

9 November 2021

George Town Council
PO Box 161
George Town Tas 7253

Attention: Mr Justin Simons, Town Planner

Dear Sir,

**DA 2021/99 – Dwelling Addition and Outbuildings
379 Low Head Road, Low Head**

Thank you for your correspondence dated 26 October 2021 received from Ms Burt in regard to the Development Application public exhibition period closing and the three (3) representations that were received by Council.

Please find below our response to the representations:

Representation received from Mrs Margaret Matson – 381 Low Head Road, Low Head

- *Ongoing Noise pollution*

The request submitted is a garage for storage of our boats and caravan. The garage will have no noise pollution.

- *Potential loss of Macrocarpa trees due to construction. Therefore, if the tree dies, the shed will be an extremely prominent feature of the coastline due to its large size and height.*

It has never been our intent or request to remove the Macrocarpa trees (hedge). I have completed the maintenance of the hedge (trimmed it by climbing to the top and on the sides) for the past 40 years for Mrs Matson to keep the hedge in a safe and controlled manner. However, we agree we may need to remove part of the hedge that is protruding on to our property to make way for our garage. The hedge is currently protruding approximately 3 metres over our boundary.

We do not want to see the hedge removed as without the hedge Mrs Matson's double story residence and balcony will have full site down into our private space and into the living area of our residence and we will lose our privacy.

For the extremely prominent feature on the coastline, the majority of the garage will be tucked back behind the hedge, however in the vicinity of our dwelling there are already many prominent dwellings with bulk that feature on the coastline. Our intent is to have the garage as least obtrusive as possible by location, colour and also landscape the area as to obtain the best vision.

- *Potential windows overlooking my property from proposed loft leading to lack of privacy*

Discussions with Council suggest that windows are permissible within the planning scheme providing they are 3 metres from the boundary. The boundary behind will also be fenced.

- *Unnecessarily close to my boundary given the large size of the applicant's property*

As the block is an internal block a turning circle is required to turn towed vehicles (referred caravan and boat) as we cannot reverse from Low Head Road up the length of the driveway. Both require a minimum of a 12-metre radius turning circle. The location is the most suitable to allow this to happen.

- *Potential loss in value of my property from an aesthetic appeal.*

We are concerned regarding our property value as well, and we will do everything to enhance the value of the property, not devalue it. The existing shed is in ruin and needs demolishing and is a current eyesore. Scattered boats and caravans all around the property would contribute more to non-aesthetic appeal and also encourage theft. Theft is one of our main concerns as we have already experienced this when our boat was stolen that was ungaraged. We are also concerned about the cost of the weather damage to our caravan and boats from extreme wind, weather and sun by leaving them out in the weather.

- *The proposed shed seems more suitable for a rural farm than a coastal environment such as Low Head.*

We do not intend it to be 'a shed' it is a garage. Unfortunately, with a caravan and a large boat that needs to be stored we have no alternative for height and no realistic alternatives for a building material for a garage. The garage will be built to store the boat and caravan only to the required need.

- *I am also a shareholder in the Low Head Company which own the adjoining property along the waterfront, so I am also representing my interest as a shareholder and also to preserve the best interests of the Low Head community.*

I am also a shareholder of the Low Head Company and my family originally owned the land that the Low Head Company now own, so it probably has more significance to my family than anyone else. My family actually owned Mrs Matson's property at one stage and was one of the original families of the Low Head area the Perrin family.

Mrs Matson has also approached us recently, as I advised her that I can no longer care for the hedge, as I have Multiple Sclerosis and it is now too dangerous for me to climb to heights. She acknowledged at that time that she needs to do something about the hedge as it is getting too big and even asked if we knew how much it would cost to get it removed. Other than removal, she agreed, the hedge will need maintenance as it is unable to be contained to their property.

Representation received from Nicholas and Lucie Bartley (granddaughter to Mrs Matson) – 381 Low Head Road, Low Head

Point (1) - Height

We were not aware of the conditions in the Planning Scheme and have since being advised by Council, so we have now altered the building plan to bring the height in line with the code.

Point (2) – Visual Impact

Addressed above. Our preference is to keep the garage as far in behind the hedge as possible.

Point (3) – Rear and Side Setbacks

We were not aware of these conditions in the Planning Scheme as we have adjoining dwellings that have been built to touch our boundary. Council have now advised us that this is the side boundary, so we have since relocated the garage to meet the code and the building envelope.

Point (4) - Macrocarpas

Addressed above however as advised I have trimmed/cut the hedge for 40 years and it has never died. We believe we are also within our legal right to remove any part of the tree over our boundary line and currently some of the hedge is up to 3 metres over.

