





13/01/2021

Dear Launceston City Council Planning,

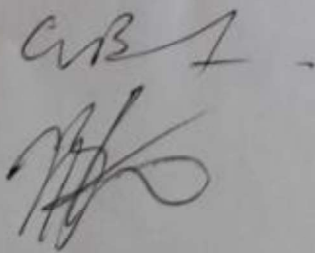
RE: overnight parking for self-contained RV vehicles

We wish to apply for a parking application for self-contained RV vehicles to park overnight on our farm. This is an unused portion of our farm which we feel could accommodate mainland and local travellers who choose to travel in self-contained vehicles. Access will be off Windermere road using an existing crossover. The RV parking would be advertised on Wikicamps and Youcamp.

We can be contacted on 0407317893 to discuss this request.

Regards

Tom and Angela Bertram

The image shows two handwritten signatures in black ink. The top signature is 'CBT' followed by a horizontal line, likely representing Tom Bertram. The bottom signature is a more stylized, cursive signature, likely representing Angela Bertram.

Good morning

We are looking to open a small area on our farm for self contained RVs to park overnight. We aren't looking to offer water or waste removal, parking only, with access using an existing crossover.

Regards

Angela Bertram

**1. Clause 8.1.3 - Application Requirements & Site Plan**

Site plan areas outlining where the self-contained campers will be able to stay is attached above.

There will be no internal driveways or accesses.

**2. Clause 8.1.3 - Application Requirements & Services**

A water tap at each area will be provided for self-contained campers to use.

This is an existing water connection.

**3. E4.5.1 - Existing road and accesses and junctions - A3/P3**

We are expecting there to be 10 or less self contained vehicles on site each day.

With 3 trips per day for each self contained vehicle this will equate to 30 movements per day.

Regards,  
Tom and Angela Bertram

**1. Clause 8.1.3 - Application Requirements & Site Plan**

- Approximate size of area North of Windermere Rd is 0.49ha. Approximate size of area South of Windermere Rd is 0.29ha.
- Location of accesses to each area are the existing crossovers on Windermere Rd. Accesses to both areas are existing double crossovers with double gates. (These are to be utilised as they are existing therefore eliminating the need for new crossovers to access both sites)
- Water taps will not be provided
- Areas are not fenced internally
- Vehicles will not access other parts of the property (to be made clear with signage)

**2. E4.5.1 - Existing road accesses and junctions - A3/P3**

- We have noted that we are expecting up to 10 or less self contained vehicles on site each day. With 3 trips per day for each self contained vehicle this will equate to 30 movements per day.

**3. E4.5.1 - Existing road accesses and junctions - A3/P3**

- We are unsure as to why the existing accesses need to be upgraded to service the expected 10 or less vehicles on site each day. Over both existing accesses this is an average of 5 vehicles accessing each site per day. The vehicles will driving off a sealed road (Windermere Road) into the paddocks. Currently both of these existing accesses are easily accessible by cars, tractors, stock trucks etc. In their current state we believe that both the crossovers are more than capable of supporting the 10 vehicles per day therefore we are not including any proposed extensions or changes to these.

Regards,  
Tom and Angela Bertram

Good morning,

Thank you for your email Iain. Please find *(in italics)* additional information below to assist.

We sincerely ask that you consider our request to allow visitors to park on our farm overnight. We are happy to meet on site should you wish, so you can see the open area we wish to make available. If you do not want to meet on site and still feel there is insufficient information, please call to discuss (0407 317 893 – Tom).

Thank you,

Tom and Ange Bertram

1. A detailed description on how the use will operate, including:
  - a. Number of sites; *No specified sites, it is to be open paddock space.*
  - b. Number of vehicles utilising the site at any one time; *Expect 0-5.*
  - c. The type of vehicles; *The two sites (Wikicamps and HipCamp) we wish to put the address on, ask you to specify what types of vehicles the space can accommodate. We would select self-contained RVs and caravans only, no camping.*
  - d. When vehicles are expected to arrive/leave; *Based on our experience from travelling and speaking with others, generally caravaners arrive mid-afternoon and leave early, by mid-morning.*
  - e. Average length of stay; *1 night*
  - f. How visitors pay for their stay; *honesty box*
  - g. Will employees be staying on the site; *Not in the paddock but home is close by (shown on left of map) and we would monitor by driving through morning and evening.*



Windermere Rd -  
Google Maps.html

- h. Working hours for the employee. *Tom (owner) maintaining ground, monitoring visitors and clearing money from box, approx. 8hrs per week.*
- i. Will any bins be provided for visitors; *No, self-contained will take all rubbish with them.*
- j. Will any water be provided for visitors; *This was not our intention. We seek to offer overnight **parking only** however if provision of water is a requirement, we are happy to discuss this further.*
- k. Provide information on how all visitors to the site will be able to contain their waste, and how this will be managed; *Signage will ask that all visitors leave no 'footprint' and take their waste with them.*
- l. Will any formal car parking spaces be provided; *No*
- m. How the use will limit itself to only self-contained RV's only. *This is criteria selected on the two websites/applications but monitoring the site morning and night would ensure we could approach anyone parking who appears to be camping and reiterate this rule. The rule would be in place as we do not want people using our paddock as a bathroom, disrespecting the landscape.*

Further Information Request In order to progress your development application, it is necessary for you to provide the following additional information: 1. Clause 8.1.3 - Application Requirements Further detail is required regarding the location of the RV parking. Please provide an amended detailed site plan that demonstrates the location of all RV sites (including dimensions), any vegetation proposed to be removed, swept paths to ensure vehicles are able to enter and exit the site in a forward direction, car parking areas, and the location of all internal access roads.

