

From: Tony Cox
Sent: Mon, 10 May 2021 21:23:20 +1000
To: Contact Us

Application DA0013/2021 APplicant T and A Bertram Visitor Accommodation. Partial change of use to car park.

WE are the new owners of the [REDACTED]. We have not been notified about the proposed development and only found out about the proposal on Sunday afternoon. Details of this development did not appear in any legal searches undertaken prior to us purchasing the cafe block.

From the limited information we have seen we don't wish to support this development because:

The developers have not consulted us about the proposed development.

The development proposal is on our [REDACTED] and will adversely affect our water views and our quiet enjoyment of our property.

We understand that the applicants have a second change of land use on the opposite side of the road which is not directly on [REDACTED]. We consider this to be a more suitable site as this does not directly affect us.

Tony and Denise Cox

From: Fiona Ferguson
Sent: Fri, 7 May 2021 15:37:55 +1000
To: Contact Us
Subject: Chief Executive Officer: Representation Submission Re. DA0013/2021

REPRESENTATION SUBMISSION

Fiona Ferguson



Application ID ~ DA0013/2021

Visitor Accommodation Partial change of use to a caravan park

Property Address: 43 Los Angelos Road SWAN BAY TAS 7252

Property Legal Description: RP 165889 Vol 165889 Fol 1 ~ **Access off Windermere Road**

Good Afternoon,

I have a few points in question, regarding this DA that I feel needs to be addressed quite thoroughly. They are;

1. Rubbish Management: Pollution & Health (animal health too) : While it is expected that people will come self-contained and leave "no -footprint", unfortunately, not everyone is likely to do this. And once it happens, the damage is done.
2. Non-booked 'illegitimate' campers: (& those with tents only, non-fully self-contained vehicles with no toilet etc.) How will these spontaneous and possible 'late-comers' who 'happen by' and enter the camping area anyway, be monitored? (ie for covid, rubbish & payment) Without specifically marked camping spots, more people than the said limit of 5 vehicles per camp area, will be tempted to move in, later at night~ especially during the summer period.
3. Implications for the Windermere Cafe: On the face of it, this proposal could be good business for the Cafe (and that's great), but are people likely to leave their rubbish in their existing bins there? And/or use their toilet ~ especially if they're not 'registered' campers in self-contained vehicles?
4. Covid tracing: The Applicants have mentioned that RV campers can apply on-line for an overnight site. Will this be designed efficiently and effectively for covid tracing, should we have an unexpected out-break? And for unregistered campers , how is their existence & movements monitored & recorded?
5. Rubbish/ Pollutants entering the small streams: If non-bio chemicals (eg cooking fuels, detergents etc.) are emptied into the creek, it can potentially create toxins for the delicate waterways & out to the Tamar River, on the water "flats" where abundant bird life exists.

Once in the water, it's impossible to clean up. Also, the person causing the damage is not "traceable" ~ unless there is cctv camera footage set up. Is that a consideration?

6. Unexpected Flooding: I live at Windermere and have seen in past years, this particular designated area for camping, under flood. It last happened in 2016 during the June foods that devastated a great part of northern Tasmania. With evidence already of increased extreme & changed weather patterns on the rise, this will need to be considered in the plan, especially for the potential of unexpected flash flooding over night.

Thanks for your consideration and I look forward to hearing from the assigned officer in due course.

Kind regards,
Fiona Ferguson

From: patricia jackson
Sent: Fri, 7 May 2021 17:57:50 +1000
To: Contact Us
Subject: DA0013/2021

To The Chief Executive Officer

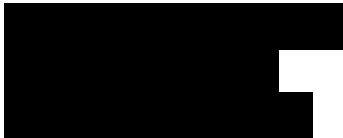
07.05.2021

Dear Sir\Madam

While I have no objections to RV parking on the said property I do think there needs to be a few thoughts given to the aesthetics and amenity of the area. This is the entrance to Windermere our community and where we live so we don't want to see this development ruin the amenity of our area. I believe there should be designated parking spots as is in caravan parks just to keep it neat and orderly, I don't think that would be any huge expense to do, probably some planting along the Windermere road borders for privacy. Also I believe thought should be given to fencing the creek to keep humans away from using it and for the safety of any younger children (grandchildren) who might be in one of these RV's as this creek does rise considerably in the wet season. Hopefully these RV's won't be using Windermere Road as sightseers as this road is definitely not wide enough to cope with such large vehicles, large vehicles using it now cut the corners and I for one am amazed there hasn't been an accident, the road is definitely in need of upgrading to make it safe not only for vehicles but walkers like myself and other locals. Other than that I do not have a problem with the application.

