



The City with Spirit

NOTICE OF MEETING

Notice is hereby given that a **Planning Authority Committee** meeting of the Devonport City Council will be held in the Aberdeen Room, Level 2, parnaple centre, 137 Rooke Street, Devonport on Monday 7 September 2020, commencing at 5:00pm.

The meeting will be open to the public (max. 10 people allowed) at 5:00pm.

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports in this agenda contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

Matthew Atkins
GENERAL MANAGER

2 September 2020

**AGENDA FOR A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD ON MONDAY 7 SEPTEMBER 2020, IN THE ABERDEEN ROOM, LEVEL 2,
paranaple centre, 137 ROOKE STREET, DEVONPORT AT 5:00 PM**

Item	Page No.
1 APOLOGIES	3
2 DECLARATIONS OF INTEREST	3
3 DELEGATED APPROVALS	4
3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 1 MARCH 2020 - 23 AUGUST 2020	4
4 DEVELOPMENT REPORTS	9
4.1 PA2020.0113 - 2 CAMERAY STREET EAST DEVONPORT - RESIDENTIAL (SHED)	9
5 CLOSURE	18

ATTENDEES

		Apology
Chair	Cr A Rockliff (Mayor)	
	Cr J Alexiou	
	Cr P Hollister	
	Cr S Milbourne	
	Cr L Murphy	
	Cr L Perry	

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges and pays respect to the Tasmanian Aboriginal community as the traditional and original owners and continuing custodians of this land.

IN ATTENDANCE

All persons in attendance are advised that it is Council policy to record Council Meetings, in accordance with Council's Digital Recording Policy. The digital recording of this meeting will be made available to the public on Council's website for a minimum period of six months. Members of the public in attendance at the meeting who do not wish for their words to be recorded and/or published on the website, should contact a relevant Council Officer and advise of their wishes prior to the start of the meeting.

1 APOLOGIES**2 DECLARATIONS OF INTEREST**

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 1 MARCH 2020 - 23 AUGUST 2020

Author: **Jennifer Broomhall, Planning Administration Officer**

Endorser: **Kylie Lunson, Development Services Manager**

Planning applications approved under delegated authority 1 March 2020 – 23 August 2020

ATTACHMENTS

1. Delegated Approvals [**3.1.1** - 4 pages]

RECOMMENDATION

That the list of delegated approvals be received.

Application No.	Location	Development	Approval Date
PA2020.0005	6 Cromwell Crescent, Devonport	Residential (dwelling addition)	2/3/2020
PA2020.0006	15 Mangana Drive, Tugrah	Residential (single dwelling & shed)	4/3/2020
PA2020.0008	130-136 Stony Rise Road, Stony Rise	Subdivision (27 residential lots, 2 commercial lots)	3/4/2020
PA2020.0009	21 McCall Terrace, Stony Rise	2 lot subdivision	18/3/2020
PA2020.0010	2 Eveline Court, Devonport	Residential (outbuilding)	18/3/2020
PA2020.0011	11 Turners Lane, Quoiba	Resource processing (ancillary additions and alterations)	6/3/2020
PA2020.0012	2 Sandwood Place, East Devonport	Residential (single dwelling)	10/3/2020
PA2020.0013	2-14 North Street, Devonport	Residential (alterations, additions and demolition)	2/3/2020
PA2020.0014	41-43 Middle Road, Devonport	Education and occasional care (pump track)	11/3/2020
PA2020.0015	3 McArthur Drive, Spreyton	Residential (outbuilding)	18/6/2020
PA2020.0016	6 Langslow Drive, Miandetta	Residential (outbuilding)	30/3/2020
PA2020.0017	146 Paloona Road, Paloona	Residential (single dwelling and outbuilding)	23/3/2020
PA2020.0018	139 Tasman Street, Devonport	Residential (single dwelling extension)	18/3/2020
PA2020.0019	32 Wright Street, East Devonport	2 lot subdivision	22/4/2020
PA2020.0020	18-32 North Street, Devonport	Sport and recreation (ancillary buildings)	17/3/2020
PA2020.0021	10300 Bass Highway, Lillico	Residential (Dwelling addition)	13/3/2020
PA2020.0022	4 Bay Drive, Quoiba	Storage	23/3/2020
PA2020.0023	9 Kath's Way, Aberdeen	Residential (dwelling and shed)	24/3/2020
PA2020.0024	8 Gordon Place, Devonport	Residential (dwelling alterations & additions)	5/5/2020
PA2020.0025	113 Middle Road, Miandetta	Education and Occasional Care (new library)	25/3/2020
PA2020.0026	67 Bellamy Road, Melrose	Residential (new verandah)	31/3/2020
PA2020.0027	169 William Street, Devonport	11 multiple dwellings & commercial development over 2 stages	7/4/2020
PA2020.0028	175 James Street, Devonport	Residential (as constructed outbuildings)	8/4/2020
PA2020.0029	7 Victoria Parade, Devonport	Bulky Goods Sales (car yard)	23/3/2020
PA2020.0030	7 Cross Street, East Devonport	Residential (carport)	8/4/2020
PA2020.0031	2-8 Don Road, Devonport	Demolition of buildings	9/4/2020
PA2020.0032	7 Montague Street, Devonport	Residential (carport)	1/4/2020
PA2020.0033	8 Anna Place, Devonport	Residential (outbuilding)	27/4/2020
PA2020.0034	2 Paloona Reservoir Road, Paloona	Residential (single dwelling & shed)	13/5/2020

