

AGENDA ITEM 7.2 (D) ATTACHMENT

Mr Shane Power
General Manager
George Town Council

shane.power@georgetown.tas.gov.au
Cc

Dear Shane,

Re notice of Planning Application: Development Application No DA 2021/17

I am writing to you in relation to the above Development Application and wish to lodge a submission concerning this application as the owner of adjoining land.

I believe the proposal is outside both the intent and the letter of the George Town Planning Scheme for the reasons listed below.

Overview:

Existing local demand for tea and toilet facilities associated with existing and future recreational activities.

- The developer has not clearly demonstrated 'local demand' and presents no evidence of community need.
- Tam O'Shanter is well serviced with existing community facilities at both the Tam O'Shanter Community Centre and the Lulworth Community Centre.
- Minimal need for public facilities:
 - Most recreational users of the area are local people with private facilities, or members of the existing Community Club and have full access to Club facilities, including kitchen facilities when required.
 - Public toilet facilities are available at Lulworth
 - Any public toilet facilities, if the need is identified, should be built on publicly owned land (Council or Government agency land), fully accessible to the public, and maintained by the public landowner or agent thereof
 - The objective of providing public toilet and tea facilities in a 'residential dwelling', on private land which is incompatible with the purpose of providing exclusive accommodation to tourists

Recreation Zone Purpose:

Adverse Impact

- The land identified for this development has already been adversely impacted through indiscriminate clearing of native vegetation. The environment is coastal and sensitive.
- Further development for recreational purposes such as those suggested in the development application will exacerbate environmental degradation and negatively affect the amenity of the area.

Local Area Objectives

- The activities listed as proposed future uses area are either already available or could be provided at the Tam O'Shanter Community Club.

- A nine-hole golf course already exists.
- The developer has not provided any evidence of local area objectives that state that further sporting facilities are required/demanded/needed
- There is no supporting evidence of capacity to maintain high maintenance facilities such as a golf course, a croquet lawn and a lawn bowls green.
- The area is primarily used by local area residents wanting beach access, ocean views, a peaceful and natural environment and quiet enjoyment of leisure time. The proposed development will potentially detract from these objectives.

Use Standards:

Amenity Objective

- The proposed development will initially consist of visitor accommodation to be available on a commercial basis. There is no indication of when, or if the sporting grounds listed will ever be developed.
- Overnight commercial accommodation of its nature must exceed the stated hours of operation, and therefore increases the risk of environmental nuisance to land/occupiers in adjoining zones outside these hours.

