

## George Walker

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**From:** George Walker  
**Sent:** Monday, 29 February 2016 7:20 AM  
**To:** records  
**Subject:** FW: Rainbow Garden Playgroup application DA0056/2016

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**From:** Richard Wells  
**Sent:** Sunday, 28 February 2016 10:10 PM  
**To:** George Walker  
**Cc:** Mayor; Jim Cox - Redirection to personal email; Ken & Maree ; Jenny Godfrey; Penny & Lach; Alderman Ted Sands; Peter Sluce;  
**Subject:** RE: Rainbow Garden Playgroup application DA0056/2016

Launceston City Council  
Re Application: DA0056/2016

I am submitting an **objection** to the above application.

1<sup>st</sup>, I believe that there is a conflict of interest from one of the Alderman in relation to this application. After the last decision to cancel the 2nd application due to the safety of the children I believed the matter was finalised, but obviously wrong. We must have been ignored when they were door knocking this time round.

I have lived in French Street for over 30 years and cannot believe the audacity of the Steiner School to take away the very little privileges that our hard working interns and nurses in training have by wanting to use this car park and area. There are ONLY 15 spots (which are almost always full) and the other spots in this area are for those unfortunate people from out of area places, whether they are young or old, that have sick patients at the W P Holman Clinic. That's the purpose of the building and car parking area - for the NEEDY, not the spoilt!

The personnel in question don't need the stress of worrying where to park after a long and tiring shift and having a child darting in front of them with slow response time or coming back from seeing their un- healthy relative(s).

There is also an increase of traffic that have allocated parking halfway up the driveway in question, on the left, that use the top as a turning circle.

This area in question is not and was not designed to have children and parents wandering through it. Unless the LCC is planning on putting a roundabout at the end of Mulgrave St because of the influx of traffic coming out from the School, I would believe that parents WON'T use this area because of that reason. It is a shit hole to get out of on to Howick Street at the best of times. Therefore they use French Street and the safety of the children still comes into play. Where will they drive when it is raining? French Street - wouldn't you?

By using this area, you are creating an accident waiting to happen on Howick Street and Mulgrave Street intersection and I am sure the council don't want that. And more than likely there will be children in the car. I have been T boned in a slow moving car once and know what it is like! My daughter was also in the car and she was very traumatised.

HAS A RISK ASSESSMENT BEEN DONE? – NO!?

It appears that no one from the Steiner School or Council has used the path leading up to the hall. Why are there signs both at the bottom and top of the walk way that relates to “SLIPPERY SURFACE”.

I use this path frequently and always hang onto the provided rail in cold, damp and wet conditions. I am always prepared as I have fallen twice, luckily with no injury! Children do not see or sense danger at a young age. On one side of the path there is at least over a metre drop at its highest spot.

HAS A RISK ASSESSMENT BEEN DONE? – NO!?

Work places have to. Would the Department of Health and Human Services provide a safer handrail and/or walkway???

Another problem occurs - Where is the disabled parking? How do disabled people get to the school or does the Steiner School discriminate against disabled people, young or old. It must be true, as there is not even a ramp into the hall. Isn't this a requirement at all schools?

Due to fencing and a steep bank around most of the hall, another concern is the lack of space for an Assembly area on the Southern end of the building if there was a fire at the front end.

My main concerns are:

- The deletion of parking for the hard working interns and nurses of the adjoining nurses' home.
- Families that use the WP Holman Clinic accommodation.
- The unsafe slippery and steep pathway for children
- Traffic congestion and unsafe exiting onto Howick Street and Musgrave Street intersection.
- Access for disabled.
- Assembly area on the Southern end of the building.

Richard and Karen Wells

Launceston  
28.2.2016

## George Walker

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**From:** Paul & Beth Grayston  
**Sent:** Tuesday, 1 March 2016 1:49 PM  
**To:** records  
**Subject:** Support for the planning application from Rainbow Garden Playgroup

This is a letter of support for the planning application put forward by the Rainbow Garden Playgroup.