PA2020.0035	57-63 Rooke Street, Devonport	General Retail and Hire (sign - Heritage Code)	8/4/2020
PA2020.0036	112 Best Street, Devonport	Residential (multiple dwellings x 3)	22/4/2020
PA2020.0037	51-63 Laycock Road, Spreyton	2 lot subdivision	28/4/2020
PA2020.0038	121-137 William Street, Devonport	Education and occasional care (alterations and additions including development of car park)	28/4/2020
PA2020.0039	127-133 James Street, Devonport	Educational & Occasional Care (shade sail)	3/4/2020
PA2020.0040	46-48 Don Road, Devonport	Signage	9/4/2020
PA2020.0041	5 Mulligan Drive, Spreyton	Residential (multiple dwellings x 2)	21/5/2020
PA2020.0042	2 Bobwhite Drive, Aberdeen	Residential (single dwelling)	1/5/2020
PA2020.0043	4 Marine Street, East Devonport	Residential (single dwelling)	29/4/2020
PA2020.0044	127-129 Steele Street, Devonport	Permitted: Business and professional services (medical centre) Discretionary: Code E9.5.1 (lesser vehicle parking)	7/5/2020
PA2020.0045	108 Nicholls Street, Devonport	Residential (outbuilding)	5/5/2020
PA2020.0046	4 Redruth Court, Spreyton	Residential (single dwelling)	22/4/2020
PA2020.0047	167 Steele Street, Devonport	Business and professional services (alterations and additions)	11/5/2020
PA2020.0048	128 Tugrah Road, Tugrah	5 lot subdivision	15/5/2020
PA2020.0049	59-61 Stewart Street, Devonport	Education and occasional care (awning)	27/4/2020
PA2020.0050	59 Sorell Street, Devonport	Residential (single dwelling extension and outbuilding) (Local Heritage item)	13/5/2020
PA2020.0051	37 Leary Avenue, Stony Rise	Residential (multiple dwellings x 2)	25/5/2020
PA2020.0052	29 Skyline Drive, East Devonport	Residential (single dwelling)	14/5/2020
PA2020.0053	6 Kath's Way, Aberdeen	Discretionary - Residential (garage) Permitted - Residential (single dwelling)	27/5/2020
PA2020.0054	81-83 Devonport Road, Quoiba	Resource Processing	5/5/2020
PA2020.0055	3 Riverbend Drive, Don	Residential (dwelling and outbuilding)	2/6/2020
PA2020.0056	4 Kerrie Court, Spreyton	Residential (single dwelling - existing extension)	20/5/2020
PA2020.0057	36 Turton Street, Devonport	Visitor Accommodation	1/5/2020
PA2020.0058	16a Mersey Main Road, Spreyton	Residential (multiple dwellings x 4)	20/5/2020
PA2020.0059	17-19 Durkins Road, Quoiba	Storage shed	5/5/2020
PA2020.0060	21 Don Heads Road, Don	Resource development (seedling shed)	7/5/2020

