

**From:** "Paul Pielage" [REDACTED]  
**Sent:** Wed, 16 Feb 2022 20:56:42 +1100  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Development of 6 Binalong Avenue St Leonards  
**Attachments:** Scan2022-02-16\_205558.pdf

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

Dear Launceston City Council,

I wish to express some objections to the development proposed for 6 Binalong St Leonards. The height of the development at 7.48m is much higher than other residential structures in the area and will dominate the skyline. It will also ruin the streetscape which is of single story (and mostly older style) buildings. The streetscape is particularly important as this area is in the historic centre of St Leonards and the proposed buildings are not at all sympathetic to this area in style and especially in height.

The height of the construction will enable the occupants to see into neighbouring units, particularly into Unit 4 which the presence of a fence will not obviate.

The height will also enable the occupants of Units 1 and 2 to see into the yards of 12 Binalong Avenue and 5 Mercer Street. The hedges around 12 Binalong Avenue are not a realistic screen as the height is limited by power lines. Due to the issue of having three street frontages 12 Binalong Avenue has only a small section of truly private yard and this will become exposed to the windows of the upper floor of Unit 1.


The crossover and driveway of Unit 1 appears to be at most 9 metres from the intersection. This is very close to a relatively blind intersection. The proximity of driveways from corners appears to have been a significant concern of the Planning Department in the past.

I am concerned that the blocks do not meet planning guidelines. Against the guidelines I could find for general residential they seem to be undersized, being 348, 329 and most notably 261 square metres.

In conclusion the development appears to be aimed at cramming the largest number of dwellings possible on the block with no concern for streetscape both immediate and as part of the historic centre, with loss of views, the overlooking of neighbouring properties and a somewhat risky driveway.

The street would be much better served with two single storey developments which would, if sympathetically constructed, be more in keeping with the environment and have essentially no impact on the neighbouring properties.

Yours sincerely  
Paul Pielage



16<sup>th</sup> Feb 2022

Dear Launceston City Council,

I wish to express some objections to the development proposed for 6 Binalong St Leonards.

The height of the development at 7.48m is much higher than other residential structures in the area and will dominate the skyline. It will also ruin the streetscape which is of single story (and mostly older style) buildings. The streetscape is particularly important as this area is in the historic centre of St Leonards and the proposed buildings are not at all sympathetic to this area in style and especially in height.

The height of the construction will enable the occupants to see into neighbouring units, particularly into Unit 4 which the presence of a fence will not obviate.

The height will also enable the occupants of Units 1 and 2 to see into the yards of 12 Binalong Avenue and 5 Mercer Street. The hedges around 12 Binalong Avenue are not a realistic screen as the height is limited by power lines. Due to the issue of having three street frontages 12 Binalong Avenue has only a small section of truly private yard and this will become exposed to the windows of the upper floor of Unit 1.

The crossover and driveway of Unit 1 appears to be at most 9 metres from the intersection. This is very close to a relatively blind intersection. The proximity of driveways from corners appears to have been a significant concern of the Planning Department in the past.

I am concerned that the blocks may not meet planning guidelines. Against the guidelines I could find for general residential they seem to be undersized, being 348, 329 and most notably 261 square metres.

In conclusion the development appears to be aimed at cramming the largest number of dwellings possible on the block with no concern for streetscape both immediate and as part of the historic centre, with loss of views, the overlooking of neighbouring properties and a somewhat risky driveway.

The street would be much better served with two single storey developments which would, if sympathetically constructed, be more in keeping with the environment and have essentially no impact on the neighbouring properties.

Yours sincerely



Paul Pielage

**From:** [REDACTED]  
**Sent:** Mon, 28 Feb 2022 18:46:47 +1100 (AEDT)  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Application for planning permit / DA0574/2021

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

To whom it may concern.

I wish to comment on the planning application DA0574/2021 - 6 Binalong Avenue, St Leonards 7250.

I am a resident at [REDACTED] and am very concerned about the increased traffic these units will bring. I am aware they have parking at each unit but believe there will be increased traffic parking on Binalong Avenue and Mercer Street. These streets are too small for more traffic. We already have to cope with school drop off and pickup twice a day. Cars parked everywhere and difficulties in actually getting through due to double parking. I feel sorry for parents picking up school children as there really is no other alternative but to use the side streets. Plead with the Launceston city council to please take a look at this.

I also think this concentrated unit development is really out of character with this area. We are slowly losing the 'village feeling' due to increased building.

Cheers

Amanda Smillie  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Sat, 26 Feb 2022 15:00:51 +1100  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Representation re: 6 Binalong Avenue St Leonards  
**Attachments:** 6 Binalong Avenue DA0574.2021 Representation Sinclairs 26 February 2022.pdf

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

Hello,  
Please find our representation concerning the DA 0574/2021  
Give me a call if any part needs amending to be considered a valid representation by  
5pm Monday.  
Thank you!  
Caroline and Shane Sinclair

26 February 2022

CEO and Planning Services  
Launceston City Council  
Attention: Duncan Payton

To whom it may concern,

**Re: Development Application DA0574/2021**

We have recently (22 February 2022) entered into a contract to purchase [REDACTED]  
[REDACTED] 6 Binalong Avenue, St Leonards. The contract is not subject to any conditions and is binding.

