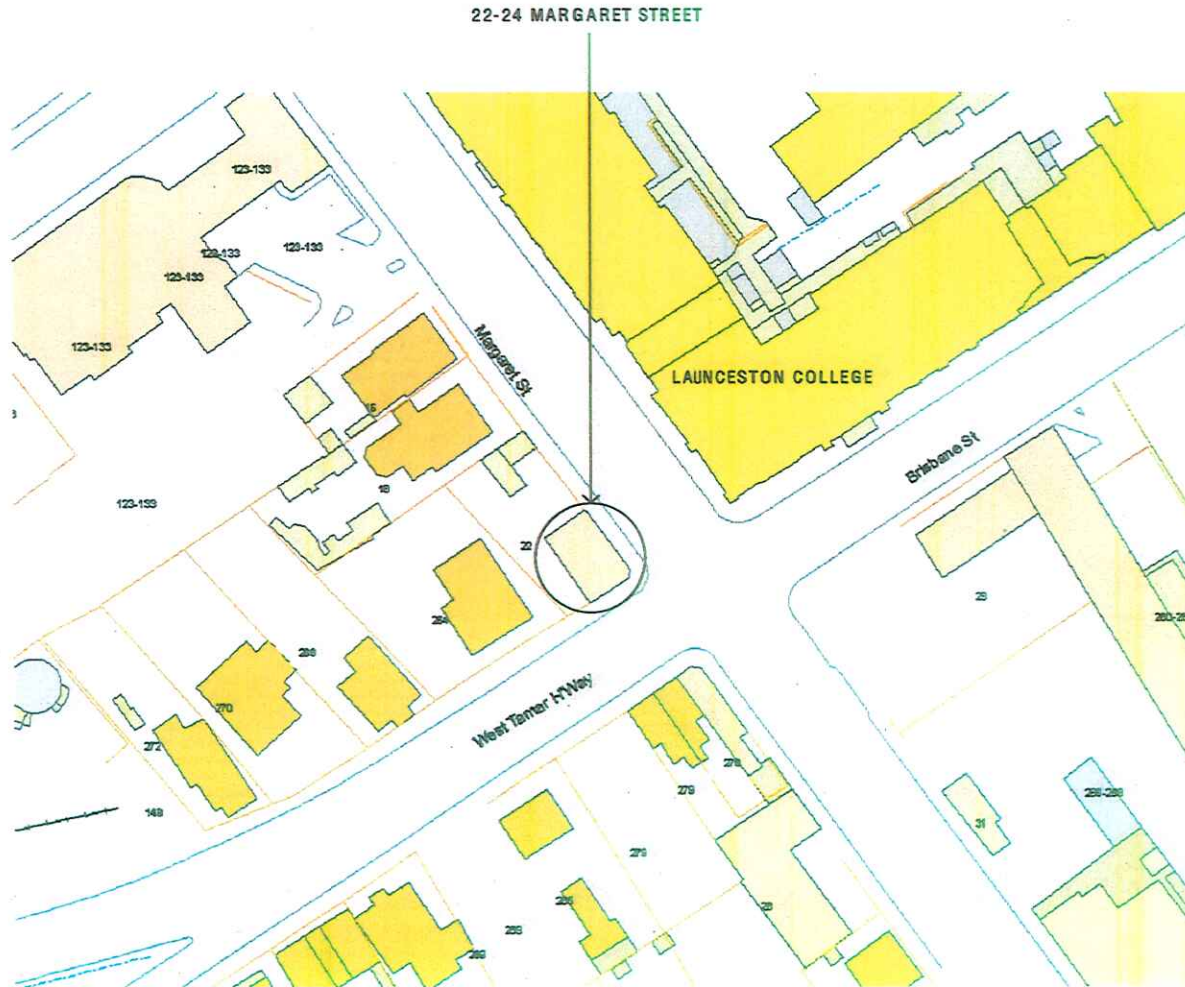


Proposed Private Open Space

22-24 Margaret St
Launceston