PA2020.0061	54 Lower Barrington Road, Paloona	Resource development (ancillary farm building)	1/6/2020
PA2020.0062	111a Gunn Street, Devonport	Residential (multiple dwellings x 2)	1/6/2020
PA2020.0063	193 Sheffield Road, Spreyton	Demolition (existing amenities and office)	29/5/2020
PA2020.0064	180 Oldaker Street, Devonport	Residential (shed)	28/5/2020
PA2020.0065	5 Greenway Court, Devonport	Residential (multiple dwellings x 2)	29/5/2020
PA2020.0066	29 Henry Street, Devonport	Change of use - dwelling	27/5/2020
PA2020.0067	180 Best Street, Devonport	Residential (ancillary dwelling)	21/5/2020
PA2020.0068	3 Cedar Court, East Devonport	Residential (additional dwelling)	9/6/2020
PA2020.0069	39a North Fenton Street, Devonport	Demolition (existing clubroom and facilities)	9/6/2020
PA2020.0070	109 Waverley Road, Don	Residential (single dwelling alterations and additions)	26/5/2020
PA2020.0071	21-23 Lapthorne Close, Don	Storage (shed and addition to existing storage shed) - Local Heritage Code	15/6/2020
PA2020.0072	5 Redruth Court, Spreyton	Residential (single dwelling and garage)	28/5/2020
PA2020.0073	193 Sheffield Road, Spreyton	Demolition (existing growing tunnels)	4/6/2020
PA2020.0074	11 Turners Lane, Quoiba	Resource processing (ancillary storage tanks)	9/6/2020
PA2020.0075	8 Anna Place, Devonport	Residential (single dwelling)	18/6/2020
PA2020.0076	57-58 Formby Road, Devonport	Business and professional services	12/6/2020
PA2020.0077	45a Steele Street, Devonport	Business and professional services (medical centre)	15/6/2020
PA2020.0078	2 Montague Street, Devonport	Residential (single dwelling extension)	13/7/2020
PA2020.0079	26 Old Coast Road, Don	Residential (outbuilding)	16/7/2020
PA2020.0081	9 Berrigan Road, Miandetta	Residential (garage)	3/7/2020
PA2020.0083	70 Laycock Road, Spreyton	Residential (shed)	26/6/2020
PA2020.0084	2 Luck Street, Spreyton	Storage	29/6/2020
PA2020.0085	11 John Street, East Devonport	Resource Processing (awning addition)	4/6/2020
PA2020.0086	3 River Road, Ambleside	2 lot subdivision	20/7/2020
PA2020.0087	199 Wrenswood Drive, Quoiba	Residential (shed)	3/7/2020
PA2020.0088	445 Melrose Road, Eugenana	Subdivision and consolidation	22/7/2020
PA2020.0089	80 York Street, Devonport	2 lot subdivision	29/7/2020
PA2020.0090	200 Buster Road, Melrose	3 lot subdivision	22/7/2020
PA2020.0091	67 Caroline Street, East Devonport	Recreation (4 x 30m high light towers)	24/7/2020
PA2020.0092	9 Collins Way, Tugrah	Residential (dwelling and shed)	9/7/2020

