

[REDACTED]

From: Planning Admin
Sent: Tuesday, 22 December 2020 3:21 PM
To: Contact Us
Subject: FW: DA 0813/2020 - 318 Upper York St.

Categories: Lisa

[REDACTED]

From: Andrew, Kate [REDACTED]
Sent: Tuesday, 22 December 2020 2:07 PM
To: Duncan Payton <Duncan.Payton@launceston.tas.gov.au>
Subject: DA 0813/2020 - 318 Upper York St.

Hi Duncan,


I am emailing with regard to the Development Application for 318 Upper York Street Launceston.

On behalf of my mother Mrs. Joan Rice, I request that the window in the stairwell on the south western wall of the proposed building be opaque.

Kind regards,
Catherine Andrew.

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 Please consider the environment. Do you really need to print this email?

[REDACTED]

From: Helen Statton [REDACTED]
Sent: Friday, 1 January 2021 6:51 PM
To: Contact Us
Subject: DA0813/2020
Attachments: DA0813 draft RH 01012021.docx

Categories: Anne

Please see attached representation regarding planning application of 316A upper York st

Regards Helen Statton [REDACTED]

27/12/2020

Dear Michael,

We are writing to you in response to the advertised notice of planning application, number; DA0813/2020 located at 316a Upper York Street, West Launceston.

We are the owners and residents of [REDACTED] We have a number of concerns regarding the proposed dwelling.

We are aware that our address is zoned General Residential, as per the Launceston Interim Planning Scheme 2015. We have outlined our concerns in relation to specific sections of the scheme, with those sections included in our response below.

Our first concern is regarding the scale and bulk of the proposed dwelling, and the related impacts.

10.4.2 Setbacks and building envelope for all dwellings

Objective:

....

- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and*
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

Performance Criteria - P3

The siting and scale of a dwelling must:

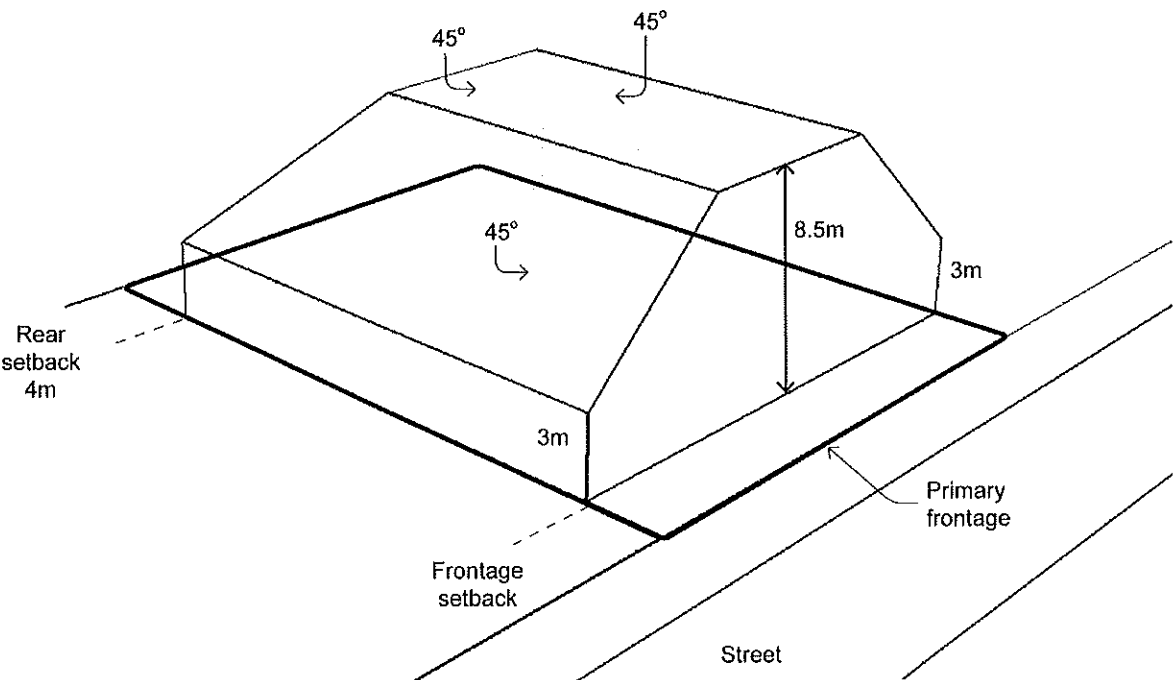
- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (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.*

As detailed above under objectives, we believe that the proposed dwelling will negatively impact all neighbouring residences.

