

James Stewart
George Town Council
16-18 Anne Street
George Town
TAS 7253

09th September 2018

DA 2018-55 Planning application for 45 Burton Street, Hillwood

Response to representation

Dear James,

We would like to respond to the representation received regarding DA 2018/55.

Proximity of Proposed Development

We confirm that, like the neighbouring houses, this house will be visible from the road. The design has been carefully considered to be aesthetically pleasing and environmentally sustainable.

We would prefer a greater separation between houses, too, but the fact that house number 43 is so close to the westernmost corner of the block is unfortunate.

45 Burton Street has a difficult soil type and the geotechnical engineer's recommendation is to put the house in the northernmost spot. This position is also desirable for best views of the water.

The proposed distance between the houses is 55m. The proposed distance between the neighbouring house and the shed is 46m. While our clients would also like to be distant from other houses, it is not possible to position a house 120m from the neighbouring house and also stay within the setback on the southeastern side on the block.

Loss of Privacy and Security

Our clients have no interest in their neighbours' chosen lifestyle and use of the outdoors, and do not wish to be watched either. This is why screening planting has been proposed in the direct sightline between both houses. We suggest the neighbour also plants a screening hedge or other means of providing privacy if the proposed planting is not regarded as sufficient.

We do not consider bathrooms and bedrooms habitable areas, but suggest privacy screening or opaque glass.

It is unfortunate that the location of house number 43 is so close to a boundary, while a more central position to the block would have allowed a larger distance to neighbouring blocks.

Noise, Light and Disturbances

We agree that the neighbourhood is quiet and attractive. This is why our clients have bought the property. The fact that a neighbour has health issues was not known to our clients before purchase of the land, and this is not regulated by planning laws.

It should have been reasonably expected that eventually the property would be sold for residential purposes. It was on the market and could have been bought for preservation of privacy.

Our clients are entitled to reasonable noise emitted through everyday living.

We are following a water wise approach, so the driveway will be gravel, as this minimises runoff, and surface water can be returned to the ground. A gravel driveway is consistent with the rural appeal of the neighbourhood.

We agree that headlights might be an issue to neighbours and propose abovementioned planting between the houses.

While outdoor lighting is proposed, this will only include domestic lighting, rather than commercial flood lights.

If noises from number 45 can be heard inside house number 43, we suggest the installation of double glazing.

Environmental Implications

We agree that the neighbourhood has a desirable natural appeal. It is however not undisturbed bush, but an open paddock.

Replanting of vegetation traditionally only occurs after building works have finished. We will however endeavour to plant a screening hedge early.

While it is unfortunate that native wildlife will occasionally get caught in a fence, barbed wire fences are a common fencing material in the whole of Australia.

The garage is set below natural ground level, as the slope has to be excavated to provide a level surface. We agree that it can be seen from number 43, but do not believe this is contravening the planning scheme.

We agree that the driveway can be seen from the street, this is the nature of a driveway. We believe that a gravel driveway is less visually intrusive than a concrete one. While we have located the central stretch of driveway away from the boundary, the location of the driveway at the site entrance and at the house is fixed.

If the driveway appears offensive, we suggest screening along the entire boundary.

We agree that utility services do not impact number 43 or the neighbourhood.

The trees along the north-western boundary of number 45 would have a much larger shadow than the proposed buildings. The proposed buildings are located to the south of east of the number 43 house. Please find attached shadow studies which demonstrate that 9am shadows do not adversely affect any neighbour.

The attached contour lines as established by a land surveyor suggest that partially the land falls towards the west. We agree that indeed because of the topography, surface water may run across the boundary. This is the nature of a slope. It was the case when the land was bought and it will also be the case for all other boundaries which are not on level land.

We do consider it reasonable that standard trucks and machinery for home construction are used.

This house will be constructed by an owner-builder and as such it is to be expected that construction work occurs on weekends.