PA2020.0093	67 Caroline Street, East Devonport	Sports and recreation (changerooms)	13/7/2020
PA2020.0094	112 Wrenswood Drive, Quoiba	Residential (outbuilding)	22/7/2020
PA2020.0096	5 Ferguson Drive, Quoiba	Manufacturing and Processing (building extension)	13/7/2020
PA2020.0097	31-49 Mersey Main Road, Spreyton	Recreation (4 x 25m high light towers)	24/7/2020
PA2020.0098	10 Riverbend Drive, Don	Residential (single dwelling)	10/8/2020
PA2020.0099	10 Tasman Place, Devonport	Residential (shed and carport)	7/8/2020
PA2020.0100	144 Melrose Road, Aberdeen	Residential (outbuilding) demolition and construction	3/8/2020
PA2020.0101	12 Tasman Street, Devonport	Residential (dwelling extension)	7/8/2020
PA2020.0102	193 Steele Street, Devonport	Residential (change of use to 2 multiple dwellings)	5/8/2020
PA2020.0103	6 Middle Road, Devonport	Residential (shed)	10/8/2020
PA2020.0104	161 Rooke Street, Devonport	Food Services (roof over existing courtyard)	4/8/2020
PA2020.0105	41 Bluff Road, Devonport	Visitor Accommodation (toilet and camp kitchen)	12/8/2020
PA2020.0106	1 Toorak Place, Devonport	2 lot subdivision	11/8/2020
PA2020.0107	14 16 & 18 Beachrock View, East Devonport	Code E4 assessment - Change in Ground Level Code	18/8/2020
PA2020.0110	9 Wheeler Street, East Devonport	Residential (multiple dwellings x 2)	21/8/2020
PA2020.0114	1/11 McCall Terrace, Stony Rise	Multiple dwelling (awning addition)	20/8/2020
PA2020.0116	70-80 Best Street, Devonport	General retail and hire (supermarket extension)	21/8/2020
PA2020.0117	25 Bay Drive, Quoiba	Recycling and waste disposal (e-waste shelter)	20/8/2020

4 DEVELOPMENT REPORTS

4.1 PA2020.0113 - 2 CAMERAY STREET EAST DEVONPORT - RESIDENTIAL (SHED)

Author: **Shane Warren, Planning Coordinator**

Endorser: **Kylie Lunson, Development Services Manager**

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.1.1 Apply and review the Planning Scheme as required, to ensure it delivers local community character and appropriate land use
- Strategy 2.1.2 Provide consistent and responsive development assessment and compliance processes

SUMMARY

The purpose of this report is to enable Council's Planning Authority Committee to make a decision regarding planning application PA2020.0113.

BACKGROUND

Planning Instrument:	<i>Devonport Interim Planning Scheme 2013</i>
Applicant/Owner	Kennith James Williams
Proposal:	Residential (outbuilding)
Existing Use:	Undeveloped land
Zoning:	General Residential
Decision Due:	09/09/2020

SITE DESCRIPTION



Diagram 1 – Photo source: DCC Geocortex February 2019

Cameray Street is located in Panorama Heights at East Devonport and is a connector Street between Bel-Air Crescent and Skyline Drive. The 722m² subject lot is outlined above in Diagram 1. The land has a slight cross fall from south to north and is surrounded by

established residential development. It is approximately midway along the western side of the street and is the last remaining undeveloped lot in the street.

APPLICATION DETAILS

The overall development proposed is for a dwelling and outbuilding the latter is described on the submitted drawings as a steel framed garage. The building form of the house component is single storey brick veneer structure with a pitched colourbond roof. The footprint of this building fits within a 18m x 12.6m footprint on the lot.

The shed component has a floor area of 48m² (5.3m x 9.1m) and is 3m in height to the gable ridge at the lowest point of the roofline on the south elevation near the boundary with Unit 1, 4 Cameray Street. This building is situated in the south western corner of the lot and the floor plan incorporates a garage, storage and some basic amenities. Further details and dimensions are provided in the drawings appended to this report.

Diagram 2 depicts the proposed site layout and Diagram 3 a perspective view from the street frontage looking west that provides some relativity of the levels and building heights between the two proposed buildings.