*This is an open paddock, no detailed plan of parking or internal roads. Some bracken fern and rocks (to even the surface) are the only things to be removed.*

26.0 Rural Resource Zone 2. Clause 26.3.1 - Location and Intensity Provide further information on the current use of the site, if it is currently utilised for resource development purposes, and the potential impact the use might have on the sites capacity to operate as a resource development use.

*Sheep could still graze in these paddocks however the areas are not rejuvenated with pasture/grass for livestock which is why we ask that overnight parking be permitted.*

Further information is also required as for the need for the use to operate on the site, as well as any potential emissions the use may cause (i.e. dust, rubbish, waste, noise, light, etc), and how these emissions will be managed appropriately.

*Signage will ask that all waste and rubbish be taken with visitors, asking that no 'footprint' from overnight parking be left. Light and noise will be minimal and given in our experience, people in self-contained RVs and caravans don't generally have late nights, however this is not a residential area therefore minimal light and noise will not affect anyone nearby.*

E4.0 Road and Railway Assets Code 3. n/a

E4.5.1 - Existing road and accesses and junctions. *Access from Windermere road already in place.*

A3/P3 It is unclear how many vehicle movements to and from the site the proposed new use will generate. If over 40 movements per day, the proposal is reliant on the performance criteria. Please provide further information on how the new use and associated vehicle movements will be safe and not unreasonably impact on the efficiency of the road.

*It would not be 40 movements per day, as we are not advertising widely enough to achieve this, and the location would not suit everyone (15 minutes from Launceston).*

*We would expect 0-5 overnight visitors, which is 10 movements per day @ 5 visitors (based on 1 entry and 1 exit the following day). The entry/exit points are on a long, straight stretch of road with excellent vision both ways therefore not impacting traffic (as shown on map).*

4. E4.6.2 - Road accesses and junctions - A2/P2 It is unclear how the visitors to the site will gain access to the site. Whilst there is a small vehicular access along Los Angeles Road, it is unclear if this is suitable for the type of vehicles proposed to use the site. Please provide detailed information that the access in its current form is suitable for the intended use, or if it is proposed to widen this access.

*Access is on Windermere road – we would be happy to meet on site to show this.*

E6.0 Parking and Sustainable Transport Code 5. E6.5.1 - Car parking numbers - A1/P1 Visitor Accommodation requires one (1) car parking space per caravan site. The submitted application has not provided any information on how vehicular parking will operate. Please provide further information indicating the location of all vehicle parking areas, including the RV sites.

*No set sites, open paddock space only.*

6. E6.6.1 Construction of parking areas - A1/P1 No information has been provided on any parking areas, access ways, or manoeuvring and circulation spaces. These areas are required to have a gradient of less than 10%, be formed and paved, line marked, and able to contain stormwater on site. As such, please provide further information on all RV parking areas and internal driveways. Please include the slope of these areas, if they will be constructed out of hardstand or gravel/dirt, and how stormwater will be collected and drained.



*There are no proposed parking areas, this is an open parking area. Please advise if you feel we do not need to seek a permit given we are not asking for the construction of parking areas (merely looking to make two paddocks available for overnight parking, using current access off Windermere road).*

7. E6.6.2 - Design and layout of parking areas - A1.1/P1 Tables E6.2 and E6.3 provide dimensions and widths for access and parking areas. Provide amended plans that demonstrate compliance with these widths, and provide justification how these areas are safe, convenient, and efficient to use

*No parking areas (as above)*

E9.0 Water Quality Code 8. E9.6.1 - Development in the vicinity of a watercourse and wetlands - P1 Majority of the proposed area to be utilised for the RV parking is located within the buffer area of existing watercourses. Further information is required to ensure that any development does not unreasonably impact the water quality of ecological values of the watercourses. Please provide further information against the performance criteria to ensure water quality is maintained.

*Overnight parking in the paddock will not affect the water quality of this creek. Inviting self-contained visitors only and asking that no 'footprint' be left behind (i.e. rubbish and waste) will help support our intention of ensure the landscape is not affected in a negative way. Anyone who appears to not respect the landscape will be asked to leave.*

9. E9.6.2 - Development of watercourses and wetlands It is unclear if any development, including vegetation removal, is occurring over as watercourse. Please provide further information on the location of all waterways on site and the proposed locations of the RV sites.

*There is a small creek (Symons Creek) that runs through the paddocks, shown on map. Bracken fern and rocks from the open areas are all that needs to be removed to ensure ease of access. No vegetation from around the creek needs removing.*



Windermere Rd -  
Google Maps.html

10.E9.6.3 - Discharges to watercourses and wetlands Provide further information on how any stormwater will be dealt with to ensure there is no unreasonable impact on the water quality of watercourses or wetlands.

*No discharge to watercourse and wetlands.*