

From: Malcolm Cowan
To: Council
Date: 3/10/2016 5:50:06 PM
Subject: Planning DA0586/2015

8th March 2016

I am writing to the council re the planning application
DA0589?2015 at 25 Duke St West Launceston.

My concerns are the high density of the project.

Duke St is a narrow street and with poor access onto Connaught Cres I am concerned with the increase of traffic.

Duke St is an area of family owner occupied, with most houses having a garden. I think that the high density of 8 dwellings with limited gardens and recreation areas would not contribute to the neighbourhood.

Your sincerely
Ruth Cowan

From: Kurt Atkins
To: records
Date: 3/9/2016 4:05:13 PM
Subject: planning department DA 0586/2015

Dear Sir/Madam

We are writing to express our concern over the development of eight units in Duke St, West Launceston. We are residents of this street and have concerns about the increase in traffic (potentially 16 vehicles with each unit having a double garage plus an extra off street parking spot) in a street that has many young families who often take their children on family walks and bike rides in and out of the street. We already have vehicles that drive too fast along the street and this added congestion will cause further issues. Also, the entry into Duke St off Connaught Crs is not designed to suit such a potential increase in traffic.

Thankyou for taking the time to read this email and consider the above concerns regarding the development of these units.

Regards

Kurt & Melissa Atkins

From: nstandage
To: records
Date: 3/9/2016 11:59:15 AM
Subject: Plaining department da 0586/2015

To whom it may concern

I am writing this email to object to the proposed development that has been submitted for 25 duke street west launceston.

- 8 units will add to much extra traffic to duke street making it unsafe for all in the street as it has already been heavily developed
- rain water will now run into the drains putting added pressure on sewerage/storm water pipes
- i am concerned about the proposed waste management plan for the units as it is unclear whether or not residents are still allocated council bins and can then place these bins out on the street causing congestion
- Also i have not noticed a planning permit sign at the residents of 25 duke street about the proposed development, if it was put up it was taken down very quickly thus not giving enough notice to all residents of duke street to object to the development

Thank you for your time and if possible please reply to this email to ensure that you have received this objection before close of business today.

Nathan standage

From: Jamie Wise
To: records
Date: 3/8/2016 9:44:58 PM
Subject: DA0586/2015

To whom it may concern,

My name is Jamie Wise, I am writing to express concern at the development at 25 Duke Street.

Whilst we are quite excited that the eyesore that is currently there will be gone, we have concerns around the 8 units proposed to be built in its place.

The street already has 4 unit subdivisions and I have concerns about the extra traffic that this one will cause. As I understand it, each of the 8 units will have 2 car spaces for the residents, and one each for a visitor. Potentially that is an extra 24 vehicles in the street. I am not sure what restrictions will be in place for the residents on parking, but if each unit has 3 cars, a possibility if they end up being rentals, visitors will be forced to park on the street. There are a number of existing residents that already park on the street, which they are entitled to do, the extra potential traffic could lead to accidents, especially now that the street was recently narrowed.

There is already a significant parking problem in Neika Avenue at the Duke street end where an existing block of units is. It is very difficult to get a car through there at times, I feel an emergency vehicle would struggle and I certainly don't want Duke Street to go the same way.

The Connaught Crescent / Duke Street intersection is also quite difficult to get in and out of, it is narrow and difficult to see out of and cars often have to sit in Connaught Crescent and give way to cars exiting Duke street as it is too narrow, and extra 24 cars will lead to an accident/s in my opinion.

As we live , we are worried that many extra vehicles coming and going will create significant noise increase and take away from our quiet street, and particularly my peace and quiet.

I'd also like to know that during construction that tradesman and trucks will not be hindering access to residents and not commencing work at ridiculously early hours. There are a number of young families in direct vicinity of number 25.

We would certainly like to see something done at number 25, but feel 8 is too many. 4 or 5 units seems to be a more reasonable proposal.

Kind Regards

Jamie & Linda Wise

From: Warren Groves
To: records
Date: 3/8/2016 3:39:19 PM
Subject: Concerns re. DA 0586/2015 at 25 Duke St

As the owner of a neighboring property, _____, I have concerns that the multi-unit development as proposed will devalue my property as follows :

- the 8 townhouses and upto 24 car parking spaces proposed, especially the 6 houses and 18 carparks (hence cars !!) in the lower part of the property which is now an empty paddock and with which I share a boundary, will be very noisy (people and cars) and detrimental to my use of property
- the 4 townhouses proposed along the western edge of the paddock will also disrupt my views over the city and mountains beyond
- the extra traffic and car parking, as well as the owners/visitors traffic exiting and entering the proposed 8 dwellings will also create issues for those living in, and using, Duke St (which is now quite narrow especially when owners cars are parked along it)

In summary I think 8 townhouses on such a small property is excessive and will reduce my property value and cause disruptions to many neighbours

yours sincerely

Warren Groves

From:
To: Julia Allen
Date: 3/6/2016 10:42:23 PM
Subject: Re: planning permit-25 Duke St

Hello Julia,

In regards to the application for a planning permit for 25 Duke St West Launceston, DA number: DA0586/2015, I have a number of concerns that I wish to followed up prior to approval for this proposal.

- stormwater flow
- privacy issue from unit 4B overlooking
- boundary distance

After speaking to both Claire in person and yourself via phone last week, my concerns regarding stormwater and boundary distance have been answered.

We still have an issue with a privacy, as the planned unit 4B has lounge room and bedroom windows which according to the current plan, would look directly into a bedroom. As it is in planning stage, if some more appropriate change could be made, this would be appreciated.

