

[REDACTED]

From: barry berwick [REDACTED]
Sent: Monday, 5 April 2021 5:23 PM
To: Contact Us
Subject: Comment on Development Application DA0043/2021
Attachments: LCC Lantana 22 DA Comments pdf.pdf

Categories: Robyn

Attention : Chief Executive officer

Contact Officer: Luke Rogers

Please find attached comments relating to Development Application DA0043/2021, located at 22 Lantana Ave, Newstead.

Please provide acknowledgement of receipt of this email.

Regards
R.A. & B.K. Berwick

Comments on Development Application

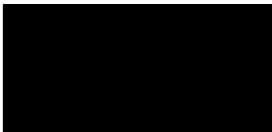
DA 0043/2021

22 Lantana Ave

Combined submission from 2 people.

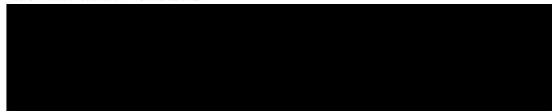
By:

R.A. Berwick



And

B.K. Berwick



Date: 5/4/2021

We look forward to development of this land, however, the following queries / comments are made in terms of compliance with the Planning Scheme. Part D Zones , 10.0 General Residential and Part E, Codes

1. 10.4.2 Setback

Nominated as 3.1m to main building structure of Townhouse #1

- Does not meet P1 criteria of being compatible with existing dwellings in the street
- Not considered appropriate to use the existing 1866 setback of a low level canopy carport roof as the criteria, rather than the existing dwelling setback of 5576.
I.e. the carport is a previously add-on low level, flat canopy roof structure with line of sight through, below the roof as compared to the solid building structure proposed.
- A Townhouse height of 5000max on proposed street frontage is not compatible with existing street setbacks and character of the street.
- Similarly, associated garage setback does not meet A2 requirement of 5.5m setback, nor P2 criteria -- compatible with existing garages in the street.

2. E6.0 Car Parking and Sustainable Transport Code

In general STREET SAFETY AND ACCESS is a concern given the nature of the street and topography adjacent to the site.

- Limited kerb to kerb width of the street 7.2m,
- Concrete arch crossovers to driveways on a number of properties, which reduces the effective street width by a further 600mm at each arch crossover. (see reference photograph)

Both of the above points, give safety and access issues when vehicles are parked on both sides of the street, particularly for garbage collection, street sweeper, daily school bus, Masonic Homes Aged Care collection bus and larger service vehicles.

- Steep crest on street, at 20/21 Lantana Ave, which establishes limited sight distance over the crest particularly for vehicles approaching at speed from both directions.
- The number of vehicles currently parking in the vicinity of the site already create growing safety concerns, with a number of people resorting to parking on nature strips which is evidence of the safety and access issues.

The Responses (blue) indicates that carparking for visitors is non-compliant.

Particularly visitor parking associated with Townhouse #1.

This will force all vehicles in excess of garage spaces and any visitors to on street parking.

The Responses (blue) made in relation to the following are considered misleading:

- P1(f) criteria. Disagree with the comment that “There is the availability of accessible & safe on-road parking....” – particularly adjacent to the site. (see below comments and reference photos)

- P1(g) criteria. Comment that “it is likely that the 2 new units will be inhabited by 2 person families with one or two cars maximum” is misleading, given:

- the units are 3 bedroom and have potential to generate in excess of the nominated 2 max cars
- the existing dwelling currently has 5 cars on site, which is an indication of the number of vehicles that potentially can be generated per dwelling and already results in everyday kerbside and on nature strip parking. (already a reflection of the safety issues associated with parking on the site)

- P1 (h) criteria. Comment that “The effect of visitors parking off site will have little to no impact on the streetscape, amenity & vehicle , pedestrian & cycle safety & convenience” is considered misleading,

Given that additional vehicles will lead to :

- Constraints to safe street parking given the narrow 7.2m kerb to kerb width (less concrete arch crossovers) and the location of the crest of the street.
- Constraints that would apply to the large school bus currently using the street daily and the regular Masonic Homes Pick up bus at 23 Lantana Ave.
- Constraints that would apply to service vehicles such as garbage collection, street sweeper, food delivery trucks, furniture removal trucks and contractor service vehicles who all regularly service properties in the street.

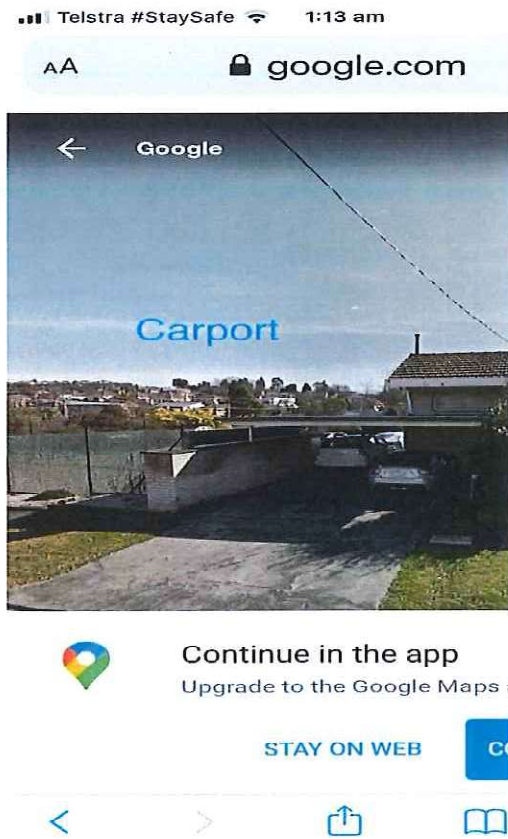
- P1(k) criteria. The response comment indicates that visitor carspace requirements of Table E6.1 are not met.

