

Chelsea Blyth

Subject: FW: DA 2021/125;2100371 – Change of use to visitor accommodation
Attachments: Scan 5 Dec 2021, 10.24 pm.pdf; GTC - Response to Representations - 1 371 Low Head.pdf

From: Bronwyn Maumill [REDACTED]
Sent: Sunday, 5 December 2021 11:16 PM
To: council <council@georgetown.tas.gov.au>
Cc: [REDACTED]
Subject: DA 2021/125;2100371 – Change of use to visitor accommodation

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DA 2021/125;2100371 – Change of use to visitor accommodation
1/371 Low Head Road, Low Head (C/T 136825/1) – access via C/T 62894/5

Dear Sir,

Please find attached representation for the above.

With kindest regards

Stan and Bronwyn Griffiths
379 Low Head Road, Low Head TAS 7253
M: [REDACTED]
E: [REDACTED]

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5 December 2021

George Town Council
PO Box 161
George Town Tas 7253

Attention: Mr Shane Power, General Manager.

Dear Sir,

**DA 2021/125;2100371 – Change of use to visitor accommodation
1/371 Low Head Road, Low Head (C/T 136825/1) – access via C/T 62894/5**

Thank you for your correspondence dated 19 November 2021 received from Ms Burt in regard to the opportunity for representation regarding the Notice of Planning Application received by Council for 1/371 Low Head Road, Low Head.

Please find below our response:

We reserve opinion for 1/371 Low Head Road, Low Head because from the original onset that this residence was submitted for planning approval the residence has been developed outside several of the documented planning schemes into what it is today.

Our concerns are that we do not believe the property should be used for two separate visitor accommodations, given the layout of the property and parking. Two separate holiday lets would have extra vehicles, the possibility of trailers, boats etc. which is a concern for parking, access and safety in this area.

Parking

The property at 379 Low Head Road has been in our family for many decades and during this time we have and still do experience problems with cars parking over our entrance and driveway access.

- (1) With Lagoon Beach being a popular summer destination for day use, parking is not always available due to the limited parking for vehicles close to the beach area, so day users often park along Low Head Road from the Lagoon Beach recreational park area, up to and past our property entrance driveway at 379 Low Head Road and other nearby residences. This is mainly up our end due to the proximity of the corner and unsuitable parking and the pedestrian footpath. Prior to our driveway it is very hard to park with the road and footpath formation. This causes issues when we are trying to access our driveway with our motor vehicles and our driveway is covered by another vehicle and it is more so an issue when we have our boat or caravan on the back of our vehicle. We find this leaves insufficient room even with our double road frontage and the width we currently have to swing into our driveway, thus causing a safety issue for traffic passing by and also the possibility of damaging our vehicles or someone else's. As we will be putting in gates in the near future, this problem will even become a bigger issue.
- (2) We have on several occasions had to stop, assess the situation and then drive off and go around the block as we have had no access.
- (3) We also note that the Fire Hydrant is often parked over due to all the above and access to Emergency services in particular a fire truck to a property could be restricted.

- (4) With 1/371 becoming holiday accommodation, and currently only one parking space at the front of the property available in the garage, we are concerned that this will also happen with extra cars at the property or boats, trailers etc.
- (5) There are also many adults and children that ride their bikes and walk along this footpath that would be in danger with cars reversing from the premises or on the footpath.
- (6) We also acknowledge that it is indicated there may be a parking spot between the front house and the back building, however this also creates a problem for the internal residences that reside up the private driveway for the internal blocks and only have access from the private driveway beside 1/371 Low Head Road. This then poses the problem of this vehicle only being able to reverse out into the private driveway with no clear site line.
- (7) We also quite often have current residence visitors park along this strip of road, as there are 5 internal properties that run off the private driveway that accesses the back of 1/371 Low Head Road with minimal parking and frontage.
- (8) From previous experience of 1/371 Low Head being rented out we have often experienced maintenance people, (gardeners etc.) have pulled into our property (without permission) and parked with their car and trailer to perform work on 1/371 Low Head Road as they have nowhere else to park a trailer.
- (9) Also reversing into 1/371 Low Head Road with cars coming around the corner also causes a safety issue and there is no turning circle within the property because of its size.
- (10) We also note that we believe that that rental accommodation is different to residential accommodation as short-term visitors/renters have no concerns or commitments and have no resulting care for neighbours.
- (11) On another note, we have enough issues on Garbage collection night with everyone putting their rubbish/recycling bins out in front of our driveway access, however these are moveable, but a vehicle is not.