I have lived with my family in French Street for eight years and we were here when the playgroup first began, It's good to see the building at 41, French Street being put to good use.

I think playgroups provide an essential community service for parents and their young children. I have had no problems over the years with the playgroup's activities.

Parking has become an issue in French Street in the last year or so. The majority of use seems to be from hospital and other workers parking and leaving their cars all day. I understand that the playgroup will only need to use the 2 hour parking at the lower end of the street and will not impact further up French Street.

I feel that it's important to support community service organizations and it seems fair to determine that the playgroup and kindergarten be allowed to access parking when anyone else is free to do so.

yours sincerely, Elizabeth Grayston

**Attention George Walker**

Launceston City Council

RE: Rainbow Garden Playgroup

**APPLICATION DA0056/2016 – 34 -40 Howick St/41 French St**

As we have read the new DA0056/2016 we can see that changes have been made to try and elevate the traffic around our corner but feel what will happen is that Howick Street is going to be too busy for parents to drop off the children so that they will revert back to using Lord and French Street as it will be easier especially when raining and frostie. As Howick Street is extremely busy at school drop off time parents will not use that access.

We are still in talks with Nigel Coats about the safety of the corner, as yet nothing has been done.

Lord Street is starting to fill on both sides of the road by day parkers which is reducing the road to one lane, this will become a problem.

Ken & Maree Garwood

# Tasmanian Health Service

PO Box 1963, LAUNCESTON TAS 7250 Australia  
Ph: (03) 6348 7111 Fax: (03) 6348 7018  
Web: www.dhhs.tas.gov.au



Contact: Phillipa Simmons  
Phone: (03) 6777 6042  
E-mail: edsn@ths.tas.gov.au  
File:

Robert Dobrzynski  
General Manager  
Launceston City Council  
PO Box 396,  
Launceston, TAS

FILE No.	DA0056/2016		
EO	OD	Box	
RCVD - 2 MAR 2016		LCC	
Doc No.			
Action Officer	Noted	Replied	
C WRANKMORE			
E COPY TO: S WALKER			

Dear Mr Dobrzynski,

## DA No: DA0056/2016 Rainbow Garden Playgroup

Thank you for the opportunity to raise our concerns regarding DA0056/2016 for the Rainbow Garden Playgroup.

In the application the Northern Tasmania Steiner Association Inc. propose that all the parents pick up and drop off (9am and 3pm four days a week) using our Spurr Wing car park. Whilst it was agreed with the Steiner Association that they could use one space for disabled car parking it was not agreed that they could use the Spurr Wing car park for all drop off and pickups.

We do not believe that the Spurr Wing car park is an appropriate area for parents pick up and drop off because:

- There are difficulties for traffic exiting on to Mulgrave St. If this private road is now to be used twice per day there will be increased traffic at an already difficult intersection and as a private road we are concerned about the increased risk of an accident. The increased traffic could also lead to traffic congestion and subsequent delays for health vehicles at the intersection during the pick up and drop off periods.
- The Steiner Group have recently started to use the Spurr Wing car park and already there has been an issue where Palliative Care could not access the area as parents were picking up their children from the carpark.
- The Launceston General Hospital precinct has issues with car parking and the Spurr Wing car spaces could be better utilised by staff members and subsequently there would be more available public parking both on-street and within the LGH car park.

Thank you for the opportunity to raise our concerns.

Yours sincerely

A handwritten signature in black ink, appearing to read "SMPurse". The signature is written in a cursive, slightly slanted style.

