

Council Meeting - 10 December 2020 - Agenda Item 9.4  
Attachment 4 - Representations - 20 Church Street Launceston

[REDACTED]

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**From:** Anthony Arthur [REDACTED]  
**Sent:** Wednesday, 11 November 2020 6:43 PM  
**To:** Contact Us  
**Subject:** DA No: DA0556/2020

**Categories:** Anne

I am submitting this representation to express concerns regarding the building of the boundary retaining wall between the property where the development is planned, 20 Church St, and the property my wife and I own at [REDACTED]

We require clarification on the specifics of building the retaining wall before supporting the proposal. The plans show a retaining wall along the boundary at a completed height of 1.5 m. Building the foundation for this wall appears to require a flat base normally achieved by digging into the subsoil. Along the boundary, however, there are large exposed rock masses/boulders at intermittent spaces. To get a level surface for the base of the wall would then require some form of removal of the boulders or some form of concreting between the boulders. Either of these approaches would change the aesthetics of our block which we would be opposed to. It would also require workmen to access our block to complete these activities.

The current boundary fence has round galvanised metal posts that are cemented in. We would like an assurance that if the proposed development is approved the existing fence including the posts would be removed.

We also have concerns about the process for the removal of the trees on the block. As some of the trees lean heavily towards or over our block we would like an assurance that no work would be completed that could impact our block without discussion with us. On another boundary we have had trees lopped onto our land without notice or discussion and we were left with timber offcuts and logs to take care of after the workmen had left.

Our final concern is regarding the ingress of water from the development onto our block. There are large weep holes in the retaining wall but we are assuming that the design allows for adequate removal of surface water from the block and that there will be minimal water coming through from these. Whilst we assume that the design is adequate we would like an assurance that this has been thoroughly checked and approved.

Regards,

Anthony and Pam Arthur  
[REDACTED]

[REDACTED]

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**From:** Gwen Woods [REDACTED]  
**Sent:** Friday, 13 November 2020 11:29 PM  
**To:** Contact Us  
**Subject:** Written representation re Application for a Planning Permit DA0556/2020 at 20 Church Street, Launceston  
**Attachments:** Representation (concerns) re Proposed Development 20 Church Street.docx

Chief Executive Officer  
Launceston City Council

I have attached (Word document) a written representation (concerns really) in relation to the above application. Hopefully you will find it all in order.

Sincerely  
Gwen Woods

Chief Executive Officer  
Launceston City Council  
contactus@launceston.tas.gov.au

**Representation (concerns) by owner/occupier of [REDACTED] (Gwenyth Enid WOODS) in relation to Application for a Planning Permit: DA0556/2020 at 20 Church Street, Launceston**

I am not opposed per se to the proposal to demolish the existing dwelling and construction of units.

I do however have concerns as to how it might impact adversely on my own neighbouring property [REDACTED]. I have lived at this property (initially as a tenant) since December 1976, eventually being a joint purchaser with my (now deceased) husband in approximately 1979.

My concerns are primarily in relating to the retaining walls, and also collection of waste & recycling wheelie bins, and visitor car parking.

#### **Existing Retaining Wall (outside property boundary)**

- There is a short section of retaining wall outside my property boundary (mostly covered by a ground cover) from my gatepost tapering down to ground level where the driveways to [REDACTED] & 20 Church Street divide. This section of wall is original from when my husband and I moved here in December 1976. **It's strength is dubious.** The N.end section was roughly repaired back in 2010 (it had kept crumbling when my then neighbour reversed her vehicle out of her driveway, causing rocks to roll into my driveway one of which smashed my right big toe).

#### **Existing Retaining Wall (inside property boundary)**

- This section of retaining wall (now besser brick) was done by the owner-before- last of 20 Church Street. There is a very small section of rocks between gatepost and start of besser brick section. **I have some concerns as to how the wall will cope with additional traffic when there are four units.** The reason for my concern is that there are a number of minor cracks in the besser brick wall.

