
From: Lani Murray
Sent: Thursday, 25 August 2016 9:29 PM
To: Contact Us
Subject: Representation for DA application DA0618/2015
Attachments: Application NO DA0618 2015- LM.docx

Dear Mr Dobrzynski,
Please find attached my representation of objections to Application NO: DA0618/2015

I may not have used the correct grammar and form of argument, however I trust that council will accept my representation as a resident and ratepayer, concerned for the amenity and community I live in

Regards
Lani Murray

Application NO: DA0618/2015

Applicant:
Financial Evolution Pty Ltd
<https://onlineservice.launceston.tas.gov.au/>
Customer Service Centre on 03 6323 3000

Lani Murray

General Manager
Mr Robert Dobrzynski
PO Box 396
Launceston Tas
7250

By email: contactus@launceston.tas.gov.au

Dear Mr Dobrzynski,

Thank you for the opportunity to make a submission on the plans for proposed additional units at 51-55 Westbury Road, Launceston – DA0618/2015. I appreciate your efforts to take into consideration the views of residents affected by the proposal.

I love living in Launceston, which has been my home for almost 13years. I applaud the Launceston City Council for it's vision and actions to create one of Australia's most liveable & family friendly cities.

I have been privileged to join the community of people living in Merivale Street, South Launceston, where your initiatives relating to neighbourhood and community connections have really taken off- we have a neighbourhood group, keep in contact, informal neighbourhood watch & know our neighbours. Residents regularly walk the neighbourhood and communicate relating to the wellbeing & security of the community.

Needless to say, I have a number of objections to the above named development. I have outlined the major objections below

Loss of community amenity.

The community of Merivale street are frequent walkers and cyclists, be it a daily walk with the family pet or a more earnest exercise outing. Frequently walks & rides are confined to the local area, around the block including the strip along Westbury & Normanstone Rds, Peel, & Merivale Sts. The area where proposed entry to the development is, is already hazardous whether on foot, car or bike. The proposed access point is unsafe with the driveway entering on a corner already marred by high gradient, poor vision and high traffic. These points, coupled with the narrow uneven surface of the surrounding footpath, make foot and cycle traffic even more hazardous. After recent discussions and interventions to increase cycling safety along Westbury Rd, especially in the vicinity, I find it hard to believe that LCC would

Comment [LM1]: an

even consider a development which appears to put safety second to what appears to be a push for a quick profit at the expense of the local community.

Building Height

I am concerned at the height of the development. These buildings are unnecessarily high and they exceed the height limit set by Launceston City Council Interim Planning Scheme 2015? The proposed two new building are very close to the adjoining boundary which I imagine would be very uncomfortable for residents \ratepayers of those properties. Even though I am across the road from directly adjoining blocks, my views will be affected as well as the amenity afforded by the green belt alongside the southern outlet. My privacy will be negatively impacted with tenants being able to see into my bedroom from the units, where previously I have had a sunny outlook with no one able to see in.

Stability of the land & suitability for building:

At number 5 there is a spring under my house which floods it every time it rains. I understand that the owners at number 6 have regular floods as well from stormwater & run off. We know already that the drainage along Merivale Street regularly needs flushing out. The ground up here is silty & sandy (locality known as Sandhill for a reason), leading to ongoing drainage & water issues. Of course these factors would impact negatively on the proposed development, leading to all sorts of problems with moisture, mould, drainage & stormwater.

It's also my understanding that the sewer pipe for lower Merivale street runs along the rear boundary of the properties on the western side. I am aware that this pipe has needed to be dug up on at least one occasion in the last decade (rear number 30) due to blockage. As the proposed units are so close to the boundary fence of western side properties- how would that contingency be managed if proposed building proceeds?

The Geotechnical (Tasmanian Geotechnics) report which accompanies the application identifies that the area is a medium risk, with major implications landslip area, & has identified a recent landslip just 80m north of the site as well as active slip 60m south west of the site (p1) These slips have been identified along the Westbury road contour- precisely the contour used to provide the views to proposed development. Current risk to property is mitigated by the larger backyards of properties on both Westbury Rd & Merivale St, so as the affected land is used for backyard space. There are building cracks and disruption to paving at my premises at number 5 as a result of slippage. I am also aware of building cracks appearing close to the site at number 6, presumably from ongoing slippage.

I know that other residents affected by this development will be lodging representations\ objections in relationship to this development and I trust that LCC will consider the needs of local community & ratepayers above those of developers seeking financial gain.

