

**From:** Elizabeth  
**Sent:** Thursday, 9 November 2017 8:36 AM  
**To:** Contact Us  
**Subject:** Planning Application DA0373/2017 - 1 Gee Street  
**Attachments:** Chris's Letter 1 gee st.docx

Good Morning,

Please find attached our letter concerning the above Planning Application.

We will also be forwarding another copy to the Town Hall signed.

Regards

Elizabeth Labedzki

9 November 2017

General Manager  
PO Box 396  
**LAUNCESTON TAS 7250**  
[contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir / Madam

**RE: Development Application DA0373/2017 Residential - 1 Gee Street South Launceston**

I am writing to you for consideration of my concerns in regard to a development application which was advertised in the Examiner, reference number DA0373/2017 Residential - 1 Gee Street South Launceston.

We currently reside at \_\_\_\_\_ which is \_\_\_\_\_ the site of the development at 1 Gee Street.

On or about the 11<sup>th</sup> or 12<sup>th</sup> October the owner provided us copies of the plans for our reference, and what we thought was to consider the impact of the development on our property.

After considering the plans, and in an attempt to cordially work with the owner, on the 23<sup>rd</sup> October we raised our concerns and offered suggestions that could resolve the issues on both sides as per follows:

**Our Concerns**

- Lack of privacy - the development (due to the second storey) opened up the view into our complete yard and back area of our house.
- Lack of sunlight - the development would dramatically reduce the sunlight from the northern direction into our back area, affecting our garden, which we are very passionate about.
- Build-up of Mould & Moss - the lack of sunlight and breeze would have an impact on walls and paths.
- Property's View - This would dramatically reduce the beautiful view we have of surrounding trees and hills.
- Increased Noise - With a second storey we feel there would be an increase in ambient noise which would be impossible to stop.
- Character of the area - We believe this development is not only out of touch with the area but not built in the style of the area. We believe this would not only be astatically mismatched, but also potentially effect the value of other dwellings bordering or nearby the development.

**Our Suggestions**

- Consider building at ground level (single storey)
- Reposition the development to the other end of the block which would minimise the impact on our dwelling. Our dwelling would be the most effected

with the interruption from the sunlights trajectory and would have minimal impact on surrounding properties if repositioned.

The owner has not responded to our concerns, so it is with regret we put in this objection to the development. We have attempted to resolve the issue but have found it impossible with no further discussion nor compromise being entertained, thus leaving us with no other option but to raise our objections for you to consider.

As you can see we have pride in the home and try to maintain it to the best possible standard and truly believe this development will not only have a negative impact on our property's value, but also cause greater maintenance and problems which we believe we should not have to accept.

Is summary the list of concerns are a list of why we object to the development applications.

We thank you in advance for your consideration and are willing to discuss a compromise.

Yours sincerely

Chris & Elizabeth Labedzki

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**From:** Mark Howlett  
**Sent:** Thursday, 9 November 2017 11:33 AM  
**To:** Contact Us  
**Subject:** RE: Objection to Planning Permit Application DA0373/2017 at 1 Gee St South Launceston

As a follow up to the below objection we also object to the shading which the proposed development will create over our rear yard and living room.  
Mark Howlett

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**From:** Mark Howlett  
**Sent:** Wednesday, 8 November 2017 6:43 PM  
**To:** 'contactus@launceston.tas.gov.au' <[contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)>  
**Subject:** Objection to Planning Permit Application DA0373/2017 at 1 Gee St South Launceston

Attention: General Manager

We write to lodge our objection to the above referenced Planning permit application as follows.  
we are most severely impacted by this proposal to add an additional residence at 1 Gee St.

