

Launceston City Council General Manager,

I would like some clarification please on the above proposal regarding some unexplained concerns,

1.The proposed 7m driveway is that going to be sealed as currently the base that is there is leaving constant runoff mess down the right of way driveway as included above.

2.The sprinkler system, is that going to be erected on the outside (west side) and if so what affect does that have on our access whilst these works are undertaken, because previously the owner of 28 Olive street does what he wants and does not clean up his mess, he also needs to contact Stratatas for a suitable time.

3.Can the owner be made to clean up after himself if these works commence because previously he had machinery accessing the right of way laneway which he should be using his own and no effort has been made to remove material from his current cark park space runoff & from previous works.

4.If the proposal is passed does the owner have an obligation to contribute towards costs to the right of way laneway as obviously there will be increased traffic.

I have contacted Council last week regarding some of these issues but still awaiting a reply, also why is 28 Olive Street still being used as an Airbnb currently when there is no permit in place?

Regards

Joanne Duniam & Steve Mckillop

Good afternoon General Manager,

I am writing this on behalf of the Body Corporate 140869, 115a Elphin Road, comprising 7 units, with a right of way passing through from Elphin Road to Olive Street. As you aware, 28 Olive Street has been operating unlicensed temporary accommodation in a rear dwelling for a considerable time. The property consists of an existing house, and repurposed garage that he has been utilising for temporary accommodation. During this period, and despite repeated requests to desist, the operator encourages their Air BNB guests to park in the right of way, inhibiting access for our residents, and placing them at significant risk due to blocking the right of way in the event emergency services require access. In addition, their guests regularly park in our resident designated parking.

I would like the following taken into consideration when assessing the retrospective authority for 28 Olive Street to operate an Air BNB.

- Their blatant disregard for Council requirements to have their property registered as temporary accommodation.
- Their lack of respect for neighbouring property, and self-serving instructions for guests to park illegally.
- Failure to rectify these issues in a timely manner, which does not provide confidence that they will initiate necessary instructions should additional problems occur.
- The right of way that was installed in 1924 (I believe), was never intended for this purpose, and the body corporate would like to apply to have this removed.

In the event that you do consider their retrospective approval applicable, I consider the following should be taken into consideration, and approval subject to the following recommendations:

- The owner of 28 Olive Street, install parking for the long term tenanted house at the Olive Street front lawn of his property, allowing the temporary accommodation to utilise the existing driveway he has on his property, which would eliminate the need to utilise the right of way.
- That the gate access can only be a sliding gate, and prohibit a swinging gate that opens on to the right of way. If this is not stipulated, the gate will undoubtedly be left open as their guests “just pop in to drop goods off prior to heading out” or just do not bear any consideration to our body corporate members
- That he must contribute to the upkeep of the driveway, and be responsible to ensure that gravel and dirt is not carted up and down the right of way from his property. As the development has been completed “cheaply”. The gravel installed as a parking surface ends up spreading through the right of way. As this is our body corporate members property, they are expected to keep this clear with no such requirement for the owners of 28 Olive Street.
- That they contribute to the maintenance and replacement of the boundary fence separating the Right of way, and 30 Olive Street. They will be contributing to the degradation, and possible damage from guests having to reverse from their parking area with minimal opportunity for either 30 Olive Street, or 115 a Elphin Road to seek restitution from a temporary guest.

It should be noted that not every property is applicable to support temporary accommodation, and not every owner is equipped to responsibly manage this type of business. We would submit that the owner of 28 Olive Street does not qualify for either of these criteria.

**Mark Weiss**

City of Launceston Council  
Attention Michael Stretton

Dear Michael

Re CoL Public Notices published Examiner Newspaper August 31 2019.

9 Development Applications were advertised in The Examiner of August 31 2019, and the notification of the closing date is 5.00pm Wednesday 18 September 2019, see copy attached).

We have been alerted by ratepayers that this closing date is in conflict with what is advertised on site notices (which states the closing date for at least DA 0315/2019 is 16 September 2019, see copy attached.) We have not checked the dates on site notices for the other 8 Development Applications.

The CoL Service Centre terminals exhibit the same information as the CoL Public Notices Website (16 September 2019 for DA0170/2019, DA0257/2019, DA0294/2019, DA 0315/2019, DA0379/2019, DA0390/2019, DA0402/2019, DA0410/2019, DA0370/2019.)

Once again, these anomalies illustrate that CoL has not advertised or exhibited correct consistent information as required by the legislation.

Please confirm by return as a matter of urgent importance, that you will be instructing that the 9 Development Applications advertised on August 31 2019 will now be readvertised with corrected dates, and that any representors who may already have made submissions will be advised of the error and encouraged to resubmit their submissions.

We await your response.

Regards,  
Lionel Morrell