

Maria Chledowska

From: James Birch
Sent: Tuesday, 23 April 2019 9:55 PM
To: Contact Us
Subject: RE DA0090/2019
Attachments: April 23 2019.docx

Attention : Michael Streeton General Manager Launceston City Council. Re: DA 0090/2019

Please find attached document in regard to DA:0090/2019

Yours sincerely
James & Helen Birch

April 23 2019

Michael Stretton
General Manager
Launceston City Council
St John Street
LAUNCESTON 7250
contactus@launceston.tas.gov.au

Re: DA No: DA0090/2019

24-26 Montifiore Street Norwood

Dear Michael

With this letter we are lodging an objection to the proposed application for boundary adjustment at 24-26 Montifiore Street Norwood - DA0090/2019.

Most developments require some form of building approval and we note this is not being sort in this application. However, while the applicant has stated that the proposal does not involve building works or discretionary uses and therefore clauses 10.4.1 to 10.4.14 do not apply now, the application itself does state the adjustment of boundary is to create a vacant lot that will be capable of accommodating residential development. Therefore, boundary adjustment has to satisfy classified Planning Directives Standards.

10.1 Zone Purpose Statements

10.1.1.4

To encourage residential development that respects the existing and desired neighbourhood character

24-26 Montifiore Street consists of 2 lots with an existing dwelling built across both lots as a large residential lot, characteristic of the existing area.

The proposed development for boundary adjustment to make two separate lots is inconsistent with the surrounding area in that it will create a small and irregular lot (Lot 1).

Proposed boundary adjustment cuts around existing dwelling reducing lot 2 size considerably which is out of character and not consistent with the streetscape. Streetscape consists of surrounding properties having approximate land areas of:

28 Montifiore Street 1645m

31 Montifiore Street 2632m

29 Montifiore Street 1297m

25 Montifiore Street 1572m

23 Montifiore Street 1428m

10.4.2 Setbacks and building envelope for all dwellings

A1.3

Each lot, or lot proposed in a plan of subdivision must have new boundaries aligned from buildings that satisfy the relevant acceptable solution for setbacks

Proposed boundary Lot 1 setback 2m from existing dwelling on lot 2 does not meet regulations of 3m

10.4.6 Privacy for all dwellings

A2

A window or glazed door to a habitable room of a dwelling

(a) the window or glazed door

(i) is to have a setback of at least 3 m from a side boundary

Proposed Lot 2 does not meet standards with proposed boundary between Lots 1 & 2 is 2m from existing dwelling – minimum required is 3m

P3

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area

Proposed Lot 1 & 2 do not fit with size and character of surrounding lots in the street

The impact will result in loss of amenity to adjoining lots by Lot 2 overlooking Lot 1 and loss of privacy, and have a visual impact of bulk on land size (Lot 2), with proposed new boundary cutting across existing open space, and not being consistent with the character of the streetscape when viewed from adjoining lots.

10.4.15 Lot size and dimensions

Each lot, or lot proposed lot of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:

(g) the existing pattern of development in the area

Does not conform with existing pattern of size of land areas of neighbouring properties

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

(b) be able to contain a rectangle measuring 10m by 15m;

Proposed Lot 1 plan does not show how this building envelope is able to fit on the proposed lot 1 within the regulations for easements and boundaries.

A1.3

Each lot or lot proposed in a plan of subdivision must have new boundaries aligned from boundaries that satisfy the relevant solutions for setbacks

Proposed boundary Lot 1 setback 2m from existing dwelling on Lot 2 does not meet regulations of 3m

Footnote:

The cul de sac end of Montifiore Street is already congested with 7 existing driveways plus an additional 3m wide walkway to Charlton Street Park, all contained within 75m of street frontage. The western side of the cul de sac has mountable kerb and channel which does not allow for any on street parking. The shape of the head of the cul de sac allows for only 4 on street spaces to service both public parking for access to the council park and properties fronting it. Providing an additional driveway to lot 1 will both remove on-street parking space and add traffic entering the roadway.

Yours sincerely

James & Helen Birch

Maria Chledowska

From: Peter Bradley
Sent: Tuesday, 23 April 2019 4:46 PM
To: Contact Us
Subject: Planning Application DA0090/2019 Location 24-26 Montifiore Street
NORWOOD

I wish to register my objection to the Boundary adjustment relative to the above property on the following grounds:

- 1) The reduction in land area and the new configuration of the proposed Lot 1, by its very nature would place limitations on the positioning of any future building which might be proposed for Lot 1. The implication of this would ultimately be the unwarranted impact on adjoining property owners.
- 2) There is a notation on the Plan referring to "The proposed requirement for Domestic Sewer Pump". What guarantees does Council offer or what regulations are in place to monitor noise levels in regard to such instillation.
- 3) It would appear, that for this adjustment to be finally approved, there would be some impact and inconvenience to at least one adjoining property relative to Stormwater connection.

I trust that members of Council will carefully consider these concerns together with others that may be brought to your notice.

Yours faithfully

D Peter Bradley

Maria Chledowska

From: James Russell <
Sent: Monday, 29 April 2019 8:15 AM
To: Contact Us
Subject: FW: DA0090/2019
Attachments:

Dear Ms Cheledowska,

I would like to amend reference to point 2 of my objection to application DA0090/2019.

I have said the Maxi Taxi operate out of it is actually operating out of

Sorry for an inconvenience caused.

Regards,

James Russell

From: James Russell
Sent: Monday, 15 April 2019 11:11 AM
To: contactus@launceston.tas.gov.au
Subject: DA0090/2019

Dear Ms Cheledowska

I would like to put an objection to an application DA0090/2019 for a Subdivision- Boundary adjustment at 24-26 Montifiore st Norwood.

My objection is based on a number of concerns.

1/ there is not enough off street parking at this end of the street, due to it being a cul-de-sack that have driveway access to all house's

2/ there is a Maxi Taxi company that operates 24/7 out of number

3/ the Taxis are lined up on the street, on some occasions both sides of the street.

4/ employees of the Maxi Taxi company use the only parking available outside of 24-26.

5/ being a narrow street it becomes very congested as cars park on both sides of the street and I have great concern that this could limit access for emergency services.

6/ there is not enough parking for when friends and relatives visit.

7/ I believe if this application is approved it will de-value my property due to my concerns raised .

I have also attached some photos of the Maxi Taxi's and employees vehicle's that are parked outside 24-26 Montifiore St(note this was a quiet day)

Regards,

James Russell









