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Application No.	Location	Development	Approval Date
PA2021.0107	33a Middle Road, Devonport	Residential (single dwelling and garage)	11/10/2021
PA2021.0109	11 Victoria Parade, Devonport	Residential (demolition and dwelling additions)	16/10/2021
PA2021.0119	8 Beachrock View, East Devonport	Residential (multiple dwellings x 2)	19/10/2021
PA2021.0120	31 Woodrising Avenue, Spreyton	Residential (outbuilding)	9/10/2021
PA2021.0121	203 Wrenswood Drive, Quoiba	Residential (conversion of storage shed to dwelling)	6/10/2021
PA2021.0124	40 Nicholls Street, Devonport	Residential (alterations and additions to dwelling and conversion of garage to secondary residence)	16/10/2021
PA2021.0125	139 Waverley Road, Don	2 lot subdivision	13/10/2021
PA2021.0126	133 Middle Rd, Miandetta	Sports and Recreation (Pistol Club)	4/10/2021
PA2021.0129	74 Brooke Street, East Devonport	Residential (multiple dwellings) - 3 additional units	12/10/2021
PA2021.0134	26 Stephen Street, East Devonport	Boundary Adjustment	8/10/2021
PA2021.0137	6 Melrose Road, Aberdeen	Food Services	14/10/2021

Office use

Application no. _____

Date received: _____

Fee: _____

Permitted/Discretionary _____



Devonport City Council

*Land Use Planning and Approvals Act 1993 (LUPAA)**Tasmanian Planning Scheme - Devonport*

Application for Planning Permit

Use or Development Site

Street Address: **40 Don RD**Certificate of Title Reference No.: **55471/107.**

Applicant's Details

Full Name/Company Name: **Neil Newman**Postal Address: **79 DAVID ST
EAST DEVONPORT.**Telephone: **0408 313 494**Email: **nnewman@internode.on.net.**

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name:

Neil NewmanPostal Address: **79 DAVID ST.
EAST DEVONPORT. 7310**Telephone: **0408 313 494**Email: **nnewman@internode.on.net.**

ABN: 47 611 448 016

PO Box 604

137 Roke Street

Devonport TAS 7310

Telephone 03 6424 0511

www.devonport.tas.gov.au

council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: **Retail For ADULT PRODUCTS**

Lingerie, Magazines Adult Toys.

Description of how the use will operate:

**Hours of business will be Mon-Fri 10am to 6pm
SAT 10am to 4pm.**

Due to the nature of the business the demand for car parking on site is minimal. If there was need for more car parking there are 2-3 car spaces on Don RD available

All windows in the Retail space will be made obscure so people cannot see into the retail area from outside the building

Use Class (Office use only):

The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:


Application fee	
Completed Council application form	
Copy of the current certificate of title, including title plan and schedule of easements	
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
<ul style="list-style-type: none"> • The existing and proposed use(s) on the site • The boundaries and dimensions of the site • Topography including contours showing AHD levels and major site features • Natural drainage lines, watercourses and wellands on or adjacent to the site • Soil type • Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed • The location, capacity and connection point of any existing services and proposed services • The location of easements on the site or connected to the site • Existing pedestrian and vehicle access to the site • The location of existing and proposed buildings on the site • The location of existing adjoining properties, adjacent buildings and their uses • Any natural hazards that may affect use or development on the site • Proposed roads, driveways, parking areas and footpaths within the site • Any proposed open space, common space, or facilities on the site • Proposed subdivision lot boundaries (where applicable) • Details of any proposed fencing 	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
<ul style="list-style-type: none"> • Setbacks of buildings to property (title) boundaries • The internal layout of each building on the site • The private open space for each dwelling • External storage spaces • Parking space location and layout • Major elevations of every building to be erected • The relationship of the elevations to existing ground level, showing any proposed cut or fill • Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites • Materials and colours to be used on roofs and external walls 	
Details of any signage proposed	

Value of use and/or development\$ 10, 000

Notification of Landowner/s (s.52 Land Use Planning and Approvals Act 1993)

If land is not in applicant's ownership

I, Neil Newman declare that the owner/s
of the land has/have been notified of my intention to make this application.

Applicant's signature: Date: 17.09.2021.

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature:

Date:

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.


Signature

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature: Date: 17.09.2021.

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the Land Use Planning and Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options

Pay by Direct Deposit – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.



Pay in Person at Service Tasmania – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.



Pay by Phone – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.



Pay by Post – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

TASMANIA

REAL PROPERTY ACT, 1862, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3062 64

Cert. of Title Vol. 803. Fol. 92.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

ACTING Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF DEVONPORT

LOT NO. 107 on Plan No. 1154 and on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

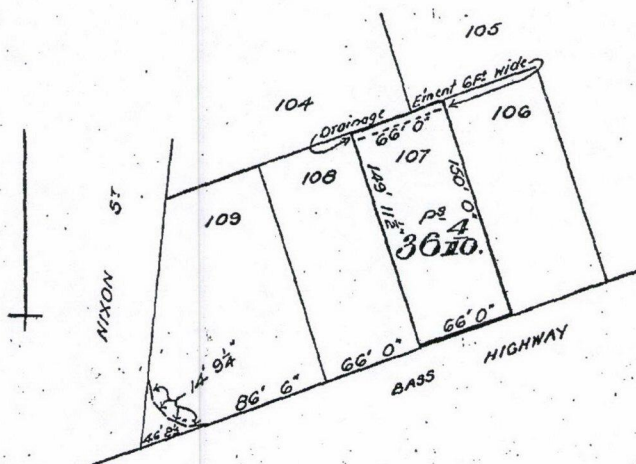
VISCARDO ZOLATI and

FABAIZIO ZOLATI Both of Spreyton, Monumental Masons

SECOND SCHEDULE (Continued overleaf)
NIL.

