

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0072/2016
Address 5 Legges Crescent Prospect TAS 7250
Description Residential - multiple dwellings; construction and use of two dwellings
Name of commenter Brad
Address of commenter
Email of commenter

Comment

I say how many units are going to be approved in this subdivision it is getting beyond a joke. I want to know how all these units can be approved as when I tried to build some 5 years ago it was ridiculous what I had to go through and now there are more units in this subdivision than half of Prospect. I want answers on how this is being allowed enough is enough.
Regards Brad.

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I agree with Brad that the number of residences in this development has been maximised beyond expectations. One reason for this, and a continuing serious problem, is Launceston's lack of requirement for 'green space' in new developments. There are no rules for the maximum percentage of a plot of land that can be built on. As long as height restrictions and perimeter distance-from-neighbour rules are followed, nothing else is required. There appears to be no council interest in incorporating helpful, healthy 'green spaces' into each and every new housing approval. The result is a neighbourhood that looks sadly crowded.

Dear sir/madam

I am writing to you in response to a current building application for multiple dwellings to be built at 5 Legges Crescent Prospect, application ID DA0072/2016.

I refer specifically to a letter dated 22nd February 2016 from Chris REISSIG which is attached to the building application lodged with the Launceston City Council. In his letter, Mr REISSIG states that they are not compliant in relation to car parking numbers; namely they cannot provide for an acceptable solution for a fifth car parking space for visitor parking. He states that 'due to the straight nature of the street, we believe there is sufficient visitor car parking space within the street reserve without hindering neighbours'. In response to his comment, I wish to state that the nature of the street is indeed not straight. The address is situated between the junction of Palmerston Avenue (only two doors down at 1 Legges Crescent) and a tight corner which itself is situated only next door at 7 Legges Crescent. Road users cannot park at this corner due no standing lines. Being aware that vehicles cannot park within 10 metres of an intersection without traffic lights (section 170 (3) of the Road Rules 2009), street parking is already limited for existing road users and visitors to this area.

A particular area of concerns relates to one of the units being 3 bedroom (the second being 2 bedroom) which has a high potential to be rented to 3 individuals all with vehicles, therefore creating a 5th residential car in a 4 space complex. This example is seen in existing houses and units in the immediate area with many having more vehicles then allocated spaces, thus already congesting the street. The issue of rental units and houses congesting the street with residential cars being the main cause, therefore this application having the same issue would further congest the street regardless of visitor parking.

Mr REISSIG also makes comment in his letter that 'on each occasion we have visited the site, there has been ample parking'. In response to this, it has been my observation that this is incorrect. There are often a large number of vehicles parked both on the street, and also in vacant blocks (due to the nature of the street). Notably, a vehicle is often parked in the driveway of 5 Legges Crescent, which would obviously not be used once building commences, forcing yet another vehicle to park on the street. Multiple vehicles are also often parked on a vacant block nearby at number 18, which will no doubt also become subject to a building application.

As anyone can see from the listmap, there are already a relatively large number of units within the immediate area and with the large number of vehicles parked on the street and vacant blocks, this will only cause further traffic management issues should the application to not enforce a 5th parking space at 5 Legges Crescent proceed.

These matters raised above are all valid and serious concerns shared by myself and other members of the street who fear the increase of vehicles regularly parked on the street will diminish the appeal of the area (including house values) and substantially limit visitor parking to other residences.

For your consideration
Ben KROMKAMP
To: General Manager

Re: Planning Permit by applicant Mzsr Developments, 5 Legges Crescent Prospect, Tas.

We would like to submit my concerns regarding the above planning application for two multiple dwellings at 5 Legges Crescent, Prospect.

Our concerns are the parking availability in this particular area of Legges Crescent due to the amount of rental properties and subsequent vehicles parking on the roadside. Back in 2015 the Council removed several parking areas with yellow lines due to danger of traffic on the corner in Legges Crescent. These yellow no parking lines are outside residence numbers 7, 10, 12, 14 and 16 Legges Crescent.

We have noted that there are five (5) vehicles located at 10 Legges Crescent and five (5) vehicles associated at 12a and two (2) at 12b Legges Crescent. Note that several of these vehicles are parked in front of 18 Legges Crescent and on the vacant block of 18 Legges Crescent.

Tenants at 2 Legges Crescent have five (5) vehicles and 3 (three) of those are parked regularly in front of 2 and 4 Legges Crescent.

It should be noted that 6 Legges Crescent does not seem to have ample parking as they park on the roadside occasionally.

Our concerns are the roadside is going to be dangerous due to parking on the kerbside approaching the bend where the yellow no parking lines are – an accident waiting to happen if too congested due to lack of vision approaching the bend from both sides with 7 Legges Crescent having a high fence on the bend.

Note if someone builds on 18 Legges Crescent parking in front of and on that block is at present being utilised by residents at 12a and 12b Legges Crescent.

Note that the residences at 2 and 10 Legges Crescent have five (5) vehicles at each premise and am lead to believe these people living here are attending Maritime College which have regular visitors also parking in this area. Student living in these two properties are ongoing annually with all acquiring motor vehicles.

All of the above issues raised are due to parking and safety concerns.

Thanks for your time.

Regards

Phillip and Faye Allison