

From: Bart McCulloch [REDACTED]
Sent: Wednesday, 23 December 2020 12:57 PM
To: Contact Us
Subject: Objection Development Application Number DA0800/2020
Attachments: 60df913b-579e-46ee-aade-96e3d4adac4c-01.pdf

Good Afternoon,

Please find attached an objection to the above mentioned development application which has been completed jointly by a number of nearby residents.

If you have any questions or need anything further please feel free to contact me.

Kind Regards

Bart McCulloch

18th December 2020

Launceston City Council
PO Box 396
Launceston TAS 7250

RE – Development Application Number DA0800/2020

Dear Chief Executive Officer,

I write in relation to the Development Application Number DA0800/2020 submitted by T L Hatton regarding the property at 169 York Street, Launceston.

The proposed development has been reviewed by a number of nearby residents in both York Street, & Bathurst Street who are very concerned about the application and believe that the development will have a significant detrimental impact to the access of their properties.

The proposed development includes significant works to the building with the dwelling going from 1 residency to 2 residencies; however, the key concern of the nearby residents is the proposed fence at the rear of the property which will be a further 2,868mm out from the current structures.

There are 10 co-joined terraces from 169 York Street to 181 York Street, Launceston which have car parking and rear access which is accessed through a common right of way at the rear of the terraces. 169 York Street is the first terrace in the row of 10 terraces and the proposed new fence will significantly impact on the access for all of the property owners on the remaining 9 units as the fence will make it extremely hard to get around the corner of the right of way. Further to this it will be impossible to get any larger vehicles such as fire trucks and ambulances down this right of way if the proposed fence is constructed.

Photos have been taken of the existing structures as part of this objection and we have also demonstrated on the photos how the proposed 2,868mm new fence will significantly impact on the access through the right of way.

In addition to the reduced access to the property owners on York Street, property owners from Bathurst Street will also have reduced access as they also park at the rear of their properties which share the right of way.

With the proposed application turning the property at 169 York Street from one residency to 2 residencies this will also increase the parking requirements for the

area. The existing properties at 169-181 York Street each have one parking spot per property at the rear of their properties. The proposed fence will reduce the amount of available parking as cars will not have sufficient room to park beside the right of way which is currently taking place and can be seen in the photos enclosed with this objection.

This objection has been completed and signed below by a number of property owners in both York Street & Bathurst Street, Launceston as there is strong support for the objection of the fence proposed in this development application.

For any further queries in relation to this objection please feel free to contact any of the following nearby residents;

Bart McCulloch

[REDACTED]

Shane & Elizabeth Farquhar

[REDACTED]

Yours Sincerely :

[REDACTED]

Bart McCulloch -

[REDACTED]

[REDACTED]

SHANE W FARQUHAR

Elizabeth M. Farquhar

HELEN JOHNSTON

CHRISTOPHER HEWLETT

[REDACTED]

[REDACTED]

[REDACTED]

DAVID BRYAN

NICHOLE BRYAN

[REDACTED]

[REDACTED]

[REDACTED]

