

From: sjudge@internode.on.net
Sent: 11 Aug 2020 18:11:44 +1000
To: Planning @ Meander Valley Council
Subject: Fwd: Rezoning Entally Lodge
Attachments: walks RRC.doc

Subject:
Rezoning Entally Lodge

General Manager,

Please can you acknowledge my representation for discussion on the rezoning/ traffic conditions for Entally Lodge, Hadspen. I'd be pleased if you could let me know when and how these discussions will be held.

Thank you, Susan Judge
RRC resident

Response to Substantially modified part of the Meander Valley draft Local Entally proposed development. Susan Judge

I live at Rutherglen Residential Club (RRC) Hadspen overlooking the South Esk River and behind Entally Lodge at Rutherglen Road Hadspen. Across the Meander Valley Road is Entally House Estate.

A country setting for many splendid walks without having to hop into a car. However both these involve UNACCEPTABLE RISK.

Popular walks include:

1. Along the South Esk from RRC, under the bridge over the South Esk and around Entally Estate. And back to RRC via MVR and Rutherglen Road.

Only snag is the completion of the circuit involves crossing 100 km MVR. NO FOOTPATH and into Rutherglen Road. THERE BEING NO FOOTPATH we must negotiate Metro buses, delivery vehicles to both Entally Lodge and both villages RRC / RV AND private vehicles.

2. From RRC over the bridge through Lyons Park to Main Road, Hadspen thence via Hadspen Recreation Park and on to another section of South Esk River.

Problem here is the bridge on MVR has an INADEQATE FOOTPATH.

RRC Hadspen has many dog owners who walk their dogs daily. Recreational walkers walk each day too, some using walking frames and sometimes motorised scooters. To share the roads with vehicles needs some protection for the most vulnerable. We need help now even before the rezoning of Entally Lodge is complete.

Susan Judge
5 Cohen Court Hadspen

Meander Valley Council
21/08/2020

Your Reference 13047

Index No. 302-13-002			
Doc No.			
RCVD	24 AUG 2020		MVC
Action Officer	Jo	Dept.	G
EO		OD	/

Herewith our representation.

Formerly sent on 13 August 2020 in handwritten form as agreed with Jo; (see p 5 'Modus operandi').

This is now the typed copy duly signed.

Please acknowledge receipt of; 5 pages of representation and 9 pages of attached emails.



Sincerely Susan Judge

5 Cohen Court, Hadspen 7290
0400281474

Response to Substantially modified part of the Meander Valley draft Local Entally proposed development

The undersigned owners/residents of units in Rutherglen Residents Club (RRC) endorse in its entirety, the submission by Dr Mowling (Frances)

The writer (Amicus), is a long time 'enjoyer' of Entally House; (over 3 decades) - and now as 'A Friend of Entally,' is a frequent visitor to RRC and its environs , and would therefore like to add, wholeheartedly, his endorsement.

& [« ...because I am also of this older cohort I must, to retain my sanity, hold all electronic technology (et) at 'arms length'. In this instance therefore I am not unlike Homers' scribes (and reliant on memory; predicated by life experience, music i.e. harmony; physics and ecology) That is to say, I no longer possess, nor have any interest in, nor continuous access to (et)]

1. Introduction

Following my recent awareness (why was it left so late?) of the letter 12/06/2020 advising the residents of both Rutherglen Village (RV) & (RCC); I spoke to Council's Senior Strategic Planner (Jo).

« Number of new units allowed by the modifications is 'of the order' of 80 (eighty) »

[This is easy to remember as it is an increase of 'the order of 80% (eighty percent) when considering the combined units existing i.e. RV + RRC is approx 100 (one hundred)]

« But if we revisit this under the RRC banner only (as Jo subsequently did [at the Monday 10/08/2020 talk, and as maintained by Geoff/secretary] it is a 100% increase!! »

2. Some effects of an 80% increase in overall unit numbers

2.01a) Traffic movements in/out of Rutherglen Rd at intersection with MVR; increase will compound an already dangerous situation, especially when construction - any construction- is underway (not only here but on the other side of the bridge)

As this will continue for a very long time and will include services.. (with attendant 'cut offs' ?) : it will be very noisy and stressing for the old-by-definition-cohort in RV and RCC. Add to that air quality...?

2.01b) Likewise, the current « gate » to Entally House - seen (by visitors at least) to be 'valid' is, a death trap; located at the crown of this arterial road its sight lines 'leave no room for error' ie for anyone stopping etc by mistake!! [short of reprofiling, the only alternative is to erase existing gate structures and replace signage and road markings **NOW** * before it is too late and even if this harebrained modification **doesn't** get up!!!

