

[Redacted]

From: Christine Hepburn [Redacted]
Sent: Thursday, 4 March 2021 4:03 PM
To: Contact Us
Subject: Written representation regarding DA8853/2020 Location 34 Galvin Street South Launceston
Attachments: Representation re DA 08532020.pdf

Attention: Chief Executive Officer

Please find attached a written representation regarding DA8853/2020, Applicant Design To Live Pty Ltd, location 34 Galvin Street South Launceston

As requested, daytime phone numbers are provided below.

Kind regards
Marcus and Christine

Marcus Grant

[Redacted]

Christine Hepburn

[Redacted]

Attention: Chief Executive Officer
Launceston City Council
Email Representation to: contactus@launceston.tas.gov.au

Written representation for DA 0853/2020 proposed for 34 Galvin Street South Launceston

Concerns:

Privacy intrusion.

The land for the proposed dwelling sits at a slope ranging from 350mm to 3000mm above the properties 33 & 35 Hampden Street, thereby elevating the building to an even more imposing level above those existing homes.

The DA covering letter states in P3 a) ...will not overshadow private open space or have any visual impact on surrounding properties.

The open plan kitchen and living area widows of the proposed dwelling completely overlook current private garden area and open spaces of 33 Hampden Street, as well as the rear windows and doors of the 4 units at 35 Hampden Street.

No vegetation is possible to eliminate this as an issue.

The proposed rear decking area will overlook the private fernery area of 33 Hampden Street as well as the windows, gardens, rear deck and children's play area of 31 Hampden Street. This will allow no privacy at all for residents of existing surrounding residences.

In summary, these aspects mentioned above, therefore present a substantial intrusion on the privacy of existing residents at 33, 31 & 35 Hampden Street.

Proximity to water main.

According to TasWater regulations, no permanent development can take place closer than 2m to a water main.

The compaction of soil from construction would apply pressure on the right angled water main, potentially weakening the mains. Water hungry plants along the boundary would risk the integrity of the water main.

The location of the water main also precludes the developer from providing any potential vegetation of a height which might sit between the proposed dwelling and the existing properties on 33 & 35 Hampden Street, exacerbating the extreme lack of privacy that would result from the proposed construction.

Along the side boundary and partial rear boundary, there is a right angled water main located under a ground surface that will be subject to movement and pressure during construction and soil settling post construction. This could erode and impact the soil and existing retaining wall. This poses a significant risk to 33 Hampden Street.

P3 b) Regarding the "similar sized multiple dwelling developments" quoted in the DA covering letter as located at 31/33 and 78/80 Galvin Street.

None of the DA examples referenced in P3 b) are similar to the proposed dwelling in design, construction, height or impact on adjoining properties.

31 is an extension to a dwelling, not a separate dwelling. It has been constructed to match the level of the existing dwelling roofline with that of the extension attached to the house, sloping down to a single story facing the adjoining rear property. The existing standard size vegetation does provide complete privacy for properties either side of the rear boundary. There are no imposing windows overlooking neighbouring properties.

78/80 have a sloping loft style roofline. Again, this style and height has considerably less impact than the proposed development due to less height and no windows, entertainment decks or viewing platforms overlooking the adjoining properties. It is architecturally sympathetic to the surrounding homes, while the dwelling behind sits further back from the shared boundary. It has no imposing elements to the structure and no privacy concerns.

35 Hampden Street. The 4 unit development is a single story flat roof style constructed at levels varying from 3 metres to 1 metre below the 33 Hampden Street land and approximately 3 metres below 36 Galvin Street. The units were constructed to be low impact on neighbouring properties. The standard fence provides privacy, and the unit block has no home on the other side so it's overall impact cannot be compared to the proposed development.

The construction of a two-story development and associated concrete driveway and parking pads placed so close to a heritage building constructed on land considerably lower than 34 Galvin Street presents a concern for the potential structural impact on 33 Hampden Street during the building phase and as land settles from what is a substantial sized dwelling and driveway/parking facility.

There will be a considerable noise impact and privacy issues from multiple cars entering, departing and parking between the two dwellings, household noise so close to the boundary and bedrooms of existing dwellings, plus any resident activity between the proposed dwelling and rear of 33 Hampden Street.

