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**From:** Robert Grant  
**Sent:** Wednesday, 6 December 2017 12:21 PM  
**To:** Contact Us  
**Subject:** DA0616/2017 objection letter  
**Attachments:** 10 Middle St objection.pdf; 10 Middle St objection.pdf

Hello

I have atatched a written submission to object to a proposed planning application.

Could you please forward it to the planning department for me please.  
Would you be able to confirm this for me please.

Regards

Robert Grant

Robert Grant

6 December 2017

The Manager Launceston City Council  
Planning Department  
PO Box 396 Launceston TAS 7250

Dear Sir/Madam

**Re: DA No: DA0616/2017. Site Address: 10 Middle Street Launceston TAS 7250**  
**Proposed demolition and re-construction of the rear of the existing dwelling.**

I write in connection with the above planning application. I am the owner of My  
property is to the proposed development. I know the site and local area well, and after viewing the plans, I  
would like to object to the proposed development.

My objections are based on the following.

#### **The Launceston Interim Planning Scheme 2015**

The Middle St and Babington St area is made up of a pocket of late 1800s Georgian workers cottages and detached Victorian terraces. The area is listed under The Launceston Interim Planning Scheme 2015, as a Local Heritage place. Any work or development done to a property must comply with section E13 of the Launceston Interim Planning Scheme, namely The Local Historic Cultural Code.

There are 3 sections of the E13 code that should apply to this development. Section E13.6.1 Demolition, Section E13.6.5 Height and Bulk of Buildings and E13.6.8 Roof form and materials. The purpose of these sections is to make sure that any demolition, building height and roof form and materials does not impact on the historical cultural heritage significance of local heritage places and their settings. I believe the new development does not comply with Section E13 of the Launceston Interim Planning Scheme.

#### **Demolition**

The development calls for the demolition of the kitchen and sunroom area. I believe this contravenes Section E13.6.1 of the Code because it will impact the cultural heritage significance of a local heritage place.

#### **Inappropriate Building for a Heritage Site**

Middle Street is an historic area with a handful of Georgian workers cottages. They are all single storey dwellings with either gable or pitched roofs. Recent renovations or developments have been made sympathetic to the area, with building heights and materials used in keeping with the area as well.

The new development will be a two storey square structure with a flat roof. It will totally out of character from the rest of the properties in the area. The new building will be higher than the original cottage on site and will be visible from the front street scape as well as from neighbouring properties. I will have visual impact from my lane way and front garden. Although the front of the original cottage will be kept, the large two storey new structure will greatly impact the heritage significance of the precinct.

#### **Conclusion**

I would like to see 10 Middle St developed but it needs to be in a way that is in keeping with other buildings in the area. My main concern is the height and design of the two storey extension. A single storey structure with either gable or pitched roof clad in weatherboard would be a better alternative.

I hope my objection is given full consideration, and please contact me if you require further information.

Regards

Robert Grant

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**From:**  
**Sent:** Tuesday, 12 December 2017 8:14 PM  
**To:** Contact Us: Planning Queries  
**Cc:**  
**Subject:** DA0616/2017 - 10 Middle Street - Objection to Proposed Development

Hi

I wish to formally note my objection to the proposed development at 10 Middle Street. (DA 0616/2017)

There are several reasons for this, most particularly in relation to the dramatic increase in shadowing that the property will be subjected to.

The shadowing is a significant concern that can't be underestimated.

The shadowing will negatively impact the ambience, warmth, liveability, utility and useability of the property at

The height, style and location of the new construction at 10 Middle Street will prevent an enormous amount of sunlight and natural light from reaching the property at

To expand further, the proposed development will be particularly obtrusive and invasive to the property at due to:

- most significantly, the fact the new 5.5metre high building and vertical wall will be due North and East of the heritage listed dwelling at (ie the directions from where most natural light and sunlight is captured)
- this will result in significant shadowing throughout the year which will adversely impact the property at
- The shadowing will be particularly notable before mid-day all year round, and most acutely impacting during the colder 6 months of the year when the sun is lower in the sky and the solar heat and light is most required and beneficial.
- the fact that this 5.5m sheer vertical wall height will be very close to the border with exacerbates the effect of the shadowing.
- the 5.5metre high vertical wall will be at maximum height for a considerable portion of the boundary with As such, the shadowing will extend to, and negatively impact, a significant portion of the property at – notably impacting backyard areas used for outdoor enjoyment.
- the 5.5metre high metre new construction will have a box-like shape and the roof line of the proposed construction will not taper back from the boundary with as the building reaches it's maximum height. This is relevant as the form of the proposed building is such that will block the maximum possible amount of solar light and solar warmth for its size. The form of the proposed dwelling is different to that of the pitched roof of the existing dwelling at 10 Middle St - this needs to be understood.

As noted, this new construction will significantly reduce the amount of sunlight and natural light entering the property at due to it being constructed due North and East of

Have any year-round shadowing diagrams been prepared which indicate that there will not be a negative or detrimental impact on the property at I expect the level of shadowing to be unreasonable and I'd be most interested to see any shadowing diagrams if they exist, particularly in relation to the morning sun and particularly for the colder 6 months of the year.

As I say, the shadowing will negatively impact the ambience, warmth, liveability, utility and useability of the property at

In addition, this proposed height and shape of the construction is not in keeping with the architectural style of the area.

The majority of the dwellings in Middle Street (and Babington Street) are heritage listed and this character and charm should be preserved.

Introducing such a high and square shaped building of 5.5metres amongst this heritage enclave is inappropriate for the area.

From the heritage perspective, the proposed construction can be expected to detract from the heritage values of Middle Street for all neighbours, passers by in Middle Street and for the significant number of travellers who view the area from an elevated position as they travel along the West Tamar Highway.

The construction will also significantly detract from the pleasant aspect in the backyard at [redacted] It will result in the back yard at [redacted] : basically being "boxed in" vertically. I am of the hope that the fact both properties at 10 & [redacted] are heritage listed will enable this character and aspect of both properties to be retained.

For these reasons, I object to the proposed development at 10 Middle Street and believe the development should not be allowed to proceed as has been submitted.

Yours faithfully,

Kim Kilby

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**From:** Colin O'Brien  
**Sent:** Wednesday, 13 December 2017 11:25 AM  
**To:** Contact Us  
**Subject:** Fwd: DA 0616/2017 10 Middle Street Launceston

**Date:** 12 December 2017 at 6:05:15 pm AEDT  
**To:** [luke.rogers@launceston.tas.gov.au](mailto:luke.rogers@launceston.tas.gov.au)  
**Subject:** DA 0616/2017 10 Middle Street Launceston

My name is Colin O'Brien and I reside at I would like to raise some issues with this Discretionary Development Application.

The height is an issue particularly with the loss of morning sun in winter to the house at number I also believe it will impact on my privacy at number I will lose some afternoon sun in winter.

The two storey building proposed does not fit in with the heritage of the buildings neighbouring the property.

The use of the tree to help screen the development is questionable. I have complained to numerous property managers since 2008 about the tree. It overhangs and the roots have lifted the footpath. It dangerously overhangs the power line to this property and once brought the line down. The owner nearly stepped on the live wire in the dark. The tree at the front of the property has damaged the footpath at number and has been reported by me to Aurora Energy for touching the electric wires.

I would like you to consider my objections to this development.

Thanks,  
Colin O'Brien

Sent from my iPad