



Bishops Barristers & Solicitors

**Council Agenda - Agenda Item 8.1 - Attachment 5
Representations
6 Normanstone Road and 456 Wellington Street South
Launceston**

General Manager
City of Launceston
PO Box 396
Launceston TAS 7250

E-MAILED
30/7/2018

27 July 2018

Attention: General Manager

Objection to proposed development at 6 Normanstone Road, South Launceston

DA: 0188/2018

We act on behalf of Helen Jordan, the owner of 456 Wellington Street, South Launceston. Our client has engaged us to make a representation objecting to this proposed development. The concerns of our client are summarised below:

1. The proposed use is non-residential in a general residential area;
2. The proposed use will adversely affect the amenity of the neighbourhood;
3. The proposed parking is inadequate;
4. The proposed disabled parking is inappropriately located; and
5. The proposed brick wall is out of consonance and scale with the other barriers and structures.

Compliance with the Launceston City Council Interim Planning Scheme

The proposal is inconsistent with the objectives of the Launceston City Council Interim Planning Scheme. In particular, 6 Normanstone Road are zoned as "General Residential". The proposed usage of the property is non-residential.

Clause 10.1.1.3 states that non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts. This development would have significant adverse impacts on our client's amenity through the traffic generation and movement.

Parking access for the proposed development relies upon a right of way burdened on our client's property which has not previously been used for over 20 years. The land which the right of way exists over is also our client's driveway. Our client has concerns that there is not adequate parking on the proposed site. Due to a lack of adequate parking, our client is concerned that the clientele of the lung clinic may park in her driveway, further limiting access to and from their property.

The development is not compliant with clause 10.4.14 as it has not adequately taken the location and impacts of traffic circulation and parking into account. There is currently limited parking in this area as it is. The development of a lung clinic will further make parking in this area difficult for local residents. The plans do not demonstrate an adequate level of parking for the likely flow of traffic resulting from the operations of the business.

Partners

Steven Bishop LLB.GDAFL
Fenton Jones LLB.
Julia Higgins B.Com-LLB.

Associate

Geoffrey Maguire LLB.

Solicitors

Tianna Freeman BA-LLB.
Alexander Wells BA-LLB. (Hons)

Paralegal

Krystyna Bishop BA. Dip.Ed.

Table E6.1 'Parking space requirements' specifies the parking requirement for "Doctors' surgery, clinic, consulting room, veterinary surgery" as 4 spaces per registered practitioner. The plan shows:

- two consulting rooms;
- two testing rooms;
- a waiting room to accommodate at least 9 patients; and
- a staff rest room with seating for at least four

This building is clearly designed to accommodate more than one practitioner at any given time, however the plans only identify four parking spaces. This will have the impact of further reducing the limited off street parking which is currently available.

The proposed development is not compliant with clause 10.4.13. In the proposed development plans, the disabled parking space is located on the front setback. Those parking in the disabled parking space would also have to reverse onto the street. Given that those using the disabled park may also suffer from limited mobility, this is unlikely to be safe for the clientele themselves, pedestrians and other vehicles on a thoroughfare as busy as Normanstone Road.

Clause E6.6.2 at A1.1 provides that car parking, access way, manoeuvring and circulation spaces must provide for vehicles to enter and exit the site in a forward direction where providing more than 4 parking spaces. The plans demonstrate an incredibly tight turn would be required to achieve this, and it is doubtful that such a turn would be achievable in a larger vehicle. It is more than likely visitors to the site would just reverse the entire length of the driveway upon exit.

Clause E.6.6.2 at A1 also outlines that all accessible spaces for use by persons with a disability must be located closest to the main entry point to the building. It is clear from the plan that this clause is not satisfied, as all other car parks are closer to entry points than the accessible car space located off of Normanstone Road.

General concerns

The height of the proposed brick wall along a section of the fence line is not uniform with the existing fence height, and out of scale with the other structures in the area.

The proposed development relies upon a burdensome right of way over our client's property.

Our client is concerned this development will negatively impact the amenity of the local area, specifically in regard to traffic generation, noise, nuisance, appearance and the way of life of the neighbourhood. The impact this will have on local residents through further strains on off street parking will be significant.

We look forward to your response.

Yours sincerely

Tom McCourt

Paralegal

tmccourt@bishops.com.au

General Manager
City of Launceston
PO Box 396
Launceston TAS 7250

FILE No.	DA0188/2018				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCV'D		30 JUL 2018		LCC	
Doc No.					
Action Officer		Noted	Replied		
C. WRANKMORE					
E-COPY B. WHITE					

Attention: General Manager

Objection to proposed development at 6 Normanstone Road, South Launceston

DA: 0188/2018

I, CARMELO MALETTA

of [REDACTED]

would like to make a representation objecting to this proposed development. My particular concerns are outlined below.

