


For the attention of the General Manager / Planning Manager / Planning Department

Application	DA0252/2018
Address	5 Eglinton Street South Launceston TAS 7249
Description	Residential - Construction of two dwellings and additions and alterations to an existing dwelling
Name of commenter	Suzanne Bliss
Address of commenter	
Email of commenter	

Comment

I would like to register my concerns in relation to the development application lodged for 5 Eglinton Street South Launceston.

Three dwellings on a 900 m2 block suggests the site will be overcrowded relative to the other dwellings in the surrounding streets, therefore, if completed, the development will be out of character density-wise with adjacent streets. There also appears to be very little room for gardens or green areas on the site once the proposed buildings are constructed. The plans indicate there will be an adverse visual impact of the development - particularly for the residents on the southern side of the eastern end of Hampton Street who will be facing large colourbond garages.

Furthermore, there will be a detrimental effect of proposed development on the character of the local area. Hampden Street is a quaint, character street with Victorian and Federation-era houses. As such, it represents an intact, historical snapshot of inner-city Launceston. The proposed development, therefore, will be out of character in terms of appearance.

Finally, two new dwellings will potentially add to the traffic burden on Hampden Street, which, at its Eastern end, is a no-through road. Hampden Street is also used for parking by people visiting the hospitals in the area. It is a narrow street with car parking (mostly) on the southern side of the road. I agree with the first comment in which the writer pointed out that it is already difficult for cars aiming to turn around or pass each other in Hampden Street, particularly at the eastern end.

Thank you for the opportunity to comment on this development application.

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Development Application Representation Letter

Development Application Number

Address of Development

Details of Representer

Title Given Name/s

Surname Date of Birth

Suburb

Phone

Email

Reason for Representing

Representer's Signature

Date

PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No. DA0252/2018			
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		✓	✓
Doc. No.			
Action Officer		Date Received	
C. Wrenmore		25.6.18	
E COPY! L Rogers			

To whom it may concern,

I'm writing in response to a development for 5 Eglinton St , South Launceston (DA0252/2018).

The application is for two additional dwellings and additions and alterations to an existing dwelling to create three townhouses.

The proposed development is a concern for residents due to increased traffic issues, parking issues , loss of light and overshadowing, loss of privacy and visual amenity.

Across the road from [REDACTED], we will have three driveways (two from the building application) for 5 Eglinton St and another driveway for number 6 Hampden St

Traffic Issues

There are already major parking concerns in this area, as the council would be aware of, due to the narrowness of the Street and members of the public parking in the area to access the Kelham St dental clinic.

Furthermore, workers in this area regularly park in the street despite there being a two hour parking limit.

Added cars in the area will cause further parking problems for the neighbourhood.

Access to two new garages will cause problems as there is little on street parking (one side only) and the two hour limit as mentioned, 6 Hampden Street already has a problem to access their driveway if there are cars parked at either side of their driveway.

Furthermore Hampden Street is a dead - end Street at its northern end which often causes traffic issues with cars driving up requiring to navigate tricky three point turns.

Loss of privacy.

This development is clearly seeking to maximise the number of units on the block and as such will need to be built close to boundaries, meaning a loss of privacy for residents.

Loss of light and overshadowing.

The house at number 6 Hampden Street will lose the sun on [REDACTED] property as this area already suffers from being in a low lying area. We also feel that

. this development will effect property valuations as people like the older style homes.

Noise and disturbance .

