

To the General Manager,

I am writing to you regarding a few concerns we have about the proposed 3 units being built at 25 Jillian st. We live at 23 Jillian st.

We feel the construction of 3 units with one entry point to the block of land and parking due to the structure of the street could potentially be an ongoing problem and disrupt parking outside our house for visitors. We are not against development however, feel the block is more suited to 2 units or a single house because of the above reasons.

Also number 25 is a fire threat at the moment as the grass is extremely high and very dry. Having had fires there in the past we are quite concerned about that.

Other concerns are as follows:

- The fence a full screen fence should be installed by the builder of 1.8 metres high, is this correct?**
- Lee from the council came up and talked about the overflow of storm water from the street along the boundary of our place and the adjoining proposed development.**
- Also catchment of surface water at the rear of the proposed property and in turn runs into our property.**
- The capacity of the existing sewer line to cope with a potential 12 new residents when it was originally designed to accommodate for one house**

Our further concerns are:

- when the dwellings are under construction the lack of area for work people and heavy machinery to park and mess being left on the street. Clarie described that this is the builders responsibility at the time of building but as he has not maintained the block to this point we feel this needs to be addressed as an issue of concern**
- need for an actual footpath to allow for foot traffic outside of our house number 23, as there is not a constructed footpath there**

While I appreciate the concerns raised by the local residents to the proposed development at 25 Jillian St, Kings meadows I hope the response below will address them adequately.

While cul-de-sacs do limit street parking by their design visitor parking has been provided on site as per planning scheme requirements. In addition to each dwelling having a double carport and a visitor parking bay there is up to 3 more parking space per dwelling by double parking that will most likely be used by visitors particularly as 2 of the dwellings are some distance from the street.

The fire hazard will soon be removed as the site will be groomed by an excavator for construction and landscaping.

A full screen fence will be constructed between 23 Jillian St and the proposed development, this will be negotiated between the builder the residents.

The stormwater plan was submitted as a part of the application and I have had no objections to the design from council infrastructure. I would imagine that any water runoff that is currently flowing onto 23 Jillian St could be picked up by installing aglines /silt pits directed into the stormwater which I am happy to have as a condition of approval.

I had 2 meetings with Tas Water to discuss my proposal including the concept sewer diagram and also spoke to council infrastructure prior to purchasing the land and making the application and neither raised any concerns that the existing sewer would not be adequate to take the sewage from the additional dwellings.

When the dwellings are under construction there will be a 60 metre driveway (within the site) where subcontractors and machinery can park, unlike smaller building sites. Furthermore, all deliveries will also be unloaded on site as close as possible to the buildings to avoid double handling so there will not be an issue with local vehicle traffic being obstructed by trucks being unloaded on the street. There should no mess on the road as I am building well below street level and I have plenty of area to work with, I will have the driveway gravelled at the earliest opportunity to avoid having mud from vehicles tyres being dragged onto the street. Also, there will be no unsightly skip bins left on the street taking up parking as some site have as all building waste will be stored well within the building site and out of site.

I have just recently purchased and settled on the land, so the lack of maintenance is due to the previous owner, I have spoken to council about the recent abatement notice and I have arranged to and have the area adjoining to 25 Jillian St cleared.

There should not be any additional foot traffic outside 23 Jillian St as I will be instructing all subcontractors to park on site. Tradesman generally want to have their vehicles as close as possible to their work area for their convenience anyway.

Conclusion

I believe this development is comparatively quite modest for a parcel of land this size and should not adversely affect the residents during the construction or once completed.

In addition to these concerns addressed above I would like the residents to be aware that I work on my own and will be the only one on site most of the time. I am also only building one dwelling at a time, so it will not be a very busy and cluttered building site as some may imagine.

I am happy to address any issues that may arise with residents during construction.

Stephen Lawes

To:
Meadows

Contact Us Subject:

DA0637/2017 - 25 Jillian St, Kings

DA0637/2017 25 Jillian St, Kings Meadows 3 unit development application.

How are the power and communication (NBN) utilities planned to be connected? Not indicated on the drawings. Please confirm or ensure they are underground and not overhead to avoid visual impact or additional tree clearing in the reserve.