The attraction of owners and residents to Hampden Street and Galvin Street was to the privacy and quiet nature of the area. The proposed dwelling will detract considerably from these points.

Real Estate specialists anticipate a negative effect on the value of neighbouring properties, in particular those at the rear where the close proximity, imposing height and lack of privacy for existing homes will present a considerable impact. An assessment indicates 33 Hampden Street will be negatively impacted to a higher degree due to the imposing location, height and design of the proposed dwelling.

One of the adjoining property sheds noted in the DA covering letter P3 a) sits right on the boundary line between 34 Galvin Street and 33 Hampden Street. This presents a significant concern regarding noise and damage from impact to the shed wall from any residents in the proposed dwelling, in particular due to the close proximity to the shared boundary.

A 2.5 metre brick or Besser block wall across the boundary line would be the solution to this issue, however, it is uncertain if this could be achieved with the structural concerns addressed in this representation.

There are grave concerns regarding the capacity for existing retaining walls between 34 Galvin Street and 33/35 Hampden Street to sustain such a high level of development. These older retaining walls were not constructed with the view of a substantial building, concrete parking areas and numerous vehicle use being constructed in the area proposed. The 2016 Census lists 1.5 vehicles per household in South Launceston, with 46% of households having 2-3 vehicles.

Pressures on existing retaining walls associated with a multiple storied development close to the boundary line. Current standards and regulation are far more stringent and product quality much higher than when the existing boundary retaining walls were constructed.

It is noted the DA provides no evidence of an engineer's report for the retaining wall bordering 31/33/35 Hampden Street, which is connected to the retaining wall between 33 and 35 Hampden Street.

There is a high concern for the potential ramifications of those retaining walls failing due to the impact of forces applied by a multi storied building constructed so close to these boundaries aligned with the weight of concrete driveway/parking and constant vehicle use.

Risk assessment of the current retaining wall.

If a report has not been prepared to accompany the DA, we request Council requires the developer to provide an engineer inspection and certification to ascertain the load bearing capacity up to current code of standards to address the question of whether the retaining wall can handle what is expected by the proposed development.

Concern about the proposed dwelling fitting within the envelope as per boundary measurements and described in P3 a) Based on boundary to building measurement, does this meet council standards and based on the stated design and measurements, the proposed dwelling would severely impose on existing homes.

Construction methods and timeframes will impact the boundary neighbours in 33 Hampden Street through noise and potential structural damage to an older heritage style home, along with potential damage to the shed rear wall during the construction phase and eventual occupancy.

Marcus Grant

[REDACTED]

Christine Hepburn

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 4 March 2021 2:08 PM
To: Contact Us
Subject: Written Representation - 34 Galvin Street
Attachments: Written Representation from Pete and Jacqui De Angelis for 34 Galvin Street.docx

Dear Sir,

Please find attached our written representation in objection to the proposed dwelling at 34 Galvin Street, South Launceston. We are the owners of the property [REDACTED]. We appreciate you taking the time to consider our concerns.

Kind Regards,

Pete and Jacqui De Angelis

Chief Executive Officer
Michael Stretton
General Manager
City of Launceston Council
Town Hall, St John Street
LAUNCESTON TAS 7250 By email to : contactus@launceston.tas.gov.au

Dear Sir,

Thank you in advance for taking the time to read our written representation against the proposed development for 34 Galvin Street.

The following outlines some of the concerns we have regarding many aspects of the proposed dwelling.

10.4.2 Setbacks and building envelope for all dwellings

The claim that vegetation surrounds the property is false. All but one apple tree has already been removed and with this development the one remaining tree on their property will also be removed. The proposed dwelling is shown at 1.2 metres to our boundary which means it is inevitable that our birch tree located on our side of the fence line will also be impacted. Any excavation for foundations in such close proximity to our birch tree will cause irreparable damage to the root system and consequently, eventually to the tree. Overhanging branches will also need to be severely cut back. These two trees are the only vegetation along our shared boundary. Once removed the impact on our amenity and privacy to our main indoor / outdoor living spaces will be significant. With this vegetation removed, there will be a direct line of sight into our kitchen / dining room and outdoor living / dining spaces.

