

Development Application Representation Letter

Development Application Number

DA0321/2017

Address of Development

7 Cartiere Place, Newstead in Tasmania

Details of Representor

Title

Mrs

Given Name/s

Carmel Maria Patricia

Surname

Stagg

Date of Birth

Reason for Representing

As per the attached documents.

Representor's Signature

C. Stagg

Date 31 / 7 / 2017

PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No. DA0321/2017					
EO		OD	✓	Box	✓
Doc. No. 4134720					
Action Officer			Date Received		
C. WRANKMORE			31/07/2017		

E-COPY ID, PAYTON

Launceston City Council
PO Box 396,
LAUNCESTON TAS 7250

Attention: Rob Dobrzynski, General Manager

Re: Planning application DA0321/2017

As the _____ we refer to the above matter and take this opportunity to express our concern with the construction of multiple dwellings on 7 Cartiere Place, Newstead in Tasmania.

May I first inform you that we are not anti-development advocates. We are a genuine family that has real concerns about the above planned development on our future living arrangements, privacy, lifestyle and protection of our own investment. We in no way show any animosity towards Zane for wanting to maximise his profit on this investment and this is not a personal issue that we have.

We have previously built and sold our home in this subdivision and we are familiar with the guidelines and surroundings. We have a long-term view to blend in and be a positive contributor to the whole area, as we love it here in Eastmans Green.

When we looked to purchase _____ the very first consideration was that we had no Multi-Dwelling or Villa Unit blocks situated next to us and this was confirmed by the Vendor and The new planning standards that came into effect on 28 February 2014 in the General Residential Zone has the site area per dwelling of not less than 325m². Where all acceptable solutions are met, then two dwellings can be built on a suitable lot having area no less than 650m². 7 Cartiere Place is 630m² (Confirmed by the Vendor, advertised and sold as 630m²). The subdivision has allocated ample lots for this type of development but 7 Cartiere Place is not one of them, and this played an integral part in our decision making when purchasing. If we were to consider changing residence we would be at a great financial loss due to the time and money we have invested to our potential home. When preparing our plan we put a lot of thought into the impacts of our neighbors so we decided to build single storey with a low roofline so we did not obstruct the view of 7 Cartiere Place _____ or impede on the privacy of _____ below us.

Unfortunately the same cannot be said for this development, as the dwellings are double storey and are not just a bit, but a large portion outside the building envelope, with multiple windows from both units are looking straight into our children's bedrooms, and our front and back yard spaces, adding to our concerns if the units were to be leased out for potentially, multiple tenants. We cannot grow a screen high enough to give privacy to these areas, because as per the bushfire plan you have to have a minimum of 7m and up to an 11m buffer to protect against bushfire. We struggle to see how unit 2 in particular satisfies this requirement.

We hope you take into consideration our points of concern and thank you for your time.

