

2147 East Tamar Highway, Mount Direction

Development Application Representation Letter

Development Application Number

Address of Development

Details of Representer

Title Given Name/s

Surname Date of Birth



Reason for Representing

My REASON IS THAT I HAVE APPROVAL FOR THE SAME BUSINESS [REDACTED] AND HAVE BEEN REFUSED PERMISSION FOR A COMERCIAL ENTRANCE ON TO THE HWY. TRAFFIC ACESSMENT IS FAR FROM ACCEPTABLE FOR A COMMERCIAL ENTRANCE ON TO THE HWY. DSG APPROVAL NOT GIVEN IN SUBMISSION. BUSHFIRE EQUIPMENT, PLAN & CONSIDERATION MUST BE PART OF APROVAL HAVING PUBLIC ON PROPERTY FOR THE PROTECTOIN OF AJOINING PROPERTIES.

Representer's Signature J Carvell

Date 24/10/18



From: Jim Carroll [REDACTED]
Date: 2 November 2018 at 8:53:35 am AEDT
To: Richard Jamieson <richard.jamieson@launceston.tas.gov.au>, "michael.stretton@launceston.tas.gov.au" <michael.stretton@launceston.tas.gov.au>, "council@launceston.tas.gov.au" <council@launceston.tas.gov.au>
Subject: 2147 East Tamar Hwy/ DA0540/2018

Hi please forward this to all incoming and outgoing Alderman, Richard Jamieson and Michael Stretton.

I am writing this to address some major safety issues I have regarding this development.

The traffic assessment for this appears to undermine the clear objectives of the State Road Hierarchy. I

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ensure that arterial roads serve their purpose as transport corridors and do not have their strategic role undermined by inappropriate access or development

»»

ensure that development and access do not compromise the movement and free flow of traffic or the safe use of roads by others

»»

minimise amenity conflicts between road use and the use of adjoining land.

This is as stated on the Government website.

Also I have had some brief issues raised by my assessor prior to a site visit.

No Right turn location exists within reasonable proximity.

- Austroads junction warrant is a Basic Right turn (BAR) as a minimum and this is not provided, even with concessions where 250 vph through traffic and 1-5 vph turning traffic.
- BAR is not possible due to the guardrail which does not allow enough width for a BAR.
- **A G Turn could be installed** just south of the guardrail to solve the problem until the Dept of State Growth eventually install median wire rope safety barrier which would force left in / left out only.
- **G Turns have been provided elsewhere on the ET Highway for similar reasons.**
- **High likelihood of vehicles propping on the highway to turn right.** This is serious as sight distance is limited (190m, should be 248m as absolute minimum).
- Propping position is at end of an overtaking lane only just past a crest and complicated with traffic entering the highway from the road house.
- **High speed environment** , though speed limit is 100kph, 85%ile speed (speed environment) is higher likely 110kph, which would require 285m of SISD.
- PM peak is the worst case with tired shift workers heading to Lton and RVs arriving
- Austroad Safe System Assessment:
 - Exposure – medium-high 3 /4 (5000 vpd is a medium traffic but ETH is peaky)
 - Likelihood – no turn facilities provided – medium -high 3 /4
 - Severity – High (high speed environment) 4/4

- Risk score is 36/64 which is a **high risk score**

Considering the majority of campers are 65+ and are unfamiliar with their surroundings no slip lane for entry is simply dangerous, these people will have spent anywhere from 100-250k on their outfit and unlikely to move any closer than 30cm to guide posts and slopping road edges often travelling in groups of 3-4, The existing road can not possibly cater for these vehicles to exit the hwy in a safe manner by removing them selves from the hwy completely let alone a vehicle exiting at the same time.

I do not accept that council has no jurisdiction here and with being notified of the clear and present dangers involved in the approval of this current traffic assessment it is their duty of care to investigate and put in place conditions to secure a safe environment for all road users prior to approval of this DA.

