

28th January, 2020.

Chief Executive Officer
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FILE No.	DA0584/2019				
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Action Officer			Noted	Replied	

ECOPY: C MAINSBRIDGE

Dear Sir,

**RE: PLANNING PERMIT
DA0584/2019**

I refer to the Notice of Application for a planning permit in respect of land at 7 Seymour Street, Ravenswood. The proposal was initially for a 24 Lot subdivision, but has now been amended to a 36 Lot subdivision by reducing the sizes of a significant number of Lots on the eastern side of the proposed road to less than 500 square metres, with some only 430 square metres.

I have a number of concerns as to the proposed development as follows:

1. **Traffic Flow** – The amended proposal will increase significantly the traffic flow in Seymour Street and Ravenswood Road which in my view will lead to traffic jams as vehicles attempt to negotiate entry onto both streets. Considering the number of lots, (not being aware as to whether there is a limit of one house per Lot and no units or flats), it is likely that a number of the occupiers will have 2 cars. Assuming one half of the lot owners have 2 cars and the remainder 1 car would indicate there would be an increase of 54 cars in the area. By comparison Suncrest Place has a total of 22 lots approximately. When negotiating Seymour Street there is insufficient room for 2 cars to pass if a vehicle is parked on either side of the road.
2. From my own personal knowledge much of the land to be subdivided consists of hard rock and will necessitate the use of blasting to lay services and foundations. This will create a risk to neighbouring properties. Enquiries could be made from other attempted developments eg. a lot in Ravenswood Road was commenced but from anecdotal comments was abandoned due to the hardness of rocks. As a bricklayer I am aware of the damage that can be caused to brick homes by blasting, and although most of the homes in Ravenswood Road are timber, most of those in Suncrest Place are of brick construction. Associated with the presence of rock will significantly increase the prices of blocks which will impact upon the suggestion that it is the intention to provide affordable housing.
3. **Affordable Housing** – A number of years ago it was the Governments intention to move away from what was described as "ghetto accommodation". This is indicative by Housing Department now purchasing homes in all suburbs. This development runs contrary to such intention, particularly when a number of the lots are so small.

4. Public Reserve – The plan does not appear to provide any public reserve and assuming it is affordable, it would be assumed that there would be an increase in the number of young children , yet there is no provision for them or the public.
5. Access – Concerning the number of vehicles expected by occupiers the plan subdivision provides single access and egress to the homes. Whilst this is not such a problem with a smaller number of homes, such as in Suncrest Place, there is a clear need for an extra access/egress street. This could be onto Lambert Street which would assist with traffic flow.

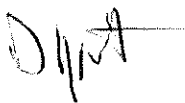
General Comments

Should the subdivision proceed, apart from the matters I have mentioned above, there should be a caveat that single homes only be erected on blocks with provision for garaging. The erection of flats or units should not be permitted.

There should be provision for the depositing of funds by the developers to cover cost of repair to any homes damaged by blasting. If this is to be an affordable housing development there should be a ceiling placed upon the price of lots to be sold.

I query whether a professional traffic management study has been undertaken, particularly as the increase of lots from 24 to 36. Clearly this should be undertaken before any further consideration is given to the proposal.

Yours sincerely



Don Leggett



[REDACTED]

From: Jenna Garwood [REDACTED]
Sent: Monday, 27 January 2020 7:27 PM
To: Contact Us
Subject: Subdivision planning application objection PAO 574/2019

Categories: Anne

To whom it may concern,

I am writing this e-mail to object to the proposal of the subdivision for 32 lots in chapple street Ravenswood.

These are the reasons for my objections.

Blasting:

The proposed subdivision is very rocky with several large boulders, medium and small sized rocks. This would mean the area would require blasting which could have damaging effects on surrounding residential houses. These houses are already at risk due to their age. Cracks and movement could occur.

Privacy:

Loss of privacy would occur for the residents of Ravenswood Road as well as lack of privacy for subdivision buildings.

View:

Suncresr place would have their views obstructed due to these developments.

Traffic:

Increased traffic to and from subdivision will occur on an already busy road this will increase the risk of motor vehicle accidents. Ravenswood road was not meant to carry the traffic that it does today.

Parking:

Not enough space due to the size of proposed lots and the small size of land the development will be built on. Cars will be forced to park on side streets interfering in the flow of traffic.

Drainage:

Inadequate drainage from the proposed subdivision. Water runs from the block into the backyard of some residents houses along Ravenswood road. This had been happening for years but has become worse since some pipes have been burst by a recent digger. Drainage become much worse with heavy rainfall.

Public transport:

Not enough public transport from Ravenswood to the city.

Kind regards

[REDACTED]

From: Sue Rushton [REDACTED]
Sent: Monday, 20 January 2020 12:14 PM
To: Contact Us
Subject: Re subdivision, Planning application Objection/ DAO 574/2019

Good morning

I refer to the application for subdivision for 32 lots in Chapple St Ravenswood My objections relate to the following reasons

Overlooking/loss of privacy

The proposal of 32 lots has 16 lots backing into the houses along Ravenswood Road from 1 Ravenswood Road to 33 Ravenswood Road. These buildings will be developed on these lots, due to the small size of the lots, Will most probably be multi-storey This will result in these houses overlooking our fences and denying us the privacy which we Currently have.

Visual Amenity

Our Curren views will be obstructed by the the rear of these developments. The houses in Suncrest Place will have their views obstructed

Parking

Due to the amount of lots being proposed and the size of these lots there will be inadequate parking for owner vehicles and visitors. This will result in increased parking on the side streets which will not be adequate for increased traffic flow

Traffic

Ravenswood Road is already an existing thoroughfare for trucks and vehicles and was never designed for the traffic it now carries. The addition of these lots will increase traffic on an already busy road

Public Transport

There is inadequate public transport from Ravenswood to the city

Blasting

The subdivision is made up of flat rock and the only way to build houses would be to blast for the foundations therefore the possibility of cracks occurring in the houses

Mrs Sue Rushton
[REDACTED]

Sent from my iPhone