

[REDACTED]

From: [REDACTED]
Sent: Sunday, 13 December 2020 1:05 PM
To: Contact Us
Subject: Development Application DA0760/2020

**Development Application submitted to Launceston City Council for 30 Juliana Street, West Launceston.
DA0760/2020**

Having lived at [REDACTED] for the past 15 years, I am displayed to read of the proposed subdivision and development that will irrecoverably destroy our lovely street as we know it.

Many residents, including myself, are in their seniors years, and have deliberately chosen to live in this quiet cul-de-sac away from traffic noise. We have enjoyed our peaceful surroundings for many years and, in fact, few ever want to leave the neighbourhood. Now, sadly, with the proposed construction of a new cul-de-sac road off West Park Drive and the further development of four new dwellings, our quality of life will be greatly impacted.

The new road construction and the building of four individual homes will mean a considerable increase in residential vehicle traffic with access gained from

Cambridge Street
into
West Park Drive
, and all passing my door.

I strongly object to this planning proposal being approved. I can see no benefit whatsoever to the residents of

West Park Drive
to have this proposed thoroughfare built in order to satisfy the needs of the applicants who live in
Juliana Street
. Their lives will remain relatively undisturbed in contrast to the disruption forever caused to residents of
West Park Drive.

Sincerely,

Ann Barnes

[REDACTED]

[REDACTED]

From: Leigh Nicholas [REDACTED]
Sent: Friday, 18 December 2020 6:34 PM
To: Contact Us
Subject: DA0760/2020 - Written Representation
Attachments: L&H Nicholas Written Representation - DA0760_2020.pdf

Categories: Lisa

Please find attached written representation in relation to DA0760/2020 – 30 Juliana Street West Launceston

Leigh Nicholas

[REDACTED]

18 December 2020

Mr Michael Stretton
Chief Executive Officer
City of Launceston
P O Box 396
LAUNCESTON TAS 7250
(By email: contactus@launceston.tas.gov.au)

Dear Sir

RE: DA0760/2020 – 30 Juliana Street, West Launceston – Subdivision one lot into five lots

We wish to voice our concerns associated with the proposed subdivision and the impact it will have on [REDACTED] quiet suburban street of West Park Drive.

Whilst this subdivision is listed as 30 Juliana Street, the impact to that location is minimal. The proposal is to split an existing property into five lots with the current dwelling at 30 Juliana Street being Lot 1 and the remainder of the block being split into four separate lots to be accessed through West Park Drive off Cambridge Street. This will see a new section of roadway and footpath constructed off West Park Drive to service the proposed four new lots.

We note from the Planning Submission, there are a number of Standards with which this proposal does not fully comply:

12.4 A1.1 *Each lot, or a lot proposed in a plan of subdivision, **MUST:***
(a) have a minimum [area] frontage of no less than 1,500m²

Lot 3 – will only have an area of 1,087m²

12.4 A2 *The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision*

The General Manager's written advice **has not** yet been provided

12.4.9 A1 *Subdivision **does not:***
(a) create any new road, public open space or other reserves; or
(b) remove or clear native vegetation

The proposed subdivision **will** create a new road [and footpath] and **will** result in the removal of some native vegetation.

- E4.5.1 A3 *The annual average daily traffic (AADT) of vehicle movements, to and from a site using an existing access or junction in an area subject to a speed limit of 60km/h or less, **MUST NOT** increase by more than 20% or 40 vehicle movements per day whichever is the greater.*

The development of dwellings on the proposed lots within the subdivision **will increase** traffic generation associated with the site by more than 20% or 40 vehicle movements per day which will predominately utilise the existing junction of West Park Drive and Cambridge Street.

In addition to the above, the submission is silent on the activities and undertakings to be conducted during the development of the proposed subdivision and associated roadway and the impact they will have on our quiet suburban street of West Park Drive.

- Days and hours of operation
- Traffic control (ingress and egress) of machinery and material deliveries required for the development
- Locations for parking the machinery, material delivery trucks and labourer's vehicles during construction work
- Any need for drilling and/or blasting as part of the construction work due to the geology of the site.
- Process for keeping the existing section of West Park Drive (from Cambridge Street to the new roadway) free of road debris and silt run off from construction machinery and materials during development
- Dust and fume mitigation strategies for the dwellings on West Park Drive directly impacted by the construction work
- Any interruption of existing services to connect water, power, sewerage and stormwater facilities

Should the Council approve this development proposal, we believe some limitations need to be imposed to ensure the character and nature of our quiet suburban street and the quality of lifestyle for the residents is not entirely lost during the construction phase. To do this we would recommend the following provisions be applied:

Days and hours of operations:

- Work days be restricted to Monday - Friday
- Hours of work be limited to 8:00am – 5:00pm on the work days
- Work on weekends and public holidays be prohibited

This will allow the existing residents to enjoy their places of residence with minimal disruption

Traffic Control:

- Measures be implemented to control the ingress and egress of heavy machinery to the site
- Limitations placed on the ramping of materials delivery vehicles (road material, cement, asphalt and the like)
- Vehicle / machinery parking be restricted within the boundaries of the development site and not encroach onto the existing West Park Drive roadway

The use of heavy duty construction practices:

- Residence be notified in advance of the deployment of any rock drilling and/or blasting activity

Debris, Dust, Run-off and Fumes mitigations:

- The ingress/egress section of West Park Drive is kept free of debris from construction (regularly swept)
- The road construction uses appropriate measures to control / prevent the generation of dust
- Silt control measures are implemented to prevent excess silt run-off on the existing roadway and stormwater system
- Activity does not generate excess fumes or air pollution
- On completion of the subdivision construction (road, footpath and infrastructure), any dwellings in West Park Drive adversely impacted by dust be washed down.

Interruption to amenities:

- Existing residents be notified in advance (days not hours) of any intended disruption to service amenities.

Zoning:


- The Council should re-affirm that the use of the proposed subdivision is and will remain zoned as low density residential, single dwellings.

Finally we would like to stress whilst it may appear the proposed subdivision will only be a short term inconvenience, this is just the start for the existing residents. Once the four lots are sold then there is the construction of the new dwellings. The time frame and impact on our quiet surrounds as a result of the construction of four new dwellings is unknown.

We trust you will take this submission into consideration in relation to this matter.

Should you have any question or seek clarification on any matters noted please let us know.

Yours sincerely

A large black rectangular redaction box covering the signature of Leigh and Helen Nicholas.

Leigh and Helen Nicholas

[REDACTED]

From: Rosemary Heys [REDACTED]
Sent: Friday, 18 December 2020 11:30 AM
To: Contact Us
Subject: DA0760/2020 Catherine Mainsbridge

Categories: Anne

Dear Catherine,

We are writing to you concerning the subdivision DA0760/2020 at 30 Juliana Street. We live at [REDACTED] and have a concern about the changes to our driveway/access to West Park Drive. We have spoken with Mr Terry Deavin about the sharp angle of our new driveway and the point of entry onto the road. The angle involves us reversing at nearly 70 degrees to exit and the point on the plan is very close to the pedestrian walkway and also to the 3 way intersection.. Visibility would be poor and we can see a hazard with pedestrians and cars all meeting at this spot. Our discussion with Mr Deavin has been constructive and involves potentially shifting the drive/access further east to allay safety concerns.
Please take this into consideration when approving the sub-division.

Yours faithfully

John and Rosemary Heys