

**From:** Khan, Sirppa R (DoE)  
**Sent:** Wednesday, 21 September 2016 10:01 AM  
**To:** Contact Us  
**Subject:** representation on DA 0320 2016  
**Attachments:** DA0320 2016.pdf

Please find attached correspondence addressed to the GM re DA submission. Thank you

Regards

*Sirppa Khan*

**Centre Leader, Beaconsfield Child & Family Centre**



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21 September 2016

The General Manager  
Launceston City Council  
PO BOX 396  
LAUNCESTON TAS 7250

Re: DA No: DA0320/2016 Written Representation  
Location: 28 Tasman Highway Waverley

Proposal: Residential – third party advertising signage; relocation of existing billboard sign (existing non-conforming use)

My name is Sirppa Khan and I received the Notice of application for a Planning Permit on the 19 Sept 2016. I have viewed the proposed DA on the Council's web site.

My objection and concerns regarding the relocation of the existing sign are as follows:

- The existing sign and location is well known to motorists and provides little distraction as such at the current time. Location of the sign at 28 Tasman Hwy is right on a corner lot where the highway heading east goes into two lanes, single lane heading west. There have been a number of accidents on this quite steep bend in my time as resident (7 years) caused both by motorists heading East crossing over the lanes and similarly motorists heading west taking the downhill bend too fast. There is no mention of 'traffic' impact on relocating the sign in the DA? As the sign is designed for motorist to notice the advertising, having the sign relocated much closer to the road and the bend - the risk of distraction of driver and increased risk of accidents increases. I would like to see what accident and near miss statistics the police have for this location? Also that the Police should be consulted on the relocation of the sign as a potential traffic and resident footpath hazard.
- The amenity of the adjoining property no. 28 will be greatly impacted by the relocation of the sign. The view from this property will be impacted in a negative way. At the current time there is a good view to the adjoining valley/reserve not of the sign. Who in reality would like to view an advertising sign from their drive and side window? Rather than urban and bush views?
- The property across the road from the sign no. 26 has a tricky driveway entrance to the road, right on the bend. Any new or further distraction to drivers along the highway may also increase the potential for accidents when vehicles are entering or leaving the property. The view from this property at this time is of the bush/reserve and the sign is quite distant. With relocation this sign will substantially block these views, again who would want to look at an advertising sign instead of urban and bush views? No doubt the original approval for

this sign must have considered the impact on views from neighbouring properties and distractions for drivers.

- There is no mention if the sign will be at some stage by lit by lighting? And if so this would be totally inappropriate in this setting.

I strongly object to the sign being re sited on this site, it is a large bill board size sign and as outlined will visually impact on residents and motorist alike with the likely outcome of increasing the risk of accidents on a steep bend. I would also like to recommend that the police are consulted on the potential hazard to drivers being distracted with a large sing on a corner known to have accidents.

I have no objection to the sign being refurbished in its current location.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'S. Khan'.

Sirppa Khan

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

**Written Submission in relation to:**

DA0320/2016

Location: 28 Tasman Highway, Waverley 7250

Proposal: Residential – third party advertising signage; relocation of existing billboard sign  
 (existing non-conforming use).

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| FILE No.              | DA0320/2016    |       |         |     |
| EO                    |                | OD    | ✓       | Box |
|                       |                |       | ✓       | ✓   |
| RCV'D 23 SEP 2016 LCC |                |       |         |     |
| Doc No.               |                |       |         |     |
|                       | Action Officer | Noted | Replied |     |
|                       | C. WRANKMORE   |       |         |     |

E-COPY M. BURNS

Dear Sir

Thank you for the Council's Notice of Application of a Planning Permit dated 17 September 2016 in relation to the above DA, and the opportunity to provide a response.

I have considered the online documentation associated with the above DA and wish to lodge this submission to: (i) outline of my concerns regarding the proposed relocation of the existing billboard structure and (ii) formalise my objection to the proposal.

1. As the closest – and most directly affected – resident I strongly oppose the proposed relocation of the sign for a number of reasons, including:

- **Amenity:** the relocation of the structure would undesirably impact the peaceful view I currently enjoy from the window on the southern wall of my home, directly facing the property at No. 28, the adjoining nature reserve, and good part of the neighbouring highway bend. Relocation of the structure to the proposed new location would block a substantial portion of the vegetation/reserve currently visible from the window. In addition to removing a very pleasant outlook, a relocated structure would result in a decisively unpleasant and ugly view of the rear of such a structure from that window.

I am of the view that the front-of-house outlook for residents at Nos. \_\_\_\_\_ would also be adversely affected. A much closer structure, more imposing and visibly larger in the context of the nature area surrounding it would certainly detract from the tranquil nature view currently enjoyed by all nearby residents. I would also hazard a guess that property values in the immediate area would be negatively impacted should the relocation go ahead.

- **Security:** the relocation of the billboard structure closer to the highway would screen from the view of passing traffic and passers-by a significantly larger area behind it, thus providing ample cover to any ill-intentioned person wishing to trespass (unseen) into adjoining properties.



Security (continued...)

In September 2015 my property was the subject of a break and enter incident which resulted in the theft of several personal effects from inside the home as well as significant damage to a number of windows, the rear door and security screen, and rear shed. It is thought that the offender/s may have accessed the rear of my property via the vacant block at 28 Tasman Highway. This episode has left me with some anxiety in view of the 'fragile' safety of areas surrounding my property.