ENTRY CANCELLED
Recd. of Titles

NOTE—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

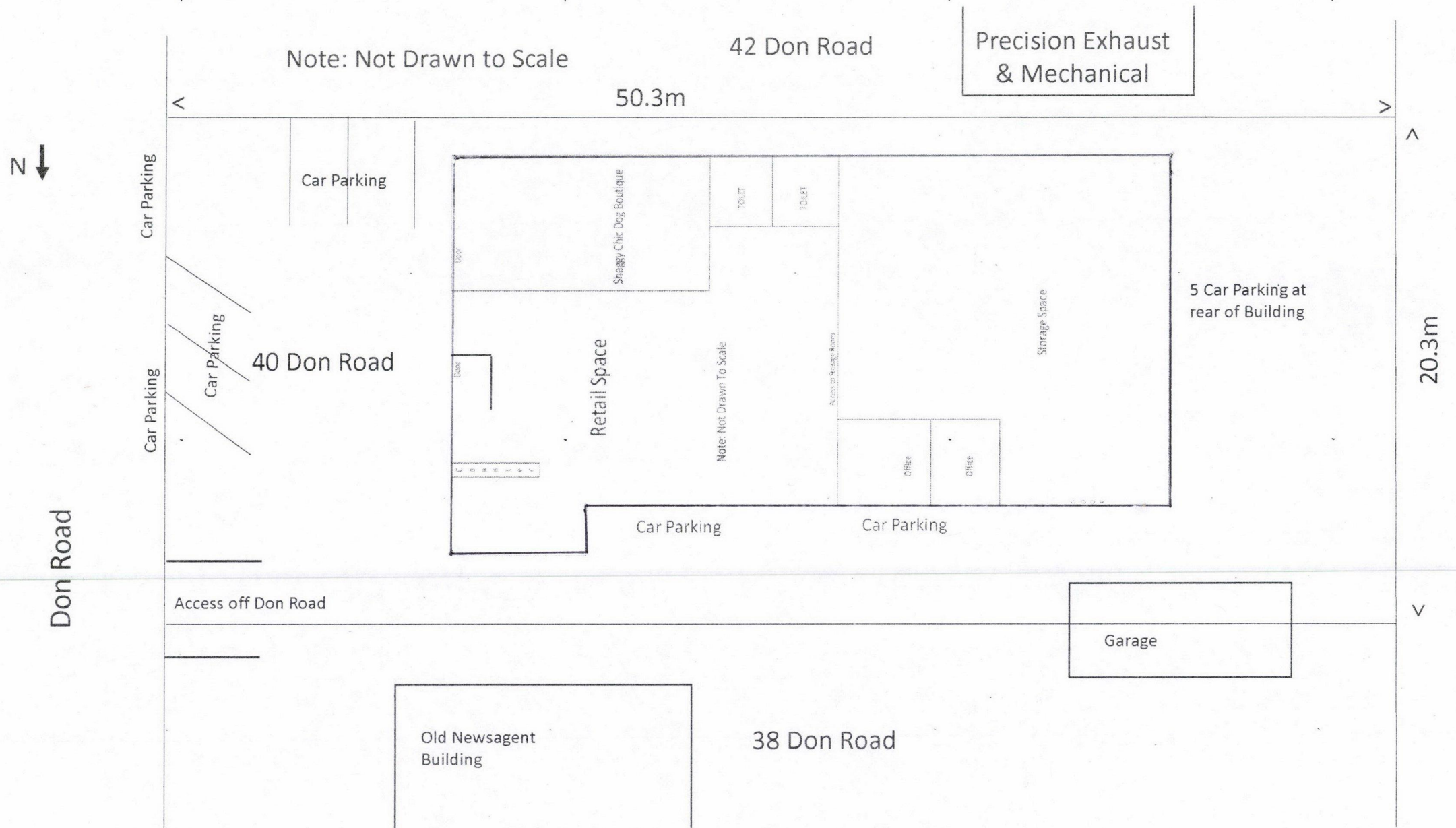


Part of Lot 5275 Gtd. to J. M. Dooley Meas. in Ft. & Ins.

FIRST Edition. Registered

26 MAY 1971

Derived from C.T. Vol. 803. Fol. 92. Transfer A73922 K. A. Flowers





PLANNING PERMIT APPLICATION FORM

Devonport City Council
Land Use Planning and Approvals Act 1993 (LUPAA)
Tasmanian Planning Scheme – Devonport 2020

Use or Development Site

Development Address

130 North Fenton Street
Devonport 7310

Applicant's Details

Who is applying

Individual

Full Name

Doula Papanicolaou

Postal Address

124 Best Street
Devonport, Tasmania 7310
Australia

Telephone

0407108666

Email

production11@live.com.au

Do you own the property that is being developed?

Yes

Assessment of an application for a Use or Development

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

What is proposed?

I am proposing to rent out an apartment on AirBnB or Booking.com. The apartment is two bedroom and double storey with free off-street parking available on James Street.



