

From: frank.brierley
Sent: 5 Sep 2016 15:37:21 +1000
To: Contact Us
Subject: Representation with respect to DA0309-2016
Attachments: DA0309-2016 Representation.pdf

Dear LCC,

Please find representation regarding 31-37 Tudor Avenue Newstead - proposed New Administration Building.

This email is addressed per Notice of Planning Application as advertised on Hart St boundary fence of the 31-37 Tudor Ave property.

Please confirm receipt via return email.

Regards,

Frank Brierley

5 September 2016

General Manager
Launceston City Council
PO Box 396,
Launceston,
TAS 7250

Launceston Christian Academy – New Administration Building
DA 0309-2016
31-37 Tudor Ave, Newstead, TAS 7250

Dear Robert,

With this letter I wish to make representation with respect to the proposed Launceston Christian Academy New Administration Building, associated demolition, and construction works

DA 0309-2016

This representation does not oppose the project. Instead it addresses two points regarding the Public Amenity of neighbouring residents, namely.

1. On-street vehicle parking of construction worker vehicles and machinery, and
2. Commencement time of construction noise nuisance.

This representation follows a previous construction project on the Launceston Christian Academy site over an earlier Christmas period when construction parking and noise was an extended and undesirable nuisance.

During the previous construction project the following was experienced by residents.

- Numerous trucks, utes, trailers parking during the day on both sides of the narrow Hart Street, and, occasionally on nature strip and partially or completely over residents driveways.
- Early construction start time had machinery and power tool use with limited consideration of the residents.

In addressing the potential for a repeat of the previous experience, whilst supporting the project, the following actions are presented for consideration.

1. Require the Applicant prepare, and submit for approval, a parking and traffic management plan, specifically addressing parking arrangements, designed to minimise impact on the

street usage of residents. That the submitted parking arrangements, if approved, be monitored and action be taken in the event of failure to adhere to the management plan.

2. Require construction to limit noise (machinery, power tool, etc.) before 8:30 am Monday through Friday, and before 9:30 am on Saturday and Sunday

As noted above this representation does not oppose the proposed development, or construction start time of 7:00 am in residential zones, it aimed at allowing the neighbours of the Launceston Christian Academy to enjoy the Christmas period without a repeat of the extended early morning noise and property access issues associated with the Academy's previous construction project.

Notwithstanding the above, should the Applicant be unable adequately address these relatively minor issues, please take this representation as being in opposition to the project.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'F Brierley', with a stylized flourish at the end.

Frank Brierley

-----Original Message-----

From: Angela Rose-Eadie [<mailto:>

Sent: Thursday, 8 September 2016 12:11 PM

To: Carolyn Wrankmore

Subject: RE: Acknowledgement of representation for 31-37 Tudor Avenue, Newstead - DA0309/2016

Hi Carolyn

I am the resident of

I wish to formally advise my support of the representation that Frank Brierly has forwarded in regards to the above subject matter of 31-37 Tudor avenue, Newstead.

We as residents had many inconveniences with traffic and parking of work vehicles at the front of our properties during the course of the developments last summer.

It may not directly impact hart street but in the case that it does I agree with the notion of a better traffic management plan being created and to allow for reasonable times and consideration to residents for work to be completed.

We already have traffic in the mornings in hart street with the school directly across from our residences and this combined with traffic on Saturdays with netball makes the street a challenge to navigate at those times.

I also would like to know that if there is major noise to occur how much notice will surrounding residents get prior to this happening.

Again in closing I fully support the letter that Frank has already forwarded.

Thanks.

Angela Rose-Eadie

From: Marcel Ritchie <
Sent: Thursday, 15 September 2016 6:03 AM
To: Richard.Jamieson@Launceston.tas.gov.au; Rob Soward
Subject: OPPOSITION TO NEW DEVELOPMENT

To whom it may concern,

I am writing this letter to oppose the Newstead Christian school development.

Firstly the hours of operation for the Builders to 6.00pm and more unacceptably the ability to extend hours to include Saturdays is ridiculous. Being that there are netball games on all day Saturdays and they believe there will be no impact on is just absolutely incorrect.

Looking at the application the architects keep referring to DAO114/2015 if you look at the first permit they had broken councils amended plans and were not to use the new Classrooms until the Amendments had been met. I was the one who had to be bend as the Balcony constructed was what wasn't on the plans and due to the council not enforcing the amendments they got away with what was agreed to.

The fact that once again there is no provision for privacy and no comment on what are the further uses of buildings like the moving of car space area don't believe that the plans are concise enough and very vague.

Point 8 of the planning permit also says that the school is to have only 104 students max but the new plan says 140, which is a huge discrepancy between what are in fact no extra classrooms.

Firstly they have moved the Carpark from where it originally was to now what is insufficient spaces with in the new application.

In (4 years) they have said they will have 140 students with
6 full time teachers
10 part time daily
1 librarian

For a total of 8 car spaces 1 of which is a disabled car park and a school bus to fit in what will be 17 teachers and staff there on a daily bases. With only 8 car spaces Not including a part time gardener and 2 cleaning staff. My question is where are the other teachers and staff to park.

The traffic assessment that said that there were only 50 cars per day difference from Tudor avenue to Hart street is an absolute underestimate as council, railways, soccer grounds, netball courts and an easy access for heavy vehicles wanting to get from Elphin Rd to Hoblers bridge road is used a lot more and

would like to know where the facts about the numbers of traffic for these streets was derived. these are only a few of the issues I have in what has had an exhausting effect on my health as the lack of due diligence on the councils behalf and that the lack of transparency of what are supposed to be in their own words moral community leaders.

I am also asking for this to be halted until all opposition questions are met as I have a huge doubt as what has happened with the first part of the redevelopment to be dishonest, immoral and not community minded but own self interest only.

In closing would hope that the council will show due diligence get some independent assessment as the traffic assessment was paid for by the architects and don't believe them to be factual at all and would also like to know why there are not enough car spaces for staff which in their own words will have 17 staff on a daily bases.

Regards

Marcel Ritchie