

Development Application Representation Letter

Development Application Number

DA0676 / 2017

Address of Development

123 WESTBURY ROAD SOUTH LAUNCESTON

Details of Representor

Title

MRS

Given Name/s

LISA

Surname

SANDOR

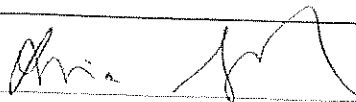
Reason for Representing

WE refer to the dwelling proposed for LOT 7 and request this dwelling be moved further to the West boundary of site allowing a larger space between our premises at 20-22 Eurella St. The beauty of this development is the space and minimum neighbours.

We also request a 1.8 metre high fence to be installed between our boundaries at developer's expense.

Suitable vegetation to be planted along boundary as per previous Council recommendations.

Representor's Signature



Date

5/1/18
4/6/18

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

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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. <u>PA0676/2017</u>			
EO		OD	Box
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Doc. No.			
Action Officer		Date Received	
<u>C. Wrentham</u>		<u>4.6.18</u>	

Copy C. Mansbridge,

From: Fiona Kernan
Sent: Monday, 4 June 2018 1:43 PM
To: Contact Us
Subject: Representation Application for Planning DA0676/2017
Attachments: LCC Representation DA06762017.pdf

Dear Sir

Please find attached my representation regarding the Development Application DA0676/2017.
Could you please confirm receipt of this document.
I will also deliver a hard copy of the letter to the council chambers today.

Regards,
Fiona Kernan



This message and any attachments are intended solely for the addressee named and may contain confidential and or privileged material. If you are not the intended recipient, please contact the sender and delete the material from any computer. You must not copy, distribute, disclose or take any action in reliance on this email or any attachment to it. The contents of any attachment to this e-mail may contain software viruses which could damage your own computer system. Kernan & Co Pty Ltd has taken every reasonable precaution to minimize the risk, yet we cannot accept liability for any damage which you sustain as a result of software viruses. You should carry out your own virus checks before opening any attachment to this e-mail. Thank you.

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4 June 2018

General Manager
Launceston City Council
P O Box 396
Launceston Tas 7250

Dear Sir

123 Westbury Road South Launceston
Development Application DA 0676/2017

I refer to Development Application DA0676/2017 and make representations.

My residence at _____ is on the eastern boundary of the proposed development.

I have concerns regarding:

1. Additional traffic resulting from the proposed development, and
2. Water run off from the development.
3. Revegetation in accordance with DA 0422/2015

The current traffic levels on Westbury Road and Normanstone Road are substantial. In particular, we have to use the intersection of Eurella Street and Normanstone Rd, which is becoming increasingly difficult. Traffic is often backed up in Normanstone Rd. The proposed development has a proposed access road off Westbury Rd, which will just increase the amount of traffic entering Westbury Rd at its worst section. The application has an over simplistic use of a current driveway off Westbury Rd to deal with the additional traffic from the development.

We have experienced problems with the run off of water down our block at 26 Eurella Street on to Eurella St. The council is aware of this, as additional storm water drains were installed in Eurella St. However, the Council were unable to assist us with stopping the water at its source. The water comes from Mt Pleasant Estate and the adjoining property that is the subject of the development application. Additional development is only going to increase the amount of water run off down our property and onto Eurella Street and other neighbouring properties.

Under DA 0422/2015 the removal of trees from 123 Westbury Road was approved on the condition there would be replanting of a minimum 90 native trees and understory shrubs to provide a 15 metre buffer along the north eastern and south western side boundaries and Westbury Road frontage. No further trees were to be removed. Any development of this parcel of land should continue to be in accordance with DA 0422/2015. The cypress trees currently planted by the developer on the southern boundary to provide a screen are not appropriate.

I can provide further detail on these representations if required.

Yours faithfully

A handwritten signature in black ink that reads "F. Kernan". The signature is written in a cursive, flowing style.

Fiona Kernan

From: richard campbell-smith
Sent: Sunday, 3 June 2018 8:30 PM
To: Contact Us
Subject: DA0676/2017 123 Westbury Rd
Attachments: 123 westbury.docx

The General Manager
Launceston City Council

Dear Sir,

re DA 0676/2017

We would like to forward this submission with regard the above Development Application.