Background - Prior to the then owner building the wall, they requested access to our driveway for the machines to be able to do the necessary work - this we willingly gave. Unfortunately, the actual building of the wall happened when we were away on the mainland and was just completed the day before we returned. We found that, without requesting permission (which would not have been given), they had actually put the wall footings on [REDACTED] Church Street (15" wide x 15" deep) preventing us having the planned narrow garden bed with trellis and creeper to hide the wall. They started filling behind the top side of the wall after our return, with rubble, as would be expected. However, part way up they also started to put used builder's plastic with the rubble. I was concerned about how this would affect the drainage and went to see the Launceston City Council with my concerns. When they sent someone to inspect there was no plastic visible. I believe that it was still there but had been covered over with further rubble. I

have never seen water seeping through the poly pipe sections in the wall or, what I believe to be weep holes. Any moisture seems to be just along the ground. I don't know if weight of water (because of inappropriate material behind the wall) could be the cause of the, to date, minor cracks in the wall.

#### **Proposed extension of Retaining Wall (inside property boundary)**

- I have an 8-metre long pittosporum hedge on my side of the boundary fence starting from the S. end of existing retaining wall. Does the proponent intend to put the footings for the new wall section on my land as was done with the existing besser brick wall?

- Even if the footings are put on 20 Church Street side, I am concerned that there may be root damage to the pittosporum hedge during the building of the wall. If the hedge died and needed to be replaced; because of the many rocks on the land, I am concerned I would not be able to dig new planting holes. It was difficult enough to plant the existing hedge.

#### **Waste & Recycling Bin collection**

- Being on a hairpin bend there is very limited space for wheelie bins on collection night. There are 2 services for [redacted] Church Street, and currently 1 service for 20 Church Street. This means that there are usually 6 wheelie bins out for collecting as it is on recycling week. There is 7 metres of kerb suitable for placing of wheelie bins. With each wheelie bin 580mm wide, allowing for the required 500mm space between bins, this means that when the 6 bins are out they take up 6 metres. Where will the (possibly) extra 6 wheelie bins on recycling week be able to be put for collection?

#### **Visitor Parking**

- The plans indicate visitor parking, but I'm not sure how many spaces have been allowed. As there is already limited parking in Church Street for visitors (because of the hairpin bend), I do worry about this becoming an increasing problem.

I'm sorry if it's a bit longwinded, but I'm trying to give my concerns, plus some background that may help explain some of the reasons for my concerns.

Attached are some photos of the points mentioned. I have further photos should they be required.

Sincerely

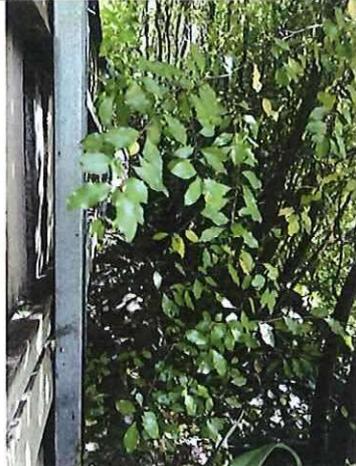
Gwen Woods

[redacted]

13<sup>th</sup> November 2020

[redacted]

PHOTOS OF ITEMS OF CONCERN MENTIONED IN REPRESENTATION

<p>Existing Retaining Wall (outside property boundary)</p>	<p>Existing Retaining Wall (outside property boundary)</p>	<p>Small section of rock between gate post &amp; besser brick wall</p>
		
<p>1 of a number of small cracks in existing besser brick wall (photos of other cracks available)</p>	<p>Pittosporum hedge (from N.end)</p>	<p>Pittosporum hedge (from S.end)</p>
		
<p>View of back of Pittosporum hedge (from S.end)</p>	<p>Space problem for Wheelie Bin collection - Usual 6 wheelie bins (4 for [redacted] Church St &amp; 2 for 20 Church St)</p>	
		

**From:** George Ciezki [REDACTED]  
**Sent:** Monday, 16 November 2020 1:16 AM  
**To:** Contact Us  
**Subject:** Application DA0556/2020 Demolish residence and construct 4 dwellings at 20 Church street. West Launceston

Thank you for the Advertised details made available on your website..

