





From: "Jared McDonald" <jaredsmcd@gmail.com>
Sent: Sun, 12 Sep 2021 12:02:51 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Mangione Life" <jarrod.mangione@gmail.com>
Subject: 60 Gascoyne Street, Kings Meadows - Submission to Dispute Zone Previsions
Attachments: Aerial Shot.PNG, Land slip hazard map.png

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Hello,
Please consider the below as Representation for the proposed zoning state planning provisions for precinct 2.
We disagree with the assessment and decision to keep 60 Gascoyne Street as a low density residential zone.
As per the report the decision was based on driveway accessibility to the block, due to a slop of more then 25%.
This statement we disagree with. There is a private road which enables access to the property without slop, greater then 25%.
This private road currently services multiple dwellings, please see attached image named aerial shot.

Future Developments:

Engineering solutions can be used to address the slop for potential future development, such as:

- The use of piers on boundaries
- Partial excavation
- Retaining walls

In relation to future subdivision, the driveway would be placed on the northern boundary line, using the private road as access.

The northern and southern side of Gascoyne Street have the same medium land slide hazard overlay. Due to the fact that both sides have the same overlay of hazard we feel the extension of general residential should also apply to the southern side.

This also should be considered due to the fact that 2 town houses have been developed directly behind lot 60 and 62 Gascoyne Street, which evidently should not have been approved if the landslide risk was too high.

Please see my contact details below:

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Regards

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