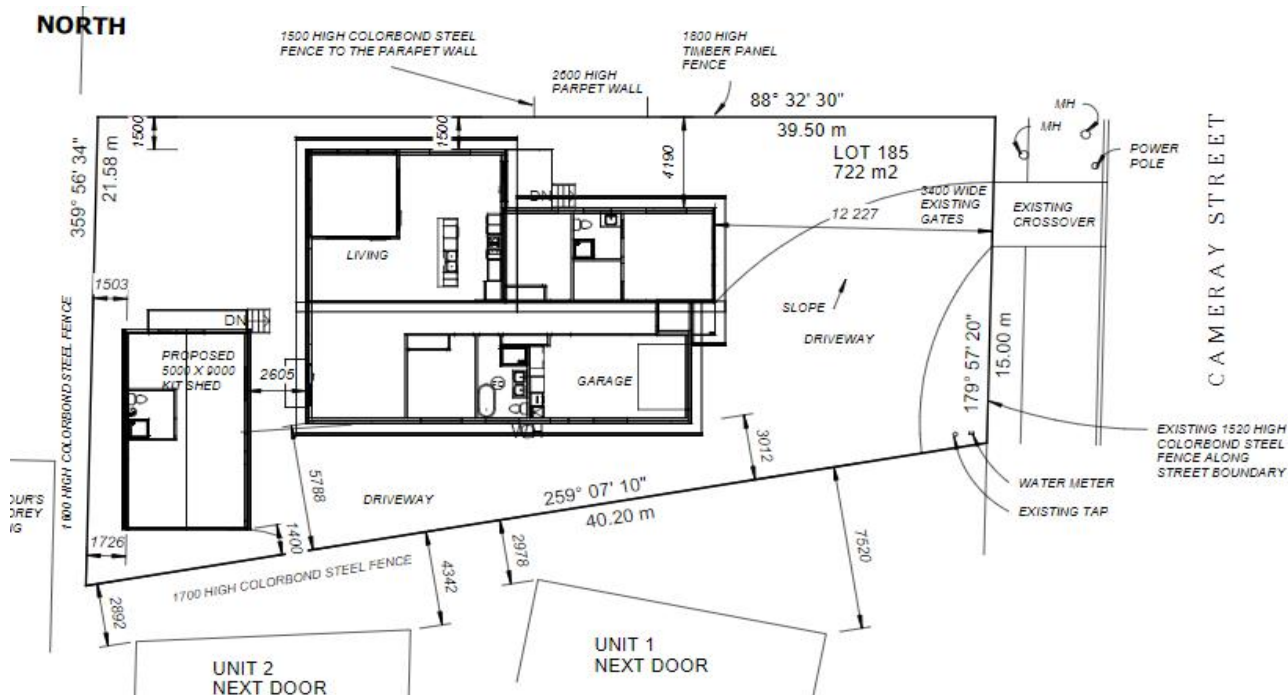


Diagram 2 – Site Plan, Weeda Drafting, Dwg 8720 dated 23/7/2020



Diagram 3 – Street view perspective, Weeda Drafting, Dwg 8720 dated 23/7/2020

PLANNING ISSUES

The land is zoned General Residential under the *Devonport Interim Planning Scheme 2013* (the DIPS). In general terms any development for residential use, which includes outbuildings, can achieve a 'no permit required' status if the proposal satisfies the Acceptable Solutions (AS) of the relevant zone and code standards of the DIPS. If the AS of an identified development standard cannot be satisfied, then reliance on the Performance Criteria (PC) is required. If the PC cannot be satisfied, then the application cannot proceed to a permit.

In regard to the house component of the proposal, the prescribed numerical standards of the zone are all satisfied and no further planning consideration is required.

In regard to the proposed outbuilding of the proposal, the AS for the rear boundary setback is 4m. Anything less, in this proposal a minimum of 1.5m – 1.73m as depicted on Diagram 2, has to be assessed to determine whether the PC under clause 10.4.3 P3 can be satisfied. These performance criteria are elaborated as follows:

1. The siting and scale of the outbuilding must not cause unreasonable loss of amenity by reducing sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;
2. The siting and scale of the outbuilding must not cause unreasonable loss of amenity by overshadowing the private open space of a dwelling on an adjoining lot;
3. The siting and scale of the outbuilding must not cause unreasonable loss of amenity by visual impacts caused by the apparent scale, bulk or proportions of the outbuilding when viewed from an adjoining lot; and
4. The siting and scale of the outbuilding must provide separation between buildings on adjoining lots that is compatible with that prevailing in the surrounding area.

The appended details of the overall proposal include the floor plan and four elevations of the proposed outbuilding. Prior to the formal application being made there was some concern regarding the accuracy of the drawn elevations in relation to the site contours. This resulted in some drawing modifications being confirmed which are now deemed to be an accurate representation of the site conditions.

