

OBJECTION 1

From: [REDACTED]
Sent: [REDACTED]
To: Contact Us
Subject: Sale of land [REDACTED]

To whom it may concern,

I wish to add my protest to the sale of public land to the owners at [REDACTED] I, along with the other residents of [REDACTED] object to the sale of public land where the purchaser is not Made to pay Fair market value and can and will make a financial gain if this purchase aids in subdividing blocks. It is also my understanding that this land was previously categorised as land slip And therefore could not be built on, if this has changed and the council wishes to sell the land then it should be advertised and sold to the highest bidder or for fair market value.

Regards

[REDACTED]

[REDACTED]

Louise Foster,
Acting CEO,
Launceston City Council,
Launceston,
Tasmania, 7250

[REDACTED]

Re:- Objection to the sale of lot 2 and Lot 3 of Glenwood Trail, Opossum Road, Youngtown to the owners of [REDACTED]

Dear Ms Foster,

This is a formal objection against this sale proceeding.

It has come to our attention that the Launceston City Council have displayed a sign with a Notice of Intention to Sell Public Land on the frontage near the gate at [REDACTED] [REDACTED] also referred to as Glenwood Road. The two lots are the verge and walk track that runs along the properties boundary. We understand that it is the intention of the Council to sell these two lots to the owners for \$600.00. The sign states the sale is for infrastructure development.

There has been a couple of meetings of some Residents in this area which is why we requested the information of what the infrastructure mentioned in the Notice of Intention to sell the land meant.

After speaking with Robert Bujnowski today to obtain information as to why this sale is requested by the owners of [REDACTED] we now understand that they wish to rezone and subdivide their property into residential blocks. From this conversation I understand that the owners of [REDACTED] want to purchase this land to widen their driveway to 18 metres wide. This is the requirement of the Council for a road to be built into the property so that the owners can rezone the farm into these residential blocks. The Council Spokesperson could not tell me what size that the blocks would be as the farm owners have not yet put in an application for this.

When we bought our property we did so because of the beautiful rural setting, lifestyle and mountain views. We were told that the land behind Spring Grove was landslip area and could never be built on. Building in Spring Grove backing onto that property was not allowed to occur within a certain distance of the back fence due to the landslip zoning. When the [REDACTED] rezoned their farm years ago into what is now Richings Estate it is rather obvious that this area was left out of that residential zoning because of what is.

- Our objections are relevant to blocking the purchase of this land as there are areas behind Riching's Drive and Spring Grove that already show signs of Landslip.
- This property and Glenwood road is subject on numerous occasions a year to flooding. Water runs from Relbia road like a small river after heavy rains in several areas along that road.
- The train line is too close to build houses there.
- The high tension electricity lines that run across this property is also an issue with residential zoning and powerlines of this voltage have been known to jeopardise the health and safety of human beings.
- Some of the walkway which is used all the time will be lost. Cars speed and burnout on that road on a very regular basis and around the T Junction of Relbia and Glenwood Roads. It is not safe to walk on the road in that area and SAFETY of residents is paramount. It is also used by people riding their horses.

In summary this Council land should not be sold because if the land on LOT 1 could have been subdivided originally it would have been but considering all of the above especially the landslip and flooding then this is why this lot was left as 33.90 ha.

Please lodge this letter as a formal objection to this sale proceeding on all of the above listed reasons. We would like to be notified formally in writing of the outcome. Our email address is [REDACTED]

Yours truly,

[REDACTED]

OBJECTION 3

From: [REDACTED]
Sent: [REDACTED]
To: Robert Bujnowski
Cc: Contact Us
Subject: FW: [REDACTED] - proposed sale of Public Land - Objection- to the Chief Executive Officer , Launceston City Council

Dear Robert ,

Thank you for information forwarded to me on 20th October and our discussion that day on the proposed sale of Public land to the owner of [REDACTED] lot one , for road widening purposes, for a possible future subdivision, which may be for a 5-9 lot subdivision. You indicated you would confirm the owners intention to me and would also provide me with a copy of the council planning map of lot one which includes details of landslip areas. That would be appreciated.

I wish to object to the proposed sale on the following basis.

1. The land sale for road widening could reasonably be construed as tacit approval for any possible future subdivision.
2. There has been a lack of communication with adjoining property owners of Lot one. I only found out about the proposed sale by chance conversations with property owners in Spring Grove.
3. As I understand it any future subdivision would need a rezoning and a subdivision proposal which would necessarily require communication/opportunity to comment to adjoining landowners of lot one, of which I am one.
4. Matters to consider by the owner could include regional land strategies , relevant state policies , land usage , landslip, power and drainage easements, rail reserve, riparian reserves etc , amongst many others.
5. Any proposed sale of public land as is being considered should really be part of a rezoning/subdivision process with reasonable opportunity for adjoining property owners to comment.
6. There is a public walkway on the land that is to be sold.
7. I am concerned that any possible subdivision could potentially devalue the value of my property, as I imagine many property owners are, who are adjacent to lot one.

It would seem that the proposed sale of land should really be part of any possible rezoning/subdivision proposal.