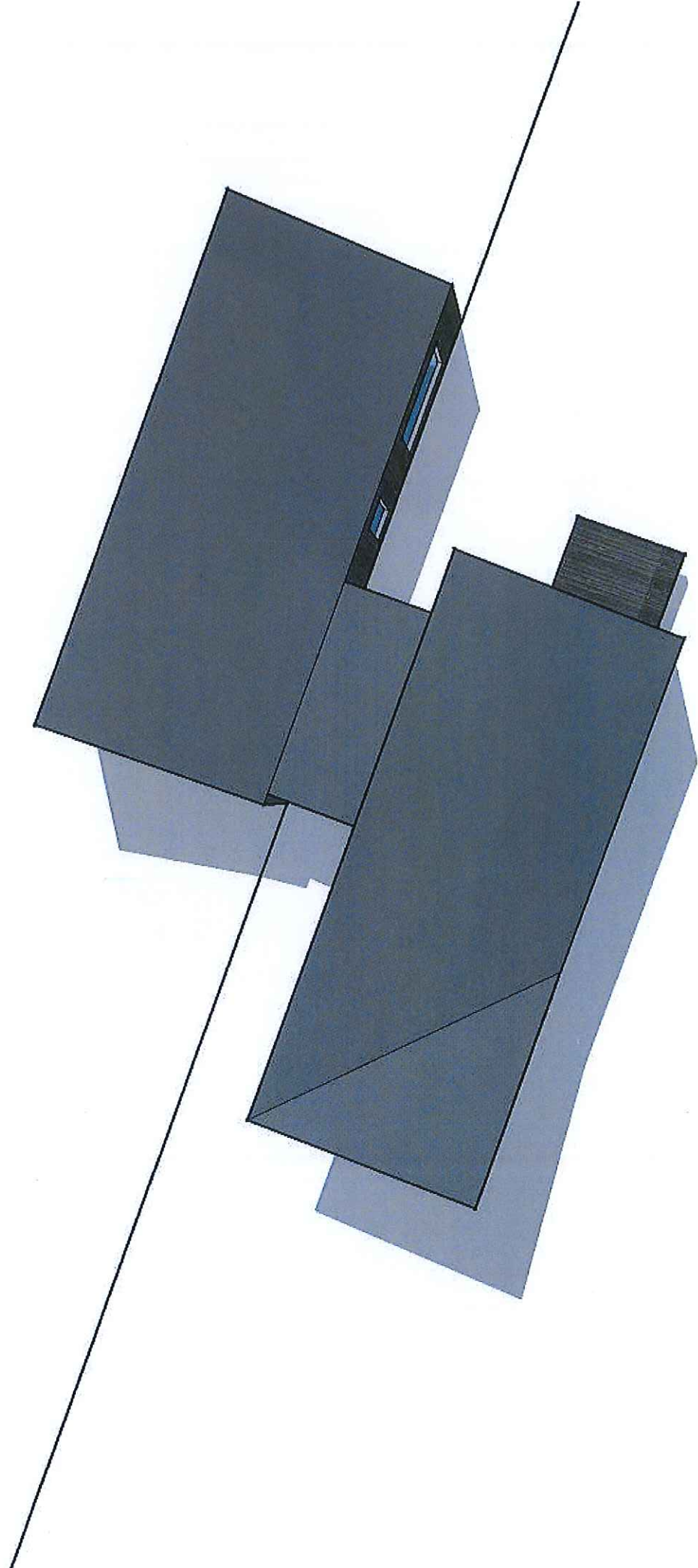
We conclude that to preserve our clients' privacy, it is reasonable that screening is planted or installed. Otherwise, as demonstrated above, the concerns raised are unreasonable.

