

Development Application Representation Letter

Development Application Number

DA0047 / 2017

Address of Development

21 ANN ST

EAST LAUNCESTON 7250

Details of Representor

Title

MRS

Given Name/s

DIANE LYNETTE

Surname

SMITH

Date of Birth

Phone

H

B

M

Email

Reason for Representing

- Ann St. represents a part of Launceston that was built in the early to mid 1900's giving it a character appearance & spacious blocks for that period.
- The proposed development cannot, and does not fit the appearance of the period represented in the street. Permitting this development will set a precedent that could change the appearance of the street forever, if not most of East Launceston.
- The height of the proposed development removes any sense of privacy for neighboring properties. Who will pay for the new fencing proposed in notes?
- The issue of shading neighboring houses is very serious particularly in winter. The 19 Ann St would not get any sun after 1pm in winter.
- There is no mention of yard drainage. This is potentially important for neighboring properties on lower side of the development.
- There are many homes surrounding 21 Ann St who do have to park on the road. There is no doubt extra homes will generate more cars parking in the street which is already a problem at times.

Representor's Signature

Diane Lynette Smith

Date 27/02/17

Development Application Representation Letter

Development Application Number

DA 0047 | 2017

Address of Development

21 ANN STREET
EAST LAUNCESTON

Details of Representor

Title

MR

Given Name/s

ZANE MAURICE

Surname

DUFF

Date of Birth

Phone

H

B

M

Email


Reason for Representing

I wish to advise that I am not in favour of the proposed development occurring at 21 Ann Street as submitted. We are concerned by the visual impact of, in particular, the townhouse proposed at the rear of the block which will impact our views.

The shade cast by the development on our block is not significant though I greatly sympathize with the property owners at both 23 Ann St and 3 Phillip St who look to be seriously impacted for a majority of the day.

We are concerned for disruption to the area by a semi-commercial development in a street characterised by single dwellings on a majority of blocks and significant lack of parking on Phillip St which spills onto Ann St. We hope this application will not set a precedent for the future of Ann St as the area would change from quaint residential to a semi-commercial hub.

Representor's Signature



Date 27/02/16

Development Application Representation Letter

Development Application Number

DA 0047 / 2017

Address of Development

21 Ann Street
East Launceston

Details of Representor

Title

Ms

Given Name/s

Josephine Frances

Surname

McKenna

Date of Birth

Suburb

East Launceston

State

Tas

Postcode

7250

Phone

H

B

M

Email

Reason for Representing

residents for 56 years
Concerns - No privacy from backdoor to
back fence
Demolition of 21 Ann close to
boundary re. external damage, internal of 19 Ann
Drive way close to our living area
shade from 2 storey buildings
over our house and garden taking afternoon
Sun
if project goes through suggest evergreen
screen trees planted at 21 Ann St at
strategic points to give privacy to our
backyard

Representor's Signature

J. McK. F. McK.

Date 27/2/17



Town Hall, St John Street, Launceston
PO Box 396, LAUNCESTON TAS 7250 T 03 6323 3000
E contactus@launceston.tas.gov.au www.launceston.tas.gov.au

Development Application Representation Letter

Development Application Number

DA0047 / 2017

Address of Development

21 ANN STREET
EAST LAUNCESTON

Details of Representer

Title

MR & MRS

Given Name/s

WARREN & TRUDI

Surname

JOHNSTON

Date of Birth

Phone

H

B

M

Email

Reason for Representing

DEAR SIR/MADAM

WE WISH TO LODGE OUR OBJECTION TO THE PROPOSED DEVELOPMENT APPLICATION OF 21 ANN ST AS SUBMITTED. OUR OBJECTION RELATES TO OUR PERSONAL CIRCUMSTANCES IN NEIGHBOURING THIS DEVELOPMENT AND OUR CONCERNS RELATE TO EXTREME SHADOWING OVER OUR LIVING / KITCHEN AREA THROUGHOUT THE MORNING AND BLOCKING SUNLIGHT IN AN IMPORTANT AREA OF OUR RESIDENCE. ALSO BLOCKING VIEWS TO THE NTH / NTH EAST ASPECT. WITH THE DOUBLE STORY HEIGHT LISTED, THIS DEVELOPMENT (BACK BUILDING) WILL BE VERY INTRUSIVE TO OUR MAIN LIVING AREAS, FURTHERMORE TO OUR NEIGHBORS AT NO 23 ANN ST WHO WILL BE EVEN MORE DISADVANTAGED THAN US IN BOTH SHADOWING & PRIVACY. SECONDLY FROM A NEIGHBORHOOD PERSPECTIVE WE FEEL THAT THE EAST LAUNCESTON "FAMILY" FEEL WILL BE DISRUPTED BY THIS COMMERCIAL DEVELOPMENT AND TAKE AWAY THE STREET CHARACTER THROUGH EAST LAUNCESTON WITH A BOX DEVELOPMENT BEING BUILT FOR FINANCIAL GAIN, NOT FAMILY DEVELOPMENT. WE ARE NOT OBJECTING TO A HOUSE DEVELOPMENT GOING FORWARD JUST A MINI VILLAGE BEING SQUEEZED IN. THANK YOU

Representer's Signature



Date 28 / 10 / 17.