Due to the close proximity to our boundary and the height and bulk of the building, it will completely block sunlight and overshadow our back garden and studio during the afternoon.

There will be a massive visual impact if this dwelling is built due to its height and size. It will be replacing our view across Launceston from our kitchen/dining and outdoor dining / deck.

From information received elsewhere, we were under the impression that if a building of this height and size were permitted to go ahead, we would have the right to a minimum of 1.975 from our adjoining boundary.

10.4.14 Development for discretionary uses

We submit that the proposed development is not compatible with the form and scale of residential development and as mentioned, does impact on the amenity of adjoining properties. The height and scale of the dwelling certainly does not support the character of the surrounding area - Upper Galvin Street is predominantly made up of single storey cottages and this building will be visible from the street and many nearby properties due to its height. If the proposed dwelling is allowed, it poses a precedent for future development which could potentially undermine the essence of this end of Galvin Street.

10.4.3 Site coverage and private open space for all dwellings

We submit that the site coverage of the existing dwelling at 34 Galvin Street will be restricted to under 300m², will no longer have access to any private space and no opportunity for landscaping and gardens.

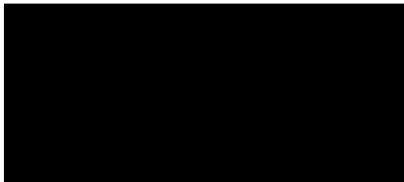
It will be surrounded by a concrete driveway which runs alongside a bedroom, bathroom and dining room windows with no barrier between these windows and the driveway. Car parking will be alongside their outdoor living space which will also be overshadowed by the proposed dwelling. The proposed dwelling will also look directly into the living room, kitchen and outdoor living space. The area designated 'grass' on the plans is actually beneath the outdoor deck. The 'landscaping around existing dwelling to be retained' shown on the plan is actually grass driveway / parking.

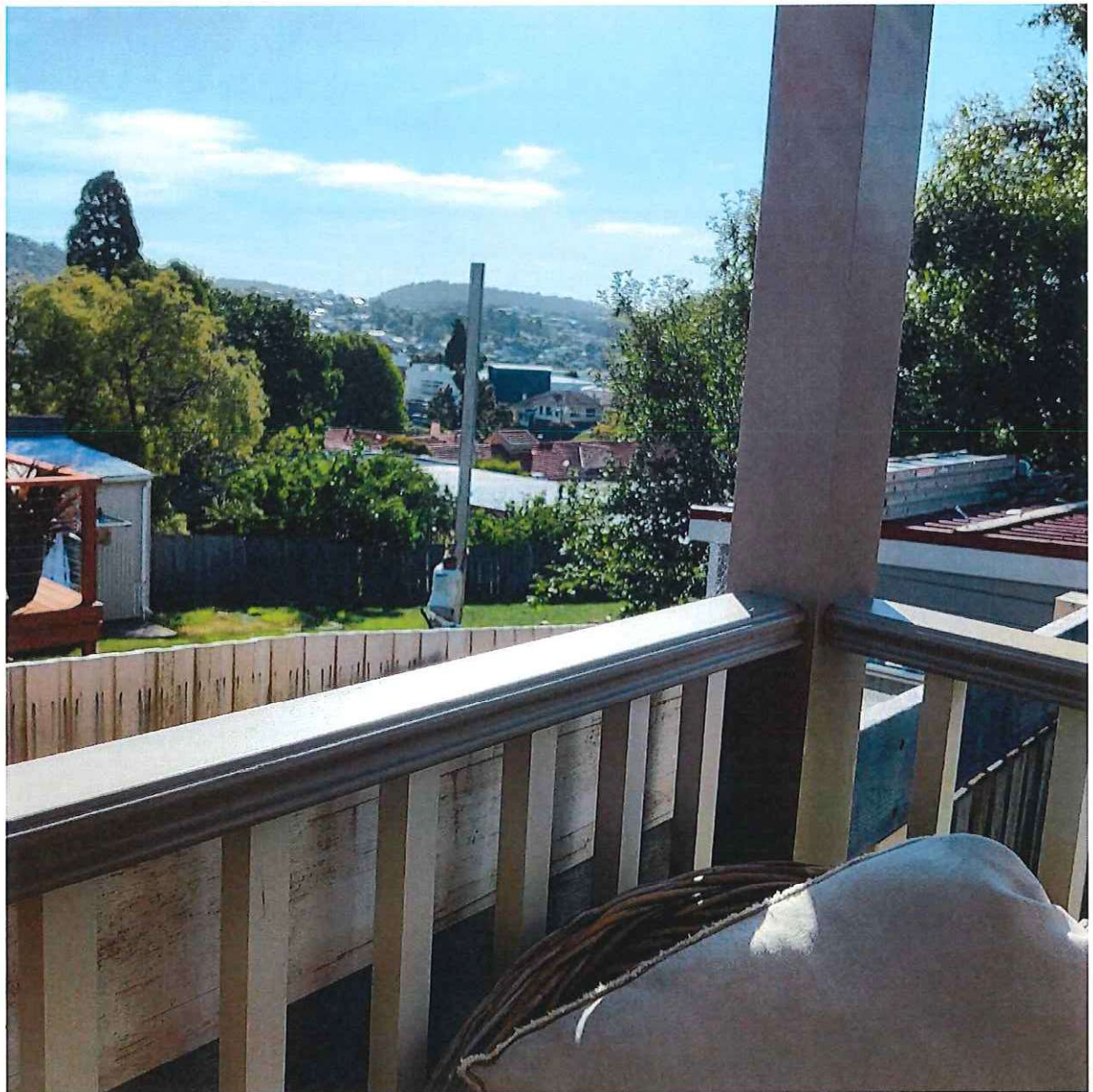
We have requested further information with particular interest in sun shade diagrams and driveway gradients which we have not received.