Yours sincerely,

Lani Murray

From: Daniel Ferguson
Sent: Friday, 26 August 2016 4:04 PM
To: Council
Subject: submission re DA618/2015

Dear Council,

Further to my earlier submission regarding DA618/2015 for 51-55 Westbury Road, the height of the buildings as per the plan show a building height of 9.72 metres.

This is obviously higher than the advised maximum allowable height of 8.5 metres as per advice received from one of your staff members earlier today.

Based on this potential breach I believe council should reject this proposed application.

Yours sincerely,

Daniel Ferguson

Carolyn Wrankmore

From: Paul Mansfield
Sent: Friday, 26 August 2016 4:17 PM
To: Contact Us
Subject: 51-55 westbury rd

It is worth great concern that I am writing this to you .

It has just been brought to my attention that there is a proposal for development at the above sight.

I have already had concerns about the Westbury rd congestion as it is . The problem is particularly bad during the school times and it is not uncommon to have the traffic built up to the ambulanced station and on Westbury rd to the Normanton rd junction.

After a quick look at the plans I am unsure is this building will be in breach of your own height restrictions and this would certainly need to be investigated. If this is indeed the case it would be a sad reflection on the council itself for not having addressed this before the planning has got to this point.

I would also say that this building would impinge in my views down the Tamar thus lowering the property value of my home.

I also feel that it will be an invasion of my privacy with a building of this magnitude there will be tenants peering at me through their windows and the sanctuary of my backyard will be no more.

The sound will also be of great distraction al I live up the hill the sound will carry dreadfully, as it is now the ongoing domestic disturbances are less than desirable.

Thank you for the opportunity to submit this document and I do apologise for the lateness of it

Paul Mansfield



tasmanian acquired brain injury services inc.

Paul Mansfield (Bilco), Service Provider, Tasmanian Acquired Brain Injury Services;

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From: Josh Weber
Sent: Friday, 26 August 2016 1:30 PM
To: Contact Us
Subject: General Manager Robert Dobrzynski DA 0618 2015
Attachments: Objection letter DA 0618 2015.pdf; letter for council 1.odt

Dear Mr Dobrzynski,

Please find attached Objection Letter for DA0618/2015

Kind Regards,
Josh Weber

University of Tasmania Electronic Communications Policy (December, 2014).

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Development Application Objection Letter

18-Fmx-018 - Version 05/03/2012

Development Application Number

DA 0618/2015

Address of Development

51-55 WESTBURY ROAD, LAUNCESTON

Details of Representer

Title

MR

Given Name/s

JOSHUA RICHARD

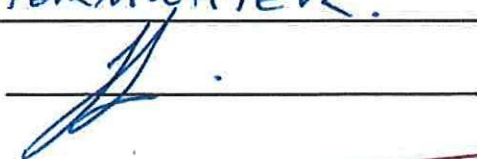
Surname

WEBER

Reason for Representing

SEE ATTACHED LETTER (BELOW)
FOR
- SITE ACCESS
- BUILDING HEIGHT
- BUILDING ENVELOPE BREACHES & THE ROOF APPEARANCE
- INTERNAL VEHICLE MANEUVERING
- LANDSLIP
- OVERSHADOWING OF PRIVATE OPEN SPACE
- PRIVACY
- CLOTHES DRYING.
- COMMUNAL SPACE PARKING
- FILL & STORMWATER.

Representer's Signature



Date

26/08/2016

LAUNCESTON
CITY COUNCIL



Town Hall St John Street Launceston Tasmania
PO Box 396 Launceston Tasmania 7250

T 03 6323 3000 F 03 6323 3001 TTY 03 6323 3003
E council@launceston.tas.gov.au www.launceston.tas.gov.au

PLEASE NOTE: If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

Personal Information Protection Statement
As required under the *Personal Information Protection Act 2004*

1.	Personal information will be collected from you for the purpose of dealing with your application, and may be used for other purposes permitted by the <i>Local Government Act 1993</i> and regulations made by or under that Act.
2.	Failure to provide this information may result in your application not being able to be accepted and processed.
3.	Your personal information will be used for the primary purpose for which it is collected and may be disclosed to contractors and agents of the Launceston City Council.
4.	Your basic personal information may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information.
5.	Personal information will be managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates on request to Launceston City Council. You may be charged a fee for this service.

