

20/November/2017

To Whom it may Concern,

I am writing in regards to the proposed dwelling (DA 0502/2017).

I am aware that there have been some concerns raised regarding the proposed dwelling. We have worked to amend our plans to provide privacy and heritage aesthetics to the proposed dwelling.

I am willing to work with the surrounding properties to minimise loss of privacy and concerns regarding construction and the use of the road on Frank Street.

I understand that the construction of the proposed Granny Flat will cause some disturbances to surrounding properties, however this is unfortunately the nature of establishing new dwellings and we will put in place practices and guidelines which will minimise these disturbances. These minimisation strategies will include strictly following the noise restriction codes as well as a management plan for parking during construction if necessary.

I thank you for taking the time to read over my responses to the representations and hope that you will consider my application.

Kind Regards, L Moore.

Response to Representation 1: (8 Frank Street).

In response to the objection in the representation letter, the proposed Granny flat has a floor area of less than 60m² as shown on the plans. This measurement is taken from the habitable areas. As downstairs is uninhabitable due to only 2 external walls this is not included. The reason why the proposed Granny Flat is double story is due to council requirement to reach a floor level of 3.7 AHD due to the property being in the residential flood levy zone. This is an unnegotiable requirement which is completely out of the owner's control.

Both the residential house and proposed Granny Flat on 9 Goodwin Street will share the same services including water, sewage and electricity as well as rates and taxes and is on the 1 title. The cross over for the drive way at the rear of 9 Goodwin Street was already established; therefore the occupants of 9 Goodwin Street will access the property via their front and rear entrances. Therefore looking at the above facts the proposal for a Granny Flat to the rear of 9 Goodwin Street meets all criterions.

The 2 windows in the living area will be fitted with **permanent** fixed shutters which are designed to let light into the proposed Granny Flat while the occupants cannot see down to the neighbouring property in Frank Street. The window in Bedroom 1 is 1.5 metres off the ground for privacy and will sit above a bed with internal window furnishings. The deck will be fitted with a 1.7m high balustrade which has 25% transparency; meaning it lets minimal light through to the proposed Granny Flat however protecting the privacy of the neighbouring properties. The external stairs will also be fitted with a 1.5m high balustrade with 25% transparency to protect the privacy of the occupants in the neighbouring property on Frank Street. The external staircase light will be censored and only activated when an occupant is using the staircase of a night and will automatically turn off as soon as they have entered the building.

As shown on the proposed plans there will be no overshadowing of 8 Frank Street. Furthermore the proposed dwelling has been designed to mirror the other surrounding properties and is extremely similar to 2 Frank Street with weather bored exterior on the top half and a picket fence. We have been in communication with Chris Bonner from the Tasmanian Heritage Council throughout the process and he has shown no objections to the design of the proposed Granny Flat and was more than happy to proceed with the application and has been pleased with the outer aesthetics of the proposed dwelling.

In response to the concern of the street being blocked by vehicles, the proposed dwelling offers up to 5 car spaces within the internal boundaries of the property which will be utilised throughout the construction. There are laws which restrict the use of power tools during certain hours of the day and these will be strictly abided by to minimise any disturbance to the surrounding properties with construction expected to be no longer than 3 months. We would be more than happy to abide by a "management plan", suggested by the respondent in representation 1, in regards to the parking of vehicles during construction to ease any concerns.

Response to Rep 2 & 4 (11 Goodwin Street): In response to the objection in the representation letters 2 & 4 we have altered the plans and moved the house forward another 1.5m to allow 4m between the proposed Granny Flat and 11 Goodwin street. This distance of 4m abides by planning codes however we are further willing to put a 25% transparency screen around the deck at 1.7m high which will allow minimal light into the property and create greater privacy for 11 Goodwin Street and surrounding properties.

Response to Rep 3 (3 Goodwin Street): In response to the objection in the representation letter 3, overshadowing during winter would not be until 4pm where the sun is fully set by around 5pm. During summer and daylight savings, the sun is much higher in the sky and has minimal overshadowing during these 6 months. We currently own a double story house in Riverside and at 3pm on the 15/11/2017 we measured the shadow created by our house cast and it was just over 2m. The proposed Granny Flat is roughly 4m away from the 3 Goodwin Street boundary and we are willing to get the draftsman to do another shadowing diagram to show the minimal effect the proposed dwelling will have on 3 Goodwin Street access to sunlight during daylight savings.