



Date 10/11/2021

Planning Department
George Town Council

Via Email: planning@nmc.tas.gov.au

Dear Justin.

RE: DA2021/97 – 11 LOT SUBDIVISION, 292 LOW HEAD ROAD, LOW HEAD.

Following receipt of redacted representations, we wish to make the following points.

- The subject site is owned by the Low Head Company. It is not public land. The site is zoned General Residential where subdivision for residential purposes is expected. The Ruin Paddock was effectively created in or around 1975 following an initiative between the Low Head Company and Council with respect to the development of Gunn Parade.

The internal parcel was at the time flagged as a potential later stage of development, with provision for internal access road reserves made. These road accesses remain today for this purpose.

- While many people have enjoyed the status of the site as vacant land for many years, the zoning of the site has always allowed for a residential subdivision to occur. The subject site was zoned residential under the earlier George Town 1992 Planning Scheme. Nothing has changed in terms of zoning over the last 30 years.
- The site is not mapped as priority habitat. No significant vegetation is being removed. The biodiversity code does not apply. Any references to threatened vegetation or flora are not relevant under the George Town Interim Planning Scheme 2013. The site is regularly grazed by a local farmer. It is also known that many of the adjoining properties slash and mow parts of this property annually.
- The site is not heritage listed. Heritage Tasmania subsequently have no interest in the application. The Low Head Company agree with the historic significance of Low Head. The company acquired land south of the Lighthouse in 2017 to preserve that area from future development (this has now led to the financial requirement to raise capital). This area is rich in maritime history and considered a unique seaside village. The area proposed for development is separated from these historic assets and holds no historic significance.

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- An engineering design has been provided with the application, which demonstrates full reticulated services can be provided to service each lot. TasWater and Council's Engineering department have assessed this as meeting their requirements.
- References to the George Town Structure Plan are irrelevant. The application must comply with the current George Town Interim Planning Scheme. The Structure Plan sets out principles which can guide use and development within Planning Schemes (i.e. through Specific Area Plans or Particular Purpose Zones), however this has not occurred to date, and subsequently has no bearing on this application. Notwithstanding the above, the application is consistent with the recommendations of the Structure Plan.
- Issues raised around the Low Head Company process, or other internal matters relating to the company are not relevant to this development application. The Low Head Company are a rate paying land owner. Internal processes are not a matter for Council consideration under the Scheme. The Low Head Company have ensured that their processes are lawful.
- A number of representations have raised code E11 as applying. Code E11 is the Attenuation code. The code does not relate to natural values as the submissions assert. Code E11 does not apply as the subdivision is not within proximity of an attenuating use as listed within that code.
- The owners are in the process of obtaining an Aboriginal Heritage Report. This is not a requirement under the current Scheme, nor is it a relevant matter for Council to consider when sitting as a Planning Authority. The owners have a requirement to comply with *The Aboriginal and Cultural Heritage Act 1975*. Obtaining a planning permit for this subdivision does not remove the requirement to comply with that legislation. The owners will meet all their responsibilities under the Act following receipt of the report.

Kind regards
Woolcott Surveys



Michelle Schleiger
Town Planner

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