
From: Andrew Floyd
Sent: Friday, 3 June 2016 5:11 PM
To: Contact Us
Cc: Peter Giblin
Subject: FW: 63 A Tamar Street DA Response for your comment Da 0196
Attachments: 63A Tamar St.pdf


Attn Catherine Mainsbridge
Please find attached (response to the DA submission for 63A Tamar Street
Please confirm you have received
Thanks

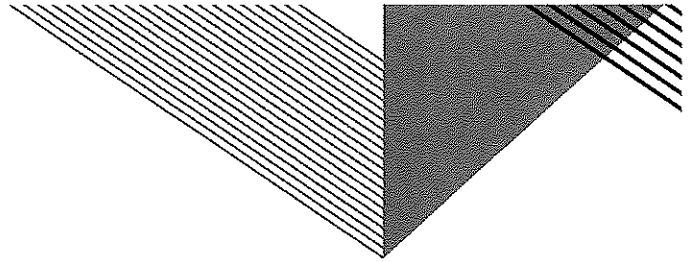
Andrew Floyd
Director

PhilpLighton Architects

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1ST June 2016

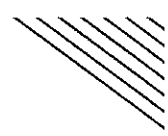
Launceston City Council
Att Catherine Mainsbridge

**Planning Development
63a Tamar Street DA0196**

Dear Catherine

Philp Lighton Architects on behalf of [redacted] property owners have concerns regarding the proposed development.

1. Concern that the survey lodged with the DA is a identification summary and cannot be relied on to provide the location of boundaries.
Prior to application being further assessed the exact location of boundaries should be pegged for the benefit of both this development and all adjacent land owners.
2. The proposed scale of the development.
The development is outside standard planning envelope and accordingly will impact on adjacent properties.
Contrary to what the existing site plan shows, there is no walkway on the southern boundary of the site.
The new walkway and roof extension will further crowd this edge restricted edge.
The development will also directly look into the back of the Launceston Club.
3. We have concerns that the development will restrict unencumbered access over the right of way with uncontrolled vehicle parking.
4. Don't believe the car parking provision is adequate for the development.
5. Don't believe the required vehicle turning can be achieved on the development site.



6. Development proposed does not provide an accessible sole occupancy unit as required by the BCA. Development should not be further considered till this matter is resolved.
7. Concerns on how the common property will be managed.
8. Concern would be further heightened if the development were to change from long term owner occupier to short stay / overnight tourist accommodation with no management and administration on site.

Yours Faithfully

Andrew Floyd

From: Lesley & Max Buchanan
Sent: Monday, 6 June 2016 9:10 AM
To: Contact Us
Subject: Application DA0196/2016

The General Manager,

Response to Application DA0196/2016
at 63A Tamar St. Launceston

My Company is the owner of Adina Apartments at [redacted] and shares a
with the property at 63A Tamar St.

I have no complaints with the owner of 63A Tamar St wishing to develop his property but do have concerns re
boundaries, future parking and access
both during construction and ongoing.

From viewing the plans there appears to be only an identification survey and I feel that a boundary survey is
needed as there are no defining boundaries or fences in existence
and have not been for several decades.

My concerns are

- 1 No boundary survey
- 2 Extension of roofline on southern side to provide a covered walkway which appears to be encroaching
on what has been assumed to be boundary line.
- 3 Inadequate parking for
 - a unit guests
 - b visitors
- 4 Vehicle assess and parking
 - a during construction
 - b following construction

I would be happy to discuss these concerns with you.

My contact details are

I await your reply

Lesley Buchanan

From:
Sent: Monday, 6 June 2016 7:07 PM
To: Contact Us
Subject: Application DA0196/2016 - 63A Tamar Street, Launceston



Attention: The General Manager,

**Re: Application DA1096/2016
At 63A Tamar Street, Launceston**

We are writing in relation to the above application for building works to be conducted at 63A Tamar Street, Launceston. We note we have sighted the proposed preliminary plans, and as a business owner of the adjoining property being Adina Place Motel Apartments we have some concerns in the following areas:

- Availability of parking during construction and after construction.
- The consideration to noise constraints.

Look forward to hearing from you in relation to the above matter.

Kind regards

Marty & Kellie Neu

Adina Place Motel



From: Benjamin Conrades
Sent: Tuesday, 7 June 2016 12:27 PM
To: Contact Us
Subject: DA0196/2016
Attachments: DA01962016.doc

Att: Catherine Mainsbridge

Please find attached a representation from The Launceston Club regarding the application for a planning permit DA0196/2016.

Kind Regards

Benjamin Conrades
Secretary Manager
The Launceston Club

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THE LAUNCESTON CLUB INC.

June 7th 2016

Launceston City Council
PO Box 396
LAUNCESTON
TAS 7250

Attention: Catherine Mainsbridge

Dear Ms Mainsbridge

I write on behalf of The Launceston Club regarding Planning Development Application DO196 being lodged by the owners of a property at 63A Tamar Street.

The Launceston Club wishes to express the following concerns regarding this proposed development.

1. The proposed development will look directly into the back of the Launceston Club House. The Club has plans to develop the room overlooked - the largest room in the Club House - as its main indoor function area. The large picture windows at the back of the building are an important aspect of the Club's plans. The privacy of our members and guests would be adversely affected by the proposed development looking directly into the Club House.
2. The Club is concerned that the development proposal does not provide for an accessible sole occupancy unit as required by the BCA.
3. The Club provides a quiet, private environment for Members, Reciprocal Members and Guests. The proposal does not guarantee the effective management and supervision of the common property at 63A.
4. The Club is further concerned that the development may be changed from long term owner occupancy to short stay/overnight tourist accommodation, so affecting the use and amenity of the area.

Yours faithfully

B. Conrades

Benjamin Conrades
Secretary/Manager
Launceston Club