We have attached a few photos below to try and illustrate how this proposed dwelling will affect our amenity and privacy. We truly believe a dwelling of this height and bulk will also seriously affect the amenity of many surrounding properties.

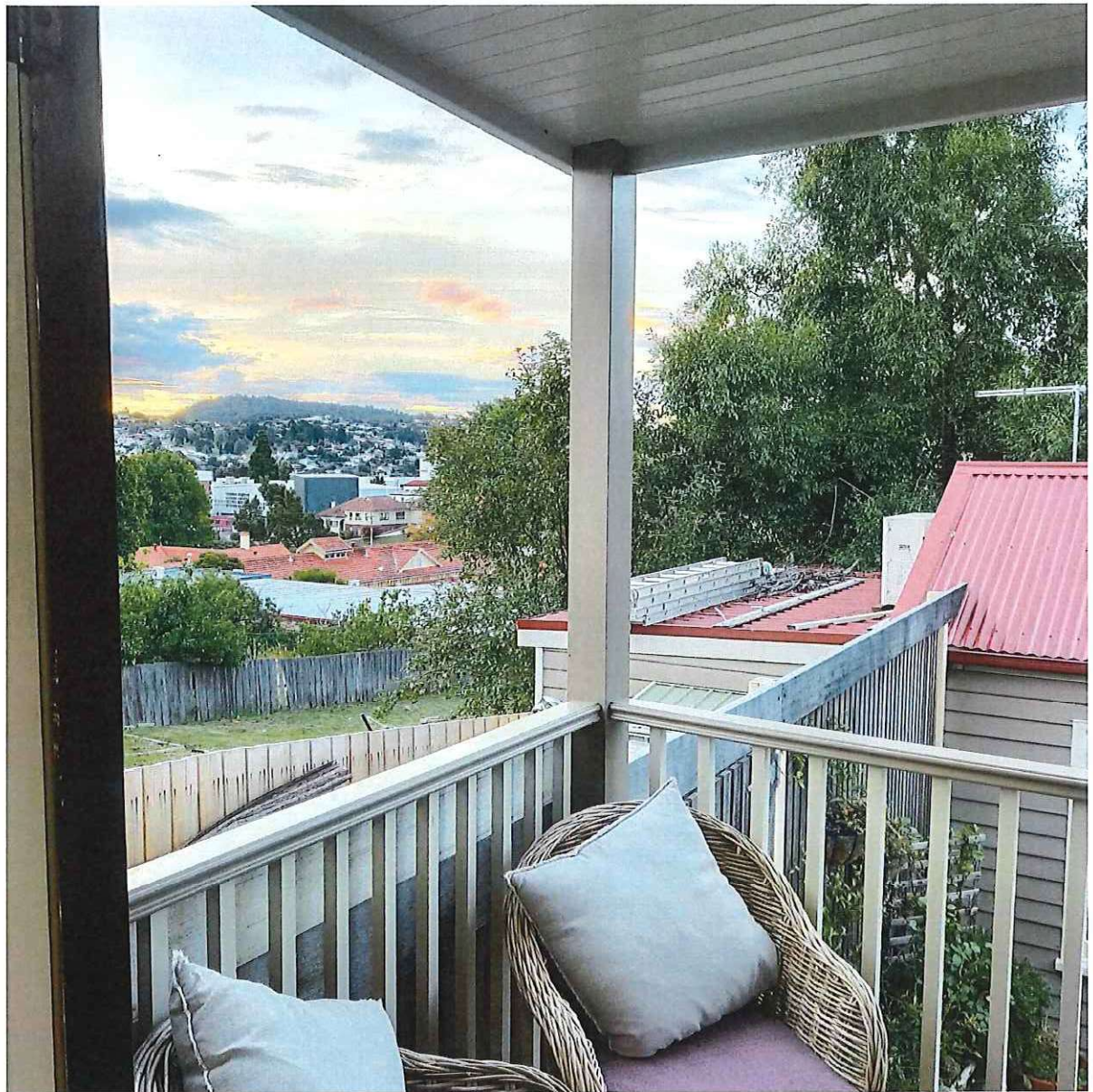
Thank you again for taking the time to read our written representation.