Point (5) - Noise

Addressed above – There will be no noise from a garage that a caravan and boat are parked in.

Representation received from Chris Flood – 377 Low Head Road, Low Head

Point (1) – Native Vegetation

The native vegetation was removed prior to the Perrins taking over and Cordell Point was used as a pasture and ram paddock. All vegetation was planted by my mother Mrs Anne Griffiths and has since been overtaken by non-indigenous weeds.

Point (2) – Boat Shed and Garage

The bulk of the building is no greater than the bulk of the neighboring buildings. Our intent with the original design and roof pitch was to try and make it more aesthetically appealing and not look like a garage.

Point (3) – Outlook and view

We have a current shed in the area that has been on the property since 1932 so the views referred to do not exist and are not affected by our property. 50% of the shed wall will also be obscured by the current boundary fence. The views referred are over the Matson's property.

Point (4) – Growing Vegetation

Low Head is known for its strong north westerly's so the garage would ease the wind burden and allow Mr Flood to have more success in growing vegetation if he would like to.

Point (5) – Macrocarpas

We were approached by Mr Flood approximately 7 years ago when we were clearing our driveway and had a large machine in to do this. He requested for us to talk to Mrs Matson regarding removing her hedge. This was so Mr Flood could obtain a view. He offered to pay the cost of removal if we could convince Mrs Matson to do so. We refused to do so. We approached Mrs Matson and advised her that we did not want to remove the hedge and lose our privacy and we did not agree with Mr Floods intent, if he approached her.

Point (6) – Shadow diagrams

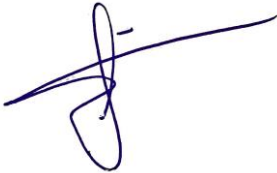
We do not believe this concern has any relevance as this information is easily obtainable and will show that this will have no effect on the 3 hours sunlight as per the requirement for the shortest day.

Point (6) – Shipping Containers

These are a temporary storage solution for our move to Low Head and will be discretely located within the building envelope.

We thank Council for the opportunity to respond to the representations and hope we have addressed them accordingly. We are happy to work with Council to achieve a successful outcome. Please contact us if you require any further information or discussion.

With kindest regards,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Stanley Griffiths
379 Low Head Road
LOW HEAD TAS 7253

Mobile: 0409 343 333

Justin Simons

From: fairwood@bigpond.net.au
Sent: Tuesday, 9 November 2021 11:53 PM
To: Justin Simons
Subject: DA2021/99 379 Low Head Road Version 2 Locality Plan
Attachments: Revised locality plan Version 2 DA202199.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Dear Justin,

See Attached,

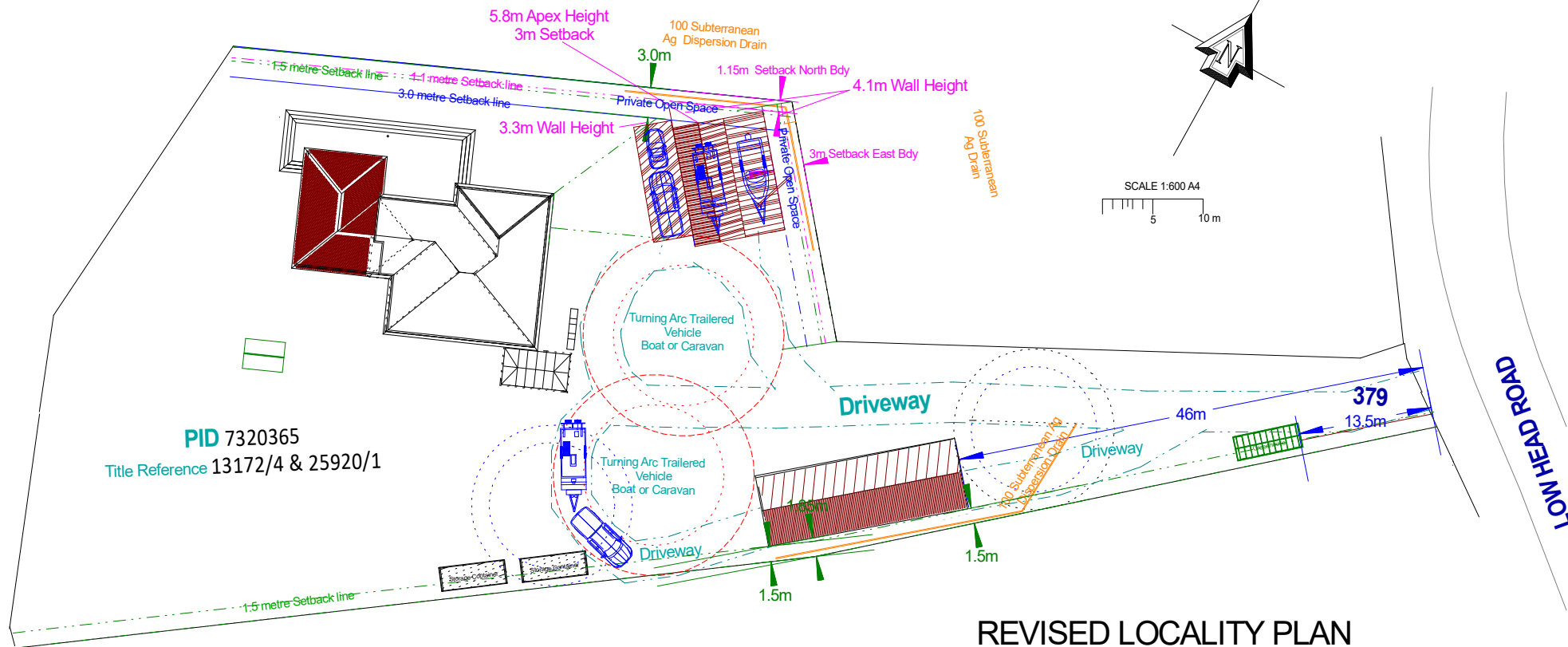
The revised locations should comply to the scheme except the frontage set to 3 metres instead of 4.5 metres. I have kept the aesthetics in design by maintaining the pitch after exploring various other plain gable or skillion designs.