Regards,

Murray and Carmel Stagg

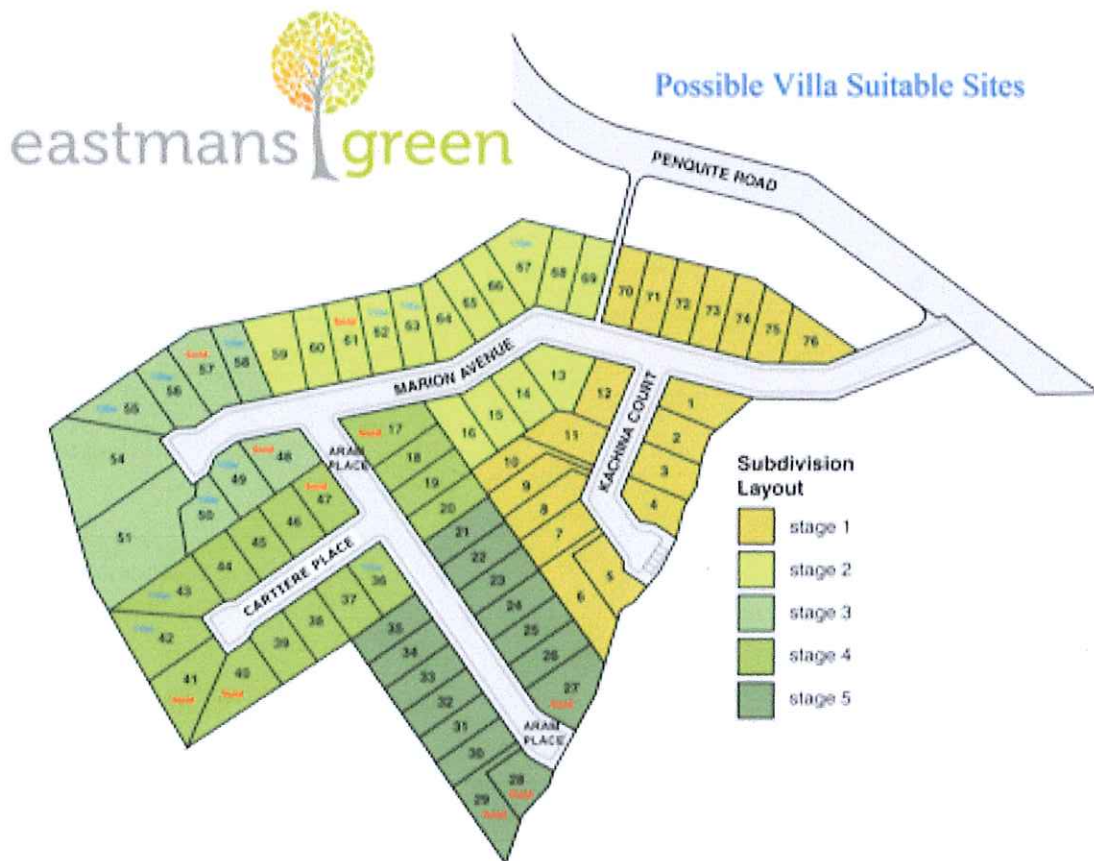
Multiple Dwelling Lots

The new planning standards that came into effect on 28 February 2014 in the General Residential Zone has the site area per dwelling of not less than 325m².

Where all the acceptable solutions are met, then two dwellings can be built on a suitable lot having area no less than 650m².

Eastmans Green has a number of sites that would ideal for villa development particularly corner lots as the entrance to the property can be adjusted to suit the site plan.

Eastmans Green Villa Lots





Possible Villa Suitable Sites

Subdivision Layout

- stage 1
- stage 2
- stage 3
- stage 4
- stage 5



01/08/2017

General Manager
City of Launceston
Town Hall, 18-28 St John Street
LAUNCESTON TAS 7250

FILE No.	DA0321/2017				
EO		OD	✓	Box	✓
RCV'D		02 AUG 2017		LCC	
Doc No.	4136276				
Action Officer		Noted	Replied		
C. WILKINSON					

E. COPIES: D. PATTON

Dear General Manager,

REPRESENTATION – DA0321/2017 RESIDENTIAL – MULTIPLE DWELLINGS; CONSTRUCTION OF TWO DWELLINGS

We write in relation to the above development application. Overall, we have no in principle concerns of the proposed unit development and we are supportive of development within the community in general.

However, we would like to draw your attention to some matters which will have a significant impact on our amenity and of the future amenity of the vacant adjoining property located at 5 Cartiere Place.

Clause 10.4.2 P3 – building envelope

We feel that the unit development does not meet the performance criteria for the following reasons:

1. The sections of each unit that are outside the prescribed building envelope are substantial and will result in significant overshadowing of the following habitable areas:
 - a. Unit 1 will overshadow our courtyard during autumn and winter morning hours significantly more than a compliant dwelling unit would;
 - b. Unit 2 will overshadow our main living area window which we designed to receive sunlight and view based on a building envelope compliant dwelling being built on the adjoining property.