Ref. Dwelling #1.

It is queried whether any Development Approval will establish requirements for safe vehicle parking during the construction phase which also retains traffic access.

[Of concern is illegal parking on adjacent property nature strips.]

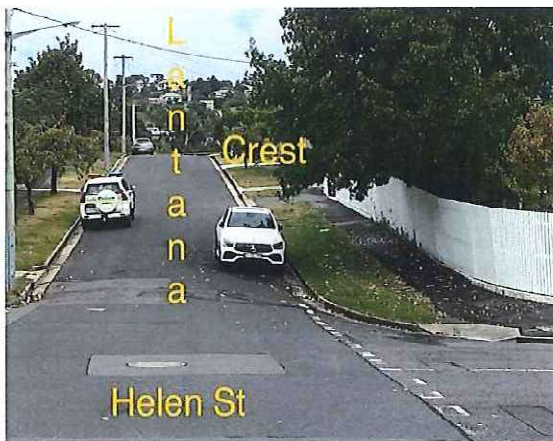
Reference Photographs:



Low level flat canopy roof added to existing dwelling which is used as setback criteria – not considered appropriate.



Parking of 5 cars associated with existing dwelling. (3 in carport, 1 on nature strip and 1 on street.)



Looking West. Crest on Lantana Ave with 22 Lantana just beyond the crest.
(Poor sight distance over the crest)

Concrete arch crossovers – 6 off.



3 on crest of hill (18, 20 on the northern side and 21 Lantana Ave on the southern side)

A further (3) Arch crossovers on southern side opposite 22 and 26 Lantana Ave

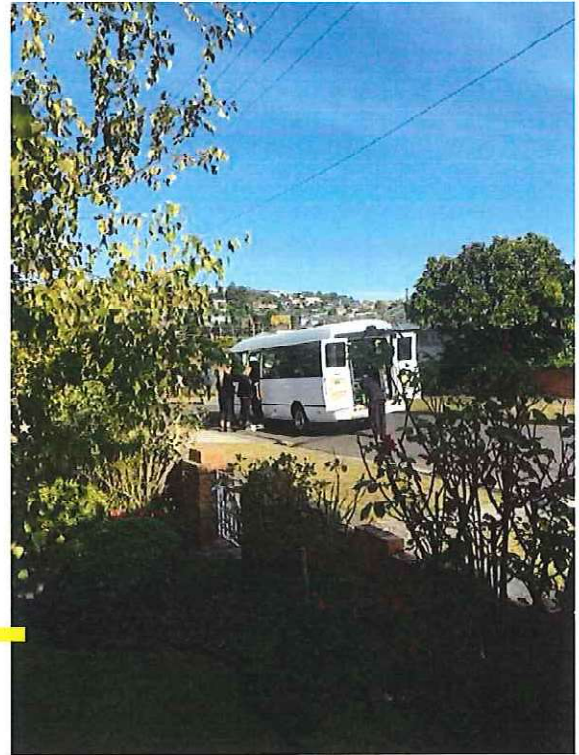
– reducing effective street width.

Parked cars on both sides of Lantana Ave outside 18 and 19 Lantana Ave.
– producing narrow thoroughfare





Vehicles parking on nature strip outside 26 and 22 Lantana Ave. Demonstrating acknowledgement of existing safety concerns w.r.t. crest and narrow street.



Aged Person bus outside 23 Lantana Ave making regular pickup on crest of hill. Eliminates parking on 22 Lantana Ave. side of street and creates narrow thoroughfare.

[REDACTED]

From: Luke Mineur [REDACTED]
Sent: Tuesday, 6 April 2021 10:11 AM
To: Contact Us
Subject: Written representation regarding planning permit for 22 Lantana Ave Newstead.

Categories: Robyn

To whom it may concern. I have been made aware of an application for a planning permit for the construction of two additional dwellings at 22 Lantana Avenue. I am the owner of unit [REDACTED] (my property [REDACTED] 22 Lantana Avenue) I have a couple of concerns regarding the proposal of these dwellings.

Currently the retaining wall at the back of my property is slowly being pushed over, I believe this is due to pressure created by the tennis court on 22 Lantana Avenue which is directly behind my back fence. My concern is that the construction of two dwelling where the tennis court is now will add to the pressure on my retaining wall. I have not had an engineer confirm my theory on this however I would consider it a safety concern if the retaining wall was to be pushed much further (this pressure has also pushed over and cracked the wall directly next to the carport)

My second concern is based on the shade plans provided. the shade thrown by the proposed dwellings would appear to throw my outdoor area, and the windows on the back of my unit in shade for the whole portion of the morning that it would usually get sun (a commodity that is already lacking due to the unit being conjoined on one side and the car port on the other)
This has already caused concern from my current long term tenant, he is a keen gardener and has raised garden beds in the rear outdoor area. Shading this portion of the yard and side of the unit will negatively effect my ability to retain the current tenant, gain future tenants and also the value of the property itself.

I would like to state that I by no means want to be a hinderance to the progress of the proposal, but this is my first property and its an investment. I just don't want this to be at my expense.
I hope these concerns will be considered.

Luke Mineur.
[REDACTED]