Ms Sonia Purse

Executive Director of Services – Tasmanian Health Service

2 March 2016

Thomas Groenig  
t  
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General Manager,  
Launceston City Council,  
PO Box 396,  
LAUNCESTON TAS 7250

To the General Manager at Launceston City Council,

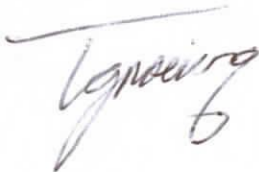
LETTER OF SUPPORT

I'm writing to support the development application by Rainbow Garden Playgroup to use their building at 41 French Street for a playgroup and kindergarten. I own 39 French street and have lived there for the past 2 years. Being their next door neighbour, I've had time to observe the children and the comings and goings and it seems to be going well.

Initially, I was concerned about parking when I saw the first application, but since talking to members of the group, I understand that the impact on parking will be less than it has been. I also understand that they are only planning to be there with the kindergarten for a couple of years and move on. For this temporary kind of use, it's perfectly fine with me.

Regards

Thomas Groenig



FILE No.	PA0056/2016			
FO	OD	✓	Box	✓
D		-2 MAR 2016		LCC
NO.				
Action Officer		Noted	Replied	
C Wrenkmore				

E COPY TO: G WALKER

## George Walker

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**From:** George Walker  
**Sent:** Wednesday, 2 March 2016 11:06 AM  
**To:** records  
**Subject:** FW: FW: Re: Advertised Plans - DA0640/2015 - 34-40 Howick Street, South Launceston

**From:** Lynn Bain  
**Sent:** Wednesday, 2 March 2016 9:41 AM  
**To:** George Walker  
**Subject:** Re: FW: Re: Advertised Plans - DA0640/2015 - 34-40 Howick Street, South Launceston

Good Morning George,

RE: DA 0056/2016

I wish to advise you that I still object to this application on the basis

That it is still advertising some use form French Street

If one person can use it, what is to stop all others using French Street as access

Please ask for and supply the residents with the car park lease documents that they have secured from the Government for Howick St

Please ask for and supply the residents for the lease documents for the building they intend to use

I strongly object on the basis they Steiner School is still stretching the truth. Steiner school HAVE NEVER made contact with me.

Steiner School advised one of your Council Representatives that they had spoken to me.

I will be happy to discuss the approval - If the Council approve it on the basis that the access from French Street is CLOSED OFF and only access can be made form Howick Street. That means the access foot gate and parking. This should not be too difficult.

Please consider this as my objection to the above DA.

Regards  
Lynn Bain



We hereby tender our objection to this application on the grounds of : **SAFETY IN RELATION TO INGRESS & EGRESS OF CHILDREN**

### **PICKUPS & DROPOFFS OF CHILDREN**

In relation to this new application, of which the last application was refused by the council on the basis of safety, there appears to be very little change other than another designated place from which the pickups dropoffs of the children can occur. This is stated to be the Spurr Wing car park that houses, according to the onsite sign, a 'nursing home'. Another sign says it is reserved parking for WP Holman Patient accommodation.



Ms Sinclair states within the application that approval has been given to use this car park. This was verified verbally by Caroline Sinclair, who told me last week that she had permission from the hospital to use it, but on speaking to the Spurr Wing manager, Lynne Loftus today (22nd Feb), she was unaware of this arrangement. Ms Sinclair also states in her application that these car parks are not allocated. Yet on inspection we notice that each space is allocated, being 17 bays in the immediate car park and an additional five alongside the fence across from the actual residence.



Within the area are fifteen units, with each of the allocated spaces from 1-15 designated according to the unit number. (See sign above) These were also allocated according to a previous planning approval in relation to the buildings which could have some bearing, if they are being used by other persons, regardless of time spent there. The other spaces are also designated for nursing home visitors. One within the immediate car park for 'nursing home visitors only' and the other for 'WP Holman staff only'. The five other spots alongside the fence closer to the units are designated for nursing home visitors only.



