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15/12/2018

To Lancelton City Council;

I am writing to object to the D.A. for the Tamar valley Steiner school at 368 & 376-378 St Leonards Rd. Please find listed below my concerns & Reasons.

1/ The St Leonards Village has been a casualty already due to the first Steiner school in station rd St Leonards.

Traffic is hell & extremely dangerous in station & St Leonards rd at the intersection and toward Coma Lynn.

It is a main truck route with many medium rigs, heavy rigs, heavy combination & multi combination trucks using this road on a daily basis.

There are several near miss accidents and actual accidents regularly and its only a matter of time before somebody gets seriously hurt or killed by a vehicle.

The proposal is extremely dangerous due to the crest of the hill & corner at each end of the entry & exit points.

Already it is very hard for me to exit my driveway and I drive out front first, many times I have to stop suddenly & reverse back up my driveway due to traffic over the top of the crest or around the bend as they are on top of you before you can see them coming along the road.

P.T.O

2

- 2/ IF this school goes ahead, property prices will fall heavily and I ask this to you.  
"Will Laureston City Council and the Steiner school financially compensate residents for this" ???
- 3/ We don't need 4 schools in close distance.
- 4/ We don't want another school on our doorstep.
- 5/ Already ~~the~~ L.C.C. took away (over the Communities War Memorial Hall) and gave to the Steiner school what we did not want you to.  
You have already robbed us and now want to do it again.
- 6/ We live here because we don't want to live near or next to a Steiner school!!!
- 7/ The Steiner school has been advertising on social media since the purchase of 368 St Leonards RD that they will be opening the school for the 2019 start of the year and saying they have approached the Community and that everyone is welcoming them and happy to have them.  
Well that's a total lie.  
They are also using the house as a school and have been since the purchase (illegally).  
When they first bought the 368 property two women knocked on my door at evening meal time, one being the principal & the other Karina Stojanovic and said to me that "We are building a school here so if you have any concerns ring us don't ring Council" Station RD residents are disgusted with the school and

3/

Hamroston City Council with what they have already done to our beautiful village.

8/ Don't ruin our village any more by allowing this to go ahead.  
Let them build it elsewhere like the old Cunnis Waverly Subdivision etc.

I look forward to a refusal of this school from going ahead.

Re application DA0582/2018 - Education and Occasional Care- Construction of a school,

To the General Manager, Launceston City Council,

We,

..... We are happy for the proposed development of the Steiner School on the neighbouring property to go ahead and look forward to future involvement with the school and its board.

..... our access is via a shared driveway with 368 St Leonards Rd and we have been informed that at least 12 staff will be using the driveway when the school is operating. This is going to be a big safety issue for anyone using this shared access. The angle on the current driveway is such that it creates a blind spot as you enter and leave the drive to St Leonards Rd. When you are turning right into the driveway from the road you cannot see if there is a car at the bottom of the incline until you have crossed over into the lane of the oncoming traffic. Where the driver of the vehicle turning is stuck in the oncoming traffic without being able to move forward or back until the driveway has cleared. We have been in that situation at times before with the small amount of cars currently using the drive. From the bottom of the drive you cannot see pedestrians, especially children, until you are on the brow of the drive.

We have three cars that use the drive and two small children that use the driveway particularly at school times and up until now the former owner of the property at 368 only had one car. The added traffic of at least another 12 cars moving in and out of the drive is going to create a very dangerous situation. There is room for a new driveway on the South side of the current driveway which would provide direct access to the property on which the school is being developed and the angle of the access could be made more appropriate for the amount of traffic anticipated. If the situation is not addressed we fear that there will be a serious accident.

We look forward to your consideration of this matter and a reply.

Yours sincerely,

Taunton City Council  
General Manager.

2 Jan 2019

Dear Mr Stretton,

I would like to lodge an objection to  
DAO 582/2018. The Skerret School  
application to use the house at  
368 St. Leonards, Rd. as a school.

One of my concerns is the entrance  
to the schools, it is close to  
the brow of a hill & if the information  
is right & they are suppose to use  
the car park which will be created  
opposite my house.

Why is there going to be a  
No standing zone outside  
355 - 381 St. Leonards, Rd.

There are quite a few elderly people  
living around this area, some  
have carers, visitors, cleaners, the  
chemist who come daily.

Please don't say they can park  
across road, in one area its not  
allowed.

also if theres going to be over  
100 children - why buy a house  
that has only 2 toilets.

