

George Walker

From: Tessa way
Sent: Monday, 15 February 2016 7:03 AM
To: records
Subject: DA0658/2015

>>
>> General Manager,
>> Launceston City Council,
>> 15.2.2016
>>
>> Re: Planning Permit DA0658/2015
>> 13 Olive St.
>> Newstead
>>
>> Att. George Walker
>>
>> We would like to lodge an objection to the above permit.
>> Our objection is to the building of an in ground pool.
>>
>> Points of our objection follow.
>>
>> 1. The excavation of the pool could compromise our retaining brick wall, paving and garden. The level of the yard at 13 Olive St is a metre higher than ours and the bordering fence sits on this elevated position.
>>
>> 2. Any rupture of the pool or leakage would drain directly into ours and our neighbours yard. Our neighbour at 7/28 Landsborough Ave.
>>
>> 3. The plans do not show the position of the pump for the pool.
>> We believe noise from the pump and filter unit would be intrusive. The same property currently has an intrusive air con unit.
>>
>> 4. Further to our objection we support the objection of _____ as the proposal for the house extension would invade her privacy.
>> The proposed extension is dominating in style and appearance.

>> Thank you for the consideration of our objection,
>>
>> Yours sincerely
>>
>> Tessa Way
>> Raymond and Tessa Way

The General Manager
Launceston City Council

Re: Planning Permit DA0658/2015. 13 Olive St. Newstead

Attention: Mr. George Walker

Dear Sir.

We wish to lodge an objection to the above Planning Permit Application on the following grounds.

1. Pool

- a) The plans do not reveal the location of **or** the type of pump and motor to be installed. Both two speed and single speed pumps can generate significant amounts of noise. If a pump was located near our fence it would be in a noise reflective area.
- b) We hear, both inside and outside our unit, the constant loud, on and off, humming noise coming from of the air conditioning unit at the rear of the dwelling at 13 Olive Street. Therefore, we are concerned that the noise of a pool pump and motor will also be easily heard and intrusive. On an average pool, pumps can run for six hours per day. This would have a significant impact on us.

2. Excavation, rupture, leakage.

- a) The excavation required to construct the pool is very close to our fence line. The ground level of 13 Olive Street is approximately one metre higher than the ground level of our dwelling. This could compromise the stability of our retaining brick wall.
- b) Any excavation during construction or rupture and leakage from the pool could cause damage to our property.

We also support the objection of neighbours in Olive Street. They have genuine concerns about the impact of the second storey extension on the streetscape.

is very concerned that the proposed extension would invade her privacy.

Thank you for the opportunity to lodge our objections to this application. While we wish to live in harmony with our neighbours, we also want to live in an environment that is not diminished by contentious constructions that adversely affect the livelihood of the residents, the streetscape and footprint of the landscape.

Regards

Julie Reicha

David Lee

Launceston. 7250

15/02/2015

The Manager,
Planning Services,
Launceston City Council.

Dear Sir,

I wish to submit an objection to the planning application DA0658/2015. at 13 Olive Street for 2 reasons.

1. The extensions do not blend into the present streetscape and also appear to be far too large for the size of the block.
2. I am concerned about the addition of a swimming pool. The soil in this area is very clayey and could possibly cause problems later on with the foundations of the pool. Noise levels also should be considered. The continual noise of the pool pump close to neighbours. Also depending when the pool is in use i.e. will it be in constant use through the day and possibly night-time.

I have lived at the present address for over 13 years and hope my objections will be considered.

Yours faithfully,

R M Formby (Mrs)

Mrs. Marie Formby.