We do not feel that the level of overshadowing that will be caused by the units is reasonable particularly given that it can be avoided with a more conservative and sensitive design;

2. We do not feel that sufficient information has been provided in order to determine the level of overshadowing that the units will cause on the adjoining properties on either side and therefore compliance with the performance criteria. Were shadow diagrams provided by the applicant? We have provided diagrams illustrating the level of over shadowing that occur to our property based on the building envelope breaches which are attached to this letter. Whilst we have not generated shadow diagrams for the vacant lot to the east (5 Cartiere Place) we feel that the location of unit 2 will clearly overshadow this property particularly in the afternoon which will severely compromise the location and design of a future dwelling including its private open space which is likely to be overshadowed. Again, have shadow

diagrams been provided to illustrate the extent of overshadowing that will occur to the vacant lot?

3. We note that Figure 2 – below – indicates the level of overshadowing that will occur to our property from the building that has been constructed to the west. The elevation of this building towers in excess of 7.5m above the ground level of our property and is within 1.5m of the boundary and greater than 9m in length and well outside the building envelope. So we are already impacted by a dwelling that has been approved outside the building envelope on the west side so it is a reasonable request that he is not impacted on by the proposed development as well.
4. The visual impacts caused by the substantial encroachment in terms of scale, bulk and proportions will severely diminish our amenity. The wall of unit 1 will almost be 7-7.5m in height, 9m in length and will be setback 1.5m from our shared boundary. This substantial structure so close to our boundary will clearly dominate and tower over our property. The same can be said about the rear boundary encroachment of unit 2. We have provided images of the impact of the proposed units when viewed from our main living, kitchen and courtyard spaces which compares the proposed units with and without the building envelope breach.

We understand that the protection of a view is outside of the planning scheme where a development complies with the relevant acceptable solutions. We were aware that a house would be built on this property and designed our indoor and outdoor living spaces to avoid as much as possible being an impact upon adjoining development (i.e compliant or close to compliant building envelope development). However, the proposed units will clearly cause a visual impact upon us in terms of scale and bulk. We have prepared some montages of how the units will be seen from our indoor and outdoor living spaces which are attached to this letter;

5. The location of unit 2 will clearly overshadow the adjoining property to the east particularly in the afternoon which will severely compromise the location and design of a future dwelling including its private open space which is likely to be overshadowed.

Other matters for consideration

From the outset, we were aware that a dwelling was going to be constructed on the block behind use (west) and that it would (and does) contribute to overlooking (a large window with a low sill height and finished floor level above 1m within 3m from our boundary) and overshadowing (significant building envelope breach). Accordingly, we designed our house that responded to these existing constraints by creating a private courtyard and alternative living areas the amenity of which will now be severely impacted upon.

Please feel free to contact me should you wish to discuss the matters that have been raised in greater detail.