1. The proposed use is non-residential in a general residential area;
2. The proposed use will adversely affect the amenity of the neighbourhood;
3. The proposed parking is inadequate;
4. The proposed disabled parking is inappropriately located; and
5. The proposed brick wall is out of consonance and scale with the other barriers and structures.

Yours faithfully

C. Maletta

Date: 29.7.18.

Attention: General Manager

Objection to proposed development at 6 Normanstone rd. South Launceston
DA:0188/2018

We Stewart & Cathy Foreman owners and rate payers of 12 Normanstone rd. South Launceston
Would like to make a representation objecting to this proposed development . my particular concerns
are outlined below.

1. According to the plans for the development for 6 Normanstone rd. It shows insufficient parking, which would significantly effect the already lack of street parking.
2. As residences, we have 2 family members that drive modified vehicles and have a lack of mobility who are extremely stressed, with a new business staring and overloading the street parking and would impact on their independence. As it is already difficult for parking and this proposal would increase this difficulty.
3. As residences, we have often had vehicles parked blocking our driveway, and in the no parking areas in front of our home. Again this would make this situation worse.
4. A question also is, why is a business permitted to be in a residential area.
5. As our driveway is on the blind corner in Normanstone rd. and has a no parking area, and bike lane. This proposed business would add to extra traffic in the street and cause us more risk as we enter the road from our driveway.

Please take our objections and reasons in to consideration

Yours Faithfully

Stewart & Cathy Foreman

General Manager
City of Launceston
PO Box 396
Launceston TAS 7250

Craig Conway
14 Normanstone Road
South Launceston TAS 7250

0408070788
lowcon@bigpond.net.au
1/8/18

Attention: General Manager

Re: Objection to proposed development at 6 Normanstone Road, South Launceston

DA: 0188/2018

I, Craig Conway of 14 Normanstone Road, South Launceston would like to make a representation objecting to this proposed development. In particular, my concerns are outlined below:

1. The proposed use is non-residential in a general residential area.

Please see enclosed photographic evidence of no-standing zones that begins outside No. 12 Normanstone Rd and ends at No. 18 Normanstone Road. The signage outside No. 18 Normanstone Road has not been replaced since the foot path was resealed several years ago.

The traffic is frequently backed up in Normanstone Road during peak hour traffic times at a distance of approx. 250 metres from the traffic intersection at the four ways - (Wellington Street/Normanstone Road).

There are frequent accidents on this busy thoroughfare as there is a blind bend in the road, a number of cyclists and the sheer volume of vehicles and heavy rigid vehicles that use this route. Solid white lines prevent drivers from making right and left turns into their properties from the opposite side of the road.

Due to the amount of traffic that frequents this main thoroughfare at Normanstone Road in South Launceston the Tasmanian Police Department frequently conduct traffic checks (alcohol breath tests, speed and general vehicle checks).

Metro bus zones also exist on both sides of Normanstone Road near the property in discussion, thus creating a situation where roadside parking is diminished significantly.

2. The proposed use will adversely affect the amenity of the neighbourhood

Residents have purchased properties on Normanstone Road, in good faith that this area will not be developed commercially. Residents understand that Normanstone Road is a high traffic vehicle thoroughfare, however the private and quiet nature of the community will be destroyed with the introduction of staff and patients visiting the proposed medical practice. Our community currently lives in residential harmony and in support of each other. We have

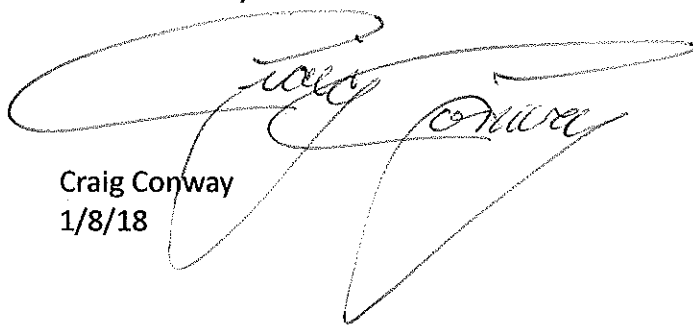
shared this community for almost two decades with our families. Current residents plan to reside on Normanstone road as a residential area for the remainder of their lives.

3. The proposed parking is inadequate

No-standing areas on Normanstone Road have been commissioned by government departments and should not be rezoned to accommodate a new business. The safety of all Tasmanians, pedestrians and road users is of paramount priority to us as longstanding respected members of the local community.

As the community are regular users of public transport the metro bus stops should not be removed to cater for new business parking allocations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Conway', written over a large, loopy flourish.

Craig Conway
1/8/18