FILE No.	DA0658/2015
ED	✓
REC'D	LCC
Doc No.	
	Applied

C W Rankmore

EGG. G Walker

Objection to DA 0658/2015 13 Olive Street, Newstead

From owner of 11 Olive Street, Newstead

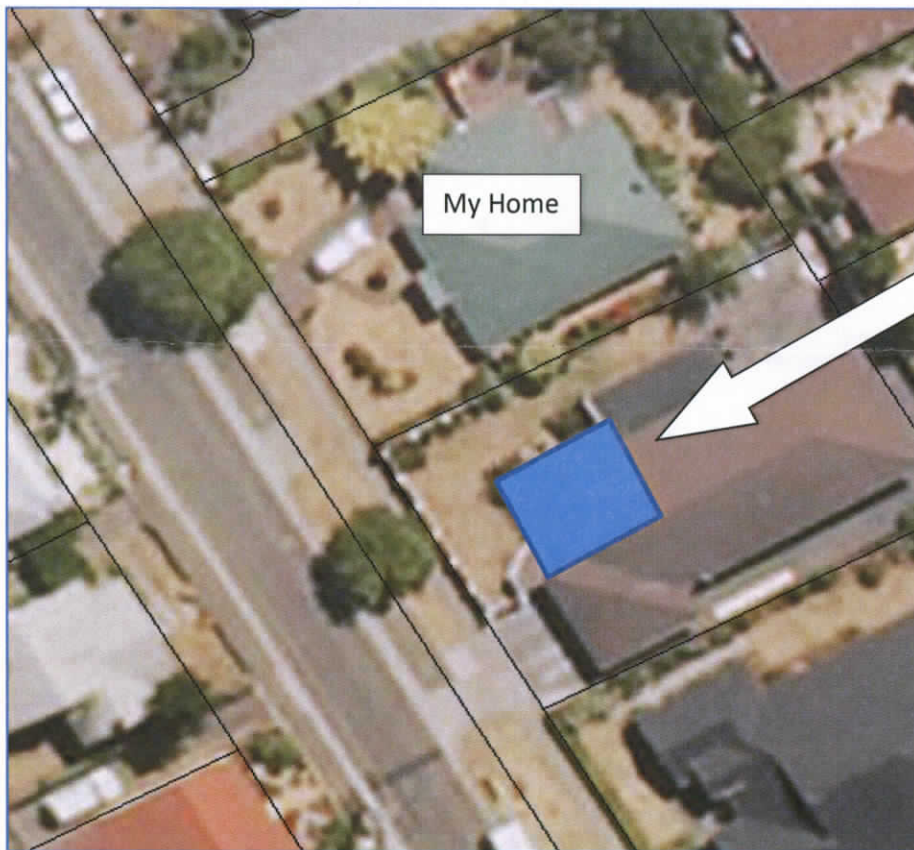
I strongly object to the proposed first floor house additions to the above property as it would have significant negative and long term detrimental effects on my property, as follows:

The north and east facing window from the proposed new first floor Sitting Room/Bedroom will directly overlook, from a high point, all of my front yard, all of my currently private side garden area and part of my private rear yard. This window will also look, from a high point, directly into my main bedroom window and my main living room window.

The high narrow window within the proposed new staircase to the first floor will also focus people's eyes every time they climb the staircase and thus directly overlook my whole front yard and part of my currently private side garden area.

Within a predominantly single level houses only streetscape section of Olive Street with older character dwellings on the western side of the road, this proposed contemporary first floor addition will stand out significantly and will have very good clear close views over much of my property and with full views into my bedroom and living area.

The height and design of the proposed first floor addition and facade facing the street will not be in keeping with the current streetscape at all and will have a negative impact not only on my property's future amenity but also, due to its bulky design, will impact on the visual appeal of my property and the street in general.



FILE No.	DA0658/2015		
EO	OD	<input checked="" type="checkbox"/>	Bo <input checked="" type="checkbox"/>
RCV'D		16 FEB 2016	LCC
Doc No.			
Action Officer	Noted	Proposed	
C W RANKMORE			
EGG - G WALKER			

In looking at the criteria set out in the Inner Residential Zone of the current Launceston Planning Scheme I make note of the following:

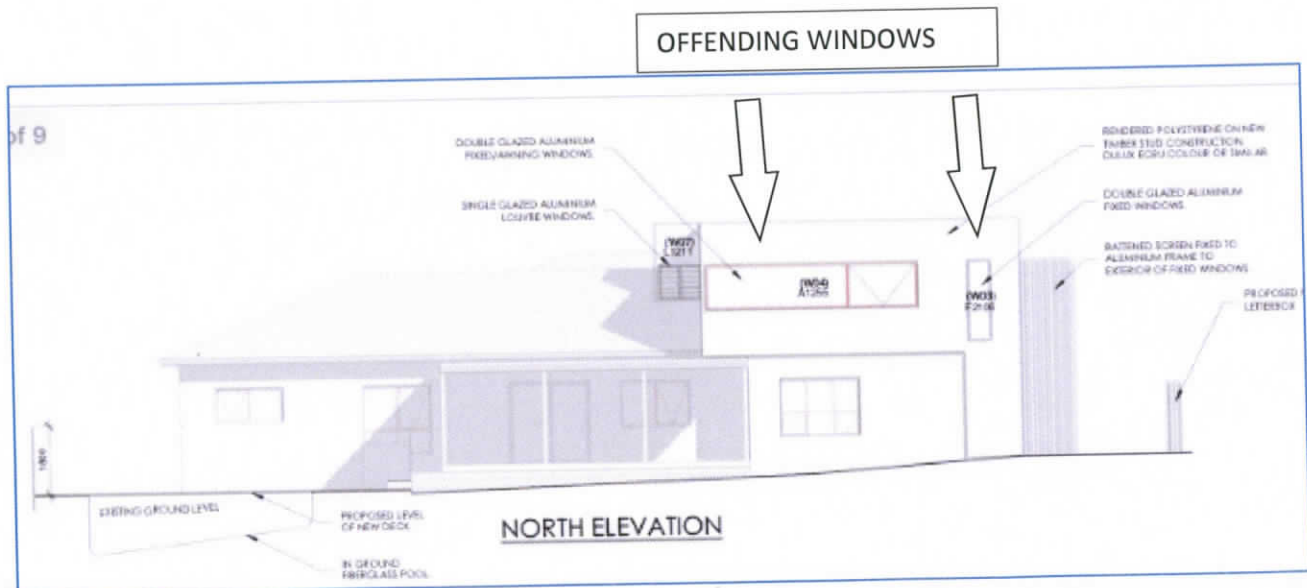
Building envelope for single dwellings

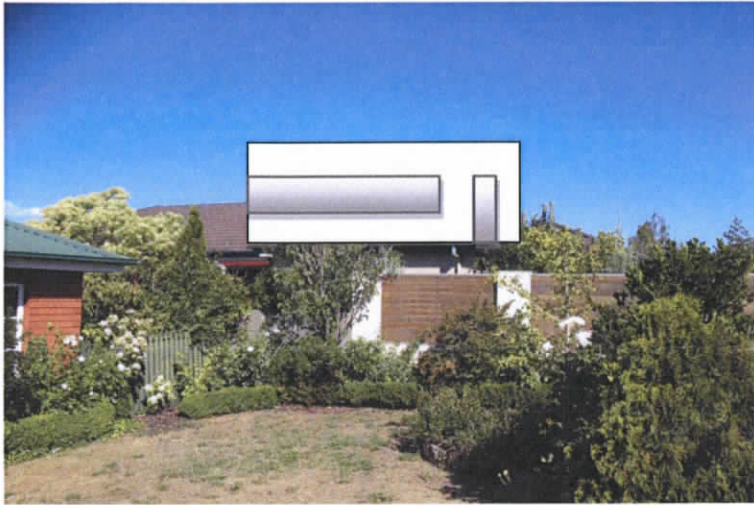
The siting and scale of the proposed single dwelling has not been designed to ensure there is no unreasonable loss of amenity on adjoining lots by overlooking and loss of privacy and no visual impacts when viewed from adjoining lots and has not had due regard to the streetscape qualities of the immediate area.

