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Sent: Fri, 21 Jan 2022 11:03:28 +1100
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Subject: Planning Representation - Draft Amendment 68 - DA0506/2021 - Launceston Golf Club - Woolcott Surveys Representation.
Attachments: Proposal Plan - Representation Update.pdf, Representation - DA056-2021 - Woolcott Surveys.pdf

Good Morning

Please find attached submission in relation to the above mentioned proposal.

Happy to discuss any of the matters raised in the representation further.

Regards

James Stewart

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WOOLCOTT SURVEYS



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THIS PLAN WAS PREPARED AS A PRELIMINARY PROPOSAL PLAN FOR DISCUSSION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. LOT SIZE AND LAYOUT SUBJECT TO SURVEY AND COUNCIL

Notes: • DIMENSIONS ARE IN METRES	CONCEPT 12 LOT (PLUS ROAD) SUBDIVISION OWNER: LAUNCESTON GOLF CLUB 27-99 OPOSSUM ROAD, KINGS MEADOWS C.T. 198059-1, C.T. 16/4964		 WOOLCOTT SURVEYS	10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number L191207	
			Drawn GLM	File name L191207-PROP LAYOUT280121		Date 13/01/22	Scale 1:750@A3

Date 20/01/2021

Planning Department
Launceston City Council

Via Email: contactus@launceston.tas.gov.au

**RE: DRAFT AMENDMENT 68 – DA0506/2021 – REZONE AND SUBDIVISION,
LAUNCESTON GOLF CLUB – 27-99 OPOSSUM ROAD, NORWOOD.**

To the Chief Executive Officer

Please find our submission in relation to the above-mentioned development application, currently on advertising until January 21, 2022.

First off, we thank the Council for its support of the application to date and initiation of the draft amendment.

Modification of Proposal Plan

In discussions with the client, we wish to request a minor change be made to the proposal plan.

The change relates to lot 1 on the proposal plan, and would see a minor truncation proposed in the south eastern corner of this lot. This would reduce the size of the lot from 775m², to 729m², still well within the size requirements for land within the General Residential zone.

I have included a new proposal plan, which is attached to this representation.

Draft Permit

In reviewing the draft permit, we wish to make the following comments:

1. Condition 16

b) Roads,

i) – The condition requires a fully constructed road 15.25m wide. This is an error and I assume should refer to the road *reserve*, as opposed to the road. Obviously, the intention from Council is not to have a pavement width of 15.25m.

iii) Provision of a singular vehicle crossover for each lot. We note lot 6 has the potential for a multiple dwelling development, and therefore should have a crossover constructed as per its potential use. This avoids unnecessary upgrades later on.

c) Public Open Space

i) The application contains no public open space. This condition can be deleted to avoid any unnecessary confusion.

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d) Electricity, Communications and Other Utilities

iv) Provision of reticulated gas. We consider this an onerous requirement. It is not required under the planning scheme, and not an expectation that all general residential land provide for reticulated gas. Individual owners can still provide their own gas should they so choose.

We consider a Council requirement to connect to what is purely a commercial enterprise, (as opposed to a government supported essential service), as unusual. The requirement results in Council directly supporting a private business by creating new customers. Our experience in Tasmania is that the uptake of gas is limited, and is in many instances more of a liability than an asset.

If none of the lots get an account with TasGas, the gas company would still be responsible for maintaining systems with no customers. It is not the same as TasWater, who simply charge the land owner if the infrastructure runs past the property.

Installation and provision of gas infrastructure would come with considerable expense for the developer. We therefore request that this condition on the permit be removed.

We thank the Council for the opportunity to make this submission, and are happy to discuss the above should there be any questions.

We request the Councils continued support for the rezone and development, allowing the application to proceed to TPC hearings and a final decision.

Kind regards
Woolcott Surveys



James Stewart
Senior Town Planner

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