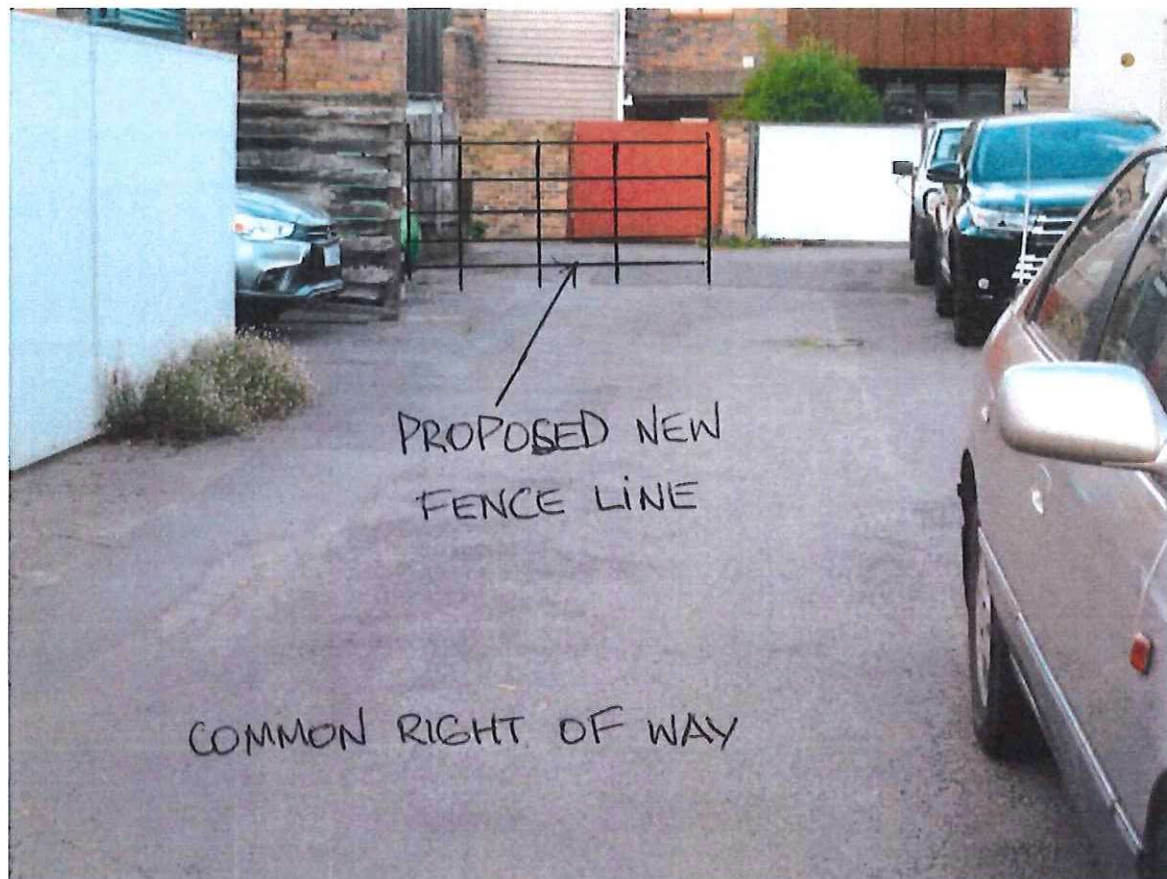
[REDACTED]