Privacy for single dwellings

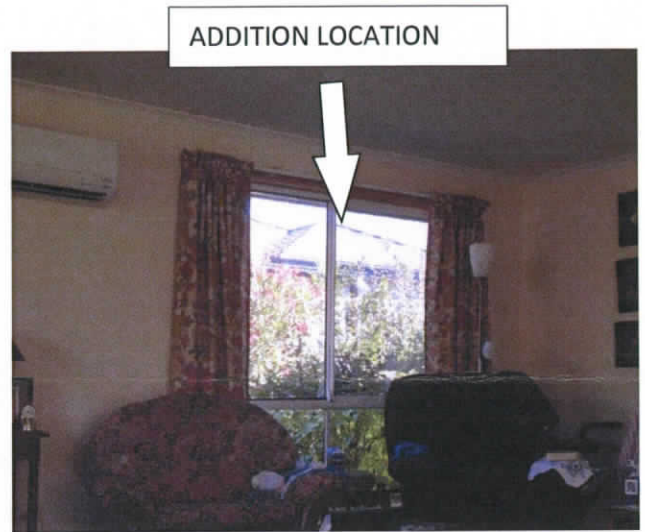
The north and east facing window that wraps around on 2 sides from the proposed new first floor Sitting Room/Bedroom has a setback of 5.3m from my side boundary. This window may be offset by 1.5m from the windows on my dwelling, however the wrap around nature of this window and its low height in the wall (much lower than 1.7m sill height), means that the 1.5m offset does not minimise the significant impact on privacy that this window (and also the narrow stairwell window) has on my property.

The fact that this wrap around window has a larger 5.3m setback does in fact give it a more panoramic and wider view over my property, still at close quarters and thus causes a more severe impact on my privacy and thus the amenity of my property.





Front, Side & Part Rear Yard Privacy Lost



Direct View into my Living Room

Building height

The proposed building height does not respect the character of the surrounding area.

The proposed building height is not appropriate to the site and the streetscape having regard to:

- (b) The relationship between the proposed building height and the building height on adjoining lots to the south, north and west;
- (c) The visual impact of the building when viewed from Olive Street and from Olive Street properties; and
- (d) The degree of overlooking of 11 Olive Street and the loss of natural light from the direction of the proposed first floor addition.

Overlooking

The proposed building first floor addition does not minimise overlooking into the private side and part rear yards of my property.

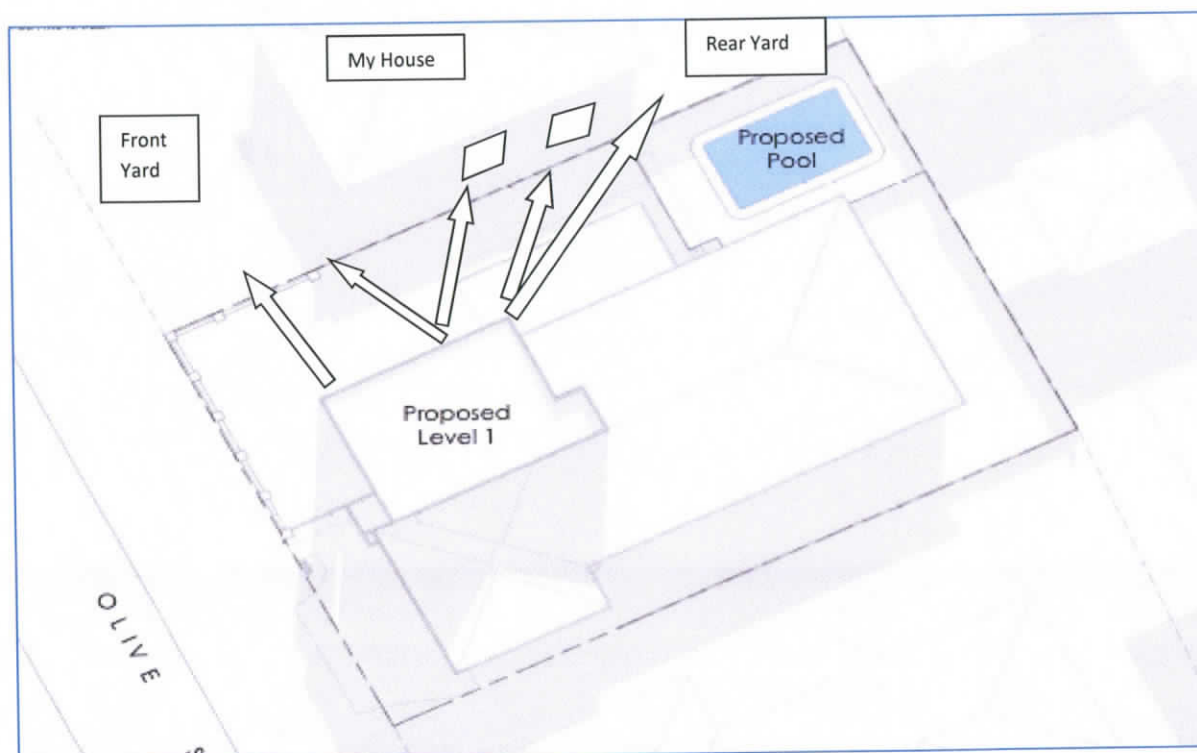
The proposed building staircase to the first floor addition (i.e. narrow high window) does not minimise direct and focused overlooking over the entire front yard of my property.

