

Hi Catherine,

I hope you are well.

I am writing to you today on behalf of my client Rachel and Dean Harper whom I am currently designing their property at. We love that Wendy is now developing her land but we are VERY concerned on the impacts it will have on the block of land which will be built upon within the next 6 months.

We are strongly objecting to Point 1 – Side Boundary setback of 1.0m:

The position of the residence intrudes into the 1.5m side setback.
This would be acceptable if this was for a length of 9 metres but this longest length of the residence where this occurs is by 20.6 metres.
This is over double what is deemed in the acceptable solutions.
We kindly ask this house to be moved 500mm towards the other setback and the problem would be fixed.
The other neighboring boundary currently have a side setback of 2.05 metres.
It makes total sense to consider the neighbors and just balance out the side boundaries.
We do not believe this to be a considerable effort as the house just needs to slide half a metre across.

We kindly ask for the house to be repositioned to within the setbacks.

We are strongly objecting to Point 2 – location of garage from street of 1.0m:

The garage setback is also of major concern to us as well as the neighbors.
On Sunday the surrounding neighbors all met on site and voiced strong concerns for the garage location.
We all believe it should be moved away from the front boundary.
The 1.0m proposed setback is a considerable difference to 5.5m in the acceptable solutions.

We believe its proposed location is excessive and does not meet within the current street character of the surrounding streetscape.
Is there a garage within the street that is built on the street, we could not find one.

View lines from driving out of Deans block of Land forward or in reverse have now been blocked by the Garage position. (7a Argyle Street)
The road safety factor is heavily compromised by this proposal.
There will be no clear lines of sight and views of oncoming cars or motor cyclists or children on pushbikes.

As you are aware this street is considerably narrower than typical streets in Launceston.
Parking is a big issue and the proposed design and position of the garage (1.0m from the street boundary) further narrows the street and creates an alleyway effect.
Visibility is a key factor as this objection as Rachel and Dean have 2 young children.
The Visibility for motorists and children has been severely reduced to basically none.

This house is currently designed and positioned to have a maximum effect to the neighbor block of Land of Rachael and Dean Harpers.
The Garage is poorly located and could easily be redesigned to accommodate a better design outcome where would tie into the existing street character.

We kindly ask for the garage to be repositioned to within the 5.5m setback.

We are strongly objecting to Point 3 – location of house / garage in creating excessive overshadowing of my clients property:

Due to the proposed positioning of the garage and house we believe my client will lose severe amenity of their block.
There appears to be excessive over shadowing of the land.
There appears to be no reason why the garage cannot be positioned on the opposite boundary in its driveway be flipped.
I have addressed this to the neighbor effected and they would be happy for this to occur.
There will be no shadow on their property and only on the driveway of this proposed residence.

We kindly ask for the garage to be repositioned to not lose amenity of my clients block of land.

We are strongly objecting to Point 4 – Bathroom Window:

We note window number 3 on the plans (bathroom) is not indicated as opaque or frosted.
We kindly ask for this to be frosted for privacy concerns.

We are strongly objecting to Point 5 – Shadow Diagrams:

In reviewing the online drawings we believe these shadows to be grossly incorrect and to be based on a flat block of land and not a sloping block of land.
We ask for these to be double checked to show the full impact to my clients sloped land.
The shadows don't follow the shape of the building? I think it should.

We kindly ask for this to be reviewed.

We are strongly objecting to Point 6 – Building outside the building envelope:

We strongly believe the North East Elevation drawings to be incorrect.
The building envelope diagonal lines appears to be 1.0m higher than it really should be positioned.
As the land is sloping, the currently diagram falsely shows this building envelope.

The actual bottom or based of the house is not even shown on the drawings.
We ask for this to be investigated further and corrected.

We kindly ask for these diagrams to be reviewed.

I also understand that is Development application was lodged with a construction cost of \$200,000.

For this house to be constructed from reviewing the plans online, as an Architect I would confirm that the construction budget will be more in the tune of \$400,000

One can only assume the owner wishes to pay less in DA lodgement fees to stating \$200,000. Clearly it can't be built for that.

A unit on a flat block of land would struggle to be construction with \$200,000 so not sure how a house on a considerably sloped block will be construction from \$200,000

Thank you for your time Catherine and I hope you are able to review and consider our formal objections in your reviewing process of this development application.

I look forward to your reply.

Thank you once again.

Regards

Michael Bernacki

B. Env. Des. (UTAS) B. Arch.(Hons) (UTAS) RAIA A+
ARCHITECT



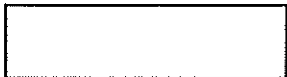
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From: Wearne, Kate \
Sent: Tuesday, 12 May 2015 1:41 PM
To: records
Subject: DA0109/2015

Catherine Mainsbridge or whom it may concern

As the longterm owner and occupant of _____, I do not object to the DA0109/2015 in its current format for the _____ 7 Argyle St. However, if objections and modifications are made then I want to be involved in all negotiations.

I will be overseas late May to June 10

Yours sincerely

Dr Kathryn Wearne (kate.wearne@dhhs.tas.gov.au)

(to message bank)

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Development Application Representation Letter

18-Fmx-018 - Version 21/11/2012

Development Application Number

DA 019/2015

Address of Development

7 Argyle Street
West Launceston.

Details of Representor

Title

Mr & Ms

Given Names

Richard & Penny

Surname

Cleveland & Jacobs

We live the proposed dwelling. Our only concern is the narrowness of Argyle Street & the particularly difficult parking situation we have in this street, especially at our end (already narrow) becomes even narrower. With the new house & ^{another} proposed house to ~~be~~ also constructed next to ~~this~~ ^{there} development will ~~be~~ ^{be} five driveways accessing Argyle Street in about a ten metre stretch. A solid 3 metre wall only 1 metre from the street is going to make the road feel like a small laneway/alleyway and create a bottleneck. It will also not be in keeping with the existing streetscape. For this reason we request that the required ^{official} offset from the street be observed or at least be in conjunction with the offsets that already exist on that side of the street.

Representor's Signature

C. Jacobs R. Jacobs

Date

11/5/15