Development Application Representation Letter

Development Application Number

DA 0047 / 2017

Address of Development

21 Ann St
East Launceston

Details of Representer

Title

Ms

Given Name/s

JULIE ANN

Surname

PARTEUS

Date of Birth

Phone

H

B

M

Email

Reason for Representing

I wish to express my concern regarding the proposed development at 21 Ann St. The proposed development is not compatible with the quiet, family friendly nature of the existing area. Home owners have taken care to maintain the authenticity of buildings and remain proud of the community atmosphere fostered in Ann / Phillip St. This new development could complicate this community spirit.

Representer's Signature

J. Parteus

Date 28 Feb 17

Development Application Representation Letter

Development Application Number DA 0047/2017

Address of Development

21 ANN ST,
EAST LAUNCESTON

Details of Represantor

Title MR Given Name/s RUSSELL JOHN

Surname MCCASHNEY Date of Birth _____

Phone H B M

Email

Reason for Representing

(see attached letter + photos)

FILE No.	DA0047/2017			
EO	CD	✓	Box	✓
RCVD		02 MAR 2017	LCC	
Doc No.				
Action Officer	Noted	Replied		
C. Wilton E. 607 - C. Finlay				

Represantor's Signature Russell McCashney

Date 1 / 13 / 2017

Proposed Development at 21 Ann Street East Launceston

Application ID DA0047/2017

We currently live at

After consideration of the drawings supplied in the application, we outline the following concerns:

Loss of natural light from our kitchen/dining area (hub of our house)

We have viewed the drawings which indicate the degree to which natural light into our home will be lost due to the proposed development. The shadow drawings clearly show that light into the side of the house which has our kitchen/dining area, bedroom and the office will experience considerable loss of natural light in the mornings (see attached photo of kitchen/dining area). The drawings show shadow from 8.38am to 12 noon which is during one of the peak times we use our kitchen area which is the hub of our home. The natural light into those rooms gives our home its ambience and adds considerably to the natural light available throughout the remainder of the house (see attached photo of hallway). To lose this amount of light will significantly change the internal feel of our home.

We have attached photos illustrating this point.

Loss of privacy

Currently our privacy is provided by a 3-metre-tall Chinese Firebush hedge (roots are on the side of 21 Ann Street) which runs from the front of our block on Ann Street, along the eastern boundary, to the end of our garage. This hedge, and a low wire fence underneath it, provides the boundary and covers about half of the length of our block. There is a small section of that boundary fence line which is planted with pittosporum (on our side) but apart from that we would lose all privacy from both the street and from 21 Ann Street. The questions we have are:

- Will sufficient care be taken when trimming excess foliage on the adjoining block at 21 Ann Street so that minimum impact is made to plants on our side of the fence?
- On the drawings, are all the marked shrubs going to go where they are currently indicated?
- We have an established liquid amber tree down in the south-eastern corner of our block and are very keen that there is minimal disturbance of the root system and subsequent damage or loss of the tree.

We are also aware that from the drawings the privacy of the residents at 21 Ann Street will be provided by glazing so they can look out, knowing that their privacy is preserved. We have no such assurance as we will have little distance between our home and the building next door. Nor will we have foliage cover which will provide us with any sense of privacy.

Loss of view

Currently we see trees, distant mountains and sky from all the windows on the eastern side of our block. A significant part of this will be lost, primarily due to the height of the proposed town houses on 21 Ann Street. This height impacts on both view and natural light and significantly changes the enjoyment of those aspects of our current home.

Our community

Currently East Launceston is an inner suburb of mainly older style homes and cottages, like ours. We have watched people come and go in the street over the 20+ years we have lived here and over time there has been a lot of renovation and upgrading done to these properties. It is a quiet suburb with easy access to the CBD and it continues to be a "sought after" area in which to live for these reasons

With the development being proposed, we now have a new type of dwelling which is medium density, and purports to "blend in" with the surrounding homes, predominantly by using external finishes which are "sympathetic" to the character of surrounding homes. Whilst an attempt to blend in is appreciated (and required by the planning regulations), placing an external finish on a building does not ensure it fits into its surrounds. The end result of development like this is a change in both the style and density of living with up to 6 bedrooms and 4 cars being able to be accommodated on one small block. We understand that there is a move from LCC to encourage this type of development and whilst we are not averse to change, it has to be in line with a broader vision for community living. We are concerned that we will now see a general shift to development for the sake of financial gain by both the developer and LCC (in terms of increased rate revenue) rather than quality of life and community-based living.

