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**From:** Karen Jokinen [Redacted]  
**Sent:** Sunday, 20 December 2020 2:33 PM  
**To:** Contact Us  
**Subject:** DA0762/2020 Representation Letter  
**Attachments:** Development Application DA07622020 Representation Letter.pdf  
**Categories:** Anne

For the attention of : The Chief Executive Officer

Please find attached a letter of representation regarding Development Application DA0762/2020

Kind regards,

Karen Jokinen

20/12/2020

The Chief Executive Officer  
City of Launceston  
PO Box 396  
Launceston, Tas 7250

**Development Application Representation Letter**

**RE: Development Application Number DA0762/2020**

**Address of Development 19A Canning Street Launceston (CT179294/2)**

**Representor Details:**

Mrs Karen Lynette Jokinen [REDACTED]  
[REDACTED]

**Reason for Representing**

I am the resident living at [REDACTED] and after viewing the plans online, the drawings of the proposed development and where it is proposed to be located on the site, I object to the application for a number of reasons as follows.

- The proposed development presents as being too large for the site, too close to boundaries and sits outside the building envelope.
- The visual impact on me as a [REDACTED] is totally unreasonable as a column supporting the proposed upstairs deck will be located 2 metres in and alongside the closest boundary fence to my property and built only 500mm out from this fence. This means I can walk out of my back door onto an existing access walk way/ramp and touch the deck as I walk past.
- Proposed privacy screens of 1.7m in height on the upstairs deck, while a requirement for the development, only serve to accentuate the visual bulk of that area of the proposed development that I would view whilst accessing my back door and dominate the view from a bathroom, bedroom, lounge window and side entry door to my house.
- The proposed development is located so closely to my property and in such a dominant elevated position that it would be impossible for me not to be overlooked in the private space used for my driveway, access and other activities. I would look directly at and up into the proposed development every time I drove into or was in the vicinity of my driveway and private open space and feel that I would indeed suffer a real loss of privacy and amenity.
- The plan provides little area on the site after the dominant proposed development, for the provision of green space or gardens that would contribute to or have regard to, a high standard of residential amenity, privacy and streetscape qualities that is compatible with the existing established residences.

I look forward to further communication from the Launceston City Council in regards to this Development Application and any decisions made in relation to it.

Yours Faithfully,  
[REDACTED]

Karen Jokinen

[REDACTED]

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**From:** Geoff Farquhar-Still [REDACTED]  
**Sent:** Monday, 21 December 2020 8:25 AM  
**To:** Contact Us  
**Subject:** Letter of Representation DA0762/2020 - 19a Canning St Launceston. Att Luke Rogers  
**Attachments:** Letter of Representation - 19a Canning St\_Farquhar-Still.pdf; Image 4 - Approx view from Window W12.pdf; Image 3 - Approx view from deck opening (night).pdf; Image 1b - Photomontage from kitchen window (after proposal).pdf; Image 1a - Photomontage from kitchen window (before proposal).pdf; Image 2 - Approx view from deck opening (Day).pdf

**Categories:** Anne

Hi Luke,

Please find attached a letter of representation and associated images in relation to the proposed residence at 19a Canning St.

Please feel free to get in touch if you have any questions.

Kind regards,

Geoff.

**Geoff Farquhar-Still**  
Sculptor



Att: **Luke Rogers**  
Planning Services Department  
City Of Launceston  
PO BOX 396,  
Launceston,  
TAS, 7250

21/12/2020

Letter of representation in relation to development application:

[DA0760/2020](#)

Residential – Construction of a dwelling  
19A Canning St – Launceston, TAS 7250

Dear Luke,

I am writing to you to present our objection to the proposed development at 19A Canning St, Launceston.

**Loss of privacy:**

The proposed development in question is uphill from our residence. As the proposed development is two stories high, with the living space on the top floor, it will look directly into our most actively used outdoor space which is shared by my wife and I and our two children on a daily basis throughout the year.