This parking problem was also previously identified in development stages of the original building as a single premise by Glenn Smith and Associates that the situation of the residence and land size was deemed to only be suitable for one motor vehicle with no reversing maneuver due to site line. A parking solution was identified to be followed and has also been disregarded in all future planning. See attached.

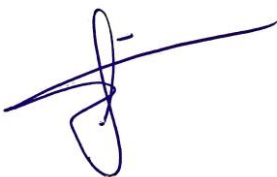
Consideration should be given to the area along Low Head Road, from The Lagoon Beach Park to past our driveway being made into a No Standing or No Parking zone.

Also 1/371 Low Head Road should only have a one car limit to the property.

We also would like to see Council formalise our driveway and other properties driveways to properly denote driveway entrances from Low Head Road into residences to eliminate confusion

We thank Council for the opportunity to respond with a representation and hope we have addressed accordingly. Please contact us if you require any further information or discussion.

With kindest regards,

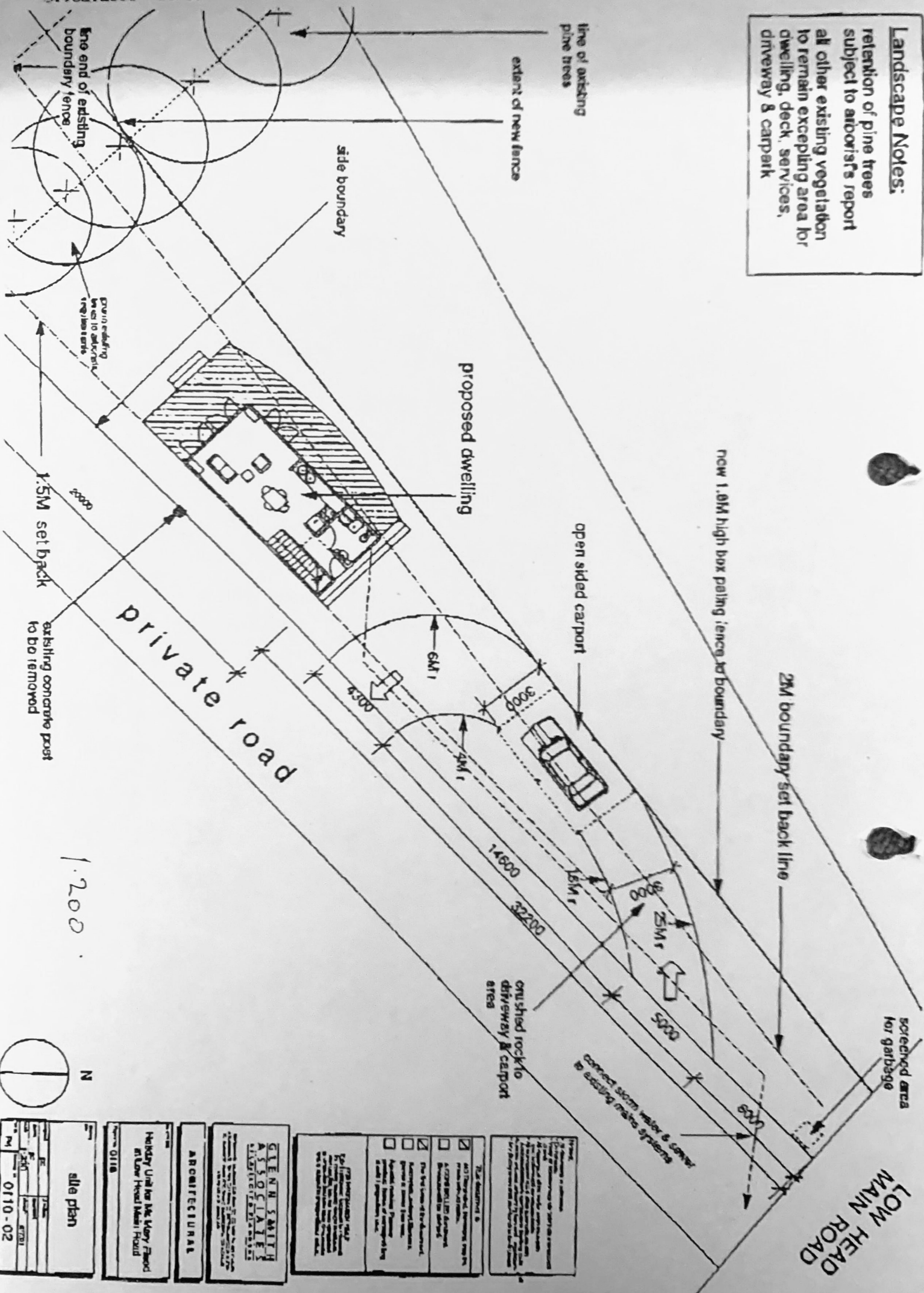


Stanley Griffiths

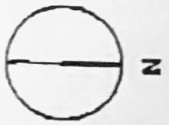
379 Low Head Road
LOW HEAD TAS 7253

Mobile: [REDACTED]