File No.				
EO		OD		Box
Doc. No.				
Action Officer			Date Received	

DA 0618/2015

J. Weber

Launceston City Council Planning
Customer Service Centre
Town Hall, 18-28 St John Street
Launceston TAS 7250

25 August 2016

Dear Sir / Madam

Reference: PLANNING APPLICATION DA 0618/2015

Proposed units 2x2 Bed and 2x1 Bed at 51-55 Westbury Rd South Launceston by Mr A. McCullugh.

Thank you for the opportunity to make a submission on the plans for proposed additional units at 51-55 Westbury Road, Launceston – DA0618/2015. We appreciate your efforts to take into consideration the views of residents affected by the proposal.

I have a range of concerns which are detailed below:

Site Access - The access to the new units off Peel Street is dangerous. This access is too close to the intersection with Westbury Road. Any attempted right turn movements out of this driveway will be risky with no ability to view traffic turning into Peel Street from Westbury. Any right turn movements into the site are not physically restricted and could cause following vehicles to queue into the intersection. Any left turn movements out of the access are at a terrible angle and would result in the need for the car to swing wide, especially considering the gradient. There is no ability to straighten this up. While a car is waiting to exit the development, where will a car wanting to turn in wait? This access would be dangerous for 1 dwelling. This is a risk not worth taking for 4 dwellings.

Building Height - I am concerned by the overall height of the development. I note that the application exceeds the maximum building height set clause by the Launceston City Council Interim Planning Scheme 2015. This is of particular concern when the buildings are crammed up against the adjoining boundary. There is a reasonable expectation for neighbors' that buildings will not exceed the height limit, and in this case it will have undesirable impacts on my property, the outlook from it and the use of our private open space. The proposed units will be constructed to 3-stories, certainly out of keeping with the surrounding homes and domineering the existing dwellings both in-front and behind. Surely any new construction on this land should ensure that the size and scale of development is compatible with the desired future character of the locality. These units will impact on light on the surrounding properties at certain times of the day and create the possibility of adversary channeling wind and pollution from the main road, creating dust and potentially funneling wood-heater smoke in the winter months or at least not letting it disperse in a timely fashion.

Building Envelope Breaches and the Roof Appearance - The breach of the sites prescribed building envelope is of concern. These breaches relate, primarily, to the roof above units 8 and 10. It is the ugly roof above unit 10 that has the most impact on my property. This roof has no design elements to improve its visual impact. Not only is it too high, but it is too close to the boundary. The applicant says this is to maximise the space available for manoeuvring, etc., in reality they have placed them where they impact neighbours to the west the most. They also say that "the narrow width helps reduce bulk and scale when viewed from the north". There are far more neighbouring dwellings to the west than the north. The truth is they are just trying to cram as many in as possible instead of designing to the standards set by the Council.

Internal Vehicle Manoeuvring - The internal access arrangements and manoeuvring areas are complicated and potentially have very low site distances. Vision around the fence for 29 Peel Street will be limited, and further limited by the corner of the building for units 7 and 8, potentially further limited by landscaping. There simply is not enough vision with the complicated reversing tuning manoeuvres, there are inherent dangers in this driveway layout with small kids and reversing cars.

Landslip - I have concerns that the construction may have a potential to undermine surrounding properties when very wet followed by very dry conditions we are experiencing now in Tasmania impact, creating problems from walls cracking to possibly worse foundation issues going forward.

Overshadowing of Private Open Space - Planning Schemes are set up to protect future residents. I am concerned about the impact of the proposal on the private open space for unit 5. This is not a satisfactory outcome. I also question the accuracy of the analysis undertaken and whether it has accurately taken into account the slope of the land and the shadow of existing site features. The shadow lines accurately parallel with roof pitch, they do not change as the slope changes indicating they do not correctly show the shadow at ground level. The calculation of the impact on the private open space for unit 5 cannot therefore be relied upon.

Privacy - the present units situated on Westbury Road are situated a comfortable distance from the existing homes on Merivale Street and, as they are positioned down an incline, the backyard and rear of home privacy for the Merivale Street residents is assured. The positioning of existing foliage/trees provides a private environment for all concerned, it also adds a noise buffer from main road traffic - removal or destruction before and during the building stage will negate the value of these important assets and replanting will obviously take these considerable time to restore to their existing maturation. The proposed units are in such close proximity and due to their height will literally be staring down into my backyard and the rear of my home impacting on rooms such as lounge, bathroom and kitchen. Regulations in other states have very strict rules regarding new dwellings overshadowing existing homes and their right to privacy in and around their own homes, no-one should have their existing home and surrounds placed into a goldfish bowl by development. Balconies will surely compound this privacy concern and add with it concerns regarding: talking noise created when they are being utilised, especially in warmer, daylight-saving months and visual demise as unkempt spaces may be utilised for storage or drying of laundry items.