My opinion, moving the structure 1.5m further west will impede access to the garage.

Kind regards,

Capt. Stan Griffiths

0409343333



PID 7320365
 Title Reference 13172/4 & 25920/1

REVISED LOCALITY PLAN
 Version 2
 Proposed
 DRIVE THROUGH GARAGE,
 GARAGE AND BOAT SHED,
 HOUSE RENOVATION/EXTENSION
 GAZEBO, FLAGPOLE, GREEN HOUSE
 STORAGE CONTAINER
 379 Low Head Rd.

Diagrams supporting a reduction of impacts of apparent scale & bulk proportions from careful design which could allow a frontage setback of 2.25m without exceeding the performance requirements of scheme.
 10.4.2 P3 (a) (iv)

10.4.2 P3

The siting and scale of a dwelling must:
 (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

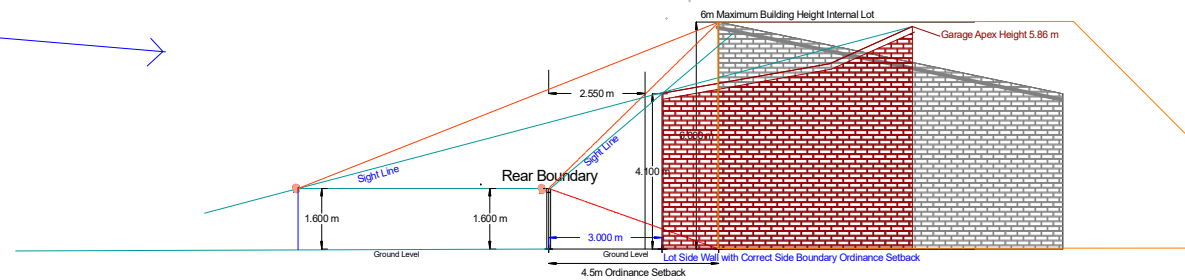
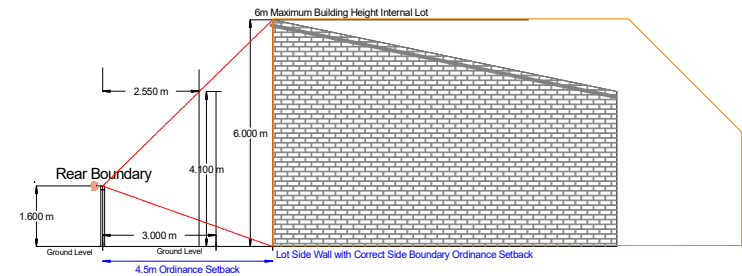
- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (ii) overshadowing the private open space of a dwelling on an adjoining property;
- (iii) overshadowing of an adjoining vacant property; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

