

Council Meeting - 10 December 2020 - Agenda Item 9.6  
Attachment 3 - Representations - 33 Delamere Crescent Trevallyn

[REDACTED]

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**From:** Cramp, Marcus G [REDACTED]  
**Sent:** Thursday, 19 November 2020 8:55 PM  
**To:** Contact Us  
**Subject:** Objection submission  
**Attachments:** Objection.docx

Please find attached an objection submission for DA 0635/2020 at 33 Delamere Crescent Trevallyn.


Regards,

Marcus and Fiona Cramp

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November 19<sup>th</sup> 2020

Chief Executive Officer  
Launceston City Council

Dear Sir/Madam,

We wish to object to the following development:

DA application No: DA0635/2020

Applicant: MF Hudson

Location: 33 Delamere Crescent Trevallyn

The proposed development to build a large 2 story residence at the rear of 33 Delamere Crescent will have a significant negative impact on surrounding properties.

Objection (scale and height)

We consider the effect of the land gradient has not been adequately taken into consideration with regard to the height and bulk of the proposed structure. Current neighbouring houses on Delamere Crescent are on the same elevation contour. The proposed site would disrupt the privacy and amenity of the neighbouring properties, as it will tower over the existing homes, with the proposed level 2 deck looking directly into the private backyards and decks.

From street level to the floor of the proposed garage will be 5 meters in elevation, upon which a building of another 7 meters is being proposed. This results in a 12m high imposing development, just 1.1m from our back deck.

The overlook of this imposing "watch tower" so close to our residence, destroys the privacy of not only of our deck, but also internal living areas of kitchen and dining rooms.

This appears to be in direct violation of **Planning Directive No 4.1, (standards for residential development)** pg. 4 P3 where it states, "the siting and scale of the dwelling must not cause an unreasonable loss of amenity by:

- Overshadowing the private space of a dwelling on an adjoining lot; or
- Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot

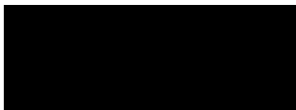
The existing homes surrounding this development on Delamere Crescent were all built in the 1920's and are situated on the front of their blocks. This alignment maintains the streetscape and privacy of each properties backyard.

The new development will visually dominate the area with its bulk and height and have a devastating impact on neighbouring properties. It is completely out of keeping with the current neighbours.

It is for these reasons we object to this development and request modifications in the height and bulk of the proposed dwelling.

Yours Sincerely,

Marcus and Fiona Cramp



[REDACTED]

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**From:** Jodi Gowardman | [REDACTED]  
**Sent:** Saturday, 21 November 2020 8:54 AM  
**To:** Contact Us  
**Subject:** 21112020074245-0001.pdf attention DA 0635/2020 33 Delamere Crescent  
**Attachments:** 21112020074245-0001.pdf

Dear Council attached is an objection submitted on behalf of our neighbour as she does not have a computer to do so and has given me her letter to be submitted on her behalf to send in.

Submitted on behalf of Virginia Manson at [REDACTED]

Thankyou

Jodi Gowardman

[REDACTED]

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Objection DA Application DA0635/2020  
Applicant MF Hudson.  
33 Delamere Crescent, Trevallyn

22/11/2020 submitted

Objecting neighbour:

[REDACTED]

Mrs. Virginia Manson

The plans submitted for DA Application 0635/2020 have significant impacts on my property at [REDACTED]

Effect on [REDACTED] Complainant; Virginia Manson

#### Objection 1.) Unreasonable loss of Amenity .

I am concerned that the proposed new build on an internal lot will drastically reduce the current separation between dwellings on adjoining lots and that this reduced separation will be incompatible with that prevailing in the surrounding area.

The height of the proposed development considering the slope of the land is concerning. At over 7m high from ground level it will be higher than the existing house at 33 Delamere and will be higher than all the other homes nearby. Other internal lots nearby ( eg: [REDACTED] ) have buildings set low to the ground and do not impose on their neighbours as much. Perhaps a one story building would be more appropriate.

Ref: 10.4.2 Setbacks and building envelope for all dwellings  
P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

## Objection 2.) Loss of Privacy and Amenity

I currently enjoy an unobstructed view from my home and this view will be disrupted with the new building if allowed to be built to the full height as proposed. I will now be looking onto the back of a new building. This effectively destroys any privacy of my main living areas currently enjoyed by the owner at [REDACTED]. The proposed building will tower over and impose, leaving me with no privacy or enjoyment which I have paid for. This development benefits the owners at the expense of the neighbours and that is what I object to.



Figure 1 Location of DA 0635 relative to neighbouring properties. (Photo perspective A to B)

Sincerely :

Mrs Virginia Manson dated 20 Nov 2020  
[REDACTED]



**From:** Roger Hill  
**Sent:** Sun, 15 Nov 2020 17:15:05 +1100  
**To:** Contact Us  
**Cc:** [REDACTED]  
**Subject:** DA 0635 /2020 re: 33 Delamere Building Proposal> Objection from 35 Delamere Crescent  
**Attachments:** Objection DA Application 0650\_JG and RH.pdf

Hello:  
please file the attached objection with the DA 0635 /2020  
**Objection from** [REDACTED]  
Roger Hill and Jodi Gowardman  
[REDACTED]

Objection DA Application DA0635/2020  
Applicant MF Hudson.  
33 Delamere Crescent, Trevallyn

22/11/2020 submitted

Objecting neighbours :



Ms. Jodi Gowardman and Mr. Roger Hill

Mr. Marcus Kramp and Mrs Fiona Kramp

Mrs. Virginia Manson

The plans submitted for DA Application 0635/2020 have significant impacts on the above noted neighbouring properties.