COMMUNITY ENGAGEMENT

On 29/07/2020, Council received an application for the above development. Under Section 57(3) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority must give notice of an application for a permit. As prescribed at Section 9(1) of the *Land Use Planning and Approvals Regulations 2014*, the Planning Authority fulfilled this notification requirement by:

- (a) Advertising the application in *The Advocate* newspaper on 01/08/2020;
- (b) Making a copy of the proposal available in Council Offices from the 01/08/2020;
- (c) Notifying adjoining property owners by mail on 30/07/2020; and
- (d) Erecting a Site Notice for display from the 31/07/2020.

The period for representations to be received by Council closed on 17/08/2020.

REPRESENTATIONS

Two representations were received within the prescribed 14 day public exhibition period required by the *Land Use Planning and Approvals Act 1993*.

DISCUSSION

The representations received were from the owners of the respective home units developed on land to the immediate south on the corner of Cameray Street and Skyline Drive known as 1/4 & 2/4 Cameray Street.

The representations are appended to the report as **Attachment 1**.

A summary of the issues of concern submitted and a response in regard to them and the relevance to the discretion conferred by the performance criteria is discussed below.

1. The outbuilding may be used as workshop or teenage retreat which may result in unwarranted noise.
2. The building will affect the view which may cause a loss in property value.
3. The 1.4m setback to the southern boundary is not appropriate
4. The house is further west into the block which affects the view from Unit 2 insofar as the recent change of use to Visitor Accommodation is concerned. Moving the shed and house further eastward will alleviate this.

Planning Response

Under clause 8.10 of the DIPS the planning authority can only consider, in the determination of an application, the discretionary matters identified.

The floor plans indicate that the outbuilding is to be used for garaging and storage which typifies the purpose of most residential outbuildings in the backyards of urban Devonport. If the intention of the developer is to use the building for habitation, then the matter becomes one for the Building Surveyor to consider in regard to the building class and the required building code compliance. It is not a planning matter unless it is a habitable room being used for a use not permissible in the zone. It is an outbuilding for residential use from a DIPS perspective regardless of whether it's a garden shed or a rumpus room.

The perceived loss of view is often a matter that triggers the receipt of a representation opposed to a development. A loss of view however is not a matter that the planning authority has to take into consideration under the identified PC and as a consequence clause 8.10 of the DIPS.

The 1.4m setback to the side boundary in general terms is within the compliant building envelope. The AS can allow a building to be positioned on the boundary if the wall is less than 9m in length, the wall height is 3m or less and the roof pitch less than 45 degrees. The

designer advises that this proposal is situated 1.4m away from the boundary for topographical reasons to ensure that the floor level height above the ground at the northern end of the building wasn't greater than 1m otherwise this would trigger additional building code attention.

It is noted that the setback of the proposed house is 12.227m from the front boundary. It is usually the case that developers prefer to setback the minimum 4.5m to allow for a greater backyard and private open space area. It is not often that a greater front setback is proposed however verbal communication with the developer indicates that the house is sited where proposed to achieve an outlook which would otherwise not be achievable due an existing 2.6m high parapet wall on the adjacent property at 72 Sunbeam Crescent.

It is noted that if the house was proposed closer to the Cameray Street frontage then it would be likely also that the outbuilding could be sited 4m from the rear setback and as a consequence would not have resulted in this discretionary planning permit application.

The house as proposed is not the reason for this discretionary permit application and only the identified PC for the rear setback variation to the shed have to be satisfied under the current planning scheme and they can be supported.

FINANCIAL IMPLICATIONS

No financial implications are predicted.

RISK IMPLICATIONS

No risk to the Council acting as a planning authority is predicted.

CONCLUSION

The effects of the lesser setback in this proposal have been assessed and the site viewed to determine whether the performance criteria can be satisfied. It is submitted that the orientation of the lot and the lower elevation of the subject land will not result in an unreasonable loss of amenity to the land to the south, in particular Unit 1, 4 Cameray Street as a result of the outbuilding location. The angle and azimuth of the sun during the hours of 11am to 2pm on the winter solstice have also been factored into this statement but are not critical to the outcome due to the topography and relative floor levels on the adjoining buildings.



