

**Council Agenda Item 8.1**  
**Attachment 3**  
**Representations - 82-90 Balfour Street, Launceston**

5 February 2018

City of Launceston  
Town Hall, 18-28 St John Street  
Launceston, TAS 7250

To whom it may concern,

**Re: DA0677/2017 – 82 to 90 Balfour street, Launceston**

I am writing in regards to the townhouse development for this site.

We are particularly concerned about the visual impacts when viewed from the adjoining property on the Western boundary. It is proposed that the building setback be at least a minimum of 500mm from the Western boundary (*11.4.3. Building Envelope for single dwellings.*).

Other Items that are not addressed in the planning statement by the applicant are listed below. How does the proposed fence meet the performance criteria? The dominate fencing style in the street is quite different and much lower in height than the proposed fence for this development?

**E13.6.6 Site of buildings and structure**

P1

*The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:*

- (a) the cultural heritage values of the local heritage place and setting;*
- (b) the topography of the site;*
- (c) the size, shape, and orientation of the lot;*
- (d) the setbacks of other buildings in the surrounding area;*
- (e) the historic cultural heritage significance of adjacent places; and*
- (f) the streetscape.*

**E13.6.7 Fences**

A1

***New fences must be designed and constructed to match existing original fences on the site.***

P1

*New fences must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:*

- (a) the cultural heritage values of the local heritage place and setting;*

- (b) the architectural style of the dominant building on the site;*
- (c) the dominant fencing style in the setting; and*
- (d) the original or previous fences on the site.*

Images of the existing streetscape and fence types:



Kind regards

David Burke

The General Manager,

regarding...

Application ID	<a href="#">DA0677/2017</a>
Application Description	Residential - single dwelling; construction of a dwelling on both Lots 3 and 4
Property Address	82 Balfour Street LAUNCESTON TAS 7250
Closing Date	05/02/2018

I would like to make the following comments:

There seem to have been three planning episodes relating to the four lots on 82-90 Balfour St:

**1 2016** an application comprising a subdivision into 4 lots and a site plan of buildings to be erected. I made some comment at the time and may have made some mention of parking issues, and of the planned multistorey homes projecting further towards King St than the existing Heritage buildings. The then existing electricity poles were already an issue in the street, standing as they did in the existing roadway. I was interested to see that this 2016 plan showed that two poles in the street would be removed. I thought that was good and I believe that in my comment I asked the planners/Council to consider removing the other 2 poles in King St and burying them underground as a street meeting of residents with Council representatives had asked some years previously, when the larger garbage/recycling trucks were introduced. I was amazed when last year when one of the problem poles was removed *and then replaced with another, but planted further out into the existing roadway!*

**2 2017** I received a communication from Council to the effect that the existing approved plans were being modified, and that I could not comment to the Council about the proposed changes to the existing plan, but that if I wished to object, I should have to take my concerns to some Tribunal or other. That sounded like lawyers-ville to me and so I shrugged and accepted that regardless of my views on the project application, the project was going to go ahead and Council seemed to be absolving itself of its responsibility in this matter.

**3 2018** Then during the last week of work before Xmas, I learn that further changes are proposed and now, back in the state after vacation, I would like to make the following points:

A Already the structure at 90 Balfour has made a significant inroad into the view of West Launceston/Trevallyn. Incidentally, the design of it along the front street has changed, from 6 or so pairs of 'portrait' colonial windows to a wall face with a central glassed stairwell area. I must say, however, on the other hand, the then proposed matchbox shapes of lots 3 and 4 have been replaced by what to me seems to be far more attractive.

B But the issues of parking have only worsened:

- (i) The new King St driveways mean that where once we could park in the street, we are now not allowed, and once the last two lots are done, I think some further parking spaces will go - beyond the spaces that have already been 'yellow lined'.
- (ii) Wheelie bins - already a problem in King St, now (with the advent of green-bins) a possible further dozen bins in the street. - garbage pickup is a big issue here.

(iii) Some of my neighbours have remarked that the major windows in (all) the lots will provide a view into their houses and backyards.

Finally, I would like to say that I tried to make sensible comments - still do - but am not confident that they were/are being heard.

Yours faithfully,

Garry Stannus

PS: A minute before the deadline, so I'll have to post now and skip the editing stage! Bye for now!

3

Dear Fiona, I'm on about units being built in Balfour St.  
cut off time for me 5 o'clock. Monday. I work City Mission Prospect  
Monday & will have to catch bus 12.29 to town hoping I can see  
you, due to a Heritage Victorian house & block (garden & fruit trees) in  
a Heritage area, Canberra wrote years ago to say how important  
my house was, Batten St. King St. & Balfour St. were first working  
men's cottages in L'ton.

My house 161 to 2 years old  
I've had to put up 50 years, 18 ft. rusty  
tin fence opposite me & now threatened with wrong type  
units, that'll take my privacy away, they'll be able to see  
up my passage & garden & be a worse eye pore for  
me than the rusty previous fence

I'm for Victorian type units or cottages  
similar to 1 Ethel St.

