

From:
Sent: 20 Dec 2017 17:33:02 +1100
To: Contact Us
Subject: DA0599/2017 Japara Healthcare Ltd Cosgrove Cottages

The General Manager
Launceston City Council

Dear Sir or Madam,

Thank you for notifying us of the application to demolish, construct and develop the aged care facility at 25 Waveney Street, South Launceston.

We live at _____, South Launceston.

I believe there is much to commend about this redevelopment.

Our particular concern relates to the increased traffic that is likely to occur on Waveney Street as a result of the increased number of residents and the closure of the Normanstone Road entrance to Cosgrove Park. Waveney Street is a relatively quiet suburban street which affords safety for children and elderly residents.

There are already issues with parking and visibility of vehicles entering and exiting the Cosgrove Park facility at the Peel Street end of Waveney Street.

I also note that the proposed parking for the redeveloped Community Centre numbers only about one third of those currently provided for community activities at the current bowls club site. This would suggest that there will be increased parking on Waveney Street which may cause congestion.

We request that the Council give serious consideration to both existing and potential traffic and safety issues as a result of the proposed development application at 25 Waveney Street.

Thank you for providing the opportunity to express our concerns.

Yours sincerely,

Carol Bennett
Colin Gurteen

Dear sir's,

We would like to submit out opposition to the planning application
DA0599/2017

We as home owners in Waveney street are very concerned about how busy Waveney St would become both during and after construction. This seems as though it would be exacerbated by the closure of the entrance onto Normanstone road. There is limited safe parking on Waveney St as it is due to the two blind and unsigned crests in the street. This is already exacerbated by staff who dump their cars on the west side of the street as they inform us they have no carpark and they can park where they like. Though I believe there was provision for a staff car park at the time of construction in 2006. As you can imagine a facility of this size needs considerable staff, and this is only going to grow. This practice is unsafe around the service entrance as the topography of the road means trucks need to take a wide ark to turn left or risk roll over. It is unsafe for them to turn right as the junction of Waveney/Merivale and Peel streets is unsafe at the best of times and residents of Peel St park directly opposite the junction adding to the safety problem and making it impossible for trucks to navigate.

- There is limited staff parking now, what about the future?
- There is limited visitor parking for the main building already, what is being done to alleviate this?
- Two bedrooms per unit but one parking space, where are carers and family going to park as some will stay over night in the spare bedroom?
- The bowls club is being robbed of parking, what about visitors that want to cheer their team on? Surely this would have a negative financial impact on the club?

The construction of the new units is going to be split up into sections. This is understandable though for the benefit of local residents it would surely make sense for the development along the length of Waveney St to be done in one go so as to reduce the length of time the locals are impacted.

P,T,O,

Looking at the plans units 3,4,5,6,11,12,13, are going to be on the south side of the main building and therefor in shadow. They will never get any sun, and this would have a negative impact on the residents of those units in their twilight years. It would also drastically reduce the amenity of those units.

Thinking of amenity there appears to be very little space for the residents to hang washing out, or spend any time in a nice garden area. The whole thing looks like a sardine tin.

Richard Morfles

FILE No.	DA0599/2017			
EO		OD	<input checked="" type="checkbox"/>	Box <input checked="" type="checkbox"/>
RCVD		05 JAN 2013		LCC
Doc No.				
Action Officer		Noted	Replied	
CHRANKMORE				

E COPY TO D. Payton

M. L. Perera

Dear Sir,

I wish to protest about
the way Gopala has gone about
the planning of Caspode in the
future -

After all when we came
into our retirement cottage it
was with the understanding it
was for the rest of our lives
not to be disrupted when we
to add to stand the stress of
moving again, I find it very
disrupted and an underhanded
way of doing things.

