



Council Meeting - Agenda Item 9.2 - Attachment 2 - Documents to
Endorse - 41 Mary Street, East Launceston - 12 August 2021

S. Group

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27/05/2021

RE: Application for Development Approval. – 41 Mary Street, East Launceston. 7250

To Whom it May Concern,

This cover letter is to provide an overview to the application for planning approval to demolish and replace the existing house and outbuilding with a new dwelling and outbuilding located on an internal residential block at 41 Mary Street, East Launceston. 7250.

The site is 1052m² in area and located in the 10.0 General Residential Planning Zone. There are no Planning Overlays and is not listed as being heritage.

The existing weatherboard house to be demolished sitting in the southern corner of the property contains 3 bedrooms and 2 bathrooms and a building area of 190m² with a detached single car garage to the northwest corner siting along the boundary edge.

The proposed dwelling is to be located in the same location as the existing dwelling with an emphasis on increasing setback to the rear boundary unlike the existing dwelling allowing for pathways around the perimeter of the building. The proposed dwelling has a building footprint of 260m² and total floor area of 305m² across two levels and will contain 4 bedrooms and 2 bathrooms. A new 2-car garage is proposed to replace the existing garage in the same location. However, will be set back from the frontage by 1m. The new garage will contain an area dedicated to a home gym with adjoining toilet and shower room and linked to the proposed dwelling via an indoor laundry linkway.

The proposed dwelling has an effective height of 7.76m above natural ground level and extends approximately 1.6m higher than the existing dwelling. There is minor excavation work to be proposed allowing the new dwelling to be sited lower in the property reducing the overall height. Excavated earth is to be retained on site and used as fill under the building foundations.

I trust that contents of this letter have satisfactorily provided an overview to this planning application. Should you have any further questions please do not hesitate to contact S. Group for clarification.

Regards,

Jono Buist
Architect – *B.Env.Des B.Arch.*



22/06/2021

RE: Response to RFI DA303/2021. – 41 Mary Street, East Launceston. 7250

To Iain More,

This letter is response to the request for further information received on the 10th June 2021 regarding the development application for 41 Mary Street, East Launceston.

Clause 8.1.3 - Application Requirements Please provide amended plans showing the following:

a. All setback dimensions to all boundaries; b. Contour levels; and c. Natural ground level AHD

Response:

Please refer to the amend drawing A01 indicating all setback dimensions, contour levels & Natural Ground Level AHD.

Clause 10.4.2 - Setbacks and building envelope for all dwellings - A3/P3 As the dwelling is located outside of the building envelope reliance on the performance criteria is sought. Please provide shadow diagrams indicating the affect the overshadowing will have on surrounding properties, including buildings and areas of open space, on the June 21.

Response:

Please refer to the attached drawings A10, A11 & A12 indicating the level of overshadowing on June 21 at 9am, 12pm & 3pm. The private open space of 1 Sussex St is overshadowed for a period of no greater than 3 hours between the times of 9am & 12pm. Additionally, there are no windows along the boundary wall of the dwelling of 5 Sussex St. Overshadowing of private open space is minimal between the periods of 12pm & 3pm. There is no overshadowing for this property prior to 12pm.

The addition of the second storey results in a building of significant bulk and has the potential to cause a negative visual impact when viewed from an adjoining property. Please provide justification against P3 demonstrating how the visual impact is appropriate, or alternatively how the design could be amended to ensure visual impact is reduced.

Response:

Please refer to the attached drawing A13. The proposed RL for the lower floor of the proposed dwelling for 41 Mary St is 63m AHD & the RL for the Upper level is 65.8m AHD. The property of 1 Sussex St is estimated to have an RL of approximately 66m AHD based on Lidar information. With reference to the two figures depicted below the proposed dwelling will site lower than the surrounding dwellings. The attached drawing also indicates approximate distances of adjacent dwellings from the proposed with surrounding AHD levels. Additionally, there is a row of trees that will be taller than the proposed dwelling to the rear boundary of 1 Sussex Street providing a visual screen & providing relief from the bulk and scale. Figure 2 shows the tree line to the adjacent boundary of the proposed site. The roof line of the proposed dwelling will be lower than the immediate adjacent dwellings.



Figure 1: view of the driveway entry to 41 Mary Street shows the proposed building area being lower than the existing surrounding properties.



Figure 2: View from the street front of 1 Sussex St.

Clause 10.4.6 - Privacy for all dwellings - A2/P2 The window to the upstairs study is located less than 3m from the boundary and therefore unable to meet A2. Please provide information on how the window can be screened to ensure privacy is maintained.

Response:

Refer to drawing A04 the windows to the study are to be translucent glass.

Clause 10.4.7 - Frontage fences to all dwellings - A1/P1 Please provide information on any new fencing being proposed.

Response:

All fences are existing timber and are to remain.