S & WY CA1

24/03/2021

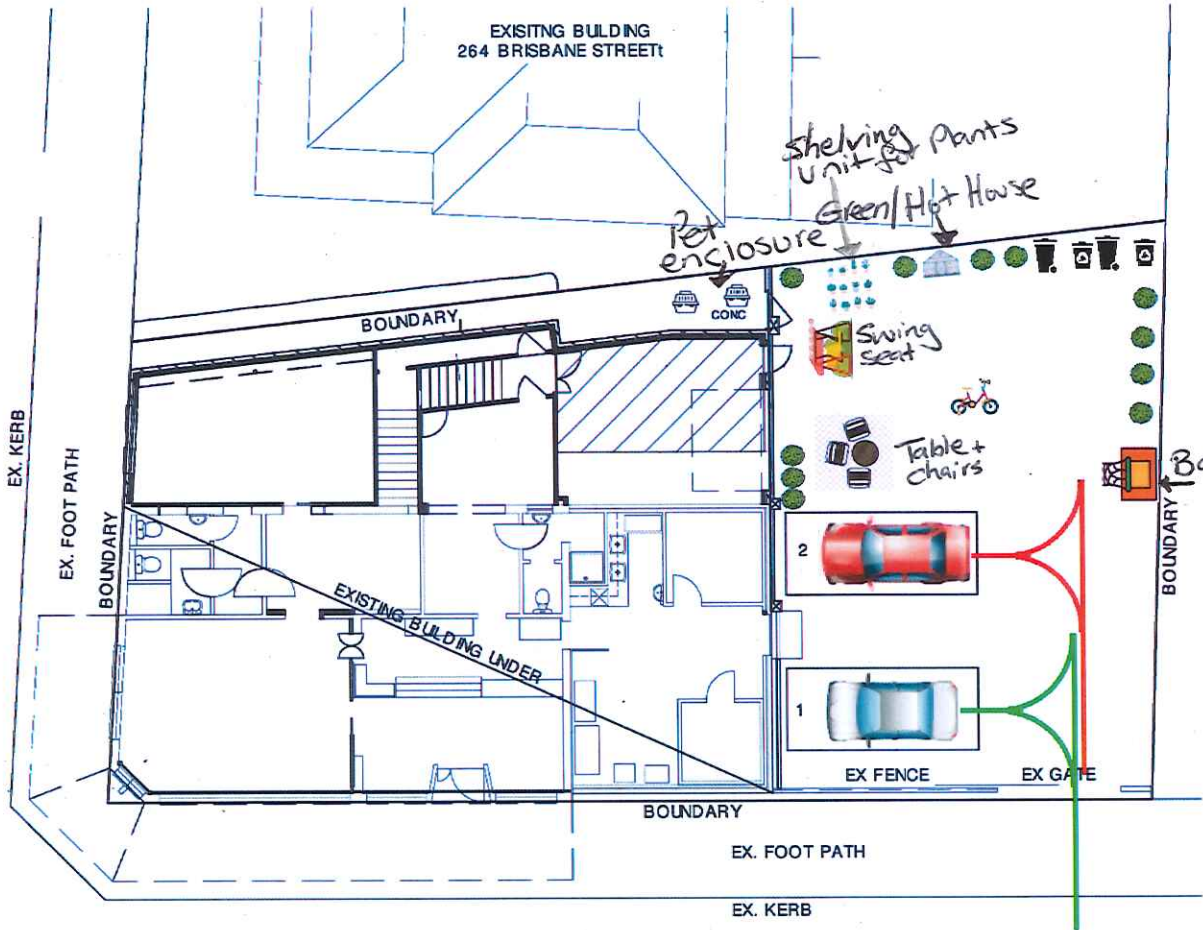


LOCALITY PLAN
N.T.S.





