

## Justin Simons

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**From:** James Atkins <atkinjam@outlook.com>  
**Sent:** Friday, 10 December 2021 5:50 PM  
**To:** Justin Simons  
**Subject:** Fw: DA 2021/125 - 1/371 Low Head Road, Low Head - Representations - additional parking feedback  
**Attachments:** Representations.pdf; Floor Plan 1-371 Low Head Rd Low Head TAS 7253 (15Nov21).docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Justin,

Please refer to the attached Floor Plan and Parking guide for 1/371 Low Head Road, Low Head. You will note that I have added further comments around parking to confirm 2 car spaces for the front cottage (1 inside garage, 1 front of garage) and 1 car space for the back cottage. We intend to request that guests using the back cottage car space should reverse park into this spot, so they avoid reversing out into the shared driveway.

I hope this helps as a follow-up to my email below and for any discussion with councillors ahead of the next meeting around this DA. If it is considered that an amendment is necessary to grant approval for the DA, then we hope these suggestions below will assist in covering off the concerns raised.

Thanks for reviewing this additional feedback.

Kind Regards,  
James Atkins  
0400 298 368

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**From:** James Atkins <atkinjam@outlook.com>  
**Sent:** Wednesday, 8 December 2021 13:48  
**To:** Justin Simons <justins@georgetown.tas.gov.au>  
**Subject:** Re: DA 2021/125 - 1/371 Low Head Road, Low Head - Representations

Hi Justin,

Thanks for the feedback and sorry to hear we have some objections to our proposal from some of our neighbours.

However, after reading through their concerns, which are totally understandable, we offer the below suggestions which may help resolve these objections to our Development Application and to assist with your assessment:

- We propose that any short-term rentals would be offered to **1 group** at a time. A 1 group booking could either be for both cottages or the front cottage only. This will limit the chances of multiple vehicles at both cottages and would also lessen the likely vehicle movements, which would be far more likely with 2 separate group bookings.

- Any parking must be within the confines of the property boundary. With this in mind, this would mean 1 vehicle at the front of the garage and space for a 2nd vehicle next to this (front cottage). Then 1 vehicle at the back cottage if both cottages are booked by the 1 group. We would work closely with "The Accommodation Group" whom we propose to manage the property, to make sure that guests or tradespeople have specific guidelines to adhere to around parking, so that the shared driveway access is not obstructed in any way.

One of the reasons we chose to invest at Low Head was the pro-active tourism focus by the George Town Council, such as the development of the Mt. George Mountain Bike Trails. We forecast there may be increased demand for accommodation options in the area and consider that the fully furnished property we have purchased would be ideal for a short-term accommodation format, carefully managed by a local professional agent with experience managing other properties at Low Head. We hope that these suggested amendments will go some way to appeasing our neighbours and for councillors to understand we will listen to any concerns and are open to an amendment of our application, if required, before any approval could be granted.

Please let me know if there is anything else you require from us and we appreciate if you can convey this feedback to Councillors, and, in particular, Mr Power and Mr Keiser who received correspondence directly around these representations. We hope to meet with our neighbours next month, as a follow-up to this application and we trust that a compromise can be reached to satisfy all concerned.

Kind Regards,  
James Atkins  
0400 298 368

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**From:** Justin Simons <justins@georgetown.tas.gov.au>  
**Sent:** Tuesday, 7 December 2021 15:30  
**To:** James Atkins <atkinjam@outlook.com>  
**Subject:** DA 2021/125 - 1/371 Low Head Road, Low Head - Representations

Good afternoon James,

Thankyou for your time on the phone this afternoon. As discussed, Council has received two representations to your proposal to use your property at Low Head Road for visitor accommodation. I have attached a copy of the representations for your consideration. If you would like to address any of the concerns raised, please feel free to email me. As discussed I do have to complete the assessment by Friday, so a response would be good before then so I may include any relevant information in the planning assessment.

If you would like to discuss them, please feel free to give me a call.