Regards,

Jono Buist

Architect – *B.Env.Des B.Arch.*

41 Mary Street, Launceston TAS 7250

GENERAL INFORMATION:

Accredited Architect: Sam Haberle
 Accreditation Number: CC5618 U
 Certificate Title: 73388/1
 Soil Classification: TBC
 Wind Classification: TBC
 Climate Zone: 7
 Alpine Area: N/A
 Bushfire-prone Area BAL Rating: N/A
 Corrosion environment: N/A
 Site Area: 1052m²
 Proposed Building Area: 250m²
 Planning Zone: 10.0 General Residential
 Planning Overlays: N/A
 Heritage Listing: N/A

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A00	Cover Page	A	27/05/2021
A01	Site Plan	B	22/06/2021
A02	Demolition Plan	A	27/05/2021
A03	Ground Floor	A	27/05/2021
A04	Upper Floor	B	22/06/2021
A05	Elevations 2	A	27/05/2021
A06	Elevations 1	B	22/06/2021
A07	Approach View	A	27/05/2021
A08	Entry View	A	27/05/2021
A09	Elevated Courtyard View	A	27/05/2021
A10	Shadow Diagram (21 June - 9am)	B	22/06/2021
A11	Shadow Diagram (21 June - 12pm)	B	22/06/2021
A12	Shadow Diagram (21 June - 3pm)	B	22/06/2021
A13	Visual Siting	B	22/06/2021



Development Application

Revision: A	Revision Date: 27/05/2021	Description: Development Application	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A00
DWG5	Cover Page		DRAWN BY	JL
			CHECKED BY	JH

create.
wonder.

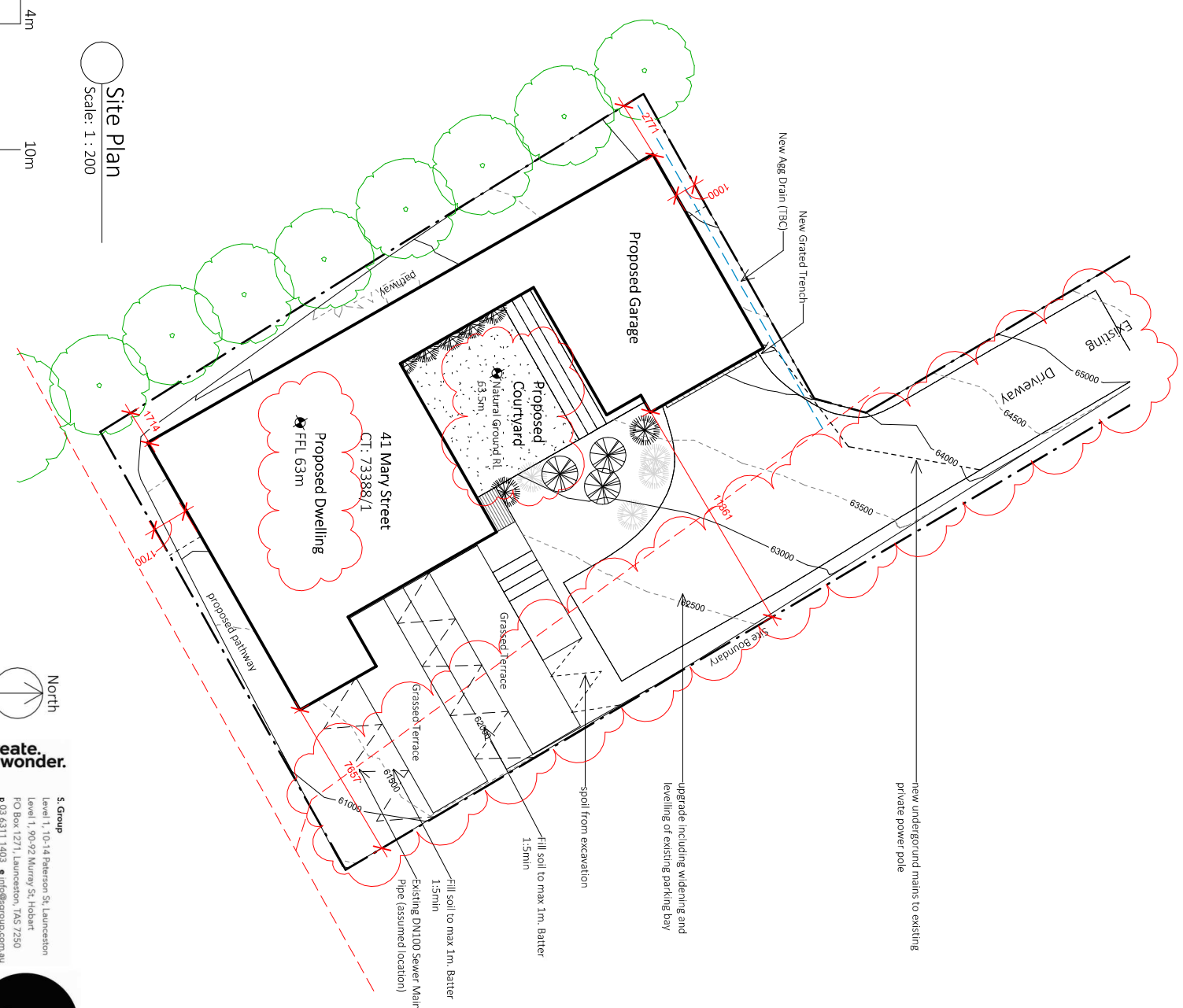
5. Group
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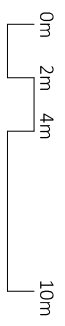


Location Plan
Scale: 1 : 1000

Area Schedule	
Ground Floor (incl Garage)	232m ²
Upper Floor	73m ²
Total	305m²



Site Plan
Scale: 1 : 200



create.wonder.