In this submission we will demonstrate the detrimental aspects of the proposed development on [REDACTED]

- Assessment of HEIGHT , BULK AND SCALE CONSIDERATIONS.  
The Site: Is a recently subdivided block at the back of an existing property 33 Delamere Crescent , Trevallyn where previously no buildings have resided currently a very steep block higher than its neighbours due to this fact, sloping upwards, towards the neighbour at [REDACTED]

Proposal: Is to build a large modern two storey home with blue cladding behind the existing house at 33 Delamere Crescent. Very modern and out of keeping .

History of the site: Trevallyn is an old part of town substantially developed post the 1929 flood in Launceston it is residential with family sized blocks .

Neighbouring properties [REDACTED] and existing 33 Delamere are all residents built in 1929 post the Launceston Flood .

The existing homes are character homes of the era renovated to a high standard all situated at the front of the blocks, aligned on a similar elevation contour making the streetscape and aesthetics of these three homes in particular culturally significant due to the fine examples of the building era represented.

[REDACTED] art deco built 1929.

33 DELAMERE built 1928 colonial leadlight building with Dormer windows and held in the same family since it was built.

[REDACTED] is a double fronted colonial. Recently renovated to a high standard also.

These are low density and because they are all situated close to the street, they share a similar elevation contour and do not impact the privacy of each other as they are of equal height, density and are set roughly along the same elevation contour.



## Objection 1.) Scale, bulk and height of the proposed development .

- We consider that the land gradient (slope) has not been adequately considered taken into consideration for Height and Bulk of proposed build.

Current neighbouring homes (on Delamere Cres) are on the same elevation contour across the street scape, which assists with privacy because the neighbouring exposure is side-on, where overlook and amenity loss is minimised. The proposed site would disrupt the privacy and amenity of the [REDACTED] [REDACTED] as it will tower over our existing home ( substantial height differential) and the proposed deck on level 2 will look directly into our private back yard. From street level to the floor of the proposed garage will be 5 metres higher upon which a building is proposed that will add another 7 ( seven) meters, in height. This has the effect of a 12-METRE BUILDING development directly behind and within 27 meters of existing neighbouring home.

Effect on [REDACTED] - Complainants; Jodi Gowardman and Roger Hill

## Objection 2.) Loss of Privacy and Amenity

From the perspective of the private lounge and outdoor seating /living area at the rear courtyard of [REDACTED] the garage floor of the proposed build (fig2) would be 27m up slope and elevated 4 metres above the level of our seating area. Add the extra two levels of building proposed on top of that and the front balcony of the proposed development will be approximately be 11 metres above and 27m horizontally from the private home and backyard of its neighbour. This would be equivalent to a three storied development on a flat block of land. The overlook of this imposing "watch tower" is a material change in the amenity enjoyed at 35 Delamere and directly affects the quiet enjoyment of our property.

This effectively destroys any privacy of the main living areas currently enjoyed by the owner at [REDACTED]. The proposed building will tower over and impose, leaving us with no privacy or enjoyment which we have paid for. We have no curtains on our back windows as we have had no need.

This will have significant loss of privacy for [REDACTED]. In effect all privacy will be destroyed as all main living areas and main living area windows of the proposed development will look directly into [REDACTED] yard and into our main living area of the house and outdoor yard.



**ELEVATION NOTES**

ALL CLADDING MATERIALS TO BE SUPPLIED BY THE ARCHITECT AND INSTALLED BY THE ARCHITECT'S TRADE CONTRACTORS. ALL MATERIALS TO BE SUPPLIED BY THE ARCHITECT AND INSTALLED BY THE ARCHITECT'S TRADE CONTRACTORS. ALL MATERIALS TO BE SUPPLIED BY THE ARCHITECT AND INSTALLED BY THE ARCHITECT'S TRADE CONTRACTORS.

11metres over [redacted] back lounge looking down into our house

Figure 1 Eastern Elevation (facing back yard of Chris and Marianne Hudson)



**PROPOSED NEW RESIDENCE**

**33 DELAMERE CRESCENT, TREVALLYN TAS 7250** PROJECT NUMBER: 20081 SCALE: 1/100 DRAWN DATE: 29/09/2020 DRAWING NO: A06 7 of 9

Figure 2 Northern Elevation (facing back yard of Jodi Gowardman) (Perspective B to A Fig 1.)

All windows and balcony facing our yard at [redacted] NO PRIVACY DUE TO HEIGHT DIFFERENTIAL REMAINS. 11metres high over our house

Further Noise Impact not considered.

The proposed balcony will look directly down and is in effect their only outdoor living space left on the building envelope as the house and driveway proposed takes all outdoor space left available. As the new owner has young children and dogs, they will virtually live on the balcony overlooking our home from this elevated "watch tower" position. A busy young household will inevitably increase the noise and disrupt the peaceful and private enjoyment of our high-end home. We also note there has been no proposed use of landscaping to assist with privacy and in effect the balcony "watchtower" is the only outdoor space left on the building envelope so its usage will be high.