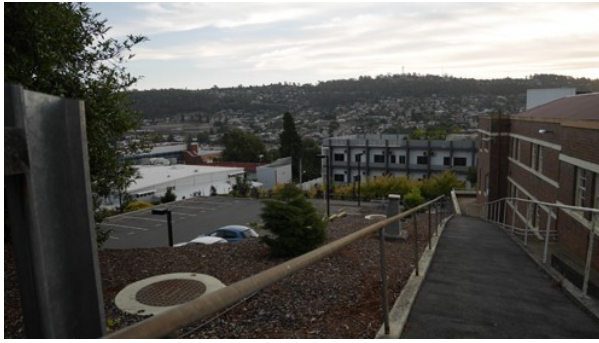
On speaking to the social worker at the WP Holman Clinic today, she expressed concern about children being in the vicinity because the people in the units are unwell and would not wish to have the further anxiety of having to negotiate the space with young children around. Bill & I believe it could also be more stressful if they could not access their specific car park because another car was parked in their spot.

According to this social worker, the persons staying there require car access to attend the clinic for treatment. She too supports our objection to the application with similar concerns that we have in relation to this particular car park use.



### **ACCESS**

The access to the school from the Spurr Wing car park is via a very steep narrow walkway alongside the nursing home which can only be transversed on foot. It is also subject to frost during winter, which can be verified by the caution signs on the nursing home building. In summer this pathway is reasonable, I have walked it myself many a time, but it could be difficult in winter with frost and even rain, making it quite slippery. We tend to avoid it in bad conditions.

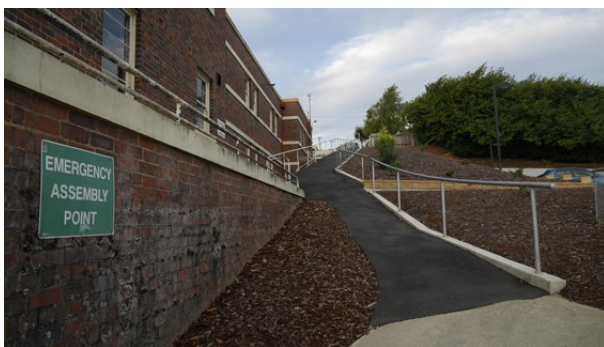


Here you can see the car park for Spurr Wing below on the left with the corner fence post of the school at the top with the mentioned pathway on the right.

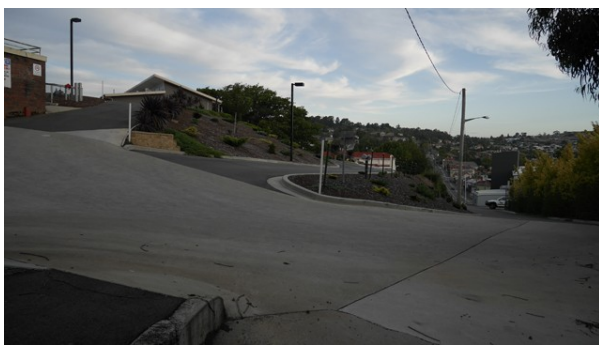
Below is the walkway from the car park to the path going up the hill. You will notice that this walkway is very narrow and would be unlikely for two people to walk abreast, including a parent and a child, with added difficulties if you were using a pram or stroller.



If so, you may need to exit via the road in to the car park making it necessary to walk further uphill to the school. (See 3rd image down) Below this, shows the roadway coming up from Howick Street at the intersection of Mulgrave Street which comes to a point of 3 entrances, the top one into the Spurr Wing car park, the middle going to the car park underneath the Spurr Wing building & the bottom is the one from Howick Street. Most are single car room only, making no room for foot pedestrians to walk out of the carpark safely, other than the narrow foot access shown above.