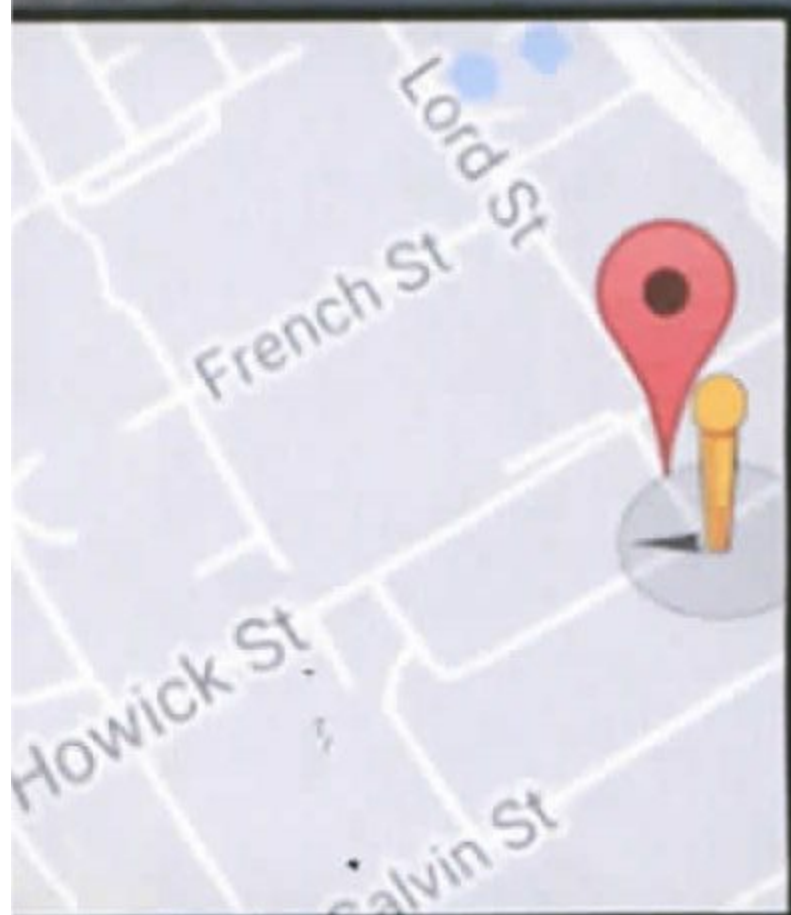
When people are visiting or residents are driving in or out of the development we will be unable to have our front windows open due to vehicle fumes and noise.

Visual amenity .

As the homes in this general area date from the early 1900s, these box like constructions will detract from the character of the area .



2816118-



Google

To the General Manager, city of Launceston,

I would like to formally express my concern over the development application DA0252/2018.

My name is Marcus Badcock and I live [REDACTED]
[REDACTED] From conversations with my neighbour that lives [REDACTED] – they and another house in the street will also be submitting a Development Application Representation Letter to express their concern.

I have consulted with a town planner friend from Burnie and in terms of rules and regulations she has advised it *just* meets planning regulations where this plan just scrapes in with dwelling density and the wall that will be built along my shared boundary is only 1m shy of the maximum.

Firstly I will list the points the town planner has mentioned that may have merit with this development;

- New access onto Hampden Street will exacerbate an already difficult traffic situation.
- Does not meet setback to your shared boundary, yet does not show the overshadowing impact on your property, including the main living area (resulting in a loss of sunlight to a habitable room other than a bedroom - your windows are shown on the application plans)
- In addition, the visual bulk will be significant, given the length of the proposed 2nd residence. Whilst it is common to have this smaller setback in the area, the combination of the length and the reduced setback is not common.
- In short, multiple dwellings would be better located on another site, or redesigned to reduce the impact on neighbouring properties and traffic management.

I certainly am not against development but I believe the density of the proposed 2 new dwellings on this block is far too high considering it's one of the smallest streets in Launceston - which already has parking and congestion issues. My next door neighbour opposite needs to park down the street slightly so I can even reverse out of my driveway without hitting their car, my other neighbour opposite is elderly and only has a 1 park garage so when she moves on I fear there will be an increase in the number of cars that will need to be parked on the street which will further add to the congestion issues. We also have hospital and dentist staff parking in the street on a regular basis. Already now there are times where there is nowhere for visitors to park in the street. Since all access to Hampden street is off Howick street, when visitors cannot park in Hampden or Eglington street then there is absolutely nowhere to park. Being 3 bedrooms townhouses this could potentially lead to a further 6 cars with 2 of these cars having to also park on the street.

