

**From:** Marlene Van Zetten  
**Sent:** Thursday, 15 November 2018 7:58 PM  
**To:** Contact Us  
**Cc:** 'Marlene Van Zetten'  
**Subject:** Proposed 2 Storey 2 Bed Unit on Corner of Keogh St and (2) Brougham St  
**Attachments:** Advertised Plans.pdf

Hi

I refer to our original objection to this proposal. I was hoping to attached the same but we cannot find it. Most items still remain outstanding. If I need to attach this copy, please send it back to us so we can resend!

The only differences I see in the attached document is that the garage will be removed (which was never capable of holding a vehicle), and one extra off street car park space now provided which is not clearly marked – see note below – and the roof line has changed marginally but the structure as proposed is still impacting on those neighbouring the proposal, and dramatically affecting our street scape.

Therefore, as stated above and per dot points below, our views have not changed. The situation at the end of Keogh St (since some Reno works commenced) has become extremely dangerous at times for all residence living in Keogh Street, in terms of traffic access and our health in terms of smoke coming from on site incinerator burning. To divert for a moment:-

When council officers (very recently) placed the public notices on both street boundary fences, they would have clearly noticed a very large over sized dull coloured skip placed within one (1) car length from the Brougham St\Keogh St Junction, in Keogh St. In discussions with the Owner\Builder, he blamed the delivery guy but made no effort whatsoever over many weeks since it was dropped, to correct the situation by relocating it, as it was no doubt conveniently located where it was placed, albeit it a hazard!

The lane coming into Keogh St was 80% to 90% blocked. It was a diabolical situation with several close and eye covering experiences. When a car wanted to turn into Keogh St from Brougham St, with no prior sight of what was coming down Keogh Street, it was left with its tail still in Brougham St when a vehicle was about to exit Keogh St. (I mentioned previously Brougham Street is a major route/connection to and from the city, servicing countless suburbs, are a large number of vehicles are exceeding the 50/km hour speed limit.

Our point being, this is a serious issue now, when only more minor works\renovations and changes were being made, with NO OTHER TRADES INVOLVED! Then to have to deal with smoke issues on consecutive days, coming from an incinerator on the site in question near the Keogh Street boundary (as building materials were burnt), no doubt to save tip fees. Again, this is when more minor works are being performed on this site, not major construction work.

All our prior objections remain and now including these points

- There is no note of storm water detention as required in Launceston's combined sewer and storm water system. If storm water detention is required by Tas Water/Launceston City Council then where will this be located?
- The new site plan only allows for 3 on site car spaces. The spaces have lack of dimension and it is difficult to see if the cars will protrude onto the street. Cars will park on the nature strip side of the fence off Brougham Street, as 4 and 6 do now, blocking view of cars coming down Brougham!
- Waste storage is taking up some of the parking area which is poorly dimensioned and does not meet the 1.5 square metres set out in 10.4.8 A1 nor does it meet the intention of P1.

- 10.4.13 Location of car parking – objective C – to minimise visual impact on the streetscape – this is not met – 3 car spaces and a triple crossover does create visual impact on the streetscape, let alone dramatically reduce street parking.
- The plans are not clear on building envelopes as set out in 10.4.2 and should be clarified.
- The cross fall of the parking shown on the plans is not detailed, is this outside.
- The levels shown on the plans don't relate to council infrastructure mapping and are unclear with plus datum's and minus datum's needing clarification.
- E6.6.1 Construction of Parking Areas – requires a gradient of 10% or less – not clearly shown on plans. Also requires area to be drained to storm water system. Plans indicate the parking run off will go straight into the street. Also requires for multiple dwellings to be line marked to show spaces – this is not shown on plans which may result in 2 cars in the 3 spaces creating a greater parking problem in the street.
- E6.6.2 – Design and Layout – C – Parking space dimensions are required in line with Table E6.3. There are no dimensions, turning curves or layouts shown leaving the size of the parking spaces questionable and in turn creating more chance of more vehicles parking in a street with insufficient turning and parking in its current status.
- Car parking, maneuvering and circulation spaces should be shown more clearly, especially right on a corner!
- In this situation, the council should consider the design of the road and the likelihood that there will be greater than the 4 cars that spaces have been provided for associated with the scale of the development, number of bedrooms etc and upgrade the road with a sufficient turning head in line with the relevant Australian Standard prior to approving a design that would impact on the residents and current users who are already limited for parking, turning and maneuvering within the street.
- The plans are not clear and at the least the neighbours should have access to a copy of the Traffic Impact Assessment (is there one?)
- Keogh Street cannot cope with additional cars in the street, with no proper turning ability at the square dead end in it!