Description of how the use will operate

The apartment will be listed on AirBnB or Booking.com and be available for individuals or up to 4 people to stay. There will be off-street parking available on James Street. After guests leave the premises, I will employ a cleaner to clean the property and prepare it for the next guests who will arrive.

Value of use and/or development

\$ 200.00

Upload Files

The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Upload copy of certificate of title, including title plan and schedule of easements

- [FolioTextCommonLot-59219-1-1.pdf](#)
- [FolioText-59219-1-1.pdf](#)
- [FolioPlan-59219-1-1.pdf](#)
- [PropertyReport-59219-1-1.pdf](#)
- [PremiumPropertyReport-59219-1-1.pdf](#)

A site analysis and site plan showing:

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Topography including contours showing AHD levels and major site features
- Natural drainage lines, watercourses and wetlands on or adjacent to the site
- Soil type
- Vegetation types and distribution, and trees and vegetation to be removed
- The location and capacity of any existing services or easements on the site or connected to the site
- Existing pedestrian and vehicle access to the site
- The location of existing adjoining properties, adjacent buildings and their uses
- Any natural hazards that may affect use or development on the site
- Proposed roads, driveways, car parking areas and footpaths within the site
- Any proposed open space, communal space, or facilities on the site
- Main utility service connection points and easements
- Proposed subdivision lot boundaries, where applicable
- Details of any proposed fencing

Upload a detailed site plan that includes a floor plan, layouts and elevations

- [1-130-North-Fenton-St-Floor-Plan.pdf](#)

Are you planning on constructing a building?

No

Are you proposing any landscaping?

No



Notification of Landowner/s

(s.52 Land Use Planning and Approvals Act,1993)

Who owns the land?

Individual / Company

I,
Doula Papanicolaou

declare that the owner/s of the land has / have been notified of my intention to make this application.

Date

27/09/2021

Agreement

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

✓ I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Privacy Policy

✓ I agree to the privacy policy of the Devonport City Council.

[Click Here to view our Privacy Policy \(Opens in a new tab\)](#)

Date

27/09/2021

PRIVACY ACT The personal information requested on this form is being collected by Council for processing applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.



SEARCH OF TORRENS TITLE

VOLUME 59219	FOLIO 1
EDITION 6	DATE OF ISSUE 30-Aug-2019

SEARCH DATE : 27-Sep-2021

SEARCH TIME : 01.48 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Strata Plan 59219 (formerly being STR559) and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/40 interest

Derived from Strata Plan 59219

Derivation : Part of Lot 7 (Section J) Gtd to T Stephens

Prior CT 3587/66

SCHEDULE 1

M774377 TRANSFER to DOULA PAPANICOLAOU Registered
30-Aug-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 59219 folio 0

E191477 MORTGAGE to National Australia Bank Limited
Registered 30-Aug-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 559

Sheet 1 of 4 Sheets

City or Town DEVONPORT

Locality cnr FENTON & JAMES STREETS

4972 0600

Reference to Title CT 2621 - 90

Site comprises the whole of Lot 1 on Plan No. 139 / 30 D in the Diagram

Lands Titles Office

The name of the building is ST JAMES APARTMENTS, DEVONPORT

N Scale 1:400

REGISTERED NUMBER

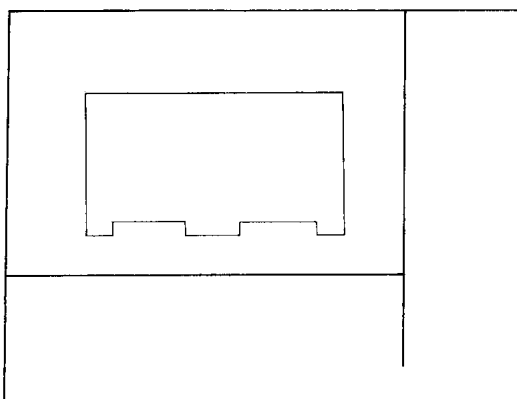
59219

External
surface
boundaries of
the site and
the location of
the building
in relation
thereto to
be delineated
in this space



FENTON STREET

JAMES STREET



REGISTERED this day of 19....., No. 559

Recorder of Titles

This plan is lodged for registration by MESSRS OLDHAM & LEWIS

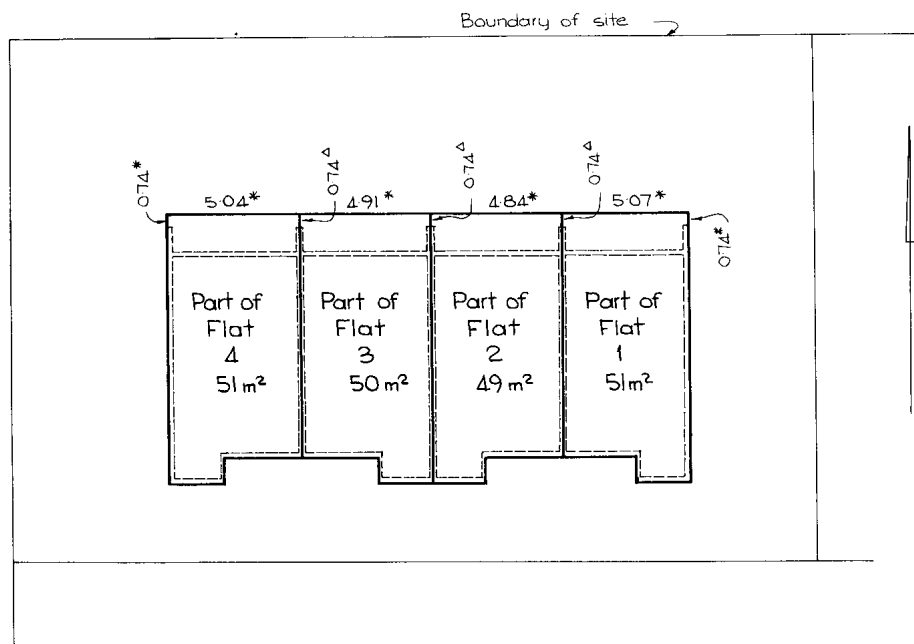
OS 1535

Sheet 2 of 4 Sheets

[Signature]
Town Clerk/Council Clerk
[Signature]