Clothes Drying - Where will the occupants of units 7, 8, 9 and 10 dry their clothes?

There are no places allocated on the plan. I guess we can all look forward to seeing their underwear drying on the balconies. Not only that, they can check out each other's drying clothes as they come and go as these balconies will be visible from the entrance driveway. It would be much better and environmentally sustainable if they all had their own external drying areas out of public view.

Communal Space - I have considerable concerns regarding the proposed communal open space directly behind my home particularly the effects of addition noise – the living area and bedroom of my home are vulnerable to potential noise created by tenants entertaining and talking loudly or children playing, the bright light at night from any fixed illumination that may be badly positioned, rubbish being thrown/blown onto my property and my biggest concern: the likelihood of second-hand smoke, the stench of ashtray devices and nicotine affecting my health (I have a considerable smoke allergy). The LCC have very strong anti-smoking policies that protect their assets and buildings, I think it certainly not unreasonable that their ratepayers enjoy similar protections.

Privacy - In their comments on Privacy for all dwellings comments are made by the applicant on sill height. They say "The sill heights on the eastern side are above below 1.7m". Which is it? I object to and am concerned about any reduction in privacy for any dwelling. It is important that we have good urban design that solves these issues to prevent Council from having to deal with neighbour disputes in the future.

Parking – Many people are now 2-car families or more, they have boats, motorcycles, trailers and the like. These units have the potential to require up to as many as 12 car spaces in addition to any needs by visitors and tradespeople. The allocation on offer is vastly inadequate. There is no direct street parking on busy Westbury Road. The street in front of my property, Merivale Street, is within walking distance, but I fear two things will occur: this street will become a parking lot for certain occasions or worse, visitors blocking other unit residences/vehicle access and altercations ill-will ensuing.

Fill and Stormwater - I am confused by the details of the application. The landslide risk assessment says fill should be limited to 1 metre. The applicant's statement on earthworks and retaining walls talks of 2 retaining walls, both 2.1m high. They also talk of drainage behind these walls which will be directed to a reticulated system. How will they build that reticulated system 2.1 metres underground? Will it be going through the yards of the existing dwellings? The surface stormwater from the driveway also seems problematic. Either there is fill required for the driveway or there is a low point near the private open space for unit 5. Where and how would this be reticulated to the street? All in all is Council certain that this development meets the requirements of the landslide risk assessment? I note the proposed plans do not match the diagram of the dwelling and 'flexible structure' in the example of good hillside construction attached to the landslide risk assessment. Will the common open space for units 7, 8, 9 and 10 be levelled to be usable, involving fill and retaining walls not provided with this application? Or will it remain a slope of limited use? Is this really what is intended by providing common open space?

DA 0618/2015

This should be refused with all of the non-compliances combined, the serious issues with the site access and egress this in my view is a significant over-development of the land and should be refused.

Yours sincerely

J. Weber

Dangerous entrance at Peel St



The tree to be remove with neighbours looking directly into yard and back windows because of the proposed 3-stories block of flats.



From: Daniel Ferguson
Sent: Friday, 26 August 2016 12:49 PM
To: Council
Subject: Submission re DA 618/2015

Dear Council,

I wish to make a submission regarding the proposed development DA618/2015 at 51-55 Westbury Road. My property does not directly adjoin the proposed development but nonetheless have a number of concerns regarding the development which would impact my property.

One concern is due in part to the experience I've had with a similar multi story development at 61 Westbury Road, three doors up from the development site and directly below my house at . This relates to a number of landslip issues for the current owner and therefore my boundary fence due to the need to dig away half the bank to build this 2 story house.

This evidence of landslip contradicts the finding in the planning document page 2 Section 4 (Results) which states ..."Nearby houses and units did not show signs of landslide movement". The disclaimer on page 18 of the report also suggests there is no guarantee that conditions likely to cause landslip or subsidence will not become evident once development has commenced and concedes there is an inherent degree of uncertainty in the geotechnical findings.

In light of the proposal to extend to a maximum allowable height, this will have the potential to negatively impact on the amenity and values of nearly all the properties in the vicinity, not just those adjoining the boundary. The height of development does not appear to be in keeping with similar constructed developments in the area, made worse by the plan to build the highest buildings at the highest boundary edge of the property.

