[redacted]

From: Haywood Electrical Pty Ltd [redacted]
Sent: Monday, 26 October 2020 6:19 PM
To: Contact Us
Subject: DA0706/2020
Attachments: DA0706_2020.pdf

Importance: High

Please find representation attached regarding DA0706/2020 for submission to the Chief Executive Officer.

With thanks

Keryn & Denis Haywood

[redacted]

26 October 2020

Chief Executive Officer
PO Box 396
Launceston
TAS 7250

Re. DA0706/2020

We wish to lodge an objection to the above revised development application at 30 Lanoma St. East Launceston with regards to planning issues and non-compliance as outlined below;

1. Building Envelope

The revised drawings still show a substantial encroachment outside the building envelope.
See Drawing No. PD19316-11 rev 9.

2. Orientation of Private Open Space

The Planning Scheme reference to Private Open Space is Development Standard 10.4.3 below.

A2	P2
A dwelling must have an area of private open spacethat: (a) is in one location and is at least: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwellingwith a finished floor level that is entirely more than 1.8 m above the finished ground level(excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level(excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, ahabitable room (other than a bedroom); and **(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and** (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	A dwelling must have private open space that: (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.

Clause (d) is relevant to this revised DA. The proposed Courtyard is located on the south-east of the dwelling and the shadow diagrams provided clearly demonstrate that the area will not receive the required 3 hours of sunlight on 21st June. *(I also note that; Drawing No 06 - Elevations - incorrectly labels the elevations. The elevation labelled North Eastern Elevation is in fact the South Eastern Elevation and vice versa).*

3. Retaining Walls

The revised application proposes retaining walls to the perimeter of the concrete driveway. While these are set back from the boundaries as required they exceed the 1000 height limit stipulated in Standard 10.4.12. At the rear boundary, the wall height is 2250 above natural ground level. This obviously will have an unreasonable impact on the amenity of adjoining lots.

10.4.12 Earthworks and retaining walls

This standard applies to the use classes specified in Table 10.4.

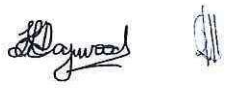
Objective:	
To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.	
Acceptable Solutions	Performance Criteria
A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground levelmust: (a) be located no less than 900mm from each lotboundary; **(b) be no higher than 1m (including the height of any batters) above existing ground level;** **(c) not require cut or fill more than 1m below or above existing ground level;** (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.	P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to: (a) the topography of the site; (b) the appearance, scale and extent of the works; (c) overlooking and overshadowing of adjoining lots; (d) the type of construction of the works; (e) the need for the works; (f) any impact on adjoining structures; (g) the management of groundwater and stormwater; and (h) the potential for loss of topsoil or soil erosion.

I would also like to make mention that;

- a substantial amount of earthworks has already been undertaken on site without a Planning Permit.
- the revised application does not show Site Coverage or Area Free from Impervious Surfaces. These should be made available.

Thank you for your consideration of the above.

Kind regards,



Keryn & Denis Haywood

[redacted]

[redacted]

From: Stephen Ison[redacted]
Sent: Monday, 2 November 2020 7:46 PM
To: Contact Us
Subject: Representation against DA0706/2020 - 30 Lanoma Street, East Launceston

Hello LCC.

It is a little disappointing that we feel we have to make another representation regarding the subject development.

Again, may we state we are not against development. We just feel there is a more appropriate way to proceed with the proposed development although it would appear in this instance, the damage has already been irreversibly done.

While it has been appreciated that the previous design has been amended as part of the developers second application, the design confirms the proposed new building work is still not compliant to the criteria as per the Interim Planning Scheme.

We wonder what is the purpose of a building envelope if the proposed building does not remain within the envelope. We also ask why the concrete driveway cannot be aligned with the western end of building extents. We understand the design details the possible car turning path however my career background allows me to state, if this is the only reason for the driveway extension, it is not required.

Tasmania is a small State and Launceston mirrors this, particularly for spreading information. From a reliable source we understand the developer has no intention of replacing the trees that should not have been removed in the first place if proper protocol was followed. As such, we ask can a permit condition be placed on the DA Approval to ensure some form of privacy protection is afforded us to guarantee that we do not eventually experience another ugly wall [redacted]

We trust Council will undertake a thorough and appropriate assessment of this development.

Regards,
Stephen and Fiona Ison
[redacted]

Sent from Mail for Windows 10