
From: Steve and Sharon Applebee <ssapplebee@gmail.com>
Sent: Thursday, 10 November 2022 10:00 PM
To: Devonport City Council
Subject: Representation for Planning Application PA2022.0092 & AM2022.02 1 & 5 Friend St
88 & 90-102 Stony Rise Rd Stony Rise from Steven and Sharon Applebee
Attachments: Stony Rise Village.doc

To Whom It May Concern

Please find attached an objection to PA2022.0092 & AM2022.02 - Application for Planning Permit and Amendment 1 & 5 Friend Street, 88 & 90-102 Stony Rise Road Stony Rise.

Regards

Steven and Sharon Applebee
Property Owners
104 Stony Rise Road
Stony Rise TAS. 7310

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STONY RISE TAS 7310

10th November 2022

Mr Matthew Atkins
General Manager
Devonport City Council
137 Rooke Street
DEVONPORT TAS 7310

Dear Mr Atkins

PA2022.0092 & AM2022.02
Application for Planning Permit & Amendment 1 & 5 Friend Street, 88 & 90 – 102
Stony Rise Road Stony Rise

We the owners of 104 Stony Rise Road, Stony Rise, wish to raise objections in relation to planning and amendment application PA2022.0092 & AM2022.02 1 & 5 Friend Street, 88 & 90 – 102 Stony Rise Road Stony Rise

The property at 1 Friend Street is on our northern boundary, with Friend Street to our eastern boundary as with the proposed Stony Rise Village. Our property is on the corner of Stony Rise Road and Friend Street. We have lived at this address for over 23 years and have seen all current developments come to fruition in this time. During these developments we have witnessed a dramatic increase in the traffic volume of Stony Rise Road and Friend Street. Our objections are in relation to the increase of traffic volumes that have been occurring and will continue to occur in relation to the intersection of Stony Rise Road and Friend Street and the impact and safety to local residents of this area, as well as the ability for the intersection to safely cope with the growing development of the area. The objection is also in relation to the proposal of possible signalisation of the intersection, as noted on page 49 of Appendix E Transport Impact Assessment by GHD of the planning and amendment document.

This is not the first time that we have raised concerns and now objections in relation to the intersection of Stony Rise Road and Friend Street. In March 2013, correspondence was had with then Mayor Steve Martin. In October 2019 correspondence was sent to current Councillor's in relation to the increasing traffic on this corner. This correspondence was also directed to current Members of Parliament, including then Minister Roger Jaensch. His reply was that crash data showed no issues with said corner. Again, concern was raised in February 2020 for PA2020.008 126-128 Stony Rise Road and 1 Friend Street, Stony Rise and extra traffic this sub division would cause.

As you would be aware, Friend Street is the only exit for the Homemaker Centre and one of two entries, the other being off the Bass Highway in a westerly direction. Friend Street in turn intersects with Stony Rise Road to form a t-intersection. As per the Stony Rise Road Network Plan, no other access points are permitted onto Stony Rise Road meaning that any

future development on the northern side must utilise the intersection of Stony Rise Road and Friend Street. This in turn affects the residents on Stony Rise Road, as they must contend with the increase in traffic flow, while safely trying to enter and exit their driveways. According to the GHD – Transport Impact Assessment, contained in the planning application Appendix E page 49, the stated development will add up to 7,242 additional vehicle movements per day. It is noted that in the Infrastructure Works and Development Committee meeting minutes of the Devonport City Council dated 10th December 2018, Stony Rise Road was Item Number 5.1. Upon reading this, it is noted that Stony Rise Road has around 8300 daily vehicle movements (p.10) and Friend Street around 6400 daily vehicle movements (p.11). It also notes that Friend Street is the primary exit from the Homemakers Centre. Since the Devonport City Council completed these counts, further development of the Homemakers Centre has occurred with Anaconda opening for business, a new KFC store currently being built as well as stage 1 of a sub division containing 31 blocks. We do note that the Department of State Growth has overall responsibility for the intersection of Friend Street and Stony Rise Road. Also noted in the Infrastructure Works and Development Committee meeting minutes, 10th December 2018, is that suggestions and feedback can be provided by the Devonport City Council in relation to the intersection (p.12). Our understanding is Friend Street is a Devonport City Council maintained road.