***Both** MVC and State Council were aware of this potential disaster spot, when the original re-zone of Entally Lodge was granted in 2015!

2.01c) Cats; In particular, if our proportional i.e. 80% increase is real [and not just the pro rata (PR)] then this proposal modification could become a catastrophe for native animals in not only this Entally precinct but in the wider area. I have been provided with a copy of:

« *One cat, one year, 110 native animals; lock up your pet, it's a killing machine* » This article appeared in **THE CONVERSATION** recently (if you are unable to view/ access 'on line'? I am sure we can make it available.)

Anecdotal evidence here at both (RRC) and (RV):

a) Recently 22/06/20 (I managed to photograph) a distressed wallaby in the Entally Woodland which, sadly, had to be put down by a vet, after rescue and diagnosis of 'toxoplasmosis' transmitted by 'a cat'.

b) A resident (RV) mentioned recently they had spent \$2 000 on trapping and taking 20 cats to a vet (over what period I don't recall but, again, I can make further enquiries, if necessary?)

c) More sightings - some photographed -here (RRC) the fact that 'I » see them- but am only visiting makes the probability greater!

3. Inappropriate use of 'Area located between MVR and Entally woodland' (Frances 2 p4)

3.01 The land form of this area is a detention basin and, as Frances explains, this could be prohibited ... But, even if that prohibition is not provable, the record of building in a 'soak' is of extreme folly and would involve insurers'/risk management assessments at all stages, including thereafter.... forever! (Launceston's original name was 'Swamp' and, apart from the 1927 inundation, it reverts in all low lying area on a daily basis in the **Engineering/Building sectors and controlling authorities**)

In this instance we not only have individual unit owners being 'fooled' (it was your choice!!) but we (US) are definitely, now, ... being set up to pay via rates and taxes, for such a disaster, now and forever...

3.02 On a quieter note: perhaps the Authority has not realised that the 'soak' also serves as a 'watering hole', for both wildlife and stock and-who really knows- a dam, vital for **ALL LIFE!!** - especially so for our children and theirs...

Conclusion

There is much I would like to question...e.g. set out of each unit block with the surveyors' pegs governed by existing 'sentinel' trees, and not the other way round? But I'm out of energy (and,almost, time...) So, one last request... can we have a more positive message than Jo's subsequent « ... it's a done deal » which left us (me, at least) in total despair, especially for its '**precedent**' implications ???

Ken Partridge 11/08/2020

Modus operandi: as discussed with Jo, following her talk on Monday at RCC:
- we are to send this draft on line i.e. F.M'd, with the names of all the residents, along with their address, who endorse Frances' submission: those names identified by their 'unit numbers' will duly be formally **signed**, on the **typed** copy, (when we have managed to have it done...!!) [meanwhile, I reiterate my apology to Jo, for the 'burden' my arthritic writing may cause the reader, please rest assured the typed copy will be sent by post a.s.a.p!!)

The '**undersigned**' are;

Rosemary Girvin, 66 Cohen Court, Hadspen (C.C.H)



Margaret Carpenter, 22 C.C.H



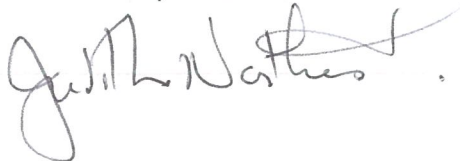
Vanessa Cooper, 41 C.C.H



Susan Judge, 5 C.C.H



Judith Northeast, 23 C.C.H




John Northeast, 23 C.C.H



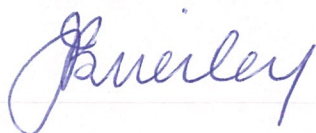
Nicolas Wall, 68 C.C.H



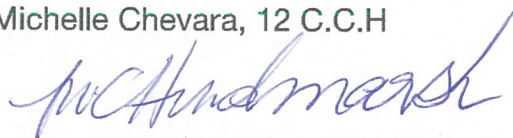
Doreen Wall, 68 C.C.H



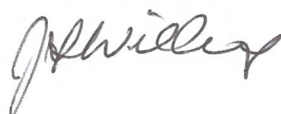
Jennifer Brierley, 16 C.C.H



Michelle Chevara, 12 C.C.H



Joy Willey, 37 Mc Culloch Drive, Hadspen (M.D.H)



Postscript

(NB Inspired by Jo's email 11/8/2020 at 13:36 i.e. her ultimate para)

Coming from a professional life (as a Chartered Quantity Surveyor: A.R.I.C.S. - M.R.I.C.S. A.A.I.Q.S. , Arbitrator: Al arb, and lecturer: TAFE) exposed me when I started in 1980, to practise in Launceston (Tas) to a brilliant strategy to counter any perceived bias/vested interest in development proposals of significance to local communities, by the normal process.