Proposed development at 25 Jillian St, Kings meadows

There will be a single metal pole on the site for power, it was not shown on the site plan as I had planned to go underground but have since been informed the closest hydro pole already has the maximum of 2 connections for underground services. There will be no clearing of any trees in the council reserve.

I am happy to address any issues that may arise with residents during construction.

Stephen Lawes

8 January 2018 General Manager Launceston City Council PO Box 396 LAUNCESTON TAS 7250

Via email: contactus@launceston.tas.gov.au

Dear Sir/Madam

DA No: DA0637/2017

I am writing to you in relation to the above-mentioned application. We are very concerned about the proposed application for the construction of three, four-bedroom units at 25 Jillian Street.

The primary reason for our concern is the increase in traffic that these units will cause in our street, not only during the construction of the units but also when the units are occupied. As you will be aware, Jillian street is a dead-end street, there is no cul de sac at the end of the street, it just ends so there is very little room for vehicles to turn around and often have to utilise drive ways to do this if there are vehicles parked on the road. The number of vehicles would increase dramatically during the construction period, which will make it difficult for residents to get in and out of their property.

We are also concerned about the delivery of materials during the construction period as there is a very high chance that we, as well as other residents at the end of Jillian street may not be able to leave our properties in the morning (when delivery of materials usually occurs). We are a one vehicle family and have three drop offs to make in the morning before getting to work, so we do not have time to wait if we are unable to get out of our drive way. we have very restricted access in and out of our property, having vehicles parked on our side of the ride and opposite our drive way does at times make it difficult to get into our drive way.

Long term, we are concerned with the number of vehicles that may be parked at the units. Each unit has four bedrooms, but only two car spaces. Visitors and potentially residents will need to park on the street, where there is very little room. The street is not built to accommodate that many homes. We already have four two-bedroom units just down the road, who have to use the street to park on because they use their garages for storage.

Jillian street is a very quiet street that leads to a reserve and a number of children use the area to ride their bikes because it is a no through street. When our children our older I would like to think they too would be able to do this, however if these units are built we think it would be too much of a risk to do this.

We have no issue with a single dwelling being built at 25 Jillian street, as there would not be the potential for as many vehicles to be parked in the area.

Please find below my response to the concerns raised to the proposed development at 25 Jillian St, Kings meadows

While cul-de-sacs do limit street parking by their design visitor parking has been provided on site as per planning scheme requirements.

The street will have increased traffic but will still have far less than any given through road. Also, there is one less driveway/dwelling and more parking in Jillian St than other cul-de-sacs in the area due to the council reserve.

For example, Nichole St has 6 driveways and Gibson St has 7 driveways while Jillian St only has 5 driveways.

In addition to each dwelling having a double carport and a visitor parking bay there is up to 3 more parking space per dwelling by double parking that will most likely be used by visitors particularly as 2 of the dwellings are some distance from the street.

When the dwellings are under construction there will be a 60 metre driveway (within the site) where subcontractors and machinery can park, unlike smaller building sites. Furthermore, all deliveries will also be unloaded on site as close as possible to the buildings to avoid double handling so there will not be an issue with local vehicle traffic being obstructed by trucks being unloaded on the street. Also, there will be no unsightly skip bins left on the street taking up parking as some sites have as all building waste will be stored well within the building site and out of site.

I will be instructing all subcontractors to park on site. Tradesmen generally want to have their vehicles as close as possible to their work area for their convenience anyway.

Unlike the nearby units, these proposed dwellings will each have a double carport that cannot really be used for storage and each proposed dwelling will have its own large enclosed storage area.

Conclusion

I believe this development is comparatively quite modest for a parcel of land this size and should not adversely affect the residents during the construction or once completed.

In addition to these concerns addressed above I would like the residents to be aware that I work on my own and will be the only one on site most of the time. I am also only building one dwelling at a time, so it will not be a very busy and cluttered building site as some may imagine.

I am happy to address any issues that may arise with residents during construction.

Stephen Lawes

