

27 April 2018

April King

General Manager  
City of Launceston  
PO Box 396  
Launceston  
TAS 7250

Dear Sir or Madam,

**Re: Development Application DA0156/2018 for construction and use of three dwellings – 1 Regnans Close, St Leonards, Tasmania 7250.**

**Development Application Representation Letter**

I refer to the Development Application for 1 Regnans Close, St Leonards, Tasmania 7250, as subject to the development standards detailed in the *Launceston Interim Planning Scheme 2015, General Residential Zone (Zone 10)*.

Myself (April King), along with a number of residents in the Regnans Close/Celery Top Drive area have a number of concerns we wish to raise in regards to the Development Application above, as we believe they will severely impact upon the amenities of local residents.

**Standard 10.4.14 – Development for discretionary uses**

*Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:*

- [1.] *(b) the streetscape;*
- [2.] *(d) the height, bulk and form of the building;*
- [3.] *(e) the height, bulk and form of adjacent buildings and buildings in the surrounding area;*
- [4.] *(g) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;*
- [5.] *(h) the degree of overshadowing and overlooking of adjoining lots;*

[6.] (k) *the visual impact of the building when viewed from adjoining or immediately opposite lots;*

[7.] (m) *the character of the surrounding area.*

1. Although there are a number of new developments within the Regnans Close/Celery Top drive area, the majority of lots within the area contain one single-storey building only. Due to this, the local residents believe the proposed two-storey 'townhouse' like dwellings will disrupt the streetscape. As St Leonards is currently a predominately rural-type area, we believe the proposed modern dwellings will also look misplaced when compared to neighbouring amenities.

2. Not only are the proposed dwellings of a boxy/bulky design (when compared to other buildings in the area) the height and form of the proposed dwellings will also impact upon the neighbouring dwellings, both opposite and adjacent to the above address.

3. As previously stated, the height, bulk and form of the proposed dwellings does not match that of the surrounding buildings.

4/5. As outlined in standard 10.4.4 *Sunlight and overshadowing for all dwellings*, the position of the proposed dwellings ensures they will each receive adequate sunlight; however their height and position will cause severe overshadowing on the adjacent lot – 3 Regnans Close, St Leonards. This is one of the major concerns the local residents have in regards to the Development Application, as we strongly believe the proposed dwellings should not be allowed to defile neighbouring amenities by depriving them of solar access (sunlight) and/or privacy. The position of the proposed dwellings will ensure that much of the private open space (backyard) and a number of rooms on the left side (as viewed from the street) of the neighbouring property (3 Regnans Close, St Leonards) will be disrupted.

6. Although my home is only just nearing completion, as the property owner of 2 Regnans Close, St Leonards, I am extremely disappointed that my view will be obscured by the proposed dwellings directly across the street at 1 Regnans Close, St Leonards. As the response provided for standard 4 and 5 (above) clearly states: the residents within the Regnans Close/Celery Top Drive area strongly believe the proposed dwellings should not be allowed to defile neighbouring amenities. Although I could not find information relating to specific height restrictions for the area, considering that my house was designed specifically around the present view, it is clear that the proposed dwellings will greatly impact upon this. In fact, it is probable that I will have no view out of my kitchen/dining/living room and master bedroom windows; only that of the proposed dwellings upper-storey windows – again calling into question the risk of overshadowing, disruption to solar access and privacy.



developments taking place in the Regnans Close/Celery Top Drive area, we wish for the Council and developers to give due consideration to other residents and the surroundings, so as to mitigate the risk for unreasonably impacting nearby amenities.

Attached is a petition containing the name, address and signature of other local residents who wish for the Launceston City Council to deny the current Development Application.

Yours faithfully,



April King

FILE No.	DA0156/2018				
EO		OD	✓	Box	✓
RCV'D			30 APR 2018		LCC
Doc No.					
Action Officer			Noted	Replied	
C. WRANKMORE					

E-COPY - B. WHITE  
- A. ROONEY

Name	Address	Signature
Grant Handley		Grant Handley
Diane T. Pears		Diane T. Pears
CHERYL BENWELL		Cheryl Benwell
Pamela & John Simmons		Pamela Simmons
Lee & Tash Curran		Lee Curran
Max Newman		Max Newman
Jiona McAshin		Jiona McAshin
Jordie & Kay Lewis		Jordie & Kay Lewis