I have several concerns regarding this application

- (1) The buildings are planned to be built on land currently vacant and will be a huge visual impact on the neighbouring properties of Rocklynn place .. and overlooking the Maitland street properties. Whilst the plans and written submission make only a passing comment that it will be insignificant, Council should consider locals have investments made on current privacy aspects and having 4 dwelling will significantly increase the movement of persons around this area both daytime... and night time. There are no green belt areas planned to be included which would shield the present dwelling.. and any persons who occupy the proposed Units.
- (2) I am a local resident and use the walkway adjacent the present dwelling for regular exercise and access to city. I note many other people use the park walkway to exercise dogs and also simply as a pleasant pathway to walk into town or home after work.  
I cannot agree that the Northerly streetscape integration and appearance(11.4.20) is Acceptable Solution A1 and A2 :a door faces internal driveway , and covered entry,  
The homes in the area have character and a period aspect which is not integrated into the street scape ... the park area is beautiful and a set of Units will not be appealing since there is noting to landscape the frontage to integrate with the greenbelt of the park, or even, a security fence / gate to give pedestrians as much privacy and security .. as it would the potential residents of the Units.  
Surely the proposed Acceptable Solutions of streetscape as just "lip service" to this standard and needs more architectural /landscaping input and even a closer review by Council?
- (3) I would also like to see some commitment and direction from Council that no damage will be done to any of the established tree that are in the park areas adjacent to the property boundaries. Damage by cutting down or root damage should not be acceptable ... but I don't see any reference to care and maintenance of the park, considering the large excavations to be carried out and the upgrade of underground services. Opportunity for improvement would be to make the park more accessible and suitable as a recreation point for all residents .... maybe small families will take up residence in the new units and attractive maintained park area would improve overall appeal of the area?
- (4) I am sorry but I cannot really understand the traffic management plan that is proposed for this property. Quite rightly, the submission refers to the density of Rocklynn street dwellings ... and one major issue on Rocklynn street is the on-street vehicle parking and congestion issues during normal business hours .. including waste management truck movents ... The congestion beside the footpath and roadway to place and collect rubbish will be significant and a simple eyesore unless there is some redesign / road access improvement considered by Council who must have resources better placed than myself to ensure it is carried out effectively without endangering pedestrians and vehicles.
- (5) I have a general objection to the demolition of older dwelling to be replaced by modern "boxes" which lack character and period appeal. The beauty of our city is being lost as modernisation overtakes the charm and history because of cost effective solutions to house construction. I depend on the Launceston Council to have a vision and eye for detail to maintain the "essence" of our beautiful city. Please. Sometimes form is preferred over function , and a budget should not be the single driving motivation in architectural design used for housing. However, even attending to the small detail can help a new dwelling be an improvement in residential development ... but right now, putting in units in an older suburb like west Launceston, and more specifically in 20 Church Street has a real risk of devaluing the pricing of other housing in the area. The view will diminish ... the noise could increase.... The traffic flow could be an ultimate safety issue ... the park setting reduce even further .... mental health issue of residents increase .... and another eyesore pops up.

I do appreciate that you allow us to have a say and I am happy to be contacted to give more detail and clarity on any other the areas of concerns I have raised.

Kind regard,  
George Ciezki



Sent from [Mail](#) for Windows 10

Mr Paul Bishop



FILE No.	DA0556   2020		
EO	<input checked="" type="checkbox"/>	OD	Box <input checked="" type="checkbox"/>
RCV'D 16 NOV 2020 COL			
Doc ID.			
Action Officer	Noted	Replied	

E-COPY J. PAYTON

Chief Executive Officer  
Launceston City Council  
Tasmania 7250

Reference : DA0556/2020

20 Church Street

Demolish existing dwelling & construction of four dwellings

To Whom It May Concern,

I would like to lodge my concerns/objections to the above, mentioned planning application.

**1. FENCE REPLACEMENT**

As is stated in the planning application, the fence will be replaced with a 6 foot fence (measured from our property at ground level). This is acceptable, although there is a 4 foot drop from our ground level to the applicants ground level. Therefore, I request that retaining walls need to be built so the existing gardens on our property will not be affected.