Regards James Carroll

Development Application Representation Letter

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Address of Development

Details of Represantor

Title Given Name/s

Surname Date of Birth



Reason for Representing

I BELIEVE
I AM REPRESENTING BECAUSE THAT THE CURRENT PROPOSAL IS NEITHER PRACTICAL OR SAFE.
I THINK, AS I TRAVEL THIS HIGHWAY, IN BOTH DIRECTIONS, TWICE EVERY DAY AND I AM THEREFORE ONLY TOO WELL AWARE OF THE LARGE NUMBER OF, FULLY LOADED TRUCKS (SOME WITH FULL LENGTH LOGS OF WOOD PACKED TO THE TOP) WHICH ARE USING IT, IN BOTH DIRECTIONS, THAT THIS PROPOSAL WOULD HAVE TO BE DEEMED DANGEROUS, THEREFORE IMPRACTICAL. IF VISITORS TO THE PROPERTY BECAME BACKED UP, THEN CARS TOWING CARAVANS, WOULD BE IN A SITUATION, WHERE THEY HAD TO MAKE A 'U' TURN.

Representor's Signature

A handwritten signature in black ink, appearing to read 'Sandra Radnedge'.

Date 24/10/18



Town Hall, St John Street, Launceston
PO Box 396, LAUNCESTON TAS 7250 T 03 6323 3000
E contactus@launceston.tas.gov.au www.launceston.tas.gov.au

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Personal Information Protection Statement
As required under the *Personal Information Protection Act 2004*

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|-----------------|-------------|----|---------------|-----|---|
| File No. | DA0540/2018 | | | | |
| EO | ✓ | OD | | Box | ✓ |
| Doc. No. | | | | | |
| Action Officer | | | Date Received | | |
| C. Wrankmore | | | 25/10/2018 | | |
| E-COPY: I. MORE | | | | | |

JOHN MCLAINE



24 October 2018

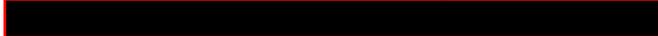
Mr. Michael Stretton
General Manager
City of Launceston
PO Box 396
Launceston
TAS 7250,

Development Application 0540/2018

Dear Mr. Stretton,

I write to offer my conditional support to Development Application 0540/2018.

My mother, Maureen McLaine's property, 

 and her home is the 


The property will potentially be directly affected by the proposed caravan park. I undertake a lot of the work on the property and manage the livestock. I broadly support the concept; except for the proposal to allow campers to have fires.

Figure 1: (Bureau of Meteorology 3pm Wind Rose for Launceston) demonstrates that the prevailing wind blows from the north and northwest directly over the proposed Site 2 towards my mother's property and home. The winds are frequently very strong, as indicated on the Wind Rose.

Figure 2: (Bushfire Threat due to Prevailing Wind) illustrates the direct risk to my mother's home from an escaped camp fire. The bush and grasses of the East Tamar region are highly flammable even in times outside of Total Fire Bans. My mother's home would be under immediate and significant threat from any escaped camp fires. Fires could quickly transfer through the coastal scrub that surrounds the small intervening bay, and airborne embers could carry directly across the bay and threaten the home directly. If a bushfire ignites from a poorly attended campfire it could spread within seconds to my mother's property and home.

An added impact of campfires will be the drifting of significant amounts of wood smoke across my mother's home, impacting the amenity and air quality of the property, particularly in the cooler months during which this part of the valley is subject to inversion layers and valley smog.

Many well-established caravan parks and camp grounds operate quite successfully with a "no fires" policy. Caravans and camper vans invariably have self-contained cooking facilities, so there is no practical reason to allow fires. Given the significant risk to the home and property, and the potential impact of wood smoke, I request that approval of the Development Application be conditional on a "no fires" policy for guests.

Wind speed and direction rose

Product ID code: IDCJCM0021

Location: LAUNCESTON AIRPORT COMPARISON

Latitude: 41.54°S

Period: 3pm Annual

Download: [PDF](#) | [Wind Frequency Data](#)

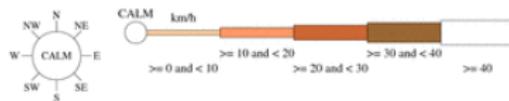
Site Number: 091104

Longitude: 147.2°E

Elevation: 166 metres (above sea level)