This outdoor space is our children's main outdoor play space and houses their trampoline, sandpit and cubby house.

The proposed development is set on the block in such a way that the open face of the entertainment area is on the Northern side of the residence which will visibly loom directly above our outdoor space.

**Please refer to the attached images 1a and 1b.** which show the proposed view from our kitchen before and after the addition of the proposed residence.

**Please also refer to image 2 & 3** which indicate the overlook into our private outdoor space which were taken from the approximate location of the proposed deck area. These images were taken from a height of 3.2m from current ground level but the actual viewing height would be around 1.3-1.5m higher, making the overlook even more significant than shown by these images.

As is clear from the images, the noise and privacy invasion which will result from this overview will have a significant negative impact on our quality of life and ability to enjoy our most used outdoor space.

**Please refer to Image 4** which shows the approximate view from Window W12, as viewed from the kitchen while preparing food and washing dishes, both standing actions, not seated as suggested in

the development proposal. The upstairs shower is clearly visible in this image.

There will also be direct views into our kitchen, upstairs bathroom and one bedroom from the windows and deck of the upstairs part of the proposed development. This is clear from images 2, 3 and 4.

It should also be noted that the screening trees are deciduous so during winter will be devoid of leaves.

The proposed development design leaves no room between the building envelope and the boundary to plant evergreen screening trees to ameliorate overview or noise issues that will be associated with the layout of the entertainment space and outdoor deck.

### **Non-compliant design:**

The proposed development sits outside the compliant footprint for the block size and in doing so it greatly impinges upon our most actively used space and our privacy, both inside and outside our residence.

This situation is exacerbated by the design of the proposed development which pushes the building footprint all the way to the boundary between our two properties.

I refer you to section 11.4.3 of the inner residential zone planning regulations which:

1. Makes note of setbacks of no less than 3 m from side boundaries.
2. Stipulates that no unreasonable loss of amenity should be caused by **overlook and loss of privacy**; and **visual impacts when viewed from adjoining lots**

The current design of the proposed development contravenes these constraints and will cause an unreasonable loss of amenity for our family both in terms of loss of privacy, but also the visual massing of the building which will visually dominate our private outdoor area. This is exacerbated by the buildings siting, which is set against our property boundary and which is also 1.5 m taller than the compliant height of 5.5m at its tallest point.

I also refer you to section 11.4.5 which states that:

1. Balconies with a floor level of greater than 1m above natural ground level must have a side setback of no less than 3m.

While we accept that screening has been used on the side facing our outdoor entertainment area, the positioning of the proposed building means that anyone at or near the open face of the outdoor entertainment area will have clear overlook and view into our private spaces, both inside and out. (please refer to attached images)

2. The potential for direct overlooking... must be avoided or minimised through their separation and offset. I refer specifically to the direct view into our upstairs bathroom which will be possible from the kitchen of the proposed development. While the view is offset and at an angle, the line of sight is direct and clear, particularly in winter. Window sill heights have not been set at 1700mm as stipulated and no attempt to screen window views has been indicated on the supplied plans.

More importantly, noise from the upstairs living room, kitchen and deck area will be clearly audible and project into our outdoor private space from above.

## **Conclusion:**

The design of the proposed development as it stands sits outside the compliant building envelope and in doing so will significantly impact on the existing amenity of our private outdoor spaces both in terms of overlook but also in terms of noise projection from above.

With two small children at home, access to a safe and private outdoor space is essential to our family, both in terms of our mental health and well-being as well as a sense of being able to provide a space for our children to explore, play and grow without strangers staring into our private domain from their vantage point above our home.

## **Attachments:**

**Image 1a** - Shows the current view from our kitchen window which is a continuous layering of plants into the near distance.

**Image 1b** - Shows the same view with the approximate location of the proposed development and the level of exposure and overlook that we will be subjected to should it proceed in its current arrangement.