King Regards,

Mark Alford

FIG.1 SUN STUDY JUNE 22 9AM

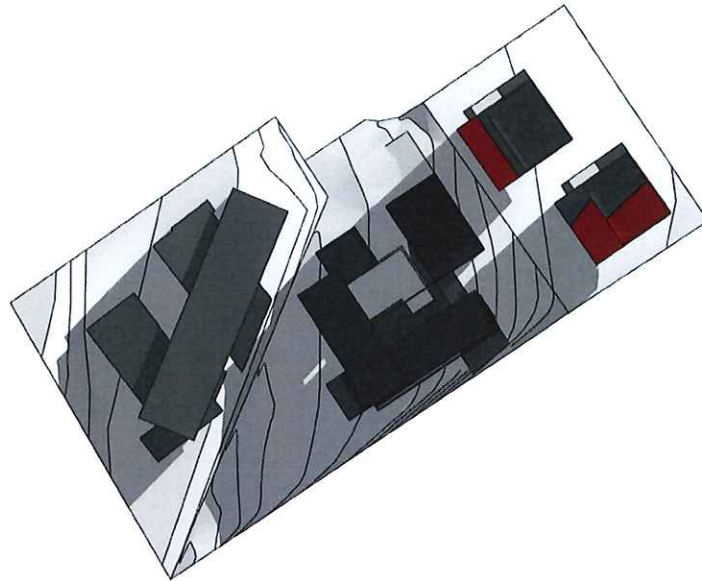


FIG.2 SUN STUDY JUNE 22 2PM

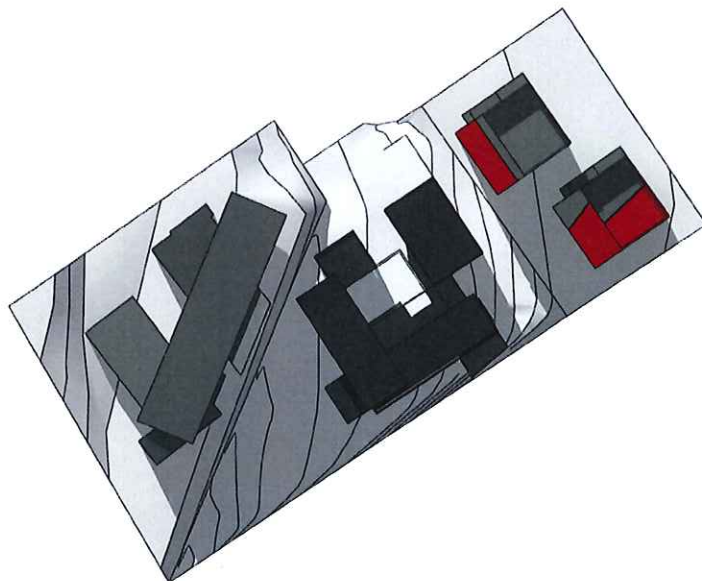


FIG.3 OVER SHADOWING 8AM (PROPOSED)

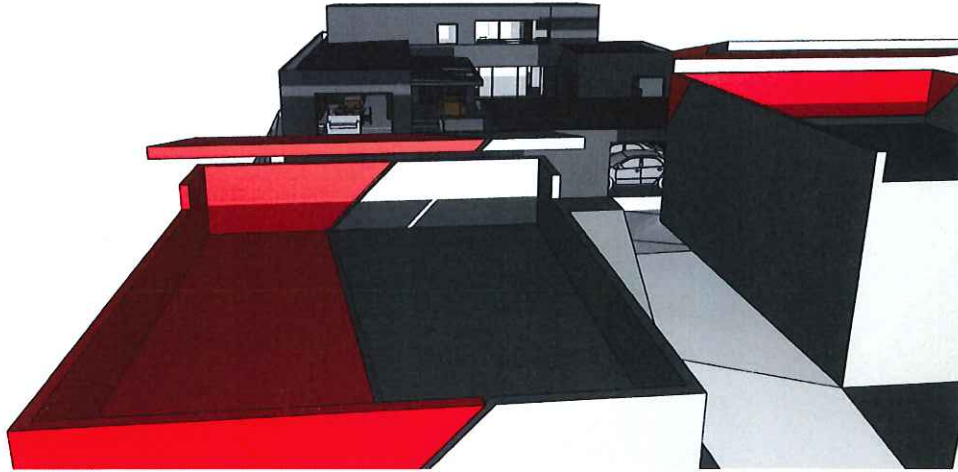


FIG.4 OVER SHADOWING 8AM (WITHIN BUILDING ENVELOPE)