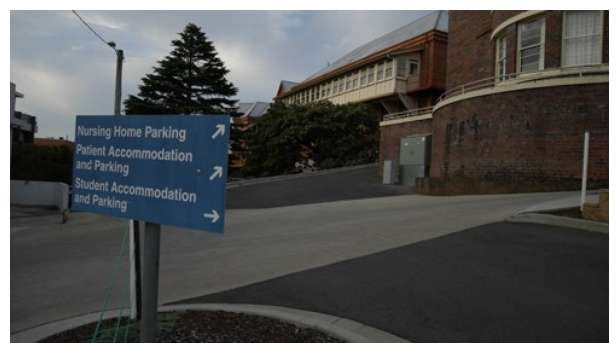


Added to this is the number of cars coming in and exiting at the same time, plus residents who may require to do the same. All of this plus pedestrians trying to manage children in and out of the area via the driveway, is not the safest option for all concerned. There is also no visibility of pedestrians on the walkway coming down the hill by cars coming into the parking area as it meets directly with the road access to the car park at a point which is hidden by the nursing home building, should people be using this access rather than the very narrow one. Cars coming up the hill and turning into the car park wouldn't see them until they were on top of them. Plus the people coming down the hill wouldn't see the cars until they turned into the entrance.



Below you will see a sign at the meeting point of 3 parking areas how confusing and tight this area is, especially in relation to the safety of young children.

We will not go into our previous objections regarding French Street options of ingress & regress as this has already been upheld in the earlier application.



Using this car park is deemed to be the solution to the previously refused application by Steiner, yet we see it is not a good option and the approval to use it is perhaps under question by Spurr Wing who lease this area from DHHS as they haven't been advised, nor consulted about this variant to use.

Another issue relates to Ms Sinclair's statement to say that the parents will be advised they are to use the Spurr Wing car park for drop offs and pick ups, but there is no guarantee that this will be upheld by them. Parents may choose to use French Street for drop-offs and pickups, especially in winter or bad weather, instead of this car park, a practice that has been deemed to be unsafe by the council.

There is also an issue in relation to the time that cars will be using this carpark. The application states 5 - 15 mins per car for pick up and drop off. I was of the opinion that this time frame may not be possible, based on getting children in and out of cars and walking to and from the school, so I went down to get some idea of the time frame. On the one occasion I watched the process, (29 Feb) I noticed at 3pm many cars were in the car park with no cars entering. However from 3.30pm to around 3.45, four lots of people with young children came down from the school to their cars, having been there prior to 3pm when I arrived. Many of the children ran down the pathway in front of the adults with some climbing onto the concrete walls alongside, doing what kids do, heading to their own cars with adults following behind. Most cars (4 of) were gone by 4pm. Yet the application also states that they have the use of this if need be for the playgroup days as well. On another issue walking past today (1 March), I noticed one of the cars exiting the car park in reverse down the hill to below the nurses home where it could then drive immediately forward into Little Mulgrave Street and onto Howick Street. This makes visibility on exit almost nil, especially in relation to any pedestrians who may happen to walk by towards the nurses home or heading elsewhere, let alone any children in the vicinity. I believe there is a need for an official risk assessment associated with the school within the immediate vicinity, taking into consideration the alternate parking arrangements for the kindergarten. It would also be appropriate to visibly site the written approval by the hospital giving them permission to use this area in light of both the Holman Clinic and the Spurr Wing manager of the complex, being unaware of their use that go against the signs within the car park. Without written approval, the parents who park there are breaking all the rules pertaining to site, regardless of verbal requests to park there.

The one issue related to this is the statement that it is owned by the hospital & is designated for visiting doctors, patients & carers. There is no reference made to the Holman Clinic, nor to the lease of the buildings and car park from the hospital to the Spurr Wing unit. Nor to the fact that each car park is allocated for resident patients who live there whilst undergoing cancer treatment. Yet I notice that the 4 cars I saw there took the allocated unit spaces, rather than the visitor spots.

