

Council Meeting - Agenda Item 9.5 - Attachment 4
Representations - 54A Mulgrave Street South Launceston - 23 September 2021

From: [REDACTED]
Sent: Tue, 24 Aug 2021 15:55:42 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: proposed construction 54A Mulgrave St Sth Launceston

DA No: DA0401/2021

Sir,

I am objecting to this proposed build as the plans do not show clearly several items.

No statement of possible environment impacts. No indication of any shadowing and loss of light to my back yard.

Location of windows not clearly shown

Building appears to be hard up against easement very close to sewer mains

Building looks to be within 100mm of the boundary of no:3

Concerned about centre bulkhead height and shadowing it may incur (again big lack of clarity)

My husband and I are not against building on this block just feel really uneasy at the proposed size of this build

and possible negative impact it may have on surrounding homes.

I am sure the council itself would want to see a more detailed plan of this build and not just an artists impression.

Regards

Janina & Eric Foster

[REDACTED]

From: "Kim Nicholas" [REDACTED]
Sent: Fri, 27 Aug 2021 09:08:08 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: [REDACTED]
Subject: DA0401/2021 54A MULGRAVE STREET Representation
Attachments: LCC DA0401 2021 54A MULGRAVE STREET.docx
Importance: High

You don't often get email from [REDACTED] [learn why this is important](#)

Please find attached my representation for objection of the above Development Application lodged by S Group for the property on the internal block immediately to the [REDACTED] of my property.

Regards

Steven Nicholas | Director
KAAG NICO INVESTMENTS

[REDACTED]

Steven Nicholas
Director KAAG Nico Investments



The Chief Executive Officer
Michael Stretton
Launceston City Council
PO BOX 396
LAUNCESTON TAS 7250

RE: DA0401/2021 54A MULGRAVE STREET SOUTH LAUNCESTON

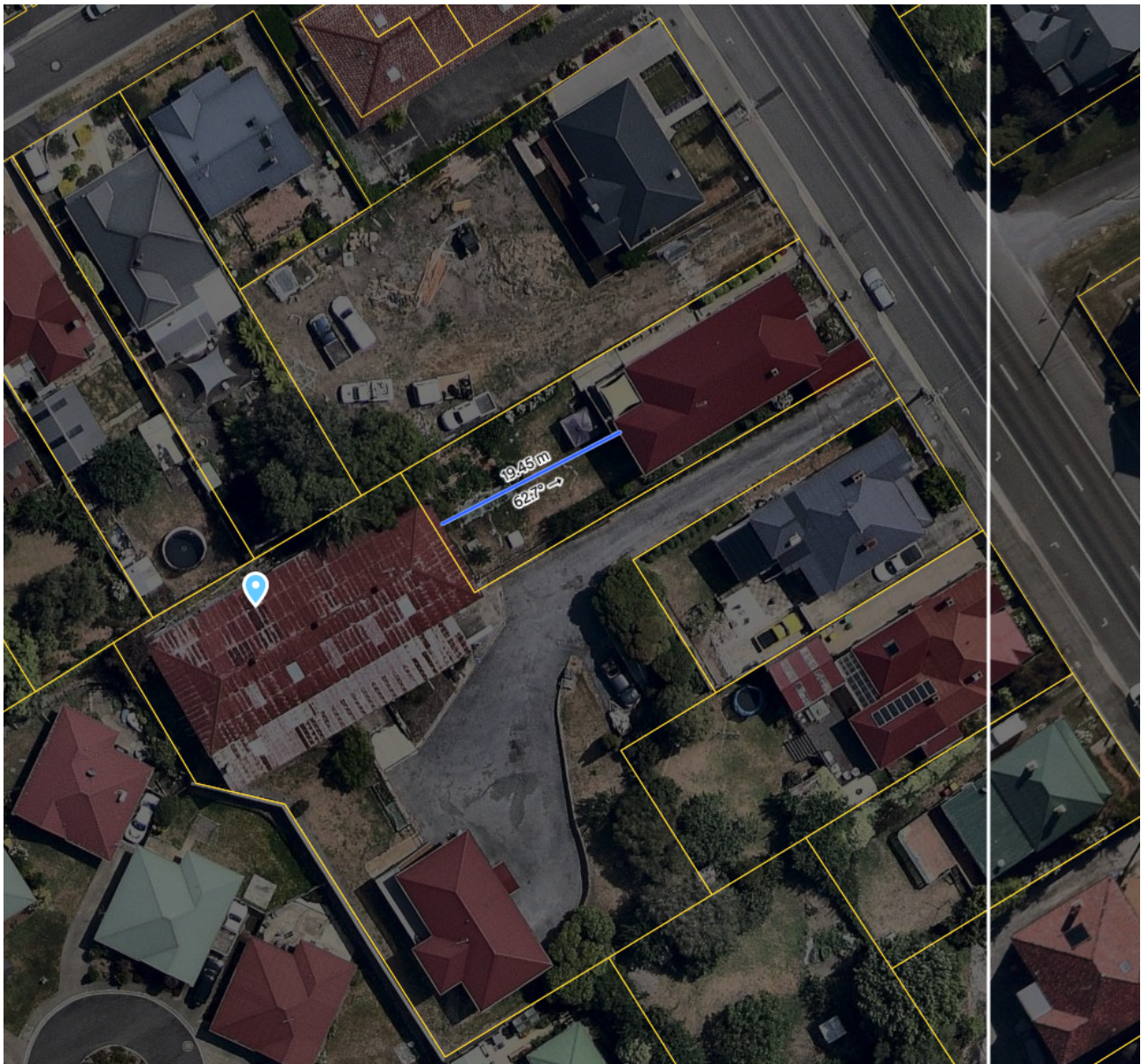
I am writing on behalf of our company that holds [REDACTED] which is a property that has been purchased for our son Alexander. He is about to substantially improve the property with the addition of a second bathroom, kitchen renovation and various other internal improvements prior to moving into the property permanently.

