

3rd December 2019

Mr Richard Jamieson
Manager City Development
City of Launceston

Dear Mr Jamieson

FILE No.	DA0549/2018				
EO	✓	OD		Box	✓
RCVD		03 DEC 2019		LCC	
Doc No.					
	Action Officer	Noted	Replied		
	C. Wrangmore				

e-copy: B. White

Re: Objection to DA0549/2018 – 8A Carnarvon Street, Newstead

I wish to lodge an objection to the above development application on the grounds that it does not comply with council planning regulation with regard to the construction of outbuildings (*Clause 10.4.11 Outbuildings, swimming pools and fences*). The development application detracts from the character of the surrounding area, is inappropriate to the site and neighbouring lots, and I believe it is also inappropriate to construct a large industrial style building in a residential area where dwellings are the dominant built form.

The applicant states that the proposed outbuilding will not result in visual impacts on the streetscape of Cardigan and Carnarvon streets, I would contend that the proposed outbuilding would detract from the character of the area and the amenity to 9 Cardigan Street:

- It is noted that 8A Carnarvon Street currently already has 2 very large garages located on the lot used to construct and house a number of vessels constructed by the applicant. One is a very large multiple garage adjoining the house on the southwestern end of 8A Carnarvon Street residence, and a second triple garage of 91.2m² located to the northwest corner of the lot, away from the dwelling at 8A Carnarvon Street,
- The existing triple garage of 91.2m², due to its size and height, already overshadows the back room at 9 Cardigan Street, which is a bedroom. The current 91.2m² triple garage is all that can be seen from the windows of the back bedroom at 9 Cardigan street, already impacting its amenity both visually and with light and appears as an industrial building in nature (Colourbond steel vertical walls with no windows).
- The addition of a third outbuilding, the subject of the current development application DA0549/2018, of 93.5m² on the same lot at 8A Carnarvon Street would:
 - take the appearance of one large industrial looking structure totalling 184.7m² to 9 Cardigan Street:
 - it abuts the existing triple garage (with only a minor 900mm gap in between the structures walls)
 - appears to connect rooflines and outer walls and is to be constructed of the same colourbond steel material, giving the appearance of one large structure of 184.7m².
 - To put it into perspective, this industrial structure would be as large as some houses.
 - significantly impact the visual amenity and light of the remaining rooms overlooking directly at the proposed outbuilding from 9 Cardigan Street of which there are 4;

- further add to the feel of an industrial area in a residential setting, where dwellings are meant to be the main built form. This would be the only example in the street of a dwelling with abutting industrial type buildings of such a substantial size on a dwelling site, in a residential area.
- Regarding the proponents stated setbacks, the proposal affords a setback of :
 - 36.2m from the applicant's residence;
 - 20m from 14 Cardigan Street;
 - 44m from 10 Carnarvon Street; and
 - 52m from Carnarvon Street frontage

however the applicant has chosen to locate it only 3 metres from the boundary of 9 Cardigan Street, the closest property to the proposal. Whilst the applicant appears to have many other options for locating an outbuilding on their lot, the applicant obviously has recognised that it would impact on their own amenity and feel that it is more appropriate to encroach on my amenity. I do not believe that this is appropriate or should be approved by council.

Albeit that I do not begrudge the current proponent from pursuing his hobby of boat building, I do not believe it appropriate to continue to increase the area afforded to this pursuit. The applicant would have the option to relocate some boats offsite to allow him to continue his hobby of boatbuilding without further impacting the amenity of his neighbour. The construction of this outbuilding could also lead to other industrial uses when the property is sold sometime in the future.

Yours Faithfully



Paul Lupo