Extending on the Kindergarten application to the playgroup, there is still intention for the playgroup to operate with French Street as the preferred option for parking and access to and from the building. Hence it will not comply with the Council decision of this being unsafe for children. We have noticed on occasion the odd parent walking down French Street with a child following or running ahead, as well as cars dropping off staff by vehicle inside the Care Park. On one occasion I noticed a car trying to turn around whilst a tiny 18 months to 2 years old child was wandering alone across driveways with the parent in ignorance of this child behind her. She continued walking towards the school as she followed the older child who was in front. This very young child stopped on occasion to look around and investigate things on the journey as the car was endeavouring to reverse and turn around to exit the area at the same time. It was lucky the car had not chosen to use the same driveway that the child was standing & exploring at the time. Not all parents are super careful when taking children to and from venues and this should be considered with all applications in relation to safety.

The other big issue which remains, is the intention of Ms Sinclair to continue to run the school with or without permission according to what she has told us. This is obvious with both the school and the playgroup operating as normal five days a week, regardless of being refused. Perhaps creating issues of operating with/without insurance based on the refused application that is current.

Yours faithfully,

Anne & Bill O'Connor

# Spurr Wing Incorporated

President: Geoff Billett

Secretary: Pam Watkins

Manager: Lynne Loftus

1 March 2016

The General Manager  
Mr Robert Dobrzynski  
Launceston City Council  
Town Hall  
Launceston

Dear Mr Dobrzynski

## **Re: Planning Application DA0056/2016**

We wish to object to Planning Application DA0056/2016, on the following grounds:

1. There has been NO consultation between Spurr Wing and the Northern Tasmanian Steiner Association Inc. on this application which depends so heavily on access to parking which is simply not available to them. Indeed we were unaware of the application until accidental discovery in the last couple of days.
2. Spurr Wing has a lease from Tasmanian Health Service (formerly DHHS), to manage the W P Holman Units that includes the parking spaces immediately adjacent to the units, plus an extra 2 car parks within the area defined in the planning application. When checking with the THS there has been no change in the lease provisions, indeed they also appear to be unaware of the planning application. These parking spaces are allocated for the use of patients and carers of patients undergoing treatment at the Holman Clinic, with one additional space for Palliative Care, Community Nurse and service provision.
3. Day-to-day utilisation of the available parking depends on the current treatment regimes and associated needs of our guests, and is impossible to predict. Utilisation of the remaining car parks in the area is variable and depends on the number of people staying in the THS accommodation who have cars. At least twice a week we have to request that cars parked in the Spurr Wing area of the car park are moved so that spaces remain available for designated users/patients. Therefore, usage statistics noted in the planning application are unreliable due to the constant change in guests, in both areas, and their treatment regimes.
4. Access to the area concerned from Howick Street is via a THS internal driveway, which is very narrow with tight corners and has very limited areas where cars can pass. There has already been an accident in this area and additional vehicular traffic and young children as pedestrian traffic will only add to this risk.

268-270 Charles Street  
Launceston....7250

Manager Phone: 6331 2457, Guests Phone: 6334 3061, Fax: (03) 6331 1017

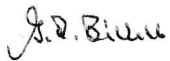
Email: [spurwing@bigpond.net.au](mailto:spurwing@bigpond.net.au)

ABN 911 935 726 35

5. Due to the design of the carpark, and the narrow access there is no provision for turning should the car park be full, the only available area to turn is opposite the last unit in block, and would be on our leased area, and totally unacceptable. We believe that any traffic impact assessment would identify many potential safety concerns and limitations with the use of this as a turning circle by those other than Spurr Wing management, our designated contractors and our patients.
  
6. The walkway between the car park and the Rainbow Centre enters directly onto the steep corner going into our designated car park. This walkway is also subject to severe icing in winter, as it gets no sun during the day. We know of falls as a result, and, as part of our OH&S obligations, have advised our staff and contractors not to use this route during winter. To recommend it's use as a pedestrian way for parents and small children in winter would leave parties open to possible litigation should an inevitable personal injury result.

We would welcome meeting with Aldermen on site at any time convenient.

Yours sincerely



Geoff Billett  
Chairman of the Board  
Spurr Wing Incorporated



Lynne Loftus  
Manager  
Spurr Wing Incorporated