In summary: the proposed development impacts our property and at least three of the neighbouring properties in respect of:

1. PRIVACY IMPACTS:

- a. SIGNIFICANT and PROXIMAL TO ADJOINING NEIGHBOURS due to massive height differential of building on existing gradient
- b. No USE OF LANDSCAPING TO PROTECT PRIVACY. The proposed build has no landscaping trees or screening provided as a condition
- c. NOISE of OUTDOOR SPACE/ BALCONY not taken into consideration.
- d. OVERLOOK OF THE BALCONY not taken into consideration.

2. STREET SCAPE IMPACT

- a. HISTORICAL CULTURAL SIGNIFICANCE of existing houses all three built 1929 and in keeping with each other renovated to a high standard and in keeping with area
- b. AESTHETICS CONTEMPORARY DESIGN WITH BLUE CLADDING . This will stand out significantly and is not in keeping with surrounding properties aesthetics or character of surrounding homes. Proposed new build should at least be dark grey or charcoal in colour to blend into background to promote building materials and colours which are sensitively integrated to respect the existing character of the street. Uniform roofing materials should be used where they are visible from the street.
- c. GENERAL IMPACT ON NEIGHBOURING PROPERTIES devastating loss of privacy and peace and unsightly building towering over existing quality urban homes.

3. SURROUNDING DEVELOPMENT COMPATABILITY OF PROPOSAL.

In a suburban context i.e. Existing 1929 homes renovated situated on front of blocks .The existing homes are aligned beside each other to afford streetscape consideration in keeping and privacy enjoyment of each properties own back yard. The most important detrimental aspects of the proposal is how it will look from the street and the devastating impacts on the neighbouring properties. It will visually dominate the locality and would create a residence of large density and bulk, completely out of keeping with its current neighbours. The evidence is that the housing proposal should not be approved in its current format because it would be alien to the area and out of keeping with the current placement and situation of the surrounding buildings in their landscapes. Historical and cultural significance of Trevallyn and houses 31/33/35 period in keeping 1929 .

4. RESIDENTIAL CHARACTER STUDY

- a. We Have requested a Residential Character Study Area to be undertaken thru the heritage library and request that the results of this study are considered in the development application process. Relevant desired future character objectives for streetscapes is to encourage dwelling styles that integrate with established front, rear and side streetscapes. New developments alterations and additions to existing dwellings should be compatible and consistent with the



defined street corridor sites and in context overall of the street in the immediate vicinity. We believe these cultural aspects should be considered in the development proposal and ask that the DA be halted pending the outcome of these important studies. This includes fencing design.

5. COMPLIANCE DRIVEWAY ACCESS

The current subdivision has driveway issues barely 3 metres across with no set back to existing house and no ability to pass second car . Potential to block driveway in the event of fire or disaster and likelihood of contention over driveway access in future sale of homes.

Sincerely :

Jodi Gowardman and Roger Hill dated 15 Nov 2020

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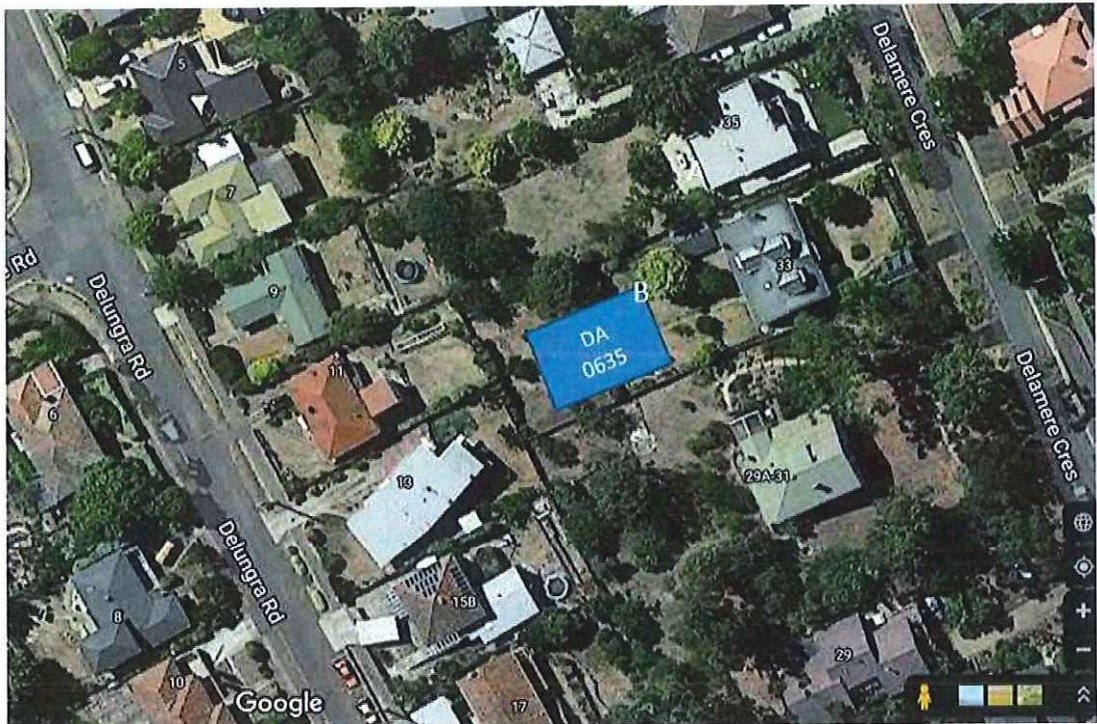