- The proposed development is very close to our rear yard and also very close to our living room.
- At two stories high, the proposed development will provide its residents clear, unobstructed and objectionable vision into our rear yard and living room through upper level windows.
- The Alfresco area of the proposed development will provide its residents clear, unobstructed and objectionable vision into our rear yard and living room and will also provide for noise nuisance.
- Considering the boundary between the two properties, the developer appears to have established the setback based on a side boundary but the boundary is not a side boundary from our perspective; it is a primary boundary and the setback for the development should be increased significantly.
- The proposed development will be all we can see from our rear yard and living room and it is such a plain square box with no architectural character at all.

In summary, we object to this planning application because it proposes the addition of a residence so very close to our open space and living room that it will have a significant negative impact on our property's amenity.

Regards,  
Mark & Donna Howlett

Any contact to further understand our objection would be welcome.

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**From:** Peel, Angus  
**Sent:** Friday, 10 November 2017 9:46 AM  
**To:** Contact Us  
**Cc:** Maria Chledowska  
**Subject:** Fwd: Council 1 Gee

Good Morning Maria

Thank you for your time this morning and I appreciate your input.

I have attached my letter below in relation to hopefully negotiating a better outcome which will provide security of keeping my home and privacy intact. Plus the precedence of future potential dwellings on both 1 and 3 Gee street.

I look forward to the response that council discuss and working together for a mutual outcome as good neighbours do.

Regards

Gus

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From: Peel, Angus  
Date: 10 November 2017 at 8:16:54 am AEDT  
To: Peel, Angus  
Subject: Council 1 Gee

To the General Manager  
Launceston City Council

Re proposed dwelling DA0373/2017 1 Gee Street and potential future development of 3 Gee street.

We would like to register our objection to the proposed development at 1 Gee street, South Launceston.

We reside at \_\_\_\_\_ and have done so for over 15 years. Our concerns regarding the building of the current proposal and further dwellings into the existing neighbouring boundaries are many including;

Current renovations, licensed? Was there Licensed removal of Asbestos of current aged building? The current extensive renovations were submitted to council?

Parking verses occupancy (??) safe turning circles for proposed vehicles? Too many vehicles. Increased traffic. Negatively affecting congested parking on Gee street and Mulgrave street.

Privacy, does the proposed dwelling meet the distance requirements from boundary to building distance. Second story massively invades all our privacy especially directly into our back yard from an elevated position. Increased sound due to elevation.

Capable Storm water retention and possible overflow into the various neighbours bordering the lower boundaries. Will it allow for the future developments of 3 Gee street as well?

Old sewage lines could potentially break under the increased demand of the proposed dwellings and future buildings linking into the current sewage pipes. Sewerage line runs directly through neighbour.

Storm water run off. This could effect the foundations if continual overflow becomes an issue due to naturally high rainfall periods, especially considering our location, Tasmania. Plus the future 3 Gee street proposal.

Shadowing ( mould, sunlight, ambience, wind,)

Existing street scape. The new dwelling is not in trend of the established buildings.

Future precedence (3 Gee street)

Why 2 story when 1 story would suffice. Height? Roof plus additional rooftop accessories (solar panels, arials, chimney, flus)

These extra units will intrude on our privacy and family ambience if they become transient rentals.

Windows/verandah and the elevated position on the North, South, and West sides of the first floor overlooking the properties thus intruding and reducing the privacy on our property and direct borders of our neighbours.

The intrusive noise from new buildings air conditioning units and multiplied if future dwellings are built from the precedence that this building permit could introduce to neighbouring proposed 3 Gee street.

We would like to add that the traffic is already beyond capacity in Mulgrave street and Gee street as mentioned in numerous parking issues related to non residence vehicles parking during the day and walking into the City/Hospital for work. The proposed and current dwelling have been modified I believe in a wrongful manner eg decreased bedrooms to lower the parking requirements required by law for each dwelling. The current building has 3 bedrooms and 1 bathroom. The proposed current dwelling and additional dwelling have 4 bedrooms and 4 bathrooms combined which does not seem a logical 'home' dwelling but more of a future planned rental dwelling while decreasing the legal requirement of car spaces.