The proposed building first floor addition does not minimise overlooking into the living room window of my property.

The proposed building first floor addition does not minimise the impact on the amenity of my adjoining site.

The north and east facing window that wraps around on 2 sides from the proposed new first floor Sitting Room/Bedroom has a direct view into my bedroom and main living area windows and has a direct view over my side garden private open space. In all cases these direct close clear views are within a 9m distance and are worse than horizontal views but more like views from a platform above.

The proposal should have included, at a minimum, window bottom sill heights starting at 1.7 metres for the north and east facing window that wraps around on 2 sides from the proposed new first floor Sitting Room/Bedroom and no staircase window.



Arrows denote views over my front, side and part rear yards and into my bedroom & living room

As indicated above - This window may be offset by 1.5m from the windows on my dwelling, however the wrap around nature of this window and its low height in the wall (much lower than 1.7m sill height), means that the 1.5m offset does not minimise the significant impact on privacy that this window has on my property.

The advertised development application (DA0658/2015) makes no mention of any fixed obscure glazing or similar.

Streetscape Integration and appearance

The proposed development at 13 Olive Street does not meet objective (c) to enhance the Olive Street streetscape in fact it will detract from it. It does not take into account at all the prevailing height, design and character of neighbouring Olive Street properties.

The large height of the proposed structure is at odds with all other nearby properties in Olive Street and the bulky boxy nature of its design, including contemporary glazed high facade will stand out on its own in this area of Olive Street and not fit in at all.

Adjoining properties such as mine will be blighted by their closeness to this proposed high structure for ever more, in addition to the significant and serious impact on my property's privacy and future amenity.



Proposed First Floor Addition and Facade from Street - 13 Olive Street





Existing Streetscape from southern end

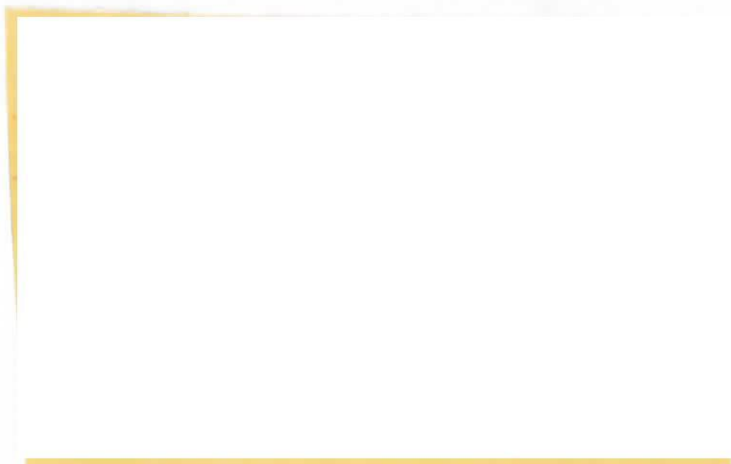
Objection to other parts of DA 0658/2015 13 Olive Street

The existing timber paling fence along my side boundary with 13 Olive Street is in no need of removal and I strongly object to it being removed or altered. It is in good order and with minor maintenance should be serviceable for at least another 10 years.