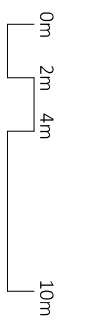
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Development Application

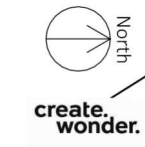
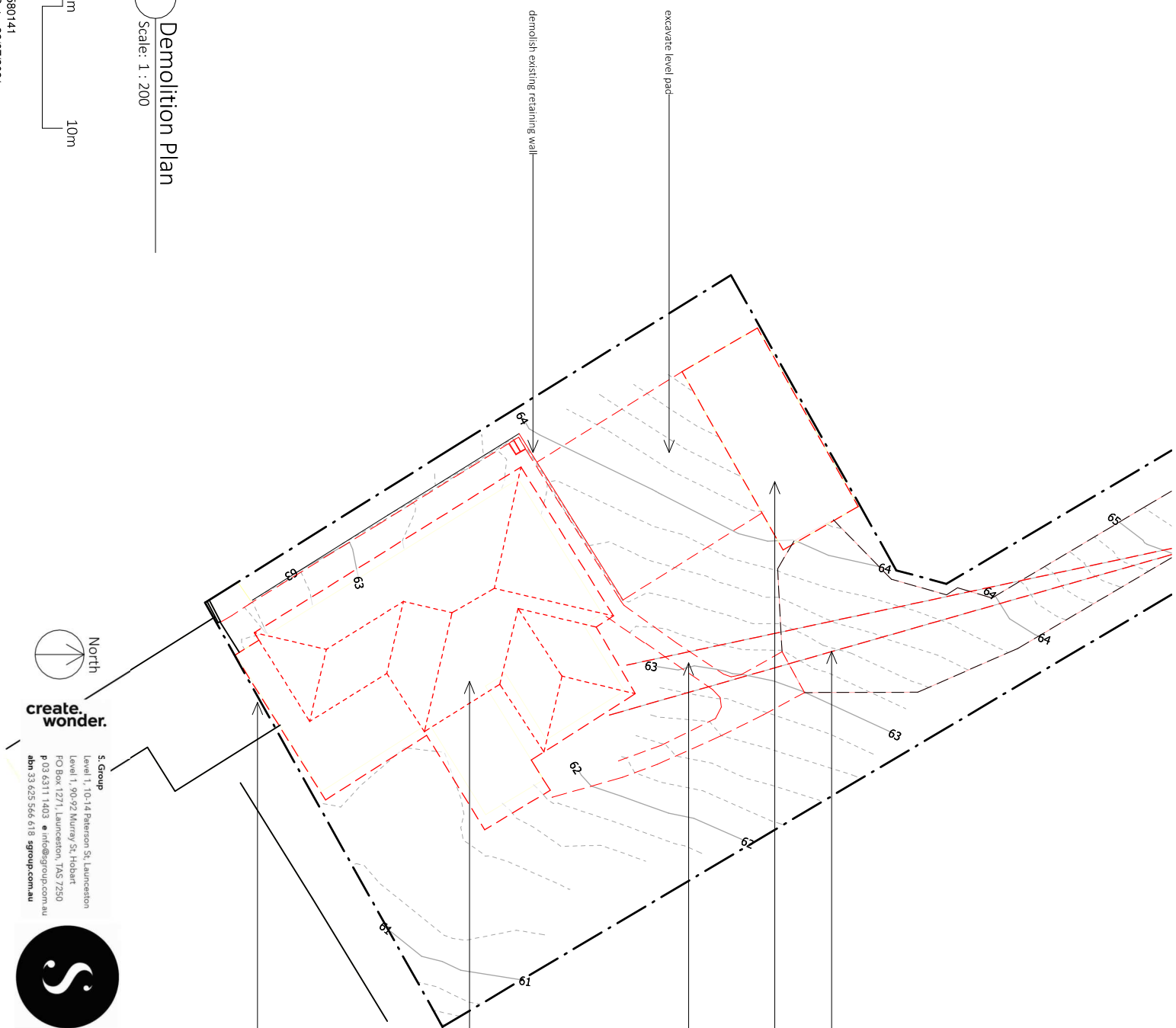
Revision #	Revision Date	Description/Response to RFI	PROJECT #
0	22/06/2021		J006925
1			

CLIENT	Mary Street - New Home	DWG #	A01
CLIENT	Client	SCALE	As indicated @ A1
DWG	Site Plan	DRAWN BY	JL
		CHECKED BY	JB
			CC 5618 U