I would also like to note that as of today, not had any issue with rain water, storm water or water run off from the block at 25 Duke Street and presume that the owners, builders and council will be responsible for ensuring this remains the same during and after the build.

Yours sincerely
Luigi Spangaro

From:
To: records
Date: 3/4/2016 12:17:39 PM
Subject: DA0586/2015 Objection

To Julia Allen

My family and I wish to object to the number of proposed townhouses to be built at 25 Duke Street, West Launceston by Honed Architecture & Design.

As a resident of this lovely area for over 10 years, I believe the volume of traffic in and out of Duke Street and neighbouring areas, will generate additional and unnecessary traffic hazards and congestion to the street. Additionally, when all 8 townhouses are tenanted, they will create extra noise pollution, and lack of privacy as the architect has built them right up to the surrounding perimeter fence lines. How lovely, I'll be able to walk down to the corner of my block and look directly into a bedroom, a back yard and a clothes line area. What wonderful privacy we'll enjoy as a result of this ill-conceived idea!

Duke Street recently had a nature strip added to the left hand side of the street, and now when cars are parked on either side of the road it creates a traffic hazard, requiring you to drive up/down the middle of the road and if a car is coming for the opposite direction, one car is required to pull over and wait till the other passes, otherwise you'll have a head on collision! So with another proposed 24 cars utilising Duke Street to enter/leave or visit these townhouses, I believe it's essential for Council Planning to really consider the *entire* ramifications of this proposal and the overall effect it will have on the street and its residents.

Previous developments to the street have included; 3x townhouses at 17 Duke Street and another 5x townhouses at 13 Duke Street, and I believe another 8 townhouses will then turn a nice quiet family street into a busy, noisy, overcrowded and high traffic area to live and raise children in.

I'm not opposed to having a smaller number of townhouses being built on this land i.e. 3-5, but I will not just sit by and allow our lovely area to become a built up suburbia, looking into each other's back yard like so many other ugly areas of Launceston.

The developers need to consider the human and environmental impact of this proposal and not just the \$\$\$\$ they're planning on making from the sale of them.

Regards
Nicole Grima
Rate paying resident

General Manager
Launceston City Council,
PO Box 396,
Launceston Tasmania 7250

To the General Manager,

Development Application Number: DA0586/2015 (contact: Julia Allen)

Development Application Address: 25 Duke Street, West Launceston Tas 7250

Details of representor:

Dr Lyndsay Quarmbly and Andrew Collings

Reason for representing:

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of eight townhouses at 25 Duke Street West Launceston (application number referenced above). As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our family's property and standard of living. Our specific objections are as follows:

Compliance with lodging development

- Compliance has not been met during the advertising period, namely there has been no documents detailing lodged development application advertised at 25 Duke Street, West Launceston Tasmania 7250. In turn, this has not provided adequate notice for all neighbours to have considered reflection on this application and the implications this will have to their properties and lifestyle.

Impact on residential amenities and impact of development

- A development of this large scale is completely out of character with the surrounding area. The proposed dwellings would seriously alter the fabric of the area and amount to serious "cramming" in what is a low density area. It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings (one storey homes on large plots), and would be entirely out of the character of the area, to the detriment of the local environment. Overall, the proposed development fails to take the opportunities available for improving the character and quality of an area and the way it functions and as such should not be accepted.
- There are considerable concerns with relation to the proposed traffic congestion and parking on the street. When cars are parked on the street this creates considerable difficulty with reversing our car out of our driveway with limited visibility. The

construction of such a large amount of townhouses will create a significant increase in traffic on Duke Street and even with the inclusion of 8 visitor parking spaces it is inevitable street parking will significantly increase along with the traffic congestion on this suburban street. The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, privacy and the right to enjoy a quiet and safe residential environment.

Traffic

- Additionally, entry to Duke Street from Connaught Crescent already presents with limitations with drivers attempting to use a single carriage street as a dual street requiring cars to virtually stop in the middle of the road if they see other cars coming. The entry to Duke street in this manner will not be feasible should the construction of an additional eight properties occur and the associated traffic increase. Furthermore it is debatable if the alternative entry to Duke Street from Nieka Av. Is able to cope with more traffic. It is a very narrow road with cars parked both sides all day leaving only room for one vehicle width.

Loss of privacy and overlooking

- The design of townhouse 1 and 2 will have significant implications on the privacy of our property. Townhouse 1 will have a direct line of sight into a bedroom, whilst townhouse two will have a direct line of sight onto our balcony and garden as such impacting on our right to the peaceful enjoyment of our home and surrounds. Honed architecture and design make mention of the steps they have put in place to maximise the privacy of the residents of the townhouses however fail to mention how these serve or provide solutions to maximise the privacy of the surrounding neighbours in which townhouse one and two will look down upon.

Noise pollution

- There is going to be a significant increase in noise pollution not only occurred through the construction of these premises (a proposed timeframe of how long this will take has not been provided) but ongoing as the traffic of people entering and exiting these premises which runs directly along my boundary fence.

Compliance and damage to property

- Setbacks and building envelopes- As a lay person reading this development application I wish to be advised of what setbacks and building envelopes do not comply and the potential impacts this will have on neighbouring properties. In addition, there is no guarantee of loss of amenities for neighbours or impact on the current quality of amenities received to our properties. Can I please be advised on what constitutes 'minimal loss' and what steps will be put in place to rectify these issues.
- I have concerns regarding the potential damage that will be sustained to my property as a result of this development and what steps will be put in place to rectify this should it occur.

Thankyou for due consideration of these points when deciding on this application.

Kind regards,

Lyndsay Quarmby