

The General Manager
P.O. Box 396
Launceston, Tas, 7250

24/2/2018

Timothy Lee

Dear Sir,

RE: Development Application DA0060/2018

FILE No.	DA0060/2018				
EO		OD	✓	Box	✓
RCVD		28 FEB 2018		LCC	
Doc No.					
Action Officer			Noted	Replied	
C. WINKMORE					

E-COPY L. ROGERS

I strongly object to the plan to build three multiple dwellings behind 143 Talbot Road.

After looking at the plans online one of my main concerns is that they do not comply with the planning scheme on the boundary setback of the fence, as stated on the planning cover page. On this basis they should not be approved. I also have several other concerns I have addressed in this letter.

My thoughts are that the developer's plans are close to over developing the site and amenities are not acceptable, it states on the plans that the multiple dwellings at 16 Bennett Street and 129 Talbot road do not comply with the boundary setback on the fence line, if they don't they should not have been approved. Why have a planning scheme in place if you are going to approve developments that do not comply? This is no reason to approve this development Application.

The single driveway will cause a traffic hazard during the building stage with large trucks and other equipment trying to enter the site on the already busy and at certain times of the day congested intersection.

There will not be enough space on the footpath for rubbish bins as there will be least eight bins outside the existing dwelling, causing bins to be a hazard to pedestrians. It will be difficult for the rubbish collection company to empty these bins.

During the construction the noise from the site will be unacceptable and when the units are occupied there will be a lot more noise from the residents and their cars.

Density of units in the area, with a number of units in Bennett Street, Kerran Crescent and Punchbowl Road as well as new units being built on Punchbowl Road, I feel there will soon be too many multiple dwellings in the area. I believe according to council requirements it is not intended that multi-unit developments become the prevailing housing style or characteristic of any area or street. This zone is a principal residential living area of the city, characterised by mainly small to medium sized single-story dwellings with weather board walls and hipped corrugated roofs with interspersed unit development, where residential amenity is of main concern, if units are built behind every house with a large backyard in the area and there are few, residential amenity will be lost.

The plan shows no waiting bay for cars and emergency services and no space for one, A waiting bay is usually a part of a multiple development with a single driveway. The car park layout for the development seems to be quite restricted and emergency services will have problems getting down the driveway.

Although the proposed units will have a guest parking space, visitors will still have to park on Talbot Road and in Bennett Street. Parking for these streets is already stretched with the employees from the many businesses in the area parking in these streets. These units will put more pressure on parking in the area.

There will be up to nine cars using the single driveway which is not ideal with the driveway being adjacent to the wall on the existing house. Also, cars will be entering and exiting the single driveway at the same time causing problems.

There has been no study on overshadowing of the units on each other, will there be enough sunlight on recreation and living areas.

There is no pedestrian walkway and the parking spaces on the development do not appear to be wide enough cars will not be able to turn around and will be backing out of the driveway

on a very busy intersection. On the plans he uses 129 Talbot as an example for traffic flow that development is much further away from the intersection and is not right on the intersection as this development is

I will have a loss of amenities, extra noise during building and after when the units are occupied, devalued property and parking problems, the fact is these units do not comply and therefore should not be approved.

As a long-term ratepayer, I hope council planning will give a lot of thought about my concerns and the problems these planned dwellings will cause existing residents.

Regards

Timothy Lee

A handwritten signature in cursive script that reads "Timothy Lee". The signature is written in dark ink and is positioned to the right of the printed name "Timothy Lee".

The General Manager

24/2/2018

P.O.Box 396

Launceston Tas 7250

Name *KERRY NEWTON*

Address

Phone number

RE: Development Application DA0060/2018

I object to the plan to build three multiple dwellings behind 143 Talbot Road.

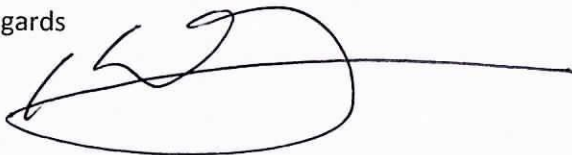
It will put pressure on traffic, Parking and extra pressure on the already aging storm water and sewerage system.