I respectfully request that the council do not accept this proposal in its current form based on the potential landslip and subsequent litigation costs to the LCC ratepayers and other negative impacts to nearby residents outlined above.

Yours sincerely,
Daniel Ferguson

From: Ange
Sent: Friday, 26 August 2016 11:14 AM
To: Contact Us
Subject: Fwd: OBJECTION TO PLANNING DA0618/2015

> OBJECTION TO PLANNING - DEVELOPMENT APPLICATION REPRESENTATION LETTER

>

> Dear Sir/Madam,

>

> DEVELOPMENT APPLICATION NUMMBER: DA0618/2015 ADDRESS OF DEVELOPMENT:

> 51-55 Westbury Road, South Launceston TAS 7249

>

> DETAILS OF REPRESENTOR: Miss Angela Barney of i

> _____

>

>

> REASON FOR REPRESENTING:

>

> I would like to put forward my objections and concerns to the above proposed development as the owner of i

>

> My property will be unfairly impacted by the overall scale and design of this proposed development as it is currently drawn.

>

> OVERLOOKING/LOSS OF PRIVACY

> Units 9 & 10 balconies northerly aspects will severely impact my privacy, enjoyment and use of my property. These balconies directly overlook into my backyard. I object to these balconies having any relaxation of screening requirements under the performance criteria 10.4.6 I feel the northerly aspect outlook is so invasive of my property from units 9-10 the screening requirements should therefore not be relaxed. Any solar passive benefits from the northerly aspect could be gained through better design and more efficient use of the development site without impacting on existing properties privacy. I object to a relaxation of window obscuring as proposed by the developer as stated 10.4.6 as this will impact the privacy of future development of my property. Everyone has a right to a reasonable level of privacy. I feel the development of units 7-10 unreasonably overlook my private open space.

>

> SETBACKS

> Units 7-8 encroach the building envelope setback which almost covers the entire length of my western boundary directly overlooking my backyard and also exacerbating overshadowing. There will be significant loss to amenity on my site.

>

> HEIGHT OF UNITS 7-8

> The height of the building exceeds design requirements by 1.3m. Visual impact will be excessively bulky and not in keeping with design requirements. I object to any relaxation of building height requirements as per 10.4.2 This will also add to my concerns in relation to overshadowing.

>

> VISUAL BULK OF BUILDING

> The overall scale of units 7-8 development is a blight on my outlook as my "high use" areas (living, dining, kitchen and outdoor entertaining areas) look directly out to the west. This is exaccerbated by the setback encroachment on my rear boundary and building design exceeding height requirements. I feel the design does not respect adjoining and adjacent properties or compliment the prevailing character of the area.

>

> CHARACTER/STREET SCAPE

> The proposed units 7-10 are not in keeping with the character of the area or street scape. I feel the height of the buildings incorporating units 7-10 not to be appropriate to the site, the streetscape and be in scale with surrounding development.

>

> OVERSHADOWING

> This is a concern with the afternoon sun by units 7-8 being 1.3m overheight creating unnecessary overshadowing on my backyard area.

>

> IMPACT ON FUTURE DEVELOPMENT

> My future development plans will be compromised by the proposed development. I note the developer has made reference to my existing building being 30m from the westerly boundary however as I intend to further develop my property in due course this will not always be the case. Therefore units 7-10 will have an even more bulky visual impact from my property.

>

> INCREASE IN NOISE

> Naturally noise levels are a concern due to setback encroachment and overlooking entertaining areas on and adjacent to my boundaries.

>

> VALUE OF PROPERTY

> Although you would not usually consider the impact on a properties value as it can be difficult to quantify , it is obvious with the proposed development in its current form my property inparticular will be severley impacted not only by 2 balconies on my southern boundary and 2 balconies on my western boundary but also by setback encroachment and excessive building height. This will have a detrimental impact on my properties privacy, enjoyment, "priceless views" and therefore the value of my property.

>

> SUMMARY

> I am not against reasonable development however I feel the proposed development in its current form unduely affects the privacy, enjoyment, use and value of my property. I feel the proposal could be far more efficient in its use of the development site whilst complimenting the adjoining and adjacent properties.