DESRIE HART

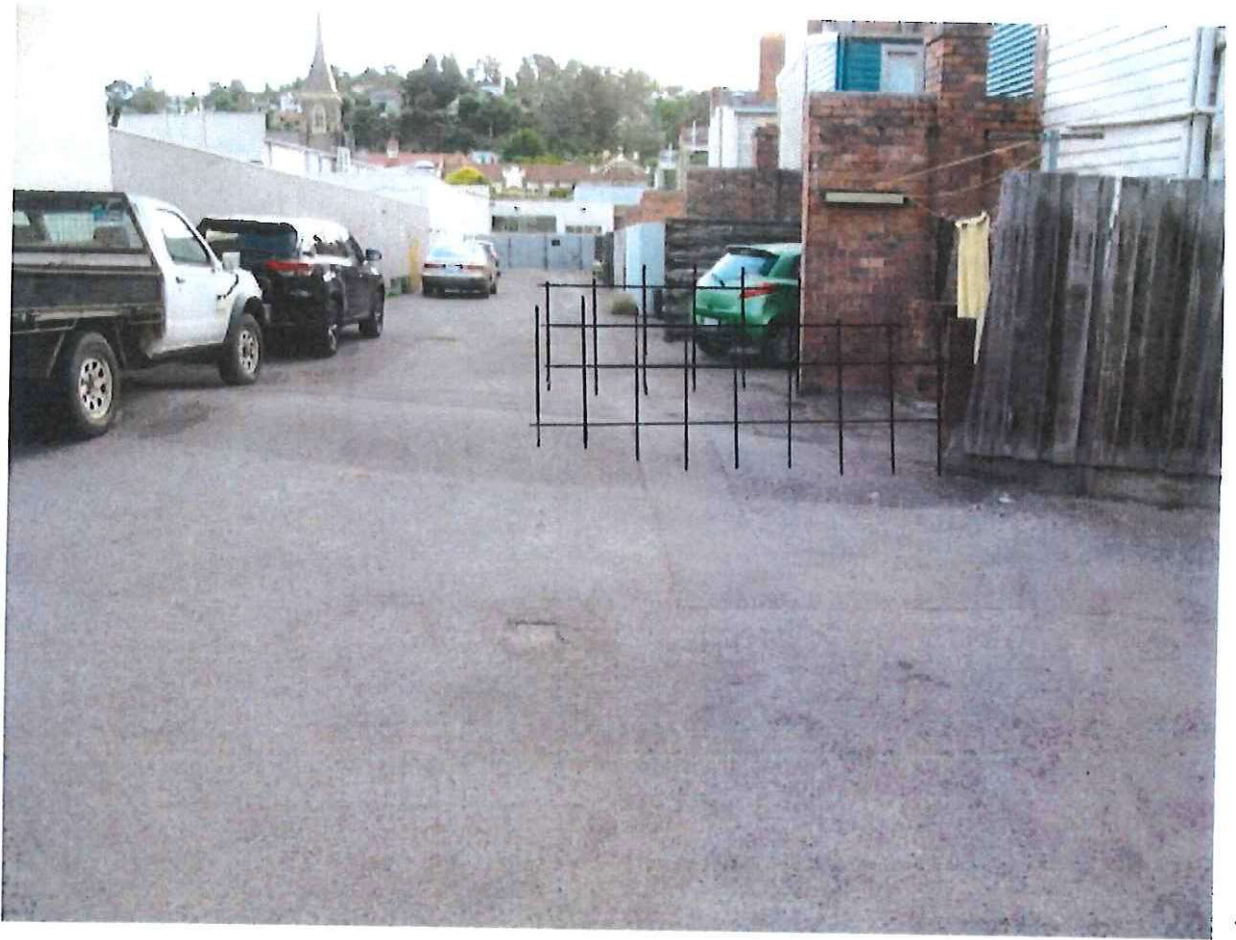
ROSS COAD

[REDACTED]

[REDACTED]







[REDACTED]

From: Ross Coad [REDACTED]
Sent: Sunday, 3 January 2021 9:12 PM
To: Contact Us
Subject: Application for Planning Permit No. DA0800/2020

Good morning

I have received a Notice of application for a Planning Permit (DA0800/2020) for 169 York Street, Launceston. I have reviewed the plans and onsite notice provided on your website.

Regarding DA0800/2020, I have the following observations and queries:

- Access to the laneway behind York St dwellings 169 to 181 York St will be impeded due to proposed fence on the corner of what is already a narrow and tight access point. As the proposal stands, it will exacerbate difficulty associated with ingress to and egress from the laneway for residents, visitors and service and emergency vehicles. Will this be taken into consideration and discussed with the proponents and potentially local residents to ensure a satisfactory outcome?
- Will there be a gate or similar from the proposed enclosed area at the rear of 169 York St to the laneway behind? If so, will this be inward opening or outward opening? If outward opening has the potential for the gate to impact or be impacted by a passing vehicle been considered? Regardless of whether it is inwards or outwards opening, has the safety of persons passing through the gate been considered in relation to the gate opening directly into a narrow vehicular laneway?
- What is the meaning of "with access to 170-178 Elizabeth St"? I can't see anything in the plans that shows access to 170-178 Elizabeth St.
- The addition of another dwelling will increase the pressure on parking in an area that already has very limited parking – how is this being addressed? The provision of a resident parking permit for York, Bathurst or other nearby streets will provide little or no benefit as street parking options are also very limited.
- The notice is dated 9 Dec 2020, but it was not delivered to me until 24 Dec 2020, with submissions to be received by 4 Jan 2021. This ensured that the period available for consideration of the proposal and preparation of a submission was focussed on a time of the year that might result in a low response rate. Might this be avoidable in the future?

Sincerely
Ross Coad

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 January 2021 3:36 PM
To: Planning Queries; Contact Us
Categories: Lisa

Attn. **Iain MORE**

In reference to Planning Application **DA0800/2020**

I am writing as the Secretary of the Body Corporate (BC), Strata Corporation 57623. This BC includes the property of 169 York St (subject of the planning permit application) plus additional unit holders at [REDACTED]

[REDACTED] The Body Corporate is requesting an extension of the planning permit's period of review to the maximum extent possible. Reason:

- 1) the application being submitted over the Christmas/New Year holiday break has not been conducive to a full opportunity for the Body Corporate to consult both within its membership and with neighbouring properties
- 2) the BC has not had the opportunity for a full meeting of all unit holders to discuss all issues pertaining to the application. As such the BC is yet to provide a majority approval to the development planned
- 3) the unit holders at [REDACTED] collectively have identified issues with 169's proposal to fence the SC57623 common property boundary as proposed at the rear of 169 York St. At this stage the BC is not supportive of that part of the application. Traffic movement and parking in the two laneways abutting 169 and the other unit holder properties is the contentious issue.

For your reference I am the co-owner of [REDACTED] The BC Treasurer co-owns [REDACTED] and the Chair of the BC is one of the co-applicants/owner of 169 York St.

On behalf of the Body Corporate, SC57623 we hope that this request for further time for review of the planning permit be approved.

Yours faithfully,

Andrew Nixon
Secretary, [REDACTED]
[REDACTED]

Email sent using Optus Webmail