

**The General Manager
City of Launceston
PO Box 396
Launceston TAS 7250**

The Solman Family

12th May 2019

Dear Sir,

Re: DA No: DA0168/2019 25 Vaux Street, West Launceston, GB Developments Tasmania P/L

We are writing to you to object to the above application on the following grounds:

1. The approval of this development would be inappropriate and is inconsistent with all the advice we have received from Council Planners since 2014
2. The traffic issues in Vaux Street have not been considered
3. The current large Lots in the immediate vicinity provide an increasingly uncommon sanctuary, and habitat for native animals in urban areas
4. There is existing vegetation on the Lot that we consider to be prominently visible from Vaux Street

1. Prior to making the decision to purchase the property at _____ we phoned Council Planning Department in March 2014 to check whether the Lots in this area could be subdivided, because we did not wish to purchase in an area where densification development could occur on neighboring Lots. At that time, we were assured by one of the Planning team that there was a Low Density Residential Scenic Management Code Zoning which applied from 29 Vaux Street and down the street extending for several properties past the property we were considering. We were also advised that this zoning meant that Lots below 1,500m² could not be sub-divided. This advice informed our decision to purchase here.

Subsequent to the sale of the property at 25 Vaux St early this year, we were alarmed to hear from the tenant that the new owner was having the Lot surveyed and was planning to build in the back garden. We called Council Planning Department on 22nd February 2019 and were advised by Laura that this part of Vaux Street was, under the 2015 Planning Scheme still zoned Low Density Residential Scenic Management Code, that no Development Application had been lodged, and multiple dwellings were not permitted if the Lot was less than 1,500m², therefore a sub-division would not comply. Our minds were consequently put at rest.

The tenant subsequently mentioned that the new owner would not extend the tenant's lease past September 2019 due to the planned development, so we again called Council Planning Department on 8th April 2019 and were advised by Ian that no Development Application had been lodged and due to the Low Density Residential Scenic Management Code zoning which required that the site area must exceed 1,500m², development would be prohibited and there is no discretion. We felt reassured that the new owner must have made a mistake if they intended to develop the Lot.

We were astonished to recently receive a Development Application in the mail, since this contradicts all the advice from Council since 2014.

We do not believe, as three of Council's own Planners do not believe, that the proposed development complies with the current Planning Scheme. Nor is it in keeping with the Low Density Residential character of the immediate area.

We do not believe that increased density is encouraged within the Low Density Residential zoning, even though the applicant contends that it is encouraged within the wider Western Hillside Precinct.

2. There are significant traffic, traffic noise and parking issues on Vaux Street at certain times of day and when properties in the street have visitors. This is because Vaux Street is on an existing bus route; parking is prohibited on the Southeast side of the street; and the majority of traffic for upper West Launceston and Summerhill is channeled through Vaux Street because of the one way system on Ashleigh Avenue. Future densification resulting in increased construction traffic needing to park on the roadside, increased street parking and vehicles pulling out onto an even busier road would add to the risks to road safety. The applicant's contention that the land is in proximity to shopping is arguable. The nearest IGA is at Westbury Road, a 1.8km drive, not on a bus route, Woolworths Westbury Road is 3.1km.

3. The current large back gardens in the Low Density Residential Scenic Management Code zoned area are a sanctuary from the traffic and traffic noise of Vaux Street.

Furthermore, these low density Lots, which are quite uncommon in the local area still provide a vegetation habitat for wild animals. There is a small population of blue-tongued lizards that currently traverse these Lots, finding their way under or around fences. An echidna was observed in our garden last year. There is an extremely large willow tree on the Lot at 25 Vaux Street, which is a significant habitat for birds in the area.

4. There is vegetation on the Lot that falls under the Scenic Management Code, since a very large willow tree approximately 2.5 storeys high is prominently visible from Vaux Street and the local area. This tree has prominent scenic qualities and would require removal in a future development of the land on Lot 2.

In conclusion, we strongly feel that Council should abide by the advice that they provide to prospective Ratepayers, which has long-term consequences in terms of residents' decision making as to where they will purchase a home in the hope of enjoying the peace and quiet of a particular neighborhood. We respectfully request that you reject this Development Application.

Yours faithfully



Stuart Solman

pp The Solman Family

The General Manager
City of Launceston
PO BOX 396
Launceston Tas 7250

George Darby, Owner:

16/5/2019

Dear Sir,

I am writing to express my concerns regarding the proposed subdivision on 25 Vaux St:

DA No: DA0168/2019 25 Vaux St, West Launceston, GB Developments Tasmania P/L

I object to the development as:

1. It is in contravention with the zoning of the area, which is Low Density Residential. Requiring 1500m² per building.
2. If the lot is subdivided development will follow which will change the feel of the area, the views of the hills face zone from across the valley and will over-look my property to the rear.
3. In multiple conversations with planners at Launceston City Council I was told definitively that such developments would not be allowed on my property because of the zoning, to then go ahead and allow this on another property is a gross inequity.
4. I am an avid bird watcher. The area is habitat for the Grey Gosshawk, an uncommon/ rare species in Tasmania which requires areas of open forest, the Eastern Spinebill is also found here. The grey goshawk and several species of owl have been sighted in 25 Vaux St, allowing greater urban density will diminish the habitat for these species and could lead to their local extinction.
5. I purchased the property with the understanding the zoning was low density residential and that this would not change.
6. Allowing this development sets a precedent, which could set in process further development applications up and down Vaux St and in the Low Density Residential area that would make the area no longer Low Density Residential.

Yours sincerely,

George Darby.

16 May 2019

The General Manager
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Mark Cristy, Owner:

Dear Sir,

DA No: DA0168/2019 Vaux Street, West Launceston, GB Developments Tasmania PL

I am writing to object to the proposed subdivision on 25 Vaux St.

I object to the development due to the following reasons:

1. It is a contravention with the zoning in the area which is classified as Low Density Residential requiring a block to be 1500m2 per building.
2. My house is located on [redacted] . I recently (last September) purchased my house and I would not have done so if I knew or had a reasonable expectation that any of my neighbours could get permission to subdivide their block and subsequently build a house in their backyard.
3. There is an incredible diversity in birdlife in the vicinity, to a major extent attributed to the existence of a very large willow tree which is located centrally in the proposed subdivision and is an integral part of the local landscape.
4. I spend quite a bit of time on my deck. I enjoy the great biodiversity evident around my home in terms of birds and other animals which would be compromised if any new dwellings were erected. In addition, any dwelling erected on the proposed subdivided area would be in my line of sight. My enjoyment of living in my house would be compromised especially as my deck has been built purposefully to take advantage of the surroundings and view.

Yours faithfully



Mark Cristy