GROUND FLOOR Scale 1 : 200 Measurements in metres

- Note
1. Horizontal boundaries of flats shown by unbroken lines.
 2. Boundaries of flats not defined by measurement are on external face of walls where they adjoin common property. Elsewhere within those portions boundaries are at centre of walls.



Note: Boundaries marked thus * are outer edge of concrete.
Δ are line of centre of wall.

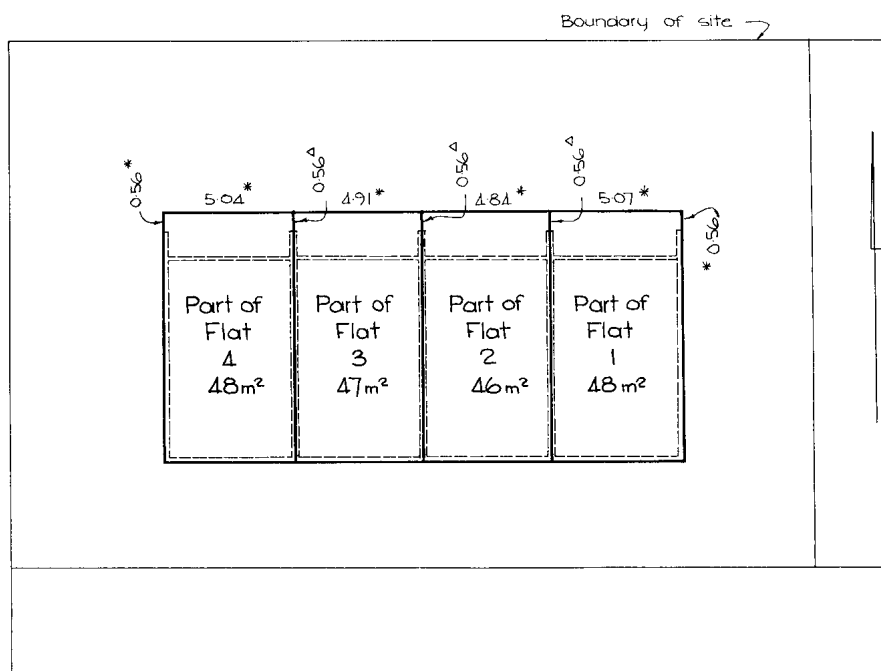
If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 4 Sheets

Town Clerk/Council Clerk

FIRST FLOOR Scale 1:200 Measurements in metres

- Note 1. Horizontal boundaries of flats shown by unbroken lines.
2. Boundaries of flats not defined by measurement are on external face of walls where they adjoin common property. Elsewhere within those portions boundaries are at centre of walls.



Note: Boundaries marked thus * are outer edge of timber balcony
△ are line of centre of wall

Sheet 4 of 4 Sheets

~~Town Clerk/Council Clerk~~

The address for service of notices on the company is:—

St. James Apartments,
cnr. Fenton & James Streets,
Devonport.

UNIT ENTITLEMENTS

[illegible]

SURVEYOR'S CERTIFICATE

I, Neville Desmond Lester
of Devonport
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 22nd day of November, 1976.

Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan
has been approved by the Discopark
Municipal Council

Dated this 13th day of December 1976

~~Town Clerk/Council Clerk~~

FOR OFFICE USE ONLY

SEARCH OF TORRENS TITLE

VOLUME 59219	FOLIO 0
EDITION 3	DATE OF ISSUE 14-Apr-1999

SEARCH DATE : 27-Sep-2021

SEARCH TIME : 01.48 PM

DESCRIPTION OF LAND

City of DEVONPORT

The Common Property for Strata Scheme 59219 (formerly being STR559)

Derivation : Part of Lot 7 (Section J) Gtd to T Stephens

Prior CT 2621/90

SCHEDULE 1

STRATA CORPORATION NO. 59219, ST. JAMES APARTMENTS, DEVONPORT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PROPERTY ID: 6289298

MUNICIPALITY: DEVONPORT

PROPERTY ADDRESS: UNIT 1 130 NORTH FENTON STREET
DEVONPORT TAS 7310

PROPERTY NAME:

TITLE OWNER: 59219/1 : DOULA PAPANICOLAOU

INTERESTED PARTIES: DOULA PAPANICOLAOU

POSTAL ADDRESS: 132 NORTH FENTON ST
(Interested Parties) DEVONPORT TAS 7310

MAIN IMPROVEMENTS SUMMARY

Improvements: HOME UNIT
Improvement Sizes (Top 3 by Size): Improvement: UNIT Area: 81.0 square metres
Number of Bedrooms:
Construction Year of Main Building: 1977
Roof Material: Galvanised Iron
Wall Material: Brick Veneer
Land Area: 0.0099 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
09/07/2019	20/08/2019	\$210,000
10/02/2016	15/04/2016	\$130,000