To ' LET THE PLANNING ASSESSMENT PROCESS BE CARRIED OUT BY AN ADJACENT LOCAL GOVT. AUTHORITY'

In this instance I would preclude L.C.C. (because some of the players- including myself! are from that municipality) and go instead to say, Georgetown or Beaconsfield et al...

This approach could also answer some of the concerns expressed by Strata Tas... Mark Waiss' representation, and in particular his ultimate and pentultimate sentences under **Proposed Use**

And it could also answer this scribe's concerns re traffic problems still outstanding from 2015 and therefore already ruled out of court by Jo (see attached emails in ~~9~~ *nine (9)* sheets) *18*

Thank you,
Sincerely,

Amicus, 13/08/2020 at 12.30pm



Juliet Partridge <partridgesjk@gmail.com>

Acknowledgement of email 9 August 2020

1 message

Jo Oliver <jo.oliver@mvc.tas.gov.au>

To: "partridgesjk@gmail.com" <partridgesjk@gmail.com>

11 August 2020 at 13:36

Hi Ken

Further to our conversation at Rutherglen last night, I confirm that I received your email.

I note however that I am not in a position to comment on any of the content as it relates to a prior matter that is not associated with the planning scheme notification that is currently in train, and Council must consider any representations made in a formal process.

I recommend that if any of the concerns expressed are still relevant to the planning scheme change being notified, that you include it in your representation.

Regards

Jo

From: Juliet Partridge [mailto:partridgesjk@gmail.com]
Sent: Monday, 10 August 2020 12:41 PM
To: Meander Valley Council Email; Juliet Partridge; leigh.cleghorn@gmail.com
Subject: Re: STATEMENT BY KEN PARTRIDGE re PA\16\0005 Tuesday 13/10/2015

Hi again Jo

Have just been told that you are speaking to us here at RCC today at 5.30pm.

Whacko !! my earlier email re "No takers" was a little bit premature!!?

So, hope to catch up this arvo, take care driving over....

VBW Ken

On Sun, 9 Aug 2020 at 15:14, Juliet Partridge <partridgesjk@gmail.com> wrote:

Hi Jo please acknowledge this email, thanks

Re: Your letter 12th June 2020 Your Ref 13047

Sorry we never got back to you re your offer to speak here... no takers!

Many I spoke to said they weren't concerned at this stage because they could put their hand up at the Planning Permit stage, if they were concerned.

Today I came across this "STATEMENT etc..." when the original question on this matter was raised but was not resolved (at least, not within my hearing...) Can you now take this on board and get back to us asap?

The section **Flawed Process?** with specific attention to **all the bold bits in 3.1 and 3.2** should do the trick

In my day, Building Permits would still be required but that does not allow for any public comment etc on why it should be happening in the first place.... ie **Planning concerns!**

Very best wishes Ken



Meander Valley Council Email,

P: 03 6393 5300 E: mail@mvc.tas.gov.au

26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303

www.meander.tas.gov.au

Please consider the environment before printing this email.



Meander Valley Council

Working Together

Jo Oliver, Senior Strategic Planner

P: 03 6393 5300 E: jo.oliver@mvc.tas.gov.au

26 Lyall Street Westbury, TAS 7303 | PO Box 102, Westbury Tasmania 7303

www.meander.tas.gov.au

Please consider the environment before printing this email.

Council is working hard to maintain normal service delivery, however due to the COVID-19 pandemic there may be delays or interruptions. We are continuing to take enquiries but appreciate your patience when timeframes are longer than usual or are required to be extended.

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Views and opinions expressed in this transmission are solely those of the author and do not necessarily represent those of Meander Valley Council.

----- Forwarded message -----

From: Juliet Partridge <partridgesjk@gmail.com>

Date: Sat, 8 Aug 2020 at 19:48

Subject: Fwd: STATEMENT BY KEN PARTRIDGE re PA\16\0005 Tuesday 13/10/2015

To: Juliet Partridge <partridgesjk@gmail.com>

----- Forwarded message -----

From: **Ken Partridge** <partridgesjk@gmail.com>
Date: Sun, 11 Oct 2015 at 17:58
Subject: Fwd: STATEMENT BY KEN PARTRIDGE re PA\16\0005 Tuesday 13/10/2015
To: Susan Judge <sjudge@internode.on.net>

heretiz see u to - mo- oh keep safe moi x

----- Forwarded message -----

From: **Ken Partridge** <partridgesjk@gmail.com>
Date: 11 October 2015 at 15:51
Subject: STATEMENT BY KEN PARTRIDGE re PA\16\0005 Tuesday 13/10/2015
To: Juliet Partridge <partridgesjk@gmail.com>

1 Pedestrian Safety.

1.1 I am advised that a footbridge - provisionally conceived as a cantilever alongside the S edge of the Hadspen Road bridge- is already predicated and that money is already allocated for its construction.