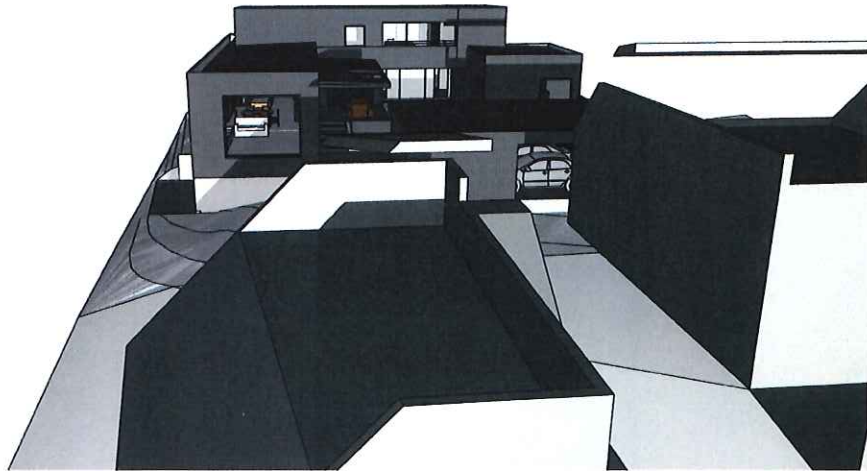


FIG.3 COURTYARD VISUAL BULK (PROPOSED)



FIG.4 COURTYARD VISUAL BULK (WITHIN BUILDING ENVELOPE)



FIG.5 KITCHEN VISUAL BULK (PROPOSED)



FIG.6 KITCHEN VISUAL BULK (WITHIN BUILDING ENVELOPE)

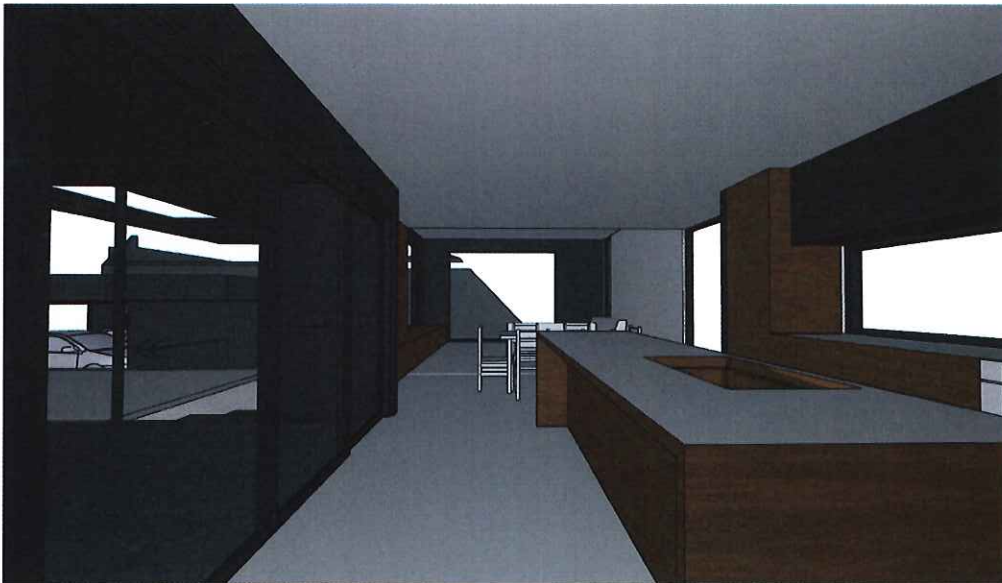


FIG.7 LIVING ROOM VISUAL BULK (PROPOSED)