We are making a representation that the overshadowing effect of the proposed units/townhouses will have an unreasonable impact on the existing house at 6 Mercer Street in which [REDACTED]  
[REDACTED]. The garden at the rear of the house (private open space) will also be unreasonably adversely impacted.

We don't believe the proposed development meets the Performance Criteria in the Tasmanian Planning Scheme for 8.4.2 Setbacks and building envelope for all dwelling in relation to

Objective: The siting and scale of dwellings:

**(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and**

P3 The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (ii) overshadowing the private open space of a dwelling on an adjoining property;

We also don't think that the application provides sufficient information in the format of the supplied Shadow drawings to properly assess the impact on 6 Mercer Street. We have assumed that the Shadow Drawing supplied is for 21<sup>st</sup> June, however, this hasn't been specified in the drawing. We would like it confirmed if this is the case. Refer to Diagram 1 which shows a discrepancy between the location of 6 Mercer Street in the Development Application and the actual location of the building, and the subsequent difference in shadow at 1pm. Figure 2 shows the same diagram without the yellow/orange shading which demonstrates that the outline of the house extends much further to the south-west than indicated in the supplied diagram. Figure 3 shows the actual house boundary using a satellite image (orange for covered deck and yellow for start of kitchen, compared with the blue outline indicating the outline used in the supplied drawing.

Figure 1: Yellow/orange shading shows ADDITIONAL shading at 1pm not visible in applicant's supplied drawing because of inaccurate placement of building at 6 Mercer St (blue outline)



This shows the following layers

1. Satellite image (base layer)
2. Developer 1pm sun shadow diagram
3. House floor plan (matched to satellite)
4. Blue line is developer outline of 6 Mercer St building in sun shadow diagram
5. Yellow shade is shadow at 1pm covering kitchen area
6. Orange is shade covering undercover deck

The developer's outline of 6 Mercer St is not accurate and misses the western side of the kitchen and the covered deck

Figure 2: Same as Figure 1 but without the yellow/orange shading, shows floor plan of house over Shadow drawing and satellite image (blue outline shows inaccurate placement in applicant's representation of 6 Mercer St building)



Figure 3: Is the same as Figure 1 and 2 but without the floor plan of 6 Mercer St. 1pm Shadow Drawing overlaid on satellite image. Orange outline shows outline of 6 mercer St Building, Yellow shows kitchen external wall, blue is applicant's representation of 6 Mercer st building



We feel that the overshadowing effect is unreasonable because it shades all the north facing windows and areas of the house at 6 Mercer St including the:

- Covered deck from between 11am and 12pm
- Kitchen from between 12pm and 1pm
- Dining room from between 1pm and 2pm
- Living room from between 1pm and 2pm

We have not yet had sufficient time to fully and accurately assess the extent of the overshadowing through our architect because we have only recently entered into the purchase. We did request building plans or permission to access building plans from the Vendor of 6 Mercer St on 24<sup>th</sup> February 2022, but they were not supplied in time for this submission. However, we note that:

- Sunrise is 7.38am on 21<sup>st</sup> June, Sunset is 5.08pm, total possible daylight of 9.5 hours
- The sun may take hours to reach the north facing windows because of the impact of Abel's Hill reducing possible sunlight to 7-8.5 hours
- St Leonards is prone to morning fogs which often don't lift until 9-10am, and sometimes later also reducing possible sunlight to around 7 hours
- The cold climate of St Leonards in the winter months mean that we are reliant on the passive solar heating from the north
- In purchasing the house, we were already planning additional north facing windows to take advantage of the north sun in winter
- **Shading out the north rooms of the house which would be considered 'habitable rooms' and are the kitchen, dining and living for 5-6 hours (which is from 11am/12pm through to 5pm) out of the 7 to 8.5 hours leaving only 2-3.5 hours of sunlight seems unreasonable**

Furthermore, the garden immediately to the rear of the house is shaded from around 12-1pm as well which will be the most heavily used area of garden and includes the washing line and established deciduous fruit trees. We have four children, so the use of this area of the garden will be particularly significant for us.

Thank you for considering our submission, we request the following are considered in resolution of our concerns:

1. The development application is updated to include accurate information on the shading of 6 Mercer Street (at a minimum, update the supplied drawings with an accurate outline of the building at 6 Mercer Street and specify the time of year the Shadow drawings relate to, should be 21<sup>st</sup> June)
2. Accommodations are made to enable a detailed and accurate calculation of the shading of habitable rooms and private open space at 6 Mercer Street to further assess whether it is reasonable (either by requesting the applicant to determine this, or by allowing us to seek further advice from accredited professionals)
3. The development application is amended to reduce the shading of 6 Mercer Street to a reasonable amount

Many thanks

Regards

Caroline and Shane Sinclair

[Redacted Signature]

[Redacted Address]



**From:** [REDACTED]  
**Sent:** Tue, 1 Mar 2022 19:41:55 +1100  
**To:** "Duncan Payton" [REDACTED]  
**Subject:** 6 Binalong Avenue

[You don't often get email from [REDACTED] Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hi Duncan,

Thanks for your time today.

As discussed, although I have not put in an official representation against the development at 6 Binalong Avenue, I do have some concerns of the potential shading issues it will cause for my premises [REDACTED]. According to the sun study provided, my living area and lounge room will be shadowed until well in to the day. I would appreciate some consideration to the impact to my property, when considering approval of the DA for 6 Binalong Avenue St Leonards.

Thanks

Kenneth Padgett  
[REDACTED]