The apparent scale, bulk and proportion of proposed dwelling is out of place, when compared to surrounding dwellings. All neighbouring properties are single storey. Visual impacts when viewed from the adjoining lots will be significant due to the two storey, bulky nature of the proposed dwelling. Proposed dwelling will tower over adjoining lots.

We believe our western neighbour, at [REDACTED] will be impacted by the proposed building, causing overshadowing of the house (especially the lounge/sunroom) and private open space (both front and rear yard).

Diagram 10.4.2A. Building envelope as required by sub clause 10.4.2 A3 (a)



We are unsure if the proposed dwelling complies with this, mainly due the bulky nature of the building. We would like to discuss this further with you.

Our second concern is for privacy for all adjoining dwellings.

10.4.6 Privacy for all dwellings

Objective:	
<i>To provide reasonable opportunity for privacy for dwellings.</i>	
Acceptable Solutions	Performance Criteria
A1	P1

<p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	<p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining lot or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space; or</p> <p>(c) an adjoining vacant residential lot.</p>
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Whilst the set back of the proposed development from the side boundary with 316 Upper York Street is more than 3m , it's design (height and direction) is such that it will substantially overlook the private space of 316 Upper York Street. No effort has been made to screen the deck/balcony or design the dwelling to minimise overlooking of this private space. It also features full length windows from the kitchen dining area which also look straight into our private spaces.

10.4.14 Development for discretionary uses.

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

Objective:

To ensure that development for discretionary uses is compatible with the form and scale of residential development and does not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>No acceptable solution</i></p>	<p>P1</p> <p><i>Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the setback of the building to a frontage;</i> <i>(b) the streetscape;</i> <i>(c) the topography of the site;</i> <i>(d) the height, bulk and form of the building;</i> <i>(e) the height, bulk and form of adjacent buildings and buildings in the surrounding area;</i> <i>(f) the setbacks to side and rear boundaries;</i> <i>(g) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;</i> <i>(h) the degree of overshadowing and overlooking of adjoining lots;</i> <i>(i) mutual passive surveillance between the road and the building;</i> <i>(j) any existing and proposed landscaping;</i> <i>(k) the visual impact of the building when viewed from adjoining or immediately opposite lots;</i> <i>(l) the location and impacts of traffic circulation and parking; and</i> <i>(m) the character of the surrounding area.</i>

We believe the proposed development is not compatible with the form and scale of surrounding lots, and those immediately opposite across Upper York Street. The surrounding lots are all single storey, whilst the proposed development is two storey AND at the highest point within these lots. The height, bulk and form of the building clashes with that of the surrounding properties, due to its height and block-like design.

The proposed development will be an imposing structure when viewed from adjoining lots and will be visually intrusive. It will overlook the private space of [REDACTED] significantly, and overshadow the private space and dwelling of [REDACTED] significantly.

The character of the proposed dwelling does not match with the character of those properties in the immediate surrounding area.

Our last concern is regarding the shared driveway. The driveway is on council land. The driveway was sealed in bitumen well over 10 years ago (the driveway was previously rough gravel). The expense was shared between the previous owner of 316a and ourselves. The council at the time would not contribute to the work or expense. While the current driveway has been adequate for one dwelling. We believe that a second dwelling will cause concern, with increased traffic. The submitted plan showed that there would be no change to the current driveway and accesses. Our question is, will there be any alterations made to the current access arrangements to [REDACTED] and 316a in the future?

Thank you for your time and consideration. If you would like to discuss any of our concerns please don't hesitate to contact us.

Kind Regards,

Jackie Hannaford [REDACTED]

Josh and Helen Statton [REDACTED]