I also have concern regarding the size and length of the 2nd dwelling along the shared boundary fence which will lead to shadowing and decreased sunlight in an area that is already damp in winter. I acknowledge the roof line will allow me to still see over to West Launceston but I will have a significantly reduced view to the street from my kitchen living area and my property was renovated to take advantage of this view. With this 2nd dwelling built my property will be even further boxed in than it already is and will most likely reduce the property value. The dwellings proposed also will look out of place and are not in keeping with the pattern of development and approving this plan may have a cumulative impact on further similar developments like this in the street.


Upon inspection of plans I would likely have no issue with only 1 extra dwelling built off Eglinton Street, I would like planners to come and view and inspect this further but I do believe this is already happening from discussion with my neighbour, could you please confirm this by contacting me on

I appreciate your time.

Kind regards,

Marcus Badcock

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0252/2018
Address 5 Eglinton Street South Launceston TAS 7249
Description Residential - Construction of two dwellings and additions and alterations to an existing dwelling
Name of commenter Artem F.
Address of commenter 
Email of commenter

Comment

I believe that developments like this are absolutely necessary for the region and a city like Launceston. There are multiple reasons that will support this opinion:

- One is the creation of more modern and affordable housing. From the plans, the proposed development is the mid-price range units, designed with energy efficiency in mind. Remember that Tasmania is still one of the countries least energy efficient housing state.
- Second is that the property development industry stays the one single biggest industry in Australia generating 1.4 million jobs more than mining and manufacturing combined.
- The third is that the development, as proposed on the plans, complies with almost all planning requirements for this area. In particular, it complies with the transport code that is the current regulation that needs to be followed in order to avoid creation of traffic congestion and maneuverability problems.

Furthermore, when considering similar to the proposed development applications for Launceston area try to ask yourself following questions:


Where would you like to see Launceston in the next 5 – 10 years? Vibrant, growing full of life and dynamic city? Or would you rather see it aging, dispirited and with decreasing population growth?

There many development projects that currently take place in the region. Some more and some less compliant with the existing development requirements. If we are going to oppose the developments in Launceston it should be those which are in a breach of the major aspects of the planning scheme and definitely not this development project.

Think Big!

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For the attention of the General Manager / Planning Manager / Planning Department


Application DA0252/2018
Address 5 Eglinton Street South Launceston TAS 7249
Description Residential - Construction of two dwellings and additions and alterations to an existing dwelling
Name of commenter BJ Carroll
Address of commenter 
Email of commenter

Comment

i wish to oppose the construction of additional dwellings at 5 Eglinton St. Buildings proposed are not in keeping with the character of the street, Hampden St is a no through road additional dwellings would create more congestion in an already difficult road to park and manoeuvre. It would be shame to see Launceston go down the same road as most major cities by carving up larger blocks and cramming unsightly modern constructions into established old streets

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Application DA0252/2018
Address 5 Eglinton Street South Launceston TAS 7249
Description Residential - Construction of two dwellings and additions and alterations to an existing dwelling
Name of commenter BJ Carroll
Address of commenter 
Email of commenter

Comment

Im guessing by the comments Artrem F has posted they are somehow involved in this development. Secondly if it complies with almost all planning requirments which ones does it not comply with. Property development is not going to come to a grinding halt due two unsightly dwellings not been built in an established street.

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To whom it may concern,

After reviewing the proposed plans for the “Reeves townhouses” at 5 Eglinton Street, South Launceston we are writing to express our concerns. We are the [REDACTED], South Launceston.

Firstly, the proposed new town houses do not keep with the visual aesthetic of neither Hampden, nor Eglinton Street. The houses that currently exist on these streets have been around for almost one hundred years and have seen generations pass. The aesthetic is one of old, well-kept cottage. The roofs are pitched, they are, for the majority, weatherboard homes. The square, modern design of the proposed “townhouses” do not keep with this at all and may ruin the qualities that all the home owners take pride in.

