

**From:** Matthew Thomson  
**Sent:** 13 Mar 2020 17:17:20 +1100  
**To:** Contact Us  
**Cc:** Brian White  
**Subject:** Birch Avenue

Brian,

Regarding the rezoning of 37 Birch Avenue Newstead, we wish to add to the PPZ, that we wish to have signage on the southern fence line attached to the fence.

This would be advertising of our services and also other businesses which are co-located onsite. Once again they would be ambient with the surroundings and our site.

Regards  
Matthew Thomson



**From:** Jennifer Jarvis  
**Sent:** 13 Mar 2020 14:25:15 +1100  
**To:** Planning Queries  
**Subject:** Reference SF6959 Amendment 56 - Birch Avenue

Hello Planning Department,

Thank you for the notifying TasRail about Draft amendment 56 to amend the zoning of 37 Birch Avenue Newstead from Utilities to Particular Purpose Zone 10 – Birch Avenue Storage Centre.

TasRail notes that the setback distance from the rail corridor boundary is approximately only 25 metres to the boundary of 37 Birch Avenue but understands that the intent is for the Road and Rail Assets to still apply meaning the recommended 50 metre attenuation zone will be in place.

TasRail therefore has no objection to the proposed draft amendment but asks that Council take steps to ensure that the new owners of 37 Birch Avenue are made aware that the Road and Rail Assets Code will continue to apply.

Kind regards

**Jennifer Jarvis**



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**From:** Ken & Sue Harmon  
**Sent:** 12 Mar 2020 20:50:08 +1100  
**To:** Contact Us  
**Subject:** FW: Rezoning 37 Birch Ave Newstead Ref SF6959 Amendment 56

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**From:** Ken & Sue Harmon [REDACTED]  
**Sent:** Thursday, 12 March 2020 1:16 PM

**Subject:** Rezoning 37 Birch Ave Newstead Ref SF6959 Amendment 56

Dear Sir ,

I write in support of the above zoning amendment from Utilities to Particular Purpose Zone 10 – Birch Avenue Storage Centre.

It is many many years since this area was the works yard for the old St Leonards Council and was for many years a rather dilapidated storage yard.

What the present owners have achieved with the area in recent years starting from scratch up to present day is nothing short of amazing.

The existing storage sheds and the small office block have all been transformed, open spaces have been cleaned up and hard standing provided and the area in general has been made secure in line with Launceston City Council approvals and guide lines.

The area provides an efficient office space for a number of small businesses together with storage for their products.

I congratulate the owners of this property for their foresight, investment, and the opportunity they are providing for their clients.

I also congratulate the Council for their foresight with this proposed amendment.

Yours sincerely

KT Harman

**From:** Phil Bedford  
**Sent:** 11 Mar 2020 16:00:24 +1100  
**To:** Contact Us  
**Subject:** Chief Executive Officer. RE SF6959 Amendment 56


Hi In relation to said amendment we would like to put forward the following suggestions to the change of use. We are contacting you as we are one of the most affected properties [REDACTED]

Firstly we would like to mention the current situation with what is currently happening,

- 1 Large trucks and buses causing excessive noise at all hours.
- 2 Then these vehicles are driving through residential area as they come and go.
- 3 The dangers from the traffic to users of this recreational area, as lots of families with children and dogs use this area.
- 4 The other concern not related to this amendment but a more urgent matter for the council to address , is the use of the area in front of the Church grounds  
by 4 wheel drive vehicles using the banks as testing grounds for fun. And the the many hoons that do burn outs at all hours of the night and day disturbing everyone in the area and putting young children at risk as the ride their bikes in this area. A solution to this could be the placement of some large boulders in strategic position that would allow the area to still be used but stop burnouts being done. Or possibly a gate as this is not a allocated road. We appreciate that the council is looking into this , so that is safer and more acceptable to the local community .

Yours Sincerely  
Phil. & Tracey Bedford.  
[REDACTED]

## Submission to Planning Authority Notice

Council Planning Permit No.	SF6959	Council notice date	13/02/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/00192-LCC	Date of response	02/03/2020
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
<b>Response issued to</b>			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
<b>Development details</b>			
Address	BIRCH AVE , NEWSTEAD	Property ID (PID)	9016943
Description of development	Amend the zoning from Utilities to Particular Purpose Zone 10		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
City of Launceston	Council Agenda Amendment 56	--	06/02/2020
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> <li>TasWater objects/does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</li> </ol>			
<b>Advice</b>			
<p><b>General</b></p> <p>For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/Development/Technical-Standards">https://www.taswater.com.au/Development/Technical-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<p><b>Authorised by</b></p>  <p><b>Jason Taylor</b> Development Assessment Manager</p>			
<b>TasWater Contact Details</b>			

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		