Figure 3 Location of DA 0635 relative to neighbouring properties. (Photo perspective A to B)



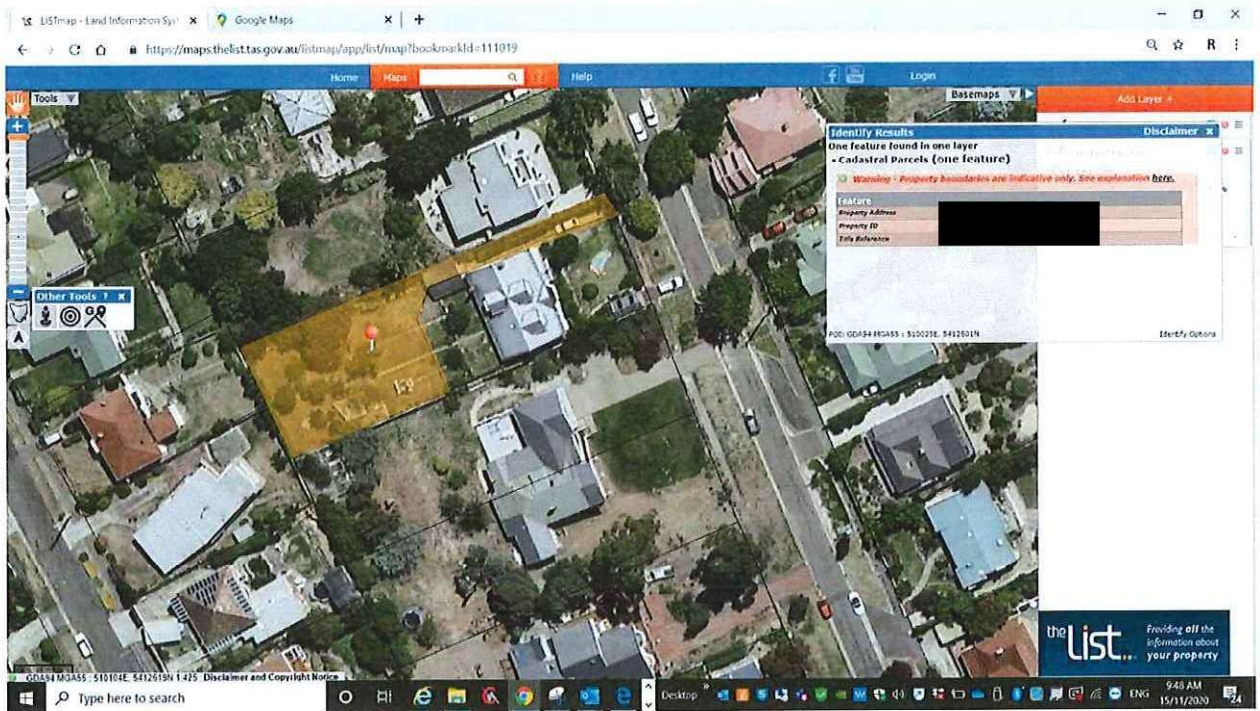


Figure 4 Sub-Divided Block



Figure 1 View from backyard [redacted] towards Proposed building site. . (Photo perspective Fig 1 : A to B) The proposed building will cover the entire block and be higher than the tallest tree shown