Start year: 1939

End year: 2009



3 pm
24586 Total Observations

Calm 6%

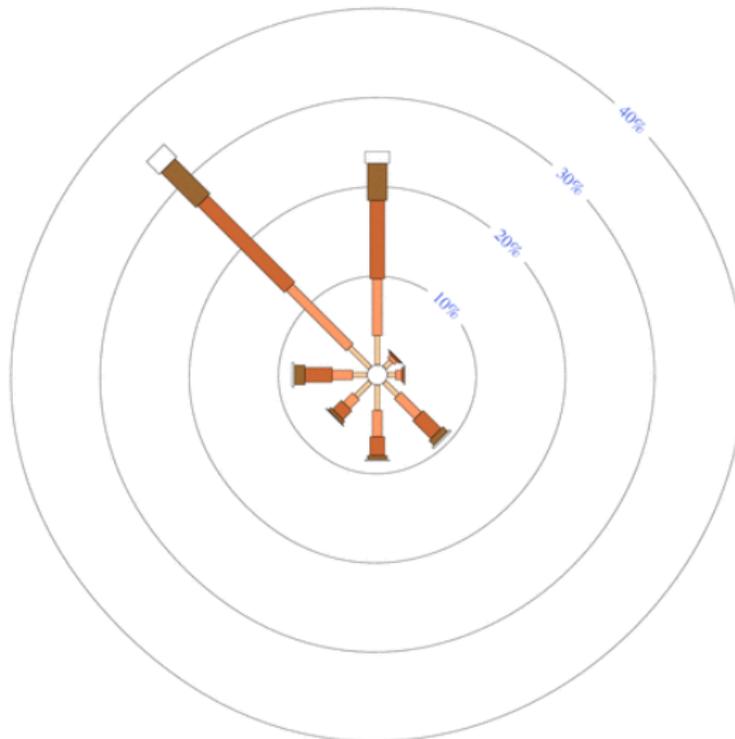
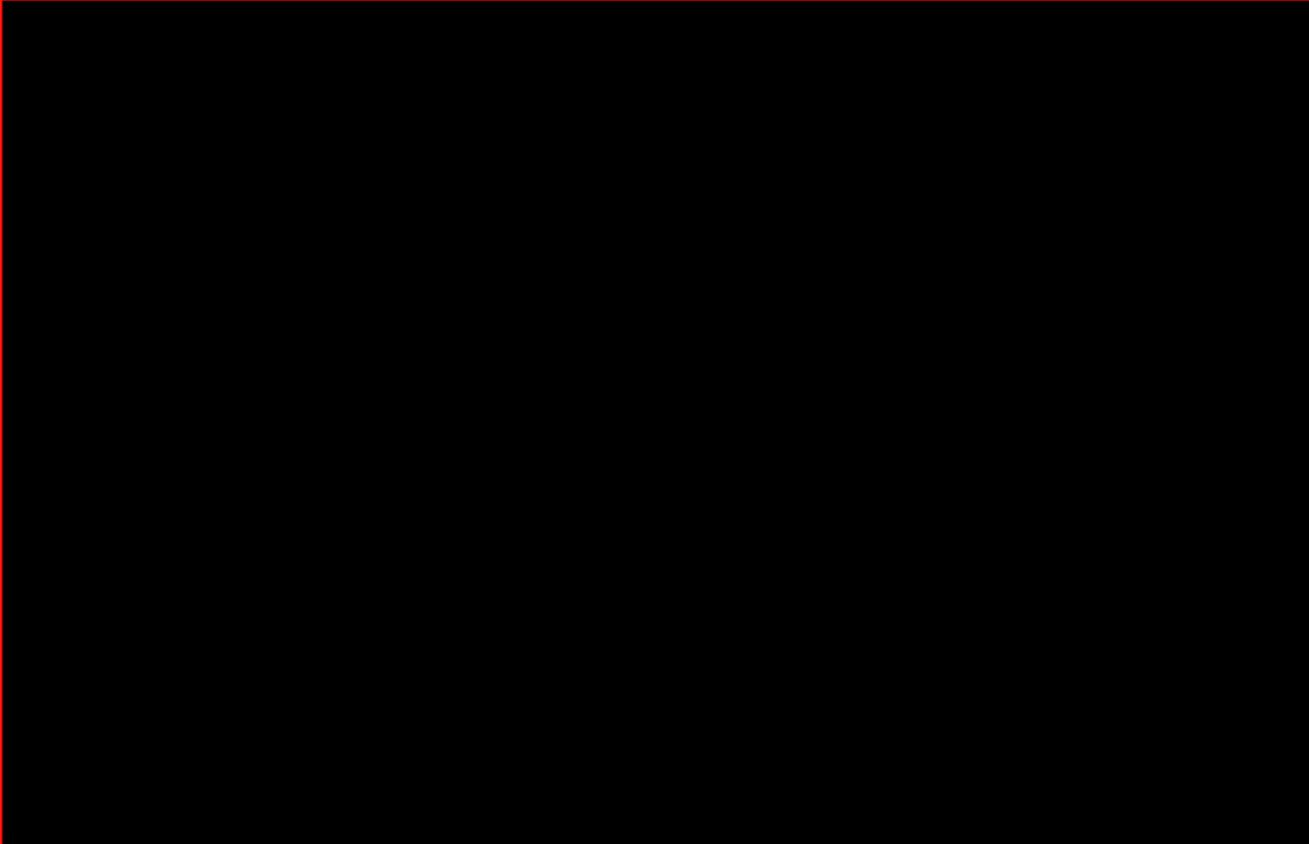


