

FILE No.	DA0048/2018				
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Doc No.					
Action Officer		Noted	Replied		
C. WRANMORE					

E-COPY L. ROGERS

23<sup>rd</sup> July 2018.

The General Manager  
Launceston City Council  
P O Box 396  
LAUNCESTON TAS 7250

Dear Sir

**RE: PLANNING PERMIT DA 0048/2018**

Thank you for the advice placed in our letterboxes advising of the above planning permit application.

We are a number of the residents of Thornton Court who are writing to object to the above application for the subdivision of the land at 341-349 Hobart Road Youngtown, into 2 lots.

The subject land is a long narrow block of land zoned 'industrial'.

On the front half of the block, a substantial steel and metal distributor has operated for at least the last 40 years, under various ownerships.

The operating permits for this business includes 6.00am start times (usually in summer) with substantial noise from the mechanical handling of heavy steel beams and other products. This operation is some 200 metres from Thornton Court houses, yet provides substantial noise events.

The back half of the block, undeveloped and maintained as natural scrub, has for 40 years, acted as a natural buffer between the homes in Thornton Court, some of which have their back fences to the land to be subdivided, and the steel distribution business.

The undersigned residents of Thornton Court understand that the only rational reason for the owner of the land to seek to subdivide into 2 lots, is to sell of the undeveloped back half of the block. In fact, there were substantial earth works undertaken some months ago, likely to prepare for the subdivision.

We also understand that any new owner of the newly created block will need to apply to Council for a discretionary permit to operate whatever business they have in mind. At that point the undersigned will seek to achieve appropriate setbacks, noise and odour emission measures and operating hours in keeping with the very adjacent group of homes in Thornton Court.

Regardless of this future opportunity the undersigned requests Council to consider not agreeing to the subdivision until the landowner reveals the proposed purchaser and the nature of the intended use of the subject land.

Should Council proceed with agreement to the subdivision, the undersigned request that any existing use rights not travel with the newly created lot, providing Thornton Court residents with a right to object and to negotiate appropriate controls over any use of the land, whether by the current owner or a new owner.

We thank you for the opportunity to make this submission.

Yours sincerely



P.C. TOLE

M J Leeson.



M.T. SA HIDDING

MAY & TONY JOWSTONE