>

> Kind regards

>

> Angela Barney

Carolyn Wrankmore

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Kate Nixon
Sent: Friday, 26 August 2016 10:13 AM
To: Council
Subject: Comment on application DA0618/2015

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0618/2015
Address 51-55 Westbury Road South Launceston TAS 7249
Description Residential - multiple dwellings - subdivision; subdivide land off the rear of 27 and 29 Peel Street and consolidate with 51-55 Westbury Road to allow for construction and use of 4 additional dwellings (staged)

Comment

I am writing to object to the proposed development at 51-55 Westbury Rd, Launceston (DA0618/2015)

I am very unhappy with the proposed height, which is strangely outside of council guidelines, and will impact upon privacy, sunshine of other neighbors, and aesthetic appeal of the area. I purchased my property due to the unencumbered outlook and privacy of my backyard. This proposed building will have balconies that look into my yard and afford views into several rooms of my house. I feel that such a tall and imposing structure looking into my yard may adversely affect future buyers from choosing to purchase my property, and with a reduced aesthetic appeal and multiple dwellings increasing both human and traffic noise it will likely detract from the value of my property. I know that I myself would not have purchased this property had such a structure already being built in that position.

It is well know that high density living situations often increase neighborhood disputes, and encourage transient neighbors, which does not promote a cohesive and peaceful lifestyle for the other existing residents.

I have already experienced issues with flats in the area, and have seen the police involved and heard screaming and evidence of domestic violence, so it worries me that more multiple high density style units with close access and shared driveways are proposed. I am a mother, who chose this peaceful street to create a safe home to bring up my children, and I would never purchase a property knowing that a multiple and towering block of units would be constructed overlooking our back yard.

I am extremely concerned about land slip risk also. I have experienced cracking and movement in my previous residence after autobarn was constructed, and I have noticed in the recent wet weather that my Merivale st property has multiple new cracks in both the plaster and brick work. The external windowsill on the northern side of my house is suddenly now obviously very misaligned since I purchased the premises. If

wet weather has already caused such damage, what will excavation and construction pressure below my premises cause? Having to repair further issues would financially ruin me and result in me losing money on selling my property.

I have experienced flooding downstairs in my property recently also, and took note that the drainage between number 6 and number 8 is insufficient, with a small sinkhole from erosion already having started due to the two separate property heights and drainage issues. I am very concerned that the areas storm water and drains already seem insufficient, and so if multiple large infilled dwellings are sited below the existing problem the issues may multiply and threaten the structural integrity of the surrounding properties.

In recent months there were workman stating they were from a "leak detection" company wanting to put dye down my down pipes to investigate a leak towards

Westbury rd. I am unsure who instructed this, or what the result was after their few days investigating. I am not confident in the drainage of the area being able to cope with multiple extra residences and hard surfaces, as we have days where it is slow to ease on both the ground and in storm water systems. How will the stated reticulated system have room for construction being so awfully close the the existing neighbors boundaries?

I feel that the proposed overly high structure also is placed too close to existing residents on the western sides fences, this causes an invasion of privacy which can cause ongoing distress and psychological impacts upon individuals who were previously happy with the properties they had chosen to make their homes in. The risk of escalating disputes due to forcing such close proximity upon people who would expressly choose not to live that way is highly likely. Washing, noise and rubbish will likely become issues causing tension in such circumstances.

I feel that the residents of our street, especially those in close proximity to this proposal which is outside of regulations would be negatively impacted if such an imposing structure be built so close to fence lines. This is a quiet and private street, and we choose to buy and live here due to that, and for the beautiful outlook afforded by purchasing a property on a hill which improves values and mental well-being.

Thank you for reading my submission, and I hope that the relevant issues raised by the local residents are listened to during the decision making process. We are happy to live in this street, in a peaceful and cohesive neighborhood community where cooperation is valued.

Kind regards,

Kate Nixon.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



Carolyn Wrankmore

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Daniel Ferguson
Sent: Friday, 26 August 2016 9:53 AM
To: Council
Subject: Comment on application DA0618/2015

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0618/2015
Address 51-55 Westbury Road South Launceston TAS 7249
Description Residential - multiple dwellings - subdivision; subdivide land off the rear of 27 and 29 Peel Street and consolidate with 51-55 Westbury Road to allow for construction and use of 4 additional dwellings (staged)

Comment

Dear LCC Planning Authority,

I have just been made aware via my neighbor of a proposed 10 unit/3 story development at 51-55 Westbury Road.

The proposed development may well have significant negative impact on the view of Launceston and the Tamar river from my property at

I find it extremely disappointing that I was not notified by the council of this proposed development when the application was lodged 8 months ago or the plans were lodged 13 days ago.