Regards [REDACTED]
[REDACTED]

OBJECTION 4

From: [REDACTED]
Sent: [REDACTED]
To: Contact Us
Subject: Objection of sale of public land [REDACTED]
adjustment

Att Planning department
Chief executive officer,

I would like to object to the sale of public land either side of the driveway at [REDACTED] (Folio Plan number [REDACTED]) for the following reasons:

1. Increase in size of driveway suggests a significant increase to future traffic flow particularly if the intent of the enlarged access area is to enable further applications such as rezoning for multiple residential dwellings within this currently rural zoned property.
2. An increase in traffic flow would be detrimental to the regular users of the Glenwood Trail who use this area as it offers a safe space away from Opossum Road as this road does receive regular attention from hooning/ speeding vehicle operators.

Our position gives us a direct view of this public land and as such we are very aware of the many close vehicle crashes that have occurred in this driveway area and feel that in the best interests of public safety an increase in any sort of traffic would only make this a more dangerous position on a public road beside public land used by walkers, mountain bikers and horse riders.



OBJECTION 5

From: [REDACTED]
Sent: [REDACTED]
To: Contact Us
Cc: Mayor;Councillor Danny Gibson;Councillor Janie Finlay;Councillor Andrea Dawkins;Councillor Nick Daking;Councillor Hugh McKenzie;Councillor Karina Stojansek;Councillor Rob Soward;Councillor Paul Spencer;Councillor Jim Cox;Councillor Alan Harris;Councillor Tim Walker
Subject: Proposed sale of Public Land to the owner of [REDACTED].

To the Chief Executive Officer,

[REDACTED] of [REDACTED], would like to lodge an objection to the proposed sale of public land to the owner of [REDACTED].

We purchased our land and built our residence with the understanding and reassurance that the adjacent farm land (we overlook) could not be subdivided nor built on, and that the property was, and still is classified as land slip, and rural. The rural outlook is one of the reasons most residents selected this area, within close access to the City of Launceston. To consider this proposal would be detrimental to the chosen lifestyle of the community.

As effected parties we believe this proposal will not make it possible for the everyday use of the public land provided by council for the community. Residents have used the walking tracks on the public land to walk for fitness and health, together with dog walking for exercise, without the need to cross busy roads. Access is vital given that many residents are now employed - 'working from home' as a result of COVID19. Access to public land and parks across our community is continually shrinking – we should be considering the mental health of residents and an awareness of the environment, before considering proposals such as this. We believe that this proposal would lead to a loss of access, and the use of the public land, and the neighbourhood would ultimately be the big loser.

This proposal is for the sale of public land, and our neighbourhood believe this has wider implications, with a subdivision or rezoning being considered by the owners. If this were the case, we would appreciate that Council keeps concerned residents informed. The land, and the approximate area is not conducive to a residential development, with a rail crossing close by. The land is prone to flooding and erosion, and we are concerned that any development would cause movement and impact on our own infrastructure.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: Contact Us
Subject: OBJECTION - to Notice of Intention to Sell Public Land
Importance: High

ATTENTION: Louise Foster (Acting CEO) & Robert Bujnowski (Properties & Legal Officer)

Subject: Notice of Intention to Sell Public Land on the frontage near the gate at [REDACTED]
[REDACTED] also referred to as [REDACTED] (x2 Land Lots)

In reference to the above mentioned Notice of Intention to sell Public Land, we, [REDACTED]
[REDACTED] STRONGLY object to the aforementioned intention to sale of this land.

Upon purchasing our land, approx. 16yrs ago, we were of the understanding of a building limit line as per zoned plans, which was one of our reasons along with value and investment certainty into our purchase knowing that this site would not be devalued due to any future building zoning beyond our fence line. Our purchase of land and building in Richings Drive was for the rural setting, outlook and lifestyle for us as a family and investment.

Our understanding of the removal of the current walkway along this property line is also of major concern for the many that use this walkway within our neighbourhood.

We strongly believe the intention of sale and proposed infrastructure development is obscene and intrusive to the many property owners along this fence line, not to mention the devaluing of our properties.

Again, we wish to STRONGLY oppose and object to the proposed Notice of Intention to Sell Public Land on the frontage near the gate at [REDACTED] also referred to as [REDACTED]
[REDACTED]

[REDACTED]

OBJECTION 7

To Launceston City Council

Re- Intention to sell public land at [REDACTED]
And to potentially re-zone existing land as Rural Residential.

To whom it may concern

We, the undersigned, object to this proposal on the basis that such a sale and potential rezoning will have a detrimental effect on surrounding properties and the ambience of lifestyle choices therein.