Kind Regards

Henk and Marlene Van Zetten

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**From:** Malcolm Jones  
**Sent:** Monday, 19 November 2018 11:55 AM  
**To:** Contact Us  
**Subject:** development application no. DA0614

Att: Catherine Mainsbridge

I am resubmitting my previous correspondence that outlined my queries and concerns for the original June '18 application for this development. As far as I am concerned, none of my concerns have been addressed in the revised application, in fact now with an additional crossover being added on to Keogh Street, taking the total number to 3 + 1 on Brougham Street, I am more concerned of the likelihood that vision and safety at the Keogh/Brougham Street intersection will be severely compromised.

I am concerned with the parking and the limited vision it causes we residents of Keogh Street as we enter and exit onto Brougham Street. It is our only exit, with a school bus stop on the left close to the corner, and our right side vision commonly blocked with cars parked too close to the corner or over footpaths into their driveways. With another dwelling being proposed on this corner, I believe these problems will become even worse.

Can you please clarify where the 2nd parking places for both the new and existing dwellings will be, is it council policy to allow 3 crossovers for one title, and if these comply with the Launceston Interim Planning Scheme 2015?

Local Government Association of Tas has set out standards for roads and vision (TSD-RF01) and as far as I can see council should paint and enforce a no parking zone that covers this requirement on both Brougham and Keogh Streets. This has not been done which has caused accidents and near misses in the past and another dwelling, crossover and inadequate parking will only increase the probability of more in the future.

Looking forward to hearing from you in regard to my questions,

Cindy Jones

General Manager  
Mr Michael Stretton  
Launceston City Council  
PO Box 396,  
Launceston...TAS...7250

FILE No.	DA0614/2018				
EO	✓	OD		Box	✓
RCVD			22 NOV 2018		LCC
Doc No.					
Action Officer		Noted	Replied		
C. WANKMORE					

E COPY: C. MAINSBRIDGE

18 November 2018

Dear Sir

Re: DA0614/2018 2 Brougham Street, West Launceston

I am writing to object to the proposed application to construct an additional dwelling on a neighbouring property. I would like to offer my objections to the proposed application, a double storey building, intended for construction in my neighbours yard, which currently already contains a dwelling and multiple outbuildings.

The building proposed is a two storey residence, 12.5m long at the upper level and 7.15m high. The effect of these dimensions cause the proposed house to extend past the (front) eastern boundary of my residence, while the back of the building occludes the only window along this side of my house. This is significantly higher than the height of the existing boundary fence or trees between 2 Brougham Street and my own residence (or that of a single storey dwelling) – which will result in blocking all of my natural and only light source into my kitchen and living area, and cause significant shadowing and reduction in solar access. My house in built in the 1920's, and this, combined with my current ill health, will not permit me any time soon to address altering my house structurally, as I have lived here very happily and comfortably for the past 60 years.

The proposed 2 storey house will have a significant negative impact on the amount of early morning sun entering my house, all year round, but particularly winter sun.

The construction of a second residence on a small residential block, will in itself present a reduction in my privacy and an increase in noise due to the change of use of the current neighbouring property. Furthermore, the proposed dwelling presents a huge visual impact and is not in keeping with the local area or streetscape of Keogh Street. Additionally, the proposed living area and balcony on the upper storey on the north east aspect of the property will directly overlook and reduce the privacy of neighbouring houses in Hill Street.

The diagrams of the proposed unit show parking for 3 cars. Increased vehicle traffic of this number will cause a significant increase to pedestrian and traffic safety in this already congested street, with particular impact on my driveway.

