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launceston
Suite 5 - 50-54 St John Street
Launceston, Tas 7250

hobart
8 Nottingham Court
Hobart, Tas 7015

post
PO Box 5285
Launceston, Tas 7250

.....
mob 0438 581 834
tel (03) 6331 5870

email info@mjarchitecture.com.au
url www.mjarchitecture.com.au

abn 54 127 325 517

25 November 2020

Duncan Payton
Launceston City Council
PO Box 396
Launceston
TAS 7250

Re: DA0556 2020 - Response to Representations Received

Dear Duncan,

In reference to the representations received for DA0556 2020, I provide some further comments as follows:

LETTER 1

- The Statewide planning scheme has not yet been enacted for use by Launceston City Council and therefore not relevant in terms of assessing against this application
- The scale of the project is within the allowable height and boundary set back requirements of the acceptable solutions of the planning scheme.
- The development is partially visible from the street frontage. The linear and internal nature of the site and arrangement of units minimises impact on street character
- The shadow casting diagrams are accurate and map the topography and height of the proposed development. On the day of the year when the sun is at its lowest (June 21st), there is minimal, to no impact on surrounding dwellings. Should existing vegetation and the existing boundary fence be included in the shadow diagrams, then then this would show a higher impact caused by existing structures, rather than those proposed. Consideration has been given to the new units, by cutting them into the existing ground to minimise total building height.

LETTER 2

- I refer to the response above. At 8am during winter there will be some shadow casting across a neighbouring dwelling by unit 1. By 9am there is none. The neighbouring dwelling will continue to enjoy direct sunlight for the remainder of the day until sunset. I note that the existing house proposed to be demolished is in the location of proposed unit 1 and 2, this existing house and established trees would currently cause shadow casting during this and later time periods of the day. I also note that the units are all well under the allowable building height of 9m

- Unit design complies with the acceptable solutions of the planning scheme requirements for overlooking. Clause 11.4.13. While a landscaping plan is not required to be submitted as part of the application, landscape screen plantings along the boundaries will be proposed where possible in order to further alleviate any concerns of overlooking
- In regards to above, landscape planting will be proposed along the boundaries where possible to address further any issues of overlooking
- All retaining walls will be fully engineered by a structural engineer and details submitted at the time of the building permit application. Structural engineering design is not required for a planning application

LETTER 3

- All retaining walls will be fully engineered by a structural engineer and details submitted at the time of the building permit application. Structural engineering design is not required for a planning application. There should be minimal impact on surrounding lots as retaining walls will be within the owners title boundaries
- Generally, there is an extent of existing fencing which is likely located within the owners title boundaries based on a survey completed recently. However, where existing concrete walls are affected by demolition of the existing dwelling or new proposed construction works, new retaining walls and fences will be provided at the developers expense. Any existing washing lines fixed to this structure will be replaced (with new if requested) and re-fixed in place by the developer
- Unit design complies with the acceptable solutions of the planning scheme requirements for overlooking. Clause 11.4.13. While a landscaping plan is not required to be submitted as part of the application, landscape screen plantings along the boundaries will be proposed where possible in order to further alleviate any concerns of overlooking
- Loss of view of neighbouring dwellings is not an assessable criteria of the planning scheme. Units have been cut into the land to minimise impact on the site. Units are well below the allowable building height of 9m for this zoning. There is minimal, to no loss of sunlight to neighbouring dwellings as a consequence of this development

LETTER 4

- The proposed development will be fully landscaped with screen plantings where appropriate and feasible
- As above. The proposed development will be fully landscaped and presentation to the street frontage (side on view) is similar to single residential dwellings in the area. The second attached 2 unit building is concealed behind the other when viewed from Church Street. Proposal complies with the acceptable solution of clause 11.4.20
- The existing park will not be affected by the proposed works which are located some distance away. Construction works occurring outside of the building site will not occur

LETTER 5

- Loss of view of neighbouring dwellings is not an assessable criteria of the planning scheme. Units have been cut into the land to minimise impact on the site. Units are well below the allowable building height of 9m for this zoning. There is minimal, to no loss of sunlight to neighbouring dwellings as a consequence of this development

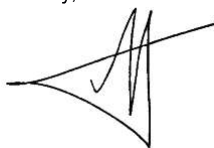
LETTER 6

- Where existing concrete retaining walls are affected by demolition of the existing dwelling or new proposed construction works (including new roads), new retaining walls and fences will be provided at the developers expense.
- Where new retaining walls are provided for the access road, footings and structures will be contained within the owners title. Landscaping on neighbouring properties will be preserved
- Visitor parking provided for the development complies with the acceptable solution requirements

LETTER 7

- All retaining walls will be fully engineered by a structural engineer and details submitted at the time of the building permit application. Structural engineering design is not required for a planning application. Retaining walls can be fixed to solid bedrock if this condition is discovered on site. Walls can be fully erected from within the owners title and not require access from neighbouring properties
- Any existing fences located where new retaining walls are to be located will be removed and replaced at the developers cost
- Tress can be adequately removed (where required) without needing to access neighbouring properties.
- Stormwater will be wholly contained within the site and discharged into the authority main in accordance with authority and council requirements. Please refer to hydraulic design drawings. Detailed design and drawings will be provided at the plumbing permit application stage

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Jirku', written over a horizontal line.

Michael Jirku
Director