If the owner of 13 Olive Street is required to add a new higher colorbond fence as part of the requirements associated with installing a new pool (if DA approval was gained for the pool), I would only be in agreeance with this higher colorbond fence being erected if the existing paling fence remained (including lattice) and the new fence was erected at a height of 2 metres immediately adjacent to it on the side of 13 Olive (but with the necessary heights of the DA0658/2015 regarding pool screening also being met). This has occurred successfully with 2 fences next to each other along my rear boundary and I believe the same exists with the rear boundary at 13 Olive.

As indicated, I strongly object to the proposed first floor house additions to 13 Olive Street.

D Gregson



Newstead 7250

15/02/2016

The Manager,

Planning Services.

Launceston. 7250

FILE No.	DA0658/2015		
EO	OD	Box	
RCV'D 16 FEB 2016 LCC			
Doc No.			
Action Officer	Noted	Replied	
C WILKINSON			

EGP - G WALKER

Dear Sir

I am writing an objection to the application DA0658/2015 regarding a residential extension to 13 Olive Street.

I have carefully looked at the plans and feel it would not blend and fit aesthetically into the present streetscape.

I have lived at the present address for 12 years and enjoy the combination of modern and very old well-kept cottage style homes opposite which complement each other blending the new with the old as particularly special and charming..Because of the height and length of these extensions which appear to be squashed on a normal sized block I think it would totally spoil the character of the street.

Also the windows on the northern side give very little privacy to no 11 and possibly could even invade my privacy as well.

Hoping my objection will be considered in the evaluation.

Yours faithfully.

J. M. Underwood (Mrs)

Janet Underwood

George Walker

From:
Sent: Sunday, 14 February 2016 6:54 PM
To: George Walker
Cc: Tessa way
Subject: Planning Permit DA0658/2015 - 13 Olive Street Newstead

Hello George

My name is Darren I am the body corporate manager for 'Elphinwood Townhouse' situated at 28 Landsborough Avenue Newstead and I reside in Townhouse no 5.

'Elphinwood Townhouses' is located at the rear of 13 Olive Street Newstead.

The purpose of this email is to express concerns at the proposed development of an in ground pool in the rear yard of 13 Olive Street Newstead. My concerns are;

1. Construction of the pool may upset the integrity of the rendered/brick wall separating 13 Olive and 6/28 Landsborough Ave Newstead.
2. Any excess water/leakage from the pool could drain into the yard/gardens of Townhouse 6 & 7.
3. Noise pollution - The dwelling at 13 Olive Street is very close to Townhouses 5,6 & 7 and the proposed pool will be closer, in particular to Townhouse no 6. My concern relates directly to noise levels of any proposed pumps/filters for the pool and where they are to be situated.

I am happy to discuss my concerns directly with you and/or the resident of 13 Olive Street Newstead if appropriate.

Regards

Darren

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George Walker

From: Robyn Whitchurch
Sent: Thursday, 18 February 2016 9:22 PM
To: records
Subject: Re: planning application for 13 Olive St, Newstead

To whom it may concern,

I have three concerns about the proposed plans for 13 Olive St, Newstead.

1. The proposed colourbond fence that will be erected between our 2 properties – is it to be erected on the owner's property in addition to the present fence?
2. From the plans it looks like the garage is to be extended closer towards my property which I feel will make it closer than 1 metre distance to the present fence – it may be that I can't read the plans accurately!
3. Lastly the extension to a second storey. I know the proposed projection of the winter sun (shade) will not be significantly greater to my actual property but I do feel that projections are not always accurate and that I will be disadvantaged for a significant period of the day when days are short and access to the sun less and hence the warming etc. of my property will be lessened.

Yours sincerely,
Robyn Whitchurch