While the GHD Transport Impact Assessment shows a snapshot of the intersection, local observation shows that the intersection is far busier during the weekend with traffic banking up down Friend Street. The banking of traffic can extend past the left turn lane on Friend Street, blocking the smooth flow of traffic leaving the Homemakers Centre. With the figures presented, this would mean that at the completion of Stony Rise Village, Stony Rise Road would have in excess of 7000 vehicle movements per day and Friend Street in excess of 9000 vehicle movements per day. Again this is something that local residents will have to contend with and further decrease the safe entry and exit to driveways along Stony Rise Road and those closest to the intersection of Stony Rise Road and Friend Street.

Residents have already had to contend with the development of the Homemakers Centre and the effects of entering and exiting their respective driveways. Currently the centre point of our driveway on Stony Rise Road to the centre point of the left hand turn of the t-section into Friend Street is 28.15m, as measured on Google Maps. Entry into our drive is either via the left turn lane on Stony Rise into Friend Street, or turning right via a painted traffic island on Stony Rise Road. The centre line of the driveways to the centre point of the left hand turn into Friend Street for the property at 115 Stony Rise Road is 13.63m, with 113 Stony Rise Road being 20.63m and 111 Stony Rise Road being 38.44m. Properties at 117 and 119 Stony Rise Road have a centre point distance of 20.21m. While these properties on Stony Rise Road are closest to the intersection of Stony Rise Road and Friend Street, the properties on the southern side of Stony Rise Road, 93, 95, 99, 101, 103, 105, 107, 109, 121, 123, 123A, 127 and 129 have a direct impact of entry and exit into their driveways due to the intersection at Friend Street and Stony Rise Road. On the northern side properties at 104, 106, 108, 110, 112 and 114 Stony Rise Road are impacted, as well as properties further east. A left-hand turn lane into the intersection also impacts the properties at 104, 106, 108 and 110 Stony Rise Road. With the daily vehicle movements increasing, the safe entry and exit to properties shall be further affected. The properties closest to the intersection will also have increased traffic to contend with. This traffic is not only coming from an east and west direction, but also from the south. They must contend with traffic turning right from a slip lane, left from a slip lane as well as a left turn lane and right turn lane of vehicle leaving the Homemakers Centre. The

suggested signalisation of the Stony Rise Road and Friend Street intersection will only create further issues for these properties accessing their properties.

Suggestions for signalisation within the Transport Impact Assessment by GHD have mentioned an additional through lane for west bound traffic. Any signalisation of the corner in both option 1 and 2 will have impacts on 123, 121, 119, 117, 115, 113, 111, 109, 104, 106, 108, 110 and 112 Stony Rise Road. Signalisation will create backlog to traffic in all directions of Stony Rise Road and Friend Street and create issue further down Friend Street as explained above. It is to be noted that upon completion of Stony Rise Village, the round a bout on Friend Street will be in operation for entry into Stony Rise Village and the sub division. This will also open up a left turn only for entry into Stony Rise Village and exit onto Stony Rise Road. This is felt will not make a major impact that currently impacts the corner of Stony Rise Road and Friend Street.

Our major concern is the ongoing increase in traffic volumes along Stony Rise Road and Friend Street. Further increase in traffic along these road networks is making the entry and exit into the properties driveways difficult and unsafe. Many residents can tell stories of near rear end accidents while entering their driveways and close calls on the intersection of Stony Rise Road and Friend Street that are seen on a daily basis. The increase in traffic volumes is also placing further demand on the intersection of Stony Rise Road and Friend Street. We ask that as the Devonport City Council assesses planning application PA2002.0092 & AM2002, that thought be given to the ongoing increase of traffic within this area and that future discussion on the intersection of Stony Rise Road and Friend Street be undertaken. We feel that the Stony Rise Road Network Plan needs to be revisited and proactive discussion are required between Devonport City Council, Department of State Growth and developers to better work the current traffic issue and not place any more pressure on the Stony Rise Road and Friend Street Corner but reduce them. It is apparent to those within the Stony Rise area are well aware that a least another entry/exit point is need for the entire Homemakers Centre. Any planned or future development should be placed on hold till this can be achieved.

Again, we are objecting to the planning and amendment application as we do not support it on traffic and transport grounds as stated above.

Mr. Atkins, we are more than happy to discuss this with you further. We can be contacted on 0488607902.

Your Sincerely,

Steven Applebee

Sharon Applebee