Recreation Zone Character

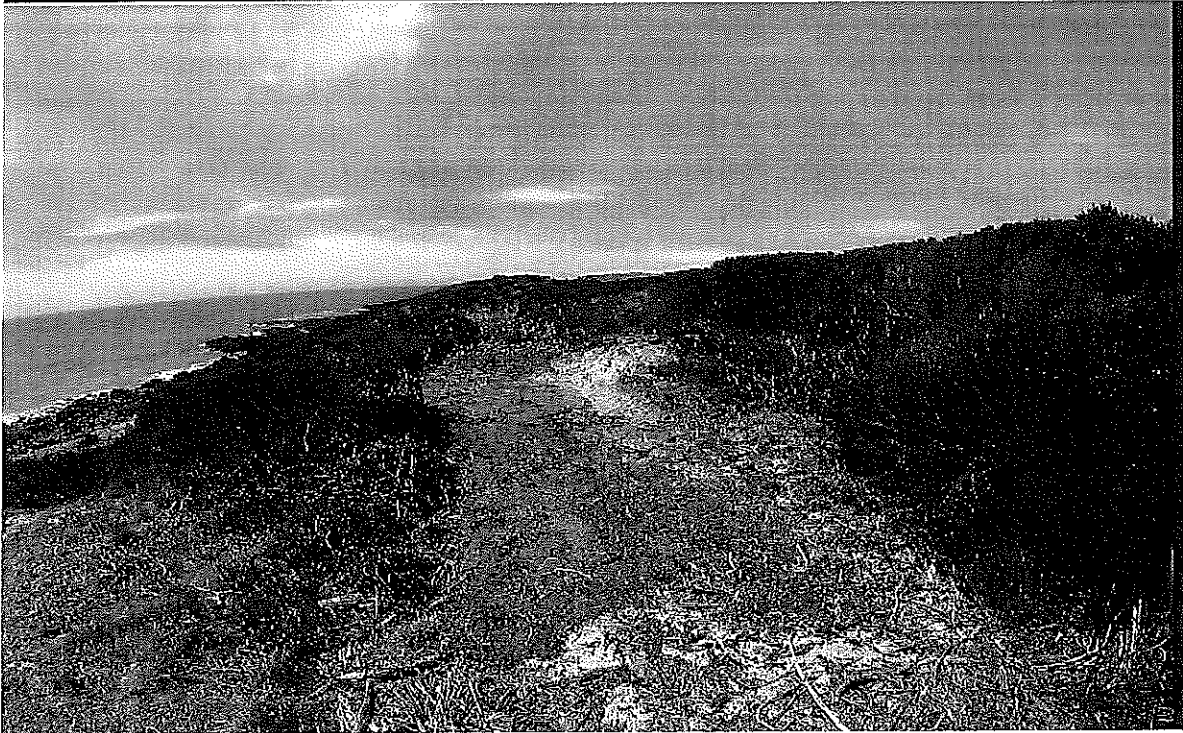
- A second nine-hole golf course several hundred metres from the proposed development site challenges the 'appropriate scale' of the proposed development in a small coastal community.

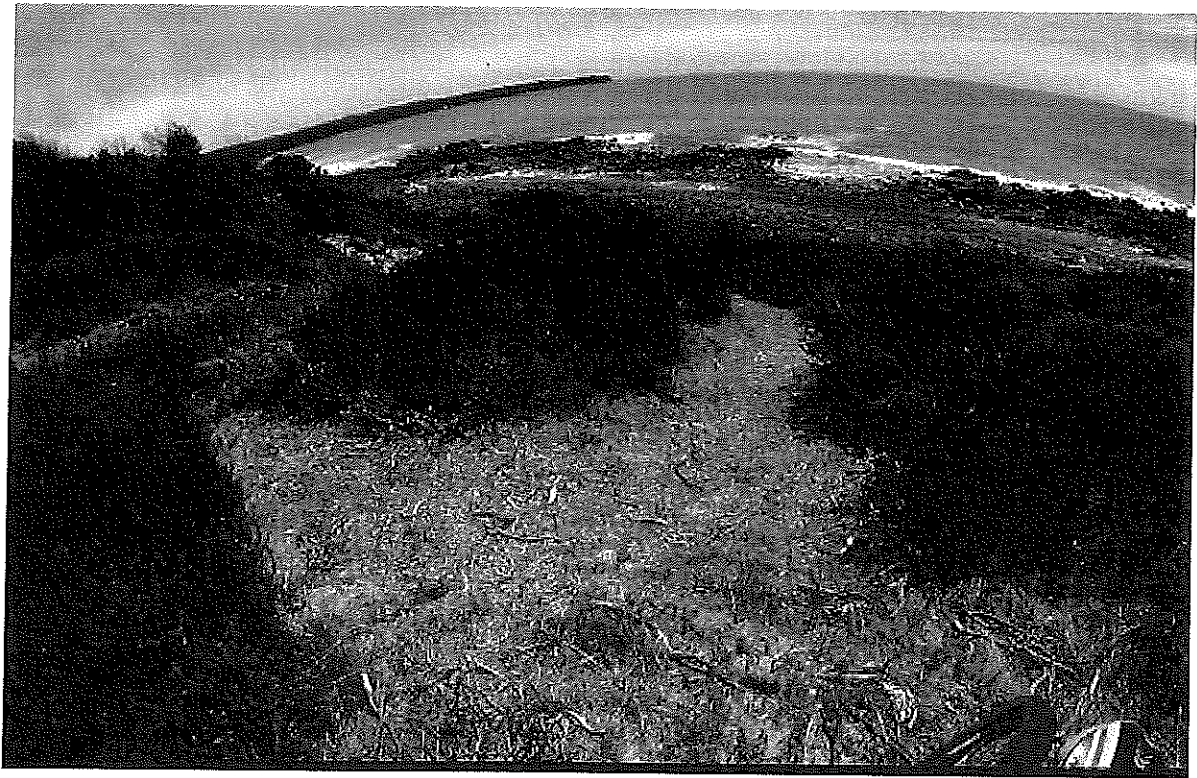
Development Standards:

Landscaping

- The developer has already demonstrated a complete disregard for the fragile coastal environment and disrespect for aboriginal heritage in the area.
- There has been indiscriminate clearing of the land, with removal of native vegetation.
- To date no remedial vegetation restoration has been undertaken on the site, and erosion control measures are ineffectual.
- Habitat for native fauna has been destroyed, in an area where there are active programs to protect the diminishing Tasmanian devil population.
- Aboriginal Midden Destroyed , I have recently forwarded this information onto Rebecca Digney at ALCT- photos supplied









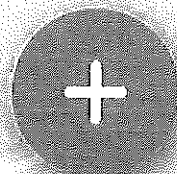
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Latitude: -40.996815
Longitude: 147.087643



Conclusion

The local population is primarily comprised of shack owners and residents choosing to live in the area because of the amenity – coastal seclusion, ocean views, proximity to natural environment. The proposed development will critically impact this without returning a benefit to the community.

The community is already well serviced by the Tam O'Shanter and Lulworth Community Centres.

There is no clearly demonstrated local need for the recreation facilities listed, if in fact they are developed into the future.

The dual nature of the proposed development is contested on the basis that public use of tea facilities and toilets is incompatible with overnight visitor accommodation provided on a commercial basis and requiring exclusive use of the facility

The proposed development will potentially exacerbate degradation of the coastal environment, diminish the amenity of the local area and primarily operate as commercial accommodation for visitors.

Kind Regards,

Tracey Baillie

From: Reception on behalf of council
Sent: Thursday, 6 May 2021 10:19 AM
To: Planning
Subject: FW: Development Application 2021/17 ENGINEERING PLUS PTY LTD

Kind Regards,

Hayley Osborne

Reception

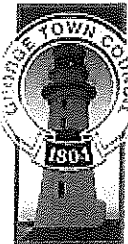
George Town Council

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From:]
Sent: Wednesday, 5 May 2021 8:01 PM
To: council <council@georgetown.tas.gov.au>
Subject: Development Application 2021/17 ENGINEERING PLUS PTY LTD

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To the Planning Officer,

Applicant: Engineering Plus Pty Ltd
Proposal: Community Meeting & Entertainment and Visitor Accommodation
Location: Tam O'Shanter Road Lulworth (C/T 176475/201)
D/A number: 2021/7

We are writing to express our concern at the proposed development lodged by Engineering Plus Pty Ltd. After reviewing the plans and submissions on your website, we have the following concerns and questions that we request to be considered with by the planning committee of the Georgetown Council

- 1) Toilet and Tea/Laundry Facilities

- Who is going to maintain their security and cleanliness?
- Why do we require these facilities, given there is no camping allowed within area?
- With the introduction of these facilities, does this mean that camping will be allowed in the area? This may be an unwanted side affect.

We are concerned with the introduction of tea and laundry facilities, this will increase the appetite for “free camping” within the area, that will not be monitored. Free camping will increase traffic to the location, which will have an impact on the ‘quiet and safe seaside’ nature that the locals have been accustomed to.

