

From: Neil Atherton
Sent: 3 Oct 2019 21:52:50 +1000
To: Contact Us
Subject: DA0407/2019
Attachments: Photo kitchen.jpg, Photo living room.jpg, Photo 3 sun.jpg

Dear Sir

We write to express our concerns / objections to the proposed development at 11B-11D Churchill Crescent, Newstead (DA 0407/2019).

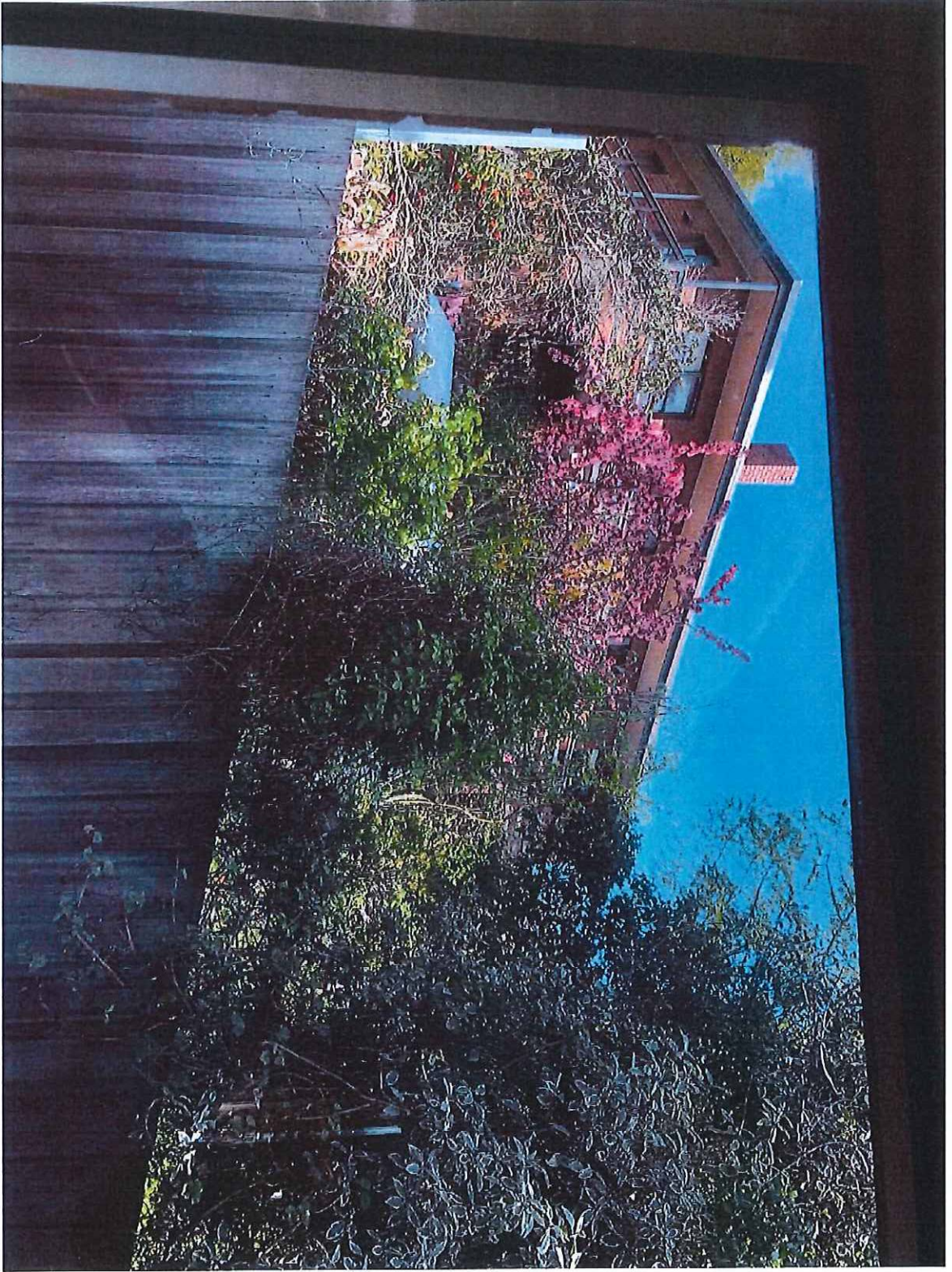
We are the _____ to the south - namely :

