

Theresa. L. Hatton

Building Designer

Individual Design

P.O. Box 282, Launceston TAS 7250

Phone: 63347144

14th January 2021

Launceston City Council,
Att: Planning Officer
P.O. Box 396,
Launceston TAS 7250

Dear Planning Officer,

RE Proposed Dwelling Alteration at 169 York Street, Launceston

The client is K & B Whiteford.

The clients purchased this property some time ago, with the hope of living here. We went through the process of working out what the client would like to do with the property and proceeded to detail plans to suit. The back of the building has rotted away this has the laundry and bathroom upstairs. This has been due to the driveway (right of way) being higher than the building and water has pooled in the building area. To enable us to rectify this and the other work the client would like to do the strata plan needed to be changed.

This process started in October 2019, we needed to detail a plan and have a meeting with all involved in the Strata. The plan was shown and agreed on at the meeting and the process to change the plan went ahead with all properties agreeing to this, 169, 171, 173, 175 York Street, Launceston. It took until November 2020 to have the application ready to go to council for a planning application after the process of the strata and lodging at the Titles Office and Covid.



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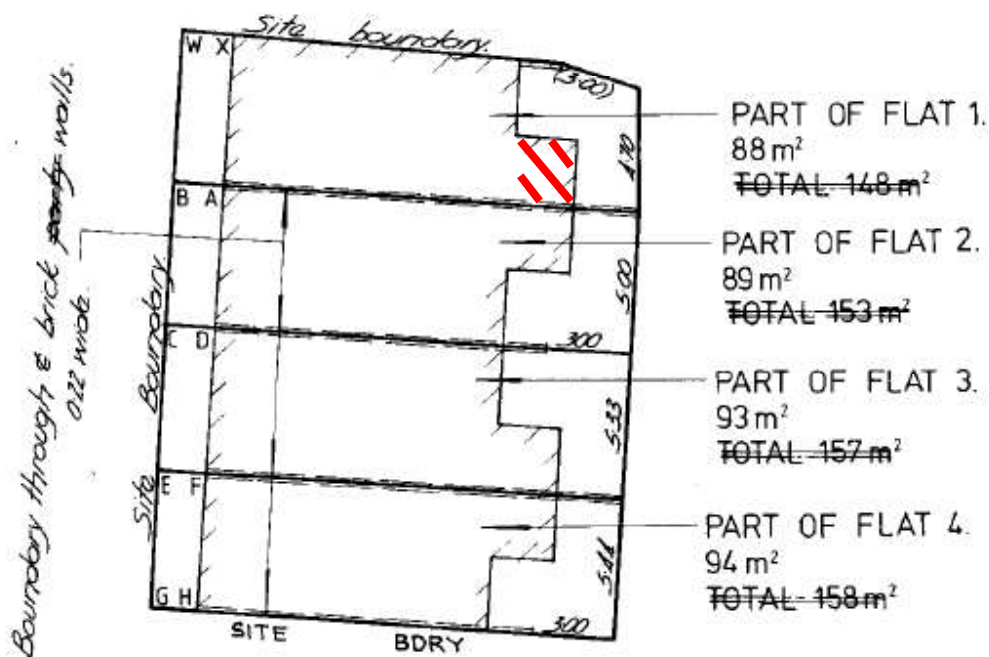
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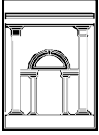
GROUND FLOOR

SCALE -- 1:250



This is the original Strata and 169 York Street, we are Flat one and we wanted to extend the building and the hatched portion is rotten and needed to be replaced and enlarged which needed to have the Strata change.

This was explained with a plan and meeting with all in this body corporate of 169, 171, 173, 175 and agreed to.



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This plan is the explanation of the changes proposed prior to the meeting of the property owners at 169, 171, 173, 175



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The properties 169-181 have a right of way to access their property and the property is owned by Perpetual Corporate Trust Limited, 175a owns to the 1.22m Right of Way before the boundary of Motors Wall.

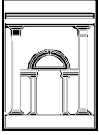
This is inner city living and it is not intended that another car will need to be catered for, as per the report submitted with planning application.

The fence does not need a planning permit.

The fence will have no impact on the properties off Bathurst Street as they have an area at the back of their properties to park



Snap shot taken from The List. Showing York Street to top and Bathurst Street to the right of the page. Hatched portion parking area for Bathurst Street, properties.



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I hope this report acts as a way of explanation for the process we have undertaken and response to comments

If you have any further questions please contact the undersigned.

Kind regards

Theresa Hatton