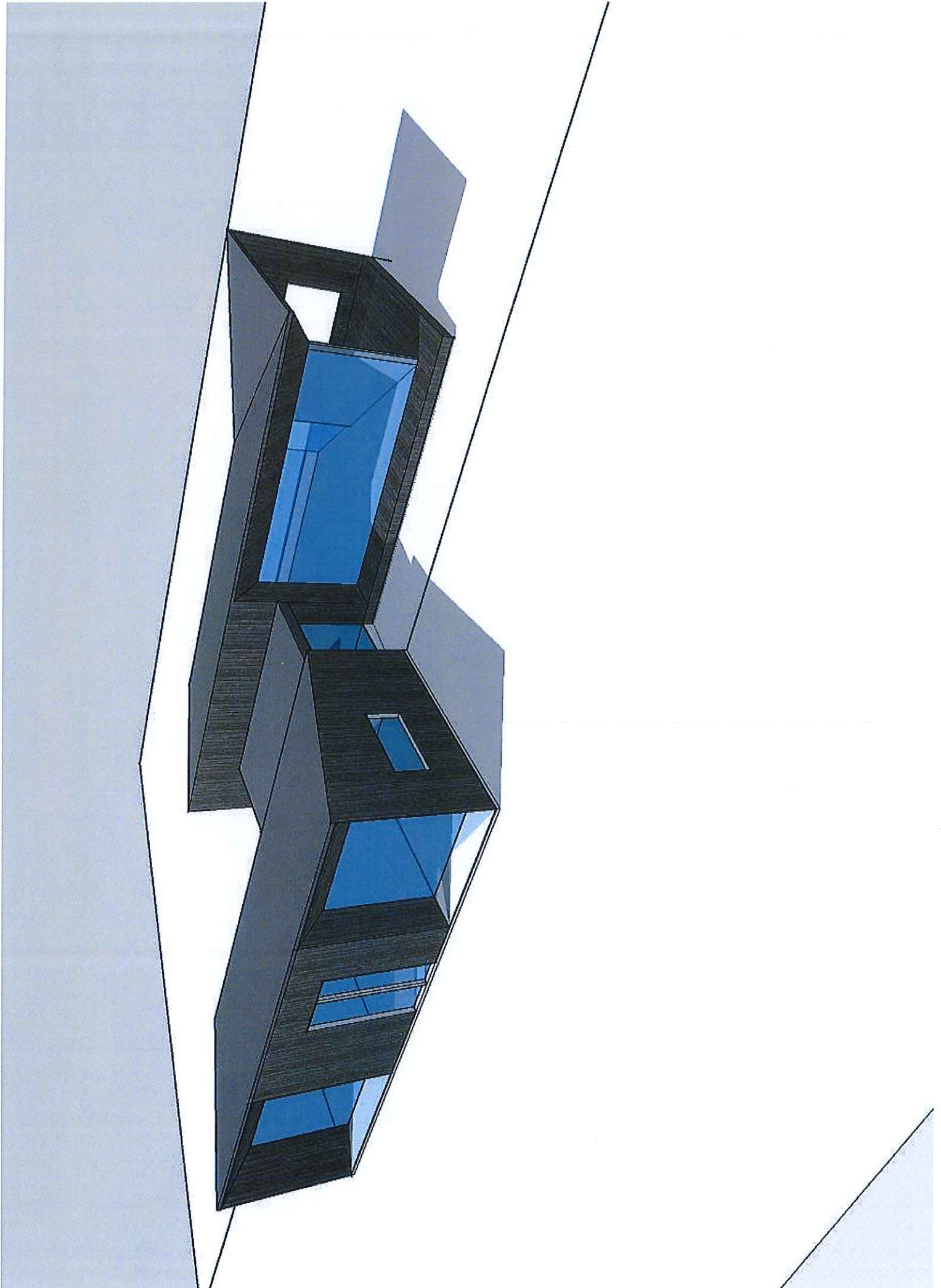
Should you require further information, please do not hesitate to contact us.