Section 71 of the Land use Planning and Approvals act 1993 states that 'use and development of the land can be a condition of a planning permit' the new owner has verbally stated he is building this residence for his daughter in law with a future reference to move into the current building. If he was to leverage the first home buyers incentive to finance the new building and allow his daughter in law to move into the new dwelling I believe this is illegal and misleading both financially and ethically.

Please consider the residents and the fact that they should not have to deal with these increased, building, light and noise intrusions. Which will establish a future precedence for new building proposals in the adjacent titles namely 3 Gee street.

We could negotiate a single level dwelling with easterly facing living quarters and building amendments that would allow essential lighting into the building while keeping privacy to neighbours.

Faithfully yours

Mr Angus and Phillipa Peel

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**From:** Lionel Morrell  
**Sent:** Tuesday, 14 November 2017 1:00 PM  
**To:** Maria Chledowska  
**Subject:** 1 Gee St South Launceston DA 0373/2017

**Importance:** High

Launceston City Council  
Attention Maria Chledowska

Hello Maria,

I write with regard to this advertised application at 1 Gee Street (See details below).

Access to this proposed development is via what is described as a 'formed ROW'.

I don't believe that is the case and ask if you could please forward a copy of the Title to the land and anything that may clarify the status of the so-called ROW.

I believe that the accessway in question extends from the rear of properties fronting Peddar Street, then across Gee Street to Tyson Street, then across to properties fronting Melbourne Street. This accessway and the responsibility for maintaining it has been controversial in the past, to say the least.

I also note that there is a problem with stormwater services on the subject land. This area, including the row of adjoining houses fronting Mulgrave Street, is filled land, once described as a refuse tip. Mulgrave Street for the length of Coronation Park, was significantly raised in level, using the spoil from the significant excavation of the roadway along 51-59 Mulgrave Street when the substantial bluestone retaining wall was erected c1890's. The area including this proposed development site and extending eastward into the valley once occupied by Chung Gong's Market Gardens, was subsequently backfilled in later years, over the old watercourse than ran through there. The houses built over this filled area have suffered from periodic subsidence.

It is not clear from this application whether, if approval is granted, if this developer will be responsible for the proper construction and sealing of the accessway from Gee Street, and whether it in itself will be drained.

I look forward to receiving your response with this additional information.

Regards,

*Lionel Morrell*

**LIONEL MORRELL ASSOCIATES  
ARCHITECTS**

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Public Notice - Application  
Details



<b>Application ID</b>	DA0373/2017
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<b>Application Description</b>	Residential - multiple dwellings; demolition of a shed and construction of a second dwelling with access over adjoining laneway beside 1 Gee Street (part of Gee Street road reserve)
<b>Group</b>	Planning Development
<b>Category</b>	Discretionary Applications
<b>Applicant Name(s)</b>	Wilkin Design & Drafting
<b>Status</b>	Current
<b>Closing Date</b>	16/11/2017

#### Property Details

<b>Property Address</b>	1 Gee Street SOUTH LAUNCESTON TAS 7249
<b>Property Legal Description</b>	Lot 4 RP 69718 Vol 69718 Fol 4

#### Application Information



<b>Assigned Officer</b>	Maria Chledowska
<b>Status</b>	Discretionary Development Application
<b>Council Minute</b>	
<b>Use Class</b>	Residential
<b>Development Use Description</b>	Construction of a Building
<b>Application Received</b>	01/08/2017
<b>Application Decision</b>	
<b>Application Valid</b>	04/08/2017 3:03:02 PM
<b>Clock Stopped</b>	10/10/2017 3:53:30 PM
<b>Clock ReStarted</b>	25/10/2017 9:02:58 AM
<b>Advertised On</b>	01/11/2017
<b>Advertised Close</b>	16/11/2017
<b>Council Meeting</b>	

#### Documents



<a href="#"><u>Link</u></a>
<a href="#">Click On Link for Document Details</a>