

Jo Chen

Dear Duncan,

As the owner of [REDACTED] I am writing this letter to raise my concerns and objection to the development application of 60 Galvin Street (DA0541/2021). The main problems include: 1) the development is not within its building envelope; 2) there is a significant reduction of sunlight and increased overshadowing onto both 62's private open space and 62A's main rooms and private open space; 3) the shadow plan appears incorrect, misleading and did not present all factual data of the impact from the development (62A's window and 62's deck). Below I will explain a few points I have noticed.

Firstly, I am concern about the accuracy of the shadow study. The shadow study showed a similar casting of shadow from the proposed two-storey townhouse and the existing single-storey house. The shadow study exaggerated the shadow of the existing tree. The presence of the tree still allows filtered or partial sunlight to shine through. I have had the tree purposely trimmed to enable sunlight while still pleasant to look at from different angles (so the tree does not lose all limbs on one side). The tree is the greenery that softens the surrounding buildings. The tree provides a habitat for native and wild birds, which offers serenity for nearby residents. The solid shadow created by a large two-storey concrete structure (the townhouse) is simply incomparable to the filtered shadow created by greenery that provides serenity and visual enjoyment.

Additionally, the townhouse extends beyond the size of the tree and the window of 62A's main bedroom, shadowing the area till past 2 pm. The room's window faces northeast and usually receives several hours of sunlight in the morning. The height of the townhouse will effectively remove all available sunlight hours for the area, making it cold, dark, and potentially mouldy, particularly during the long cold Tassie winter. A shift worker like me will feel even more of the lack of sunlight as it is potentially the only few hours I will be at home and then off to work till dark at night. The long cold winter days will become even more depressing with the total lack of sunlight from the overshadowing of the townhouse. Moreover, it will affect the efficiency of solar panels should they be installed in the near future. Therefore, 62A will be significantly affected by the increased overshadowing created by the height of the townhouse.

Regarding 11.4.11, please note Galvin street is on a slope, with 60 Galvin street on the higher end. There is a height difference of approximately 20-30cm. The proposed carport has an

average height of 3.5 meters. With the height difference between the two lots, the visual impact will be significant. With the carport being 6.3 meters long and over 3.5 meters high in parts, the bulk of the carport will overshadow a large section of 62's existing deck (the shadow plan failed to present this part of the deck). The carport will also overshadow 62's master bedroom sliding door till 2 pm when the Sun would have moved away.

Due to the height differences between the two lots, the proposed 1.8-meter fence will become over 2 meters high on 62 and 62A Galvin Street; therefore, I object to a solid 1.8-meter fence being installed along the whole fence line, although I will consider alternate solution such partial fence.

In terms of discretionary uses, the proposal suggested that the townhouse's height and bulk are consistent with other nearby developments. Compared to the proposed townhouse, these suggested developments (1 West Street, 7 Charles Street South and 55, 57 and 59 Howick Street) pose major differences in the design, footprint of the dwellings and the characteristics of the adjoining properties. The suggested developments involve several smaller units rather than one substantial two-storey solid building. The suggested developments appear less bulky because the adjoining houses are taller. The suggested developments fit better into the pre-existing landscape. The second floors of the dwelling are also not continuous (meaning there's adequate space to allow sunlight through to the adjoining homes). Additionally, the adjacent houses of these developments are taller, with higher windows. On the other hand, the townhouse is significantly bulkier and is considerably taller than its adjacent properties (62A Galvin Street and all property adjacent).

The proposal claims there is similar development on 62 and 64 Galvin Street. In fact, both developments have single-storey two-bedroom units only. These units also integrate into the neighbourhood's landscape with a similar design and style and do not overshadow pre-existing homes. The proposed townhouse has three bedrooms, 2.5 bathrooms and is two-storey in height. This, I assume, is the developer attempting to maximise profit.

55 Howick street is adjacent to John Calvin School with minimal/no windows to invade the privacy of those school-age children. The townhouse will have a wall of floor windows on its second storey looking into the school's private playground and basketball field, compromising the children's privacy. It is simply not appropriate to have all those windows looking into a school's playground. This is an area our vulnerable young children play and learn. These children are not able to voice their discomfort for the loss of privacy. Standing in

the shoes of the children's parents, I would be concerned about the identity of those observing the children's movement.