**2. EXISTING WALL**

In the middle of the fence, which is in question is also a concrete wall (7.5 foot high, 1.4, foot wide & 7 inches depth). According to the advertised location plan this is in on our land. This wall is used to affix a clothesline at this property and there is no other area to house one. Attached to this wall is one of the applicant's rooms. In the process of demolishing said dwelling I am concerned that this may damage the wall irreparably. I suggest that a new wall be erected, or a fence. Whatever the outcome, I would expect the applicant to erect a new clothesline on this property at their own expense.

**3. PRIVACY**

As two of the proposed units back directly onto our property I am very concerned about privacy. I would hope that the windows looking out on to our backyard would be frosted. Preferably I would prefer these units to be only one level, which I will address in my next point.

**4. LOSS OF VIEW**

The entire view from our ground level will be lost due to the height of these units. This will take away from the enhancement of our outside living area. There will also be a lack of sunlight due to the height of these units. I request that these units are built at one level to fit in with the existing area.



Mary-Lynn Bishop



Paul Bishop

16<sup>th</sup> November 2020

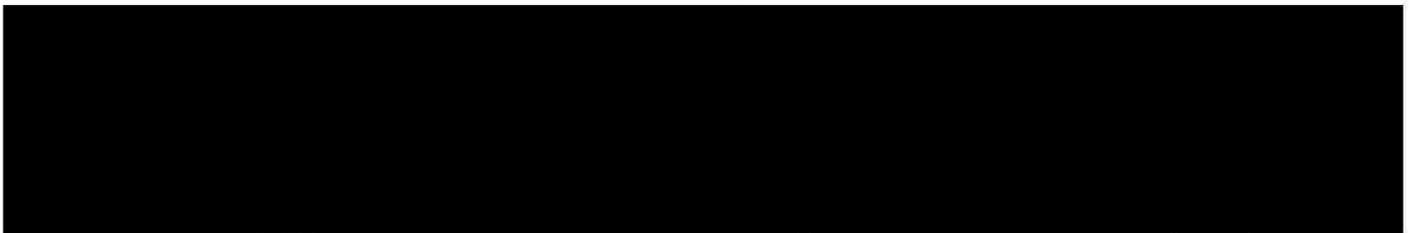
MAY & FOREMAN NOBLE



re 30 Church St  
WEST WAUNCESTON  
APP DA0556/2020

Both Foreman & Nob  
wish to advise their  
objection to the  
building of new apartments  
at 30 Church St.

We are concerned that  
the height will severely  
restrict our views.



13/11/2020

FILE No.	DA0556/2020		
EO	<input checked="" type="checkbox"/>	OD	Box <input checked="" type="checkbox"/>
RCV'D 16 NOV 2020 COL			
Doc ID.			
Action Officer	Noted	Replied	

E-COPY D. PAYTON

**From:** [REDACTED]  
**Sent:** Mon, 16 Nov 2020 13:32:52 +1100  
**To:** Contact Us  
**Subject:** Objection to planning application DA0556/2020  
**Attachments:** SKM\_C55820111613290.pdf

Hi

Please find attached an objection to above planning application for your consideration.

Thanks Felicity

Felicity Polley  
[REDACTED]  
[REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Monday, 16 November 2020 1:29 PM  
**To:** [REDACTED]  
**Subject:** Message from KM\_C558

Please open attached file to view scanned image.

Thank you.

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Rob & Felicity Polley

15 November 2020

Chief Executive Officer  
PO Box 396  
Launceston Tas 7250

Dear Sir/Madam,

**Objection to Planning Application DA0556/2020 – 20 Church Street, Launceston**

We are the owners of [REDACTED] and wish to object to the above planning application as follows:

- 1. Reduction of Light** – we notice that the shadow lines were done for 21 June and that at 8am a shadow will be cast over our property from the front unit. We cannot afford to lose any light to our property particularly the downstairs section and we are concerned that a loss of light could lead to mould and moisture problems within the property.
- 2. Reduction of Privacy** – We notice that the dining area faces our property and am concerned that with this being on the upper story it will look straight into our properties living areas, balconies and backyard effectively they will be looking at each other.
- 3. Livability** – Our property has gone from a light, private retreat to one that is dominated by these units and their inhabitants. It will impact the way our balconies, living areas and backyard can be used and limit the freedom, views and quality of life our tenants now enjoy.
- 4. Retaining wall/fence** – there is a significant drop off between our property and 20 Church Street we would like assurances that an adequate retaining wall and fencing will be completed if the development goes ahead. I do not see anything about this on the current plans.