Our queries are:

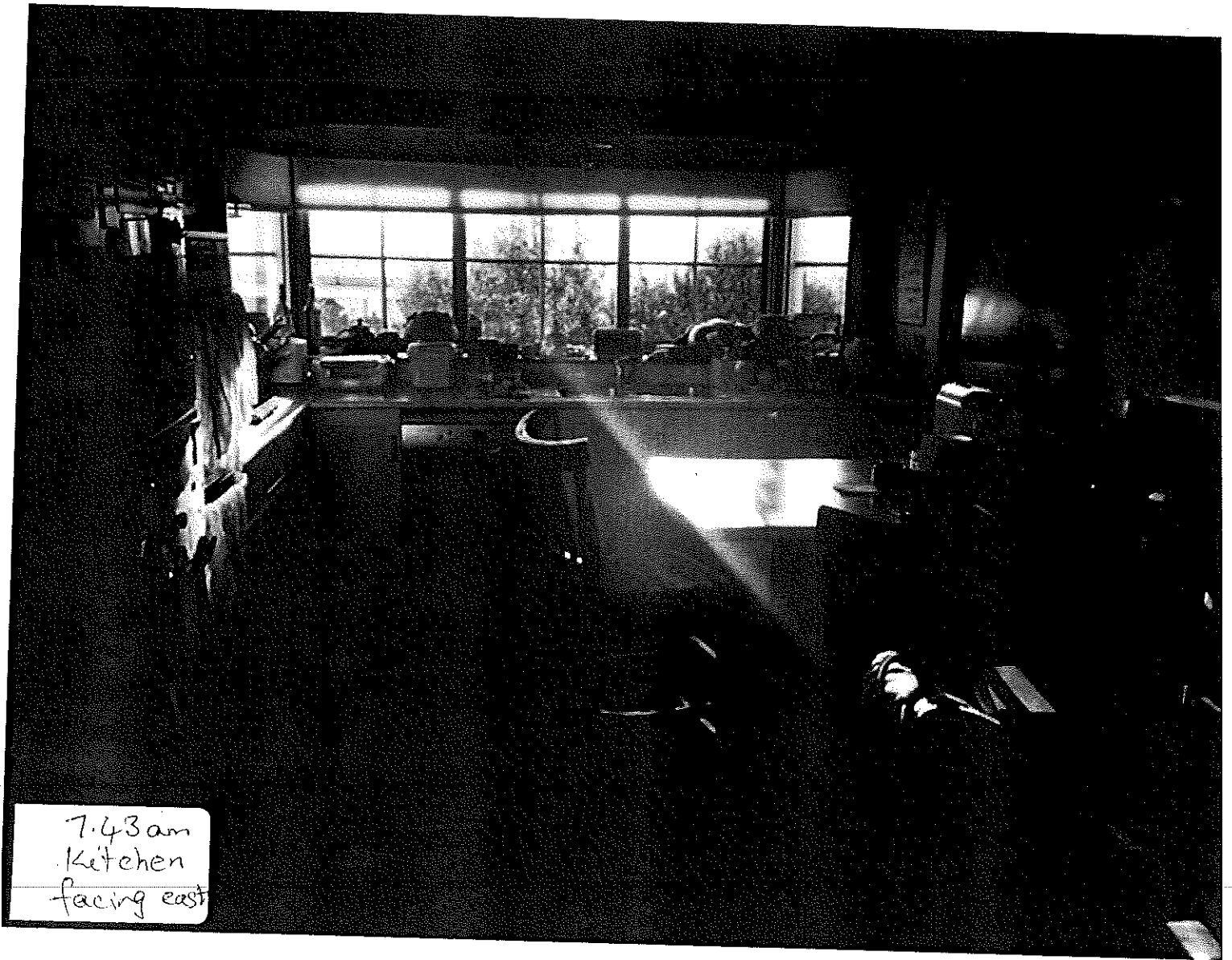
- whether there is any opportunity to have some modifications made to these plans so that our concerns can be appropriately addressed
- once the approval process has been concluded, we are requesting a meeting with the building supervisor/architect so we can discuss these issues and continue to negotiate throughout the building process to ensure a balance is maintained between development and maintaining our heritage and sense of community.

Russell & Lib McCashney

11:15 am
Hallway
facing north



11:15 am
Document Set ID: 3477645
Version: 1, Version Date: 0



7.43am
Kitchen
facing east