Kind Regards, Pete and Jacqui De Angelis

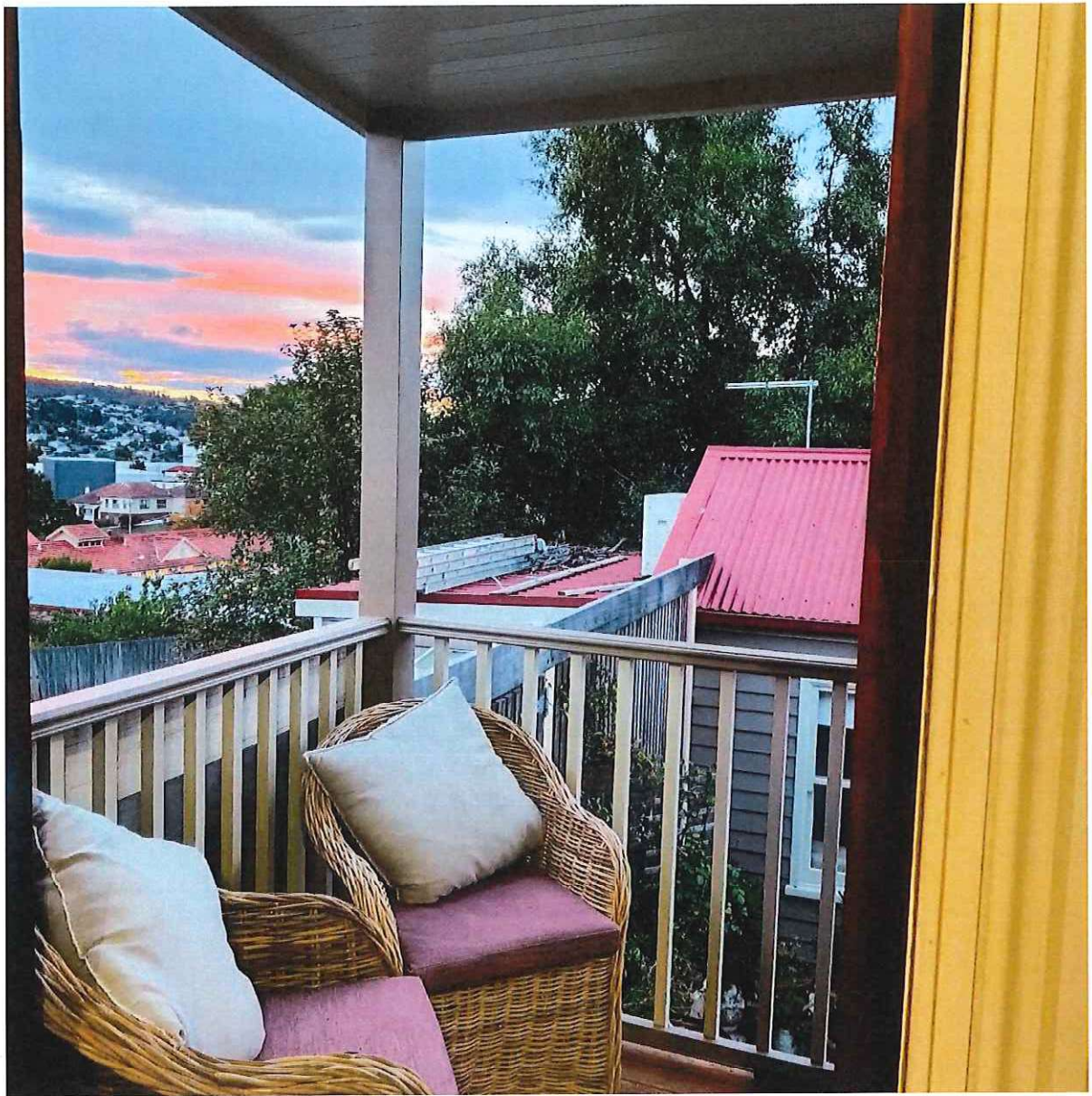




This is only a 6 Metre plank to show the impact of the height of proposed dwelling



View from Kitchen Door and Outdoor Dining



View from Kitchen Door and Outdoor Dining



View from Kitchen

Chief Executive Officer
Michael Stretton
General Manager
City of Launceston Council
Town Hall, St John Street
LAUNCESTON TAS 7250

FILE No.	DP0853/2020		
EO	✓	OD	Box ✓
RCV'D 01 MAR 2021 COL			
Doc ID.			
	Action Officer	Noted	Replied

E-COPY: I. MORE

Dear Sir,

Thank you in advance for taking the time to read my objections for the proposed development for 34 Galvin Street.

The following points highlight my concerns regarding the impact the proposed dwelling will have on my property at [REDACTED] and the surrounding region.

10.4.2 Setbacks and building envelope for all dwellings

There will be a visual impact if this dwelling is built due to its height and size.

The height of vegetation I have along my fence line does not compare with that of the proposed dwelling and will not be at all sufficient to minimise the impact this dwelling will have.

10.4.14 Development for discretionary uses

I am concerned about the degree of overshadowing and overlooking of my property in particular.

I am also concerned that planning hasn't requested a copy of shadow diagrams of the proposed buildings demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.

I am particularly concerned about the height of the building. The size and style of the building is completely out of keeping with the majority of other properties in upper Galvin Street.

