

Council Agenda - Agenda Item 8.2 - Attachment 3  
421 Wellington Street South Launceston - Representations.

**From:** Steven Jones  
**Sent:** 16 May 2018 16:41:16 +1000  
**To:** Contact Us  
**Subject:** Fwd: Response DA0067/2018, 421 Wellington Street  
**Attachments:** Launceston City Council.docx, Launceston City Council.docx

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

**From:** **Steven Jones**  
**Date:** Tue, May 15, 2018 at 4:40 PM  
**Subject:** Response DA0067/2018, 421 Wellington Street  
**To:** [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Please find attached my response to the above planned development

Steve Jones

I have attached a revised copy of my response.

Launceston City Council

DA0067/2018

421 Wellington Street

South Launceston

Steven Jones

Comments as to the above application;

The drive way access is facing in the wrong direction, it is favouring an entry from the East but since Bailey Street is a one way street it needs to favour an entry from the West (see A0.03). **I believe that the plan needs to be** changed so, that I can see how this change will affect my property, since I own the property opposite it.

The plan does not include any part of my property, and I would like to see a plan that does include the front of my house, because this will affect my responses. **So the plan needs to be changed** for this reason and then I can comment further.

How will this development effect parking in front of my property? I have already contacted the Council on several occasions as to access and egress from my drive. Because Bailey Street is not a wide street if a driver parks their car too close to the east of my driveway it makes it difficult to get out of my driveway.

Cars are also regularly parking over my gate which can make it difficult for me to carry groceries from my car or taxi. **Will tradesmen's vehicles, cranes and concrete trucks be allowed to park in front of my house or on the nature strips?**

I have had several operations on my left eye, an intraocular operation was done the day before this application was advertised, there may need to be more.

Parking will be an issue because this development does not have enough off street parking, only one car can park on the Wellington Street side because of the bus stop. Lower down Wellington Street is impossible because of the realignment of this street.

**Will the bus stop be moved for the development? If so will the neighbours be informed, who will be affected by this move, by notice.**

So most of the excess parking will be done in Bailey Street and I find this unacceptable because it will tend to impact on me the most, and other residents in Bailey Street and Leslie Street. Why haven't these residents been notified of what could be a long term disruption to the area, especially while the building is happening.

I have asked for a yellow line to be painted on the eastern part of my drive but, if the council employee came up, he did not talk to me, the situation did improve for a while. Others parking in front of my property and especially problem with the previous owner of 3 Bailey Street and now the new owners and others who want to park in the street.

I am concerned about the decks because these will impact on my privacy while I am in my front garden, if these decks are ever extended this will make the matter worse. These decks appear to be more extensive on A 1.2 than they do on A 1.3. **This needs to be clarified on the redrawn plans.**

**Two buildings would be better on the block so that there can be more off street parking.**

How long will this development take?

I need to know this because, once again, I am the one who will experience the most inconvenience concerning; tradesmen's vehicles, cranes, concrete pumps and also from neighbours who tend to choose to park over my gate, or along the front of my property.

I consider that the plans need to be redrawn so I can see more how the development will affect my property; i.e. to correct the drive way access on the plans and to include at least the front of my property so I can assess the full impact on my property, especially after the two driveways are realigned.

Steve Jones,

Launceston City Council

DA0067/2018

421 Wellington Street

South Launceston

Steven Jones

Comments as to the above application;

The drive way access is facing in the wrong direction, it is favouring an entry from the east but since Bailey Street is a one way street it needs to favour an entry from the West (see A0.03). **I believe that the plan needs to be changed** so, that I can see how this change will affect my property, since I own the property opposite it.

The plan does not include any part of my property, and I would like to see a plan that does include the front of my house, because this will affect my responses. **So the plan needs to be changed** for this reason and then I can comment further, especially in relation to the where the crossovers come out.

How will this development effect parking in front of my property? I have already contacted the Council on several occasions as to access and egress from my drive. Because Bailey Street is not a wide street if a driver parks their car too close to the east of my driveway it makes it difficult to get out of my driveway. Sometimes I have had to go within inches of a car to get out.

Cars are also regularly parking over my gate which can make it difficult for me to carry groceries from my car or taxi. **Will tradesmen's vehicles, cranes and concrete trucks be allowed to park in front of my house or on the nature strips?**

I have had several operations on my left eye, an intraocular operation was done the day before this application was advertised, there may need to be more.