I know even 2 toilets caused a  
problem for former owners,

& if they put in more I can  
just image the problems

that will cause.

another point is the amount of cars trucks & 4 WDS. that pass my house between school times on average about 200. I know this because we stood at my gate & counted. A school & car park is not in keeping with this area.

Launceston City Council  
General Manager  
P.O. Box 396  
Launceston TAS 7250

2 January 2019

Dear Mr Stretton,

I would like to lodge an objection to **DA0582/2018** The Steiner School application to use the House at 368 St Leonards Road, St Leonards as a School.

I live at \_\_\_\_\_ I do not wish to have the times at the front on my property restricted by the proposed "no stopping zone" outside properties 355-381 between 8am – 9.30am & 2pm -4pm.

I also have concerns regarding the extra traffic it will create opposite my driveway. I am a senior citizen and the increased traffic right across from me when trying to reverse out of my driveway is going to cause me a lot of distress.

I have friends who visit at those times and for older people the extra traffic and hectic nature of a school will also cause distress to those who visit me.

This area is a semi rural area and this school and proposed car park is not in keeping with the character of this area.

Yours faithfully,

FILE No.	DA0582/2018			
EO	✓	OD	Box	✓
RCV'D		- 2 JAN 2019		LCC
Doc No.				
Action Officer		Noted	Replied	
C.WRANKMORE				

ECOPY: 1 MORE

Launceston City Council  
General Manager  
P.O. Box 396  
Launceston TAS 7250

2 January 2019

Dear Mr Stretton,

I write to you with my Objection to The Steiner School application **DA0582/2018** lodged with the Launceston City Council to use the House at 368 St Leonards Road, St Leonards as a School and vacant lot 376-378 St Leonards Road as a Car park.

My objection is regarding the :-

- *The visual impact the car park will have on the streetscape and the lot not having a dwelling on it,*
- *The visual impact of the building when from adjoining lots or the location & impacts of traffic circulation and parking.*
- *The character of the surrounding area.*
- *There will be extra 102 students in cars being dropping off & collected, this may increase in the future.*
- *There will need to be a "no stopping zone" outside properties 355-381 between 8am – 9.30am & 2pm -4pm*
- *In the future there may be a school crossing and 40km zone installed if student numbers increase.*

The area is currently a residential area with a recent subdivision of 4 lots between existing 374-382 St Leonards Road, St Leonards now purchased by the school to create a car park within the residential area.

St Leonards Road is managed by the Department of State Growth and has a large volume of traffic being trucks bringing logs in from the bush, and residents who choose to live on the farms beyond and smaller townships, this part of St Leonards Road is the last part of the houses on residential blocks not acreage.

Access to the school will be via the current vacant block at 378A St Leonards Road, St Leonards allowing traffic directly onto St Leonards Road just approx 100m from the crest of the hill and approx 300m from the existing drop off's of St Leonards Primary School.

Given school times are very busy not all students will be able to be dropped off the road, and the close proximity to the crest of the hill, this would be considered dangerous. There is already calculated an extra 40 movements over the recommendation now as the school grows in size this will be largely increased. The lot slopes considerably away below the road, and you already have stated you have an extra 40 movements and if the school expands there has the potential for more traffic entering what's an already busy location to enter St Leonards Road.



A recent count of traffic in 2018 during school times 8.30 – 9.30 am & 2.30- 3.30pm over 2 days showed 249 & 260 respectively traffic movements, this means an added 60 to 70 plus cars now need to navigate getting in and out of the driveway to a car park or if that proves to hard or dangerous park on the street.

The staff are going to be using a normal domestic driveway at 368 St Leonards Road Is this an appropriate use of a normal house lot to cut out the traffic movements from the car park.

The St Leonards School is only 500m from this location and if the school increases the student numbers which it has indicated it will do in years to come, there is going to be serious traffic congestion within this semi-rural part of St Leonards.

The Residents at properties 355-381 are having “no stopping zone” outside between 8am – 9.30am & 2pm –4pm. This is an already busy stretch of road and the houses along this part of the road if they have large families do not have enough off the street parking or are older and have carers, aided help or family that come to assist them

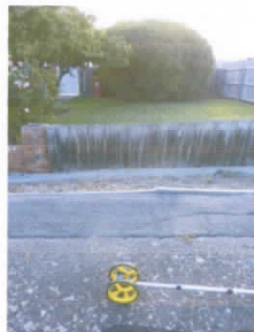
It is not normal for them to park in driveways they normally park on the street. If now asked to find somewhere to park other then the place they are living or visiting in what's now going to be an extremely busy area is not in keeping with the character of the area?