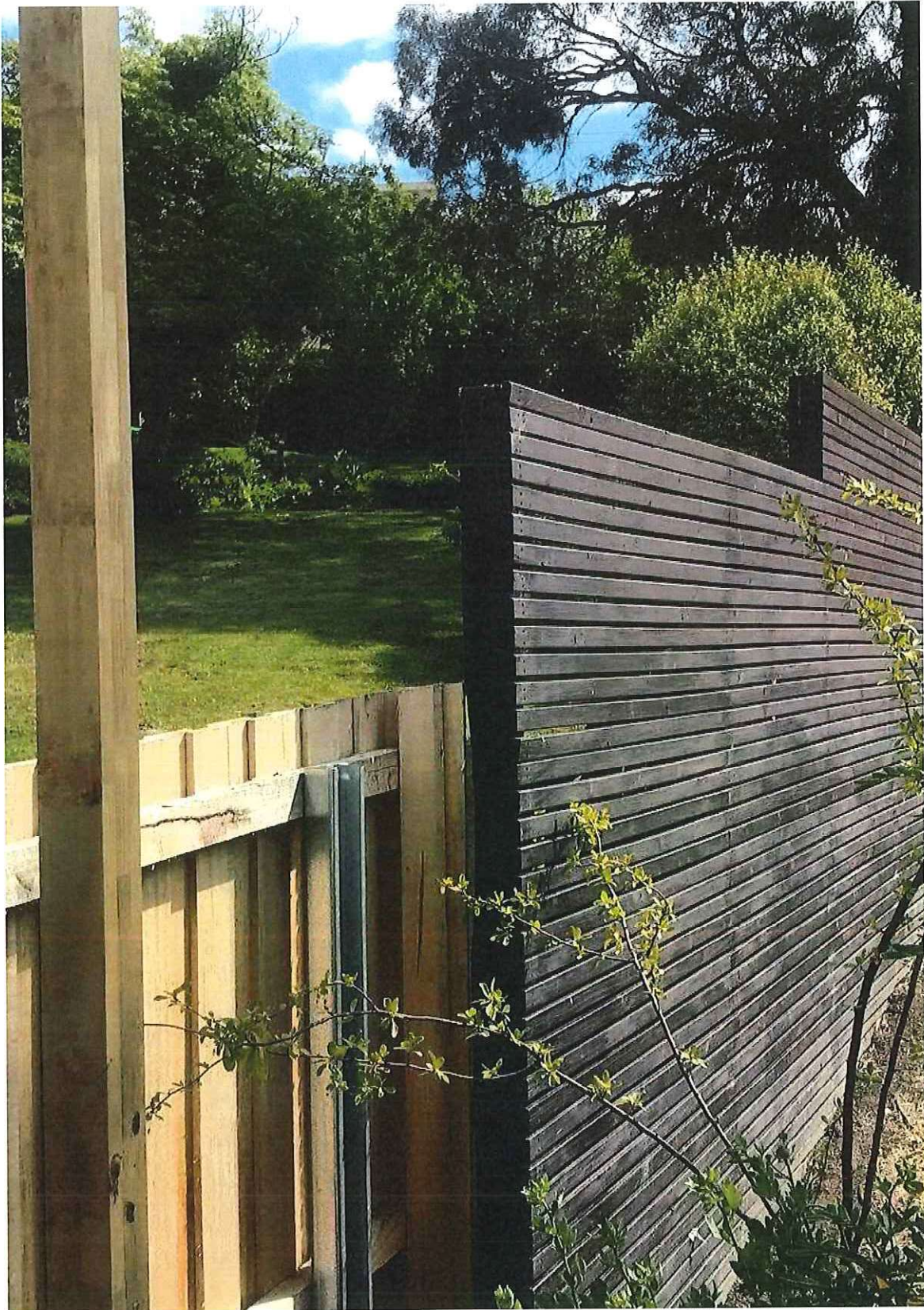


Figure 2 View of building site-note site is elevated compared to neighbouring properties. (Photo perspective Fig 1 : A to B)





Figure 3 Left to Right [redacted] 33 and [redacted] Streetscape (Google Earth)



Figure 7 [redacted] backyard showing slope of neighbouring block (~12 degrees)

**From:** Roger Hill  
**Sent:** Sun, 22 Nov 2020 12:15:56 +1100  
**To:** Contact Us  
**Cc:** Duncan Payton; Fiona Ranson; [REDACTED]  
**Subject:** DA0635/2020 33 Delamere > Revised and final response from [REDACTED] Jodi  
Gowardman and Roger Hill  
**Attachments:** Objection DA Application 0650\_RH.docx

Hello Duncan:  
Please find our revised and final response to DA0635/2020 .

Roger Hill and Jodi Gowardman

[REDACTED]

Email:

[REDACTED]

Objection DA Application DA0635/2020  
Applicant MF Hudson.  
33 Delamere Crescent, Trevallyn

22/11/2020 submitted

Objecting neighbour :

Ms. Jodi Gowardman and Mr. Roger Hill

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The existing homes are character homes of the era renovated to a high standard all situated at the front of the blocks, aligned on a similar elevation contour making the streetscape and aesthetics of these three homes in particular culturally significant due to the fine examples of the building era represented.

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Effect on [REDACTED] - Complainants; Jodi Gowardman and Roger Hill

## Objection 2.) Loss of Privacy and Amenity

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This effectively destroys any privacy of the main living areas currently enjoyed by the owner at [REDACTED]. The proposed building will tower over and impose, leaving us with no privacy or enjoyment which we have paid for. We have no curtains on our back windows as we have had no need.

This will have significant loss of privacy for [REDACTED]. In effect all privacy will be destroyed as all main living areas and main living area windows of the proposed development will look directly into [REDACTED] yard and into our main living area of the house and outdoor yard.





enjoyment of their private open space would come at the expense of our privacy, (invasion of our private open space) and this is manifestly unfair.

As this is a discretionary matter for the development, the planning authority must consider the effect of the neighbour's loss of privacy and amenity resulting from the proposed use of the deck as private open space.

**Request for conditions:** 10.4.3 Site coverage and private open space for all dwellings.

We request that plans are altered such that the private open-space does not rely upon the elevated deck.

#### 10.4.13 Location of car parking

##### **Turning area in frontage ,**

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

The current subdivision has a driveway that fails to comply on two grounds:

- i) The length of the driveway is 34m and is only 3.0m wide. The planning authority specifies that a driveway greater than 30m requires a passing lane. The driveway fails to meet planning specifications. Potential to block driveway in the event of fire or disaster and likelihood of contention over driveway access in future.
  - ii) The proposed development provides a double garage and turning area in a block that is really too small to accommodate features that would be appropriate in a larger block of land and as a consequence the garage and turning bay have forced the increased height of the building.
- b) As this is a discretionary matter for the development, the planning authority must consider:
- i) the excessive length of driveway without a passing bay and
  - ii) the non-compliant turning bay
- as failing to meet performance solutions thus the development cannot proceed.

##### **Request for conditions:**

a) 10.4.13 driveway passing bay

We request that plans are altered such that the driveway has adequate passing bays as recommended required by planning authority.

b) 10.4.13 Location of car parking

We request that plans are altered such that the car parking and turning area is not located at the front of the proposed building.





