

Council Agenda - Agenda Item 8.2 - Attachment 4
58A Ernest Street Kings Meadows - Representations

From:
Sent: Friday, 18 May 2018 7:20 PM
To: Catherine Mainsbridge
Subject: Re: Advise to previous representors - 58a Ernest St - DA0172/2018

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Catherine,

Yes my concerns are still the same. I did not hear anything at all back regarding my first letter to Council so I still wish to oppose the construction of the buildings.

Kim Grace

On Fri, 18 May 2018, 4:21 pm Catherine Mainsbridge, <Catherine.Mainsbridge@launceston.tas.gov.au> wrote:

Good afternoon

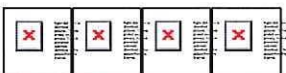
I am writing to you in regard to the above application for the following:

Residential - Construction of three dwellings; including retrospective earthworks (amends DA0603/2017).

This application was advertised on 9 May 2018 with time for comments finishing of 23 May 2018. I note that you were a representor to the original application and wonder if you still have concerns of the proposal.

Can you please advise me in writing, by responding to this email, if you wish for your previous concerns to carry through to the 2018 application.

Catherine Mainsbridge | City Development | Senior Planner | City of Launceston
T 03 6323 3397 | F 03 6323 3395 | www.launceston.tas.gov.au



Please consider the environment before printing this, or any other e-mail or document.

CONFIDENTIALITY NOTICE AND DISCLAIMER

From: paul
Sent: Friday, 18 May 2018 6:12 PM
To: Catherine Mainsbridge
Subject: Re: Advise to previous representors - 58a Ernest St - DA0172/2018

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Catherine

Thanks for getting back to me via email as I am presently in Hong Kong. Yes we still have concerns, it is not just about this particular development but all in this area. We are only concerned at the lack of infrastructure for the control of traffic in this neighbourhood. The new estate in Southgate drive has slow zones but nothing has been done about Ernest Street to control the speed of traffic and it is that main feeder street for this suburb. With the ever increasing developments and increase in traffic on this street and no control for traffic I can only see more opposition to new developments, currently it resembles a race track. Sorry for the short reply as I am typing this on my phone.

Thanks Paul

On Fri, 18 May 2018, 2:21 pm Catherine Mainsbridge, <Catherine.Mainsbridge@launceston.tas.gov.au> wrote:

Good afternoon

I am writing to you in regard to the above application for the following:

Residential - Construction of three dwellings; including retrospective earthworks (amends DA0603/2017).

This application was advertised on 9 May 2018 with time for comments finishing of 23 May 2018. I note that you were a representor to the original application and wonder if you still have concerns of the proposal.

Can you please advise me in writing, by responding to this email, if you wish for your previous concerns to carry through to the 2018 application.

Catherine Mainsbridge | City Development | Senior Planner | City of Launceston
T 03 6323 3397 | F 03 6323 3395 | www.launceston.tas.gov.au

25/5/2018

Kathy Mainsbridge
Launceston City Council
Launceston T250

| | | | |
|----------------|-------------|-------------|-----|
| FILE No. | DA0172/2018 | | |
| EO | OD | Box | |
| RCVD | | 23 MAY 2018 | LCC |
| Doc No. | | | |
| Action Officer | Noted | Replied | |
| K Mainsbridge | | | |

Dear Catherine

Re 58a Ernest St Kings Meadows
Development DA0172/2018

My health will be affected if it continues because there has been blasting & pipes have burst and the concrete/bitumen has cracked & made a hole & a french drain had to be installed. I paid for it. In addition, in Townsville, developers lied about a flood-free storage shed & I found myself dealing with angry millionaires. The lawyers seemingly helped them. (Evidence of blasting at 62 Ernest St Kings Meadows)

Codes Why isnt scenic protection applicable?
Biodiversity is very relevant too. I am not the only person living in Kings Meadows concerned about the environmental damage that the proposed development will cause. Us long time, residents need a nice green hill to look at, less noise, quality of air. This vegetation

25/5/2018

58a Ernest Street Kings Meadows
Development DAO 172/2018

is endemic forest that they are destroying.

The developer is a problem too. Craig Bartlett has a nice personality but I am fighting for a nice green hill. Truthfully, though, he is not that capable. Is he a qualified landscape gardener. He has money from the Eclipse Property Group. I question his knowledge of contours & building and developing on the hill. Why is he bulldozing when he has not sold the land?

The water issue concerns me as there is a beautiful and probably ancient river and lake (now known as the Kate Reed rivulet) is underneath the Ernest Street hill. There have been floods and sewer smells. Is/Has the stormwater infrastructure been carefully thought out? What about the sewer? What about our pure water especially the ground water? - we need our natural systems to operate. The water cycle (system) is vital.

