

Objection to the proposed plans/application, DA0570/2018, General Retail and Hire
- Change of use to tattoo studio, 50 Bathurst street Launceston.

We are the residents of the property at [REDACTED]

Our main issue with the proposed tattoo studio is that we have a young family and like it or not the cultural taboo that comes with a tattoo business, its connections with bikies, drugs and criminal activity.

We also run a family day care business from home and having our clients and their young children/family members walk past the proposed business (already knowing the negative connection to a tattoo studio), and seeing people loitering outside having a cigarette between breaks is not the ideal scene and could possibly lead to loss of work and inevitably a loss of business.

Parking would be another issue as there is only 15min parking outside the proposed business and there is insufficient parking already for the homeowners/tenants in the lane way. As advertised on the application that the above living facilities has been rented out and I assume that the allocated parking spot would be taken, leaving the 3 tattooists and 1 body piercer/receptionist having to park in the Bathurst street car park or finding long term parking elsewhere in the CBD, not to mention the clients needing to find a park also.

Finishing up we have a sense of community spirit amongst the apartments, this can keep the house owners/tenants renewing their lease and holding on to their home. There are many communities we can be a part of, but the sense of loyalty and neighbourhood positivity is the one thing that provides a connection to our neighbours. We hold an annual Christmas laneway barbeque and I really value residents and would hate for this proposed business to tarnish the community/friends we have developed over the years.

David & Nichole Bryan

We are the owners of the property at [REDACTED], [REDACTED]. We are making objection to the proposed change of use or development of a business at 50 Bathurst Street, Launceston. The proposed business is understood to be a Tattoo Studio.

We understand that the area of Bathurst Street and York Street Launceston is currently zoned Urban Mixed Use. The zone purpose statements are documented as such:

15.1.1.1. To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2. To provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres.

15.1.1.3. To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.

15.1.1.4. To create:

(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and

(b) appropriate provision for car parking, pedestrian access and traffic operation.

15.3. Indicates the Use standards for this particular zone. They include Hours of Operation, Mechanical plant and equipment, Light spill and Illumination, Noise level and Retail Impact. It is noted that all use standards have been addressed by the applicant in his submission to council except for the Retail Impact component.

The objective as stated of this use (retail impact) is as such:

To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy. There are several aspects to this type of business (tattoo studio) that we believe do not meet the stated purpose for this zone.

The immediate area around 50 Bathurst Street, Launceston is dominated by 20 terrace houses, 10 face onto Bathurst Street and 10 face onto York Street, Launceston.

Number 50 Bathurst Street is a small shop front with an upstairs area that is currently a tenanted residence. All of these terraces are residential, made up of tenanted, owner occupied and tourist accommodation. Only one of the terraces is used to accommodate a small, accredited family day care business, providing care for young children during business hours. The family also resides in the terrace with their two small children. As such the terraces cooperate as a small inner residential zone, enjoying convenience to services, retail, supermarket, health facilities, schools, kindergarten and open space in an urban environment. The demographic of residents and visitors are varied, from retirees, young and older working people, young families with small children. I then refer back to the Use standard 15.3.5 Retail Impact in a Urban Mixed use zone. The development of a Tattoo studio at 50 Bathurst Street Launceston would have significant impact on the economic, social, environmental and indeed the amenity of this corner of Launceston. We also believe this business is not consistent with the activity centre hierarchy. This will be addressed later.

Rightly or not, a business such as a Tattoo studio attracts negative connotations. We believe that the general public perception is that a business such as this could be connected to bkie gangs, drugs, massage parlours and other negative anti social/criminal activity. If we consider that all of the terrace houses surrounding the potential business are accommodation of some sort, then residents, and tourists must walk past this business daily to get to, for example the supermarket or catch the bus in York Street. The bus stop in York Street is very close to the proposed business and during week days it services a large number of school children of various ages, primary through to secondary. Parents dropping off and picking up their small children from the family day care house in Bathurst Street will be regularly exposed to this business. Perceptions, whether founded or not are powerful social influencers. A tattoo studio will have a negative social impact for residents and those who daily commute (mainly school children) on the buses from York Street.

