

10 September 2020

Council Meeting - 26 November 2020 -Agenda Item 9.2  
Attachment 4 - Representations - 29 Talbot Road South Launceston

Development Planning Application No: DA0485/2020  
Applicant: 6ty Pty Ltd  
Location: 29 Talbot Rd, South. Launceston  
Proposals: Subdivide one lot into two lots and remove vegetation.

We the undersigned OBJECT to this application citing the following.

This application is focussing on Lot 1, however the massive impact that Lot 2 is going to make to Junction Street and Roman Court needs to be taken into consideration beforehand.

If 29 Talbot Rd is granted its application it effectively cuts off Lot 2 access from Talbot Rd and now Lot 2 must exit from Junction street, this is going to put considerable pressure on an already overcrowded almost impassable Junction street and Roman Court.

The granting of Lot 1 as it is proposed, means Lot 2 access now must exit onto Junction street but due the existing 1.5 meter retaining wall it has no access.

**Standard 10.4.16 – Frontage and Access.** States that EACH lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6 meters. Lot 2 does not have access and the Relevant Performance Criteria response from the applicant is -"Building areas are not intended to be located on each proposed lot for inclusion on a sealed plan nor is physical access proposed between Junction Street and the frontage boundary of the balance lot". It doesn't make sense unless you plan to develop the block. Access is needed to maintain Lot 2 at a minimum.

**Standard 10.4.17 – Discharge of Stormwater.** States each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system. Has the Councils GM provided his consent to connecting into the existing DN300 main on the southern boundary and its suitability for capacity stated. What capacity is that , single dwelling or multi dwelling as this must be considered now prior to subdivision approval.

**Standard 10.4.18 – Water and Sewerage Services.** States that each lot or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system. It doesn't say CAPABLE it says must be connected.

**Standard E4.5.1 Existing road and accesses and junctions.** States the average Lot can generate up to 9 daily trips per day for Lot1 but ignores Lot 2 impact on Junction Rd and Roman Court.

There is no COMPLIANCE as you haven't addressed Lot 2 impact now or later.

Suggesting that properties on either side may merge to cater for a super block of high density housing. If lot 2 has access to Talbot Rd this is not a concern, however to knowingly propose more road access onto an already congested dead end road with a congested Roman court that has no parking is of huge concern.

Recently 5 new homes of 3 bedrooms or more were built in Roman court on 3 blocks with steep driveways that are hazardous for tenants. Creating nowhere for cars to safely park, visitors are now parking in front of proposed Lot 2 site as well as the vehicles from the other homes in this court. You struggle to enter your own driveway or exit without incident now due to over-population of this cul de sac. The only exit is via Junction street to Wentworth street which has residents cars parked on both the left and right hand sides causing us to thread our cars down the street at all hours. Additionally there are motor homes, boats and trailers parked on the street as the driveways are



simply too steep to safely store these items. Parking, loading and turning is congested now and by approving Lot 1 you are knowingly accepting Lot 2's impact on this area in the future. The scenic management is only addressing Lot 1 and ignoring the impact of Lot 2.

Recycling Trucks, Green Bin Trucks and General Waste Truck collection is a problem in this street as the vehicles struggle to pick up the bins without upturning them due to poor access caused from vehicles parked in the street now. Concerns for access of emergency vehicles into this area should a fire occur or any other reason of which there have been recently.

The current parking on Junction Street and Roman Court has caused many residents to collide with each other due to steep blind driveways and shared driveway, poorly designed driveways and overcrowding in the street of owners/tenants vehicles blocking view.

**Standard E4.6.2 - Road Accesses and Junctions.** States No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a road speed limit of 60km or less. Lot 2 has no access and does not comply. Yet in clause E7.6.2 Scenic Management response (d) the applicant states that the vegetation must be removed to accommodate a future building area on the site to assist with the installation of services. Access will be needed for services, maintenance, upkeep, etc...

**Standard E6.1 – Purpose of the Parking and Sustainable Transport Code-** The purpose of this provision is to :

- (A) Ensure that an appropriate level of parking facilities are provided to service use and development;
- (B) Ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (C) Ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (D) Ensure that parking does not adversely impact on the amenity of a locality;

This code applies to all use and development

AND

The applicant feels that citing clause 7.4.2(b) over-rides clause 7.5.— **Compliance with Applicable Standards-** states a use or development MUST COMPLY with each applicable STANDARD in a zone, specific area plan or code. 7.5.1 through to 7.5.3 apply to this application.

Also if the vegetation is cleared from Lot 2 there will be muddy run off and additional storm water that would normally be retained by the vegetation, to run off to the properties on Junction Rd and Roman Court. Urban drainage will be impacted if they blocks are cleared of much needed vegetation in a land slip area.

**Standard E7.6.2 Scenic Management Areas –** States No vegetation is to be removed.

If the vegetation is cleared from Lot 2 there will be muddy run off and additional storm water that would normally be retained by the vegetation, to run off to the properties on Junction Rd and Roman Court. Urban drainage will be impacted if the lots are cleared of much needed vegetation in a land slip area.

**Standard E3.6.1 – Development on land subject to Risk of Landslip.** The landslide risk assessment determined that the proposed subdivision is suitable for the level of risk, having regard to the following: a,b,c,d,e,f,g and h. However, (d) states the nature, degree, practicality and obligation of risk management and mitigation activities are not unreasonable for intended use. Proposed Lot 1 will be provided with storm water and sewerage connections which is REQUIRED for the underlying

General Residential land use zone. Why doesn't this apply to Lot 2, isn't it applying for subdivision to General residential land use zoned lot. Therefore subject to this standard.

The people listed below do not support this application and lodge this objection as outlined above.

Jenny Smith

Andrea Tiffin

Wendy Kennedy

Jill Roney

Steven Roney

Renee Matthews

Jonathan Matthews

Greg Bradfield

Tim Carroll

Isabel Carroll