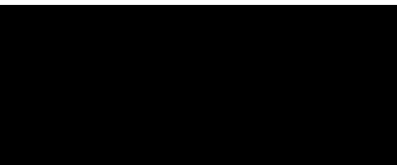
**Image 2** – A view from the approximate location of the proposed deck and entertainment area. Please note that this image is taken at a measured height of 3.2m from current surface level which is 1.3-1.5m lower than the natural standing height of someone standing on the proposed deck area. This difference will obviously make the overview more significant.

**Image 3** – A night time version of the previous image which clearly shows the level of visibility into our interior private spaces.

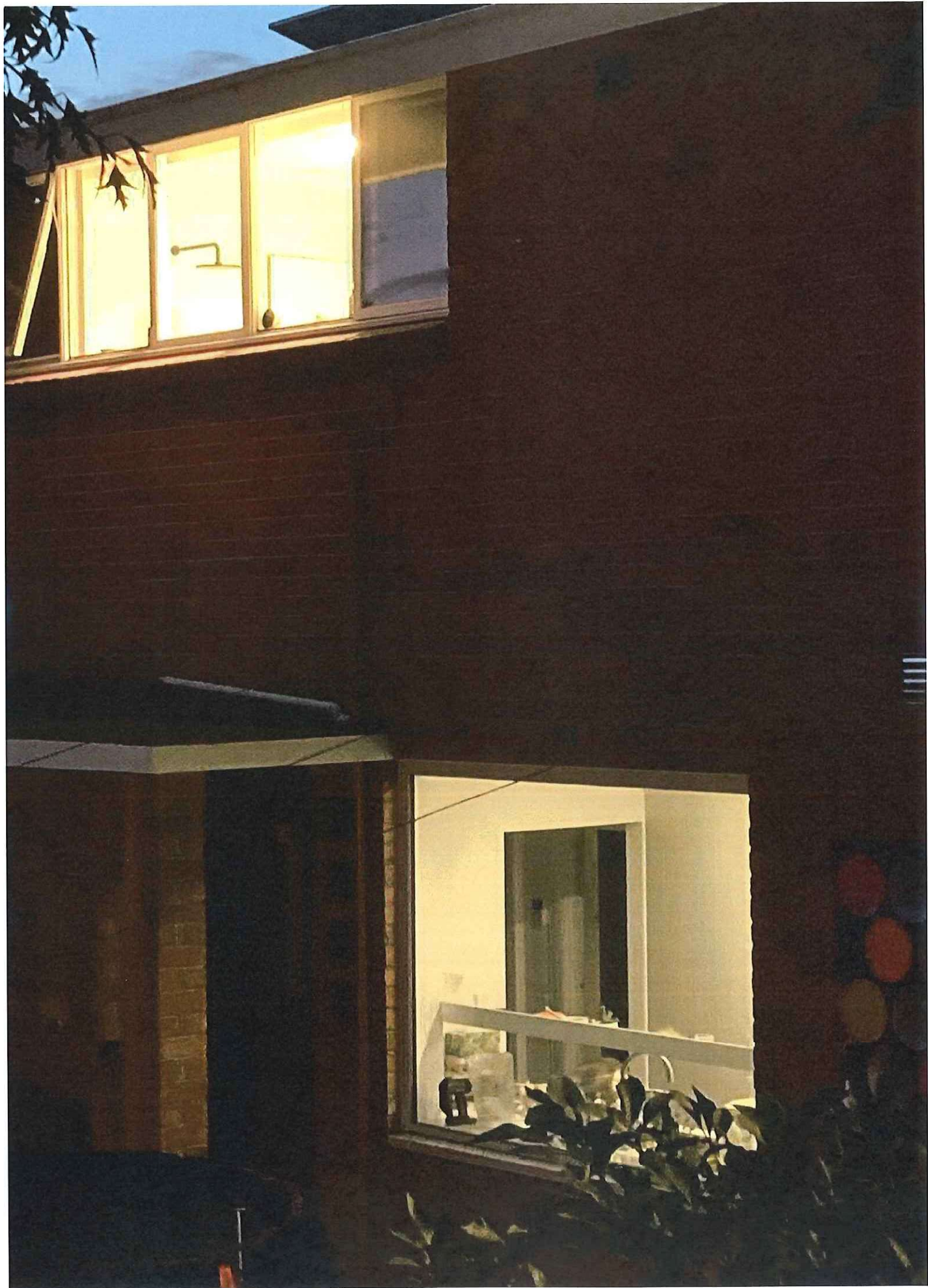
**Image 4** – A view from the approximate location of Window W12 which shows the clear line of sight from the proposed kitchen area into our upstairs bathroom and main kitchen window.

