



Our Ref: L180618

Council Meeting - 1 October 2020 - Agenda Item 9.2
Attachment 3 - Applicants Response to Representations
65A Bourke Street, Launceston

Date 16/09/2020

The General Manager
City of Launceston
PO BOX 396
Launceston, TAS, 7250

Dear Iain

RE: DA0427/2020 – 65A Bourke Street, Launceston – Response to representations

This letter is provided in response to some of the matters raised in representations relating to development at the above-mentioned address.

1. Shadow diagrams

As addressed in the accompanying letter from Prime Design, a review of the representations resulted in the correction of an error in the original sun shadow diagrams. The diagrams have subsequently been corrected, as explained in the letter from Angela Verze of Prime Design.

As a result, the updated shadow diagrams demonstrate the impact of any development will in fact be **reduced** from that which was shown on shadow diagrams under the original submission. As the impact is therefore reduced, the application remains in compliance with the overshadow criteria for the Inner Residential Zone, and in fact results in less of an impact than was originally expected on the property at number 67.

2. Visual misrepresentations

A representation has included what essentially appear to be 'visualisations', seeking to depict what the development will look like when viewed from the adjoining property at 67 Bourke Street. These diagrams are grossly inaccurate and do not provide any reasonable indication of how the development will appear when viewed from number 67. The submitted site plan clearly shows that the brick wall will end approximately 2.2m from the edge of the bay window at number 67. It is only the **unroofed** section of the deck, with a partially transparent screen, which will extend out and opposite the bay window at number 67. This unroofed section of development is neither visually intrusive or bulky

The misrepresentation of this structure as a large dark object obstructing the majority of the window does not accurately depict the proposed development before Council.

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Figure 1 - Example of misrepresentation of development within a submission

3. Visual Bulk

The visual bulk of the development when viewed from number 67 is considered minimal. The brick wall which currently runs down the boundary between 65A and 67 **will not** be increased in length.

A total area of 5.4m² will be added onto the brick wall, in a similar style of brick as per any Heritage requirements.

The Macquarie Concise Dictionary (7th edition), defines bulky as, “*of great and cumbersome bulk or size*”

The development will remain in character with the existing wall, with the addition resulting in a minimal increase on what is currently onsite. The unroofed deck with a 1.7m partially transparent screen, setback 1.1m from the boundary could not be considered as visually bulky when viewed from an adjoining lot. This deck and wall extension is neither visually imposing, nor could it be reasonably considered “*of great and cumbersome bulk or size*”.

In conclusion, we reiterate that the proposed development is in compliance with the zone provisions for the Inner Residential Zone, along with any relevant code provisions. The zone criteria specifically allows for some degree of impact on adjoining properties, and clearly sets out a three hour test for overshadowing of adjoining dwelling windows.

The application before Council meets this test, as demonstrated by both the original and corrected overshadow diagrams which have been submitted as part of the development.

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The representors have not provided any evidence to the contrary to prove the application does not comply with the tests in the planning scheme.

The application should be approved based on compliance demonstrated in the extensive plans and responses to relevant scheme criteria.

Kind regards
Woolcott Surveys

A handwritten signature in blue ink, appearing to read 'James Stewart', written over a faint circular scribble.

James Stewart
Town Planner

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