LAST VALUATIONS

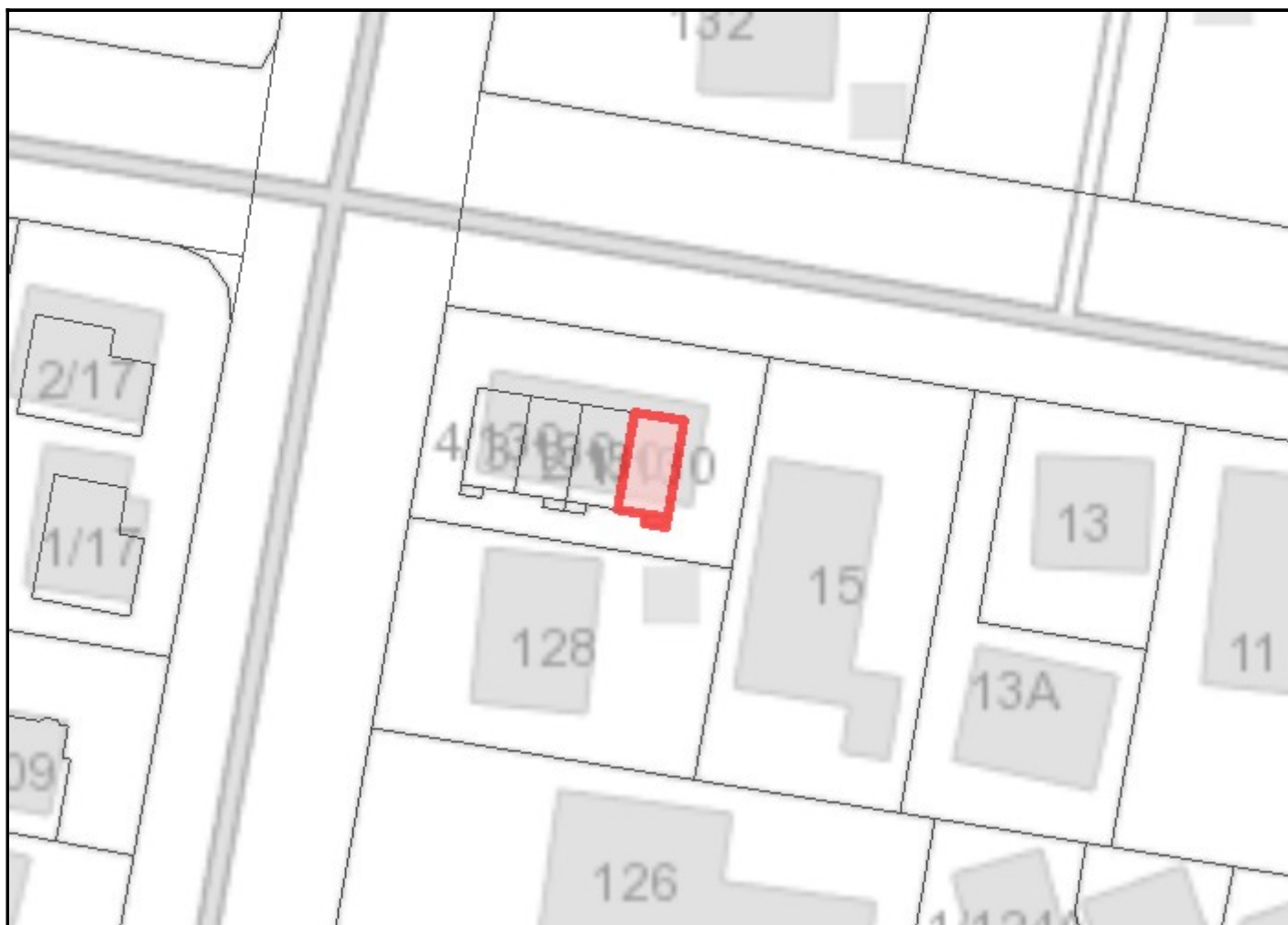
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
09/01/2015	01/07/2014	\$67,500	\$160,000	\$8,268	REVALUATION
15/02/2009	01/10/2008	\$54,000	\$155,000	\$6,344	REVALUATION

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

PROPERTY ID: **6289298**

PROPERTY ADDRESS: **UNIT 1 130 NORTH FENTON STREET
DEVONPORT TAS 7310**

CONSTRUCTION YEAR: **1977**



PREMIUM PROPERTY Information Report

Attachment 4.2.1 Application - P A 2021.0148 - 1 130 North Fenton Street - Visitor Accommodation

PAGE 21

PROPERTY DETAILS - UNIT 1 130 NORTH FENTON ST DEVONPORT

Property Name:	
Land Use:	Residential - CONJOINED UNITS (valuation purposes only)
Improvements:	HOME UNIT
Improvement Sizes (Top 3 by Size):	Improvement: UNIT Area: 81.0 square metres
Number of Bedrooms:	
Construction Year of Main Building:	1977
Roof Material:	Galvanised Iron
Wall Material:	Brick Veneer
Land Area:	0.0099 hectares
Title References:	59219/1
Municipality:	DEVONPORT View Municipality Information Report
Title owner:	59219/1 : DOULA PAPANICOLAOU
Interested parties:	DOULA PAPANICOLAOU
Postal address: (Interested Parties)	132 NORTH FENTON ST DEVONPORT TAS 7310