**Request for conditions:**

b) Cladding colour

We request that plans are altered such cladding colour is altered to dark grey or charcoal in colour to blend into background to promote building materials and colours which are sensitively integrated to respect the existing character of the neighbouring properties.

**Request for conditions:**

c) Screening trees

We request that screening trees are required along the landscape boundary starting at the North-Eastern title boundary and extending to the North west Boundary ( the length of shared boundary with [REDACTED] These screening trees must be a minimum of 3m in height when planted to provide privacy and reduce the overlook intrusion.

3.) Driveway and Parking access. 33 Delamere Crescent already has street access and parking difficulties due to constantly having a blocked shared driveway with the owner of the proposed da, having her car in the shared driveway at all times. As the proposed driveway is only 3 metres wide with no turning bay the proposed solution as it currently stands will not resolve any issues as there is no passing bay available or room for one due to proposed existing plans using the entire building envelope allowed. Delamere Crescent is already a very congested street with parking.

c. GENERAL IMPACT ON NEIGHBOURING PROPERTIES devastating loss of privacy and peace and unsightly building towering over existing quality urban homes. These decisions have consequences that no planning authority has full view of the human cost to those affected.

3. SURROUNDING DEVELOPMENT COMPATIBILITY OF PROPOSAL.

In a suburban context i.e. Existing 1929 homes renovated situated on front of blocks .The existing homes are aligned beside each other to afford streetscape consideration in keeping and privacy enjoyment of each properties own back yard. The most important detrimental aspects of the proposal is how it will look from the street and the devastating impacts on the neighbouring properties. It will visually dominate the locality and would create a residence of large density and bulk, completely out of keeping with its current neighbours. The evidence is that the housing proposal should not be approved in its current format because it would be alien to the area and out of keeping with the current placement and situation of the surrounding buildings in their landscapes. Historical and cultural significance of Trevallyn and houses [REDACTED] 33/[REDACTED] period in keeping 1929 .

4. RESIDENTIAL CHARACTER STUDY

a. We requested a Residential Character Study archive to be undertaken thru the heritage library, resulting in the finding of the Trevallyn study. The results of this study should be considered in the development application process. Relevant desired future character objectives for streetscapes is to encourage dwelling styles that

integrate with established front, rear and side streetscapes. New developments alterations and additions to existing dwellings should be compatible and consistent with the defined street corridor sites and in context overall of the street in the immediate vicinity. We believe these cultural aspects should be considered in the development proposal by the council.

However this we have been told mainly applies to Bain Terrace and the Trevallyn study showed [REDACTED] as a house of interest along with [REDACTED] and a few other properties in the street. This is yet to be addressed by council in future planning.

5. Water run off, currently 33 Delamere has a pipe that extends from their back yard and emits water run off on to [REDACTED] and is visible coming out under the existing fence line. This emits water directly onto my property when it rains.

This compliance issue also needs to be addressed thankyou

**Summary: Request for Conditions** [REDACTED]

- a) 10.4.3 Site coverage and private open space for all dwellings.

We request that plans are altered such that the private open-space does not rely upon the elevated deck.

- b)10.4.13 Driveway Passing bay

We request that plans are altered such that the driveway has adequate passing bays as recommended required by planning authority.

- c) 10.4.13 Location of Car Parking

We request that plans are altered such that the car parking and turning area is not located at the front of the proposed building.

- d)Cladding colour

We request that plans are altered such cladding colour is altered to dark grey or charcoal in colour to blend into background to promote building materials and colours which are sensitively integrated to respect the existing character of the neighbouring properties.

- e) Screening trees

We request that screening trees are required along the landscape boundary starting at the North-Eastern title boundary and extending to the North west Boundary ( the length of shared boundary with [REDACTED] These screening trees must be a minimum of 3m in height when planted to provide privacy and reduce the overlook intrusion.

Sincerely :