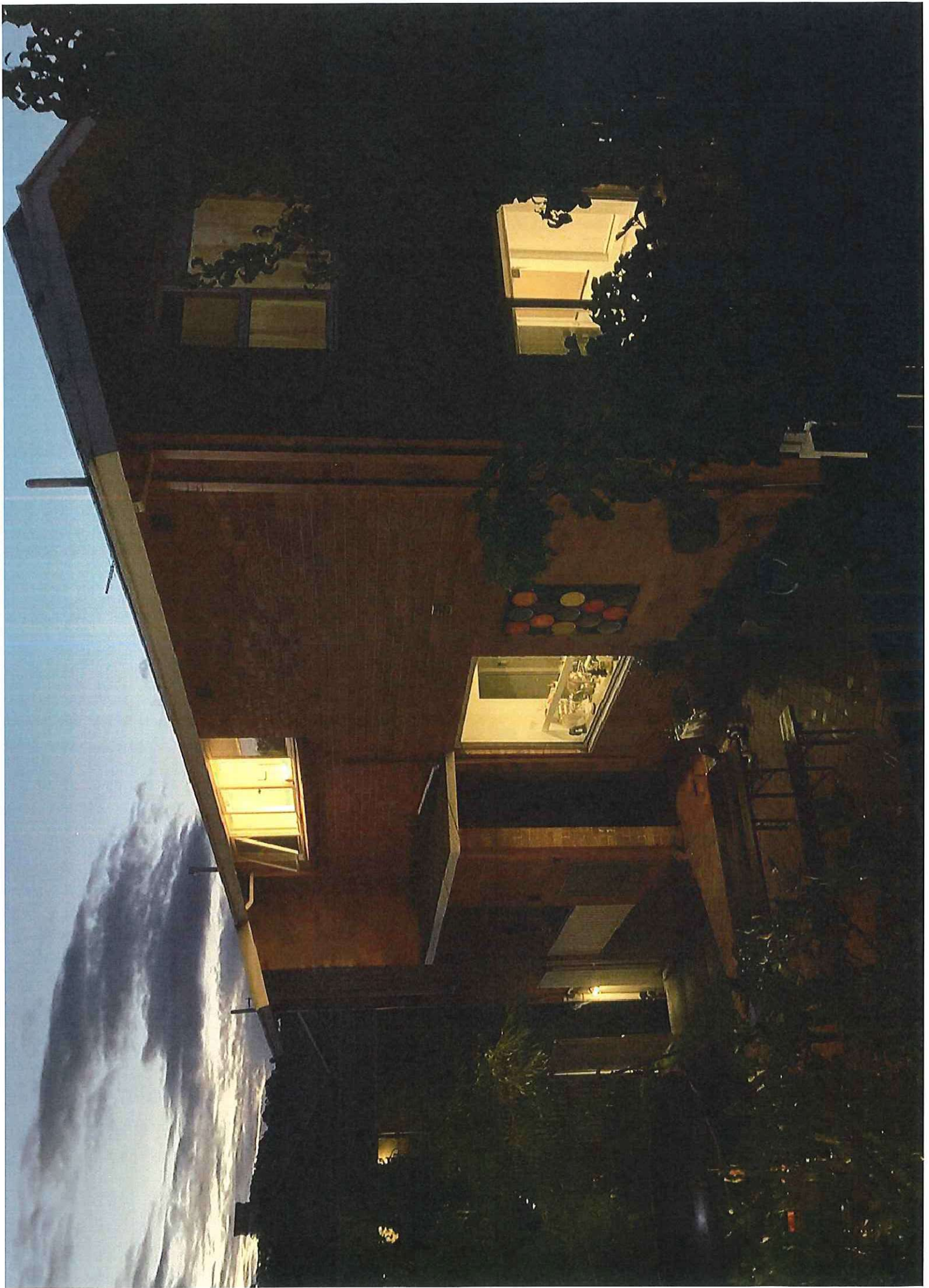
I look forward to hearing from you regarding this development proposal. If you have any questions please do not hesitate to contact me so we can discuss any issues that arise.

