15 Quadrant Mall). Do you mind replying top the following?

- 1) The proposed car parks will be City of Launceston public car spaces and not specific for the dwelling at 15 Quadrant Mall.
- 2) The car space isn't going to extend further towards 13 Quadrant Mall and/or impact the rear window of 13 that is currently used by the café tenant Cake o'Clock

Thanks so much Catherine and we wish everyone well in the development of number 15.

All the best,

Maxine Shea  
[REDACTED]



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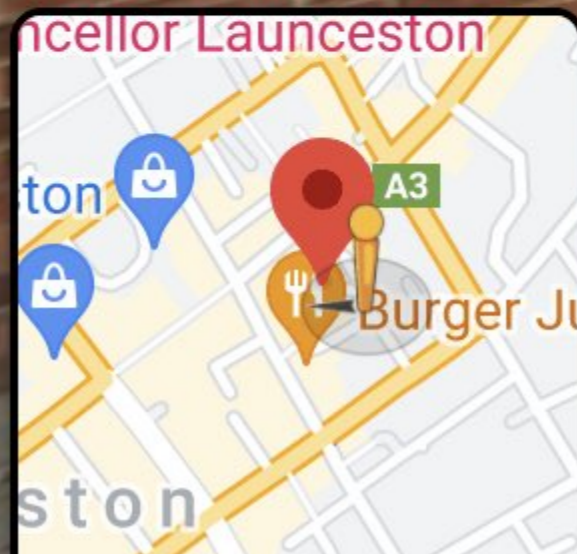




**Bookmakers Ln**  
Launceston, Tasmania

← Google

🕒 Street View - Oct 2019



Google

# Development Application Representation Letter

Development Application Number

DA0461/2021

Address of Development

15 The Quadrant Mall  
Launceston TAS 7250

Details of Representor

Title

Mr

Given Name/s

Phillip

Surname

Fulton

Date of Birth

Reason for Representing

Insufficient detail provided in DA of the measures to reduce the impact on the premises owned by St. Luke's Health at 17 The Quadrant Mall, Launceston.

Refer to the attached letter dated October 2021

Representor's Signature

Date 1 / 10 / 21

**PLEASE NOTE:** If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

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**Personal Information Protection Statement**

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No.	DA0401/2021				
EO	✓	OD		Box	✓
Doc. No.					
Action Officer	[REDACTED]				
Date Received	01/10/2021				

E-COPY. C. MAINSBRIDGE

## Application Details

### Property

<b>Address</b>	15 Quadrant LAUNCESTON TAS 7250
<b>Land Description</b>	Lot 14 RP 112084 Vol 112084 Fol 14

### Additional Information

<b>Assigned Officer</b>	Catherine Mainsbridge
<b>Status</b>	Discretionary Development Application
<b>Council Minute</b>	
<b>Use Class</b>	Residential
<b>Development Use Description</b>	Change of Use
<b>Application Received</b>	24/08/2021
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<b>Advertised Close</b>	4/10/2021
<b>Council Meeting</b>	

### Clock Details

<b>Utilised Day(s)</b>	20
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### Events

Event Description	Event Decision	Date
Send ref to Tas Heritage (Clock must be started)	Yes	27/08/2021
Infrastructure Assessment	Further Information Required	30/08/2021
Send Referral to TasWater	Yes - Awaiting response	30/08/2021
Section 54 Further Information Required	Yes	31/08/2021
TasWater Referral Response	Approved	7/09/2021
Section 54 Further Information Satisfactory	Yes	9/09/2021
Does DA need Advertising	Yes	9/09/2021

### EDMS - Links

Link
<a href="#">Click On Link for Document Details</a>

Saturday, 18 September 2021

# NOTICE OF PLANNING APPLICATION

## APPLICATION NO:

DA0461/2021

## APPLICANT:

LXN Architecture & Consulting

## LOCATION:

15 Quadrant, Launceston

## PROPOSAL:

Residential - Construction of alterations and extensions to the existing building for use as a single dwelling, Visitor accommodation - Construction of alterations to the rear ground floor for use as a holiday unit (Re-Advertised)

Plans and documents can be inspected at the City of Launceston Customer Service Centre, Monday to Friday from 8.30am to 5.00pm until **Monday, 4 October 2021**.