Demolition Plan

Scale: 1 : 200



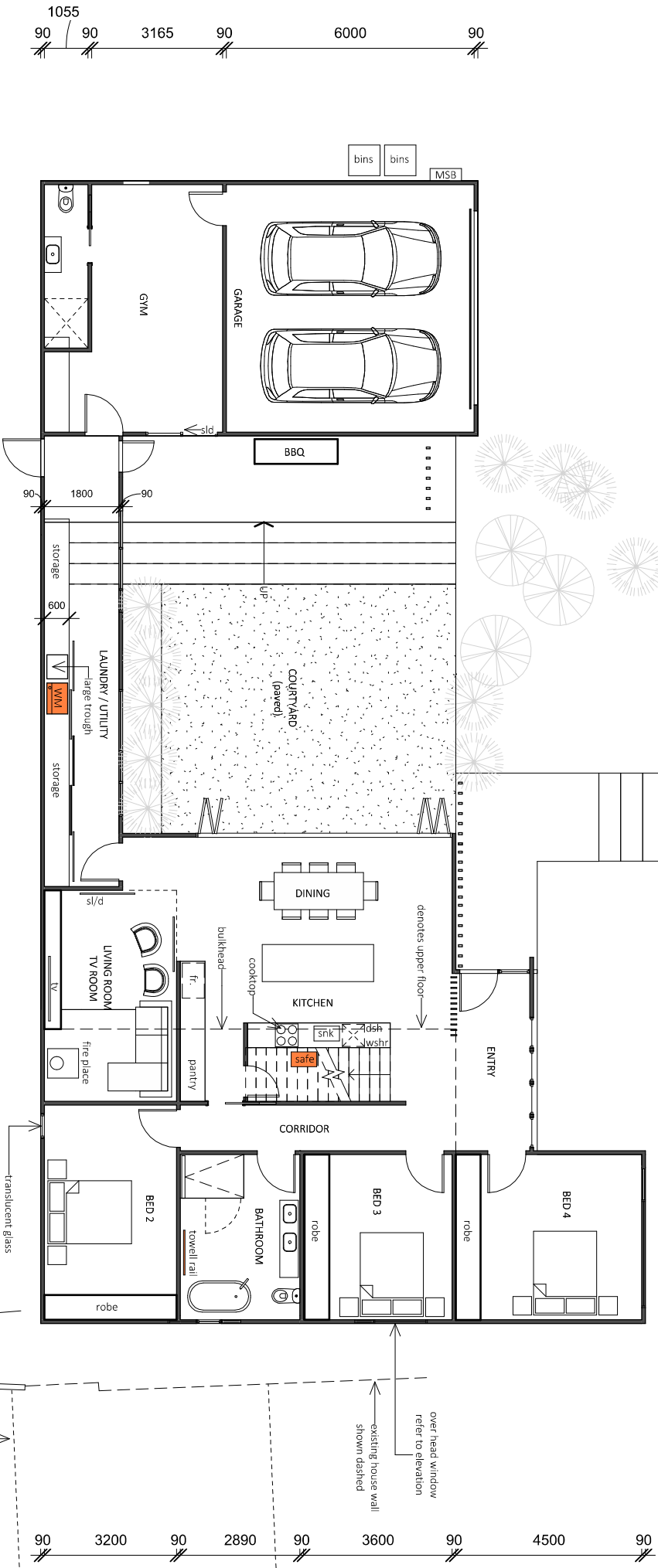
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Development Application

Revision: A	Revision Date: 27/05/2021	Description: Development Application	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A02
DWG	Demolition Plan	SCALE	1:200 @ A3	
		DRAWN BY	JL	ACCREDITED DESIGNER
		CHECKED BY	JR	CC 5618 U

Investigate boundary wall ownership (with detailed boundary survey), review structural properties of wall by qualified engineer during construction drawings phase.



Ground Floor
Scale: 1 : 100

0m 1m 2m 5m



create.wonder.

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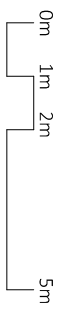
Revision A		Revision Date: 27/05/2021		Description: Development Application	
PROJECT	Mary Street - New Home	PROJECT #	J006925	SCALE	1:100 @ A3
CLIENT	Client	DWG #	A03	DRAWN BY	JL
DWG	Ground Floor	CHECKED BY	JB	ACCREDITED DESIGNER	

Development Application

Neighbouring Shed shown dashed

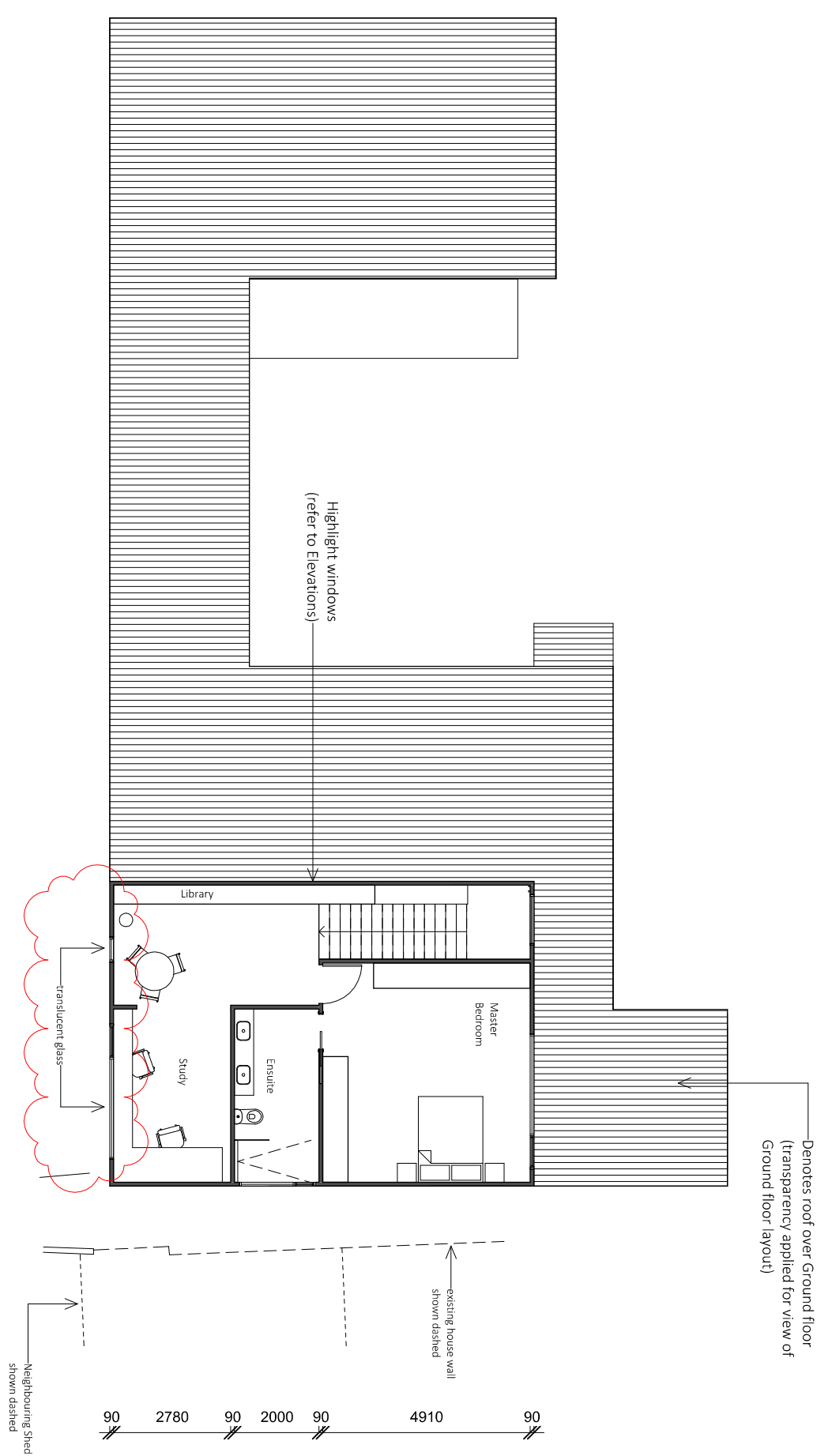
over head window refer to elevation shown dashed