**Possible Solution** – we believe that if the development was single story and not double that all of our concerns except point 4 would be resolved. For point 4 we would like plans and details for a retaining wall & fence.

Thankyou for your consideration of these matter and we look forward to hearing from you.

[REDACTED]

[REDACTED]

Rob & Felicity Polley

[REDACTED]

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**From:** Library, Exeter [REDACTED]  
**Sent:** Monday, 16 November 2020 3:52 PM  
**To:** Contact Us  
**Cc:** [REDACTED]  
**Subject:** Discretionary DA 0556

Helen Tait, [REDACTED]

I write to make representation for discretionary DA 0556 20 Church St.

Much of my concern has been raised for recent DAs; 0427 in Bourke St and 0419 in Sherwins Avenue and in my recent formal questions to council.

20 Church St is part of the inner city neighbourhood that I have known and loved for 30 years. Other people have lived here for more years than that and they like the intrinsic nature of the locale and love the life style enjoyed and expected here. They will have their own points to make, challenges, disappointments, displacement and perhaps despair to address as the DA would variously impact them.

With a discretionary DA under the statewide planning scheme I understand that there is room and also direct obligation for the planners and the councillors to consider further than for the developer in the first instance, and onto the other provisions of the PS that address the impact on, and the interference with the amenity of the people who already live nearby.

- The house to be demolished is of an iconic style in terms of the Australian Architects' classic Robin Boyd's 'Australia's Home'. I hear you say that the foundations are moving and the plaster walls cracking with that movement. Before you tick demolish have a look around at the smart renovations that our local tradesmen are making in this town to transform some of our older houses. Adding a new kitchen and sunroom out the back could transform the house back into a successful family home. New technology is now available in Launceston that can effectively and sufficiently fill the compromised sub soil layers and stabilise our older buildings.

- Inner city progress I hear the planners and the councillors cry. Keep a character house; a time capsule, an integral part of the character of streetscape from near and afar, the garden and the landmark trees, breathing space. Renovate for a family add the sunny kitchen and a recreation room, add a flat for the family elders or the feisty adolescent, put in a studio for the artist of the family, make it a living breathing working space for a family a work shop or a craft space for a small home business. Fill the place with living vitality in scale and in keeping with how the neighbourhood already is. Compared that to a development that takes the trees, adds concrete and asphalt for 4 rental upmarkets town houses, unaffordable for the locals, more suitable for the newlife style suburbs. Removing low and leafy does irreparable damage to the character of established Launceston which local, travellers, visitors love, admire and promote. It is so palpably special with people who live here, recognised and appreciated by visitors; tourists and travellers alike.

I recognise that this representation is an emotional response to recent disruptions proposed for the neighbourhood. However, I make no apology to say that life and love of place is profoundly so. Further more I believe strongly that the current planning scheme used properly **can** give LCC, its staff and councillors the opportunity to be proud and defiant in protecting amenity for the range of people that they represents.

I contend that in this DA that,

- There are elements of intrusive and overwhelming scale to contest.
- The development would be out of character with the area and the streetscape.
- It would interfere with the established historical and cultural fabric and nature of this area of established Launceston.
- I also strongly contest that shadow diagrams do not tell the true story of what will happen to the complex array of direct, penetrating, reflected and deflected light that is present in a locality. What the impact that loss of light can have on quality of life of people who live there is almost undefinable.

In summary my representation asks for fair consideration of the needs and rights of the neighbours. I suggest that there actually is a place in the planning scheme for these values to be protected. I ask that you uphold that principle in your consideration of this discretionary DA.

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