I look forward to your response.

Sincerely



Shirley



\* Please feel free to change things & I will reprint for you to sign.



General Manager  
Mr Michael Stretton  
Launceston City Council  
PO Box 396,  
Launceston...TAS...7250

FILE No.	DA0614/2018		
EO	<input checked="" type="checkbox"/>	OD	Box <input checked="" type="checkbox"/>
RCV'D 23 NOV 2018 LCC			
Doc No.			
Action Officer	Noted	Replied	
C. WRANKMORE			

ECOPY: C MAINSBRIDGE

23rd November 2018

Dear Sir

Re: DA0614/2018 2 Brougham Street, West Launceston

I am writing to put forth my objections to a proposed application to construct an additional dwelling address provided above.

I would initially like to advise that, similarly to when the previous application was lodged in June - I am yet to receive any formal notification via post with regard to the proposed development, although other neighbours/properties did receive information in the form of addressed mail. I did however see the planning application on my neighbours fence and unable to print off the document, presented to the Council on Wednesday 14<sup>th</sup> November, and obtained a copy of the planning application from council staff.

I would like to offer my objections to the proposed application, a double storey unit, intended for construction in the rear of my neighbours yard, which currently already contains a dwelling and multiple outbuildings. I have presented my objections on several grounds.

Shadowing - 10.4.2 P3 (a).

Shadow diagrams do not indicate the proposed development does not cause unreasonable loss of amenity regarding sunlight, overshadowing or visual impact caused by the scale or proportions of the form. Based on the anticipated early morning winter shadowing of the proposed building, this will impact on the rear of my yard and extends into the entire width of my property. I have lived in my residence for over 20 years, and feel that the shadow of 1 Keogh Street has been amplified on the shadow diagram offered, revealing significant shadow extending over my rear (north/west) boundary and minimising the shadowing/impact made by the new/proposed building at 2 Brougham Street..

The building proposed is a two storey dwelling, with height dimensions of 7.15m and 6.75 m elevations to the NW and SW respectively. This is significantly higher than the height of the existing boundary fence between 2 Brougham Street and my own residence (or that of a single storey dwelling) - which will result in **significant** shadowing and reduction in solar access to the **entirety** of the rear of my property and open space in my yard, all throughout the year.

The proposed 2 storey dwelling will have a significant negative impact on the amount of sun entering my yard, particularly winter sun, which is a scarce resource in Tasmania. This will change dynamics of vegetation growth, and the entire feel of my property for both myself and my children, who currently enjoy the amenity that this natural resource provides on my own property all year round.

In recent years, I have removed trees from my own yard and maintained other existing trees to a set height in order to maximise sunlight, while maintaining privacy. I have been in residence at my current address for approximately 21 years, and know the light characteristics and solar access to my property intimately. Currently, none of the existing neighbouring properties cause the type of shadowing represented by the proposed double storey unit development.

**Privacy – 10.4.6 P2** The application states the proposed development has been designed to minimise direct views to existing dwellings and their glazed opening and or onto the private open space. However, the plans clearly show the proposed development has both a bedroom and bathroom window located on the top storey, facing in a NW direction, which will overlook directly into my property. Given the height of the building, 1.5m boundary setback and height of the fence, this will result in a significant loss of privacy for my property.

Furthermore, the proposed dwelling represents a **visual bulk** which will negatively impact on the outlook of my property, dominating my private space, and completely obscuring the current views to the NE of Mount Arthur and low lying hills. While I understand there is no legal right to a view, the proposed two storey structure will have a significant detrimental impact on the amenity of my property, as well as surrounding properties, particularly 1 Keogh St.

Additionally, the proposed living area and balcony on the 1<sup>st</sup> storey on the NE aspect of the property will directly overlook and reduce the privacy of houses in Hill Street.