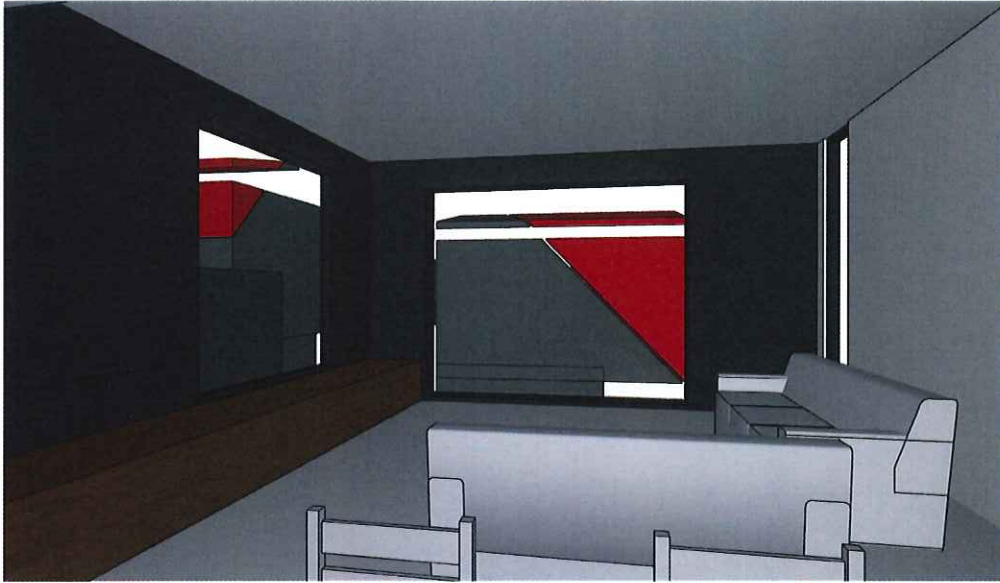


FIG.8 LIVING ROOM VISUAL BULK (WITHIN BUILDING ENVELOPE)