In Balfour St. cottage number	81
"	" " 83
"	" " 85
"	" " 87

to blend in with rest of Heritage look

29/1/2018

Joan Pentland

FILE No.	DAA003/2018		
EO	OD	Box	
RCVD 29 JAN 2018 LCC			
Doc No.			
Action Officer	Noted	Replied	
C. Wrenmore			

E Copy E. Ranson

# Development Application Representation Letter

Development Application Number DA0677/2017

## Address of Development

02-90 Balfour Street, Launceston

## Details of Represor

Title MRS Given Name/s JOAN DIANE BINNS; STEARNES-<sup>SURNAME</sup>PENTLAND

## Reason for Representing

I object to present development, not being heritage style in heritage area, please refer to my letter + Heritage Council letter about the importance of the area.

Represor's Signature Joan D. Pentland

Date 1 12018

**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 is 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 the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

File No. <i>DA0677/2017</i>				
EO		OD	<input checked="" type="checkbox"/>	Box <input checked="" type="checkbox"/>
Doc. No.				
Action Officer		Date Received		
<i>C. Workmore</i>		<i>5.2.18</i>		

*E Copy F. Ranson  
I move*



① I have had two letters stating the Heritage of

First one from Canberra telling me Batten St., King St., and Balfour St., were the first working men's cottages, my place is going into 162 year, same as Lion City Mission Church same age (now changed into a chapel)

Telling what I'm to do & not to do etc. after Heritage on what was left of the lovely places lost. was regained.

It's amongst my deeds, can't put my hands on that, and I plan to write to Canberra about this situation and send copy of 2<sup>nd</sup> letter I received 4/10/98. which states its Victorian importance

The town houses on Corner Echel St and Balfour, 2<sup>nd</sup> being built must block number 16, very small cottage, I'm not affected by them, I feel sorry for number 16 King St.

2. But I am protesting loud and clear  
over next two Montrosities, like a block  
of two storey offices WORSE than the  
rusty 15' to 20' <sup>PREVIOUS</sup> FENCE. I'll have no privacy  
at all when I read of a day on the  
Verander <sup>THEY WILL</sup> see up my passage & well into  
my private block next door.

I would like to suggest, three  
cottages to blend in with remaining three  
terrace cottages left.

Similar to 1 Ethel St.,  
but the nicest (not 2 storey) are across  
the road from 88-90 Balfour St., and  
these numbers are - 81 Balfour St.,  
83 Balfour St.,  
85 Balfour St.,  
87 Balfour St.

The people who own these keep them lovely  
& would look nice - terrace

There were 8 <sup>terrace</sup> cottages, 5 knocked  
down, so 3 nice <sup>NOT</sup> cottages would fit  
in there <sup>NOT</sup> out of place.

(3) I've lived in <sup>all my</sup> life, bought home as a 'baby' from the old Q.V. hospital in High St.

In the 50's I was 14, Dutch people arrived in L'ton, then ~~the~~ ten pound pom's, 1957 Italians, year later the Greeks.

Three remaining cottages NO. 78 NO 76, TWO TWO STOREY brick, Mrs. Wickers lived in NO. 72. Freeman Family lived in one before it NO. 74. The Elmors lived in single house <sup>70</sup> back yard back of pub. when Heritage was taken off, NO 70, 72 & 74, now ~~Heritage~~ Hall Hotel, there are now <sup>HOTEL'S</sup> ~~the~~ back yard.

On your plan opposite KING ST. in Charles Street NO. 247 and 249 not correct, my father was crippled after accident could only get gardening jobs at the time, he took me with him an old lady lived in 249, NOT HERITAGE. Similar big barn type house identical is in Crown St. once was Victoria St. but young town put a Victoria St. there, & Victoria St. became

4

Crown St. >

Three houses came down one a magnificent one 2 shops & flats up behind it & miss one house & the two side by side & two blocks two different houses, gone and New heritage with plaque on it, I wasn't antique I was 17 or 18 when they come down.

As a child I loved all these beautiful places & saddened at their demise I admired what the old craftsmen builders did, when all destruction was done, they bought back the Heritage, but the destruction was obvious for years.

The man who bought 82-90 & pulled down & with the bricks made shed of them for car repairs.

He put place on market twice I know of my son applied 1<sup>st</sup> time & 5 blocks on two titles, Council of the day, paid any sale would have to be units like I described to keep in unness of other buildings, he didn't sell & I am wondering if he's died?

5

When sign came on fence, for 4 units we thought what previous council planned. & when we heard two swimming pools going in, a neighbour went to check & too late, we'd have to go to lawyers.

I'm seeing 3 storey housing on corner Ethel St. like Old high rise, not in right location, not Heritage AT All.

I went to see plans last Thur. Gave had to put up 50 years unsightly 20' rusty fence & pole in wrong place, it was bent cars had to job to pass it in King St.

Now a two story monstrosity, swimming pool, looking like two story office blocks, where they can see up my passage & over my garden block beside my house. I like to read on the veranda what privacy do I have?

Two story advertised as single!