Figure 1: Wind Rose for Launceston. Source: BOM



In conclusion, I offer my conditional support to the Development Application except for campfires. I believe that approval of the proposed caravan park should be on a “no campfires” basis for the reasons outlined above.

Thank you for your consideration of this representation.

Yours sincerely,

John McLaine

Maureen McLaine



24 October 2018

Mr. Michael Stretton
General Manager
City of Launceston
PO Box 396
Launceston
TAS 7250,

Development Application 0540/2018

Dear Mr. Stretton,

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My property [REDACTED] the proponent's land, and my home is the [REDACTED]
[REDACTED] broadly support the concept; except for the proposal to allow campers to have fires.

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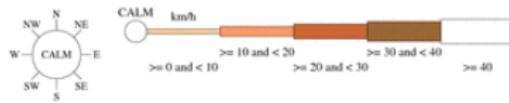
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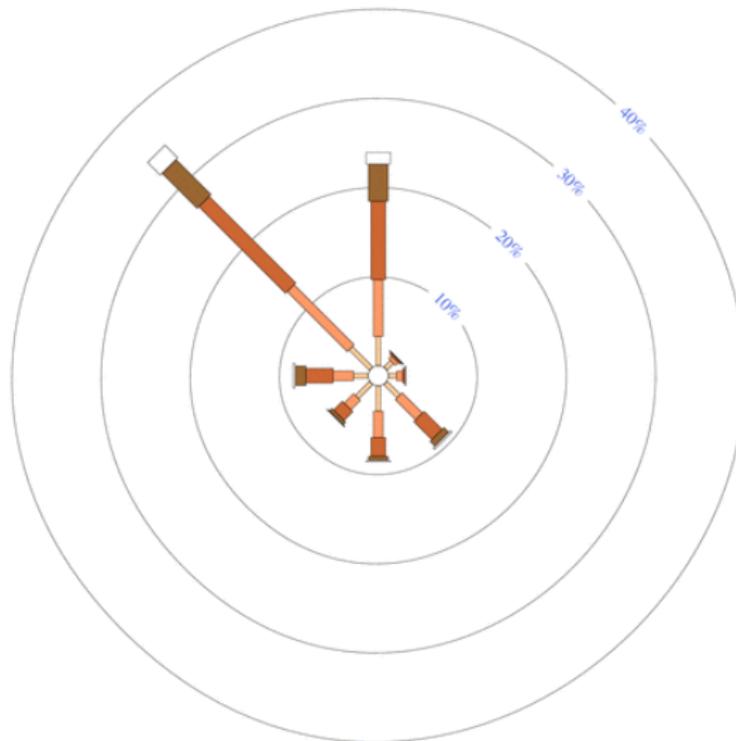
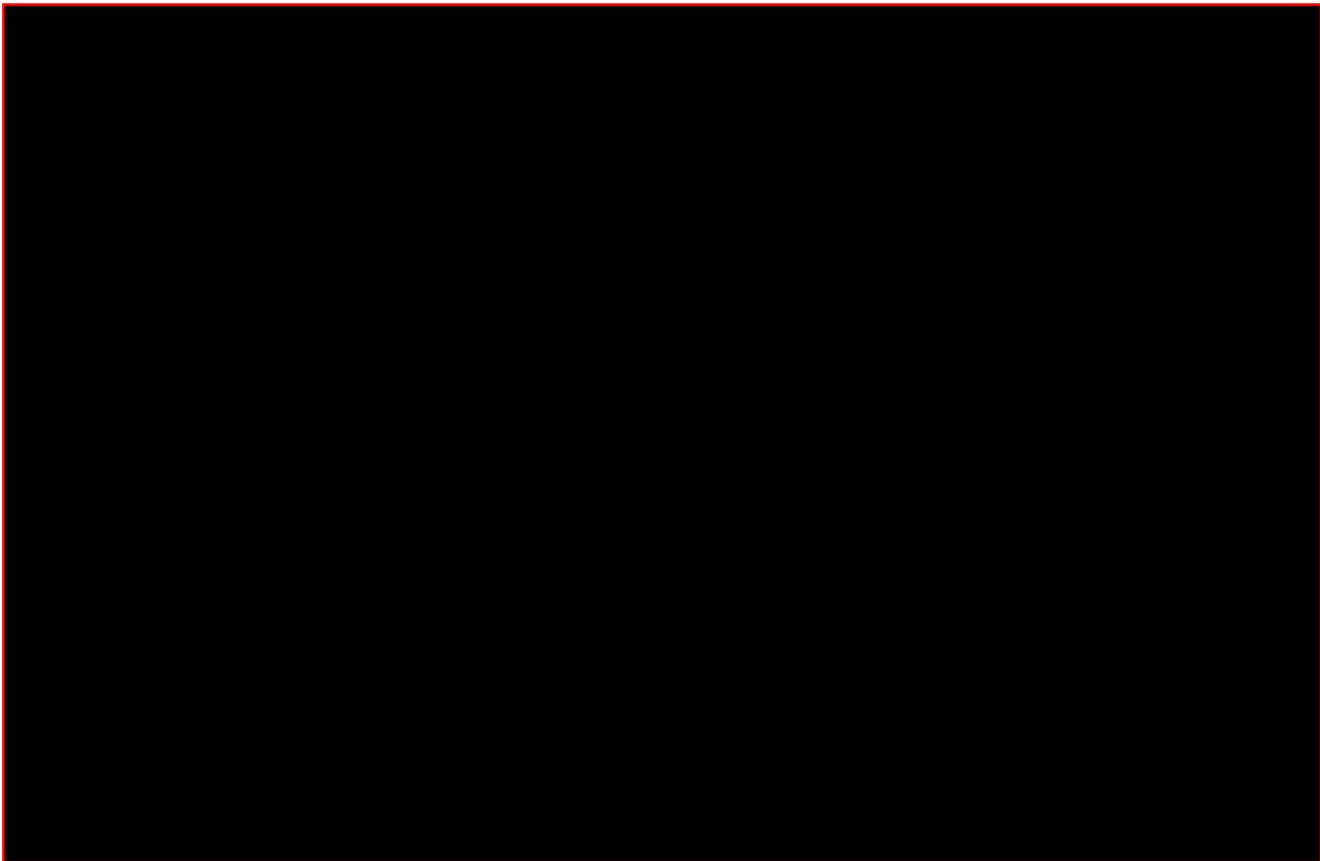


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Thank you for your consideration of this representation.

Yours sincerely,

 per

Maureen McLaine

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Title Given Name/s

Surname Date of Birth



Reason for Representing

Representor's Signature *D Hammersley*

Date 23 / 10 / 18



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| C. Wronkmore | | | 25/10/2018 | | |

E-copy: I.more

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I am disagreeing with this development because im concerned about the extra traffic flow. My partner and i travel this road everyday and my elderly mother lives on the corner of magazine RD and the highway. I am pretty sure the traffic for the park would use this intersection for a turning circle to go back to the park when travelling south on the highway. This can be a dangerous part of the highway at the best of times with out car/caravans doing U turns, even more so of a night as there is no lighting on this intersection.

Representor's Signature 

Date 24/10/18



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