In conclusion, the development is not within the building envelope. It is not consistent with the pattern of the neighbouring properties in size, height, design, and bulkiness. The development does not respect the privacy of young children who are vulnerable and unable to voice their discomfort. The height and bulk of the development will significantly impact the adjoining properties in terms of sunlight, shadowing into private open space and habitable rooms, as well as visual impact when viewed from all adjoining lots.

The developer attempts to maximise profit unreasonably by building a structure that is 1) too tall and causes extensive overshadowing onto 62 and 62A Galvin Street; 2) outside its envelope; 3) out of proportion leading to visual discomfort when viewing from all adjacent lots; 4) overlooking private school's playground resulting in loss of privacy; 5) not fit into the pattern, style and density of the adjacent lots. The developer aims to build such a structure at the cost of the existing residents' amenities, the privacy of schoolchildren and taxpayers hard-earned money (for the new water, stormwater, and sewage network). Once built, the developer makes a substantial profit, leaves the scene, leaving the existing residents miserable in their own home with significantly worsened amenities. I hope the development plan will be critically reviewed, and adjustment made to encourage a healthy increase of residential density without negatively impacting the existing residential amenities and neighbouring homes.

Best Regards



Jo Chen

17/10/2021

GALVIN STREET

STREET PARKING

STREET PARKING

Proposed Boundary Wall will be Natural Concrete Block Finish However This can be Painted to Neighbours Selected Colours if Required

Proposed Wall height has no impact To this Area as Shown in the Shadow Drawings

Drawn By : Nicholas Fitsialos
 40 Suburb Road
 WESTBURY 7303
 Phone : 63 931 905
 Fax : 63 931 921
 Mobile: 0418 508538
 BCA CC 4789 M
 ABN 24 545 273
 Email: nfdesigner@yahoo.com.au

Name:
 JO CHEN

Project:
 PROPOSED
 NEW Unit 2

Location:
 62 GALVIN STREET
 SOUTH LAUNCESTON

Volume: 168147 Folio: 1

Project Status:
 CONSTRUCTION
 Date: 21/02/2015

Building Area :
 EXISTING DWELLING : 118.80 m2
 CARPORT : 18.00 m2
 PROPOSED
 SECOND DWELLING : 94.40 m2
 GARAGE : 27.60 m2
 TOTAL BUILDING : 258.80 m2

NOTE:
 ALL DIMENSIONS AND LEVELS
 TO BE CONFIRMED
 ON SITE PRIOR TO COMMENCEMENT
 OF WORKS.

THE CONTRACTORS ARE TO SATISFY
 THEMSELVES THAT ALL WORK IS CLEAR
 OF EXISTING SERVICES,
 WHETHER SHOWN ON THE DRAWINGS
 OR NOT.

SERVICES TO BE LOCATED SHALL
 BE DONE SO IN CONJUNCTION
 WITH RELATIVE AUTHORITIES.