Kind Regards

Pat Jackson



From: Westerneng, Udo
Sent: Fri, 7 May 2021 15:33:23 +1000
To: Contact Us
Subject: Application DA no.: DA0013/2021 representation submission
Attachments: DA0013_2021.docx, DA0013_2021.pdf

Please find attached my comments, reservations and questions regarding application DA0013/2021.
One in Word format, the other a pdf; both are the same.

Udo Westerneng

[Redacted]

[Redacted]

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APPLICATION DA0013/2021

APPLICANT: T.F. BERTRAM AND A. BERTRAM

VISITOR ACCOMMODATION – PARTIAL CHANGE OF USE TO A CARAVAN PARK

Udo Westerneng [REDACTED]

I wish to declare my objections to application DA0013/2021 based on 5 broad areas of concern and would like all questions addressed.

1. Vehicle movement
2. Length of time and number of visitor stays
3. Type of visitor using the proposed area
4. Environmental: noise, rubbish, sewage, pets, weeds, fire
5. Fit with the community of Windermere

1. VEHICLE MOVEMENT

Vehicles, envisaged by the permit applicants, would likely be of a size unsuitable to turn easily off the road when arriving and back on to the road when leaving. They would require the entire road width to turn sharply in order to avoid the drains. Since there is no kerbing, the edge of the road surface is likely to break causing uneven and cracked areas that will be a danger to motorbikers, pedestrians and cyclists (all regular on Windermere Road).

The Southern designated paddock has one gate for access from the road to a cattle holding area and visitors would need to negotiate a second gate at right angles to the main gate to enter the fenced area. This would necessitate drivers to pull up beside the road, investigate access, open gates, swing wide to the opposite side of the road, before making a 90° turn into the holding area followed by an immediate 90° turn the other way to negotiate the second gate. A potentially slow process both in and out and if occurring during commuter and school bus time, a hazard to other road users. Should the driver misjudge the entry, reversing would be quite difficult and slow especially in low light conditions as there is no street lighting.

While the envisaged number of vehicle movements may be low, the site will be primarily unsupervised and uncontrolled. Consequently, there could be many more movements than anticipated.

2. LENGTH OF TIME AND NUMBER OF VISITOR STAYS

While the applicants state short-term visitation, what is there to prevent visitors from staying longer? They note an average length of stay, not a maximum number of nights. An honesty-box system does not require registering an arrival time and date. Will names or registration plates be recorded to ensure over-stay doesn't occur or if damage occurs and needs to be followed up?

The applicants do not live in the immediate vicinity of the site. Road travel requires leaving from Los Angeles Road, along John Lees Drive to Windermere Road. How will the applicants observe and stop travellers (or friends of travellers) arriving after business hours and/or those who do not meet the self-contained criteria? How would the applicants evict them even if they became aware of them?

The applicants envisage low numbers but given there are 2 paddocks available, are the numbers in the application a total number or per paddock? Furthermore, does the number refer to number of vehicles or the humans within? Ten vehicles could potentially be 60 travellers.

3. TYPE OF VISITOR USING THE PROPOSED AREA

The applicants might hope for fully self-contained, independent rigs, but how will the site stop becoming a free-for-all? Some camper vans and tent campers carry small, portable, chemical toilets that are intended to be used in emergencies. Does this meet the self-contained criteria? Does shower tents and toilet tents constitute self-contained? Will the vehicles be checked upon arrival for compliance with both plumbed in waste water tanks and toilet? Will they be checked they have sufficient water for hygienic purposes? Will breaches be followed up with the travellers or the camper rental companies?

