

[REDACTED]

From: Zane Healy [REDACTED]
Sent: Friday, 14 August 2020 5:07 PM
To: Contact Us
Subject: Application DA015/2020

Categories: Lisa

Dear Sir/Madam,

I received the opportunity to comment on the plans for Sub-division of 15 lots across 1170 – 1194 Windermere Rd Swan Bay (is listed as Dilston on the planning Permit which is incorrect)

I am most concerned about the state of the current road – Windermere Rd which is directed to Swan Bay from the East Tamar Highway.

It cannot sustain the current amount of traffic let alone anymore, which will be the result of the construction underway further along Windermere Rd, as well as the proposed with this plan.

Already cars cannot pass safely from opposite directions. It is not wide enough, has no centre markings and has steep road edging. There is also higher risk with multiple trucks and builders vans which are required in any development.

Unfortunately people speed - it is supposed to be 70 KPM/H. They are predominantly in the middle of the road and do not look ahead to see oncoming traffic in time. I feel unsafe now on the road due to the issues mentioned.

To facilitate any future development and population increase in the area, it is absolutely necessary for the road to be upgraded to accommodate the amount of traffic expected.

Thank you for your consideration and action.

Zane Healy, [REDACTED]

Zane Healy
After Hours Coordinator



Calvary St Vincents Hospital
[REDACTED]

Calvary acknowledges the Traditional Custodians and Owners of the lands on which all our services operate, commits to Closing the Gap and to the ongoing journey of Reconciliation.

Hospitality | Healing | Stewardship | Respect

Continuing the Mission of the Sisters of the Little Company of Mary

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[REDACTED]

From: Darren Holmes [REDACTED]
Sent: Friday, 21 August 2020 9:09 AM
To: Contact Us
Subject: DA0157/2020

Categories: Robyn

APPLICATION NO:

DA0157/2020

APPLICANT:

6ty Pty Ltd

LOCATION:

1056 Windermere Road, Dilston

PROPOSAL:

Subdivision - Subdivide land into 15 lots and balance (three lots with access over 1170-1194 Windermere Rd

Chief Executive Officer
Launceston City Council

Dear Mr Stretton

I am writing to you regarding the above DA and the remnant NME Community on the property.

The Advertised Plans contain several references to the NME including this one:

"The NME community occurs in the north-western corner of the site within the balance lot and a small portion of NME community is also located in the north-eastern corner of proposed Lot 1. The subdivision will not clear or disturb the NME community. The provisions of the Biodiversity Code in the Scheme therefore do not apply to the proposed subdivision."

I am pleased that the Subdividers are avoiding destruction of the NME, but we have already seen destruction of a portion of this community on the neighbouring subdivision, and we see it happening throughout the area. Each development really only looks at their small NME community and after blocks are sold, the Owners often cause untold damage to what is left.

The NME is being lost to us, and we really need to be better at protecting the Natural Heritage of our valley.

My objection is only that there needs to be a way to permanently protect the NME Community on this Development. Perhaps in a similar way they are protecting the other No Build areas

Regards Darren Holmes
[REDACTED]

[REDACTED]

From: Darren Holmes [REDACTED]
Sent: Friday, 21 August 2020 1:14 PM
To: Contact Us
Subject: Re: DA0157/2020

My apologies. I omitted my phone #

[REDACTED]

On Fri, 21 Aug 2020, 09:08 Darren Holmes, [REDACTED] wrote:

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DA0157/2020

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Regards Darren Holmes

[REDACTED]

[REDACTED]

From: Gerard Lane [REDACTED]
Sent: Friday, 21 August 2020 2:30 PM
To: Contact Us
Cc: 'Alana Kiely'
Subject: DA0157/2020 - ATT Catherine Mainsbridge

Hello,

May I make some comments on this development for our council and planning committee to consider?

Firstly, the advertised address on the council website is misleading, as it is listed as Dilston (Dilston was listed in corresponding Examiner article- <https://www.examiner.com.au/story/6888704/dilston-set-for-another-large-scale-subdivision/>) and not Swan Bay as is clearly marked on the documents that are linked on the planning site, but really this is neither here or there. Perhaps the date of closure for this advertisement could be extended with the correct details advertised to give the residents of Swan Bay who read about this in today's paper more of a time to respond? This is a suggestion.