You may check the progress of these applications on our website at <https://onlineservice.launceston.tas.gov.au/>

Written representations to the Chief Executive Officer may be made during this time to PO Box 396, LAUNCESTON TAS 7250 or by email to [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au) However, the full content of your submission may be included in the report (available for public access) if the application is presented at a Council meeting for consideration. It is therefore the responsibility of the author of the submission to ensure that what is written is factual, fair and reasonable and not defamatory against any person. Please provide day time phone contact details with representations.

For more information please call our Customer Service Centre on 03 6323 3220.

**Michael Stretton**  
**Chief Executive Officer**

1 October 2021

Launceston City Council  
ATT: General Manager  
PO Box 396  
Launceston TAS 7250



Dear General Manager

**Re Development Application Representation – DA0461/2021**

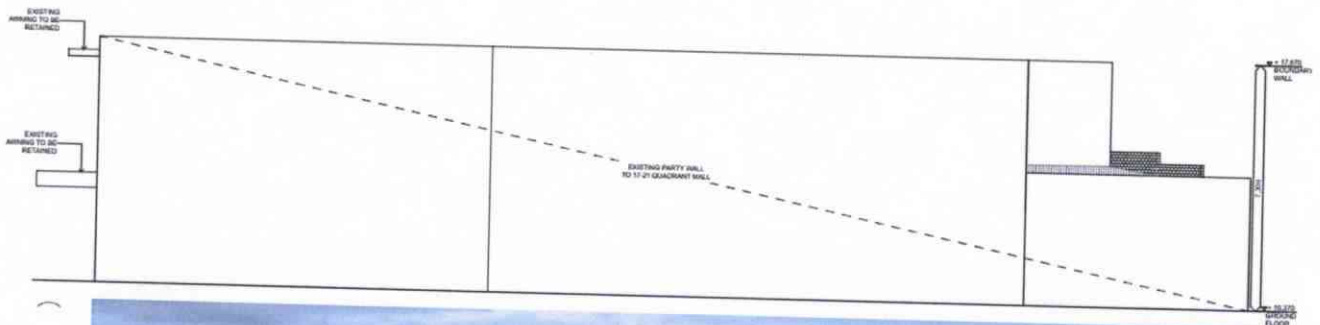
We refer to the Discretionary Development Application DA0461/2021, 15 The Quadrant Mall Launceston Tas 7250.

St Lukes Medical and Hospital Benefits Association Ltd (St.LukesHealth) is the owner of the adjoining property to the DA at 17-21 The Quadrant Mall, Launceston Tas 7250.

We request further details on how the proposed construction will proceed and the measures that are in place to avoid impact to the operations of St.LukesHealth, in relation to the following matters:

**1. Existing Party Wall**

As per the Elevation image DA-09, the image is marked with a diagonal line, noting existing party wall to 17-21 The Quadrant Mall. St.LukesHealth advises that this wall is not a party wall but a boundary wall for the building. The owners of 15 The Quadrant Mall has not acquired one half of the wall.



**Launceston**

17 The Quadrant Mall,  
Launceston 7250

**Hobart**

94 Liverpool Street,  
Hobart 7000

**Kingston**

Shop 28a, Channel Court,  
Kingston 7050

**Devonport**

26 Rooke Street,  
Devonport 7310

**Burnie**

27 Cattley Street,  
Burnie 7320

**Smithton**

18 King Street,  
Smithton 7330

As per the image to the right, it clearly states the boundary of the two premises. The development must not attach to the St.LukesHealth boundary wall, nor the plan reflect the wall as a party wall.



## **2. Weather Proofing to cavity between 17 The Quadrant Mall and 15 The Quadrant Mall boundaries.**

The DA application is silent on how the weather proofing of the cavity between the two buildings will be undertaken.

## **3. Dilapidation study / report on 17-21 Quadrant Mall required**

The DA application is silent on how the monitoring of the construction technique on the impact of surrounding building will occur. St.LukesHealth, as an adjoining building requires a dilapidation study and monitor for any damage that may be caused through the construction period.

## **4. Hours of work and impact of Noise**

The DA application is silent on the hours of work and noise related restrictions.