Kind regards,



Geoff Farquhar-Still (on behalf of Sarah, Clara and Quinn Farquhar-Still)













[REDACTED]

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**From:** Di Mackinnon [REDACTED]  
**Sent:** Wednesday, 23 December 2020 8:47 AM  
**To:** Contact Us  
**Subject:** DA0762/2020 19A Canning Street  
**Attachments:** Submission to Council..docx

Hello Luke  
Attached is my objection.  
No doubt we will see you in the New Year.  
Merry Christmas  
Kind regards  
Di

Di MacKinnon


[REDACTED]



22 December 2020

**Letter of objection to Development Application DA0762/2020, 19A Canning Street, Launceston.**

Dear Luke,

I reside at  and the proposed dwelling stretches the entire length of my rear boundary. I have grave concerns regarding the visual impact, scale and bulk of the proposed dwelling, along with loss of privacy, increased shading and potential damage to my property during construction and once the project is completed. My concerns are as follows;

- In regards to windows W11, W12 and W13, I am concerned they do not comply with Performance Criteria 11.4.5 P2 Privacy for Single Dwellings. It does not appear these windows have a sill height of 1.7 metres above the finished floor level of their respective rooms. The application refers to the height of the windows allowing privacy when seated, this is not applicable when people are standing and will enable views directly into my private open space.
- The trees on my property referred to as privacy screening in the planning application are a deciduous species. They will have nil or limited foliage for at least six months of the year and will therefore, be easily seen through. There is no reference to a retaining wall being built between 19A Canning Street and my land which I presume will be necessary for land stabilisation and construction. This is a significant risk to the health and survival of these same trees, along with other established plants in that part of my garden. In addition, the trees indicated in drawing PD20318-19 are misleading as the actual trees are not in the positions shown, and are of a different, narrower shape.
- There is clear ability for occupants of the proposed dwelling to look directly into my garden and will greatly affect my privacy. The amount of private open space shown on drawing PD20318-08 is blatantly incorrect. The entire of my rear garden I consider my exclusive private open space. I spend a large amount of time in my garden and feel very safe there; this will greatly change with the proposed development. Since the death of my husband I gain a great deal of solace from being in the garden that we developed and nurtured together.
- The proposed plans do not meet the required side setback. As such, given the raked roofline shown I have grave concerns regarding potential water runoff and damage to my property from this encroachment to my rear boundary. The plans provided clearly outline how this property is significantly outside the stipulated regulations.

- The visual impact from the scale of this building will be enormous. Not only is the proposed development above maximum height regulation, 19A Canning Street is approximately 800mm to 1000mm further elevated than my rear boundary and substantially higher again than the level of my house. As a result, the proposed dwelling will be significantly imposing and visually dominant over my property.
- At present there are a number of materials not specified e.g. cladding, guttering, roofing. Further details regarding the proposed materials is required.

I vehemently object to the proposed planning application.

Yours sincerely,

Di MacKinnon