

General Manager
City of Launceston
PO Box 360
Launceston TAS 7250

26th July 2018

Attention: Mr Michael Stretton

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

I, Helen Jordan of 456 Wellington Street would like to make a representation objecting to the proposed development.

My concerns are outlined below:

I have owned my property for nearly 26 years.
The easement on my driveway was put on in 1923 and when the land was titled. There was no housing development in this area until the early 1950's.

In all that time no owner of 6 Normanstone Road has exercised use or requested the use of the easement to access their property.

I have had physical possession of the said corner of land in the time that I have resided here.

By law, since this amount of time has lapsed the above is considered to have been abandoned therefore is regarded as adverse possession.

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

Our residential neighbourhood cannot support any more businesses in this area. It is zoned residential and not suitable for a business to operate in this zone.

With the surrounding approved development applications within close proximity

(The development of the Mount Pleasant Estate for residential use and the redevelopment of the Sandhill Aged Care Facility.

In my mind, both of the above developments will further congest, and add to the already high traffic areas of Westbury Road, Normanstone Road and Wellington Street by the extra vehicular traffic that these developments will attract.

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

The proposed business in a resident zone is not desirable.

In my mind, the proposed business will have more clients coming and going than the owner would care to disclose.

The immediate area has very limited parking for clients of this proposed business.

The nearby Aldersgate Aged Care Facility staff park in Normanstone Road from 07:00hrs onwards and are parked there all day.

See photos evidence attached.

3. The proposed parking is inadequate:

There is currently limited parking in this area without the proposed business. My family and friends already find it difficult to find parking in Normanstone Rd to stop and visit me.

A further concern of mine is that the clientele of the proposed business will park over my driveway, severely limiting my freedom and ability and to access and exit my property safely.

How does the owner propose to deal with this issue, which is going to adversely affect me?

The proposed plans show two consulting rooms and two testing rooms, a waiting room to accommodate at least nine patients and a staff rest room with for at least four staff.

I have sought specialist advice from a reputable accredited building surveyor company in Launceston who have brought to my attention, from a planning perspective that there are a few grounds that I can object to the proposed development application plans of 6 Normanstone Road South Launceston.

The application flaws that they have been reported to me that do not comply are as follows.

From a planning perspective, if two practitioners are using the site then the plans are well short of parking requirements and the parking layout is not great therefore the proposed parking on site has some shortfalls.

The parking code states that car parking access ways and circulation spaces must (a) provide for vehicles to enter and exit the site in a forward direction where providing for 4 or more parking spaces.

If Mr Salter's plans are accepted I will not be able to drive out of my yard.

1. The proposed disabled parking is inappropriate:

Given that the parking at the front of the house is for disabled parking and drivers potentially have limited mobility. This may not be considered a safe parking area as the disabled driver would be reversing out onto a busy street.

It is a requirement that a person with a disability needs to be able to leave a property in a forward driving motion out onto a busy street.
Therefore the front setback is undesirable and shouldn't be allowed.

All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

This proposal does not comply with the parking codes.

The parking code outlines dimensions for parking spaces and turning area requirements due to the limited turning area.

2. The proposed brick wall along the driveway is out of harmony with the existing structures:

The height of the proposed brick wall along a section of the driveway on the plans is not in uniform with the existing fence height.

3. The proposed development will adversely affect my rights as a citizen of this community:

I have been a long term resident at my property for nearly 26 years.

At no time have I been considered nor consulted by the owner of 6 Normanstone Road about his proposed plans.

In my mind, I believe this proposal will adversely affect my right to safely enter and exit my property, maintain my privacy, maintain my security and maintain my right to have peace of mind within my community.

As a passionate citizen of this city I would like to reserve and protect my rights to live in harmony within my neighbourhood.

Please consider my future very carefully with some compassion and understanding.

Yours faithfully

Helen Jordan