

PLANNING APPLICATION DA0345/2020

COHEN AND ASSOCIATES PTY LTD OBO WL AND HR MORGAN

FOUR LOT SUBDIVISION / BOUNDARY REARRANGEMENT OF FOUR TITLES

NO ADDITIONAL TITLES TO BE CREATED

175 GLENFORD FARM ROAD, UNDERWOOD

Planning application DA0345/2020 advertised from August – November 2020 for subdivision / boundary rearrangement of four existing lots included documentation for waste water assessment, bush fire hazard assessment, natural values assessment and agricultural report. The two representations received are responded to below by the proponents, excluding concerns regarding services and facilities that we consider fall under Launceston City Council responsibilities e.g. rubbish removal services, road standards, roadside weed management and emergency turning circles.

Response to redacted versions of the representations received 6/11/20

Representation 1 received 30/10/20

Response to concerns for the safety of traffic on Glenford Farm Road:

- 1) Glenford Farm Road, Underwood is 2.25 km in length and currently accesses three residences at 1.35 km, 1.75 km and 2.12 km along the road. The proposed subdivision / boundary adjustment of the four existing lots will not in itself change the use of the road. In the future, if the lots are used for residential purposes there would be requirements for access along Glenford Farm Rd for 0.65 km to Lot 4 and 1.3 km to Lot 3.
- 2) Glenford Farm Rd is a public road that anyone can use with no restrictions on vehicle type or access with a 50 km speed limit which applies on any road in Tasmania unless marked otherwise. There are multiple warning signs for winding road, narrow road sections and concealed entrance. We are aware that the road is currently used by local residents and tourists, and a fleet of commercial buses housed at 135 Glenford Farm Road.
- 3) In 2014 the road was upgraded and widened, table drains installed and passing bays provided by Launceston City Council (LCC). At this time the proponents of this application, WL and HR Morgan, cooperated with the council to move and re-fence relevant paddock boundaries in accordance with council requirements.
- 4) Safety of traffic on Glenford Farm Road is dependent on the responsibility of drivers to drive according to conditions. There is space to avoid oncoming traffic if speed is not excessive, drivers keep to the left, pay attention to driving safely and respect other road users.

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Representation 2 received 4/11/20

- 1) Please review the responses to Representation 1 regarding road condition and safety issues which also fully apply to Representation 2.
- 2) Two instances of a vehicle leaving the road that we are aware of in the last 18 years both involved one vehicle which lost control. Figure 4 of this representation shows skid marks likely associated with excess speed on a gravel road around a corner. The fence was in good order prior to this event. Paddock fences are not designed to contain vehicles travelling at speed. We have heard that the car was retrieved from the edge of the paddock using a tractor but details have not been made available.
- 3) Flood damage does occur on the road which is maintained by LCC. The photographs displayed show the 2016 flood and aftermath which was unprecedented. All the proposed lots have potential building areas well above flood level.
- 4) A waste water assessment has been provided with the application which found that soil type, space and slope were suitable for environmentally sound waste water systems on Lots 1 and 4.
- 5) The natural values report addressed potential impacts to threatened species including wedge-tailed eagles. The report was endorsed by an independent environmental consultant. Importantly, the report followed the Guidelines for Natural Values Assessments, (2009) Department of Primary Industries, Parks, Water and Environment, Tasmania. The report acknowledged the presence of wedge-tailed eagles and other threatened species on the property and referenced the Natural Values Atlas to which the proponent has added many records over the years. As stated in the report, there is no suitable nesting habitat for wedge-tailed eagle on site. However, there are known nests with 5 km and this is likely the reason for regular sightings of this wide ranging species in the locality.
- 6) The Conservation Area managed by DPIPW referred to as a bird reserve will not be affected by the proposal. The existing residence on Lot 2 adjacent to the reserve has been occupied for many years and the riparian area of the reserve, cleared by the previous owner, has been allowed to regenerate with native habitat increase under the current ownership of 175 Glenford Farm Road.

We would be happy to discuss these issues further if required.

WL and HR Morgan
175 Glenford Farm Road
Underwood TAS 7268
09/11/2020