

FILE No.	DA0158/2018				
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RCV'D 04 MAY 2018 LCC					
Doc No.					
Action Officer			Noted	Replied	
C. WANKMORE					

DD & SB Groer

3 May 2018

Attn: General Manager
Launceston City Council Planning Department
Launceston TAS 7250

Ref: DA0158/2018

Regarding the proposed unit development at Lot 129, No. 23 Integrity Drive, Youngtown TAS 7249, we wish to raise the following concerns.

Integrity Drive has approximately forty residential blocks, consisting of approximately 8 multiple dwelling blocks either within or at the entrance to the street. The corner opposite Lot 129, No. 23 Integrity Drive has 6 multiple dwelling units over two residential blocks, several of whom already utilise Lot 129, No. 23 Integrity Drive as a spill over car parking area. If inadequate planning and implementation is allowed, safe navigation will be compromised. Already, at times of high volume parking, the passage left to through traffic is tight and any larger vehicle such as waste removal vehicles and emergency services vehicles have been seen to find difficulty in traversing this area safely.

Given useable yard space, the proposed development of a 3 bedroom unit and 4 bedroom unit on a single residential block of this size does not initially appear appealing for use as family homes. Therefore, a likely outcome is that the units may cater for share accommodation than that of families. With this consideration, and also that of the total of seven bedroom accommodation on the block, off street parking becomes a concern. Please note, all other multiple dwelling blocks in this street consist of 2 to 3 bedrooms, aimed more at couples and retirees, who typically only have one to two vehicles. The developer, in consultation with Council must address the inadequate off street parking for the proposed development.

Integrity Drive is a narrow street that would be close to the minimum width for a two way thoroughfare. It is therefore essential that appropriate off-street parking is provided by Council within the verge area of Lot 129, 23 Integrity Drive or more consideration be given to the proposed number of bedrooms for this lot and their potential use.

Regards,

David & Sue-Ellen Groer

To the General Manager,

re: 23 Integrity Drive Youngtown – Residential – construction of two dwellings

I am writing to express some concerns regarding the intended development on the corner block of 23 Integrity Drive Youngtown.

Could I please start with the fact that I am not opposed to the look of these dwellings and am also not opposed to development on the block.

The intended dwellings are a three bedroom and a four bedroom unit. This large number of bedroomed dwellings will have the following implications on our neighbourhood, street and the safety of our children.

Concern 1: Parking

Currently Integrity drive is a two way narrow street with some off street parking bays. With the number of bedrooms in this unit development there is potential for up to 5 cars per unit. With limited parking in the design of the building this is going to put pressure on an already busy street.

- This pressure will cause increased congestion leading to the potential for motor vehicle accidents.
- This may cause people to park on the footpaths, as the road is too narrow to accommodate vehicles on the side of the road
- There are a number of small and growing children in this area, this increase in congestion and use of footpaths as parking spaces on an ongoing basis has the potential to be dangerous for my children coming and going from my home.

Concern 2: Density for the neighbourhood

Currently there are 18 units within the street of Integrity Drive. With 6 of these units directly opposite the corner of the 23 Integrity Drive proposal. I believe a large number of bedroom units in this area is not conducive to effective comfortable living. Creating an overcrowding and an extremely busy corner on an already narrow and frequently used street.

Concern 3: Set back with the second unit.

We believe that with two dwellings each with a street frontage both buildings should be required to abide by the primary frontage setbacks. Particularly considering that each dwelling is facing a different side of the corner and facing different properties on each side.

Proposed setback for the 2nd unit and also the corner of Integrity Drive is 3 and 3.7m respectively. I have concerns regarding the safety of this with the units being on a corner of a narrow street. This property is also encroaching on set back space on the lower side of Integrity drive affecting privacy. Does the building comply with side set back and building envelope required for Launceston City Council (Development Standards 11.4.3 A1).

In summary we are happy with a development going onto 23 Integrity Drive. We have concerns regarding the number of bedrooms that are being proposed per unit and the over use of the land. With this proposal the possibility of traffic congestion and overcrowding in a narrow street has me being concerned for the safety of my children and the children in our street.

Kind Regards

Andrew Ling, Corinne Leale

From: Luke Davey
Sent: Tuesday, 8 May 2018 1:48 PM
To: Contact Us
Cc: Luke Davey
Subject: 23 Integrity drive Youngtown

Attn: Michael Stretton,

I am writing to object the proposed deck/entertaining area on Unit 2 of the units development at 23 Integrity Drive Youngtown.

My reasoning is, the deck will be looking directly into the Kitchen, master bedroom / ensuite / outdoor entertaining and back yard area of 25 Integrity drive.

The positioning of the deck is not achieving any views, only of my roof, kitchen, bedroom ensuite and backyard / entertaining area.

I have only recently purchased this property for a significant figure as a future home to raise children, And I don't believe the position of the deck is fair or reasonable as being a unit there will be a possibility it will or could become a rental, and I don't feel comfortable with people looking into the areas stated above. Not only children in the back yard, but even showering in the ensuite as the home was built with the glass bricks in the shower not offering a great deal of privacy.

I hope this is taken into account before the permit is approved.

I would like to state I don't object the 2 units being constructed only the deck on unit 2

Look forward to a response.

Regards,

Luke Davey

From: Gavin Devine
Sent: Sunday, 6 May 2018 5:56 PM
To: Contact Us
Subject: DA No: DA0158/2018

To the General Manager, Launceston City Council,

Please accept our written representation concerning DA No; DA0158/2018 – Location 23 Integrity Drive, Youngtown; Our concerns are as follows;

- We have concerns with the planned parking provided for the units.
- As the proposed dwellings do not have family friendly backyards and will have seven bedrooms between them we feel that additional parking in the street, particularly given it is a corner block, should be considered.
- There are already six existing units adjacent to the proposed development at number 32 and 34 Integrity drive.
- Has the safety of children and pedestrians been considered in what is already a crowded and narrow section of Integrity Drive?
- As the planned dwellings cover a very large portion of the land area, has drainage been considered to protect the blocks on the bottom side from the additional run off that will be created?

We would like to add that we are not against the development and that the look of the dwellings is visually pleasing and well suited to the area. Please contact us if you require any further information.

Kind Regards,

Gavin and Rebecca Devine