1. Obviously the sale of land to allow road construction for a possible new sub-division is not in our, the residents, or the the community's best interests. To facilitate this proposed development has the potential to both change the amenity of the area as well as impact on the residential value of properties adjacent. Further, the applicant has made no approach to any neighbouring land owners before this application to gauge reaction.
2. Environmentally the area has some issues. It is adjacent to a land slip area, it is prone to flooding on a regular basis, so being re-developed for any large-scale residential development will be fraught with issue, not just the new residents. Public amenity such as recreational access, noise pollution in construction, notwithstanding the potential damage to neighbouring properties of construction practices is a real concern.
3. The location and proximity of major power lines is also a concern. Given the extensive nature of their construction, the interference that may be caused to both any future residential development and to power supply for existing residents, this intention to purchase proposal has worrying elements. Similarly the existing train line location could also cause issues, both with increased traffic and amenity interference.
4. The speed of this intention is also a concern in that time for objections and research to investigate the proposal has been limited. This is a worry in that being confronted with a fair accompli is both not fair process nor community awareness.

It is for these reasons we wish to object to the notified intention to sell the portion of public land required to subdivide the land.



OBJECTION 8

From: [REDACTED]
Sent: [REDACTED]
To: Contact Us
Cc: [REDACTED]
Subject: Response to sale of public land adjacent to [REDACTED]

Hello Louise (Acting Chief Executive Officer)

We are writing in response to a Notice of Intention to Sell Public Land adjacent to [REDACTED]. It is difficult to know if we should have a clear objection to this land sale as the purposed and future intended use of this land is unknown.

We have heard that the land is being sold in order for the owners to develop a road on the property to enable a future land subdivision and residential development – if this is the case then yes we do object to this land sale. Oh the flip side if the land was required to build road for access for a future vineyard and cellar door (or similar) we would have no objections. This land is currently zoned rural resource and has been identified as unconstrained land suitable for future agricultural zoning. It would be a shame to allow the loss of such valued land for a residential development.

The 2 lots of land in question are small but are currently zoned open space and connect to the greater Launceston Trail Network. Again it would be a shame to lose part of this important public recreational asset for a future subdivision - on what is good agricultural land close to the city centre.

We ask that the Council consider these concerns as they relate to the unknown future intentions of this property sale.

With kind regards

[REDACTED]

OBJECTION 9

From: [REDACTED]
Sent: [REDACTED]
To: Contact Us
Subject: Objection to the sale of [REDACTED]
[REDACTED]

Dear Ms Foster,

We have recently been informed that the Launceston City Council intends to sell Public land to the owners of [REDACTED] for \$600.

We purchased our property a [REDACTED] in 1999 due to the beautiful rural outlook. We also enquired at the time of the possibility of the land behind ever being subdivided and were told that this was not an option as it was a landslip area and residents were unable to build within a certain distance from the rear of their blocks.

We strongly oppose this purchase proceeding as we understand that there is the possibility of future subdivision. Our concerns are as follows:

- Land slip area.
- The property is subject to flooding.
- The power lines which run through the property - it is well known that this is also a health risk for humans to be within a certain distance from the power lines.
- Train track runs on the outer edge of the property.
- The walking trail is used by the public.
- May affect the value of our property.
- Traffic congestion as the road is too narrow for additional traffic.
- Disruption of wildlife.

Yours sincerely,

[REDACTED]

.....

[REDACTED]
[REDACTED]
[REDACTED]

Launceston City Council
Properties and Legal Officer
PO Box 396
Launceston
Tasmania 7250

Re: Intention to dispose of public land to [REDACTED]

Dear Robert,

I am writing to OBJECT to the proposed sale of public land to the owner of [REDACTED] for the price of \$600.00. I strongly believe that the sale of this land will have a negative impact on the surrounding areas.

Whilst I understand that the owner [REDACTED] is purchasing two strips of land on either side of the existing right of way. I have a number of concerns regarding this purchase and the proposed future development of the site.

My initial concern is traffic congestion. Opossum Road connecting to number [REDACTED] will not cope with additional traffic of a proposed 5-9 lot subdivision. I am also concerned re the safety of users on the Glenwood Trail, as it is currently used regularly by families, children, bike riders and horse riders.

The site which he currently requires access to is currently considered farming land and houses Jingle's Creek and to the edge of the property Tas Rail line. Jingle's Creek regularly floods and submerges a large amount of the land. Much of this land, has been classified as landslip. I am also concerned re the additional traffic, the environmental impact on the land and again the safety of others in the area. The farmland currently houses a protected Wedged-tailed Eagle, which finds a haven in many of the existing natives.

I also feel concerned that once the land is sold to the owner, that neighboring property owners will have less of an opportunity to submit their concerns and objections to the proposed development.

Concerns re the future of the development include:

- Will current and future property prices be impacted?
- Will existing properties on [REDACTED] lose their current clear and expansive views of farming lands?
- Will privacy of existing property owners be impacted?
- Will there be an increase in traffic in my neighborhood?
- Will the proposed development 'fit in' with my neighborhood?
- Do the building setbacks meet the standards?
- Will the proposed development overshadow my windows/backyard/swimming pool/solar panels?
- Are there any windows that overlook my property?
- How far is the proposed dwelling set back from my property?
- Are there any trees or bushes to be removed from the property, and is a permit required for this removal?
- Is there any replanting proposed?
- Will the development affect the drainage in the area?

Yours Sincerely,

[REDACTED]

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