The above photograph has been taken looking due west from the Cameray Street frontage. Units 1 & 2 at 4 Cameray Street are observed behind the lemon coloured fence to the left. Although a long term maintained view is not a planning consideration it is

reasonable to suggest from the above photo that the view northward may not actually be lost to any great extent due to the relatively minor scale and form of the proposed outbuilding. It seems quite evident also that the view has already been compromised by the position of the two storey house at 10 Skyline Drive.

ATTACHMENTS

1. Representation - P A 2020.0113 - AK and J Becker [4.1.1 - 2 pages]
2. Representation - P A 2020.0113 - Paul Coleman [4.1.2 - 1 page]

RECOMMENDATION

That the Planning Authority, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2020.0113 and grant a Permit to use and develop land identified as 2 Cameray Street, East Devonport for the following purposes:

- Residential (outbuilding)

Subject to the following conditions:

1. The use and development is to proceed generally in accordance with the submitted plans referenced as Proposed Brick Veneer Dwelling & Separate Steel Framed Garage at 2 Cameray Street, East Devonport for Kennith J Williams by Weeda Drafting and Building Consultants Pty Ltd, Project 8720, dated 23/07/2020, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. Concentrated stormwater is to be discharged in accordance with the National Construction Code and Tasmanian Standard Drawings via a connection to the existing stormwater manhole in the nature strip.

Notes:

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

During the construction of this development all measures are to be taken to prevent nuisance such as air, noise and water pollution. This includes ensuring that noise emitted from portable apparatus and hours of operation are within the scope indicated by the Environmental Management and Pollution Control (Noise) Regulations 2016.

In regard to condition 2 a permit to work within the road reserve must be sought and granted prior to any works being undertaken. All associated work is at the developer's expense.

05/08/2020

AK & J BECKER

aklara1949@yahoo.co.au

PAGE (1) of 2

TEL: 0429777609

0433717051

TO: General Manager,

Re: Planning Permit – PA2020.0113

2 Cameray Street,

EAST DEVONPORT

Dear Sir,

I make this statement as I greatly object and disapprove of the intended planned garage (residential shed) at the back of 2 Cameray Street East Devonport and its giving me great stress of the thought of loosing my great view and of noise pollution.

- (1) I have great concern as the house already has a garage & feel it will be used as Workshop or teenage retreat as on the plan it will have a toilet and shower in the shed & it seems it will be used for more than a garage. We are worried that noise pollution will be a factor (issue)
- (2) As my Unit is only small & it will take away the lovely view that I have, and being so close to the fence line not having a real garden area and blocking the view.
- (3) The plan as shown at one point is only 1400 away from the fence line & as I am told that it has to be

Please
Turn Over

(PAGE 2) of 2

more that as regulation states. It seems that 1400 is not legal.

I hope you will take this into consideration.

Breakdown of concerns: -

- (1) To close to fenceline re-1400
- (2) What is the garage going to be used for as it already has a garage attached to the house
- (3) To close to my bedroom kitchen and Lounge (noise)
- (4) Loosing my view
- (5) De value the property because the view will be blocked

This is really giving me great stress and please consider these points.

Regards

A.K. BECKER AND JOSEF BECKER



From: Paul Coleman <colemancorp@rocketmail.com>
Sent: Monday, 10 August 2020 8:06 PM
To: Devonport City Council
Subject: Application Permit no. PA2020.0113

To the General Manager,

I am writing to you in regards to the application for planning permit no. PA2020.0113. As the owner of Unit 2/4 Cameray Street East Devonport, I strongly object to this application at 2 Cameray Street East Devonport.

Upon viewing the plans online, I note the rear shed is very close to the western fence line. This has resulted in the house being further west into the block than it should be. The proposed house will block views to the Port from my lounge room. Bringing the Shed and (more importantly) the house forwards (easterly) in the block will allow the view to remain between the proposed buildings from my Unit.

My Unit has a short term visitor accommodation permit no. PA 2019.0162. Until recent Covid events this property has been marketed using the name of **DevonPORT views**. It has been very successful until Covid happened, and when things get back to normal I intend to resume my listing with Air Bnb, Stayz and Booking.Com.

I ask that you revoke this application and ask that the applicant be considerate of his neighbours.

Kind Regards,

Paul Coleman.

5 CLOSURE