If tourists knew of a tattoo studio situated so close to their proposed accommodation, it could well influence their decision to stay. There are three terraces in York Street which run successful established tourist accommodations. Perceptions matter to tourists who actively consider the amenity and 'safety' of an area before booking. This is important not just for local residents but maybe even more so for the tourist who is less familiar with the area, relies on reviews and may be left with a negative attitude towards the City because of the accommodations location. It is unlikely that a Tattoo studio is going to capture many tourists as clients. This type of business relies on a select, domestic customer, one who has typically thought through this decision and booked an appointment with the business for a consultation. It is not a typical retail business that would increase pedestrian traffic, encourage browsing, purchasing and general interest for the tourist or locals. A tattoo studio in this area may well have a negative economic impact.

We understand the purpose or objective of an Urban mixed Use zone is that each element or use is to compliment, provide for, encourage or enhance an area, not to

detract from or negatively impact an established area. If it is considered that this small area of Bathurst Street and York Street is operating as primarily a residential area then it is reasonable to expect residents to be nervous about the social and economic impact of this type of business in their midst. It will undoubtedly affect the amenity of the area.

As a matter of interest:

A quick Google search shows that there are currently 10 Tattoo studios in the Greater Launceston area. Based on their websites, 5 of these businesses are in the commercial precinct of the city (a shop amongst other shops), 3 of the businesses are in light industrial areas and are set up as “factory” studios with no houses neighbouring them. 2 of the businesses appear to be operating from private homes and appear to have other houses close by but display no external advertising or signage stating their business to the public. The proposed business at 50 Bathurst Street would be an anomaly. It would be in the middle of a residential area, the business illuminated and advertised. It would add nothing to the immediate area and it would not be consistent with the activity centre hierarchy, as previously stated.

This type of business can obviously be operated successfully in a variety of locations, even light industrial zones that don't have the pedestrian traffic of an active commercial zone. It may be better planning to locate this type of retail business above the ground floor, allowing clients to attend their appointments/consultations and allowing a more appropriate business on the ground to encourage pedestrian activity.

Parking is a notoriously vexed issue for residents in the area. There are two parking bays in York Street and one in the laneway behind the proposed business. I assume the tenant above the business is entitled to a parking spot. So that may be one less for the business. There is insufficient laneway parking for the number of residents and visitors presently. If employees need long term parking facilities, there would be no reliable, close, free parking for the business. Clients would need to use the paid parking facility across the road, behind Dan Murphy's. Human nature as it is, I believe that there could be conflict with the business owners, clients and residents as people jostle for free parking in the laneway behind the terrace houses.

We also understand that there are plenty of rental/vacant properties available for this type of business within the commercial or light industrial zones of the Launceston area.

Previous businesses at this location have included a cafe, food retail business and a second hand goods business. They have added value to the area. This proposed business will add nothing socially, economically or to the amenity of this long established inner city residential area. It is not consistent with the activity centre hierarchy. It will not create general interest or engagement to shoppers and increase pedestrian traffic as a result. In conclusion, we believe that this is not an appropriate business for 50 Bathurst Street, Launceston.

For your consideration

Andrew Nixon

Lesley Nixon

Sent from my iPad

Sent from my iPad

FILE No.	DA0570/2018			
EO	✓	OD		Box
				✓
RCV'D		31 OCT 2018		LCC
Doc No.				
Action Officer		Noted	Replied	
C. WRANKMORE				

E-copy: L. Rogers

MANAGER
L.C.C.

Objections to TATTOO STUDIO DA0570/2018

The two adjacent York St car spaces are only 5 min drop off and insufficient for approx 2 staff and possibly 3 or more clients. The 1 on site space should be reserved for the upstairs Tenancy. The more distant car spaces (some only 15min) are often taken by adjoining residents with special permits.

A Tattoo studio will destroy the ambience for the adjoining 16 residential terraces.

Local Resident
30/10/18

Hi Luke, My wife & I are owners of a Unit [REDACTED] down [REDACTED] to the proposed Tattoo Parlour/piercing shop and are opposed to the granting of a permit DA0570/2018 I have had personal experience of a tattooist operating in our industrial area some time ago Where the operation went from 8am to 5pm to all hours 7 days a week with alcohol consumed People just hanging around outside also people doing burn outs in there cars. With 2 alcohol Outlets on diagonally opposite corners open late I can see a repeat of the past. Whilst I'm not opposed to tattoos in I fact have a great respect for the artwork as I am a Graphic designer myself I don't see that position as a suitable location for that type of business

[REDACTED]
[REDACTED]
[REDACTED]

Chris Blogg