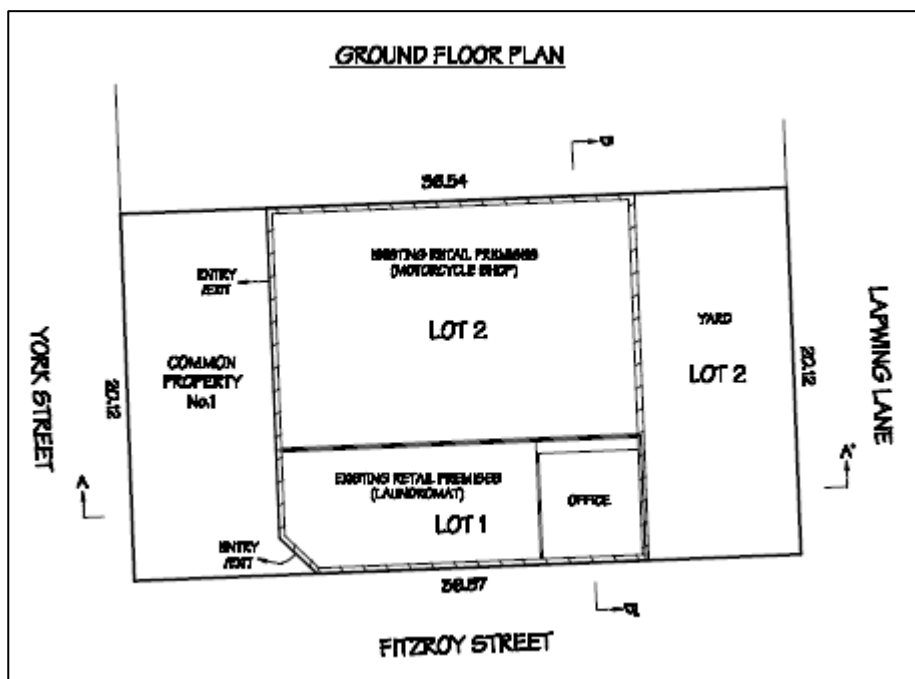


3. The Application & Proposal

The application seeks approval to subdivide the land into two lots and Common Property.

Proposed lot 1 is to contain the existing laundromat which fronts Fitzroy Street and proposed lot 2 will be formed by the motorcycle shop and rear yard. Common Property is proposed across the front of the property between York Street and the building facade and also includes the roof above the existing building.



Proposed plan of subdivision

Planning approval is required pursuant to the following Clauses of the Wellington Planning Scheme:

Planning Scheme Clause No.	Description of what is Proposed
34.02-3 Commercial 2 Zone	Subdivision
43.02-3 Design and Development	Subdivision

Overlay 2 & 6
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1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 312-316 York Street, Sale. The Report addresses the provisions of the Commercial 2 Zone, Design and Development Overlay 2 and Design and Development Overlay 6 as contained within the Wellington Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

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2. Subject Land & Surrounding Context

Formally known as Lot 1 on PS428216 or more commonly known as 312-316 York Street, the subject land is 735.78 square metres and developed with a single storey commercial building containing two retail premises being a motorcycle shop and a laundromat.

A grassed open area to York Street provides for business signs and an enclosed yard in the rear of the property adjoins Lampwing Lane.

The subject land adjoins York Street to the west, Fitzroy Street to the south, and a single storey commercial premises to the north.



Image of the subject land looking east from York Street



Image of the subject land looking north from Fitzroy Street

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