Joan Pentland

6/ Also 2<sup>nd</sup> Swimming pool on  
former number 84 Balfour street  
gates would always be opened  
I'd pay at a guess.

There's a mother not far from  
this pool twin approx 3 years old  
another girl approx 4 years old.  
my former husband a police man  
was going to young children's deaths  
quite often because kids that age  
quick to escape.

also our cats, Ethel St.,  
King St. Batten St., hope they  
don't get drowned due to no  
covers over the pools.

# *Tasmanian Heritage Council*

Ref:-C3940

J D Pentland

7/10/98

Dear Property Owner ,

**RE: House, 1**

It is advised that the Tasmanian Heritage Council has provisionally entered the above place on the Tasmanian Heritage Register.

The *Tasmanian Historic Cultural Heritage Act 1995*, which was proclaimed on 28 February, 1997, is administered by the Tasmanian Heritage Council.

The purpose of the Act is to “*promote the identification, assessment, protection and conservation of places having historic cultural heritage significance*” and to this end the above place has been entered on the register on a provisional basis.

Enclosed please find formal notification, pursuant to section 18(3) of the *Tasmanian Historic Cultural Heritage Act 1995* concerning provisional entry on the Heritage Register of the above mentioned place.

Should you require further information or have any questions, please do not hesitate to contact me on (

Yours sincerely,



Andrew Todd  
Registrar, THC Secretariat.

# Tasmanian Heritage Council

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## NOTICE OF PROVISIONAL ENTRY

Take notice that the Tasmanian Heritage Council pursuant to Section 18(3) of the Historic Cultural Heritage Act, has provisionally entered the place known as:

**House,**

(more particularly described on the attached data sheet which forms part of this notice).

on the Tasmanian Heritage Register and intends to enter the place on a permanent basis.

Section 19 of the Act reads as follows:

- 19 - (1) *Any person may object to the Heritage Council's intention to enter a place in the Heritage Register on a permanent basis.*
- (2) *An objection must be -*
- (a) *made in writing; and*
  - (b) *lodged with the Heritage Council within-*
    - (i) *60 days after a notice was given or published under section 18(3), whichever is the later; or*
    - (ii) *any further period the Heritage Council allows.*
- (3) *An objection may be made only on the basis that the place does not satisfy any required criteria on which the entry is based.*
- (4) *A person who lodged an objection may appear in person before the Heritage Council to make representations in relation to the objection.*

A copy of Part 4 (Section 15 to 28 inclusive) of the Historic Cultural Heritage Act 1995 is enclosed.

Your attention is also drawn to Section 32(1) of the Act which reads as follows:

- 32 - (1) *A person must not carry out any works in relation to a registered place of a place within a heritage area which may affect the historic cultural heritage significance of the place unless the works are approved by the Heritage Council.*

*Penalty: In the case of -*

- (a) *a corporate body, a fine not exceeding 10 000 penalty units; or*
- (b) *an individual, a fine not exceeding 5 000 penalty units.*



# Tasmanian Heritage Council

Name: *House*

Reference: **C3940**

*Launceston*

*Launceston*

Original Use: *Habitation*

Present Use: *Habitation*

Feature Type: *house*

Architectural Style: *Victorian*

Integrity: *Externally predominantly intact.*

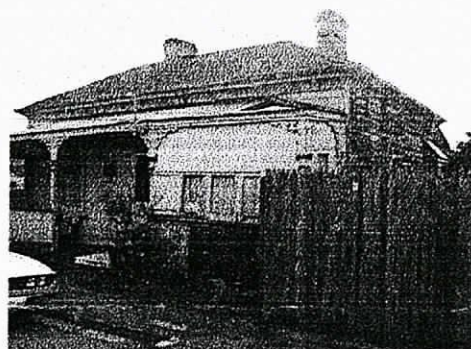
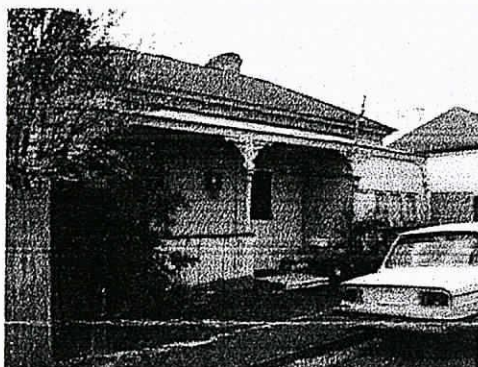
Floors: *1* Roof: *corrugated iron*

Walls: *brick*

Attic:  Basement:

History:

Description: *This is a weatherboard cottage with a central door and flanking double hung windows with semi circular heads. The roof is hipped with narrow lined eaves, brackets and a verandah to the street which has been enclosed at one end.*



## CRITERIA FOR ENTRY IN REGISTER (Refer to Section 16 of the HCH Act for the expanded criteria.)

(a)-Historical:

(e)-Creative / Technical:

(b)-Rarity:

(f)-Community:

*This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.*

(c)-Research Potential:

(g)-Association:

(d)-Representative of:

*12 King Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey brick Victorian domestic building.*