2) 9 hole golf links course, bowls green and croquet green

- The area already is fortunate enough to have a 9 hole golf course, which is heavily patronized by the local community and surrounds. We cannot see the benefit that another 9 golf links course will have to the development of the community other than to line the pockets of those that develop and own it. It will also be in opposition to the current golf course.
- There are currently 5 bowls clubs within a 50-60 km radius of Lulworth/Tam O’Shanter, so we don’t understand the reasoning behind the need for another bowls club at Lulworth and how this is going to provide any monetary compensation back to the community. Bowls and croquet greens require a large amount of upkeep, including daily mowing, watering etc along with annual top dressing. Majority of bowls and croquet clubs employ a greenkeeper, so our concern is whom is going to upkeep the greens and also whom is going to pay for this keep. Additionally croquet is a dying sport, and the members of the current clubs are dwindling.

3) Degradation to the current foreshore

- Upon review of the plan maps, it appears that the local walkway to the beach from the Tam O’Shanter entrance will be impacted by traffic. A number of families use this walkway on a regular basis. The increase of vehicular traffic proposed by the applicants are grossly underestimated, and could potentially provide a traffic hazard to the local walk/bike ways.
- It has been identified on a regular basis that the supposed vegetation and shrub removal by the said applicants, will be piles of vegetation created with obnoxious weeds to overgrow. You only have to look around at the current development to see piles of vegetation, or dirt poured over vegetation that is in the way” JUST DRIVE UP FAIRWAY CRESCENT, for evidence
- The clearing of vegetation to allow for such development is having/will have an impact on the current wildlife and reptiles that call the area home.

4) Storm water

- We are concerned that no planning has been looked at for the storm water and septic system and where this will go. An increase of buildings, tanks and roadways, will cause an increase to storm water and sewage run-off. With no current road guttering in place or suitable easements to assist with storm water, the flooding of property is only going to increase. The council needs to ensure that the properties of its catchment are protected from such instances of flooding etc., and the fact that you are looking to increase run off without facilitating an upgrade to currently “poor” catchment and easements is a liability waiting to happen.

5) Recreation Zoning

- We do not understand how residential/commercial (as the community hall will be used for income producing as opposed to community benefit) dwellings can be built upon recreation zones? The zoning of the title will need to be looked at as this could have a potential negative impact to the salability of residential dwellings surrounding the area in the future.

In conclusion, the people that are benefiting from this is Stuart & McLauchlan Pty Ltd. The company is not doing this for the community but to line their pockets. The lovely laidback lifestyle is why we purchased our property at 19 Seascape