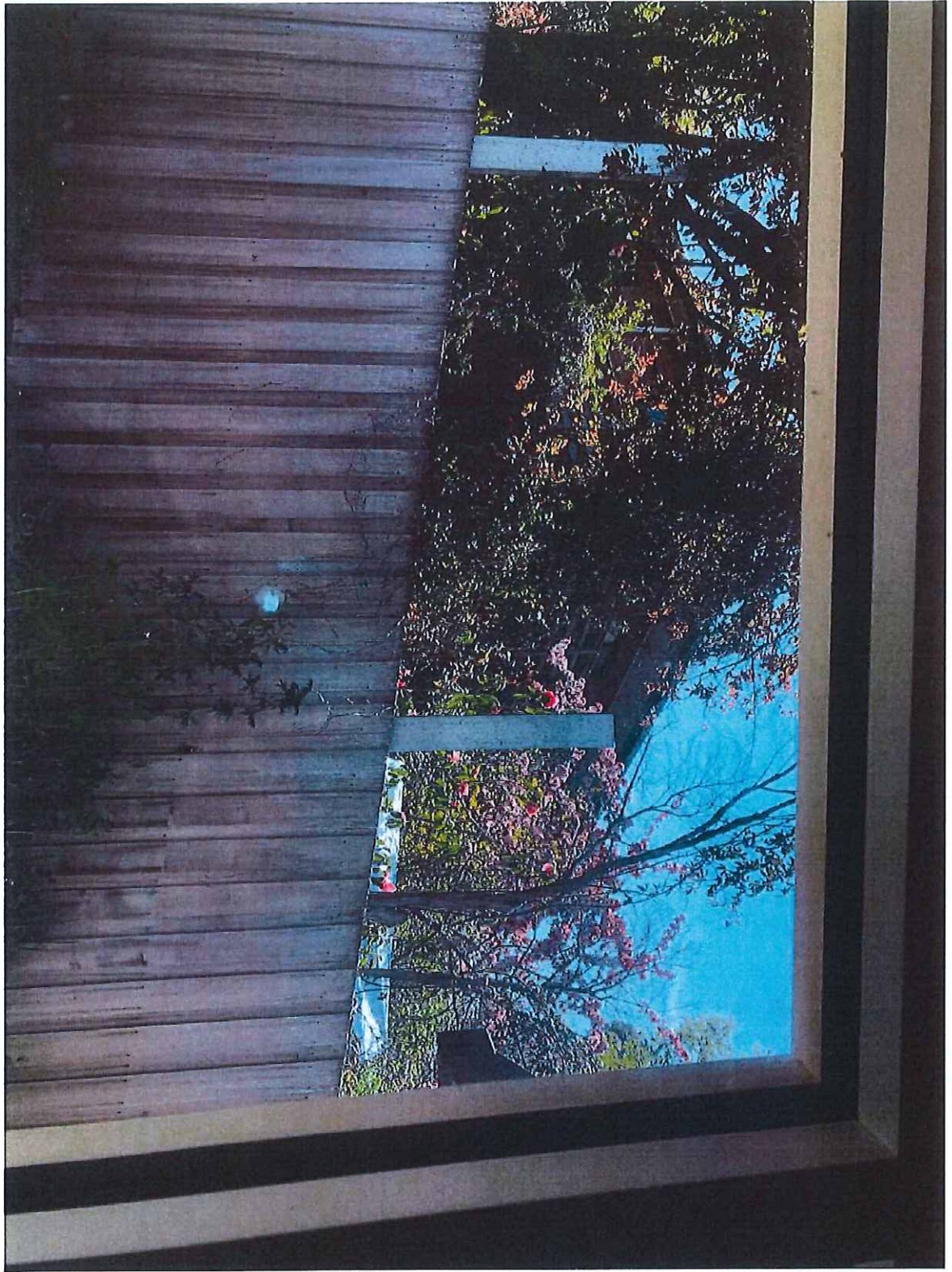
We are concerned regarding the proposed height of the alterations and additions to the existing dwelling.