Landscape Notes:
 retention of pine trees
 subject to arborist's report
 all other existing vegetation
 to remain excepting area for
 dwelling, deck, services,
 driveway & carpark



1:200



<p>GREEN SMITH ASSOCIATES ARCHITECTURAL</p> <p>165/167 The Arcade, Sydney NSW 2000 Tel: (02) 9550 6600 Fax: (02) 9550 6601 Email: gsm@gsa.com.au</p>		<p>Project: Holiday Unit for Mr. & Mrs. Frank at Lower Head Main Road</p> <p>Project No: 0110</p>
<p>Site plan</p> <p>Scale: 1:200</p> <p>Date: 01/10/02</p>	<p>Client: Mr. & Mrs. Frank</p>	<p>Site No: 0110-02</p>
<p>Notes:</p> <p>1. All dimensions are in meters unless otherwise stated.</p> <p>2. The site is to be developed in accordance with the approved plans.</p> <p>3. The site is to be developed in accordance with the approved plans.</p> <p>4. The site is to be developed in accordance with the approved plans.</p>	<p>Checklist:</p> <p><input checked="" type="checkbox"/> All dimensions are in meters unless otherwise stated.</p> <p><input checked="" type="checkbox"/> The site is to be developed in accordance with the approved plans.</p> <p><input checked="" type="checkbox"/> The site is to be developed in accordance with the approved plans.</p> <p><input checked="" type="checkbox"/> The site is to be developed in accordance with the approved plans.</p>	<p>Scale: 1:200</p> <p>Date: 01/10/02</p>

Chelsea Blyth

From: Chris Flood <[REDACTED]>
Sent: Monday, 6 December 2021 5:02 PM
To: Cr Greg Kieser
Cc: Planning
Subject: 1/371 Low Head Road DA 2021/125

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Dear Greg

As the owner of the adjacent strata title property, i.e. 2/371 Low Head Road and nearby 377 Low Head Rd, this proposal indeed makes me uncomfortable.

The proponent's property at 1/371 Low Head Road has a legacy of problematic planning approvals. Essentially these difficulties stem from the extremely limited plot size and the very narrow aspect ratio. My understanding it that the original constructors spent a considerable effort challenging the GTC planning regulations regarding how the buildings could be accommodated. Fortunately the GTC were successful in upholding the GTC stance and quite correctly limited the manner in which the buildings could be utilised.

Since then, I believe the short term accommodation guidelines may have over ridden the previous controls on utilisation, however, it still stands that the plot is a poor proposal for multiple occupancies. Nothing has changed the geometry.

Unfortunately, the legacy of crowding continued again this calendar year with yet another building constructed at the street end of the block.

My concerns are:

Despite GTC's stoic resolve in defending the planning regulations at the time, the proponents plan complete inverts this ruling.

The property is on a strata title and I don't believe that it is acceptable for this form of accommodation to be situated on said such strata.

To my knowledge I don't believe there is a strata agreement between the two properties, perhaps largely due to the fact that most of it has been an inter family arrangement until now.

To this point, it seems ill-advised to proceed with approving the DA without a consensual and common ground agreement between the strata owners.

The driveway is privately owned, it's upkeep has been benefited largely due to the generosity of limited individuals and the family association to its owner. There is no formal agreement for the upkeep and it is obvious that there will be considerably more wear and tear from the high turnover of clients.

I note the proponent plans to accommodate vehicles and parking at the front of the block. Is this an understanding and agreement to form what should always been a driveway directly from Low Head Rd rather than utilising the laneway to form a false impression of space?. To this point the southern boundary fence is incomplete and should be extended as appropriate towards the footpath/public space.

The building to land ratio is surely already compromised, and yet the proponents plan is to increase the population and trafficable movements even further.

I'm sure you will agree, it is disappointing to see all of the George Town Council's previous effort to exert some control over this sort of high density occupancy be nullified by the proponents plan. It is not in keeping with the general character of Low Head. Indeed, as a longtime owner I feel that it is an unfortunate circumstance for the district.

Regards

Chris Flood
[REDACTED]