We have had an opportunity to review the draft plans as submitted by S Group for 54A Mulgrave Street. The plans are lacking a high level of detail and it is unclear the level of adverse amenity impact that may be caused as a result of the proposal. The set of plans does not include any overshadowing diagrams. Furthermore, the plans do not clearly specify boundary setbacks. Upon discussions with the applicant, I was able to determine the site is proposed to be approximately 1.1 metres from my rear boundary.

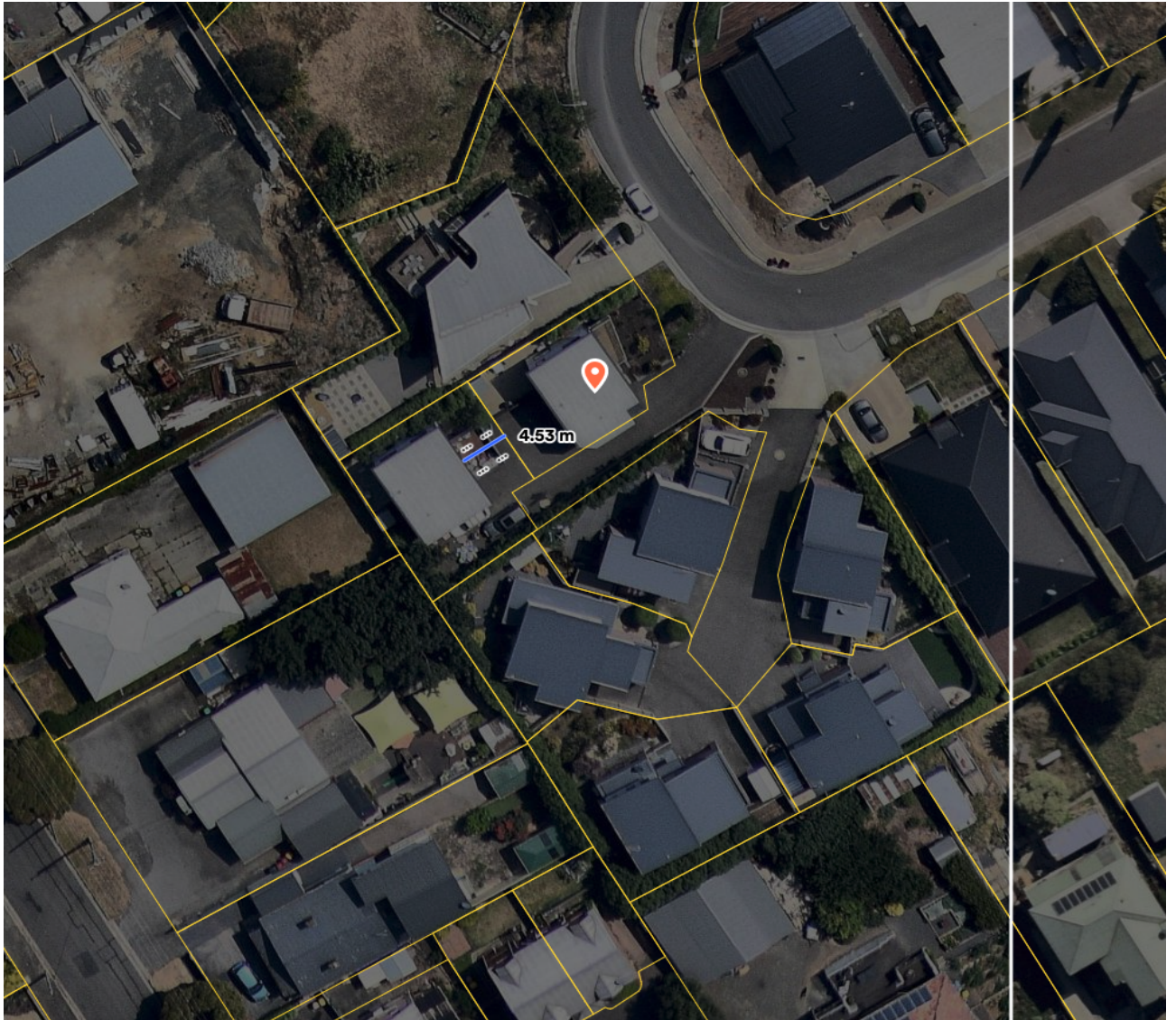
Clause 10.4.2 (Setbacks and building envelopes for all dwellings), Standard A3, requires an internal block to have a setback of 4.5 metres. The proposal does not meet this standard and will be assessed against the performance criteria (P3). The proposal does not meet the requirements of Standard P3 as follows:

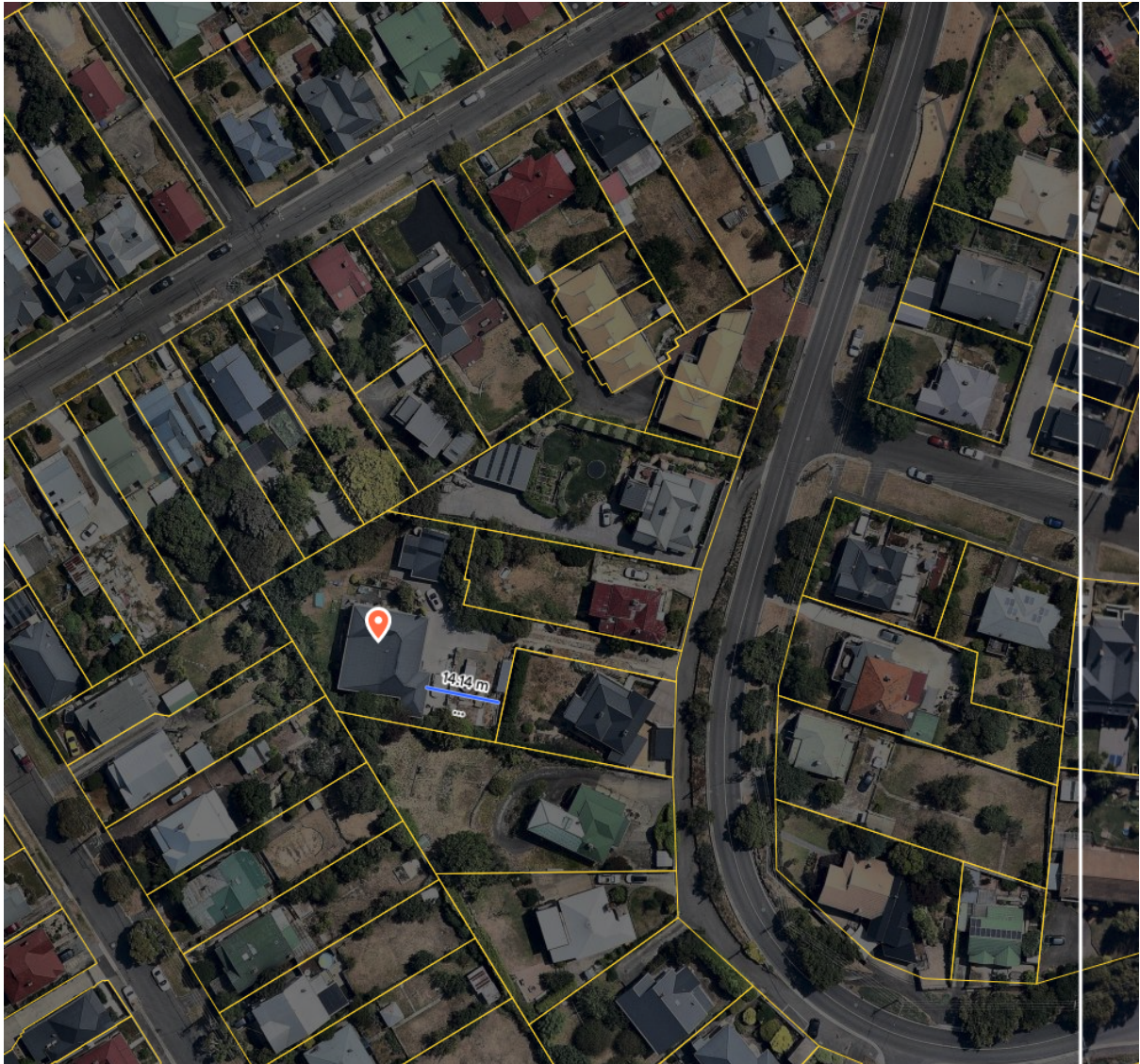
- No overshadowing diagram has been submitted and the extent of overshadowing cannot be determined