Secondly, from our back deck we have a view of Launceston that is a feature of our property and a number of properties nearby. We are concerned that the construction of these new units will impede our view and potentially decrease the value of our property. We have no desire to see this happen. The plans are ambiguous and do not reassure us that our property will not be impacted. Each house has been built with a horizontal view that is uninterrupted by one another in a stepped design. This does take into account the current property as it stands but not the proposed townhouses. We want 100% reassurance that the new buildings will not impact on our view of the city in any way.

Hampden Street is a very narrow and steep street with parking only available on one side. We live above the junction of Eglinton and Hampden. The proposed construction and renovation at number 5 Eglinton would bring a lot of traffic, both from conventional vehicles and trucks. I am concerned that there will come a time when my partner and I would not be able to access our home. We both work full time and run a business of an evening, we come and go regularly. We want assurances that if the work goes ahead, we would not be impeded at all.

In conclusion, the jump from one property on a corner block to three is a bit of a stretch. We are opposed to the construction of these townhouses as it stands if our above concerns are the reality. We do not want our own property to be diminished by the construction of modern townhouses in a very old part of Launceston that reflects a very particular aesthetic of this area.

Benjamin Munting

Samantha Hanson

(Easiest contact via email)

To whom it may concern,

I wish to provide written representation regarding the proposed development at 5 Eglington Street, South Launceston (Development Application Number DA 0252/2018).

I am concerned with the traffic and parking implications of the proposed development as the submitted plans triple both the number of vehicles and the potential residents on this property. Not only is this a remarkable increase in resident vehicles, the development has the potential to attract increased visitor vehicles to Hampden and Eglington streets.

Living on the intersection of Hampden and Eglington streets, I am acutely aware of existing congestion at this corner. We regularly experience vehicles bonnet to bonnet attempting to navigate the T-intersection. This is due to the narrowness of both streets, the number of vehicles driving the road at peak times, heavy parking and limited parking.

Whilst there is a 'no-parking' space at the intersection on Eglington St, there is very often a vehicle parked in this spot due to limited parking in our streets. In the case of a vehicle travelling south down Eglington and wishing to turn into Hampden, the driver is forced to the wrong side of the road and risks head-on collision with any vehicle turning from Hampden to Eglington. Increased traffic on this corner can only increase the risks.

With the location of four additional driveways (making a total of six) on the corner I note that there is no ability to turn vehicles on the property. Therefore, vehicles are more likely than not to be reversing out on an already dangerous intersection.

Whilst I acknowledge the monetary motivation for the developer in providing two off-street parking spaces per residence, as a resident who watches and is a part of the traffic movement on this corner, I suggest that this property can safely accommodate the coming and going of three resident vehicles at most.

As noted, I am also concerned that the sizeable increase in residents on this block has the likely potential to increase visitation to the area. I note only one visitor car park on the plans. As visitors to the three dwellings are not at all likely to park in the garages, all additional visitors will be seeking street parking.

Our streets already suffer from limited parking availability, with vehicles parked illegally and unsafely much of the time. When there are a lot of vehicles parked in our streets driving is even more challenging due to tighter driving zones and more blind-spots. Increased visitation would result in greater periods of heavy parking, heightening the risk of accidents. Further, increased visitation would result in increased demand on limited spaces available to the existing Hampden and Eglington Street residents and their visitors.

I also point to issues at the Howick St end of Eglington. Turning into Eglington off Howick is often tight and it is challenging to safely navigate parked vehicles and oncoming traffic. Increased residential and visitor traffic and additional parking demands would increase the risks associated with this area.

It is my submission that the proposed density of living is not in keeping with the area; the road infrastructure on both sides of the proposed development is not intended to accommodate so many


residents and the vehicles of themselves and their visitors. These are small streets and the proposed development is located right at the heart of traffic congestion.

I am willing to role-play parking and driving scenarios with any councillors who would like to give themselves the opportunity to make an educated assessment regarding this proposal. If in doubt, please do not hesitate to get in touch to take up the opportunity.