existing house wall shown dashed



Upper Floor

Scale: 1 : 100



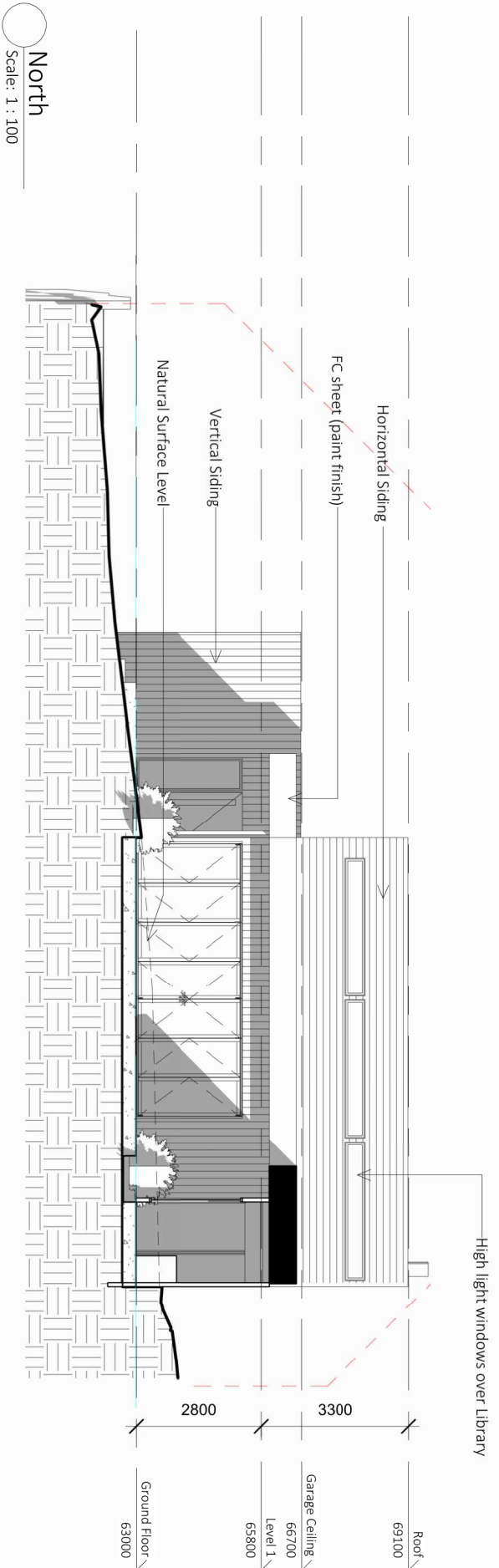
**create.
wonder.**

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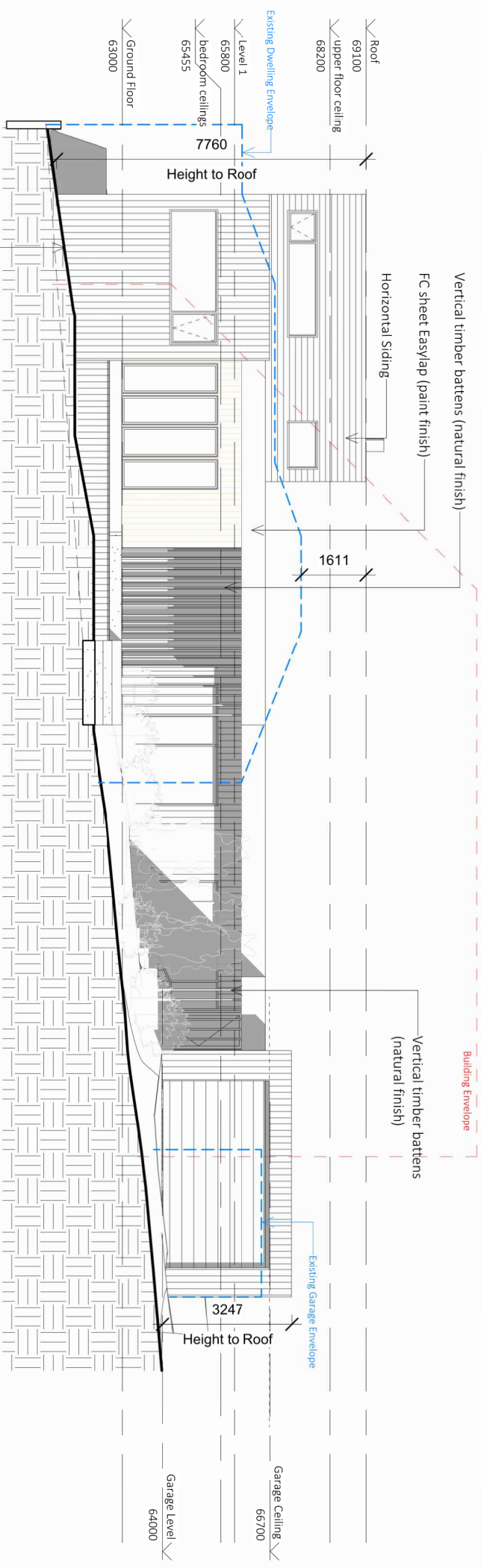