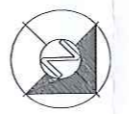
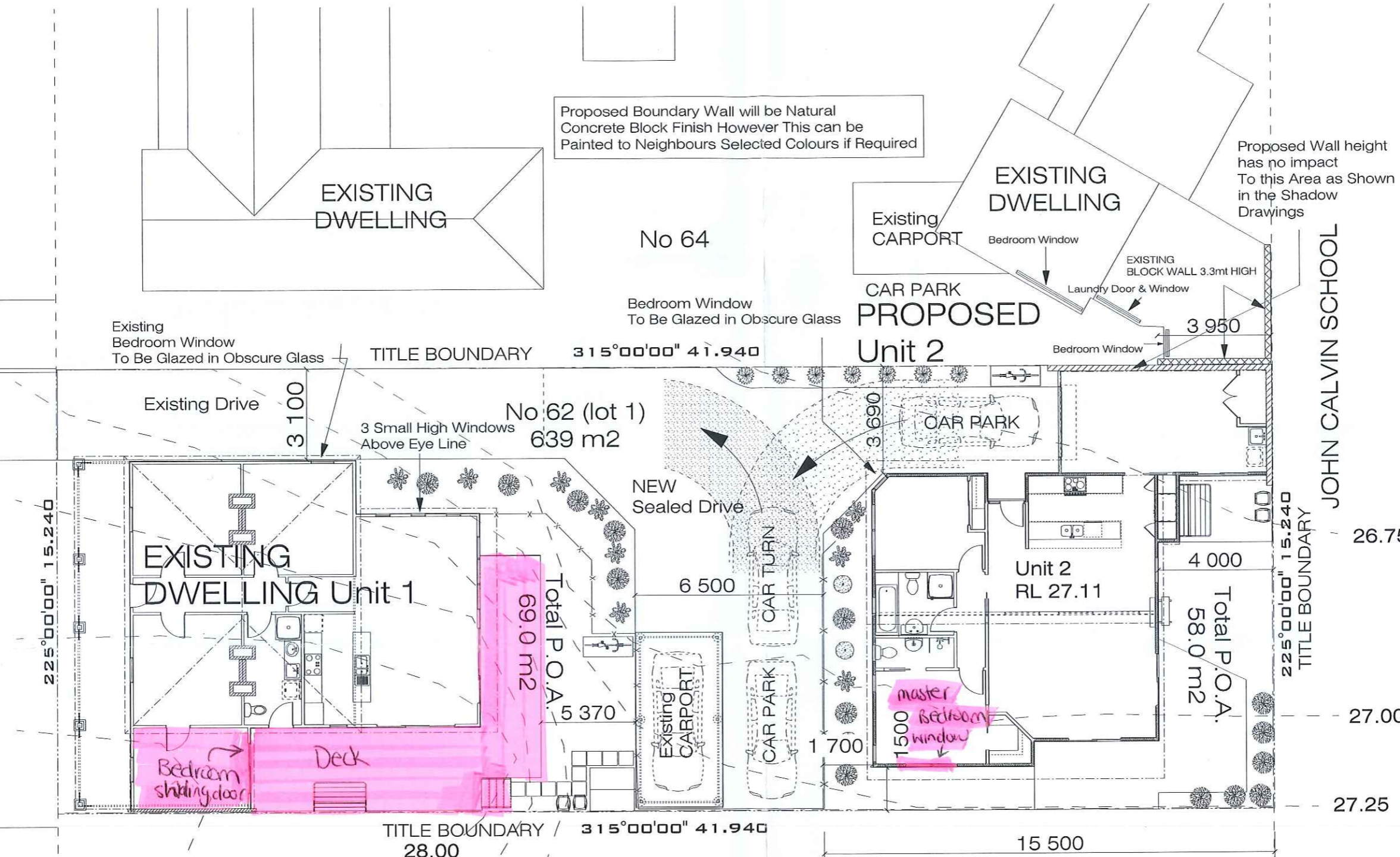
CONSIDERABLE CARE HAS BEEN TAKEN
 TO AVOID ERRORS & OMISSIONS
 IN THE PREPARATION
 OF THESE DRAWINGS.
 HOWEVER EVEN WITH
 THE GREATEST CARE INACCURACIES
 MAY OCCUR & THE DRAFTSPERSON
 CANNOT ACCEPT
 RESPONSIBILITY FOR SUCH
 ERRORS OR OMISSIONS

SCALE AS SHOWN
 DO NOT SCALE OFF PLAN

Project No: JC141027C

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Date:	Revision



SITE & LANDSCAPE PLAN
 SCALE 1: 150

KEY

- EURYPOS PECTINATUS
 GOLDEN DAISY BUSH
 MATURE Height Approx 1.5 mt
- BUXUS SEMPERVIRENS
 SUFFRUTICSA
 MATURE Height Approx 1.0 mt
- SEDUM SPECTICALE
 ICE PLANT
 MATURE Height Approx 0.7 mt
- DIANELLA TASMANICA
 (TASMANIAN FLUX LILY)
 MATURE Height Approx 1.0 mt
- 0.7W x1.7Lx1.2H BICYCLE PARKING
- 1.5L x1.5W x1.8H STORAGE SHED
- PAVING SLABS or SEALED PATH
- WHEELIE BINS
- CLOTHES LINE
 PAVED OR SIMILAR PATH TO BE PROVIDED
 FROM DWELLING TO CLOTHES LINE

NOTE:-
 NEW FENCING TO BE
 A MINIMUM OF
 1800mm IN HEIGHT

AS 2890.1 -2004