
From: David Allingham
Sent: Wednesday, 22 February 2023 1:50 PM
To: Development
Subject: FW: Dylan Street - Mr & Mrs Krambousanos
Attachments: [JPG]ComparitiveMapping_JK_21022023_V4-01.jpg

Importance: High

South Brighton rep to be uploaded please.

From: Gerard Coutts <gcoutts@gerardcoutts.com.au>
Sent: Wednesday, 22 February 2023 1:48 PM
To: David Allingham <David.Allingham@brighton.tas.gov.au>
Cc: John Krambousanos <johnkrambousanos@icloud.com>
Subject: Dylan Street - Mr & Mrs Krambousanos
Importance: High

David.

Attached is a copy of a plan for Mr & Mrs Krambousanos for their property at Dylan Street.

We have cut and pasted the GHD concept to compare the outcomes.

- The plan prepared by our office proposes a 10-lot subdivision with the 'current house block' retained. Blocks are all larger than 400 sqm, with a likely average of between 450-550 sqm.
- A portion of the land on the south forms part of a pocket park that will be completed when the other 3 landowners contribute their portions.
- The stormwater is piped from underneath Dylan Street, before it forms an open WSUD creek when it connects to the adjoining properties.
- The road proposed forms a future connection to the other 3 properties.
- The road can be constructed from the natural contours of the land, without significant cut and fill (compared to the GHD concept). The GHD concept is financially unviable.
- The concept provides a significant improvement in development potential compared to the GHD plan.
- The plan provides an opportunity for Mr & Mrs Krambousanos to develop their land without impacting their neighbors or for them to have to wait for their neighbors to take action.

Note: The GHD plan indicates a layout and configuration that is difficult to understand. The blocks cannot be developed and are unreasonably small and the area of the land is in the drainage alignment, without any guarantee from future flooding.

I strongly recommend consideration and further consultation regarding our concept proposal. It provides an equitable, logical and developable parcel that provides a financially equitable solution for the Krambousanos family.

Happy to discuss further.

Yours Sincerely

Gerard Coutts

Managing Director

B Arch, M Eng (PM), CPPDPM, FAIPM

Practising Architect {ARBV} {Reg No: 14364}

Certified Practising Project Director (AIPM) {Reg No: 1065}



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From: Gerard Coutts <gcoutts@gerardcoutts.com.au>
Sent: Wednesday, February 22, 2023 1:25 PM
To: John Krambousanos <johnkrambousanos@icloud.com>
Subject: Fw: Dylan Street - John Krambousanos

Gerard Coutts

Managing Director

B Arch, M Eng (PM), CPPDPM, FAIPM

Practising Architect {ARBV} {Reg No: 14364}

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From: Alexander Tamburro <atamburro@gerardcoutts.com.au>
Sent: Tuesday, February 21, 2023 4:19 PM
To: Gerard Coutts <gcoutts@gerardcoutts.com.au>
Subject: Dylan Street - John Krambousanos

Good evening Gerard,

Please see the attached amended plan for John and Dylan Street.
(Note the colours appear brighter when viewed in the email view option - download for proper appearance)

Kind regards,
Alex



Alexander Tamburro | Urban Designer and Planner
B-ENVS (Urban Planning & Design)

