

Council Meeting - Agenda Item 9.2 - Attachment 1 - Representations
22 Longwood Avenue Newstead - 29 July 2021

From: "Mark Munnings" [REDACTED]
Sent: Mon, 28 Jun 2021 20:41:13 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Submission re: DA0295/2021

Attn Aidan Colahan

APPLICATION NO:

DA0295/2021

APPLICANT:

C R Stokes

LOCATION:

22 Longwood Avenue, Newstead

PROPOSAL:

Residential - Construction of an outbuilding for partial use as home-based business (contractors yard)

Submission from Mark Munnings at 25 Longwood Ave, Newstead.

The last time a development application was approved for this residence we had hundreds of heavy vehicle movements over the course of two years as large amounts of landfill were brought onto the site. The previous owners assured us it would only be 6 weeks.

I'm concerned about the extra daily movements of work vehicles to and from this property in the dead end street of Longwood Avenue. I envisage that these vehicles will travel in the early hours of the morning and be carrying heavy loads at times with heavy trailers. Having a light industry based in the street is likely to result in additional transport to and from the property of materials, increasing the traffic flow in what is in the mornings a quite congested street.

I have attached a listmap photo below showing the street with approx 10 cars parked along the street. In the mornings this is generally 20 vehicles and traffic is effectively

reduced to one way flow as people head out for the day from Thyne Ave, Treffos Place and Newstead Crescent



If the business expands in the future is it likely that more employees would come to load up each morning and the existing shed bays may be converted to allow for additional refrigerated capacity expanding the scope of the operation as described in the submission.

It would be helpful if this application were to proceed that there were conditions placed on this development that specified the number and type of vehicle movements per day and there was provision to ensure that if the operation grew outside the scope suggested in the application that the site would no longer be suitable for this type of business. If these conditions are not able to be applied I propose that the application be modified to address these concerns or rejected by council.

Thanks

Mark Munnings



From: "Barbaara Rees" [REDACTED]
Sent: Mon, 28 Jun 2021 14:29:58 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: [REDACTED]
Subject: DA0295/2021 -22 Longwood Ave DA 12 Jun 2021
Attachments: Response to Planning Application DA0295,2021 22 Longwood Ave 22 June 2021.docx

Dear Sir/Madam

The resident at no [REDACTED] as asked me to add her to my letter attached to this email previously sent 22 June. She is also concerned about traffic and noise.

[REDACTED]

[REDACTED]

Barb Rees

From: Barbaara Rees [REDACTED]
Sent: Tuesday, 22 June 2021 4:07 PM
To: 'contactus@launceston.tas.gov.au'
[REDACTED]
Subject: DA0295/2021 -22 Longwood Ave DA 12 Jun 2021

ATTENTION – Chief Executive Officer

Please refer my attached Submission in response to the Planning Application No DA0295/2021 for 22 Longwood Avenue, Newstead.

Barbara Rees

[REDACTED]

22 June 2021

Chief Executive Officer
PO Box 396
LAUNCESTON TAS 7250

Dear Sir/Madam

RE- DA NO DA0295/2021 - 22 Longwood Avenue. NEWSTEAD - RESPONSE

Firstly, We appreciate this notice of Planning Application being re-submitted as there is much more going on than simply a shed.

We understand the size requirements to store vehicles, machinery etc. however it is still part of what is a Dairy Maintenance and Installation business—it is a large shed (nearly 6 meters high).

We understand that much has been done to cutback noise which was one of my concerns. We are at [REDACTED] and while not directly above the proposed construction, any noise carries up to us. We can even hear the work going on across at the Killafaddy development. We can hear chatter from below. Our point is that any noise does carry so, hopefully, the internal dividing noise reduction wall and separate area for controlled temperature storage will alleviate this.

