

Attachment 3 - 3 Gee Street - Representations

From: Angus & Pip
Sent: Thursday, 21 July 2016 4:13 PM
To: Council
Subject: 3 Gee street South Lton proposed subdivision

Pip Glover

re the notice for application for subdivision for below

Application ID	DA0455/2015
Description	Subdivision - subdivide land into two lots and consolidate roadway into proposed Lot 2
Group	Planning Development
Category	Application
Sub Category	Car Parking and Sustainable Transport Code, General Residential Zone, Potentially Contaminated Land Code, Recreation and Open Space Code, Road and Railway Assets Code
Status	Current
Lodgement Date	14/09/2015
Stage/Decision	Internal Assessment in Progress
Estimated Cost	\$1.00

i would like to discuss the effect and affect on the proposed roadway/planning submitted!
my next door neighbour is elderly and he and i both rely on the right of access to the rear of our properties as this is a vital part of our access to each abode. plus it adds to our properties value. i note we have had a similar proposal put forward prior and as we have an ongoing legal right of way access i would like to review any planning submissions in case they jeopardise this.

could you please contact me to discuss on my mobile number

to clarify

this would be greatly appreciated

Mr Angus Peel (wife Phillippa Peel)

Development Application Representation Letter

18-Fmx-018 - Version 21/11//2012

Development Application Number

DA0455/2015

Address of Development

3 Gee Street, South Launceston TAS 7249

Details of Representer

Title

Given Name/s

D.J.McCulloch Surveying

Surname

Unit/Street No

Street

Suburb

Trevallyn

State

TAS

Postcode

7250

Phone

H

B

M

Email

Reason for Representing

We act for Ms Dawn Nichols the owner of South Launceston who is seeking assurances/actions

in respect to the following items

1. Re: Launceston Interim Planning Scheme 2015 Section 10.4.16 Frontage and access

Ms Nichols is in the near future proposing to subdivide (either by multiple dwelling or fee simple) her

property and wishes to ensure that the DA0455/2015 subdivision does not in any way prejudice that

future development especially in respect of the use of the existing Right of Way from Gee Street to a lot at the

rear of . The proposal to increase the Right of Way width to 3.60 metres is noted and must be an

integral part of any approval of the development.

2. Re: Launceston Interim Planning Scheme 2015 Section 10.4.17 Discharge of Stormwater

Ms Nichols is concerned that existing flooding problems caused by overland stormwater flows from 3 Gee St

into . will be exacerbated by the intensification resulting from the development of Lot 2.

3. Asbestos contamination: Ms Nichols is concerned about the existing and future asbestos contamination

risks appurtenant to the existing outbuildings at 3 Gee St. Removal of all asbestiform material should be a

condition of approval of any development of 3 Gee Street.

Representer's Signature



Date 25 / 07 / 2016

LAUNCESTON
CITY COUNCIL



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PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement
As required under the *Personal Information Protection Act 2004*

1.	Personal information will be collected from you for the purpose of dealing with your application, and may be used for other purposes permitted by the <i>Local Government Act 1993</i> and regulations made by or under that Act.
2.	Failure to provide this information may result in your application not being able to be accepted and processed.
3.	Your personal information will be used for the primary purpose for which it is collected and may be disclosed to contractors and agents of the Launceston City Council.
4.	Your basic personal information may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information.
5.	Personal information will be managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates on request to Launceston City Council. You may be charged a fee for this service.

File No.				
EO		OD		Box
Doc. No.				
Action Officer			Date Received	

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Sue White
Sent: Sunday, 31 July 2016 9:58 PM
To: Council
Subject: Comment on application DA0455/2015

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

Application DA0455/2015
Address 3 Gee Street South Launceston TAS 7249
Description Subdivision - subdivide land into two lots and consolidate roadway into proposed lot 2
Name of commenter Sue White
Address of commenter
Email of commenter

Comment

While I have no objection to the subdivision of this land, I only hope and trust that the planning authority will take into consideration the added pressure that further development in the area will put on the already under-maintained infrastructure.

New buildings in Garden Grove and Leonard Street constructed over the past decade have resulted in an increased amount of run-off down Gee Street during periods of rain causing flooding and blocked storm water/sewerage pipes along Mulgrave Street.

The amount of traffic has also increased and will continue to increase with further developments. This will exacerbate the ongoing parking issue in the area and further impact the road surfaces that already require repair.

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