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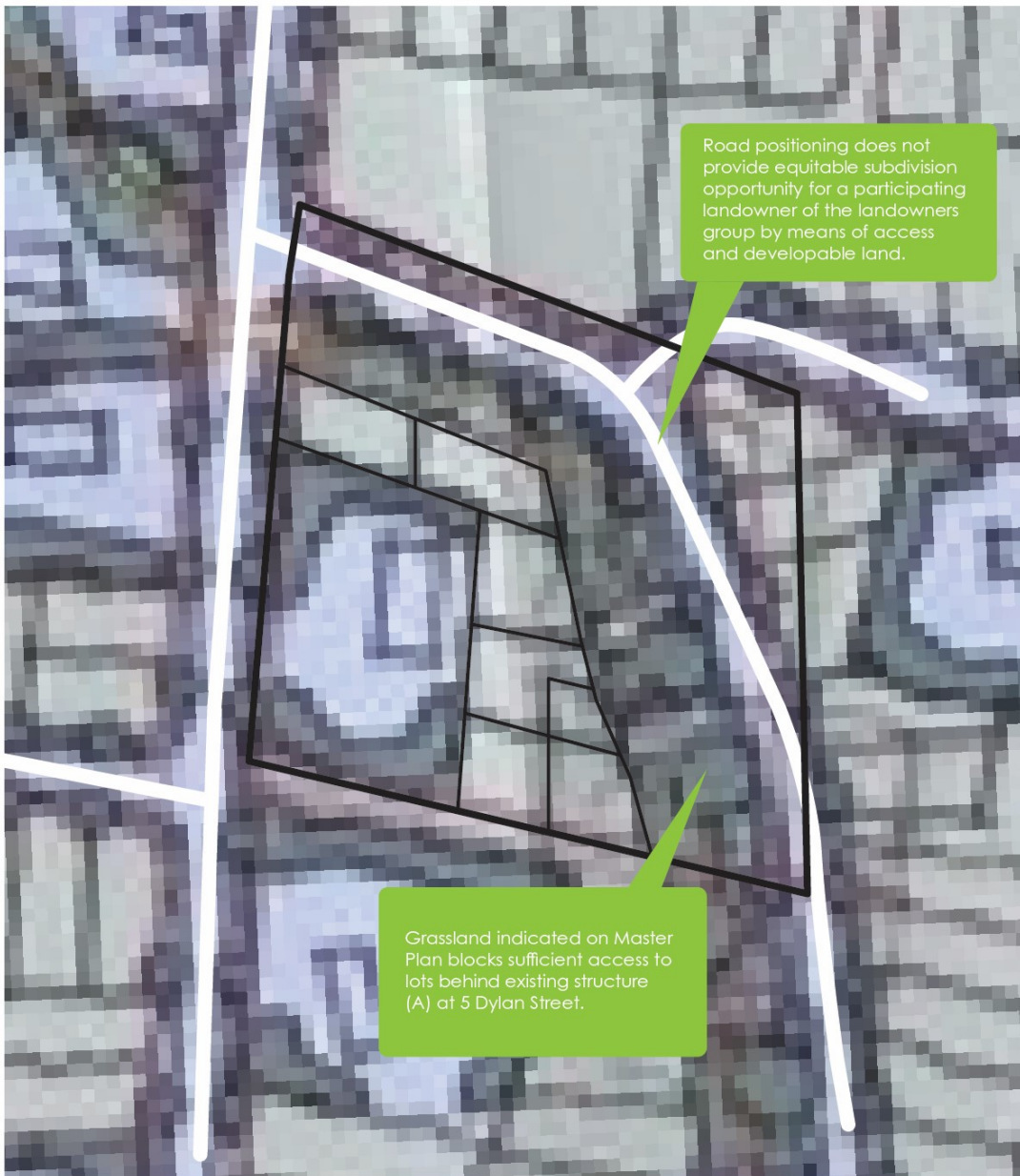
*Please note I work part-time. I am unavailable on Monday and Wednesday whilst I complete my Master's Degree. Thank-you in advance for your patience if I cannot respond immediately.

Please contact the number listed above to speak to our team if you have an urgent matter.

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5 Dylan Street, Brighton
Subdivision by GHD Planners

NB: The spatial information presented on this plan is subject to error and is to be viewed as a comparative piece only. Additional work will be required to determine the exact positioning of title boundaries and proposed allotments within.



5 Dylan Street, Brighton
Subdivision by GCA

Subdivision Comparison Exercise
John Krambousanos, Brighton Landowners Group