I would like the opportunity to discuss the development with council and will take time off from my work in the central highlands to travel home to look at this issue.

In light of my understanding that the DA for this development was not advertised on your website I request that the council allow more time for submissions.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Carolyn Wrankmore

From: Cheyne Riley
Sent: Thursday, 25 August 2016 6:13 PM
To: Contact Us
Subject: Objection to proposal
Attachments: Appication NO DA0618 2015.docx; ATT00001.htm

Please see attached rejection of proposal at 51-55 Westbury road south Launceston

Regards,

Cheyne Riley

Appication NO: DA0618/2015

Applicant:

Financial Evolution Pty Ltd

<https://onlineservice.launceston.tas.gov.au/>

Customer Service Centre on 03 6323 3000

Written representations

By Friday the 26 August 2016

Name Cheyne Riley

Sent to

General Manager

Mr Robert Dobrzynski

contactus@launceston.tas.gov.au

PO Box 396

Launceston Tas

7250

Thank you for the opportunity to make a submission on the plans for proposed additional units at 51-55 Westbury Road, Launceston – DA0618/2015. We appreciate your efforts to take into consideration the views of residents affected by the proposal.

I have a range of concerns which are detailed below:

Site Access

The access to the new units off Peel Street is dangerous. This access is too close to the intersection with Westbury Road. Any attempted right turn movements out of this driveway will be risky with no ability to view traffic turning into Peel Street from Westbury. Any right turn movements into the site are not physically restricted and could cause following vehicles to queue into the intersection. Any left turn movements out of the access are at a terrible angle and would result in the need for the car to swing wide, especially considering the gradient. There is no ability to straighten this up. While a car is waiting to exit the development, where will a car wanting to turn in wait? This access would be dangerous for 1 dwelling. This is a risk not worth taking for 4 dwellings.

Internal Vehicle manoeuvring

The internal access arrangements and manoeuvring areas are complicated and potentially have very low site distances. Vision around the fence for 29 Peel Street will be limited, and further limited by the corner of the building for units 7 and 8, potentially further limited by landscaping. There simply is not enough vision with the complicated reversing tuning manoeuvres, there are inherent dangers in this driveway layout with small kids and reversing cars.

Building Height

I am concerned by the overall height of the development. I note that the application exceeds the maximum building height set clause by the Launceston City Council Interim Planning Scheme 2015. This is of particular concern when the buildings are crammed up against the adjoining boundary. There is a reasonable expectation for neighbours that buildings will not exceed the height limit, and

directly behind, in this case it will have undesirable impacts on these properties, the outlook from it and the use of our private open space.

Building Envelope Breaches and the roof appearance

The breach of the sites prescribed building envelope is of concern. These breaches relate, primarily, to the roof above units 8 and 10. It is the ugly roof above unit 10 that has the most impact on my property. This roof has no design elements to improve its visual impact. Not only is it too high, but it is too close to the boundary. The applicant says this is to maximise the space available for manoeuvring, etc., in reality they have placed them where they impact neighbours to the west the most. They also say that "the narrow width helps reduce bulk and scale when viewed from the north". There are far more neighbouring dwellings to the west than the north. The truth is they are just trying to cram as many in as possible instead of designing to the standards set by the Council.

Overshadowing of Private Open Space

Planning Schemes are set up to protect future residents. I am concerned about the impact of the proposal on the private open space for unit 5. This is not a satisfactory outcome. I also question the accuracy of the analysis undertaken and whether it has accurately taken into account the slope of the land and the shadow of existing site features. The shadow lines accurately parallel with roof pitch, they do not change as the slope changes indicating they do not correctly show the shadow at ground level. The calculation of the impact on the private open space for unit 5 cannot therefore be relied upon.

Clothes Drying

Where will the occupants of units 7, 8, 9 and 10 dry their clothes? There are no places allocated on the plan. I guess we can all look forward to seeing their underwear drying on the balconies. Not only that, they can check out each other's drying clothes as they come and go as these balconies will be visible from the entrance driveway. It would be much better and environmentally sustainable if they all had their own external drying areas out of public view.

Privacy

In their comments on Privacy for all dwellings comments are made by the applicant on sill height. They say "The sill heights on the eastern side are above below 1.7m". Which is it? I object to and am concerned about any reduction in privacy for any dwelling. It is important that we have good urban design that solves these issues to prevent Council from having to deal with neighbour disputes in the future.