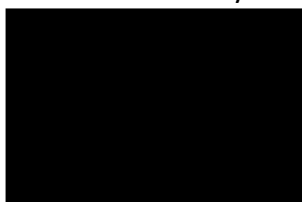
A concern is that this is a large shed that will house a number of vehicles including machinery and it will be where a number of vehicles come and go. This will lead to more traffic along Longwood Avenue. It has been explained in the following—

‘We are not building a dairy facility or commercial workshop, it is simply a place for us to meet each day, load our vehicles and head to work for the day. We only have two other staff and they have one work vehicle each’.

Does this mean 3 vehicles leaving and returning each day--which is minimal? The land is zoned Rural Resource meaning it can only be used as such but the development still requires a fair bit of vehicle activity in the future, once completed. We’re assuming that this is what most people in Thyne Ave and Longwood Ave would be most concerned about—more traffic! Furthermore, how can the Proposal be **Residential – Construction of an outbuilding for the partial use as home-based business (contractor’s yard)?** I still take it that it is part of the main business at Smithton being run as a business from home. This is not an ordinary home run business - but Dairy Maintenance and Installation. How can it be described as **Residential** on the notice?

Increased traffic will ensue because it is a contractor's yard dealing with vehicle/machinery maintenance and staff vehicles. More traffic comes through Longwood Ave because Riverdale Grove is already congested by student parking from SOC so I use Longwood Ave quite regularly. This is our main concern—should we worry?

Yours faithfully



BARBARA REES



I hope this turns out in everyone's favour.

By the way, I love seeing the chook pen. What lucky chooks!

CHRISTINE LEES



From: "Fiona Taylor" [REDACTED]
Sent: Tue, 22 Jun 2021 18:14:18 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: APPLICATION NO: DA0295/2021

Good afternoon

I write to you with several queries in relation to APPLICATION NO:
DA0295/2021

This property had previously put in an application for building a shed, I had queried this because it looked like it was going to be a business. I now read that it is going to be a business.

My concerns for this residential street is the increase in traffic and the congestion that it will place on the little cul-de-sac at the end of this street.

Concerns are:

- residential narrow street with children and families
- Increase in traffic
- debris left on street from vehicles entering and leaving unsealed road.

I look forward to hearing from the planner in relation to these concerns.

Fiona Taylor

Sent from my iPhone

From: "Barbaara Rees" [REDACTED]
Sent: Tue, 22 Jun 2021 16:07:05 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: [REDACTED]
Subject: DA0295/2021 -22 Longwood Ave DA 12 Jun 2021
Attachments: Response to Planning Application DA0295,2021 22 Longwood Ave 22 June 2021.docx

ATTENTION – Chief Executive Officer

Please refer my attached Submission in response to the Planning Application No DA0295/2021 for 22 Longwood Avenue, Newstead.

Barbara Rees
Ratepayer



22 June 2021

Chief Executive Officer
PO Box 396
LAUNCESTON TAS 7250

Dear Sir/Madam

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Firstly, I appreciate this notice of Planning Application being re-submitted as there is much more going on than simply a shed.

I understand the size requirements to store vehicles, machinery etc. however it is still part of what is a Dairy Maintenance and Installation business—it is a large shed (nearly 6 meters high).

I understand that much has been done to cutback noise which was one of my concerns. I am at [REDACTED] and while not directly above the proposed construction, any noise carries up to us. I can even hear the work going on across at the Killafaddy development. I can hear chatter from below. My point is that any noise does carry so, hopefully, the internal dividing noise reduction wall and separate area for controlled temperature storage will alleviate this.

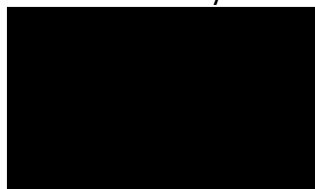
My main concern is that this is a large shed that will house a number of vehicles included machinery and it will be where a number of vehicles come and go. This will lead to more traffic along Longwood Avenue. It has been explained in the following—

‘We are not building a dairy facility or commercial workshop, it is simply a place for us to meet each day, load our vehicles and head to work for the day. We only have two other staff and they have one work vehicle each’.

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BARBARA REES



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