

Tobias White

Mowbray 7248

Mobile Number:

30/12/2018

Re: DA 0642/2018

Dear Sir,

I write to you as a concerned property owner regarding the Development Application 0642/2018. I ask that you read my concerns and consider them carefully in any decision making with regard to this application.

Firstly, I cannot recall ever being notified of the change in zoning from rural. I believe this should not have been changed for this particular parcel of land.

My other main concerns regarding the proposed development are:

1. This proposed subdivision has direct impact on 18 existing properties.
2. The access to this proposed subdivision is inadequate and potentially unsafe. It does not take into account future potential use of the site, nor other uses of Vermont Road.
3. I believe this land in its entirety, has a scenic protection overlay, as well as a rail buffer corridor, which does not support future development planning of the proposed 7 individual blocks.
4. If subdivided the concern to existing owners will be ongoing as individual applications for development are lodged for consideration.
5. I believe that the topography and geology of this site is not suitable for future development as supported by the original zoning.
6. Concern for its location in a bush fire prone zone is significant enough to have the development application include a lengthy report including hazard management. Who is responsible for the ongoing inspection of the proposal's effectiveness?
7. The application includes recommendations for the planting of various plants, mostly with the privacy of potential owners of the subdivided land being considered. Trees have a habit of growing out of control and in doing so would add to the fire risk and in time obscure the views of existing property owners on Vermont Road.

I would also like to bring to your attention earth works and a new cross over to Vermont Road on a large parcel of land at numbers 201 - 213. Is this another subdivision? When asked Council advised they have no record of any application, yet work has already commenced.

If this development continues, increased traffic on Vermont Road is inevitable, further affecting inadequate access to the proposed subdivision application under discussion.

Yours sincerely

Tobias White

From: Bill Turner
Sent: 3 Jan 2019 21:58:59 +1100
To: Contact Us
Cc:
Subject: DEVELOPMENT DA0642/2018

GENERAL MANAGER

PO Box 396
Launceston
Tas 7250

ATTENTION GENERAL MANAGER

We, the residences backing onto development DA0642/2018, propose a covenant on Lots 1 - 4 (Patsy Fountain would also like Lot 5 to be included as well), as discussed with Jared Murray, followed by correspondence from Jared Murray on the 6th December 2018.

We request a limit of a single dwelling, from natural ground level, on the uphill side, with a flat roof with a maximum pitch of 15 degrees. This will minimise the effect on our existing views.

Access 224 - 240, the removal of pedestrian access and all car parks to ensure existing privacy. Driveway of compressed granite to reduce dust.

Kind regards

Barbara Turner, Vicki Breward, Russell Franklin, Henry & Gail Skrinnikoff, Bill & Maria Turner and Patsy Fountain.

From: Barbara Turner
Sent: 7 Jan 2019 12:16:49 +1100
To: Contact Us
Subject: DA0642/2018

GENERAL MANAGER

PO Box 396
Launceston
Tas 7250

ATTENTION GENERAL MANAGER

Development DA0642/2018

I wish to lodge an individual objection.

I request lot one and two combined as one lot. Proposed new dwelling between 222 and 226
This will minimise effects on our existing privacy and views.

Vermont Road was purchased in 2008 the then land was zoned a rural.
I have no objections to the development but wish to minimise the impact on our existing
lifestyle.

Kind regards,
Barbara Turner