

## Attachment 3 - 8 Lanoma Street, East Launceston - Representations

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**From:** Alex Walstab  
**Sent:** Friday, 6 October 2017 3:10 PM  
**To:** Contact Us

**Subject:** App No DA0437/2017

To Whom It May Concern,

I am writing to you regarding the application of [8 Lanoma Street, East Launceston](#) (DA0437 /2017).

I have just recently moved into my property with my 2 young children at which shares the [redacted] with [8 Lanoma Street](#). I am currently renovating the property and I was looking forward to enjoying many years to come here with my children creating many happy memories. One week after purchasing my house I was disappointed to discover that [redacted] had put into an application to build 900mm from our back boundary fence.

I have found this to be quite distressing as we were looking forward to spending a great deal of time in our modest sized backyard. Not only is the carport [redacted] the dwelling itself is quite imposing. The only thing you would really notice when outside now would be our neighbors new extension looming over our back fence. I also don't see any justification as to why the carport needs to be moved from it current position which seems more suitable.

There would also be quite a lot of shadowing in our back yard as a result of the new dwelling (not sure that the shadow plans and timings as submitted are correct). One thing that I really liked about the property when I purchased it was the amount of sun in our backyard & in the main rooms in the morning. Now our time spent here would be highly compromised and not as enjoyable.

I highly object to the proposed dwelling application because it would greatly affect our enjoyment of our new house and backyard experience as a whole being so close to our boundary fence.

Regards,

Alexandra Walstab

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Alex Walstab

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**From:** Michael Walstab  
**Sent:** Friday, 6 October 2017 1:45 PM  
**To:** Contact Us  
**Subject:** 8 Lanoma Street East Launceston

Application No DA 0437/2017

Dear Sir/Madam,

I'm writing in respect to the above Application which is to the property owned by Alexandria Walstab at

I have real concerns about the shadowing over the backyard and the close proximity of the proposed rear of the building ( 900 mm). The backyard as used by my children would be unnecessarily effected with shadowing and free space enjoyment. Also, the morning sun currently enjoyed in the living room would be adversely affected, and the shear size of the proposal. The carport current location is ideal and doesn't require relocation.

I would like to formally object to the application.

Yours sincerely,

Michael Walstab

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**From:** Lynn and Stan van Emmerik  
**Sent:** Monday, 25 September 2017 9:31 AM  
**To:** Contact Us  
**Subject:** DA0437/2017

DA0437/2017.

Dear Marilyn,

We have a number of concerns regarding the above development application.

1. We notice there is planning for 4 bedrooms, but it appears only one car space has been provided for. This property only has vehicle access via a right of way, from Berean Street, and currently, the residents of 8 Lanoma Street have two cars, one of which parks almost permanently on Berean Street, outside either number 7,9 or 11. We have limited parking options on Berean Street, as it is a divided suburban street, and a number of the houses in this street have no off street parking or, at best, one vehicle space, which makes it difficult for family visitors etc.

Recently, we have seen changes in the number of residents cars parking in the street, due to some of the houses having up to four residents with vehicles. While the cars are mostly parking correctly, it has created a shortfall in the number of spaces available, particularly, as two properties also have car trailers parked on the street as well.

Will there be provision for more car parking on the property, 8 Lanoma Street?

2. Where will the builders and trades park, during the redevelopment?

In recent times, we have had experiences of trades vehicles parking wherever they chose, having no regard for the flow of traffic in the street, as well as causing obstruction to accessing properties. These vehicles are often quite large, so make navigating the street, difficult. Also, if there is demolition planned, as is stated, one assumes that there will be a skip to deposit the waste, can you tell me where this will be situated, as in a previous renovation on another property, this was also situated in the street.

3. In the near future, Alps and Amici will be opening their new cafe nearby in Abbott Street. As parking is already very short in that precinct, our concern is that patrons will start to park in Berean Street, being the nearest available area to the cafe. Our street is a quiet suburban street, and it should remain so. There are few car spaces, and most of these are for the use of the residents in this street.

We ask you to consider the impact of the increase in traffic on our street.

Yours faithfully

Stan and Lynn van Emmerik