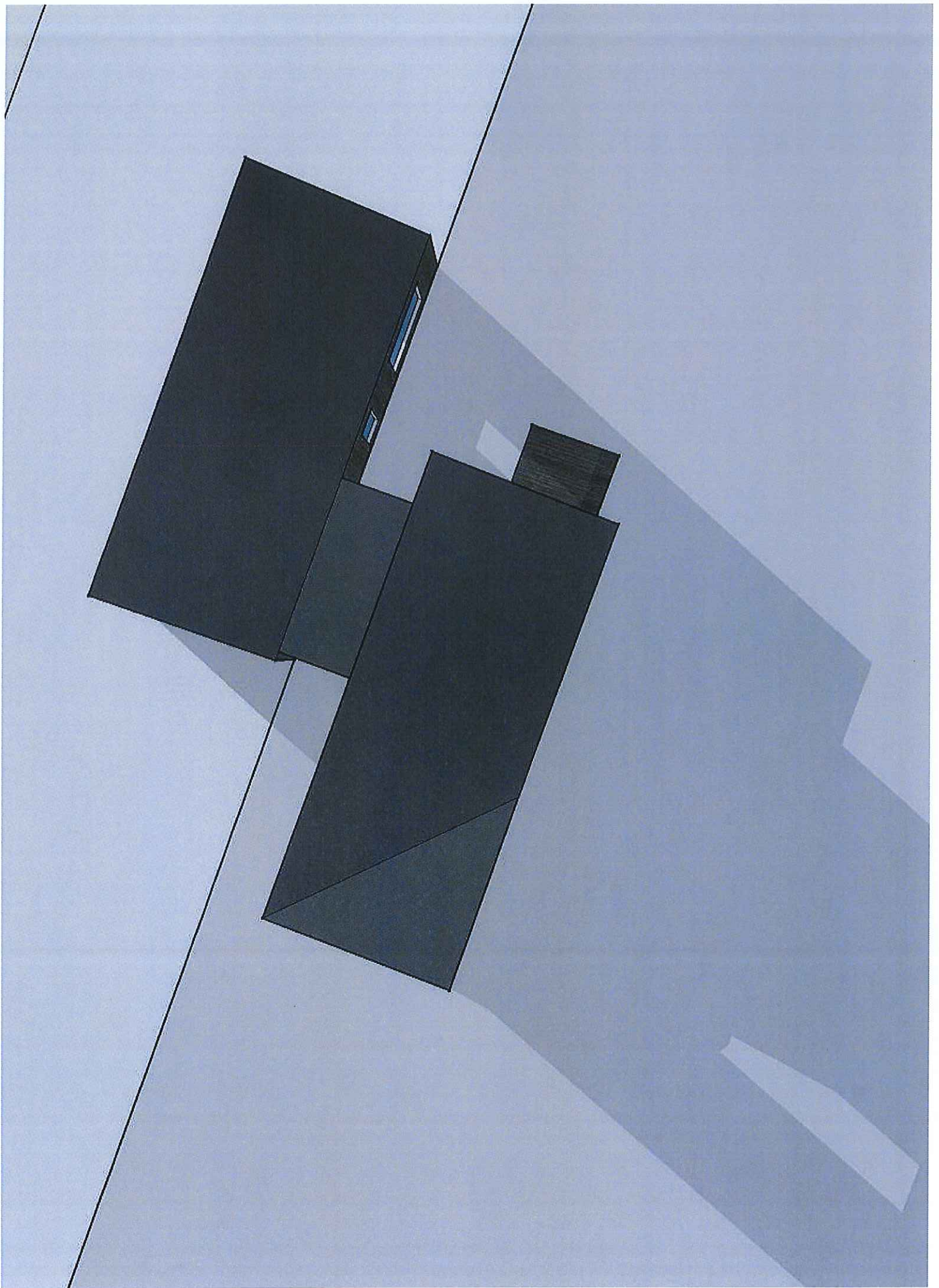
Kind regards,

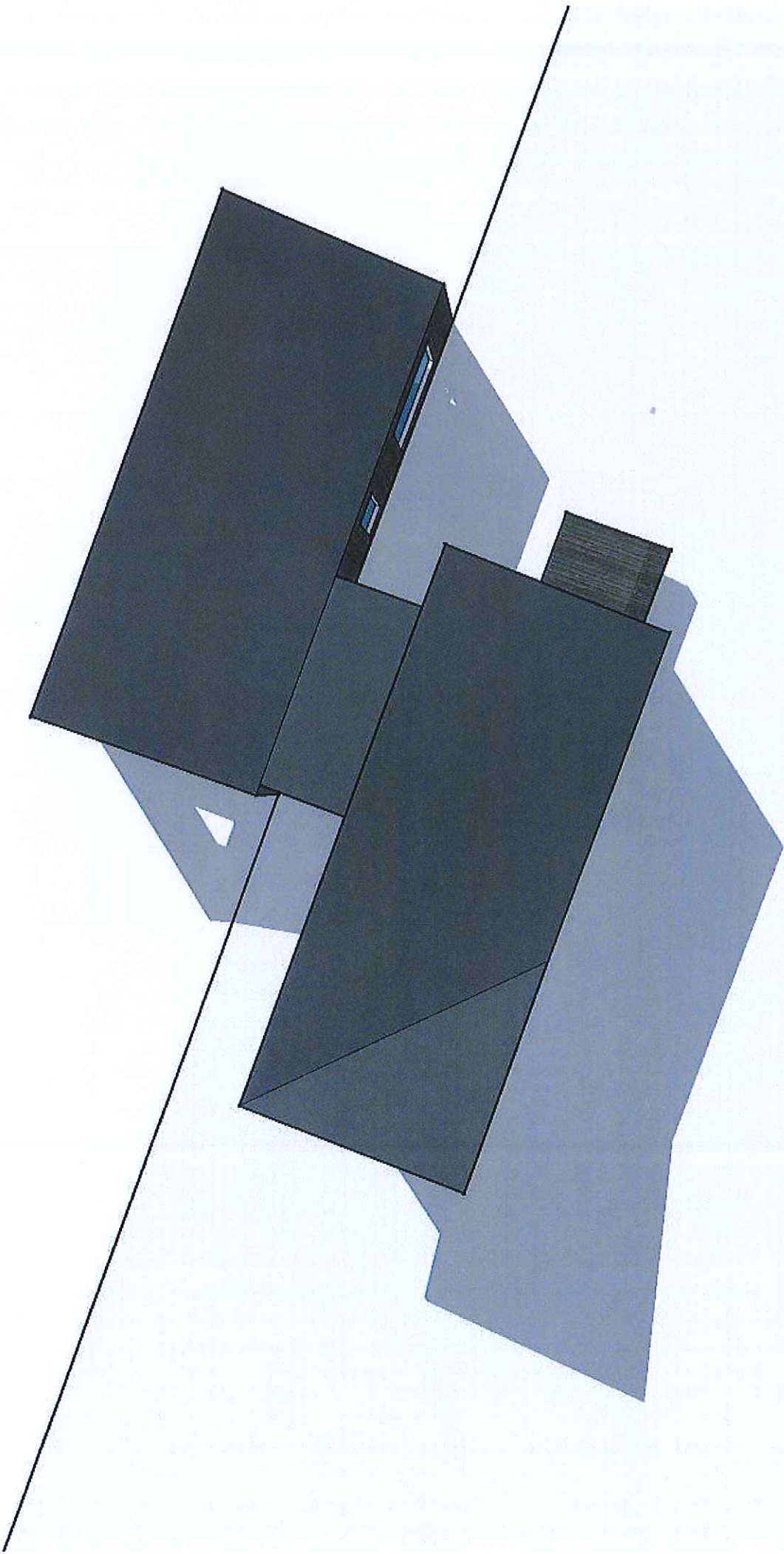


Uta Green
Director









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Proposed House
Address: 45 Burton Street, Hillwood