The approved road in the middle of this planned application has been in construction for some time, as observed by myself a resident in Swan Bay. The purpose of this road has remained a mystery to me until this moment, as it is clearly the first stages of this larger development.

I do not in principle wish to oppose this development as Swan Bay is like paradise to live in and as long as our view of the beautiful sunsets and Kanamaluka is not obscured I would welcome new people to our community, but I do ask that our council and planning officers consider that with an increase of the population that you consider upgrading the **Windermere Rd** (footpaths) and **Windermere Rd and East Tamar Highway intersection**(Road Safety). **The intersection of East Tamar Highway and Windermere Road** A vehicle that is travelling south from Georgetown and turning right into Windermere Rd is an exercise that is fraught with danger. There is no turning lane to turn right and sometimes with oncoming traffic and traffic behind you travelling at 100km an hour, the risk of incident is high. As what is two lanes become one and a turn left lane which is there for Magazine road is what alert drivers are using to swerve stationary vehicles that are trying to cross traffic to turn right. This area can I also be busy during school pick up times and bus drop offs.

Windermere Road -Swan Bay has become a home for families, families with animals and young children. I would ask if the area in focus is to become more residential with the approved plan, could we please have an investment into some safe walking footpaths along Windermere Road? Currently there are prams and walkers and dogs on the lead that have to either walk on the road or on the uneven grassy embankments. The embankments are not consistent on both sides so sometimes there is the need to walk on one side or the other of Windermere rd. The drainage on the north side of the road has become unpleasant to walk next to with small children as it is filled with rubbish and the skeletons/fresh corpses of roadkill, whilst this is a natural occurrence perhaps a dedicated footpath on the south side of the road that is also complimenting this new development could be installed? With an influx of people into this area I believe an investment into safer infrastructure of the road and footpaths would be warranted and greatly appreciated. Especially with the influx of traffic and large trucks that Windermere Rd is hosting recently and will now do so for quite some time. If all necessary environmental and social studies have been approved then I don't see a reason for this project to be opposed, rather I see this as an opportunity for council to make an investment in the area. A parking bay for parents for the bus stop at the intersection may also benefit our residents. This is however my opinion and I hope that residents of Swan Bay can offer theirs given the right notice and platforms. Some infrastructure may just be what's needed to hopefully help someone make an investment into an IGA/ or similar to further create a sustainable and self-sufficient community hub - this would be my dream for the future of my Swan Bay community.

Thank you for considering my suggestions.

Kind regards

Gerard Lane



Gerard Lane
Artistic Director
Studio Space
Theatre Company



This email has been scanned for email related threats and delivered safely by Mimecast.
Please call St Giles on [redacted] if you have any queries

[REDACTED]

From: John Gilmour [REDACTED]
Sent: Saturday, 22 August 2020 12:13 PM
To: Contact Us
Cc: John Gilmour
Subject: Submission to the proposed development DA 0157/2020 at 1056 Windermere Road Swan Bay
Attachments: Objection to DA 01572020.pdf
Categories: Robyn

Please find attached a submission the the prosed development application DA 1057/2020 at 1056 Windermere Road Swan Bay.

John Gilmour

22 August 2020

The Chief Executive Officer
Launceston City Council
PO Box 396
Launceston. TAS 7250
contactus@launceston.tas.gov.au

An Objection to the Proposed Development at 1056 Windermere Road Swan Bay.
Development Application DA 0157/2020

I wish to lodge an objection to the above development. Whilst I am not against this development as such, I am however against Launceston City Council continuing to approve subdivisions in this area and accepting the increase in rates revenue without upgrading infrastructure to cope with the growth in population and vehicular movements that these subdivisions will generate.