Yours sincerely

Bill and Sally Campbell-Smith

Comments

I. Traffic

As residents of [redacted] for over 24years , we have major concerns regarding the extra traffic which will be added to Westbury road. There has been a noticeable increase in difficulty in turning right over this time.

The DA makes various statements which we feel are misleading or inadequate.

1. The traffic figures used are 6 years old. There is no reference to the number of bicycle movements and this has increased with the addition of the bicycle lane.
2. No mention is made of where the figures were obtained or in what month, and do they include Normanstone road traffic?.
3. Acronomyns are widely used and not defined, eg what is the SIDRA intersection traffic model ?
4. In the 220m from 123 Westbury Rd entry to the southern outlet overpass, there are currently 63 dwellings using 9 separate entrances. The addition of 16 extra dwellings is a 25% increase and this appears to exceed the AADT vehicle movements figure recommended in table 4.3.1.
5. The delay times in 4.1.1 table 3 are unrealistic and bear no relation to actual fact. A wait of 5mins (not seconds) often occurs when turning east and often ends in turning west to go around the Tudor roundabout and then returning.
6. This section of road also provides access for 4 schools including Glen Dhu,Prospect High. Summerhill primary school and St Patricks College. There is a significant increase in volumes during term times.
7. The DA accepts this section of road has a high crash frequency. This development will only increase the risk of accident.

Thus we feel the development is not supported on traffic grounds.

2. Tree removal

There has been no revegetation as per the council DA 0422/2015

It is now proposed to remove a further 30 trees which will denude the area completely.

The council recommended in DA 0422/2015 " that planting must be designed to achieve the reestablishment of a vegetated skyline when viewed from the central Launceston area." No mention is made of this in this proposal.

3. Replanting

Leyland cypress has been used as a boundary screen by the owner. This is not an appropriate tree to use in a suburban situation, as it is dense and grows too high and is an exotic species.

From: Julianne Smith
Sent: Friday, 1 June 2018 5:14 PM
To: Contact Us
Subject: representation for DA 0676/2017

Dear LCC

I refer to the recent Development Application 0676/2017 and would like to formally outline a number of concerns relating to this development. My property of the proposed development.

I am concerned at the lack of privacy the proposed development has on my property and request that a 1.8 m high (measured from the development side) solid fence be erected by the developer at the developers cost along the perimeter of the development. I also request that the master bedroom window of lot 5 dwelling be altered from an eastern window to a north facing window to protect the privacy of my open spaces and the windows of my habitable rooms. In its current design, the large master bedroom eastern window of lot 5 looks directly into our property and into our master bedroom and bathroom.

I am also concerned at the proposed finished height of lot 5 house as per the drawings indicates a height of 8.4m. Is this height is over the height set out in the planning scheme?

I look forward to your consideration in this matter

Kind regards
Julianne James-Smith

Development Application Representation Letter

Development Application Number

Address of Development

Details of Representer

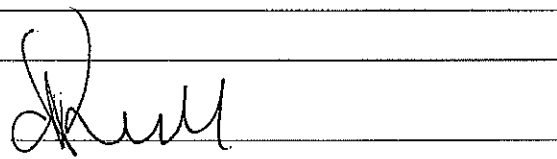
Title Given Name/s

Surname Date of Birth

Reason for Representing

Application No! DA0676/2017.
There is a sign on my property regarding the App
engulped 3 wk ago, a Council promise Clarification
of the App concerning to my property 103 Normanstone
as yet no reply.
Seeking Clarification again Re! App. implications
regarding my property sewage? !! access

Representer's Signature



Date 18 05, 18

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File No. DA0676/2017				
EO		OD	Box	
Doc. No.				
Action Officer			Date Received	
C. Wranikmore			18/05/2018	

E-copy: C. mainsbridge

From: Watkins, Michael (TFS)
Sent: Wednesday, 23 May 2016 5:50 PM
To: Contact Us
Subject: Concerns with Proposed Development - 123 Westbury Road (DA0676/2017)
Attachments: Signed GM Letter.pdf

Dear General Manager
Please see the attached

Regards
Michael Watkins

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General Manager
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Dear Sir

**PROPOSED DEVELOPMENT – 123 WESTBURY ROAD
(Application ID - DA0676/2017)**

Following a review of the documentation provided on your website, I wish to put forward the following comments/concerns which may require further clarification:

Lot 17 is the main concern for me as this proposed dwelling is

Issue 1:

It is indicated on Page 24 of the Advertised Reports .pdf that Lot 17 is 1.03m in excess of the Maximum Build Height.

