

From: "Peter Taylor" <peterrodtaylor@gmail.com>
Sent: Fri, 21 Jan 2022 16:13:56 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Building Objection
Attachments: Launceston City Council and others.docx

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Hello,
Please find attached my objection to the Negara St (O'Possum Rd Launceston Golf Club) proposed subdivision.
REF: SF7239 - DA0506/2021 Amendment 68.
Regards,
Peter and Fran Taylor
30 Warragul St
Norwood TAS 7250
Ph. 0418139187

Launceston City Council and others

RE NEGARA St EXTENSION/ SUBDIVISION/ REZONING

I want to lodge my **OBJECTION** to this proposal for the following reasons.

TRAFFIC

As a resident of Warragul Street I witness the significant traffic flow that currently exists.

There are 2 peak times caused by school drop off and pick up times.

This includes

- speed as some vehicles don't seem to be aware of local residents' young families as well as school children.
- Narrowing of the roadway to single lane when cars are parked opposite each other
- Bus traffic as they use Warragul as a convenient way of turning the bus around so they approach the school on the correct side and in the correct direction.

PRIVACY

Some residents will lose their privacy much more than currently exists, especially if they elevate the new 6th Tee.

BALL DAMAGE

We currently have had 2 instances of broken glass by wayward balls. We get countless balls appearing on our garden/lawns. The new alignment of the 6th Tee will increase dramatically this problem as there will have to be some clearing of bush/trees which currently afford us some protection. We will become within driving range off the tee.

PROPERTY VALUES

- The homes backing onto the golf course were purchased and valued with the bush behind them and this development will impact their value.
- The proposed subdivision also allows for a road behind the Warragul St properties. I believe the golf club states that they have no intention of further extending this subdivision, however there is no provision (caveat/?) to enforce this which threatens the future of all the properties on the west side of Warragul Street.

IMPACT ON WILDLIFE

- The golf club were denied a native animal cull recently because of residents' objections. There is significant clearing of native bush in Carr Villa and the Punchbowl which is making the golf course a Haven.
- When playing golf at LGC it is wonderful to admire the wildlife as your game proceeds. The black Cockatoos and Kookaburras are a great example of this environment.

NOISE

- Noise will permanently increase with the extra traffic which will be generated.
- During construction the noise and dust will be much greater and this could extend for many years as there will be significant clearing of bush as well as construction traffic such as tradies' traffic and materials' traffic such as lorries and concrete trucks.

- The problem will also increase as the golf course needs to reposition Tees and the alignment of existing holes.

Peter and Fran Taylor
30 Warragul Street
NORWOOD
TAS 7250