Construction of a second dwelling on a 595m<sup>2</sup> block of land, also represents potential for **overdevelopment** and for **significant increase in noise and traffic flow**. The applicant, Mr Gilligan, has previously indicated to me that his intent for this property is for use as an Air bnb, further adding to the turnover of people through the building, in an otherwise quiet residential street and area – which is already impacted on by bulk residential units, a busy traffic thoroughfare and a shopping complex. I am unsure as to how this proposed new construction complies with the new Tasmanian Planning Directive which came into effect on 1<sup>st</sup> August 2018, specifically with short-term accommodation in mind, obviously this will be taken into consideration by the Launceston City Council. However, the document details that “...it must be compatible with the character and use of the area – not cause an unreasonable loss of residential amenity...” with particular reference to privacy and increased noise generated by such facilities.

In addition to this, the proposed building design is **out of character** to the neighbouring properties, and does not respect or reflect the surrounding **characteristics of the street scape** or neighbourhood. There is no information provided as to the type of materials or colours to be used in this construction.

The existing building at 2 Brougham Street has recently been painted, by Mr Gilligan, 7 different shades of green, called an Ombre effect. From the street, it is very bright and colourful, some have even said the happy house, others have used the term eyesore, visual pollution, 7 stages of a mouldy lettuce, or bilious vomit. Regardless of an individual's taste in colour schemes, the green ombre effect has had a significant detrimental effect on the inside of my house, whereby all the wall colours (actually light cream) also reflect the same green hue as my neighbours house. The effect has caused me significant anguish. I have included photos to show the visual effect, however you are free to visit my house, particularly in the afternoon on a sunny day, to experience the full experience of the green hue.

I will incur the financial expense to address the green hue inside my own house, due to actions beyond my control. This does not seem appropriate. This will be further compounded if the double storey unit proposal is granted, whereby due to the loss of privacy over my property, I will incur a further financial expense just to maintain the degree of privacy that my property currently affords.

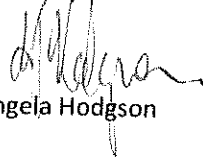
The exterior colour scheme of my neighbours property, and the resultant impact on the inside of my house, the loss of privacy, over shadowing and loss of solar access represented by this double storey unit - will most likely result in a loss of property value through **external obsolescence** - a form of depreciation caused by factors away from my property and beyond my control. A further detrimental financial impact on me, that is beyond my control, but entirely in the Councils.

This issue of loss of property value, with the proposal of the construction of this double storey dwelling, which will have further detrimental effect on mine and surrounding residences.

With these points in mind, there is potential for significant loss of privacy, over shadowing, loss of natural solar access and loss of amenity to my property and those of my neighbours.

I would appreciate your sincere consideration of this proposal, taking into account all issues related to the impact of this construction, and my letter, and I look forward to your response.