There is also a shared concrete wall along the boundary fence line which forms the back of two sheds, one on either side of the wall. There has been no mention of how this will be managed if the shed on 34 Galvin Street is removed or how it will affect the integrity of the wall if it remains.

Kind Regards,

[REDACTED]

John Close

[REDACTED]

[REDACTED]

From: Oliver Thornalley [REDACTED]
Sent: Monday, 1 March 2021 10:45 AM
To: Contact Us
Subject: Application ID DA0853-2020

Categories: Lisa

To whom it may concern,

Regarding Application ID DA0853-2020
Property Address 34 Galvin Street South Launceston

I write regarding the subject notice of planning application as a resident of [REDACTED]
The proposed dwelling will impact significantly on my backyard privacy and outlook and I do not believe it is an appropriate construction for the area, or the street.

The deck being on the north east corner of the proposed dwelling will look down from that height into our back yard and significantly affect our amenity. The natural fall of the land between Galvin Street and Hampden Street also means that the height of the structure is amplified from our perspective, and would be greater than 7.5m. Although it does not shadow us from the sun it will remove the clear sky from the south, with the two story building height on the elevated land. The windows and fascia would also reflect the afternoon sun down into our kitchen and bedroom windows on the southern face of our building.

Kind regards
Oliver Thornalley