Fill and Stormwater

I am confused by the details of the application. The landslide risk assessment says fill should be limited to 1 metre. The applicants' statement on earthworks and retaining walls talks of 2 retaining walls, both 2.1m high. They also talk of drainage behind these walls which will be directed to a reticulated system. How will they build that reticulated system 2.1 metres underground? Will it be going through the yards of the existing dwellings?

The surface stormwater from the driveway also seems problematic. Either there is fill required for the driveway or there is a low point near the private open space for unit 5. Where and how would this be reticulated to the street? All in all is Council certain that this development meets the requirements of the landslide risk assessment? I note the proposed plans do not match the diagram of the dwelling and 'flexible structure' in the example of good hillside construction attached to the landslide risk assessment.

Will the common open space for units 7, 8, 9 and 10 be levelled to be usable, involving fill and retaining walls not provided with this application? Or will it remain a slope of limited use? Is this really what is intended by providing common open space?

This should be refused

With all of the non-compliances combined, the serious issues with the site access and egress this in my view is a significant over-development of the land and should be refused.

From:
Sent: Thursday, 25 August 2016 6:07 PM
To: Contact Us
Subject: Objection to proposal 51-55 Westbury road

Hi,

I am the owner of [redacted] I join others in the neighbourhood in my objection to the proposal at the above address on the grounds that it will encroach on the privacy that I currently enjoy from my back yard. It is my understanding the proposal breaches heights restrictions. Furthermore, high density dwellings go against the norm for the area, risking property values. Especially when considering noise related issues, extra/excess traffic, environmental concerns such as litter, road safety.

I object to all proposals concerning reductions in the privacy of my home and especially those that may cause restrictions in the view from my property, a major factor in the decision to originally purchase my property.

Anything that will lower, or may lower my property value will be rigorously objected.

Furthermore I purchased here because there are no building sites. The noise and dust and other such issues caused by construction sites are an unacceptable intrusion in an already established area.

This development should not proceed

Regards,

Cheyne Riley

From: John and Keri Titley
Sent: Tuesday, 23 August 2016 11:07 AM
To: Contact Us
Subject: 51-55 Westbury Road DA0618/2015
Attachments: Objection to Planning.pdf

I have attached our objection to the above mentioned property where building of units is proposed.

John and Keri Titley



Please consider the environment before printing this email.

Development Application Representation Letter

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

Development Application Number

DA0618/2015

Address of Development

51-55 WESTBURY ROAD SOUTH LTN

Details of Represantor

Title

MR/S

Given Name/s

JOHN & KERI

Surname

TITLE Y

Reason for Representing

THE BUILDING IS TOO CLOSE TO OUR
BOUNDARY AND IT IS TOO HIGH.
ALL OUR PRIVACY WILL BE LOST.
ALL OUR VIEWS TO THE WEST WILL
BE LOST. OUR RE-SALE VALUE WILL
DROP CONSIDERABLY DUE TO LOSS OF
PRIVACY.

THE UNITS WILL BE LOOKING STRAIGHT
INTO OUR BACK YARD AND INTO OUR
LIVING AREA AND DECK AREA.

Represantor's Signature

John & Keri

Date

23/08/2016

LAUNCESTON
CITY COUNCIL



Town Hall St John Street Launceston Tasmania
PO Box 396 Launceston Tasmania 7250

T 03 6323 3000 F 03 6323 3001 TTY 03 6323 3003
E council@launceston.tas.gov.au www.launceston.tas.gov.au

From: Aaron Paranihis
Sent: Saturday, 20 August 2016 2:57 PM
To: Contact Us
Subject: PROPOSAL: residential-multiple dwellings DA0618/2015

Elizabeth Paranihi

Town Hall, St John Street
PO Box 369, LAUNCESTON TAS 7250

For the attention of Catherine Mainsbridge

Dear Sir/ Madam

Reference:

PLANNING APPLICATION NO DA0618/2015

PROPOSED

Residential - multiple dwellings - subdivision; subdivide land off the rear of 27 and 29 Peel Street and consolidate with 51-55 Westbury Road to allow for construction and use of four additional dwellings (staged)

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object to the development of these dwellings in this location.

The proposed siting of the development is particularly ill-considered in regards to location and height

I also write with concerns to the build over a 2m wide drainage easement

Site proposed will as well have a significant evasion of privacy due to height of the build and may impact on our winter sun

If this application is to be decided by councillors, please take this as notice that I would be happy to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Yours faithfully

Elizabeth Paranihi