Jodi Gowardman and Roger Hill dated 22nd Nov 2020



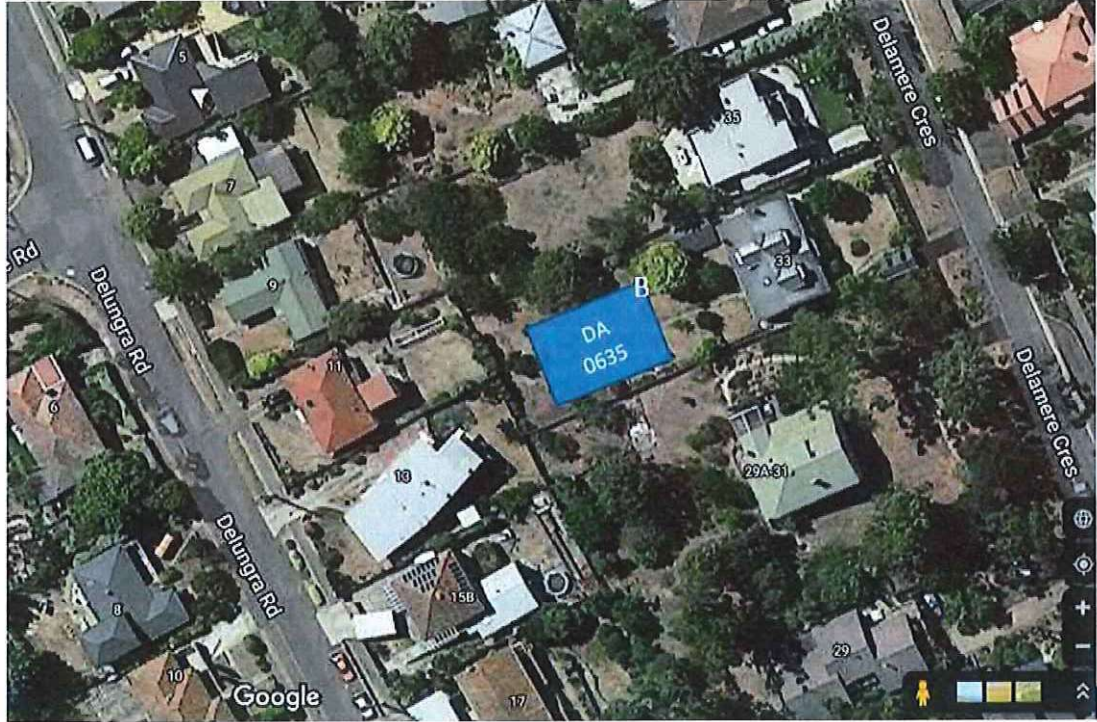


Figure 3 Location of DA 0635 relative to neighbouring properties. (Photo perspective A to B)

