

Justin Simons

From: Reception on behalf of council
Sent: Monday, 8 February 2021 2:42 PM
To: Tracey Baillie; Justin Simons
Subject: FW: DA 2020/77 D Moir

From:
Sent: Monday, 8 February 2021 2:39 PM
To: council <council@georgetown.tas.gov.au>
Subject: DA 2020/77 D Moir

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To Whom It May Concern

With regard to:

PROPOSAL Residential - Dwelling alterations and additions

LOCATION 4 Davies Street, WEYMOUTH (C/T 196786/1)

My mother, Mrs Myra Matthews, has the property at 2 Davies Street (the garage side of the new works). My name is Sharon Turner, daughter, acting on her behalf. Mrs Matthews resides with us at 19 West Park Drive, West Launceston.

Firstly we would like to advise that we have no problem with the proposed development, but we would like consideration to be given to the following:

1. The Concrete Block Wall of the garage – can you ensure that it is left tidy our viewing side, i.e. the brick joins/mortar are made neat and tidy from our viewing side.
2. If the paling fence has to come down between 2 and 4 Davies Street, can it be reinstated with the palings our side. Therefore this will make it more aesthetically appealing from our side as we will also have the large brick wall behind it.

Any queries, please do not hesitate to contact us.

Thank you for your consideration.

Kind regards

Sharon and Andrew Turner (on behalf of Mrs Myra Matthews).

11th February 2021

WEYMOUTH, 7252

George Town Council
PO Box 161
GEORGE TOWN, 7253

Via Email & Post

Attention: General Manager, George Town Council

Re: DA 2020/77 – Residential Dwelling Alteration and Addition - 4 Davies Street,
WEYMOUTH

Dear Sir

Thank you for the opportunity to make a submission with regards to this development application. We would like to raise the following concerns with the proposed development.

1. Overly large footprint of proposal

The size of the current proposal is inconsistent with surrounding property developments on Davies Street. The stated dimensions of the building footprint cover 43% of the site-plot area, this is excluding the existing site shed at the rear of the property which does not have a stated dimension.

An acceptable solution would be to reduce the total built area on the site as per 16.4.1 A1 to 33%.

2. Close proximity to boundary

Proposed building is currently within 100mm of the boundary of 6 Davies Street and 260mm of the boundary of 2 Davies Street. The concern is that the proximity and building height so close to the boundary is likely to interfere with the amenity of adjoining lots through reduced visual and acoustic privacy, separation, and sunlight. The proximity also limits future development options for adjoining properties.

An acceptable solution would be to contain the area of the proposal within the 3m setback. This would also be consistent with surrounding properties on Davies Street, which appear to be separated by at least 3m side boundary setbacks.

3. Location of entry door close to boundary

The main entry door position is within 600mm of the nearest boundary introducing a reduction to visual and acoustic privacy. Moving the entry door to a position within the building envelope would be an acceptable solution.

4. Excessive overlooking of private open spaces

The proposed first and second floor decks both encroach inside the 3m setback.

5. Reduction in sunlight to outdoor living areas

Maintaining sunlight to private open space in a coastal village setting is a stated objective of the Village Zone. The shadow diagrams show a loss of sunlight to adjoining property private open space area which appears to be greater than 3 hours during the shortest day of the year.

The planning objective stated at 16.4.1 A4 of setting back the side boundaries a minimum distance of 3m would be an acceptable solution.

(note: The current shadow diagrams do not accurately reflect the existing dwelling at 6 Davies Street.)

6. Lack of safe external entry and exit in the event of a bushfire.

The current proposal is on land within 100m of an area of one hectare or larger of a bushfire-prone area. The current proposal does not provide safe external entry for both the fire services and residents alike in the event of an incident on the property or bushland to the rear of the property.

Sincerely