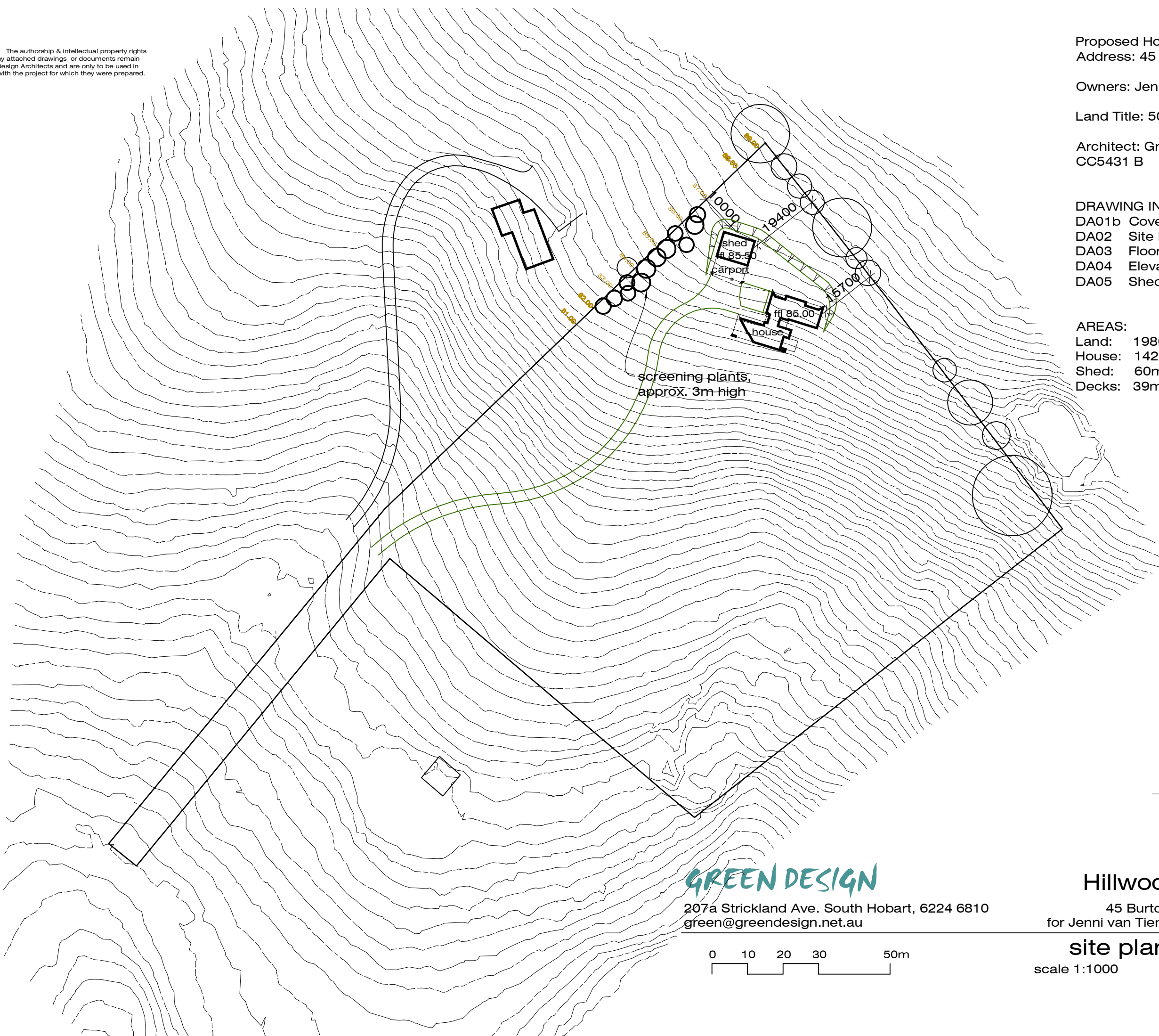
Owners: Jenni van Tienen & Jon White

Land Title: 50198/4

Architect: Green Design
CC5431 B

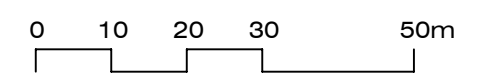
DRAWING INDEX :
DA01b Cover Page/ Site Plan
DA02 Site Plan
DA03 Floor Plan
DA04 Elevations + Sections
DA05 Shed Plan + Elevations

AREAS:
Land: 19800m²
House: 142m²
Shed: 60m²
Decks: 39m²



GREEN DESIGN

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Hillwood 1718

45 Burton Street, Hillwood
for Jenni van Tienen and Jon White

site plan - DA01b

scale 1:1000

08.09.2018