

Council Meeting - 26 November 2020 - Agenda Item 9.1
Attachment 3 - Representations - 25 Duke Street West Launceston

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08/11/2020

Dear Mr Stretton

Re Development Application (Retrospective) 25 Duke St, Launceston, DA0692/2020

We the undersigned make the following submission in opposition to this Retrospective Development Application.

Background

The original Development Application (DA) for this site was approved in April 2016. At that time residents objected to the development on the basis that:

The Scale

As local residents, we believed that 8 townhouses were inappropriate to the street and the local housing density.

On-street Parking

This high density would reduce the amenity of the street by increasing the level of on-street parking by residents of the development and their visitors. The design of the site and the lack of obvious visitor parking would exacerbate this problem.

Rubbish Disposal

We also raised questions about the system of rubbish, recycling and FOGO removal from the site, potentially 16 more bins per week on the street.

CoL Response

In answer to these objections, we were told that:

- The development fitted into the Planning Scheme and despite some minor infringements, there was no discretion for Councillors to alter the development.
- Sufficient off-street visitor parking was provided within the plan.
- Refuse and rubbish disposal would be managed at a central point in the development using skips.

The Current Situation

- The development “Duchess on Duke - Where Life Is” has been completed and is on the market.
- The development is being sold as a “Gated Community”, as advertised on the site billboard.



- It has come to light that the gate structure was not included in the original DA and hence an application for retrospective approval is being made.

We object to this Retrospective DA on the basis of the following issues created by the structure:

Gated Community

If approved, the DA for this structure will create a “gated community” in Duke Street. We argue that a gated community is not in keeping with the open and inclusive community atmosphere of the local community and Duke Street in particular. Duke Street is a welcoming and safe community.

We have a street Facebook page, a street library and seed exchange outside #27, next door to “The Duchess”. We have vegetable growing competitions. We hold street parties and events such as Halloween “Trick or Treat” and Migrant Resource Centre “Welcome Dinners” for new arrivals. We share information, plants and seeds, activities and care for each other, activities that have been strong community assets during the Covid-19 shutdown and ongoing crisis.

A gated community implies that the surrounding community is unsafe and not to be trusted. Duke Street residents are affronted by this implication. The implication of a “fortified compound” induces images of rampant crime and a need for protection from theft and violence.

The concept of gated communities is in conflict with the CoL policies and strategies aimed at developing good neighbourhoods. The CoL Corporate Strategic Plan 2014-2024 states that *“We want to influence the right investment for our city and region. We do this by ensuring that future development and growth of our municipality is managed in a way that enriches and protects that which is important to our community.”*

We believe that gated communities are not important or appropriate for our community.

The CoL believes that developing good neighbourhoods is important to the extent that it runs the Meet the Neighbour program and proposes the Vision of Launceston as a *“Social, fair and inclusive City”*. The four key themes of this Vision are:

- *Strong communities*
- *Supported communities*
- *Connected communities*
- *Thriving communities*

The introduction of gated communities into neighbourhoods that are proud of their inclusivity and connection will create satellite communities that are isolated and exclusive.

Because the structure was not included in the original DA, CoL planners and residents were not able to assess and comment on this social aspect of the development.

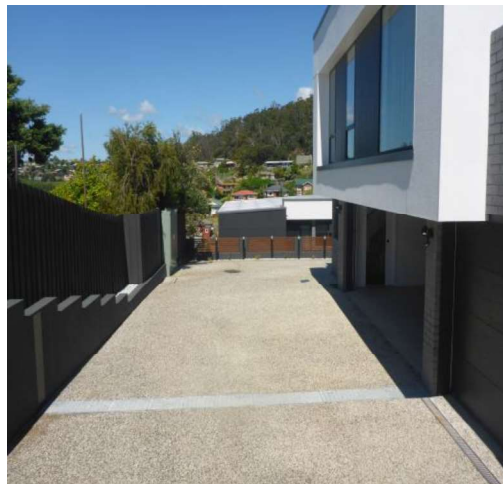
We believe that this feature of the development was introduced by STEALTH as there was no intention by the developer to present this concept for scrutiny, and as such the application should be refused. Did the Council believe it was assessing a strata titled development or a “gated community”?

Parking

Residents objected to the original DA on the basis that on-street parking for residents would be an issue. We were told that it would not be a problem because there was adequate parking in the complex for visitor parking. From our own experience we knew this would not eventuate and most visitors will park on the street. The addition of a gate will exacerbate this problem.

The reconstruction of the street in 2014 has narrowed the carriageway and so extra on-street parking will create a bottleneck and narrow passing distances as seen in nearby Neika Avenue where cars are parked on both sides of the street, creating a narrow single lane passage through the street.

The view of the site for visitors entering is one of a narrow drive and blind corners that will discourage confidence in being able to park and turn. This will result in visitors parking on the street rather than taking the chance of parking within the complex.



The gate is operated by a keypad on the gatepost, requiring visitors to leave cars to operate the gate and enter the complex. Visitors, particularly casual visitors, are more likely to not bother leaving the car to operate the keypad and will likely park on the street.

Rubbish Collection

With respect for on-site rubbish collection, which we believe is a condition of the original approval, will the inclusion of a gate affect the proposed operation of rubbish collection through a skip system?

Additional Questions

In addition, we raise the following questions of the Council:

1. Why was the structure not included in the original DA?
2. Would the Council and Councillors have assessed the original DA if they knew it would be a “gated community” and
3. How was it possible for occupancy to be approved when there was an unapproved structure on the site?

On the basis of these objections, we urge Councillors, sitting as the Planning Committee, to reject the Retrospective DA.

Signed by Residents

Andy Collings and Lyndsay Quamby

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Siobhan Callahan and John Calley

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Kim Badcock and Craig Kershaw

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Samuel Williams

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Rebecca Biggs and Mark Hassell

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Leslie and Janice Groves



Malcolm and Vicky Cowan



John Eastoe



Nicole Styles



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