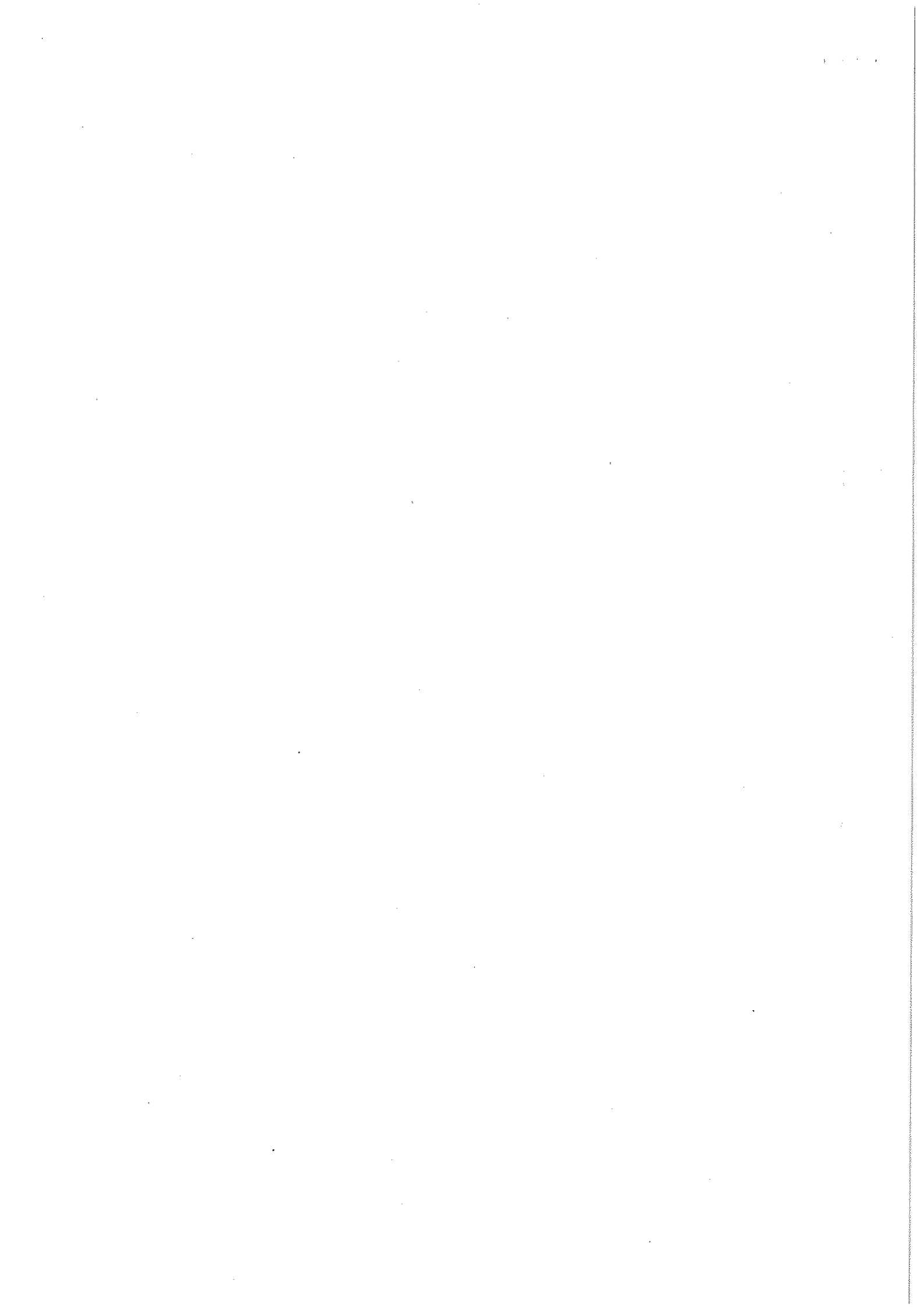
Drive. We wanted to provide our family with a safe and quiet place to spend our holidays and eventually settle to later in life. This proposal goes against the entire grain of what the Lulworth, Tam O'shanter and Weymouth is known for.

We hope that you take our concerns on board and that this proposal is reviewed with the full negative impact that it will impose on the surrounding beautiful, pristine environment, community and the people within it.

Regards



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Justin Simons

From: Reception on behalf of council
Sent: Monday, 10 May 2021 9:48 AM
To: Justin Simons; Tracey Baillie
Subject: FW: Development Application 2021/17 ENGINEERING PLUS PTY LTD

From: [redacted]
Sent: Monday, 10 May 2021 9:36 AM
To: council <council@georgetown.tas.gov.au>
Subject: Development Application 2021/17 ENGINEERING PLUS PTY LTD

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To the Planning Officer,

Applicant: Engineering Plus Pty Ltd
Proposal: Community Meeting & Entertainment and Visitor Accommodation
Location: Tam O'Shanter Road Lulworth (C/T 176475/201)
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We are writing to express our concern at the proposed development. We have lived in this area for the past 11 years only seascape drive. We have a young family and plan to be living in Lulworth for many more years. We moved to this area for the peace and quiet and the beautiful natural landscape and enjoy the fact that it is still a quite 'shack' town. Upon review, it appears that the local walkway to the beach from the Tam O'Shanter entrance will be impacted by traffic. A number of families use this walkway regularly. The increase of vehicular traffic proposed by the applicants are grossly underestimated, and could potentially provide a traffic hazard to the local walk/bike ways. We have no side walk and kids that are not use to traffic and I feel that even now with lots of people building it creates more danger and people who don't abide by speed limits. The clearing of vegetation to allow for such development is having/will have an impact on the current wildlife and reptiles that call the area home. This is not going to be of any benefit to the Lulworth community. We hope that you take our concerns on board.

Kind Regards,

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