



Planning Submission
8 Lord Street, Launceston
Demolition of a Single Dwelling

Table of Contents

1. Introduction	3
2. Site Description	3
3. Proposal	4
4. Launceston Interim Planning Scheme 2015.....	7
5. Conclusion.....	8

Appendices:

Appendix A - Certificate of Title

1. Introduction

This submission is prepared in support of an application to demolish a single dwelling at 8 Lord Street, Launceston.

Metier Planning and Development has been engaged by the owners of the land to make this application. This development application is made pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*.

The application relies on Clause 9.4.1 Demolition.

2. Site Description

The subject site is contained in one parcel of land, Certificate of Title 122586/1. A copy of the title is provided at Appendix A of this submission.

The lot has an area of 797m². The site has frontage to Lord Street. The single dwelling was constructed 1915 and is very poor condition.

The site is not listed as a heritage item.

The dwelling has had numerous modifications made to windows, doors and the veranda. Timely maintenance has not been undertaken. At some point a serious fire has occurred in the subfloor area. The dwelling is considered to be unsafe and beyond reasonable repair.

The site is zoned General Residential. It is not included in any overlays.

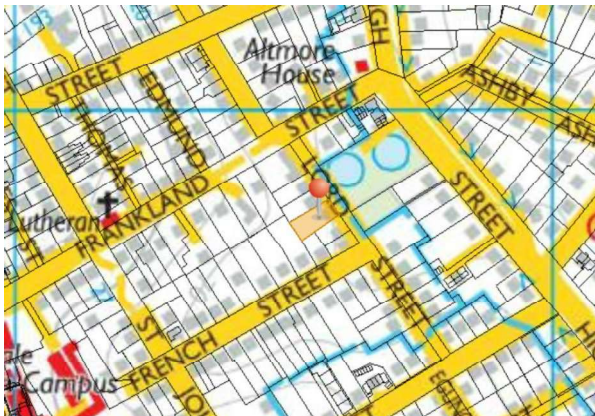


Figure 1: Location Map

At a Glance

Site: 8 Lord Street,
Launceston, CT122586/1

Proposal: Demolition of a
single dwelling

Zone: General Residential

Use: Residential – single
dwelling: No permit required

Relevant Clause:

9.4.1 Demolition



Figure 2: Zoning Map



Figure 3: 8 Lord Street

3. Proposal

It is proposed to demolish the dwelling.

The dwelling is in a very poor state of repair. Of significant note is a fire that has occurred in the subfloor of the north western corner (Figures 4 & 5). The property is not fit for habitation and would not comply with the minimum standards for a rental property.

There is also concern over the security of the house, therefore leaving it uninhabited poses a further fire danger.

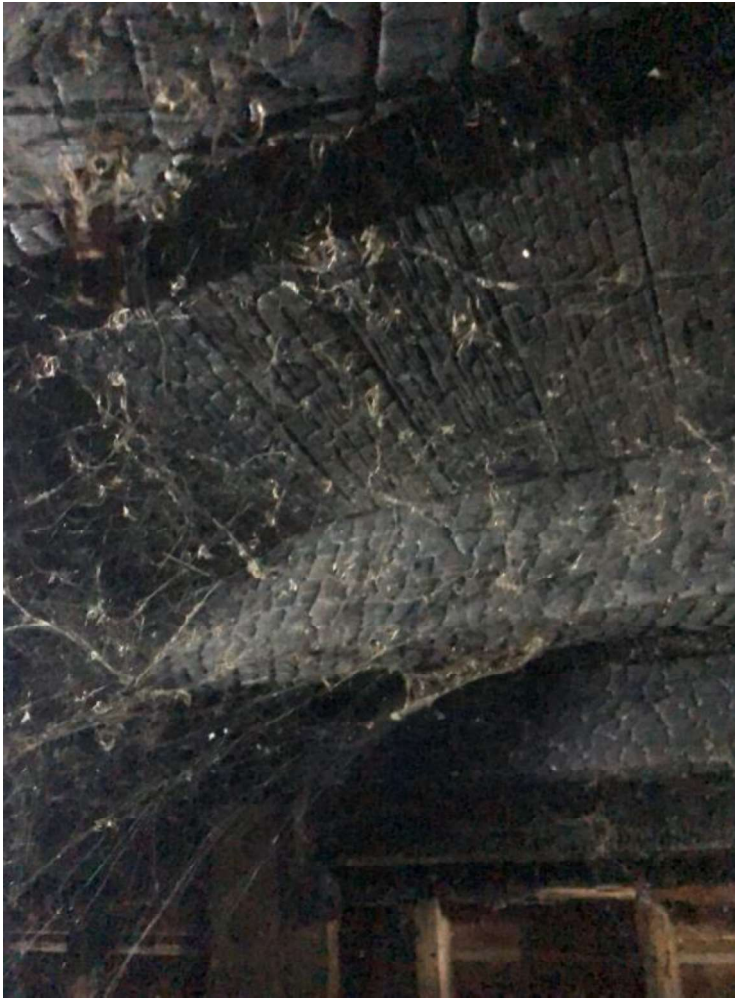


Figure 4: Image of floor joist and underside of flooring.



Figure 5: Subfloor walls and uprights.



Figure 6: Evidence of subsidence.



Figure 7: North facing window, the original opening has been patched above the window. Note the failing stucco.

4. Launceston Interim Planning Scheme 2015

The application is made in accordance with the provisions of the Scheme set out below:

9.4 Demolition

9.4.1

Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement of the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan.

Response

The demolition of the house is proposed without a proposal for the replacement dwelling.

There is no other provision in the planning scheme that prohibits the demolition of this dwelling.

a) Purpose of the Zone

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1

To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2

To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3

Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4

To encourage residential development that respects the existing and desired neighbourhood character.

10.1.1.5

To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

Response

The proposal is to demolish a single dwelling, no alternative use or development is proposed at this point in time. The demolition will allow for a new dwelling, in accordance with the requirements of the Planning Scheme, to be constructed in the future.

(b) any relevant local area objective or desired future character statement of the applicable zone;

There are no local area objectives and there are no desired future character statements.

(c) the purpose of any applicable code; and

No codes are relevant to the proposal.

(d) the purpose of any applicable specific area plan.

No specific area plans are relevant to the proposal.

5. Conclusion

The proposed development is an appropriate removal of a single dwelling that is unsafe and beyond reasonable repair. The dwelling is not heritage listed, nor would it meet the criteria to be considered for listing. The proposal demonstrates it meets the standards of the Launceston Interim Planning Scheme 2015.