OWNERSHIP HISTORY - UNIT 1 130 NORTH FENTON ST DEVONPORT

TYPE	NAME	ADDRESS	FROM	TO
Ownership	DOULA PAPANICOLAOU	132 NORTH FENTON ST DEVONPORT TAS 7310	20/08/2019	
Ownership	JONATHON ANDREW SURTEES	127 SORELL ST DEVONPORT TAS 7310	15/04/2016	20/08/2019
Ownership	KIM LESLIE MARTIN	UNIT 1 130 NORTH FENTON ST DEVONPORT TAS 7310	24/08/2012	15/04/2016
Ownership	NANCY MAY CONNORS	UNIT 1 130 NORTH FENTON ST DEVONPORT TAS 7310	01/07/1982	24/08/2012

PROPERTY SALES - UNIT 1 130 NORTH FENTON ST DEVONPORT

CONTRACT DATE	REAL ESTATE	CHATELS	OTHER	SETTLEMENT DATE
09/07/2019	\$210,000			20/08/2019
10/02/2016	\$130,000			15/04/2016
20/07/2012	\$155,000	\$5,000		24/08/2012

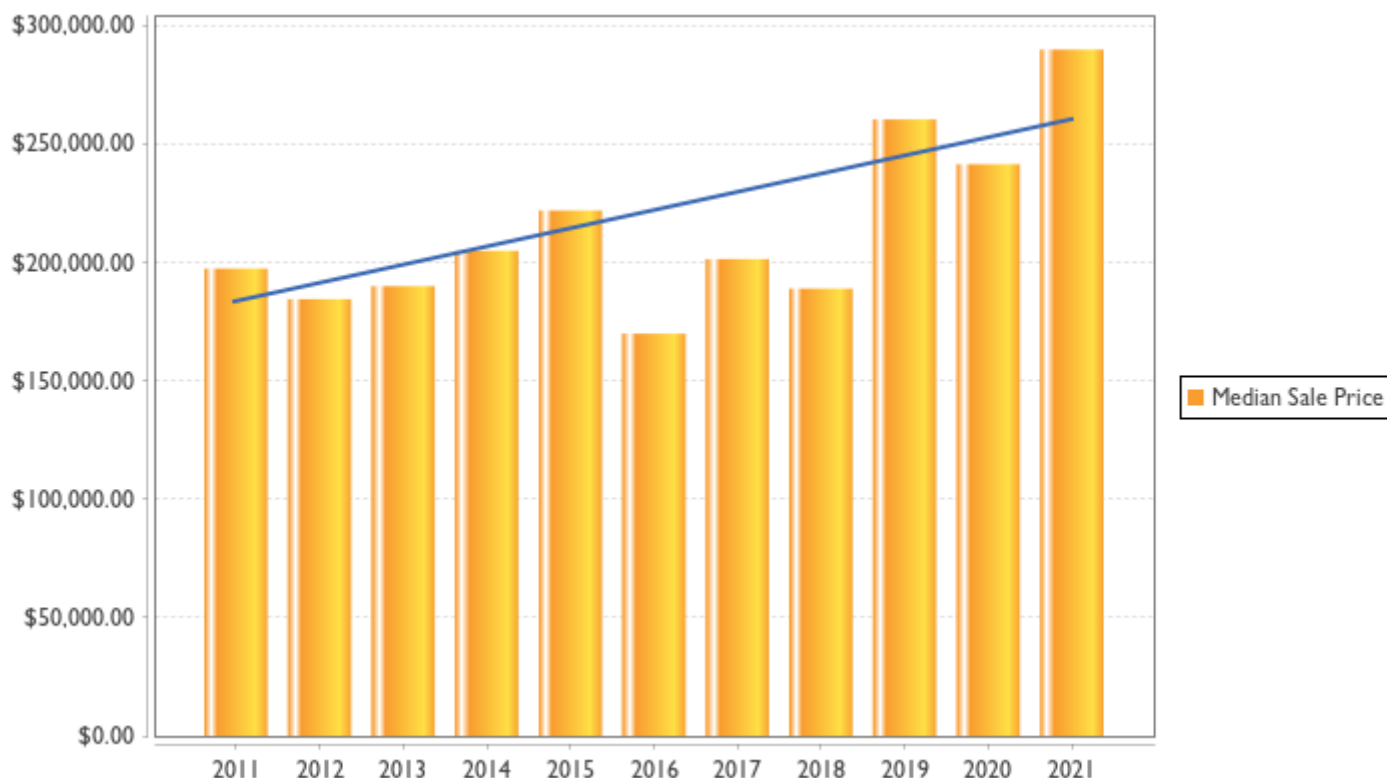
SALES STATISTICS - (Residential - CONJOINED UNITS) - DEVONPORT (Last 12 Months)

Number of Sales:	12
Highest Sales Price:	\$390,000
Median Sales Price:	\$277,500
Mean Sales Price:	\$282,708.33
Lowest Sales Price:	\$195,000

LAST 5 SALES - (Residential) - DEVONPORT [View in LISTmap](#)

