

Council Agenda - 4 April 2019 - Agenda Item 8.3
Attachment 5 - Representations
8, 10 and 12 Leonard Street, South Launceston

From: Brown, Avril M (THS)
Sent: 24 Jan 2019 16:18:41 +1100
To: Contact Us
Subject: DA0591/2018

To whom it may concern

My husband and I own the property at . My comment on these developments is as follows

- I am concerned about the traffic flow. The T intersection at Gee St/Leonard St/Chungon Crescent currently has no road signage. No stop sign or give way.
- This is a busy short cut between Mulgrave St & High St.
- With hospital parking becoming more and more scarce, hospital staff now park on both sides of Gee St and up into Chungon & Leonard St
- The corner at the Tyson St reserve is a tight 90° angle. With al the parking, cars are often on the wrong side of the road navigating the corner. An accident is only a matter of time
- Adding in more driveways with this build is inevitable, but will add to the problems.
- Where are all the builders going to park?
- There is a lot of hooning in the evening
- The Tyson St Road Reserve, which has been closed off without consultation, may be useful in determination of a solution
- I would like to see some consideration of a one way loop around Tyson/Mulgrave/Gee/Leonard.

Many thanks

Regards

Avril Brown

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Penny Mason and David Marsden

South Launceston
7249

23-01-19

TO WHOM IT MAY CONCERN

Attention: Duncan Payton

Dear Duncan

We would like to make the following objections to the Discretionary Development Application DA0591/2018, proposal for 8, 10 and 12 Leonard St, South Launceston.

The key concern is the additional crossovers into an already congested street.

- Crossover for 12 Leonard Street goes onto a tight, sloping corner, which in mid winter is already perilous as the sun rises over Talbot Road.
- Gee and Leonard streets are heavily used as a "ratrace" between South Launceston and Newstead, Talbot Road and High streets via Lawrence Vale Road during peak hours. See car study
11-01-19 5.00 pm – 5.30 pm, 41 vehicles,
22-01-19, 5.00 pm – 5.30 pm, 38 vehicles,
23-01-19, 8.30 – 9.00 am, 28 vehicles .
NB During school term traffic numbers are much higher
- Both 10 and 12 Leonard Street gradient of ramp drawings are improbable for turning circle to work. Also visibility for incoming traffic and for street traffic is poor.

A more suitable option may be to reorientate the driveways north south so that crossovers feed into Tyson Street. This would have the added advantage of less water runoff from the steeply sloped ramps and provide opportunity for more green space within the planned site.

Please note; we do not object to the intensity of the proposal. But we do object to the impact of the orientation of driveway crossovers on safe traffic flow. We also draw your attention to the problem of runoff during heavy rainfall due to the currently specified gradient of the ramps, and suggest the provision of more green space within the site overall.

Kind regards


Penny Mason and David Marsden

FILE No.	DA0591/2018		
EO	✓	OD	Box ✓
RCVD		23 JAN 2019	LCC
Doc No.			
Action Officer	Noted	Replied	
C-WRANKMORE			

E-COPY D. PAYTON

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0591/2018
Address 8 Leonard Street South Launceston TAS 7249
Description Residential - Construction of six multiple dwellings over three titles
Name of commenter Lisa Walkden
Address of commenter
Email of commenter

Comment

This corner is quite a busy one and having traffic entering from this area will create more congestion and near misses as the area is a very narrow Street
the proponents should only have four units thus allowing for less traffic.
this block is home to many native birds with mature gum trees attracting a lot of species into this area when they are in flower and during other seasons.
With so little Bushland in the South Launceston area developments should be encouraged to leave existing native bush land and build sensitively allowing for the infill development which is very important but also making allowance for the wildlife that currently lives in these areas.

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22 January 2019-01-22

Mr Michael Stretton
General Manager
Launceston City Council
Town Hall Launceston Tas 7250

Dear Mr Stretton,

Re Development Application for 6 residences at 8 Leonard Street South Launceston.

I have an interest in property at _____ opposite the subject evelopment site.

In 2006, I corresponded with Council trying to seek a more sensible design outcome for the construction of what became known as Leonard Street. The unsatisfactory result of what I sought at that time, is now going to become a major impediment to the proposed development at 6 Leonard Street.

Leonard Street has become the 'rat run' I predicted in 2006, and now the narrow street and the parking there has become a major congestion and safety point.