M. L. Perera

From:
Sent: 21 Dec 2017 17:12:29 +1100
To: Contact Us
Subject: Planning permit application DA0599/2017
Importance: Normal

To
The General Manager
Re application No DA0599/2017

We wish to express our concern about the proposed development of Cosgrove Cottages 25 Waveney Street South Launceston:

We are rate paying residents (17 years) of Launceston in this time
Lithgow St has been dug up for various reasons, gas line, water pipes breaking under the road causing flooding which has been addressed numerous times by Ben Lomond and Tas Water, this has also caused vibrations to our house when heavy vehicles pass up and down the road.

Our concern is about the heavy work vehicles i.e cement mixers, trucks that will have to come off Wellington Street to deliver to the worksite and if Lithgow St is to be used continually the condition of the road will further deteriorate.

Also, parking is only permitted on one side of the street due to the ambulance exit and even tho parking bays have been displayed on the road, at times due to vehicles parking either side of our driveways we residents have had near misses not being able to see around or over said vehicles.

With the proposed building site we will be having much more traffic creating more stress when exiting our driveways and we feel that a Duty of Care to allow residents a clear and safe exit from our properties is paramount .

Yours

Louise Barker
Leon Anderson

21st December 2017

18th December, 2017

To the Planning Officer,
Launceston City Council.

Dear Sir or Madam,

I am writing to inform you of many inaccuracies in an Examiner Newspaper article concerning Cosgrove Park Cottages (Japara Village) My husband and I bought a year ago a newly renovated cottage, it was completely gutted and rebuilt inside and you are welcome to come and view it at any time.

In the year we have lived here there have been quite a few cottages that have also been completely renovated and to say that all the retirement units are more than tired and in need of an upgrade is a lie. Toby Hicks says that it will be better living in the area when upgraded than at present, again another lie.

All the residents here live here because it is so spacious and like living in a park, hence the name Cosgrove Park!!!

We chose this place because of its beauty and privacy from neighbours. Yes, some units do need demolishing but they are few in number.

Residents have spent a lot of money on their units eg my neighbours have bought new carpets, blinds and curtains etc and had their gardens landscaped and built porches etc.

Please visit and see for yourself the lies that are been told just to make money, not for the good of the residents.

Yours sincerely,
Vera and David Green.

FILE No.	DA0599/2017		
EO	OD	<input checked="" type="checkbox"/>	Box <input checked="" type="checkbox"/>
RCVD		1 & DEC 2017	LCC
Doc No.			
Action Officer		Noted	Replied
C. WRANKMORE			

E-COPY D. PAYTON

Plan to double Japara village

BY TALLIA JORDAN

SIXTY-EIGHT independent living units will be demolished to make way for the construction of 126 retirement dwellings in South Launceston.

The proposed plans, by Japara Health, would see Cosgrove Park nearly double in size after the renovations.

The bowling green and the chapel will be retained, along with stage one of the development, which was completed in 2008.

"The chapel will be converted and extended into a community meeting [and] activity centre and admin area," the project's development application said.

"The community centre [and] bowling club will be re-developed to include bowls club rooms, gym, meeting [and] community halls, offices [and] suites for client discussions and general amenities."

Japara's general manager Toby Hicks said the development would modernise the market that the state "definitely" needed new retirement units.

He said the Cosgrove Park redevelopment was a good opportunity.

"This will give it more modern retirement living arrangements in the market place down there."

The units will be a combination of detached, co-

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[The retirement units are] more than tired and in need of an upgrade.

**Japara general manager
Toby Hicks**

joined and terraced units with one and two bedrooms.

Each dwelling will have a garage and an open-space area. Units will also be constructed above the community and bowls centre, which will provide direct views on to the playing surface.

The access to the site will be reduced to just three entries, with the access from Normanstone Road being completely removed.

Mr Hicks said the redevelopment would improve the standards for the park's residents.

"It will be better for the residents living in the area; updated landscapes and a really nice entry and all of the new spaces will be much better than what is currently there," he said.

"They're more than tired and in need of an upgrade."

Mr Hicks could not confirm the cost of the redevelopment. The plans can be viewed on the City of Launceston's website.

Not TRUE