1.2 This recognition (of pedestrian vulnerability on the road bridge) is reassuring but it will only make proper sense if it happens BEFORE this proposed market is commissioned and traffic in -creates accordingly!

1.3 I therefore suggest the following solution; that Mr Sherrard foregoes his proposed pedestrian

underpass of the Meander Valley Road (MVR) opposite the Lodge & Market in favour of steps the level of the existing footpath below the road bridge at the W abutment and the money he saves (it will be substantial) is made available to Council NOW to provide a chain bridge over the ford linking Lions Park with Entally Road.

(If Rob is not prepared to do this magnanimously I'm sure the service club will be happy to persuade him!)

2 A Circular Logic

2.1 The adverse effects of increased traffic flow (not disputed) on access/egress onto/from MVR is effectively put down in 2 documents, emails;

- A. State Growth to MVC Planning 25th Aug 2015 11:23AM
- and
- B Pitt & Sherry (P&S) to ditto 25th Sep 2015 3:16PM.

2.1A Garry Hills acknowledges that whilst the Rutherglen Road junction is " ..in the range for requiring channelised CHR and auxiliary AUL treatments .." he **accepts** the TIA's suggested

reasons for not so doing but then immediately **questions their adequacy?**

(before closing on a note of sitting on the fence i.e. implying that State Growth will rely on

TIA! and stick to Govt policy and not demur on the side of caution and public safety!!)

2.1**B** Ian Abernethy then poses, exactly 1 month later, " ..can the increase in traffic be safely accommodated within the existing road network? The expert report and the comments from State Growth **suggest** it can." (my emphasis, because that is **P&S' suggestion** i.e. the firm that Ian speaks for **produced the TIA** and are now relying on its expertness to persuade everybody, including - especially including - Justin!

2.2 So, the circle is complete; **B**, the expert, does the TIA. **A** , the State Authority follows suit then **B** sums up using suggestion dressed in the expert report mantle as the ultimate advice to MVC.

2.3 If we are completely informed i.e. if no other official communication took place, then we must also assume that State Growth were never made aware of our concerns (**A** decision above, was 25/8 whereas our representations closed 7/9!). May we ask why our concerns were, effectively, ignored ???

3 Flawed Process?

- 3.1 The combined - synergistic - effect of the extra traffic that will be generated by the revitalising of Entally House both along the MVR, accessing and egressing the House (via the "Entally Estate" gate at the brow of the hill) and coming and going to this proposed Market and Entally Lodge via Rutherglen Road are seriously underscored by the planning principle that Entally House is *in the future*....

But what if Entally doesn't have to apply for a Planning Permit?

- 3.2 From my conversation with Mr Scherrard on Sunday 6th Sept between 3.30 - 4.00 pm I considered this a strong possibility *i.e. he will not have to apply for a planning permit for what he is proposing...*

In which case, what will trigger a more realistic traffic assessment?

- 3.3 Notwithstanding the dismissal by all 3 controlling bodies of the significance of the AUSTRAL GUIDE breaches it is ironical that Mr Scherrard did not disagree that the stretch of MVR - we were looking at it from out front of the House - presented some difficult access problems for his Market proposal.

So we even have the owner/developer adding weight to the concerns of an independent forensic traffic collision expert!

3.4 I respectfully suggest as at least a partial solution, that Rob be asked to commit to access to Entally House via the original route i.e. via Entally Road (once the remarketed Entally gains traction).

Thank you sincerely Ken Partridge

From: sjudge@internode.on.net
Sent: 13 Aug 2020 15:16:10 +1000
To: Planning @ Meander Valley Council
Subject: Response to Entally Lodge modifications
Attachments: RRC walks 1.png, RCC walks 2.png, Vanessa's response.png

General Manager,
Response to Substantially modified part of the Meander Valley draft Local Entally
proposed development.

Please add these 3 attachments to my first response sent 11 August 2020.

Thank you Susan Judge
5 Cohen Court Hadspen 7290

Walks around Rutherglen Residential Club
 they can be mixed and matched to go into Hadspen and connect
 to the multiple walking tracks in Hadspen and to the shops etc.
 and around Entally House grounds.
 only one way shown for clarity of route.
 I liked to mix it up for return routes.



