

Council Meeting - Agenda Item 9.1 - Attachment 4 - Representations
1A George Town Road - 16 December 2021

From: "Dale Goldsworthy" [REDACTED]
Sent: Tue, 16 Nov 2021 07:59:40 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Objection to DA0463/2021 att: Duncan Payton
Attachments: 1A Gtown road.docx

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Please find enclosed a formal objection to the DA as advertised
Regards Dale Goldsworthy [REDACTED]

Objection to DA0463/2021 as advertised below:

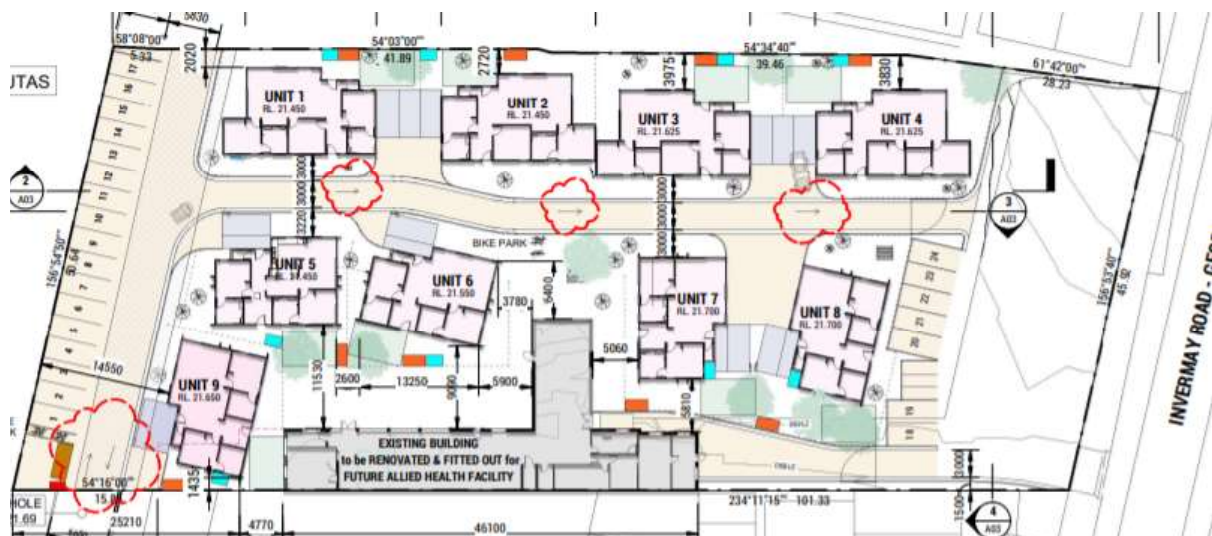
Application ID	DA0463/2021
Application Description	Residential - Construction of nine (9) dwellings for use as communal residences and change the use of the existing building to residential support services
Property Address	1A George Town Road NEWNHAM TAS 7248
Closing Date	16/11/2021

Mangin Street access:

The current access to 1A George Town road is an informal one that allowed maintenance of the bowling greens.

The streets/buildings in this precinct were built in this area between WW1 and WW2 and named after WW1 war identities (<https://www.abc.net.au/local/stories/2008/05/08/2239140.htm>), at a time when there were much fewer vehicles on the road. Built as dead-end streets with a high crown and narrow width, the Streets are not suitable for increased traffic flow.

The DA clearly shows traffic access for the development through Mangin Street, with the development of a new car park and one way traffic for unit access.



What this does is effectively force all traffic through Mangin Street and is contrary to the statement

- identify environmental issues which may arise because of development activities, or due to the change of use (increased disturbance due to increase in human activity).

is sufficiently satisfied.

The DA fails to deliver an independent traffic impact statement or any consideration of the effects of increased traffic volume and noise on the Mangin Street residents. Clearly the new use and multiple resident format, with supported living arrangements and the proposed use of the existing building of the facility will increase traffic flows well beyond 9 normal units. This would have the effect of adding more than 40 vehicle movements per day to Mangin Street.

As such I object to dot point 2 from the application as shown below.

Other associated development includes:

- partial demolition of the western end of the existing building;
- formalising the existing access at the Mangin Street frontage;
- construction of an internal vehicle access and parking network;
- landscaping.

Incomplete DA:

The current car park area bordering George Town Road either accidentally or deliberately had no identified use in the current plan.

Dale Goldsworthy and Heidi Komzak [REDACTED]

From: "Planning Queries" <Planning.Queries@launceston.tas.gov.au>
Sent: Mon, 15 Nov 2021 09:01:06 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: FW: DA0463/2021 - 1A George Town Road, Newnham 7248

Can this be registered against the DA please?

From: Pauline Burleigh [REDACTED]
Sent: Monday, 15 November 2021 5:37 AM
To: Planning Queries <planning.queries@launceston.tas.gov.au>
Subject: DA0463/2021 - 1A George Town Road, Newnham 7248

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Attention: **Duncan Payton**

My name is Pauline Burleigh and I am the [REDACTED] of the proposed development. I own [REDACTED]. Whilst I am not against the proposed development, I do have a couple of small concerns in regards to the proposal.

Due to a lack of schematic drawings showing the proposed entry, it is very hard to understand how the users intend to stop any thoroughfare traffic from exiting Mangin Street through the units to George Town Rd. Currently any vehicles travelling down Mangin Street do a u-turn at the end of the street where the proposed car park is going to be situated. Unless there is a gate, some cars may choose to drive straight through placing the tenants in danger, other vehicles may then choose to back in or turn in my driveway or across the road, potentially hitting my front fence if they are not good drivers.

The garbage truck, will that go straight through the proposed units or turn where the carpark is proposed and try and navigate it's way back up Mangin Street?

During the building process I would like my trees, that are against the proposed wall that is going to be demolished, to be protected as well as a site safety fence to protect the tenants young children from the work site and their privacy and security. There has been many break-ins over the last few years and I have gone to great lengths to secure my property to give my tenants a private backyard area and this will be compromised when the wall is removed, so I would like this area secure at all times.

I do not want any machinery on my property, so any demolition work will need to be done from the proponents side.

I will be monitoring the situation daily to make sure all my requirements are met and if not my lawyer will be in contact with you and also the developer immediately.

Regards,

Pauline Burleigh [REDACTED]