The density of units in the area is becoming too high.

These units do not comply with the planning scheme on the boundary setback of the fence and should not be passed. They also do not completely comply with many council standards.

I hope council will consider the problems these units will cause existing rate payers and residents.

Regards



FILE No.	<i>DA0060/2018</i>				
EO		OD	<input checked="" type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCV'D		01 MAR 2018		LCC	
Doc No.					
Action Officer		Noted	Replied		
<i>C. WRANKMORE</i>					

E-COPY L. ROGERS

The General Manager

24/2/2018

P.O.Box 396

Launceston Tas 7250

Name *Ivan H. Goodman*

Address

Phone number

RE: Development Application DA0060/2018

I object to the plan to build three multiple dwellings behind 143 Talbot Road.

It will put pressure on traffic, Parking and extra pressure on the already aging storm water and sewerage system.

The density of units in the area is becoming too high.

These units do not comply with the planning scheme on the boundary setback of the fence and should not be passed. They also do not completely comply with many council standards.

I hope council will consider the problems these units will cause existing rate payers and residents.

Regards

I H Goodman

FILE No.	<i>DA0060/2018</i>				
EO		OD	<input checked="" type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCVD		01 MAR 2018		LCC	
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<i>C. WRANKMORE</i>					
<i>E-COPY L. ROGERS</i>					

The General Manager

P.O. Box396

Launceston, Tas, 7250

Date: 24/2/2018

Name: GERALD FITZ

Address:

Contact Number:

RE: Development Application DA0060/2018

I object to the planned development of three units behind 143 Talbot Road on these grounds,

The boundary setback on the fence line does not comply with council standard and will be to close.
to my fence.

The density of units in the area is becoming to high with units popping up everywhere in Bennett
Street, Talbot Road and Punchbowl Road.

Extra pressure on traffic, parking and more pressure on our aging storm water and sewerage
infrastructure.

As these units do not completely comply with council standards I hope council planning will have a
good look at this planned development.

Regards



FILE No.	DA0060/2018				
EO		OD	✓	Box	✓
RCV'D		01 MAR 2018		LCC	
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C. WRANKMORE					

E-COPY L. ROGERS

The General Manager

24/2/2018

P.O. Box 396

Launceston Tas 7250

Lenette Nunn

RE: Development Application DA0060/2018

I object to the plan to build three multiple dwellings behind 143 Talbot Road.

It will put pressure on traffic, Parking and extra pressure on the already aging storm water and sewerage system.

The density of units in the area is becoming too high and with the new subdivision soon to be built at the end of Bennett Street there will be even more pressure on traffic and parking in the area.

The proposed development overdevelops the site and fails to provide a high level of amenities to the site and adjoining properties.

These units do not comply with the planning scheme on the boundary setback of the fence. They also do not completely comply with many council planning scheme standards.

I hope council will consider the problems these units will cause existing rate payers and residents.

Regards

L Nunn

L.J. Nunn

FILE No.	DA0060/2018				
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RCV'D		01 MAR 2018		LCC	
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C. WRANKMORE					

E-COPY L. ROGERS

The General Manager

P.O. Box396

Launceston, Tas, 7250

Date: 24/2/2018

Name: Evelyn Jones

Address:

Contact Number:

RE: Development Application DA0060/2018

I object to the planned development of three units behind 143 Talbot Road on these grounds,

The boundary setback on the fence line does not comply with council standard and will be to close to my fence.

The density of units in the area is becoming to high with units popping up everywhere in Bennett Street, Talbot Road and Punchbowl Road.

Extra pressure on traffic, parking and more pressure on our aging storm water and sewerage infrastructure.

As these units do not completely comply with council standards I hope council planning will have a good look at this planned development.

Regards

E. Jones

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RCVD		01 MAR 2018		LCC	
Doc No.					
Action Officer			Noted	Replied	
C. W. RANKIN					

E-COPY L. ROGERS