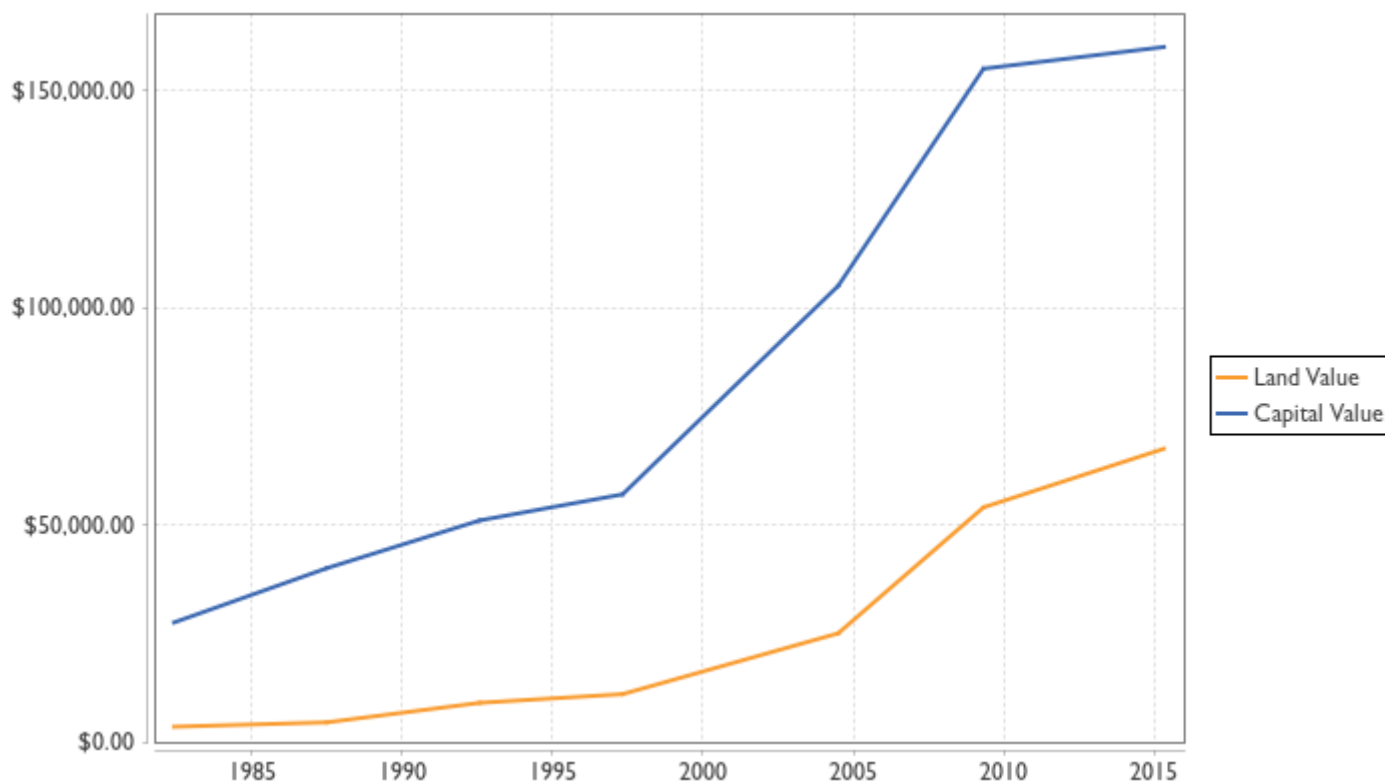
ADDRESS	CONTRACT DATE	SALE PRICE
UNIT 2 25-27 VICTORIA ST DEVONPORT TAS 7310	26/02/2021	\$259,000
UNIT 1 1-3 WALPOLE PL DEVONPORT TAS 7310	16/12/2020	\$246,500
UNIT 2 8 FENTON ST DEVONPORT TAS 7310	07/12/2020	\$267,000
UNIT 5 8 FENTON ST DEVONPORT TAS 7310	21/11/2020	\$235,000
UNIT 5 1-3 WALPOLE PL DEVONPORT TAS 7310	31/10/2020	\$275,000

SALES TRENDS - (Residential - CONJOINED UNITS) - DEVONPORT (Last 10 Years)



PROPERTY VALUATIONS - UNIT 1 130 NORTH FENTON ST DEVONPORT

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
09/01/2015	01/07/2014	\$67,500	\$160,000	\$8,268	REVALUATION
15/02/2009	01/10/2008	\$54,000	\$155,000	\$6,344	REVALUATION
19/02/2004	01/09/2003	\$25,000	\$105,000	\$4,888	REVALUATION
16/12/1996	01/08/1996	\$11,000	\$57,000	\$4,940	REVALUATION
19/11/1991	01/07/1992	\$9,000	\$51,000	\$4,784	REVAL 92
12/01/1987	01/07/1987	\$4,500	\$40,000	\$3,796	REVAL 87
25/06/1981	01/07/1983	\$3,500	\$27,500	\$2,236	REVAL'82



AERIAL IMAGERY



Explanation of Terms

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Land Value	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
Capital Value	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
AAV	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
Interested Parties	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
Postal Address	This is the last advised postal address for the interested parties.
Multiple Tenancies	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
Similar Criteria	Properties in the same locality with a Capital Value within a range of 10% of the property.