BRISBANE STREET



MARGARET STREET

SITE PLAN
1:150

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2021

Date submitted: 08/05/2021

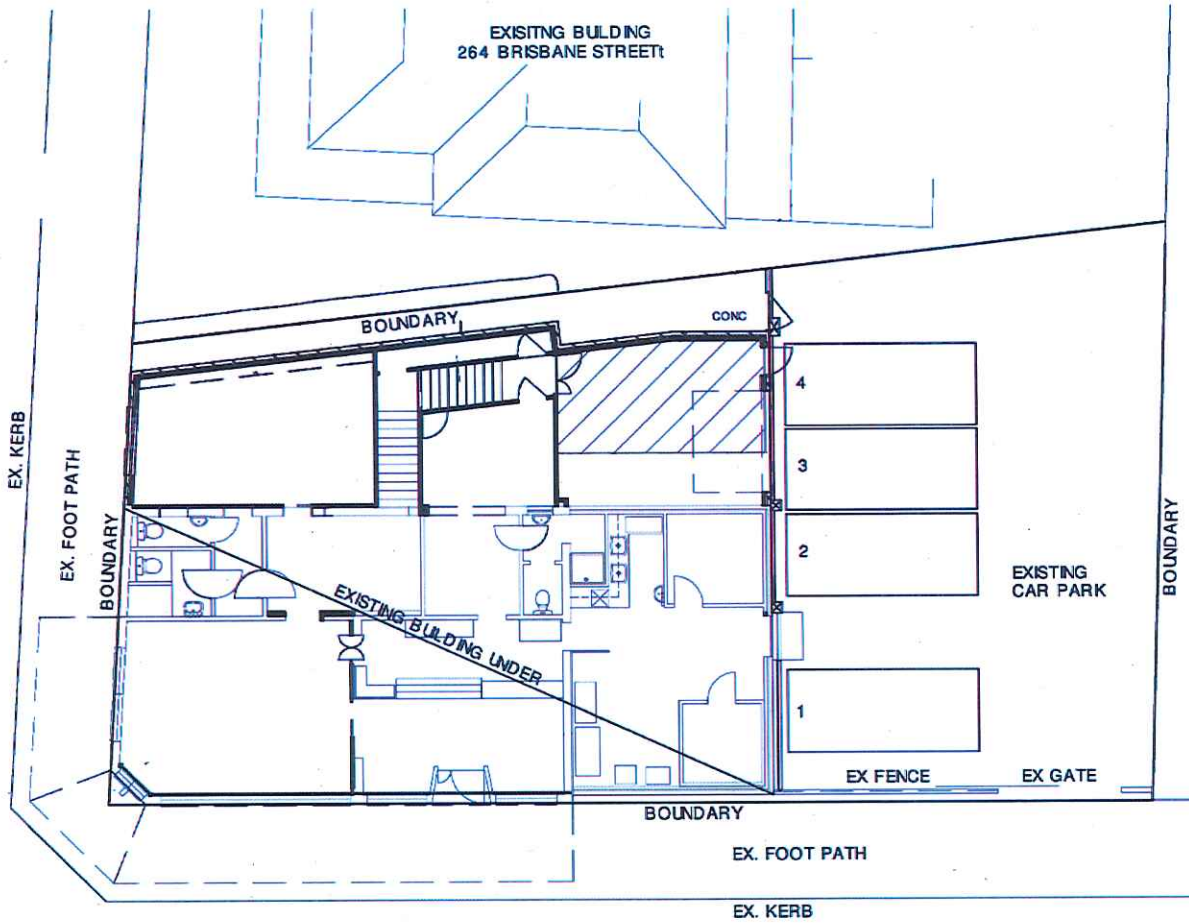
Planning Administration

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Project			
Private Open Space			
22-24 MARGARET STREET LAUNCESTON			
Drawing		Proposed	
Date	24/03/2021	Drawn	Scale
			1:150
Project/Drawing No		Rev	A



BRISBANE STREET



MARGARET STREET

SITE PLAN
1:150

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2021
 Date advertised: 08/05/2021

Planning Administration

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Project		
Private Open Space		
22-24 MARGARET STREET LAUNCESTON		
Drawing		
SITE PLAN		Exsisting
Date	Drawn	Scale
24/03/2021		1:150
Project/Drawing No		Rev
		A

The Office of the Town Planner

To whom it may concern,

In 2017 under Development Application "DA0112/2017" we converted our existing open space into an enclosed sunroom, we have recently become aware this is not in-line with the (then) current scheme. To become more compliant with the current scheme we wish to re-define our carpark (and re-purpose to this effect) as our private open space, This change in use would bring us more in-line with the scheme. Also, in line with the current scheme Parking availability is somewhat ameliorated with the use of both the Margaret & Bathurst street car parks both within 2 minute's walk of our premises, both sites are not heavily utilised during our hours of operation (nominally 5:00pm-8:30pm Mon to Sat). It should be noted that within one to two blocks of our premises there are other food businesses without dedicated parking (The Flying Sparrow Café, Cataract on Paterson & Tio Rico are some examples) & therefore such a re-designation of our carpark would be in keeping with surrounding businesses.

Regards



Wei Yuan Cai

29/03/2021



Dear Planner,

We have been operating our restaurant at 22-24 Margaret Street from April 2004 but was travelling every day and in the middle off the night getting to and from work with our 2 young daughters. So in 2008, we applied to add upstairs to our shop so that we could live here and not have to travel, one of the many conditions with getting that permit was that we had to have a Private outdoor Open space so a deck was included to comply with that condition and a permit was issued on 20/11/2009.

We completed building upstairs dwelling in June 2014 and have been living here since, and unfortunately the contractor in charge of waterproofing the deck did not do a proper job and we ended up with leaks into the garage, so we applied to have the deck converted into a sunroom so that its fully waterproofed with no more leaks which we can use as part of our indoor living space.

At the same time the carpark was converted into our outdoor open space with basketball hoop installed, and kids can play outdoor games and my daughters love playing badminton and have friends over and play outside. We only used it as a carpark when we open our restaurant after 5pm, our opening hours are Monday to Saturday from 5pm.

Since the birth of my son in February 2016 I got very unwell, my father in law also suffered a stroke which resulted him needing walking aid to walk, we have since then closed off the carpark for customer parking so that our children and their grandparents can sit, play and enjoy the sunlight and fresh air just out in the yard without having to go too far and we can keep an eye on them just like any home with a fenced off backyard. just like any other family with 3 children, we also have pets that need that outdoor space too, we have a dog and 6 guinea pigs and our friends and family also bring their fur babies when they come and visit.

That yard is our only private open space, it is our only outdoor space, and it was only recently that we found out that the carpark was never officially converted into our private open space and was told that it was illegal for us to do what we have been doing for the past 5 years and that a development application is needed to make the necessary usage change official.

Regards

Susan Cai
蔡淑珍

Susan Cai

29/03/2021