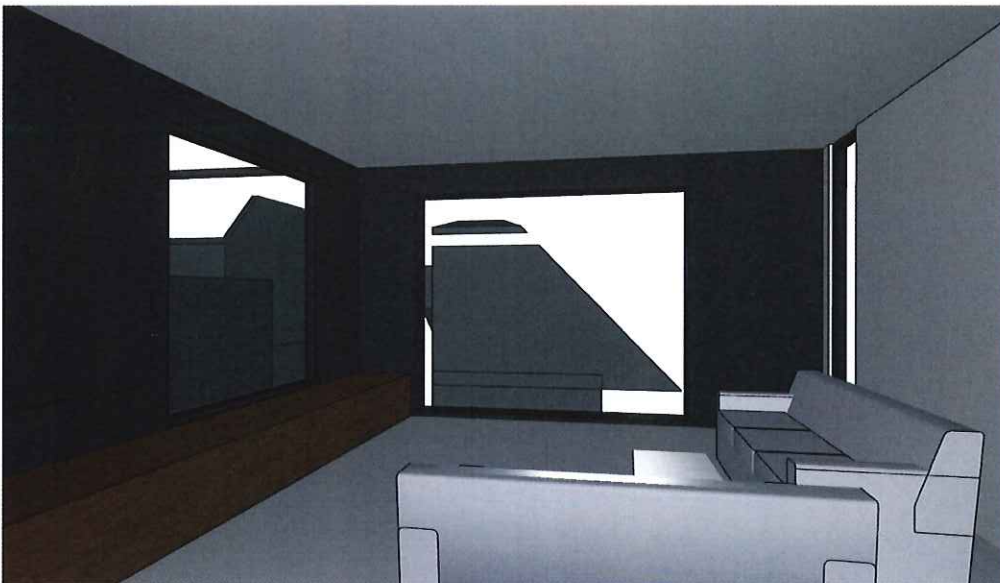


FIG.9 VIEW FROM STREET

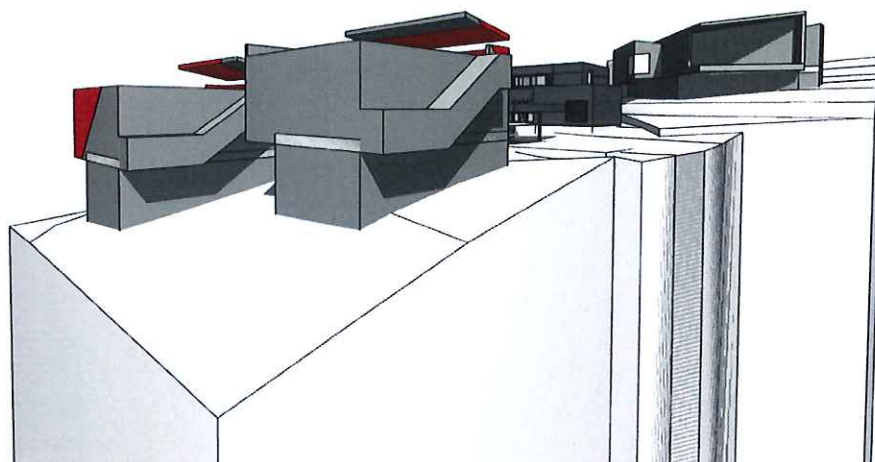


FIG.10 VIEW FROM NEIGHBOURS DECK

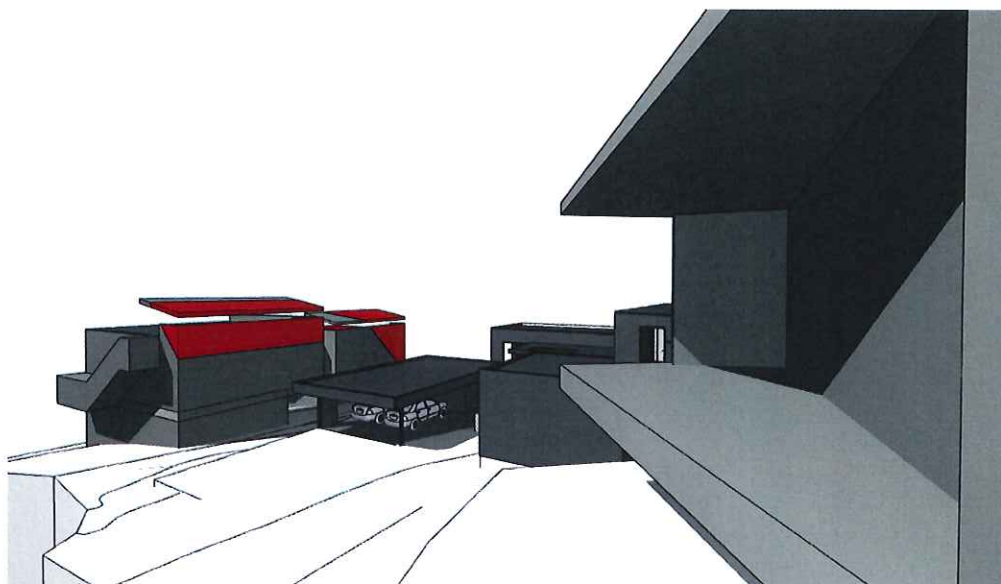


FIG.11 PHOTOS OF NEIGHBOURING DWELLING FROM BACKYARD



From: Dean, Abbi
Sent: Tuesday, 1 August 2017 2:31 PM
To: Contact Us
Subject: Re: proposed multiple dwelling - DA0321/2017 (7 Cartiere Place, Newstead)

To whom it may concern,

I am writing in regard to a building proposal at DA0321/2017 (7 Cartiere Place, Newstead). I have viewed the plans and as a resident of the subdivision have some serious concerns with the proposal. Firstly, the proposal of two townhouses is a very large building envelope on a smaller sized block, added to this is the proposal for three storeys. From a scenic protection perspective, these townhouses will be extremely visible from all aspects of the subdivision. There is no other houses in the area that are three storeys and I believe they will have a detrimental impact on houses nearby.

Another concern I have is the increased traffic from a multiple dwelling and the lack of adequate parking at the end of the cul de sac. As there are a number of driveways in close vicinity, the end of the cul de sac is not an appropriate area for a number of car parks, even with the inclusion of garages within the proposal there is likely to be more traffic associated with this multiple dwelling. The provision of two driveways will also add to the congestion. As this is a new area, there are a number of families with young children and this increased traffic flow from multiple driveways is a safety concern.

Kind Regards,

Abbi Dean



AST
K-6 & Curriculum
Support Teacher

PUNCHBOWL
PRIMARY SCHOOL
"Dream, Believe, Succeed"

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From: McKendrick, Ann-Marie
Sent: Tuesday, 1 August 2017 8:32 PM
To: Contact Us
Subject: Planning Application DA0321/2017

Planning Applicaion DA0321/2017

As a resident in the _____ subdivision I would like to voice my concern in relation to the proposed planning for 7 Cartiere Place for the following reasons.