Sincerely



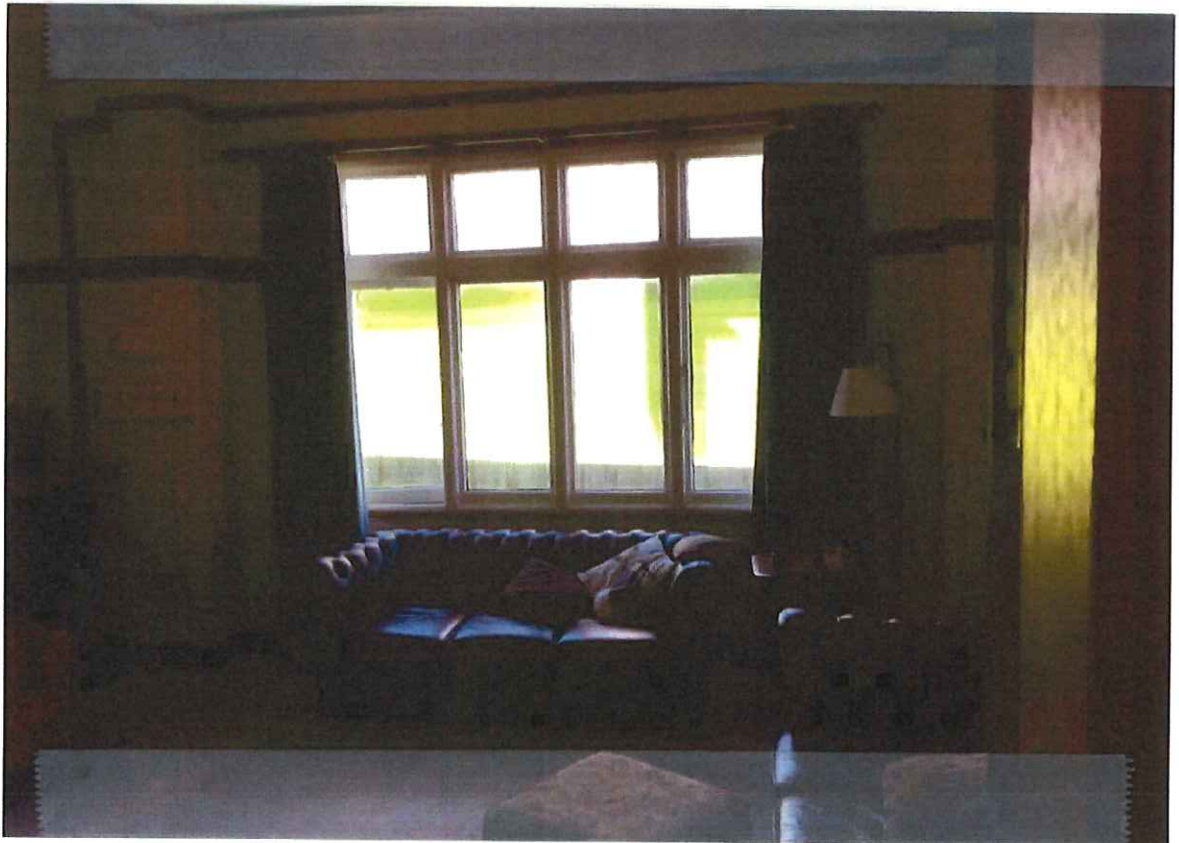
Angela Hodgson

(8 photos enclosed)



