



# Tecoma Village Action Group Inc

David A Jewell

Tecoma, Vic, 3160

Re: Planning Permit Application Number YR-2010/400  
Application to construct 6 double storey Units and the removal of trees.

The following submission is made on behalf of myself as a resident of Tecoma and on behalf of the Tecoma Village Action Group (TVAG), a member Township Group of the Shire of Yarra Ranges Townships Network, regarding the application to construct 6 double storey units and the removal of trees at 1 Winscombe Avenue Tecoma.

Myself and TVAG wish to object to the proposed development as presented on the following grounds, based upon examination of the developer documents provided to the Shire of Yarra Ranges.

Although zoned "Residential 1", the site for the proposed development is on the edge of a "Low Density Residential" zone and is, along with neighbouring properties, more typical of LDRZ areas in Tecoma. Situated on the crest of a rise, removal of trees from the site will be evident for some distance from the property.

Winscombe Avenue is an unsealed laneway that wends its way through some of the largest trees in the area, trees that have a heritage overlay to protect them. A development of the size proposed will increase traffic along this laneway by 3 to 4 times the current usage. The developer proposes to 'improve' this laneway with a 3 metre wide sealed roadway which will not be wide enough to permit vehicles to pass. This will cause drivers to move off the sealed section, resulting in the compaction of the ground around the roots of these trees. The distance between two of these heritage protected trees is a mere 6 metres, trunk to trunk but considerably less when allowance is made for the exposed tree roots. Impact upon these trees by high density development in Winscombe Avenue is not acceptable.

Access to Winscombe Avenue from Burwood Highway is presently by means of a "driveway" crossing of the footpath, similar to other driveways for residential access along Burwood Highway. The developer proposes to add an additional cross-over to enable both ingress and egress to Winscombe Avenue but the increase in traffic caused by quadrupling the residences in this Avenue will not be adequately catered for by a driveway cross-over. Thus a proper intersection will need to be constructed so as to properly indicate to both vehicular and pedestrian traffic that this is a street intersection and not merely access to a single residence. Construction of an adequate road intersection will greatly impact upon existing traffic flows and the heritage listed trees.

The properties surrounding the proposed site are all single storey, single unit dwellings. Thus the development of double storey dwellings is out of character of the area, as is the density

of dwellings proposed for the site. Such level of development will require the removal of many of the existing trees but furthermore severely restrict the re-planting of vegetation, both in size and quantity. This will create a substantial change in the character of residential Tecoma and may set a precedence for future developments. Although not yet enacted, this development proposal contravenes Yarra Ranges Council's *Housing Strategy C97* and approval of such a development may encourage further development proposals before the C97 strategy can be enacted. We wish Tecoma to remain a low density residential area.

The developer's plans indicate that the roof line of Unit 6 and the garage of Unit 1 will extend outside of the site over public land, namely Winscombe Avenue. This will have an impact upon the free and public use of Winscombe Avenue and could lead to future legal action between residents of the proposed development and the public should any damage be done to these buildings by members of the public conducting their lawful business on public land.

We have also noticed that the development intends to build the garage for Unit 6 over a water easement along the southern property boundary. This could have an impact upon the provision of water to neighbouring properties but also indicates the extreme measures that the developer is willing to undertake in order to fit 6 double storey residential units onto this property. A development requiring the building over easements and over street frontage is an unacceptable over-development in a currently low density residential area.

Given the limited space on site, it is highly probable that construction vehicles and vehicles belonging to construction staff will be parked off-site and thus impact upon neighbouring properties and traffic flow along Burwood Highway. There is no parking available on Winscombe Avenue and limited parking along Burwood Highway which will in all likelihood lead to construction and contractor vehicles being parked on nearby privately owned land. This will lead to conflict between construction staff and townspeople during the construction period. A less intense development would be able to cater for onsite parking.

The current house on this site is, according to the developer's plans, constructed of cement board. Given the age of the building there is a high probability that this means **asbestos-cement** construction. Thus the removal of the existing building has the potential to place the wider community at risk to asbestos fibres released when the existing building is removed. We would seek assurances from the Council that the removal of any asbestos on site will be conducted under proper EPA guidelines and that further, regulations of the Victorian WorkCover Authority will also be followed, including an assurance that such removal be only done by those with an appropriate WorkCover licence.

The developer's submission to Council includes some photographs of the surrounding area which unfortunately leads to an incorrect impression of the site under consideration. The developer has chosen to give this wrong impression through the inclusion of businesses along Burwood Highway that are in B1 and B2 Zones and not adjacent to the site. For example, the Real Estate at 1561 Burwood Highway is some 150 metres distant from the site, is zoned B1Z and located on a major highway, not a small residential street. Although the property at 1561 Burwood Highway has a high vaulted roofline, it is not double-storey and neither are any of the other businesses nor the Uniting Church shown in the developer's submission. Some buildings have high rooflines but none are double-storey. Thus privacy of neighbours is respected, unlike in the proposed development.

To help clarify this situation we have included photographs of the properties bounding the site in question. It can be clearly seen that this area is a well-treed residential area with single level dwellings.



Current intersection of Winscombe Avenue and Burwood Highway



Existing residence and treed property at 1 Winscombe Avenue Tecoma



Existing residence and treed property at 2 Winscombe Avenue Tecoma



Existing church residence (Manse)  
opposite 1 Winscombe Avenue  
Tecoma which is only single storey



Residence at 1 Rocksleigh Avenue  
which is on the east boundary of the  
site in question



Residence at 1570 Burwood  
Highway which is on the north  
boundary. This is also a single storey  
residence on a well treed property, as  
are all properties that bound the site  
on Winscombe Avenue.

Yours Sincerely,

David Jewell  
Vice-president  
Tecoma Village Action Group