1. The height of the proposed townhouses is not appropriate for the area.
2. The rooftop outdoor area is of a privacy concern for all properties within the sub division, particularly those below them in the lower areas.
3. The rooftop outdoor area is a concern in relation to the noise potential it will create. The noise generated from such a high area will carry through to all the neighboring houses.
4. The sub division has a lot of families with young children and the additional driveway and vehicles accessing the area is a concern for all of those families.
5. The property neighbours Punchbowl Reserve bushland and does not provide any correlation to the area. This takes away from the beautiful bushland area. It is important that building in the sub division does not effectively remove the bushland aspect which is what makes the area loved by so many families.

Kind Regards,

Ann-Marie McKendrick

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From: Tenille Cottam
Sent: Tuesday, 1 August 2017 9:09 PM
To: Contact Us
Subject: DA0321/2017

To whom it may concern

As a new resident of the developing subdivision of Eastmans Green, I write this with concern, over the proposed dwelling(s) for 7 Cartiere Place; application permit DA0321/2017.

It is with great disappointment that I am advised that this planning permit proposes two three-storey dwellings, equipped with two driveways on an approximate 600m² sized block.

In the first instance, I am empathetic to the land owners currently building the abode at 9 Cartiere place, with regards to the imposing dwellings.

It is obvious with current construction, that the owners have intuitively designed their house to escape the overwhelming architecture of the abode at 11 Cartiere Place, only to be faced with the prospect of two more imposing dwellings to be built on 7 Cartiere Place, hemmed in by a double driveway.

Furthermore, I am of the understanding that the entertaining areas will be on the third level of the 7 Cartiere Place dwellings. This will not only open the subdivision to increased levels of noise, but lends its occupants to a sweeping and broad view of the majority of fellow residents back yards within the area, depriving them of privacy.

Therefore, in heed of these concerns, I ask for your careful and calculated considerations in the decision to approve the application permit for 7 Cartiere Place.

Thank you for your time on this matter.

Kind regards

Tenille Cottam

From: Jane Ledingham ·
Sent: Tuesday, 1 August 2017 9:10 PM
To: Contact Us
Subject: Application number DA0321/2017 (7 Cartiere Place, Newstead)

To the General Manager,

I have recently become aware of proposed development application at [7 Cartiere Place](#), Newstead.

As a resident of the area I am concerned about the size of such a development. Being 3 stories high I believe the building will be very imposing on the intended block of land, sitting very high on the hill. The roof top terrace will greatly infringe on the privacy of not only of the adjoining neighbours, but for both the Eastman Greens and Eldonhurst sub-divisions.

I also think the size of the building will cast a large shadow across the area reducing the sun and light exposure.


Consideration needs to be taken with size and type of dwellings proposed for this area. I have experienced first hand how intrusive a neighbouring property can be on your privacy, when little consideration is taken in for the positioning of decks and windows. I regularly need to close my blinds in my kitchen and living room to gain privacy from

Your sincerely,

Jane Ledingham

Sent from my iPhone

From: Stephen Pohan
Sent: Tuesday, 1 August 2017 10:27 PM
To: Contact Us
Subject: DA0321/2017

Dear Madam/Sir, 

I am writing in regards to application DA0321/2017. We live in the closed court at Newstead and have concerns regarding the nature of the proposed building structure at 7 Cartiere Place.

Our concerns are as follows:

1. Two driveways – higher concern for our kids riding bikes and walking as more cars are driven across the footpath.
2. The court does not have the street parking area for extra vehicles from visitors that would be attracted to the type of entertainment deck proposed.
3. An open rooftop deck which will allow a lot of noise to carry through the valley.

We oppose this type of dwelling as it appears to be in contrast to the family orientated nature of the court.

Sincerely,

Dr Stephen Pohan