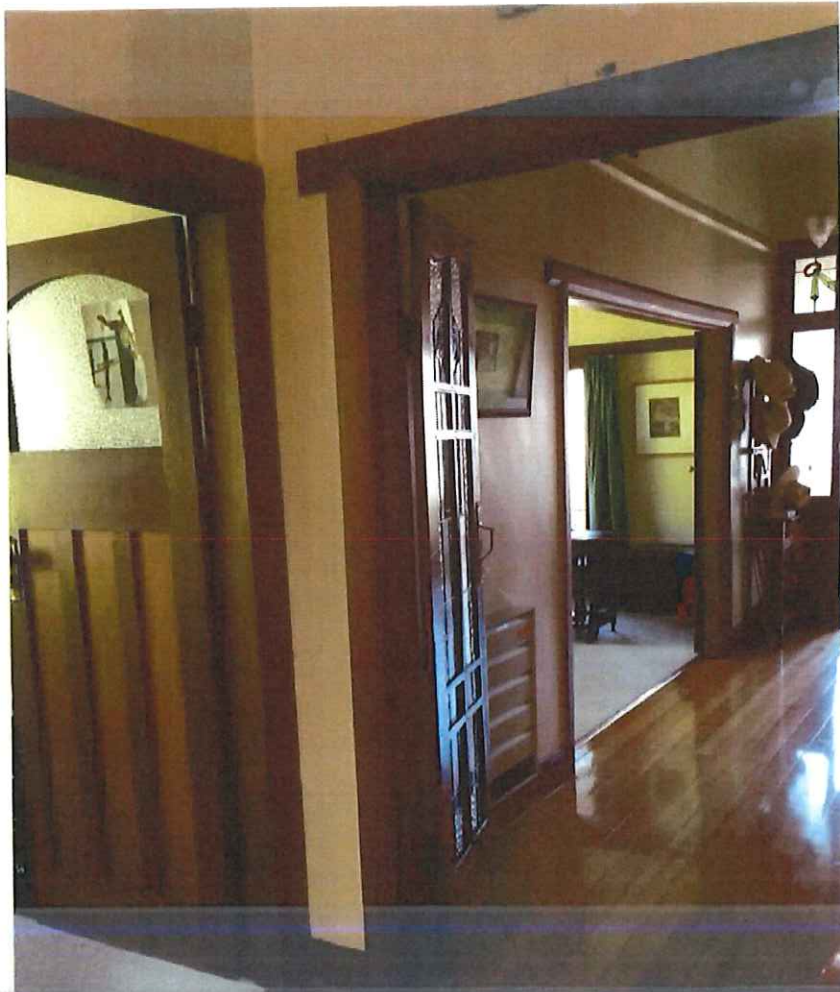














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**From:** JULIE CLARKE  
**Sent:** Sunday, 25 November 2018 7:29 PM  
**To:** Contact Us  
**Subject:** Representation re DA0614/2018 - 2 Brougham Street, West Launceston Tas 7250

Representors: Mr Brian Charles Clarke and Mrs Julie Ann Clarke

We have several concerns with this development but the main ones that affect most Keogh Street residents are parking and access from Keogh Street to Brougham Street and Mr Gilligan's revised application does little to improve on these concerns. In fact, the revised parking arrangements on site with access off Keogh Street would appear to have the potential to be quite dangerous.

There are only 7 actual houses in Keogh Street (odd numbers only 1-13) which 2 Brougham Street is at the start of. Many of the residents of the houses who back on to Keogh Street from Hill Street also park in Keogh Street. It is not unusual of an evening to come home and have to weave our way up Keogh Street to our house at number 13 around cars parked on both sides of the street already without the extra cars this development will add to the mix. The parking spots on site at 2 Brougham Street with entry/exit into Keogh Street will have the potential to create an additional bottleneck at the entry to the street in a street where access onto Brougham Street is often difficult due to the level of traffic in Brougham Street and the lack of clear view (due to cars parked on Brougham Street outside 2 or 4 Brougham Street or cars already parked in the crossover belonging to 4 Brougham Street). Most Keogh Street residents have given up trying to turn right into Brougham Street and instead turn left and go around the block via Batman Avenue back to Brougham Street or turn left and then right into Laura Street and go a long route back to Brougham Street. The new crossover/driveway onto Brougham Street will only add to the current problem with Keogh Street residents having (even more) obscured vision when wishing to turn right out of Keogh Street, especially if the owners/tenants park on the crossover (as the residents of 4 Brougham Street already often do) rather than fully in the driveway.

There seems to be insufficient on site parking provided for the number of and size of residences proposed for this property. We have sufficient car parking on our own property for ourselves and our own visitors but actually getting up the street to our property safely and with ease at several times of the day/night is already problematic.

We would like to request a traffic impact study be done in relation to this development application.

The proposed unit also seems out of character with the rest of the buildings close by but, given Mr Gilligan's current choice of paint colour for the original house, we don't think he would see a problem with the unit not fitting in with the housing around it.



A handwritten signature in black ink, appearing to read 'J. A. Clarke', is written on a light yellow rectangular background. The signature is stylized and cursive. Below the signature, there is a solid blue horizontal line.

FILE No.	DA0614/2018		
EO	<input checked="" type="checkbox"/>	OD	Box <input checked="" type="checkbox"/>
RCV'D 22 NOV 2018		LCC	
Doc No.			
Action Officer	Noted	Replied	
C. WRANKMORE			

22<sup>nd</sup> November.

To whom it may concern,  
 After perusal  
 of the amended plan in question  
 I cannot see much difference.

70cm lower  
 the elderly lady at 1 Keogh St. might be  
 able to see the sky from her kitchen  
 window instead of a wall.

Another car port,  
 last night I went out at 8pm and  
 checked the street for cars. There were  
 6 cars, 1 van, 1 boat + 1 trailer. The rear  
 access to my property will now have 2  
 carports opposite.

Will the new  
 building be painted the same 5 shades  
 of green that the existing property is painted.

Isn't there some rule  
 in council about using existing buildings  
 for air B+B's, not building new ones, as there  
 is a shortage of rental properties already.

Yours sincerely,  
 June Nichols