The nature strips of some of these houses are also gardens so in a case of an emergency you would have now where to park for 150m away from your own or family members residence.

The plan for the car park also does not take into consideration the house being built on Lot 3 and they also have a right to use the driveway and have the vehicle movements from that house been taken into consideration as the planting shown on “ 1808 A101 Site Plan” down the driveway has not all taken the access into their property into consideration.

The other item is the site distance. From the driveway there is 120m to the bottom of the hill. To be able to see someone coming out of a drive which as the applicant has pointed out has a steep grade of 1:12 or 8.33%.

On site measure shows roughly at 105m from the driveway puts you roughly





A car at 105m



Same car at driveway

The visibility of cars coming out will be hard.



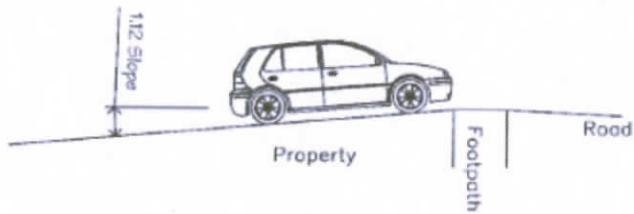
Again location of driveway and you in a car are doing 60km



bottom of the hill

You will not be able to see the car at the

The steepness of the driveway coming up onto the road



Given the slope it is going to be hard to see a car coming up the slope and you will need to be a long way onto the road to see past the existing house out onto the road.

The traffic visibility is going to be a problem. Just look at the congestion 500m up the road at the St Leonards School.



There is going to be a visual impact of the streetscape with the car park on the lot and the lot not having a dwelling on it.

The character of the area is semi rural with higher density lots of the eastern side of St Leonards Road, the car park is not in keeping with this given it will be hard stand area.

It is out of character to have an accessible ramp on the outside of the building to gain access to the first floor of the building. I would also question if this is discrimination of

those who would use it; given there is a staircase within the building. Especially that it would be approximately 16m – 17m in length and outside.

This is not an appropriate area for a school given there is an existing school only 500 m up the road and there are other vacant school buildings already zoned that would appropriate for the school needs.

LAUNCESTON CITY COUNCIL  
GENERAL MANAGER  
P.O. Box 396  
LAUNCESTON 7250

31/12/18

Dear Mr Stretton

I would like to lodge an objection to DA0582/2018 The Steiner School application to use the house at 368 St. Leonards Rd as a school.

The proposed entrance to a carpark for the school is approx 90m from a crest of a hill and an estimated 102 cars + buses will use this to enter and exit onto St. Leonards Rd while approx 130<sup>+</sup> cars, buses, trucks, log trucks and 4WD's travel past this driveway during the hours of 8:30am → 9:30am and again <sup>130<sup>+</sup> cars</sup> from 2:30pm → 3:30pm

There is already considerable traffic congestion at St. Leonards Primary School and the surrounding roads leading to it, during School drop off and pick up times. Adding another 102 cars to the mix will cause even greater traffic problems keeping in mind that they will only be about 400m apart.

I believe a NO STANDING ZONE from 355-381 St. Leonards Rd will be introduced during the times of 8-9am and 2-4pm. Quite a few of my elderly neighbours have carers, cleaners and chemist deliveries during these times, so this will cause them some distress.

And I am not sure where my visitors will park either.

Also is a house in a semi-rural area really the best option for a school? A more appropriate site would be the previous zoned school at Killafaddy Rd. An established carpark and 40k signs and plenty of amenities.

Having lived here for 50<sup>+</sup> yrs I feel my rural aspect will be compromised by noise pollution and traffic congestion.

Regards



DA0582/2018

To whom it may concern,

As a resident of St Leonards and more specifically of St Leonards Road, I am concerned about the impact of the Steiner School proposed for the area. Although I welcome the operation of the school, I am concerned about the increased amount of traffic at school times. St Leonards Road and its connecting roads including Quarantine, Johnston + Station Roads are already at capacity at these times with resident vehicles, log trucks, and other vehicles toward Laureston, Kings Meadows and the Midland Highway. It is also a popular route for cyclists, particularly in the mornings. With the "Vision for St Leonards" recently released, I am of the opinion that a traffic increase is better left to

residents of the area, rather than people from other areas coming to + from school. Notably, public transport in this area could be markedly improved.

Please email me with the Lاونمستون City Councils plan to accommodate the influx in traffic, and also advise what length of the road will be deemed a "school zone". I am interested in how this will affect the flow of traffic through the Village Centre if this proposed school goes ahead.