Tyson Street runs from Mulgrave St to Lawrence Vale Road, (now partly re-named Leonard St. The two sections of Leonard St ought never to have been joined. The corner junction is narrow and dangerous, and this development seeks to construct a driveway right on the crest at the bend in the street.

In 2006, I asked Council to implement a local scheme to construct Tyson Street, not necessarily as a through street, but possibly cul-de-sac'ed in the middle. This would have give safe access to allow development of the adjoining portions of vacant land.

The southern-most block of the subject application land adjacent to Tyson Street, ought not be allowed to develop as proposed. Aces to that land should now only be permitted from the south side, half way up Tyson Street and fed from Mulgrave Stree. I have met on site with your planning officer Duncan Payton, and fully expressed my views.

Please do not permit 8 Leonard St to be developed as proposed.

Regards,

Lionel Morrell

From: Veronica Morrell
Sent: 22 Jan 2019 13:10:48 +1100
To: Contact Us
Subject: Proposed development DAO 591/2018

Launceston City Council

GENERAL MANAGER

Concerning the development of 8, 10 & 12 Leonard Street, South Launceston. DAO 591/2018

My name is Geoff Morrell. As part owner of neighbouring property situated at _____, South Launceston, I have the following points of concern based on the size of this development.

- * The size of the development; which is 6 Town Houses with 3 bedrooms each. These could potentially accommodate 36 people which could create parking and congestion problems in an already busy street.
- * 3 entrances onto Leonard Street with one very close to a blind corner.
- * The impact of 6 Town Houses on the combined sewerage/stormwater system would be considerable.
- * A crowded development such as this could also lower neighbouring property values and impact on privacy.
- * I believe that the shadow lines shown would be more far reaching during winter months.
- * Has there been an environmental study on the site of No 10 Leonard Street? An Engineering Workshop was operated at this site for more than 20 years.

Yours Sincerely

Geoffrey J Morrell

Phone

Forwarded Message -----

ct:Development 8, 10 and 12 Leonard St. Launceston

te:Sun, 20 Jan 2019 13:42:35 +1100

m:Dawn

o:www.launceston.tas.gov.au <> CONTACT US @ LAUNCESTON, T.A.S. GOV.AU.

eneral Manager,

I'd like to object to the building of six units in Leonard Street, Launceston on the following grounds:-.

Leonard Street is not wide enough to accommodate more vehicle traffic from the proposed

at any time now there are cars and a van parked on Leonard Street.

Local residents of this area use Leonard Street to access Lawrence Vale Road, as Gee Street has many cars take up most of the street.

I have noticed many delivery vans, as well as tradesmen use Leonard Street.

With more developments proposed on the Southern side of Leonard Street, the road will become very dangerous.

The opening up of Tyson Street would alleviate these problems.

Yours faithfully,

Dawn
Dawn
hols

FILE No.	DA0591/2018				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCV'D 21 JAN 2019 LCC					
Doc No.					
Action Officer		Noted	Replied		
C. Wronkmore					

E-COPY: D. Payton

From: Kaye Thomason
Sent: 20 Jan 2019 13:53:35 +1100
To: Contact Us
Subject: Launceston City Council DA0591/2018 at 8-12 Leonard St, South Launceston
Importance: High

I write in relation to the abovementioned development application.

Tree Removal. It is of concern that the trees will be removed from all 3 sites. There is a number of native species, some in excess of 10 metres tall that will be removed from this site to allow for the building of 6 townhouses. This loss of native habitat and green space will be a loss for the area.

Traffic and Parking. Leonard street is particularly narrow at the location of this development and parking is currently prohibited on the western side of Leonard street outside this location. Leonard street is regularly used for parking on Monday to Friday by LGH hospital staff with most parking spots being filled by 8am in the morning. At times cars even park outside 5 Leonard Street right on the T of the intersection with Gee Street which is hazardous. I am concerned that the introduction of additional traffic to such a busy street poses risks for safety. The bend on Leonard street is located where a driveway entrance is to be positioned. Vehicle traffic in Leonard Street is constantly increasing with both motor vehicle and heavy vehicles as it provides a throughput to High Street/Talbot Road. Vehicles often speed down Leonard Street and cannot see vehicles coming up Leonard Street due to the bend. The driveway location will only add to this situation. I am also quite concerned that the No Parking signs may be removed from Leonard Street at some stage.