Development Application

Revision: B	Revision Date: 22/06/2021	Description: Response to RFI	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A04
DWG	Upper Floor		DRAWN BY	JL
			CHECKED BY	JR
			SCALE	1:100 @ A4
				ACCREDITED DESIGNER
				CC 5618 U



North
Scale: 1 : 100



East
Scale: 1 : 100

create.
wonder.

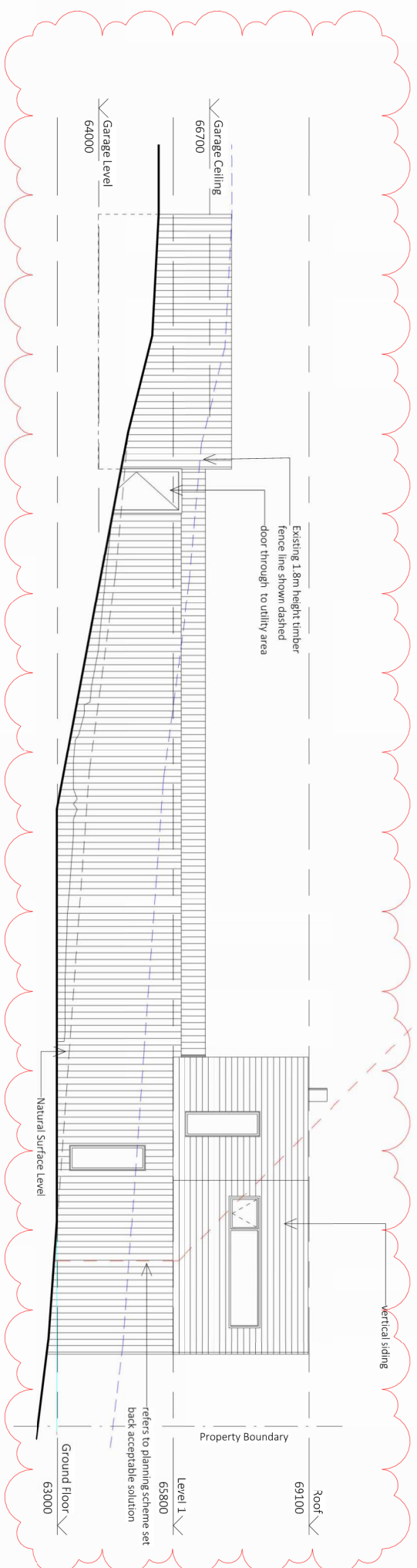
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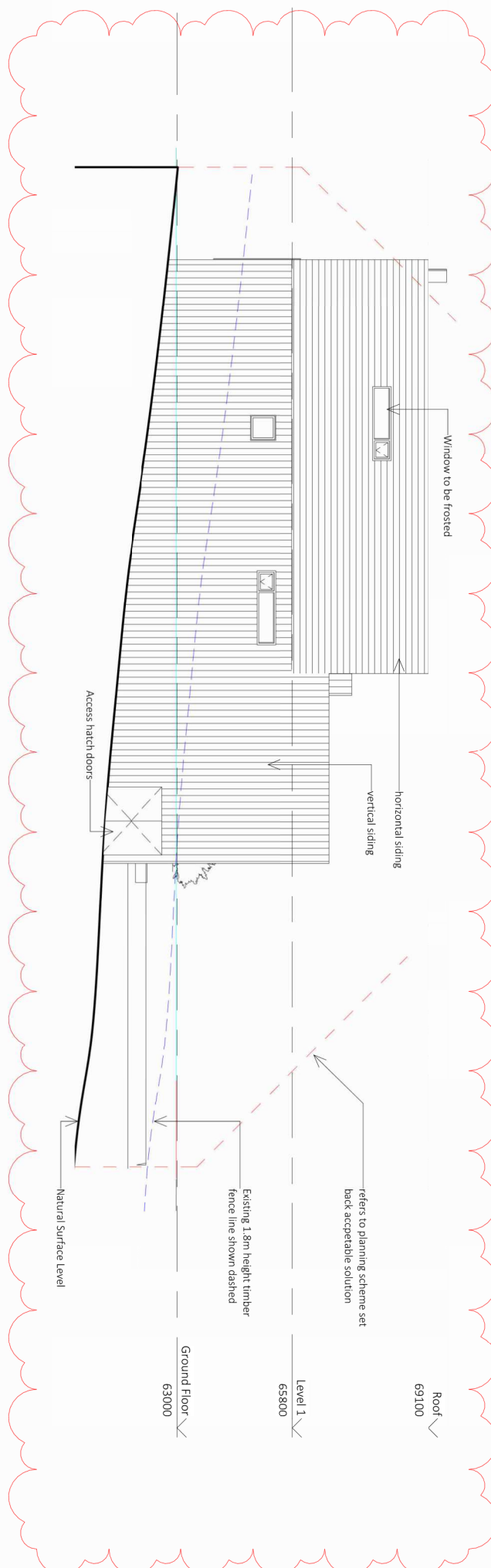
Revision: A	Revision Date: 27/05/2021	Description: Development Application	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A05
CLIENT	Client		DRAWN BY	JL ACCREDITED DESIGNER
DWG5	Elevations 2		CHECKED BY	JH CC 5618 U

Development Application

West
Scale: 1 : 100



South
Scale: 1 : 100



create.
wonder.