4. ENVIRONMENTAL: NOISE, RUBBISH, SEWAGE, PETS, WEEDS, FIRE

While the applicants might envisage the travellers having cosy happy-hours with the tinkle of wine glasses and restrained laughter, the reality could be far different. How are the applicants going to prevent or intervene if there is still a party going on at 2 a.m. accompanied by loud music and free-roaming and/or barking dogs? While the site is rural, this is a residential area and noise carries at night when there is no other noise to mask it.

How are the applicants going to enforce that visitors leave no footprint and take their waste with them? A sign is a request not a mechanism.

Without vigilance, how are the applicants going to stop self-contained vehicles still using the site as a dump point? Illegal dumping of sewage or waste water into the creek could go unnoticed until an algal bloom appears. The abundant birds and frogs in the area would suffer.

Please state whether dogs and cats will be permitted and how are the applicants going to ensure restraint and breaches dealt with? Bandicoots and echidnas roam in this area and the impact of uncontrolled pets would have a devastating outcome.

The spread of weeds such as ragwort and scotch thistle is an environmental problem escalated by vehicular traffic. How are the applicants addressing this issue?

Will campfires be allowed and if not, how enforced?

5. FIT WITH THE COMMUNITY OF WINDERMERE

The quality of properties in Windermere has improved over the years with new houses and renovations the length of Windermere Road. The area of the proposed caravan park is the main entrance to our community and is tourists and locals first impression. Where there have been sheep in paddocks, a new impression could develop of unsupervised, uncontrolled, random parking of campervans, caravans and motorhomes. This is not in keeping with the way the Windermere community has been developing over the years.

The Windermere Church has been maintained by local residents who have raised significant funds. The pontoon and jetty are popular and attractive. Pedestrians can only access these by walking on the side of the road. There are a number of spots where cars have to travel in the middle of the road to pass pedestrians and cyclists safely. Will this application increase the number of pedestrians and cyclists? Will this application increase the number of larger vehicles using the road? What measures are planned to ensure the safety of both locals and tourists?

A relevant publication "The Grey Nomad Times" has addressed the issue of free-camping or freedom camping in countless issues. This is certainly a valuable reference to consult to gauge the experiences and opinions of those who the applicants seek to stay at their proposed park.



Letters to the Editor

Share your thoughts with fellow nomads

Re: NZ freedom camping plans (GNT, 246). What a great idea. As a self-contained nomad who free camps 90% of the time, it is very disappointing to arrive at sites littered with toilet paper.

Peter M

In practice though, who is going to ensure compliance of these allegedly 'self-contained' vehicles? A lot of the rentals place a Portapotti in the back of the vehicle which is rarely, if ever, used.

Maggie B

I think it is stupid that it is how rich we are, and whether we can afford a self-contained van, that defines where we can camp. We are not all pigs that do the wrong thing.

Joanne S

All new caravans and motorhomes should have to have a bio. This would also take pressure off the roadside dumpie so they could be just for car and truck drivers to use. If you check in a dump point next to them, it should please all. I would rather have a bio in my motorhome any day, compared to a public dumpie with a redback on the seat!

Vik K

New Zealand made the self-contained vehicles to have toilet facilities safe, and rental companies started supplying a Portapotti tucked away somewhere with no intention of it being used. I have seen ordinary cars with the self-contained sticker!

Albert S

There are far too many camps run by 'kikkies' and dumpies. Only problem as I see it, is passers-by will still drop in, kak and leave, and decent campers will get the blame from unknowing authorities. Set a big step in the right direction.

William F



Grey nomad stargazers and photographers were out in force recently as the super 'pink' Moon lit up the skies across Australia. Ian and Di Jenson were in pole position to capture the phenomenon as the Moon rose over the Glenleigh Camping Grounds in New South Wales. Stunning!

Only self-contained campers should be allowed to camp in places where there are no facilities. Some of us spend a lot of money on our self-contained rigs so we can wild camp. Don't take that away from us ... but do take it away from those who want their cake and eat it, too. If you're not self-contained, then you need to stay in paid camping facilities ... simple as that.

Vicki M

I agree that the camper rental companies should be accountable for the behaviour of their clients.

Smid I

We travel with an Ayan and carry a portable toilet and use a shower tent and collect our shower water and add it to a plumbed-in wastewater tank. However, some may consider this arrangement not satisfactory as it may be deemed not 'self-contained'. I would argue

that a bigger problem is with people travelling in cars etc with no portable toilet at all. Being 'self-contained' does not stop those emptying their toilet in the bush.