Kind regards

## Justin Simons

*Town Planner*

**DEVELOPMENT & ENVIRONMENT**

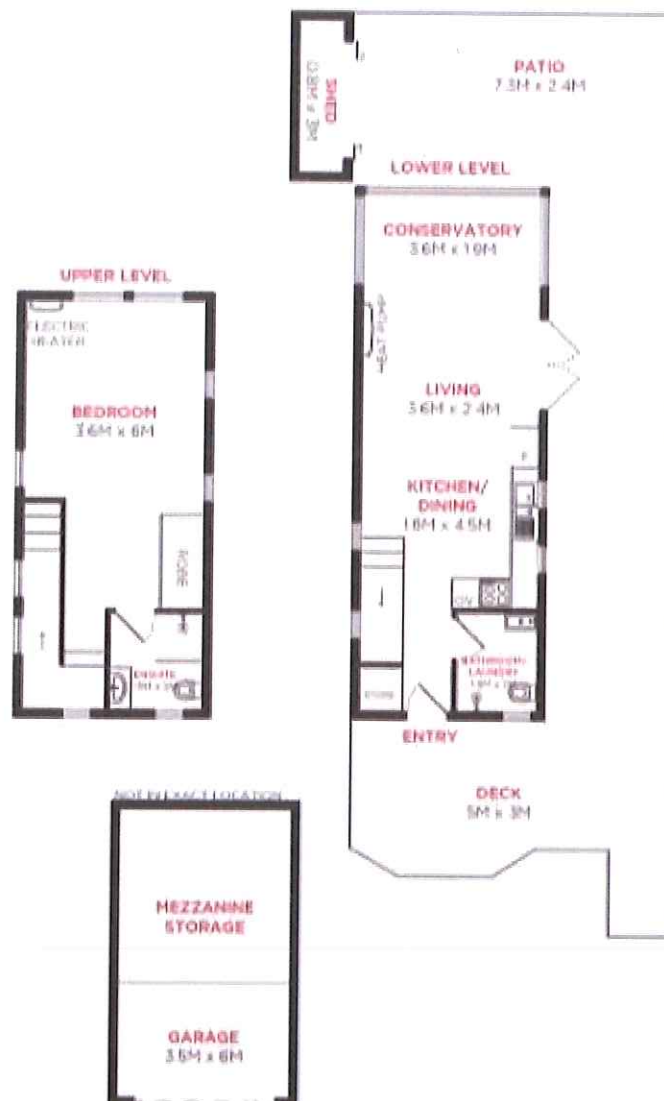
**George Town Council**

PO Box 161 | George Town | TAS 7253

16-18 Anne Street | George Town | TAS 7253

Floor Plan: 1/371 Low Head Road, Low Head, TAS 7253

Owners: James Atkins (0400 298 368) & Lisa Finamore (0409 936 244)



**Not Drawn To Scale** This floorplan is intended as a guide only and information contained within it is approximate. Purchasers are advised to verify the information. Neither the vendor or listing agent are responsible for any errors or omissions.

**Bushby** PROPERTY GROUP  
1/371 Low Head Road  
Low Head  
Year Built: 2004  
House Size: 127m<sup>2</sup>  
Land Size: 385m<sup>2</sup>

## The Perfect Sea Change - Low Head

1/371 LOW HEAD ROAD, LOW HEAD

Welcome to "Flood Tide". Two gorgeous Beach Cottages, nestled between lagoon Beach and Pilot Station, only a short walk to East Beach. This property will capture both your heart and imagination.

Such a clever and well curated retreat, offering accommodation for family and guests, air b&b or home office / studio.

Two, fully furnished one bedroom cottages.

Each offering outdoor space and parking. A new garage with power and mezzanine storage, in keeping with the Cottage charm.

Cottage 1 - Currently used as the main residence, with a private courtyard and deck. This cottage offers a sunny and very spacious open plan living area with Tasmanian Oak floor, a conservatory at one end and fully equipped kitchen with gas hot plates at the other. A bathroom/laundry on the ground floor plus a private ensuite adjacent to the large master bedroom on the first floor.

A Daikin reverse cycle heat pump for all year round comfort.

Cottage 2 - Open plan living with vaulted ceiling, large windows and reverse cycle Daikin heat pump, inviting you in to relax and unwind.

A kitchen /laundry facility plus bathroom on the ground floor with a double bedroom upstairs. This cottage offers parking with access from the side lane.

**PARKING – Back Cottage: 1 car space, suggest reverse park format to avoid cars reversing out into the shared driveway.**



**PARKING – Front Cottage: 2 car spaces – 1 in garage, 1 front of garage.**