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Revision: B	Revision Date: 22/06/2021	Description: response to RFI	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A06
DWG5	Elevations 1		DRAWN BY	JL ACCREDITED DESIGNER
			CHECKED BY	JH CC 5618 U

Development Application



Approach View

Scale:

**create.
wonder.**

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Development Application

Revision: A	Revision Date: 27/05/2021	Description: Development Application	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A07
DWG5	Approach View		DRAWN BY	JL
			CHECKED BY	JH
			@AS	ACCREDITED DESIGNER
				88 CC 5618 U



○ Entry View
 Scale: _____

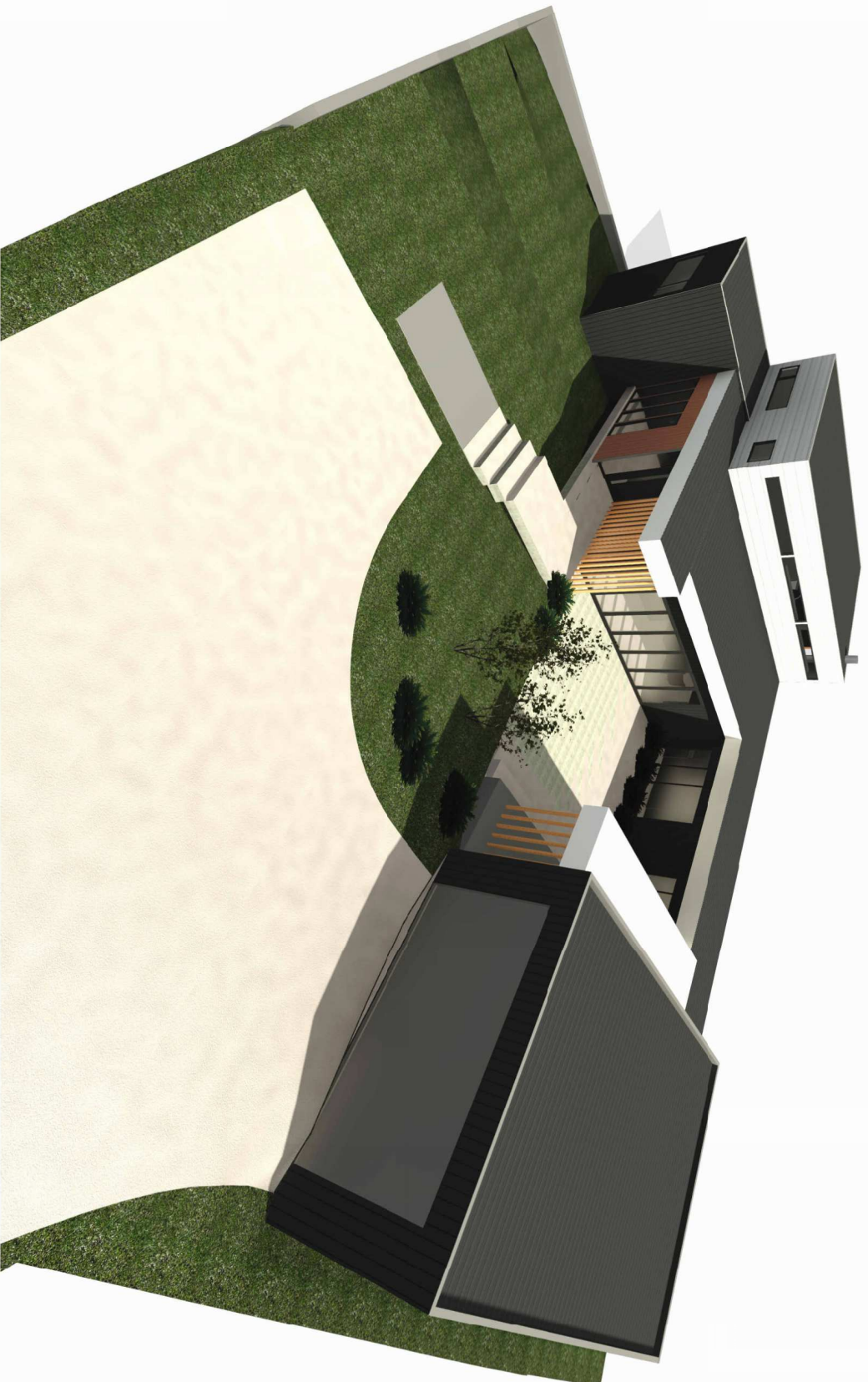
**create.
wonder.**

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Development Application

Revision: A	Revision Date: 27/05/2021	Description: Development Application	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A08
DWG5	Entry View		DRAWN BY	JL
			CHECKED BY	JH
				CC 5618 U



Elevated Courtyard View

Scale:

create.
wonder.

