

FILE No.	DA0315/2015				
EO		OD	✓	Box	✓
RCVD		20 JUL 2015		LCC	
Doc No.					
Action Officer	Noted	Replied			
C. W. RANKMORE					

Barry and Maureen Street

16.7.15

E-COPY C. FAWDRY

Robert Dobrzynski,  
General Manager,  
Launceston city Council,  
Launceston 7250

Dear Robert,

We are appealing against building application no DA0315/2015, 14-16 St Georges Square, East Launceston

We strongly object to the proposed new residence at 5 Scott Street. The amended site plan shows that the main building is positioned only 1.547m from boundary fence. The original plan was 3.0 m from the boundary fence.

We believe that 1.54m is unreasonably close! This is especially so given that we have a very small courtyard garden and that our garden is more than one meter below the ground level of the proposed construction. The proposed building will loom over our small garden and block out our only source of sun, not only to our garden but also to our kitchen and dining area. The building will also very much compromise the privacy of our small outdoor area.

It is our understanding that building regulations do not permit a building to be built so close to our fence, especially given our very small outdoor area and that our kitchen and dining areas are sited within the shadow of the proposed new construction.

Yours sincerely,

*M J Street*  
*3C Street*

Barry and Maureen Street.

**From:** Steve Clark  
**Sent:** Tuesday, 21 July 2015 10:32 AM  
**To:** Carolyn Wrankmore  
**Cc:**  
**Subject:** Concerns re; Proposed dwelling 14-16 St.Georges Square

Dear Carolyn,

My name is Steve Clark and I my wife Margaret and I own the dwelling situated at \_\_\_\_\_ which is directly \_\_\_\_\_ to the proposed dwelling to be constructed at 14-16 St.Georges Square. I am writing as per my rights, according to the Land Use and Approvals Act and I am writing to you directly, as we were included in correspondence from our neighbour, Maureen Street, to you.

Margaret and I fully support the concerns raised by Maureen regarding the severe reduction of sunlight \_\_\_\_\_ caused by the proximity and height of the new proposed dwelling. This is our only main concern but it is a significant

one. The following points are in support of a recommendation that the proximity of the proposed dwelling to the boundary fence

1. The rear courtyards of \_\_\_\_\_ are the main living and entertaining area for these premises, as there are no side or frontal areas to do so. The rear of these dwellings have an \_\_\_\_\_ aspect, which means the rear is exposed to the majority of sunlight throughout the year.

2. Sunlight not only provides light and warmth but also is crucial for the sustainability of established gardens and plants that are sun-reliant. The established gardens at \_\_\_\_\_ have been expensive and time-consuming to construct and we believe a reduction in sunlight will cause many plants to die.

3. The sunlight also serves to keep the rear of \_\_\_\_\_ dry. Already there is quite a deal of water run-off from the proposed site of the new dwelling, and with a lack of circulating air to dry off the courtyards and gardens, the reduction to sunlight will cause perennial dampness, rot and moss to accumulate.

4. Based on the plans published (using a simple triangle with sides 8.5m length from base of \_\_\_\_\_ to highest point of elevation of new dwelling and 8.5m height of new dwelling) it seems that the elevation of the sun needed to start to provide any sunlight to the rear courtyards would need to be around 45 degrees. By using a solar elevation calculator, the following times are roughly the time of day during the year that the rear courtyards of \_\_\_\_\_ would start to receive sunlight, if any;

Jan 21 - 9:00 am

Feb 21 - 9:20 am

Mar 21 - 9:55 am

Apr 21 - 11:45 am

May 21 - none

Jun 21 - none

Jul 21 - none

Aug 21 - 11:55 am

Sep 21 - 9:45 am

Oct 21 - 8:55 am

Nov 21 - 8:25 am

Dec 21 - 8:30 am

As can be seen, for 3 months of the year, rear courtyards will not receive any sunlight at all and for 2 months none until at least midday.

Now, given the fact that the sunlight will only access the rear of for a limited time during the day, any reduction to the sunlight it currently receives will be significantly detrimental to the ambience, functionality and health of the courtyards. There is, of course, a possible negative effect on the value of the properties, especially in Launceston if they are mostly shaded.

We strongly request that the proximity of the new proposed dwelling to the boundary fence be increased by at least one metre to offset our concerns.

Thank you for your consideration,

*Steve Clark*

**From:** Nita  
**To:** records <records@launceston.tas.gov.au>  
**Date:** 7/18/2015 3:45:55 PM  
**Subject:** DA No DA0315/2015

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17.07.2015

Dear Sir/Madame,

I reside at the above mentioned address and am appealing against the building application

No. DA0315/2015, 14-16 Georges Square, East Launceston .

My residence is on the                      than the building that will be built and following are some gross

Issues that are seen w.r.t to this fact in the building plan:

1. The garage is a under a meter from my boundary fence.
2. On top of the garage will be a patio/ entertaining area, which too is under a meter from my Boundary fence overlooking my small courtyard.
3. A monstrously four meter tall privacy wall to be built on the eastern side will completely obstruct the sunlight into my courtyard, kitchen and dining room .

4. The patio/ entertaining area should only go halfway out on to the garage roof, which allow my family and friends to enjoy the sunny privacy of my courtyard.

5. I feel the patio/ entertaining area to be located under a meter's distance will expose me to undue noise and rob my privacy.

6. The chunk of the main residence is now precisely 2.732 meters from the boundary fence.

7. As the building to be constructed will reside on a large block with ample room around it, there is clearly no reason for it to be built so close to the boundary on the eastern side where the days first sunlight lights up the house.

8. This new 2 storey building will look into my family bathroom which I'm not comfortable About.

I hope the points state about the building plan are valid enough to be looked into and Appricate lay revised to let me continue to enjoy sufficient sunlight, comfort and privacy that I otherwise stand to forfeit.

Yours sincerely

Nita Conn