Parking will be an issue because this development does not have enough off street parking, only one car can park on the Wellington Street side because of the bus stop. Lower down Wellington Street is impossible because of the realignment of this street.

So most of the excess parking will be done in Bailey Street and I find this unacceptable because it will tend to impact on me the most and other residents in Bailey Street and Leslie Street. Why haven't these residents been notified of what could be a long term disruption to the area, especially while the building is happening.

**Will the bus stop be moved for the development? If so will the neighbours, who will be affected, be informed by this move, by notice?**

I have asked for a yellow line to be painted on the eastern part of my drive but, if the council employee came up, he did not talk to me, the situation did improve for a while. Others parking in front of my property and especially a problem with the previous owner of 3 Bailey Street and now the new owners and others who want to park in the street.

I am concerned about the decks because these will impact on my privacy while I am in my front garden, if these decks are ever extended this will make the matter worse. These decks appear to be more extensive on A 1.2 than they do on A 1.3. **This needs to be clarified on the redrawn plans.**

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I consider that the plans need to be redrawn so I can see, how the development will affect my property; i.e. to correct the drive way access on the plans and to include at least the front of my property so I can assess the full impact on my property, especially after the two driveways are realigned. Will I be stopped from parking outside my house by this development?

Steve Jones,

**From:** Colson, Brad (DoE)  
**Sent:** 15 May 2018 14:02:27 +1000  
**To:** Contact Us  
**Cc:** Jack, Libby (DoE);Jo Colson;Rob Soward - Redirection to personal email  
**Subject:** Concerns re development proposal at 421 Wellington Street  
**Attachments:** Concerns about proposal at 421 Wellington Street.pdf

Dear Michael Stretton

Please find attached our concerns relating to the proposed development at 421 Wellington Street

Regards

Brad and Jo Colson, and Libby Jack

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Monday 14<sup>th</sup> May, 2018

To: The General Manager

Re: Expression of concern about the above proposal for 421 Wellington Street, Launceston.

We would like to express our concerns in relation to the proposed development for 421 Wellington Street. Whilst we are pleased to see the block finally being developed, our concerns relate to the increased traffic to Bailey Street, including the potential for a significant increase to the on street parking due to visitors to these units.

As Bailey Street is only one way, on street parking is limited to one side, with many residents resorting to parking on nature strips to allow for other vehicles to move down the street. Many properties currently only have off-street parking for one vehicle, meaning additional vehicles and visitors must park on the street, including the adjoining Leslie Street. The addition of another 4 dwellings with 3-4 bedrooms could potentially increase the number of vehicles in the street by 12-15., further adding to the congestion.

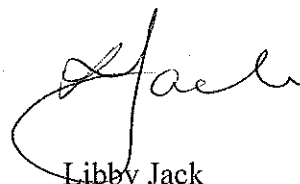
This is a particular issue with large vehicles such as garbage and recycling trucks. Often bins become hidden behind vehicles, and the garbage truck is often forced to reverse back up the street to collect a missed bin, beeping loudly at 6.30am. This will also be an issue during the construction of the units as delivery and concrete trucks will need to access the site from Bailey Street and then leave via Bailey Street.

We would like to council to consider improving the width of the street by narrowing the nature strips, in line with this proposed development. Currently the kerb and channel in the street is in 3m concrete sections, with many of them damaged and large cracks opening between, allowing for weeds to grow and impede the flow of water. Obviously repairing the kerb and channel and widening of the road could be done simultaneously. This will be particularly significant as the proposed plans currently indicate that all roof and surface stormwater will discharge into the current kerb.

Yours sincerely,



Brad and Jo Colson



Libby Jack

**From:**  
**Sent:** 12 May 2018 16:02:50 +1000  
**To:** Contact Us  
**Subject:** Wellington Street 421

Dear Sir,

Reasons of mine against the 421 Application to build 4 units as listed:

1. These double storey homes will block the magnificent view, night and day, I have of the city, from my kitchen, sunroom and deck.
2. I suggest building the homes in the corners of the block, with the driveways in the centre, to maintain some form of view for my home.
3. Parking on Wellington Street outside my home will be more of an issue because of the lack of parking places on the development site.
4. The sunshine that I receive now is a very big factor re heating costs. The shade that would come from these buildings will increase my power bill immensely.
5. The development would clash with the amenity enjoyed by all of us at the moment will be totally destroyed by this development, especially in relation to, traffic congestion and the proposed hoses do not fit with the current style of house in Bailey Street.
6. Privacy – This is most important to me and this development will have windows above me from both rear buildings.
7. I consider that I will suffer financial loss by losing my view of the Tamar river and valley, and the sunshine that I receive at the moment. All these factors will take away the ‘home with a view’, a high sales pitch for a miner’s cottage style house.
8. What I have now is something I appreciate each time I walk in the front door from work or play. After working as an extended carer in a nursing facility for the aged, I really appreciate my view, and the sunset.
9. Traffic congestion is also a concern, for Wellington Street and Bailey Street.
10. The plans need to be changed because the driveways are not suitable for a one way street and would impact on 1 Bailey Street if they are not changed. They are ok for driving out but not for driving in (see AO 11).
11. Another concern is the dust and noise etc. that will be created while the building is taking place.
12. Where will concrete pumping trucks and cranes be parked, will they be parked in Bailey Street or on the No 9 bus stop above the development. If the bus stop is used will the stop be temporarily moved and if so where. This needs to be included on the plans if it is moved because the people who are effected need to know so that they can also comment on the development.



Will the bus stop be moved in front of my place? Also if Bailey Street is blocked residents who use Bailey Street need to be able to comment on the development, as well. Have they received a card, notifying them, in relation to the development, because it will affect them to. Some above my property such as Roger Smith and others on Wellington Street will lose their view because of the development.

13. Where will the builders and tradesmen park, will this impact on my parking as well.
14. How long will it take to build four double storey houses because this will have an ongoing adverse effect on neighbours. The potential inconvenience of a long term build needs to be taken into consideration as well because of the effect on neighbours.
15. The entire project is totally out of character in relation to the surrounding streetscape, two houses of single storey would be more appropriate for the area.
16. This project will also impact immensely on my; garden, ability to get my washing dry, and the will make the laneway more susceptible to dampness and damage, because of the lack of the drying sun.
  1. I think that 2 houses, of one storey, would be more in keeping with the present streetscape, and would allow for more off-street parking on the site, which would be better for the neighbours.

Marilyn Nichols

**From:** Susan McDonald-Davies  
**Sent:** 7 May 2018 10:30:48 +1000  
**To:** Contact Us  
**Subject:** Application for planning permit- DA0067/2018

To: the General Manager

Re: Expression of concern about the above proposal for 421 Wellington Street in it's current form

My husband and I have looked over the plans made available. Our point of issue is the location of two cross overs off Bailey Street, which as you are aware, is a narrow, short, one-way street. Current residents are familiar with the fact that they cannot park on both sides of the street simultaneously (except by alternating diagonally, or using a section of verges which goes against council bylaws) without the risk of impeding traffic. A particular challenge, if more vehicles are parked on our street, will arise for the waste management trucks that service us.

We are assured that the proposed dwellings are provided with two car spaces for their occupants with an additional allowance for visitor parking. This, on the surface, sounds reasonable but fails to take into account that most of us will fall into patterns of behaviour that seem easiest, That is, we drop by to visit a friend and park in the first place we see close to our destination.

Evenings and weekends are likely to be the most problematic for traffic flow and parking to be impeded by this development. We ask that consideration be given to re- locating at least one of the cross overs to Wellington Street (preferably entry from there) and limiting overnight and weekend parking within Bailey Street to residents of that street only.

We are all aware that development is inevitable, and the proposal may well meet the fine print of council requirements, but failure to consider the possible day-to-day negative impact on neighbouring residents ignores the importance of conditions conducive to harmonious social relationships.

Yours sincerely  
Susan and Ian McDonald-Davies

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**From:** Lisa Legge  
**Sent:** 7 May 2018 08:55:47 +1000  
**To:** Contact Us  
**Cc:** leg2144 .  
**Subject:** DA0067/2018

Attn: Catherine Mainsbridge

Re: application for development 421 Wellington Street, South Launceston DA0067/2018

Crossovers - Bailey Street is already congested, it is a small one way street, I feel the residents would suffer with an increase of traffic - from 4 Units. The address of the proposed development is 421 Wellington Street, access should be off Wellington Street. Has a traffic report been done, if so could I please have a copy.

The Units are out of character for the street - especially the height of the proposed dwellings.

Where is the planing submission - I am unable to find it?

Regards

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**Lisa Legge**

**Youth Futures Inc.**