



13 March, 2020

Brian White
Town Planner
City of Launceston

Dear Mr White,

RESPONSE TO REPRESENTATION - SF6891 & DA0671/2018

Below is a response to the representation made to the City of Launceston with regards to the advertised application for a combined planning scheme amendment and permit application at 3 Taylor Street, Invermay, SF6891 & DA0671/2018.

This response summarises the issues raised by the representor and provides a response to each.

ZONING

As outlined in the planning report, Invermay has been identified as a 'priority consolidation area' within the Northern Regional Land Use Strategy, and therefore subdivision and urban infill is appropriate in this area. As the subject site is also located within a flood inundation area the use of the rear of the lot for further residential dwellings is not the most appropriate use.

By subdividing the subject site and consolidating with the adjacent Title at 1 Taylor St the site can be consolidated for us as store for the 'Bulky Goods' use without additional risk to life or property.

NOISE

The applicant is in the process of engaging a suitably qualified noise consultant to advise on noise mitigation measures which may be employed on the site to mitigate the impact of any plant on the neighbouring residential amenity.

The noise consultant will also be available to provide expert advice at a Tasmanian Planning Commission hearing if required.

RESIDENTIAL AMENITY

The applicant proposed that a landscaping buffer on the subject site may be an appropriate measure to mitigate the impact of storage of tiling supplies on neighbouring residential amenity. The below figure gives an indication of how a landscaping buffer may be employed to limit these impacts. It would be an appropriate measure for this to be conditioned on any permit approval.

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Figure 1: Site plan indicating area for the proposed landscape buffer (Source: Image provided by PDA Surveyors and adapted by Ireneinc)

We trust that this response adequately addresses the concerns of the representor. Please feel free to contact me on 6234 9281 if you have any questions.

Yours faithfully,

Laura Ashelford
 Graduate Planner
 IRENEINC PLANNING & URBAN DESIGN