- Firstly, on page 26 of the Advertised Reports it is indicated that this will exceed the 8m permitted height only at the apex of the hip roof. This has the potential to reduce the morning sun (mainly in Winter) that currently adorns my property.

Proposal:

I propose that this Dwelling be redesigned with a flat roof.

NOTE: Please refer to the below as issue 2 may have a lot to do with determining building heights.

Issue 2:

Dwg: T17322-DA240 (Issue DA_9), the Elevations shown are for a 'House Type 3' although indicated as a 'House Type 2'. The associated Lot 17 Part Plan on that drawing show an outline similar to a 'House Type 3'.

- House Type 2 is proposed to be a pitched roof
- House Type 3 appears to have a flat roof.

Proposal:

Correctly identify the House Type to be built on Lot 17 and provide further information to the undersigned for further consideration along with drawings and associated reports to accurately reflect what is proposed.

Issue 3:

I cannot locate anything in the Advertised Report or the Advertised Plans that discusses/indicates the style or height of a Fence that will surround the property, excluding the main entry from Westbury Road. Once again, I am mainly concerned with the Western Side of this proposal.

- o My property does not have a rear fence at the moment and has been fenceless for at least the last 15 years.

Proposal:

I do not have pets and would prefer if the boundary is only contained by the proposed vegetation in accordance with the Mount Pleasant Domain Landscape Concept Plan (Issue C). This would still provide a slightly rural feel to my property as I would not be looking at a Timber/Steel type fence.

Issue 4:

The Advertised Plans or Report do not indicate Fire Mains or firefighting water supplies. The *Institute of Municipal Engineering Australia – Fire Hydrant Guidelines* section 6.7 indicates Hydrant spacing's are: Residential - 120m from rear boundary. Just by looking at the proposed Site Plan, I can be sure that the distance from the hydrants indicated 20-30m either side of the driveway on Westbury Road clearly do not meet this requirement.

Proposal:

Provide information as to the requirement of firefighting water supplies either under planning requirements or legislative requirements.

Issue 5:

The Advertised Report, Section 3.2.1, indicates "allows for the reinstatement of a Grand Entrance Driveway to the Mount Pleasant Homestead and Vineyard". The Report and the plans provided only show a 6m wide right of way south of the Service Vehicle Turning area and the Landscape Plan does not indicate continuation of the driveway to the Homestead.

Proposal:

If it is the intent to utilise Mount Pleasant Drive (main road of this proposal) to be the main entry to the Mount Pleasant Homestead and Vineyard, then this should be included in the civil stage of works and the roadway should be complete. This would alleviate the requirement of the current access via Caroline Street and in turn Luxmore Place. Additionally, the end of Caroline Street could be used as an alternative entry/exit as this is only closed off by a timber fence and would lead straight to the Homestead.

Lastly, I am disappointed that the LCC has allowed this application to be put forward as the property was firstly proposed to be sub-divided into 50 small Town House lots. This proposal was rejected by Council as residents provided valid reasons for it not to be approved.

Following a period of time, a proposal was submitted to remove dangerous trees. As far as I was aware, the condition of this was that certain vegetation was replaced. At that time, I and other property owners in the area may have thought that a large landscaped garden leading to the Historic Mount Pleasant Estate or even an extension to the Vineyard would have occurred.

I wasn't expecting this to be with 17 additional dwellings as well.

It is not my intention to hold this development up but would like the issues and proposals I have indicated above to be considered and for the Launceston City Council to ensure the property owner provides feedback to me and any other adjoining property owners.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michael Watkins', with a horizontal line extending to the right.

Michael Watkins

Development Application Representation Letter

Development Application Number

Address of Development

Details of Represantor

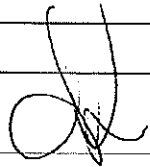
Title Given Name/s

Surname Date of Birth

Why is a planning notice placed on my front yard
pertaining to the above application when there is
no information on Council planning database re stating
the application implications regarding my property.

I would like a reply please. Was Council
acting outside guidelines by placing the application
signage on my property prior to actual receiving
the application documents from the developer
pertaining to my property.

Represantor's Signature



Date 28/15/18