

8 November 2017

Ms Tracey Baillie
Administration Officer - Planning
George Town Council
PO Box 161
George Town, Tasmania, 7253
Via email: council@georgetown.tas.gov.au

Dear Ms Baillie,

**Re: Notice of Planning Application 62 Seascape Drive, Lulworth
Variation of side setback Reference TB: DA 2017/70;2213907**

I note your correspondence of 1 November 2017 regarding the above application and our conversation of 7 November seeking clarification of existing planning requirements for the above and surrounding properties by way of the George Town Interim Planning Scheme that is available from the Council web site.

You drew attention to the specific requirements for land in a Village Zone. 16.4.1 Building Design and Siting, A4, pages D-70 to D-73. The document states the requirement for a minimum 3 metre setback from side boundaries.

The variation sought is to reduce the 3 metre requirement to 1 metre on the boundary of our property, 64 Seascape Drive, Lulworth.

The proposed dwelling describes a 15.442 metre structure facing that boundary. The property at 62 Seascape Drive has a frontage of 31.95 metres which would seem wide enough to place a 2-bedroom structure.

My wife and I purchased our property with the understanding of its character and the specific attraction of the natural flora and ample space on which to place a building. The seaside scrub would form a protective and private boundary structure with a 3 metre setback on each side, as is the objective of the planning scheme.

Placing a building structure within 1 metre of the boundary would involve clearing of vegetation that would almost certainly encroach on to our property, let alone destroy the original intent of the developer and ourselves as property owners.

It is not our intention to be obstructive. We wish to uphold the "objectives relating to the visual character of the village" and "protect the residential amenity of adjoining dwellings from the impacts of ... overlooking" (Village Zone. 16.4.1 Building Design and Siting, P4, page D-73).

I request that the George Town Council adhere to the existing setbacks as clearly defined in the Planning Scheme and guide the developers accordingly.