### 17 The Quadrant Mall – Use of floors

On the ground floor, St.LukesHealth operates a telephone base call centre. How will the construction technique be adapted to reduce the interference of noise to the ground floor call centre? 25 employees are located on this floor.

On the first floor, St.LukesHealth operates its member services and claims department. This floor is directly beside the construction of the first and second floors in the DA. There are 28 employees located on this floor.

## **5. Construction methodology and Vibration sensors**

The proposed construction on the first and second floor are proposed to be undertaken along the northern wall of the premises of 17-21 The Quadrant Mall. St.LukesHealth has its main IT related equipment along this wall which contains building vibration sensors equipment. The DA is silent on the construction methodology and how the impact of the St.LukesHealth building will be managed.



## 6. Windows

St.LukesHealth has two external window along the northern wall. The DA is silent on how the light will be maintained for these windows?  
See image to the right.



## 7. Existing Windows Infilled

The Northern wall also contains existing windows that have been infilled with cement sheeting. The DA application is silent on how access will be provided for maintenance and fire rating between the two building walls.



## 8. Existing Approved Signage

St.LukesHealth has Launceston City Council approved illuminated signage on the upper part of the northern wall. Will this be impacted by the construction of the proposed premises or has the building set back far enough to not affect the illuminated sign?

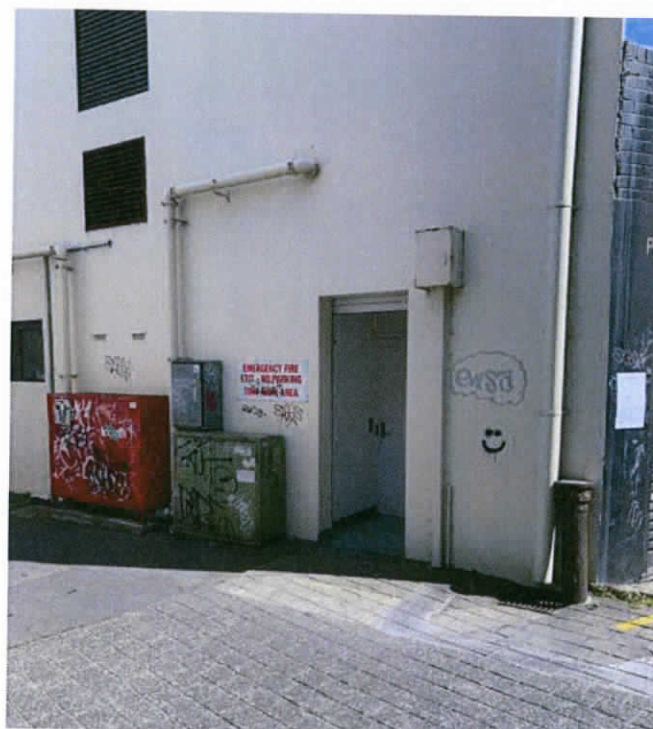
We note the current signage has been covered during the rebranding of St.LukesHealth.



## 9. Access to Rear door at St.LukesHealth and Fire Facilities

St.LukesHealth has access to the building through the rear door. This door allows access to premises by employees but primarily acts as an emergency exit from the building. This door must not be compromised. The DA is silent on storage of construction or vehicle movement/storage.

The rear of the building also houses the fire booster system and must not be obstructed. The DA is silent on storage of construction or vehicle movement/storage.



#### **10. Access to Parking Facilities**

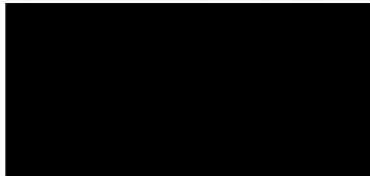
The DA is silent on traffic management and parking arrangements during the construction period. St.LukesHealth has 6 car parking spots within the undercover parking with access off the CarePark land and Ingles Lane. This car parking facility is available for access 24 hours a day, 7 days a week.

Whilst it does not impact St.LukesHealth, the lane way also leads to undercover parking under the Bank of Us, for around 40 car parking spots. The DA is silent on ensuring access to this premises.

I look forward to receiving further information in relation to the items listed above in relation to this DA application.

Should you have any questions, please contact me.

Yours sincerely



Phillip Fulton  
Chief Financial Officer/Company Secretary