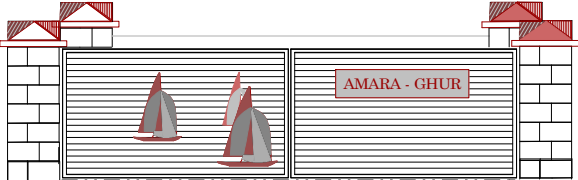
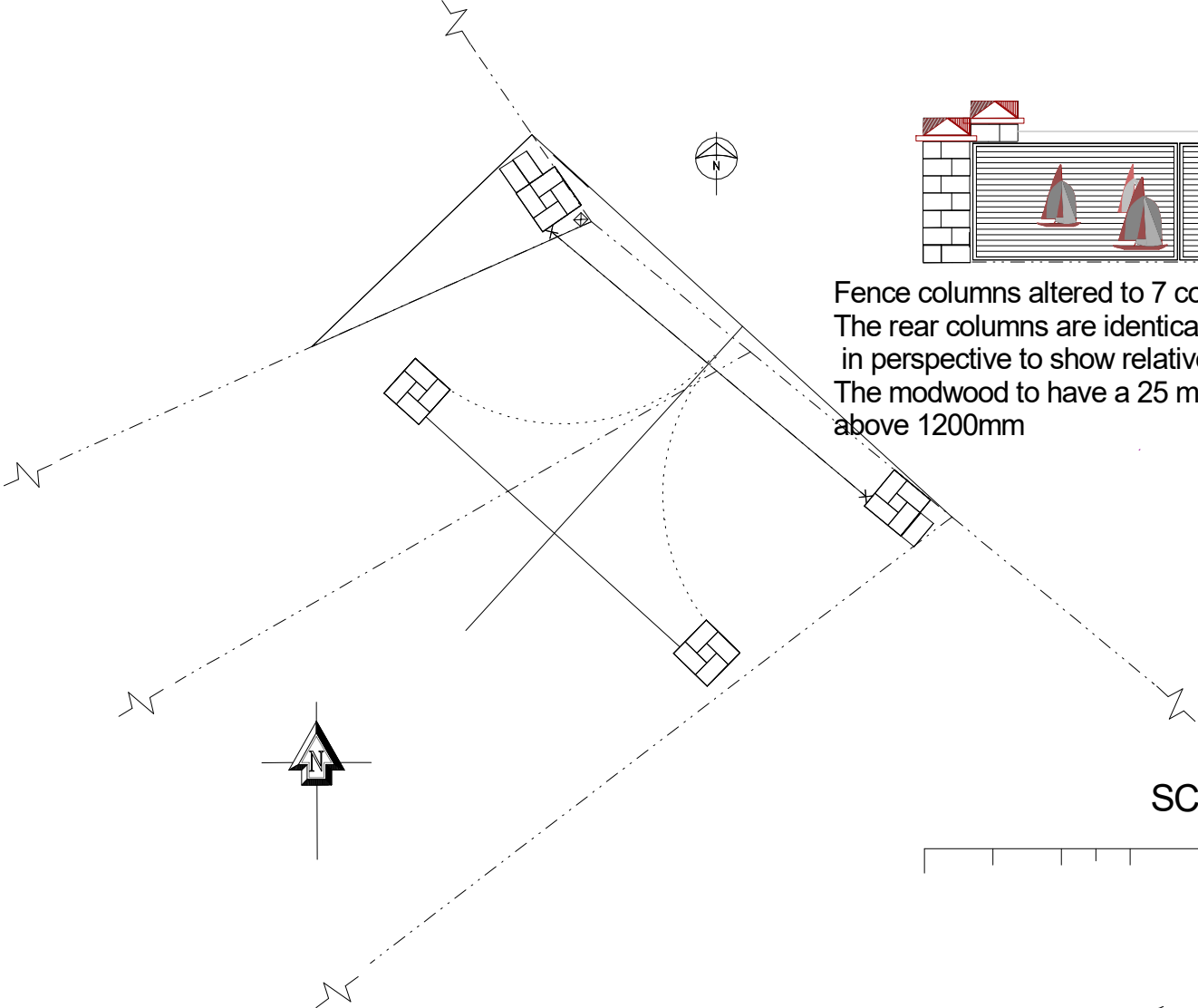
(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

- (i) an adjoining property; or
- (ii) another dwelling on the same site.



Elevation-North

PROPOSED FRONT FENCE & GATES
AMARA-GHUR
379 LOW HEAD ROAD
Revised Version 2



Fence columns altered to 7 courses of eco blocks 1700mm.
The rear columns are identical but are only raised
in perspective to show relative positioning.
The modwood to have a 25 mm spacing to allow 30% translucency
above 1200mm

SCALE 1:100 A4