- The only area of secluded private open space to our property at 54 Mulgrave Street will be overshadowed, reducing basic amenity and usability of the open space.
- The proposed height of the development will present unreasonable visual impact. The scale and bulk of the proposal has no consideration for the character of the surrounding streetscape and low scale design of adjoining properties.
- The separation between [REDACTED] and the proposed dwelling is inconsistent with adjoining dwellings. We draw attention to the nearby adjoining property at 56 and 56A which features an internal setback of approximately 18 metres from the front dwelling. (pictured below).



- Other examples in the surrounding area include 6 Karla Place, which includes an internal setback of a minimum of 4.5 metres and 12 Meredith Crescent featuring 14 metres (pictured below).





Further to the assessment above, the proposal is assessed against Clause 10.4.12 (Earthworks and retaining walls). The proposal will not meet Standard A1 and will be assessed against Standard P1. We hold that the performance criteria have not been met due to the following.

- There has been no justification for the requirements of the works in the provided planning report.
- The proposed earthworks have not taken into consideration the proximity to the property at [REDACTED]
- the extent of potential amenity impacts have not been justified.
- The management of groundwater and stormwater has not been discussed or considered.
- The potential for overshadowing has not been included in the set of plans.

- The age of the building at [REDACTED] and the potential impact of the proposed earthworks.

I therefore maintain that the proposal will not meet the performance criteria of Objective 10.4.2 or 10.4.12. The scale, size and bulk of the proposal will result in an unreasonable impact on the amenity of my property and as such, the proposed development should be refused.

Should you wish to discuss this matter further, please do not hesitate to contact me on [REDACTED]

Kind regards

Steven Nicholas – Director
KAAG Nico Investments Pty Ltd

From: "Robyn Stott" [REDACTED]
Sent: Fri, 27 Aug 2021 14:04:40 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA0401/2021 - 54A Mulgrave Street
Attachments: representation 54A Mulgrave Street DA0401-2021.docx

Good Afternoon,

Please find attached my representation in regard to the above development proposal.

Thanks

Robyn

[REDACTED]

Development application DA0401/2021 - 54A Mulgrave Street

I have concerns regarding the above development application:

1. Privacy - My backyard will be overlooked by the bedrooms on the North West elevation. I am concerned by the extremely close proximity of these bedrooms to the [REDACTED] of my property. From the drawings provided it does not appear that there is even privacy screening proposed for these windows. The loss of sense of privacy in my backyard is concerning. This area of my backyard is used as private open space and not as a driveway as I do not own a car:



2. Loss of light and heat - no shadow drawings have been provided. I am concerned by the loss of light and warmth I will lose from the morning sun particularly in winter from overshadowing by both the bedrooms on the North West boundary of my property and from the central section of the proposed building which will be over 6 ½ metres high.
3. Proximity of building to drainage easement - the proposed building appears to be very close to the sewer mains.
4. Rectification of fence damage - the fence on my rear boundary was damaged 1). when the swimming pool hole dug by the previous owner of 54A Mulgrave Street collapsed and 2). a large hole presumably made by the digger operator when the swimming pool hole was dug out. I seek assurances that this damage will be rectified as part of this development.
5. Retaining wall - Previous applications for construction of dwellings on this block have included a retaining wall along the North West boundary due to 54A

Mulgrave Street being lower than 52 Mulgrave Street and 1 Eardley Street. It does not appear this is proposed to occur as part of this development.

6. I am concerned the magnificent mature walnut tree is not shown on the plans and hope it is not proposed to be removed as part of this development.
7. Removal of weeds from the site - The block has long been overgrown with weeds. Of particular concern is the blackberries in the North West corner of the block. I would like this to be rectified as a matter of priority.

Yours sincerely

Robyn Stott