From Entally Lodge crossing Meander Valley Road, around Entally House via Entally Road, crossing Meander Valley Rutherglen road and then into RRC

From RRC through locked gate bottom of Mc Culloch drive, track by the South Esk River (could detoure to the boat ramp) under the bridge then into Hadspen



From the Clubhouse at RRC through locked gate at RRC boundary by the boat ramp, under the bridge and to Sout Esk Lions Park.



From RRC clubhouse via McCulloch drive
and Rutherglen road then alongside
Meander Valley Road and into Hadspen

Please add these 2 pages to my representation
Susan Judge
SUSAN JUDGE
5 Cohen Ct. Hadspen.
(Rutherglen Residential Club)

To the General Manager
Meander Valley Council
planning@mvc.tas.gov.au

RE: Tasmanian Planning Scheme – Entally Loge, Hadspen

I have the following points I hope will be considered in the proposed development.

a) The impact of the traffic on the community.

To limit the number of crossovers that come into Rutherglen road, and manage safety of traffic, pedestrians and cyclists on both Rutherglen and Meander Valley Roads.

b) cyclists on the Meander Valley Road

Meander Valley Road have cyclists that use the road. Especially crossing the bridge is risky. With increased traffic what can be done to incorporate a safe option

c) Walking tracks, currently there are several circuit walks that can be done from Rutherglen Residential Club and Entally lodge.

i) These include a track alongside the South Esk River, which goes under the bridge and around Entally house grounds, and then crossing over Meander Valley Road and returning along Rutherglen road.

ii) Crossing the Bridge and accessing the Rotary South Esk Park and walking alongside the river.

iii) Walking to Hadspen shops and parks

Making these tracks wider and more accessible to people of all abilities would increase the livability of the community.

d) Shade and vegetation retention,

Being able to build around the large established trees without damaging the root systems, would be

e) natural buffers to Rutherglen Residential Club

Ability to maintain a wildlife corridor and visual separation.

f) Effect of the natural water run off and "wetland" area

Is there any protected species that nest in this area?

g) feasibility to decrease the size of building lots to allow for increased green spaces, common areas to incorporate shade, vegetation retention, natural buffers and wildlife corridors?

I would like to be contacted regarding the commission process.

Thanks

I endorse Vanessa Cooper's Representation.

Susan Judge

SUSAN JUDGE

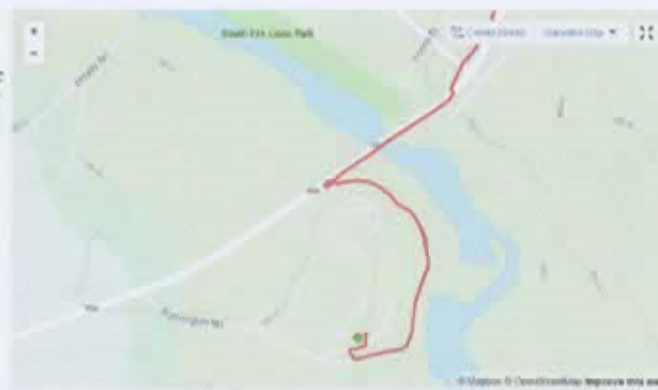
Rutherglen Residential Club

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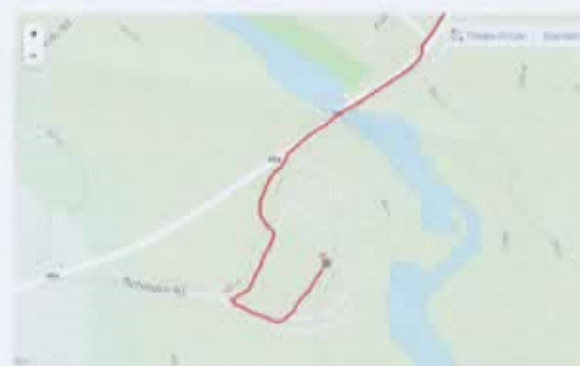
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From the Clubhouse at RRC through locked gate ate RRC boundary by the boat ramp, under the bridge and to Sout Esk Lions Park.

From RRC club house, via McCulloch drive, via Entally Lodge through gate and via Meander Valley road into Hadspen



P1



From RRC clubhouse via McCulloch drive
and Rutherglen road then alongside
Meander Valley Road and into Hadspen

Please add these 2 pages to my representation.

Susan Judge

SUSAN JUDGE

5 Cohen Ct. Hadspen.

(Rutherglen Residential Club)

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Thanks

I endorse Vanessa Cooper's Representation.

Susan Fudge

SUSAN FUDGE

Rutherglen Residential Club

Hadspen.