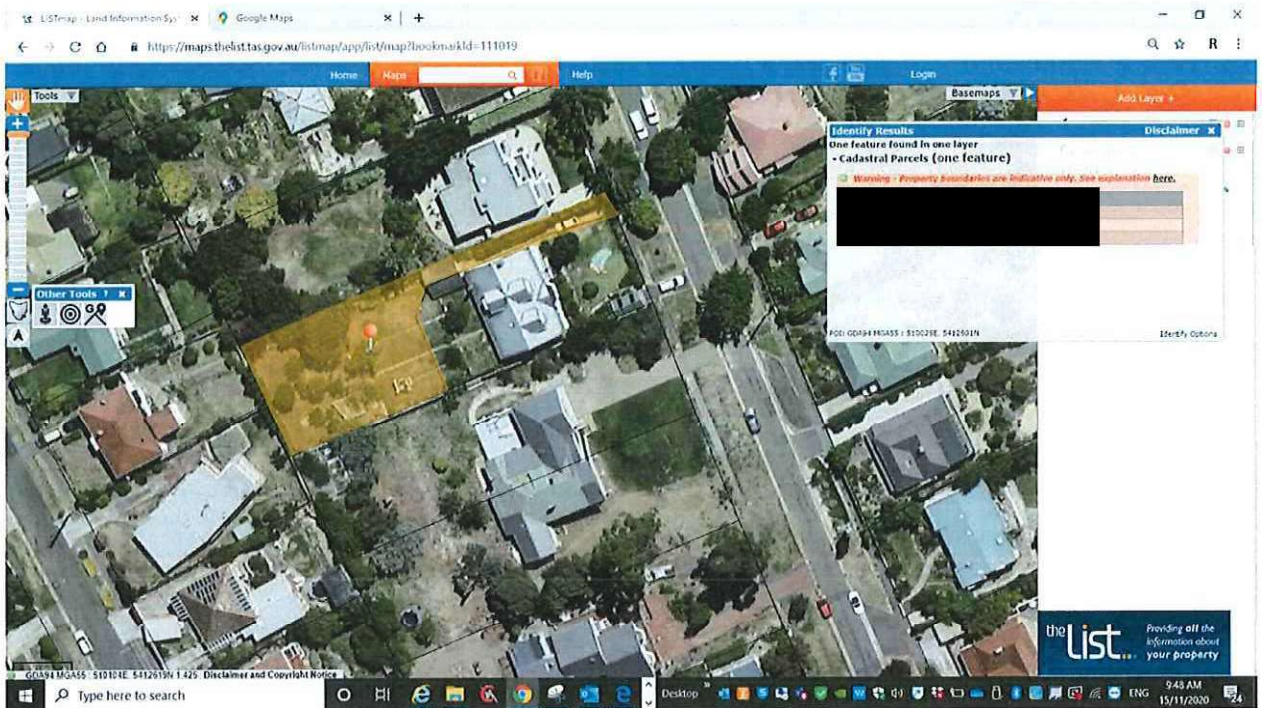


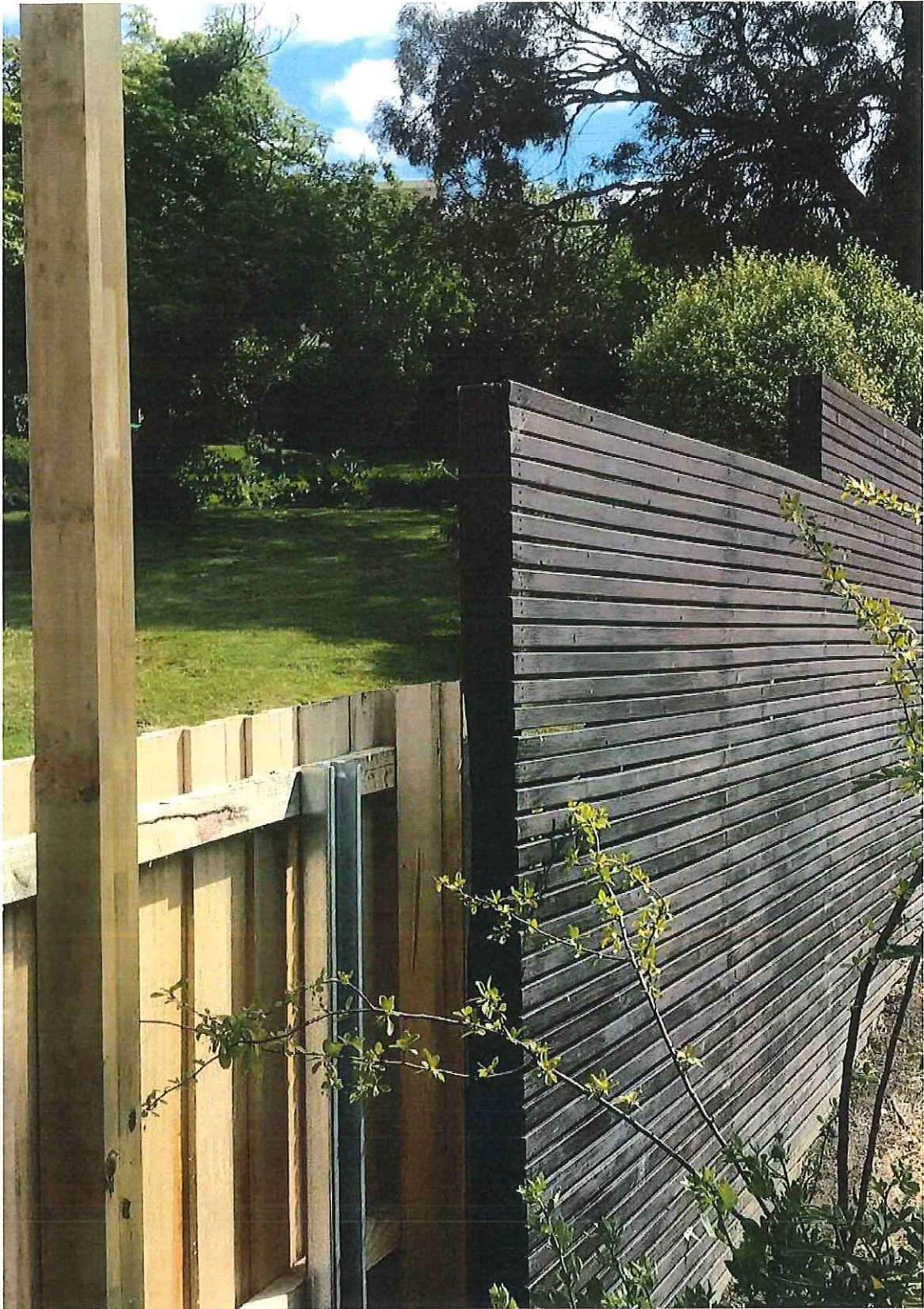
Figure 4 Sub-Divided Block





Figure 2 View from backyard [REDACTED] towards Proposed building site. . (Photo perspective Fig 1 : A to B) The proposed building will cover the entire block and be higher than the tallest tree shown





*Figure 3 View of building site-note site is elevated compared to neighbouring properties. (Photo perspective Fig 1 : A to B)*





Figure 4 Left to Right [redacted] 33 and [redacted] Streetscape (Google Earth)



Figure 7 35 Delamere back yard showing slope of neighbouring block (~12 degrees)

**10.4.13 Location of car parking**  
The **proposed** use is to the use classes specified in **Table 10.4**.

**Objectives**

To:

- (a) provide convenient parking for residents and visitors;
- (b) protect residents from vehicles parked on the street; and
- (c) minimise visual impact on the streetscape.

**Acceptable Solutions**

**A1**

Shared driveways or car parks (if **proposed**) (other than for single dwellings) must be located no less than 3.0m from the windows of habitable rooms.

**A2.1**

Car parking must not be located in the primary front **proposed**, unless it is a tandem car park or placed in a driveway located within the **proposed** from the **proposed**.

**A2.2**

Turning areas for vehicles must not be located within the primary front **proposed**.

**Performance Criteria**

**P1**

Shared driveways or car parking areas (other than for single dwellings) must be located to not unacceptably impact on the amenity of the adjoining habitable rooms. Having regard to:

- (a) the width of the driveway;
- (b) the location of the existing dwelling and habitable rooms;
- (c) the location of car parking spaces;
- (d) the number of car spaces served by the driveway; and
- (e) any other mitigation measures including screening or landscaping.

**P2**

The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

- (a) the visual impact of the car parking location viewed from the street;
- (b) access for users of the site;
- (c) pedestrian and vehicular traffic safety;
- (d) the nature and characteristics of the street;
- (e) the need for the location;
- (f) any landscaping of the car parking or turning area location; and
- (g) construction methods and pavement types.

1.) **10.4.13 Location of car parking**

- a. The length of the driveway is 34m and is only 3.0m wide. Normally a driveway > 30m would require a passing lane. They don't have a good alternative for this ...

Not sure which section it refers to but this are the 3 items that make DA0635 discretionary.

In your submissions suggest you object about the drive way and parking out front .....

All other issues are deemed to satisfy.

Roger Hill