Kind regards,

[Redacted signature block]

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0252/2018
Address 5 Eglinton Street South Launceston TAS 7249
Description Residential - Construction of two dwellings and additions and alterations to an existing dwelling
Name of commenter A Watt
Address of commenter 
Email of commenter

Comment

I would like to register my concerns regarding the proposed development application lodged for 5 Eglinton Street South Launceston.

Whilst I agree with Artem that we need new developments to help revitalise cities like Launceston, to go and virtually completely take over a block for dwellings in an area of this character is atrocious. This neighbourhood has always been one with older style homes, good sized yards for growing families and some beautiful gardens. Looking at the plans it does not look like there will be any room for gardens let alone room for any children to play outside. I also believe that having decks and buildings so close to boundary fences will give neighbours a perceived feeling of encroachment. As for parking in the area this has always been a problem, so adding more dwellings will only impinge on this issue. There needs to be a major rethink on this proposed development as in reality this is only a double block, so only one additional dwelling should be approved. I think a horrible precedent will be set if you approve applications of this size in already established suburbs. There are new parcels of land being opened for development in empty pockets around the city which would be more appropriate for a development application of this scope and size.

Thank you for the opportunity to comment on this development application.

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DA0252/2018

I would like to register my concerns regarding the proposed development application lodged for 5 Eglington Street South Launceston. DA0252/2018

Whilst I agree with the notion that we need new developments to help revitalise cities like Launceston, as the owner of [REDACTED] strongly oppose this development application in it's current state. To go and virtually completely take over a block for dwellings in an area of this character is atrocious.

This neighbourhood has always been one with older style homes and good-sized yards. It was for these reasons that we purchased here, knowing that we would have a fantastic area to raise our children. With this development the existing gardens will be removed making way for structures that are so close to our boundary fence, that we will lose our feeling of space and openness and be left feeling that we are in a town house development overlooked by everyone when we step outside our back door. The planned buildings themselves do not add anything to the existing aesthetics of the neighbourhood they do however detract from neighbours feeling of space.

Further to this parking in the area this has always been a problem, so adding more dwellings will only exacerbate this issue. There needs to be a major rethink on this proposed development as in reality this is only a double block, so only one additional dwelling should be approved. I think a horrible precedent will be set if you approve an application of this size in this area. Possibly devaluing surrounding homes and leading others to possibly consider breaking up their own blocks to add additional dwellings, thereby destroying the landscape and dynamics of the existing suburb.


Thank you for the opportunity to comment on this development application.

Regards

John Willis and Alison Watt

[REDACTED]

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0252/2018
Address 5 Eglinton Street South Launceston TAS 7249
Description Residential - Construction of two dwellings and additions and alterations to an existing dwelling
Name of commenter Jarad Murray
Address of commenter 
Email of commenter

Comment

Just a few thoughts, based on the comments above. In the streets around this area there are many developments of a similar density. To be fair, mostly as you move closer to the hospital, but you only have to walk a very short distance to find them. South Launceston is close to the Hospital and the CBD and using the land there more efficiently makes sense.

I've studied the plans and to me, the comments around parking are unfounded. All of the new buildings provide for their own parking on site with double garaging (including the existing house) and some also have space to park in front of the garage. The only addition to the streets traffic would be one of the new builds as the other is on Eglinton and it is not likely that any of them are going to go up to the end of the street and try to turn around.

The deck on east side will have little effect on the neighbour as it is well below them. The one on the north will potentially have some impact, but the plans do show privacy screening and the neighbouring house is much higher and well back from this boundary.

The argument for character in the street is a personal one. I drove the street last week, after reading all this online, and it does have some original character, but there is also quite a bit that has been changed and altered. We need more housing in close to the CBD. We need newer stock that is well insulated and built to modern standards. We don't need the city to sprawl further into what I consider the most depressing environment of project home suburbia. Would I like a new modern townhouse up against my fence? Not likely. Should I be able to stop it just 'cause I don't like it even IF it meets planning requirements? No.

The current block is not well used and there is certainly demand for further housing in close to the CBD and hospital. Should it look like this? That's not my decision, but rather, up to the alderman and the council planners.

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