Tyson Street Road Reserve. The development will abut the Tyson Street Road Reserve. Currently this area is fenced and locked by chain link fence and gates of approximately 10 feet in height. It is unclear as to why the road reserve is currently like this. My question is whether the Road Reserve is to remain or will it be possible in the future for it to be developed with further housing or Tyson Street extended through into Leonard street which would be on the current bend at mentioned above.

Regards

Kaye Thomason

From: Suzanne White
Sent: 20 Jan 2019 11:42:54 +1100
To: Contact Us
Subject: Ref No: DA 0591/2018

Good afternoon

I am writing with regard to the Development Application for 8, 10 and 12 Leonard Street, South Launceston.

Currently, Leonard Street can be difficult to negotiate. Vehicles travelling from either direction toward the bend are caught unawares by out of view vehicles approaching from the opposite direction. At times it can be difficult to pull over to let a driver pass due to cars parked on the road. I believe this will be exacerbated as anticipated developments in the area are expected increase the volume of traffic.

Would the council not consider opening Tyson Street? If Tyson Street was sealed and accessible from Leonard Street all the way through to Mulgrave Street, I believe it would decrease the volume of traffic on the lower part of Leonard Street and it would provide alternative access to properties in that area.

In the case of this particular development, would there be the possibility of access directly from Tyson Street or from the right of way?

Regards

Sue White

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0591/2018
Address 8 Leonard Street South Launceston TAS 7249
Description Residential - Construction of six multiple dwellings over three titles
Name of commenter Ian Hodgetts
Address of commenter
Email of commenter

Comment

Have real concerns around the introduction of extra traffic to an already busy narrow street especially with one entrance being right on the apex of a tight blind bend. Leonard Street regularly has a number of hospital staff cars parked which causes further congestion, and used as a short cut to Newstead and Kings Meadows by many. The introduction of 6 units with the possibility of 15 extra cars close to the very tight bend is a real safety concern. Many drivers speed down the street, cutting the corner, which is a real risk with driveways positioned right on the apex.

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From: Nick Knight
Sent: 10 Jan 2019 11:11:16 +1100
To: Contact Us
Subject: Representation to DA0591/2018

To Whom it May Concern

Representation to DA0591/2018

We would like to draw the following issues to the notice of Council in its consideration of DA0591/2018. The application concerns three addresses: 8, 10, and 12 Leonard Street, on which will be built six multiple dwellings on three titles.

The issues of concern are as follows:

1. The application does not, as far as we discern, make any mention of, or remediation for, the traffic problems that will be created by such a large number of dwellings on Leonard Street. The application assumes that there will be twelve additional cars having access to Leonard Street, plus the vehicles of guests to the proposed premises.

Leonard Street has inherent traffic problems, which we have raised with the Council before. At its summit, Leonard Street joins Lawrence Vale Road, and drops sharply to a tight bend opposite 19 Leonard Street. At its higher reaches, Leonard Street is a wide, and well engineered road. As it approaches the bend, the road dramatically narrows as it follow the sharp right hand curve. The road here is not well conceived or engineered, and forces cars travelling in opposite directions towards each other on the curve. Vehicles coming down the road, often far too fast, frequently take the bend on the wrong side of the road. The same is true of vehicles travelling up the road. The potential for a very serious accident exists here.

At the very least, some attention needs to be given to widening the road where it curves, or implementing traffic calming strategies higher up and lower down the road. The addition of six new dwellings is only to going to make traffics matters worse, and increase the potential for a serious accident.

2. Parking issues. The council introduced new parking regulations on Leonard Street some years ago. These have not been very successful, and vehicles moving up and down the street often have to negotiate parked cars and oncoming vehicles, which are often travelling too quickly. Before the application is approved, thought needs to be given to on-street parking arrangements. It should not be done as an afterthought.

3. The Council needs to consider whether the proposed six new dwellings are in keeping with the character of existing dwellings on the opposite side of Leonard Street. These dwellings are single dwellings, architect designed. The proposed lower cost and intensive dwellings could have a negative effect on the character and thus the values of existing dwellings.

4. Is the Council aware that the three titles proposed for development are home to quite a number of beautiful mature eucalyptus trees, which are the breeding grounds of Wattle birds and other bird species? Why has no preservation order been made on these magnificent trees? They are, no doubt, going to be bulldozed to make way for the proposed development. Is there nothing that can be done to preserve these trees if the application is to be approved?

We hope that the Council will give serious consideration to the issues we have raised.

Our phone numbers are

Yours sincerely

N.J.Knight and J.P.Kenny