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Development Application

Revision: A	Revision Date: 27/05/2021	Description: Development Application	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A09
DWG5	Elevated Courtyard View		DRAWN BY	JL
			CHECKED BY	JH
				ACCREDITED DESIGNER
				CC 5618 U



Shadow Diagram - 21 June (9am)

Scale: 1 : 500

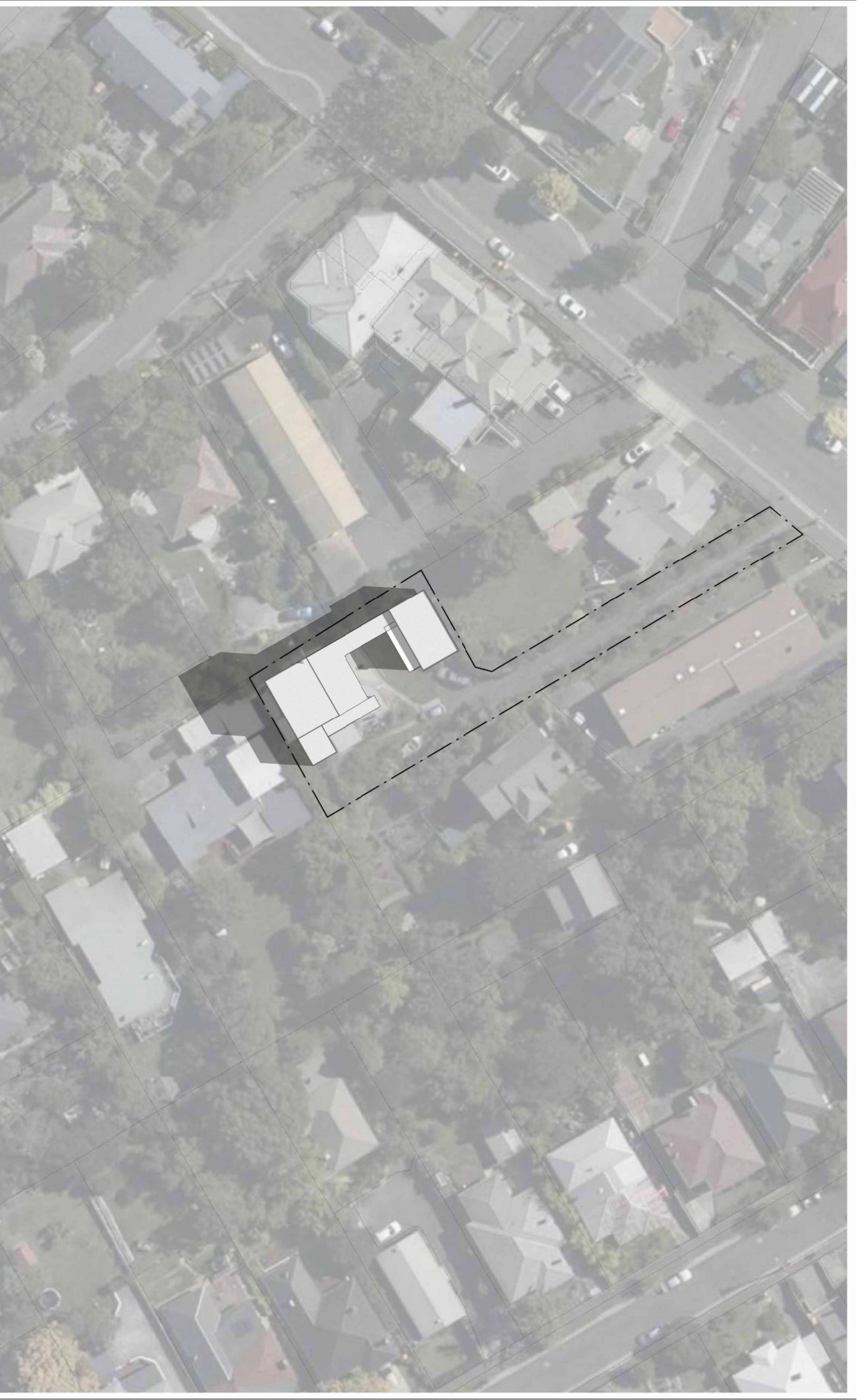
create.
wonder.

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Development Application

Revision: B	Revision Date: 22/06/2021	Description: response to RFI	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A10
DWG	Client		SCALE	1:500 @ A3
	Shadow Diagram (21 June - 9am)		DRAWN BY	JL
			CHECKED BY	JR
				ACCREDITED DESIGNER
				CC 5618 U



Shadow Diagram - 21 June (12pm)

Scale: 1 : 500

**create.
wonder.**

5. Group
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Development Application

Revision: B	Revision Date: 22/06/2021	Description: response to RFI	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A11
DWG	Shadow Diagram (21 June - 12pm)		SCALE	1:500 @ A3
			DRAWN BY	JL
			CHECKED BY	JR
			ACCREDITED DESIGNER	CC 5618 U



Shadow Diagram - 21 June (3pm)

Scale: 1 : 500

**create.
wonder.**

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Development Application

Revision: B	Revision Date: 22/06/2021	Description: response to RFI	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A12
DWG5	Shadow Diagram (21 June - 3pm)		SCALE	1:500 @ A3
			DRAWN BY	JL
			CHECKED BY	JR
				ACCREDITED DESIGNER
				CC 5618 U



Visual Siting Diagram

Scale: 1 : 500



North



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Development Application

Revision: B	Revision Date: 22/06/2021	Description: response to RFI	PROJECT #	J006925
CLIENT	Mary Street - New Home		DWG #	A13
CLIENT	Client		SCALE	1:500 @ A3
DWG5	Visual Siting		DRAWN BY	JL
			CHECKED BY	JH
				ACREDITED DESIGNER
				CC 5618 U