There have been a number of representations for eg phone calls, letters, emails to Launceston City Councillors ABOUT this part, 58a Ernest Street so the community does not want the development. Many former Ernest St people/residents have left.

3.

25/5/2018

58o Ernest Street Kings Meadows

Development DAO 172/2018

They are living elsewhere. What do we need to do? We need a delegation. It is not your decision only. Monied people (rich developers) must not and cannot control our peaceful life and the residents that remain in Ernest Street cannot afford to move.

Yours sincerely, Barbara Jureic

X

From: Planning Queries
Sent: Wednesday, 23 May 2018 4:07 PM
To: Contact Us
Subject: FW: Representation for 58a Ernest St - DA0172/2018
Attachments: Rep DA172 2018.pdf

Hello,

Sorry to be a bother, but I think representations have to go through contact us?

Can this be recorded against the related application please?

Thank you.

Kind regards,

Marilyn Burns | Urban Design Planner | City of Launceston
T 03 6323 3319 | www.launceston.tas.gov.au

From: Andrew Swift
Sent: Wednesday, 23 May 2018 4:04 PM
To: Planning Queries
Subject: Representation for 58a Ernest St

Hi,

Please find attached our representation for the proposed development at 58a Ernest Street.

Andrew and Kate Swift

23 May 2018

Launceston City Council

Via Email: planning.queries@launceston.tas.gov.au

Dear Catherine,

RE: Representation against DA172/2018, 58a Ernest Street

I am writing to again express our concerns regarding the proposed development at 58a Ernest Street. We acknowledge that the application submitted, and the information contained on the plans is a better outcome than the withdrawn application DA603/2017. However, the proposed development does not meet the Objectives of the Zone and does not demonstrate it is able to meet the many performance criteria it relies upon.

We also note that the removal of vegetation, earth works and road construction have already occurred, and continued to occur right up until this week. We have significant concerns as to the stability of the slope.

Firstly, we note the following omissions in the advertised documents:

1. The site is mapped as being of medium risk for landslip hazard yet no geotechnical report has been advertised. A mention is made of an assessment, but the document is not available.

This is particularly concerning given the substantial earth works and retaining walls proposed for each dwelling site and the roadways. Given the slope of the land, the Cleveland Fault and the extent of the works proposed, a risk assessment is essential. It is difficult to determine how the retaining walls, cut and fill meets the performance criteria of 12.4.3 Outbuildings and Other Structures without being able to read the geotechnical report.

2. We note that some of the following issues have not been addressed satisfactorily by the applicant:

- Proximity of development to a watercourse;
- No landscaping plan has been prepared;
- The landslip hazard;
- Height of the proposed dwellings. The proposed buildings are greater in height than 8m from natural ground level. No mitigation of the increased height is proposed;
- Slope of the driveway appears not to meet the standard; and
- Retaining walls;

Our concerns are expanded below:

Operation of driveway

Whilst we acknowledge that the application meets the AS of less than an additional 40 traffic movements in the use standard of the Code. We have concerns over the safe and sustainable operation of the internal access configuration. The addition of three more dwellings combined with the two adjoining blocks of multiple dwellings (12 tenancies) resulting in significant traffic movements relying on a shared driveway and accessing Ernst Street. 15 dwellings would result in approximately 135 traffic movements per day. That's more than some fully constructed streets in

Launceston. The width and slope of the driveway is not satisfactory for safe operation. In addition, we note that Ernest Street is very narrow and any on street parking results in cars traveling in opposite directions needing to give way to each other.

The driveway gradients are too steep and it is not safe.

Loss of privacy

The proposal does not consider the adjoining landowners in terms of overlooking. The removal of most of the vegetation also compounds this issue. The proposal will be visually prominent and will appear bulky and out of character to adjoining properties.

Removal of native vegetation

We were surprised to find that this site was not mapped as being either priority vegetation or within the scenic management area.

The proposal results in most of the site being cleared of native vegetation, we note that this does not meet the purpose of the zone. Purpose statement 12.1.3 states, 'To provide for development that is compatible with the natural character of the surrounding area.'

We note that no landscaping plan has been prepared.

The above two points are important when considering whether the height is appropriate.

Water Quality Code

We note that significant works has been undertaken by the Mount Pleasant Estate to protect and revegetate the creek and that down- stream Launceston City Council have invested in detention and remediation work of the creek. The application does not demonstrate how it meets P1, only states that it complies. In addition to this the application does not document the required land clearing to meet BAL 19.

We also request that the developer change the colour scheme so as to ensure that our residence is not mistaken in anyway to be associated with the development.

In summary the proposed development cannot be approved.

Yours Sincerely,

Andrew Swift