

7 March 2018

The General Manager,
Launceston City Council
St John St
LAUNCESTON
TAS 7250

Dear Sir

Subject – DA0054/2018 – First Basin Playground Upgrade

I refer to the development application DA0054/2018 relative to the upgrade of the playground within the First Basin area of the Gorge.

I act for Tasmanian Chairlifts, as operators of the Gorge Chairlift, in regard to this matter. From the outset, this is not a representation against this development – it is more the presentation of opportunities which may assist in more efficient delivery of the project and deal with other emerging issues in the Gorge area.

This is obviously a Council priority project for the Gorge. As operators of the Gorge Chairlift my clients would like share some of the other matters patrons of the chairlift have raised as their priorities:

- Better coach parking – from bus drivers and passengers. Quite frequently RV's are taking the spaces of coaches meaning that coaches are forced off site (into West Launceston or back into the city) to wait for their passengers. Due to very strong visitor numbers this year coach tours have become a large percentage of overseas visitors mode of transport. They are on a very tight schedule and any disruption to their coach operator's travel times sends a bad message through the industry.
- Need for less variation in surface on footpaths within the reserve – the chairlift operators often get comments about rises and falls in surface and the disappointment of not being able to access parts of the Gorge for those with some mobility challenge.
- The opportunity for extending the Tiger bus route up to the Gorge. If we want to minimise car parking around the Gorge then a feasible alternative should be examined of re-routing the Tiger bus along Basin Road to the Gorge car park.
- Keeping flood water out of the pool – or introducing a water play area (instead of the pool). A simple grass banking between the pool and the basin might be the solution.
- Signage in car parks – particularly advising of shared areas for vehicles and pedestrians.

We raise these matters for a purpose.

We note that the new play area will require extensive fill. We suggest that fill be sourced from the locale – as an expansion of the car park area to the north side of Basin Road. This would need the development of a parking plan – but that would open up opportunities to present a better parking area for coaches – we have ideas on how this can be best achieved – but this is not part of this submission.

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If the local fill material is suitable for the playground area, then the saved money could be directed into some of the other priority areas highlighted above.

With a new playground, there will, unfortunately, be opportunities for vandalism. Our client notes that when the security patrol ceases in the evening those inclined to anti-social behaviour come to the fore.

To avoid damage to the new facility will Council be stepping up security patrols? Would Council consider CCTV linked to a security service?

We are happy to expand on any of the above points – recognising that they are more operational matters than planning issues.

Yours sincerely



Ian Abernethy
Principal Planner

From: Tiger Walker
Sent: Monday, 19 March 2018 4:01 PM
To: Contact Us
Subject: Development Application Representation Letter - DA0054/2018

Development Application Number: DA0054/2018

Address of Development: First Basin Reserve 74-90 Basin Road WEST LAUNCESTON TAS 7250

Details of Representor

Title: Mr
Given Name/s: Timothy Glenn
Surname: Walker
Date of Birth
Suburb: South Launceston
State: Tasmania
Postcode: 7249

Reason for Representing

1. The online advertised development application for the playground at the Cataract Gorge was not complete. Appendix A: 'Certificate of Title' to the property in question was not included. I am supposing that this would mean that the development application will need to be re-advertised.