Anyone who has met the school bus along Windermere Road will know how narrow the road is and just how dangerous this road has become. When you add construction machinery, concrete trucks, builders trucks and associated machinery together with people out walking it results in an extremely dangerous and complex mix. Unfortunately I have been unable to find or access the Traffic Impact Assessment for this development. By my calculations 122 blocks have been approved for subdivision from the East Tamar Highway/Windermere Road intersection to Windermere Road/ Los Angeles Road intersection over that last 10 or so years. This subdivision will increase that number to 137 blocks. Based on 9 vehicle movements/day/block (DA 0157/2020 Clause E4.5.1) these developments will result in an increase of 1233 additional vehicle movements through the East Tamar Highway/ Windermere Road intersection per day. This is in addition to the historical increase in traffic on the highway itself.

This intersection has had no upgrades since it was originally built.

It is the only intersection between Launceston & George Town on the East Tamar Highway which:

1. Does not have a centre refuge for vehicles turning right.
2. Does not have a designated bus stop & associated parking area for vehicles.
3. Is unlit at night.
4. Has no No Standing signs in the associated slip lanes.

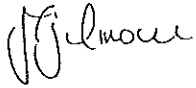
My wish list for suggested traffic improvements includes:

1. Widen Windermere Road from East Tamar junction to Los Angeles Road Junction.
2. Further reduce speed limit on Windermere Road to 60 km/hr
3. Consider establishment of walking track beside Windermere Road to remove pedestrians from the road.

4. In conjunction with State Growth undertake an immediate audit of the East Tamar Highway/ Windermere Road intersection to significantly improve safety at this intersection.
5. As a precautionary measure reduce the speed limit on the East Tamar Highway through the intersection to 80km/hr.

Thank you for considering this submission to the planning application DA0157/2020.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Gilmour', written in a cursive style.

John Gilmour

[REDACTED]

From: Anne L-B [REDACTED]
Sent: Saturday, 22 August 2020 1:42 PM
To: Contact Us
Subject: DA0157/2020 - subdivision : Windermere/Dilston

Categories: Robyn

Attention Catherine Mainsbridge

Opposing the above development is no doubt quite pointless at this stage, but I would just like my disappointment noted that the Council has seen fit to further erode the rural characteristics of this East Tamar region by approving more and more land for residential housing.

Good productive farmland has already been lost to housing, and now precious and ever diminishing woodland and bush is being destroyed, displacing our already beleaguered wildlife, and potentially risking the ongoing viability of threatened flora and fauna. Just a reminder that we do have a valuable population of green and gold frogs in this community. This is a state and national listed species, and it's well documented that disturbance of habitat from heavy machinery etc is likely to spread the fungal disease that is decimating frog populations globally.

I would also like it noted – and I've pointed this out before – that the infrastructure is barely up to the task of accommodating more and more vehicles using the comparatively narrow roads. Deep cracks are clearly evident on a stretch of Windermere Road – past the Los Angeles turnoff – and the lack of pavement is becoming more of a public safety issue with more people out walking, and cycling with small children, dogs etc. in these Covid days.

Swan Bay, Windermere and Dilston area is supposedly a semi-rural region. With so much development being approved that description is less and less accurate.

Thanks for the opportunity to comment.

Anne Layton-Bennett

[REDACTED]

[REDACTED]

From: Heidi Dreiling [REDACTED]
Sent: Monday, 24 August 2020 9:17 AM
To: Contact Us
Subject: Objection to 1056 Windermere Road Swan Bay.

I would like to formally voice my concerns regarding the proposed development at 1056 Windermere Road, Swan Bay - development allocation DA 0157/2020

Having lived here for ten years now I have seen the area develop steadily. I am not against development but am quite concerned regarding safety and the condition of the roads and intersections (East Tamar Highway into Windermere Road, and the Windermere Road into any new subdivisions).

This main intersection and Windermere Road are still designed for rural acreages and Windermere Road in particular is very narrow (school bus and car cannot pass in areas, there are quite deep drains which prevent pulling off the road and I fear for the safety of vehicles, drivers, passengers but mostly any school children trying to access the local buses or buses on the Highway which they will need to cross.

Even currently builders trucks, concrete trucks etc have difficulty travelling down this road which has become quite a mess of potholes and rubbish.

I would strongly ask that these safety issues are addressed and that if subdivisions are developed Council very seriously assess and put some effort and money into maintaining and upgrading this infrastructure.

Many thanks
Heidi Dreiling