Royce T

I have spent a lot of money on my self-contained 4x4 Expedition RV, and certainly don't want to pay a very expensive specialist plumber or gas fitter simply to look at my tanks and connections. May I suggest that it will be more manageable to self-certify, just as I (as an electrician) and many other trades persons self-certify their own work. RV owners should be able to go and do a registered short course to register to self-certify their rigs. As it's basically just a check list to see if greywater, blackwater and freshwater storage is included and piped up, anyone with common sense should be able to do it.

Jason F

WIN WIN WIN

SmartBar Photo of the Month

Test off your camera and get shooting! Our Photo of the Month competition, sponsored by SmartBar, has returned! The winner – as decided by our judges – will be awarded a \$50 AUD voucher. For your chance to win, simply email your original photo entry to photo@thegrey-nomads.com.au

Please supply brief details about where and when the pic was taken and what it means to you.

[Click here](#) for terms and conditions.



WE'VE GOT YOU COVERED

From: Anne L-B
Sent: Sun, 9 May 2021 13:56:47 +1000
To: Contact Us
Subject: Submission: DA/0013/2021 - 43 Los Angelos Road
Attachments: Submission_LCC_Bertram_caravan_park_WindermereRd_May2021.docx

For the attention of Iain More

Please find attached my comments on the above development application.

With thanks

Anne Layton-Bennett



Attention: Mr Iain More
Planning Department
Launceston City Council
Town Hall
St John Street
LAUNCESTON 7250
Email: contactus@launceston.tas.gov.au

9 May 2021

LCC Development Application: DA0013/2021 Visitor accommodation/partial change of land use

Although I am not completely opposed to this proposed development being made by Thomas and Angela Bertram of 43 Los Angeles Road, it does concern me that certain aspects of it appear to have not been fully considered and will therefore potentially have serious negative environmental and social impacts.

- Recreational vehicles, or self-contained caravans and camper vans, will create further impact on roads in this area that were not built to take either the weight or volume of this type of vehicle. Damage to the roads in the area is already noticeable due to all the residential development that has been approved for East Tamar communities. Increased traffic includes trucks, heavy goods and trades vehicles, as well as a general increase in local traffic. The road infrastructure was not designed to carry the weight or volume of this additional traffic movement, yet Council has so far failed to address residents' concerns in respect of this. More RVs on these roads will only exacerbate a growing existing problem.

- The land to be used for the overnight accommodation is described as 'unused farmland' and as being capable of handling the flow of up to 10 vehicles. Are there mitigating measures in place to address the inevitable impacts from changing weather patterns and conditions which are expected to include an increase in heavy rains, and the potential for increased flooding events - as occurred in 2016 for example.

- It is a fine sentiment, but probably overly optimistic of the proponents to expect visitors to 'leave no footprint', and to take away all the rubbish that is generated. Human nature being what it is it's also unrealistic, so what measures will be taken to ensure this is adhered to, and that bags of rubbish – or discarded litter of any kind – are not left behind? Bottles, cans, food wrappings, plastic bags, cigarette butts, and rubbish is both a visual pollutant, and an environmental contaminant, and risks contaminating the soil, running into or leeching into and polluting the creek that is

close by. Ultimately this contamination will end up in the Tamar River causing additional, unnecessary, but preventable harm to wildlife. Are there plans to include Council rubbish bins on site?

- It is also optimistic to expect all visitors to respect the 'honesty box' system. Again, human nature being what it is there will always be those who abuse it. How will this be addressed?
- Overnight visitors will undoubtedly create a potential problem with noise and excessive light. Most of our wildlife is nocturnal and will thus be disturbed by both light and noise not to mention the risks from unrestrained dogs that may be travelling with the visitors. Residents who are in the closest proximity to the proposed site are also likely to be impacted. What measures will be put in place to address these impacts and risks?

As mentioned, the proposed idea is worthy of consideration, but as it stands I believe there are issues that need to be given much more attention and discussion. I hope therefore the Council and the Planning Officers will not simply tick the approval box without taking into account the points raised.

Thank you for the opportunity to make this short representation.

Anne Layton-Bennett

[Redacted signature block]