Appendix A – Certificate of Title

2. The overall height of the development exceeds 2.4 metres. In section 18.4.1 A1 it is stated the proposed development, being for the construction of a children's playground, will not exceed 4m in height, however in the application of the Cataract Gorge Management Area Code (section E17.4.1) you claim that no part of the outbuilding or structure is higher than 2.4m above natural ground level, ostensibly to claim it is not subject to the Using your attached schematics as a guide, it would appear that the development is around 6 metres at its maximum developed height.
3. The application continually makes reference to the replacement of the existing playground as being of a similar size, with is demonstrably not true when considering the height and breadth of landscaping, and the nature of the new equipment, the introduction of non local fill and rocks and footing etc. This misrepresentation is used as a way of avoiding discussion of the development as new infrastructure.
4. There is no detail in the application of the nature of the amphitheatre and its associated infrastructure. If this is a part of the DA, this information needs to be explicit before approval can be considered. It needs to also be assessed against the heritage code for the area.
5. The existing stone wall will be retained in the substructure. This will form the base level of the proposed new playground. However, this wall will disappear underneath the proposed earthworks, thereby having a negative impact upon the heritage values of the area.
6. Visitors to the Cataract Gorge will tend to use the walkway that goes through the playground as the quickest way to access the toilets and playground. It is poor planning to have this arrangement, as it means unnecessary interactions could occur between children and other site users..
7. The playground will now be within 5 metres or so of toilets and change rooms. It is poor planning to have this arrangement, as it means unnecessary interactions could occur between children and other site users.
8. As the subject site, being within the First Basin Reserve, is identified under the Heritage Places Overlay in the Scheme, and is subject to the corresponding Local Historic Heritage Code, I believe it does not protect and enhance the historic cultural heritage significance of the reserve. The significant blue stone wall will disappear underneath the re-landscaping. The nature of some of the play equipment is not in keeping with the heritage aspect of the area, the new shape of the landscaping especially the 'amphitheatre' does not protect or enhance the cultural aspects of the area.
9. With reference to the 'Reimagining the Gorge' consultancy, there was only ever tacit approval for the maintenance of existing infrastructure, not the wholesale redevelopment including large earthworks and the introduction of new features, i.e., water features, rocks from other locations, earth from other locations, presumably heavy footings, mouse wheels, amphitheatres etc.
10. The Launceston Council's 'Have your Say' consultancy on this particular development gave no opportunity to object outright to what is being proposed, rather it sought tacit approval by means of a subjective and loaded questionnaire.
11. In section E17.2 there is a missing link to Scheme Map 17 <<Error! Reference source not

E17.2 Application of this Code

E17.2.1 This Code applies to development, including subdivision, within the Cataract Gorge Management Units 1-17 and Management Unit 18, as shown on the planning scheme overlay maps.

Comment: Complies with E17.2.1

The proposed development is within Cataract Gorge Management Unit 18 as shown in Scheme Map 17 and presented in **Error! Reference source not found.** of this report. The Code applies to proposed works to be carried out in line with the preparation of the site for, and construction of the replacement playground.

found.>>

12. There is no detail of the footings, earthworks, source of new materials including large rocks in this development application. I consider these things to be of great importance to an area with cultural, natural and community heritage values.

13. While an effort has been made to make the development of the new playground have a 'natural' ascetic, aspects of the playground will have no particular relevance to their environs. Let us not forget that the whole area is a playground, from rocks to climb, pools to swim, paths to walk, etc. Trying to emulate any of its natural surrounds, while of some genuine sentiment, is of poor judgement and will reflect badly upon the whole area, rather than compliment it.

14. In regards to E13.1 Purpose of the Local Historic Cultural Heritage Code, this development fails to meet;
(a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts

(c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and

(d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

The only proviso it meets is;

(b) encourage and facilitate the continued use of these places.

Of course, building practically any new facility in the area would meet this one condition, so this development should not proceed while it cannot meet the other three.

15. Much of the surface materials of paths, playground areas etc have not been specified.

16.. The Cataract Gorge area is obviously of significant value to all Launcestonians, and many people further afield, and if Launceston Council cannot get consensus on significant development of its character and appearance, it should simply maintain what is already there. In this case it has not done any of these things. I would personally like to see a comprehensive plan for the whole Cataract Gorge area, the type we have yet to see initiated from Launceston Council. Perhaps an international competition to rectify some past mistakes, and create a confluent presence there while not impacting on its heritage any further. I am not against a playground at the Gorge. I am against the piecemeal development model that this council continually follow in this area, with no idea what they will do next. To give one example: concrete footings for picnic tables have been put in since the June 2016 flood. These will be covered up again by the works proposed 18 months later. Ratepayers have the pleasure of paying for these poor decisions.

Tim Walker