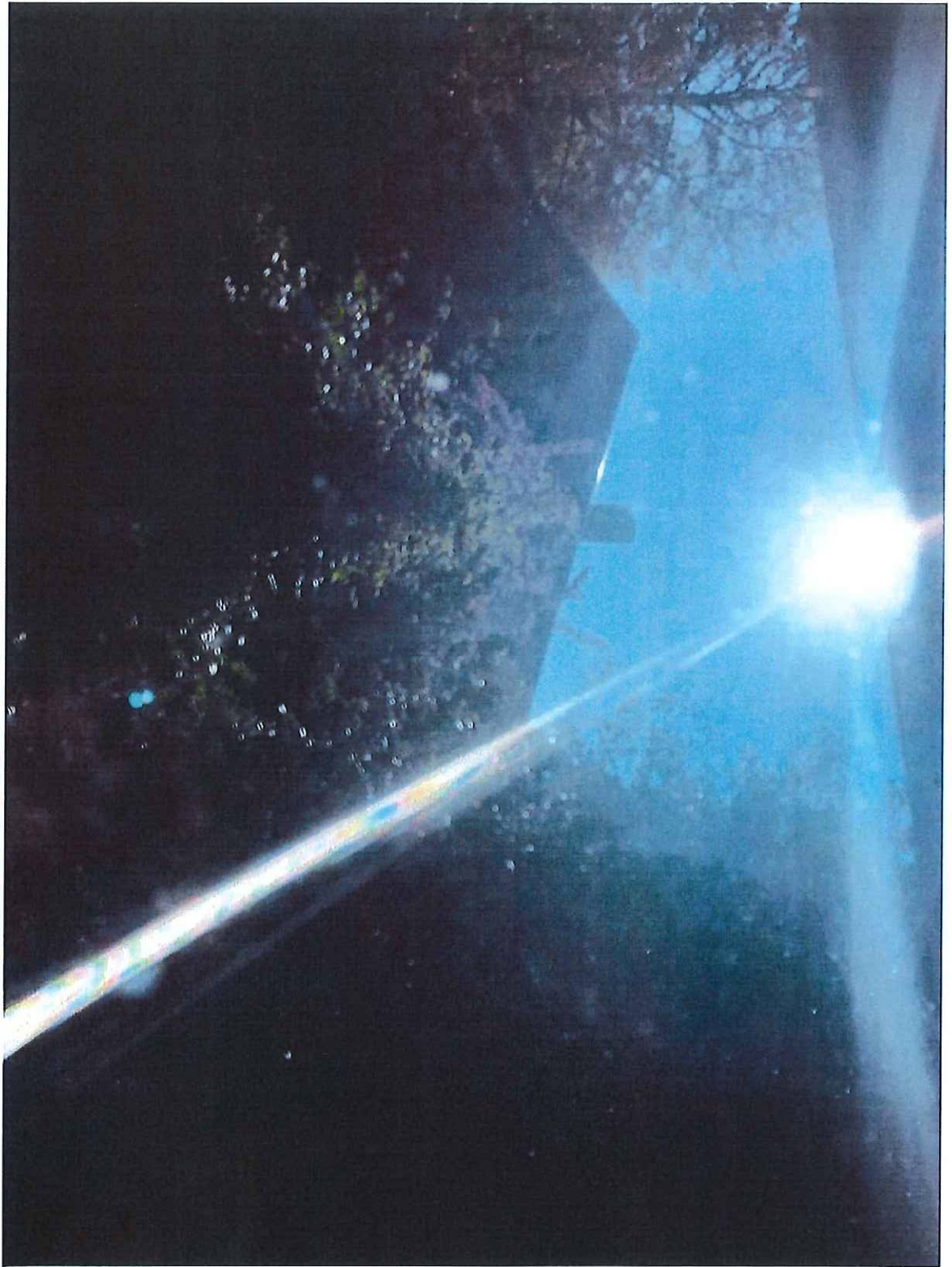
As stated in the DA the natural slope of the land is significant and falls to the south and east. The existing dwelling currently overlooks our property including two living areas namely kitchen/dining room and living room. (Photos attached). The proposed advancement of the footprint of the building to the southeast and the addition of a second storey will further impact on our privacy. In addition, it is likely to impact on the amount of sunlight we receive in winter. No shade assessment has been included in the planning application. Attached is a photo taken at 14:52, 2nd Oct from our kitchen/dining room. It shows the position of the afternoon sun in relation to the current property before the addition of any extension. What also needs to be considered is what would the sun position be in winter? The proposed development protrudes above the 8.5m planning envelope by 1.8m - adding significant height for no apparent structural reason.

