

Iain More

From: Ian Singline <ian@shepherdheap.com.au>
Sent: Monday, 20 September 2021 12:13 PM
To: Iain More
Subject: Re: 74 Margaret Street

Afternoon Iain

Thank you for the email.

We note the new statewide planning scheme provisions and the intention to retain the Inner Residential Zone for 74 Margaret Street but to allow General Hire and Retail to occur without qualification. Please record our client's full support and endorsement for those changes to be introduced - the 74 Margaret Street shopfront is logically suited for General Hire and Retail, has a history of being used for same and further the street has moved to retail/business/commercial type uses more and more over recent years.

Regards

Ian Singline

Director

Shepherd & Heap Commercial

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From: Iain More <Iain.More@launceston.tas.gov.au>

Sent: Friday, 17 September 2021 4:12 PM

To: Ian Singline <ian@shepherdheap.com.au>

Subject: RE: 74 Margaret Street

Hi Ian,

I am emailing further to our conversation yesterday regarding 74 Margaret Street and its potential to accommodate a General Retail and Hire use.

I have looked through the property files and could not find any previous permits for general retail and hire use.

As discussed, within the Inner Residential Zone General Retail and Hire requires a discretionary permit but only if for a local shop. As the proposed tenant is for retail, they would be unable to meet this qualification and any application lodged would need to be refused.

The new statewide planning provisions for the Inner Residential Zone however allow General Retail and Hire to occur without any qualifications. As such, an application could be lodged when the new provisions become operational, and would be assessed on its merits against the relevant provisions of the scheme.

At this stage the operation of the statewide planning scheme and the operation of the new zone will not come into effect until at least May next year, however this could be extended.

The alternative option would be to lodge a scheme amendment not to allow the development to occur. I would note however that scheme amendments are expensive and can take a considerable amount of time to prepare, lodge, and assess. I would suggest discussing this option with a qualified planning consultant.

Kind Regards,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au

From: Ian Singline <ian@shepherdheap.com.au>
Sent: Friday, 17 September 2021 3:49 PM
To: Planning Queries <planning.queries@launceston.tas.gov.au>; Contact Us <contactus@launceston.tas.gov.au>
Subject: 74 Margaret Street

Some people who received this message don't often get email from ian@shepherdheap.com.au. [Learn why this is important](#)

Afternoon Iain (More)

Thank you again for meeting with Carmine, myself and Robert there yesterday. Carmine located some history in his father's files showing the shopfront at 74 Margaret Street was an addition in 1972/1973, all done with the appropriate approvals and permits. He thinks the commercial tenancy started then or maybe 1973 and continued as retail right through Arderns period to the early 1990's before it was all closed up, and left closed up until now.

Regards,

Ian Singline
Director
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