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While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Agenda - PLANNING AUTHORITY COMMITTEE - 2 NOVEMBER 2021 ATTACHMENTS

Report Date: 27/09/2021

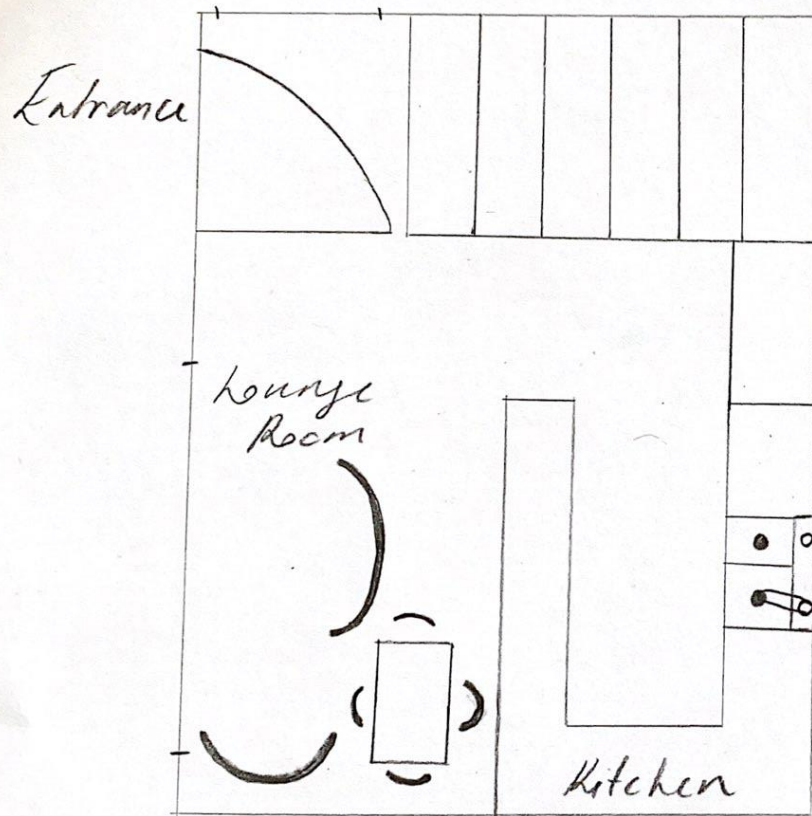
Report Time: 01:48 PM

Department of Primary Industries, Parks, Water and Environment

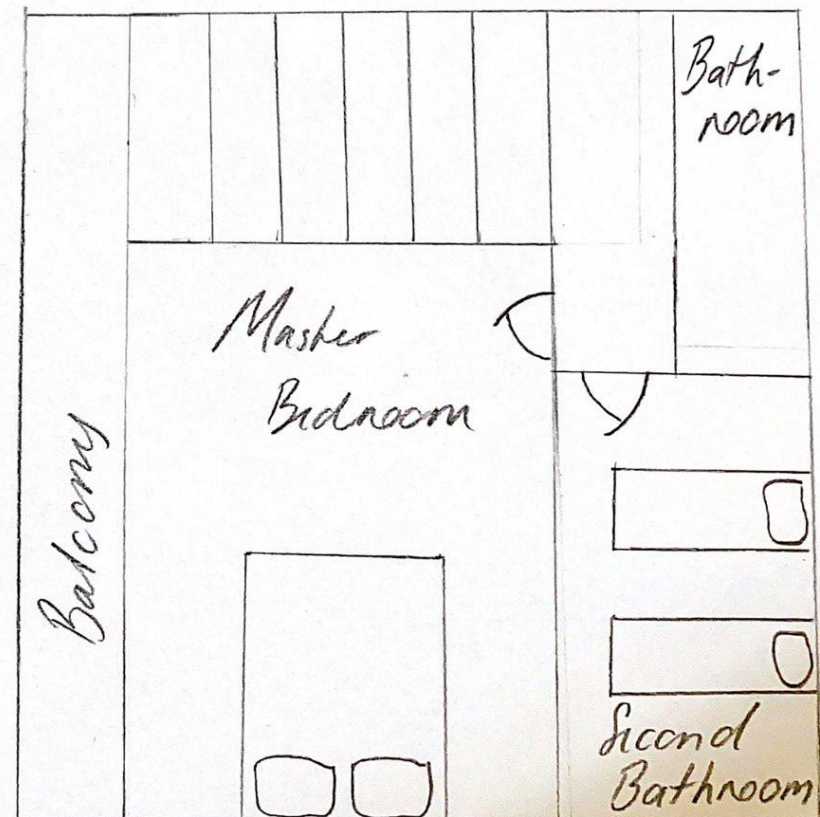
Page 6 of 6

www.thelist.tas.gov.au

Ground Level



Level 1



From: Graeme Hingston
Sent: Mon, 11 Oct 2021 07:00:16 +0000
To: Devonport City Council
Subject: PA2021.0148 Application

To The General Manager, Devonport City Council,
Regarding Application For Planning Permit PA2021.0148.

We reside at 128 N Fenton St, Devonport TAS 7310.

The proposed Visitor Accommodation has been running for 2 years, and now an application has been submitted?

Not only has it been running for 2 years, but unit 2 is also owned by the same person and also used as an AirBNB. Unit 2 has been running for a few months less than unit 1.

As the units are double storey, this allows unknown visitors to look down, onto and into my house and backyard.

Also the outside security light for unit 2 is often left on for days after the property has been let. I have installed block out blinds for privacy and security for this reason.

The owner has had a tall fence built however it does not block out viewing from the bedrooms.

With the height of the fence being extended, I am unsure what the legal height of a fence is?

As to the nature of the units 1 and 2 entrance being on James Street, and not on N Fenton visitors often park and access the property through the private entrance for Unit 4, this is a security risk for the permanent occupiers of units 3 and 4, perhaps directions, parking and access need to be prominently displayed.

Regards

Graeme Hingston

Dawn Murray