As an aside, the development repeatedly states "not multiple dwellings" presumably because the 3 units are "visitor accommodation". What is council's definition and regulation of "visitor accommodation" and what guarantees are there that the 3 units will not be converted (either now or in the future) into long term rentals/dwellings?

Neil Atherton and Fiona Prince







From: Lisa Davis
Sent: 14 Oct 2019 13:15:17 +1100
To: Contact Us
Cc:
Subject: Development Application 11b-11d Churchill crescent Newstead

To Whom it may concern,

We live at _____ and have following Issues relating to the proposed development:

1. Where will rubbish be located nothing shown on plans but referenced in report
2. Proposed window on North facing wall of the North most studio 1 will be looking into our house. We have a window facing this aspect.
Could this be changed to a higher positioned elongated "slot" window to allow natural light and to improve privacy between both dwellings.
3. New driveway is very close to northern boundary for accommodation. What is minimum setback or is it on boundary? Is it proposed to remove existing vegetation to Northern boundary? There is no reference to this?
4. Can the floor levels be nominated on studios and driveway /parking area, particularly for Studio 1 and its parking bay? *No site sections to indicate driveway parking bay heights.*
5. The visitor accommodation will generate more traffic movement within the street. The street is a no through road. Due to the topography of the street if cars are parked opposite driveways it is very hard to exit the driveways. If the proposal is approved can there be further extension of the non-parking yellow line markings opposite driveways

Kind Regards,
Lisa Davis and Darren von Stieglitz



Lisa Davis BArch BAEnvDes **Architect**

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Leaders in Sustainable Development



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From: Jill Macpherson
Sent: 14 Oct 2019 18:44:23 +1100
To: Contact Us
Subject: Development Application 11B - D Churchill Crescent DA0407/2019

The development application occurs in an inner city street that does not have the usual amenities and adding to the number of residences, albeit temporary b&b units, will further complicate the driving challenges experienced by residents of Churchill Crescent.

The street is a no-through way, as a gate was erected at the southern end many years ago because the street was so dangerous. It is narrow in parts, there are a number of difficult drive ways with limited sight lines, and a lack of formed footpaths. The entrance to Wentworth St, so close to the junction with High St was a great hazard and the site of a number of accidents. The gate has been helpful.

However it remains a difficult street as it is narrow and overcrowded. To complicate matters there is a narrow slip road that comes off the corner of the crescent. The drivers from the four residencies have to reverse down as turning round is not feasible.

The street has many pedestrians and dog walkers. Visibility is an issue as parking congestion is sometimes very great - so much so that drivers cant swing in to their driveways.

Our objection is based on pedestrian and driver safety caused by the increased use of the street (potentially six cars given the described car park spaces) that is already somewhat of a nightmare to navigate.

The traffic volume is also increased as the sign indicating a no through road has been missing for a long time. Every day numerous drivers enter from David St thinking they can exit into Wentworth St, they then have to retreat.

Regards
Jill and Alasdair Macpherson