The relocation of the billboard structure as proposed would undeniably increase my security concerns going forward. On several occasions I have noticed unidentified young people travelling the length of the vacant block at No. 28 from the highway as a short cut to the top of the hill. I am of the view that a billboard structure concealing a greater section of that block would encourage more frequent unauthorised movements within the block at No. 28.

- **Traffic & Road Safety:** it is interesting (and disturbing) to note that proposal documentation did not take into account any impact the proposed billboard relocation may have on traffic and the likely resultant reduction of safety for nearby residents. As far as I can ascertain from the documentation it appears no Police views have been sought on the matter either.

Residents around this section of highway know only too well how dangerous this stretch of road can be and has been. The sweeping corner of the highway opposite which the billboard sign is located appears to have been adopted by a number of motorists as training ground for the Bathurst 1000 – in particular the two-lane left bend heading north and up the hill. In the last 2 years I have witnessed a number of instances where accidents – either between oncoming traffic or by single vehicles – were fortuitously avoided by a matter of centimetres.

In my view any relocation of the billboard structure closer to the road (presenting drivers a more imposing and quite likely a more distracting façade) has the potential to interfere with driver concentration, consequently and dangerously impacting highway traffic safety levels. For a number of residents - particularly those at Nos \_\_\_\_\_ whose driveways already present challenging entry and exit – the risk of personal injury through accidents is likely to increase, as is the potential risk of damage to physical property and nearby infrastructure. We, the nearby neighbours, certainly do not need the introduction of additional factors which may reduce driver alertness on this stretch.

In closing I wish to reiterate I am strongly opposed to the billboard relocation proposal.

I can be contacted on \_\_\_\_\_ or via email at: \_\_\_\_\_ if there are any queries in relation to this submission.

Yours sincerely



Alessio De Montis  
22 September 2016

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**From:** Flesh & Ink  
**Sent:** Sunday, 25 September 2016 10:00 PM  
**To:** Contact Us;  
**Subject:** DA0320/2016 Location 28 Tasman Highway Waverley

25 September 2016

The General Manager  
Launceston City Council  
PO BOX 396  
LAUNCESTON TAS 7250

DA No: DA0320/2016

Location: 28 Tasman Highway Waverley

Proposal: Residential - Third party advertising signage; relocation of existing billboard sign (existing non-conforming use)

I Henri Khan,

am the property owner and resident of [REDACTED], The property directly opposite the site 28 in question, i have several concerns regarding the proposed relocation.

Firstly my main concern would be the impact on road safety as this stretch of the highway is already incredibly dangerous.

our driveway at [REDACTED] is extremely difficult to get in and out of eg. when entering the property i and my partner on a regular basis have experienced other motorist yelling, using their car horns and swerving to avoid collision.

With the proposed relocation of the large billboard i feel we will be at even greater risk of having a motor vehicle accident,

as such sign with it's purpose to catch the eye of passing motorists, therefore taking their attention away from the road.

The impact this relocated billboard will have on our view here at [REDACTED] would be quite substantial, as already mentioned we are [REDACTED] site 28,

Currently i believe the billboard in it's existing position is an appropriate distance from the road, and being further back is elevated on the slope therefore is not taking away from the neighbouring landscapes such as the bush reserve.

If however the sign is brought forward to the proposed position our view would be largely of an advertising billboard.

As above suggests, the impact this relocation would have on our view would also have a negative impact on the value of our property, as such signage is not exactly a desirable feature to an otherwise quite pleasant landscape.

I, Henri Khan and my partner Emily Burman,  
Are strongly opposed to the relocation of this billboard.

If you would like to contact me to further discuss, please do so.

Regards.  
Henri Khan

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**From:** Greg Streets ·  
**Sent:** Wednesday, 28 September 2016 10:13 AM  
**To:** Contact Us  
**Subject:** DA No. DA0320/2016  
**Attachments:** BILLBOARD.docx

Please find attached written representation Re: DA No. DA0320/2016

**Greg Streets**



The General Manager

26/09/2016

Launceston City Council

PO Box 396

LAUNCESTON TAS 7250

Re: DA No. DA0320/2016

Written Submission in relation to relocation of existing billboard

LOCATION: 28 Tasman Highway Waverley

Dear Sir

Thank you for the opportunity to respond to this application which I have viewed on your web site.

I have resided at \_\_\_\_\_ since 2014 and in that time have come to realise just how dangerous living on this sharp bend can be.

I refer to the entering and exiting of driveways by local residents, with cars travelling West closing in relatively fast because of the corner being so close and drivers travelling East racing to get the inside line going up the hill. What we don't need is another "In your face" distraction like a billboard on the side of the road.

At the moment with the billboard where it is it can only be seen by East bound traffic but if they move it down to the proposed position it will be seen by the traffic travelling West thereby increasing the distraction factor by 50%. We also have the distraction of dozens of trucks moving in and out of the Liquor Market daily not 30 metres from the corner. This situation on a straight road would be bad enough, let alone on a 90 degree bend.

Another concern is that the aesthetics of such a proposal would in my mind be totally unacceptable compared to the native bush it would replace.

Two years ago, after accessing the poor visibility on the approach to this corner I removed 3 rather large trees from my property improving the Western approach view for my neighbour at 35 Tasman Highway and also improving the view of the corner for all motorists travelling in both directions.

Wouldn't it be nice if we all done our bit to make all our lives a bit safer.

It amazes me how our law makers can justify making it illegal to read a text message while you drive yet reading a roadside billboard while you drive is perfectly acceptable.

Yours Sincerely

Greg Streets.