

Council Meeting - Agenda Item 9.2 - Attachment 3 - Representations
41 Mary Street, East Launceston - 12 August 2021

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|-----------------------|-------------------------------------|---------|---|
| FILE No. | DA0303/2021 | | |
| EO | <input checked="" type="checkbox"/> | OD | Box <input checked="" type="checkbox"/> |
| RCV'D 07 JUL 2021 COL | | | |
| Doc ID. | | | |
| Action Officer | Noted | Replied | |

E-COPY: I. MORE

6th JULY 2021.

THE CHIEF EXECUTIVE OFFICER
P.O. BOX 396,
LAUNCESTON, TAS., 7250

DEAR SIR,

RE: APPLICATION NO. DA0303/2021
S GROUP

APPLICATION LOCATION: 41 MARY STREET, LAUNCESTON
PROPOSAL: RESIDENTIAL - DEMOLISH EXISTING DWELLING
AND GARAGE AND CONSTRUCTION OF DWELLING.

ON VIEWING THE ABOVE PROPOSAL AT THE LAUNCESTON CITY COUNCIL AS RESIDENTS OF [REDACTED] WE WOULD LIKE TO MAKE REFERENCE TO THE FABRICATION TO BE USED FOR THE PROPOSED CONSTRUCTION OF THE GARAGE/GYM ADJOINING THE ABOVE DWELLING VIA A COVERED WALKWAY.

THE PROPOSAL SITES A TWO-CAR GARAGE/GYM ETC, FACING EAST ONE METRE IN FROM THE FRONTAGE, EXTENDING THE LENGTH OF THE DWELLING ALONG [REDACTED] SOUTHERN BOUNDARY FENCE ALLOWING FOR AN AG. DRAIN BETWEEN THE GARAGE/GYM AND OUR SOUTHERN BOUNDARY FENCE. THE HEIGHT OF THE ROOF OF THE GARAGE/GYM IS PROPOSED ABOVE THE FIRST FLOOR LEVEL AND FROM [REDACTED] ELEVATION WOULD APPEAR TO BE VISIBLE FROM [REDACTED] PROPERTY. THE WALLS AND ROOF ARE SHOWN TO BE OF BLACK FABRICATION. AS THIS IS A VERY LARGE AREA ON [REDACTED] SOUTHERN BOUNDARY FENCE, WE WOULD LIKE CONSIDERATION GIVEN TO THE ASSURANCE THAT THE FABRICATION DOES NOT CAUSE REFLECTION

AND ORIENTED GLAZING WITH THE POTENTIAL TO RADIATE HEAT IN FULL SUN.

FROM THE PERSPECTIVE OF [REDACTED] HARRY STREET THE VISUAL AESTHETIC IS CONCERNING WITH THE UPPER LEVEL DEPICTING AN EXTENSIVE IMPOSING BULK WITH THE LOWER LEVEL PROPOSING A WALL ABOVE FIRST FLOOR WITH THE ROOF (A LARGE AREA) RETURNING TO THE MAIN DWELLING ON OUR SOUTHERN BOUNDARY DISTRACTING FROM AN OTHERWISE BEAUTIFUL LEAFY NATURAL AREA.

TRUSTING OUR CONCERNS WILL BE TAKEN INTO CONSIDERATION.

YOURS SINCERELY,

GERALDINE AND BRAEME ROBINSON.

From: "Kerry-lee Zasadny" [REDACTED]
Sent: Sun, 11 Jul 2021 18:26:58 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0303/2021

Chief Executive Officer,

In reference to the subject DA, we as the owners of [REDACTED] would like to provide comment on the response to LCC from S Group.

We are not against development in the East Launceston area but feel that several points supplied by S Group require comment, they are as follows:

Clause 10.4.2 of the response notes that there are no windows on the boundary wall of the dwelling at 5 Sussex Street, this is incorrect as five windows are located on this wall, 1 into an upper floor stairwell, 1 into an upper floor bathroom, 1 into a lower floor lounge room, and 2 into a lower floor recreation room. Privacy shall therefore be reduced to these rooms.

The response shows photos in Figure 1 and 2 and also references Drawing 13 that the proposed building shall sit lower than surrounding buildings. This shall not be the case as the proposed building that is 7.76m in height, will be higher than the adjacent building of 5 Sussex Street if viewed from the internal drive of this address.

Drawing 6 details that the existing 1.8 metre fence shall remain, the fence is actually 1.5 metres in height and the drawing therefore does not show a true reflection of privacy of boundary fencing due to this inconsistency.

Some of the information supplied by S Group is therefore suggestive and incorrect, due to the perspective that photos have been taken from, and that S Group have responded that no windows are located on the boundary wall of 5 Sussex Street. Overshadowing of open spaces of 5 Sussex Street as minimal between 12pm and 3pm is also questionable as it is felt that the proposed building height will overshadow this space from 12pm to well in excess of 4pm

Regards,

John and Kerry Zasadny
[REDACTED]

Sent from my iPad

From: "andre mueller" [REDACTED]
Sent: Mon, 12 Jul 2021 14:12:16 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA3030/2021 - 41 Mary st East Launceston

Attention Iain More;

RE : 41 Mary Street East Launceston / Development

I ask Council to ensure that any demolition and /or excavation along my boundary with the DA property adjacent to [REDACTED] driveway and carport area does not expose [REDACTED] property to any risk of erosion and/or subsidence. In particular is there a fully engineered retaining wall in place and if not it should be provided by the developer. Furthermore, the walkway in the area of my concern doesn't show water drainage and the agg drain should be extended along the walkway.

