

PLAN 5

PLANNING APPLICATION PLN-21-0028

17 SUMMIT DRIVE, DEVON HILLS

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response

PLANNING APPLICATION Proposal

Description of proposal:

Change of use – dwelling to visitor accommodation

.....
(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address:17 Summit Drive, Devon Hills.....

.....
..

CT no: ...17129/129...

Estimated cost of project \$-.....
*(include cost of landscaping,
car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes
If yes – main building is used as
Dwelling

If variation to Planning Scheme provisions requested, justification to be provided:

Pervious access and parking.....

.....
.....
.....

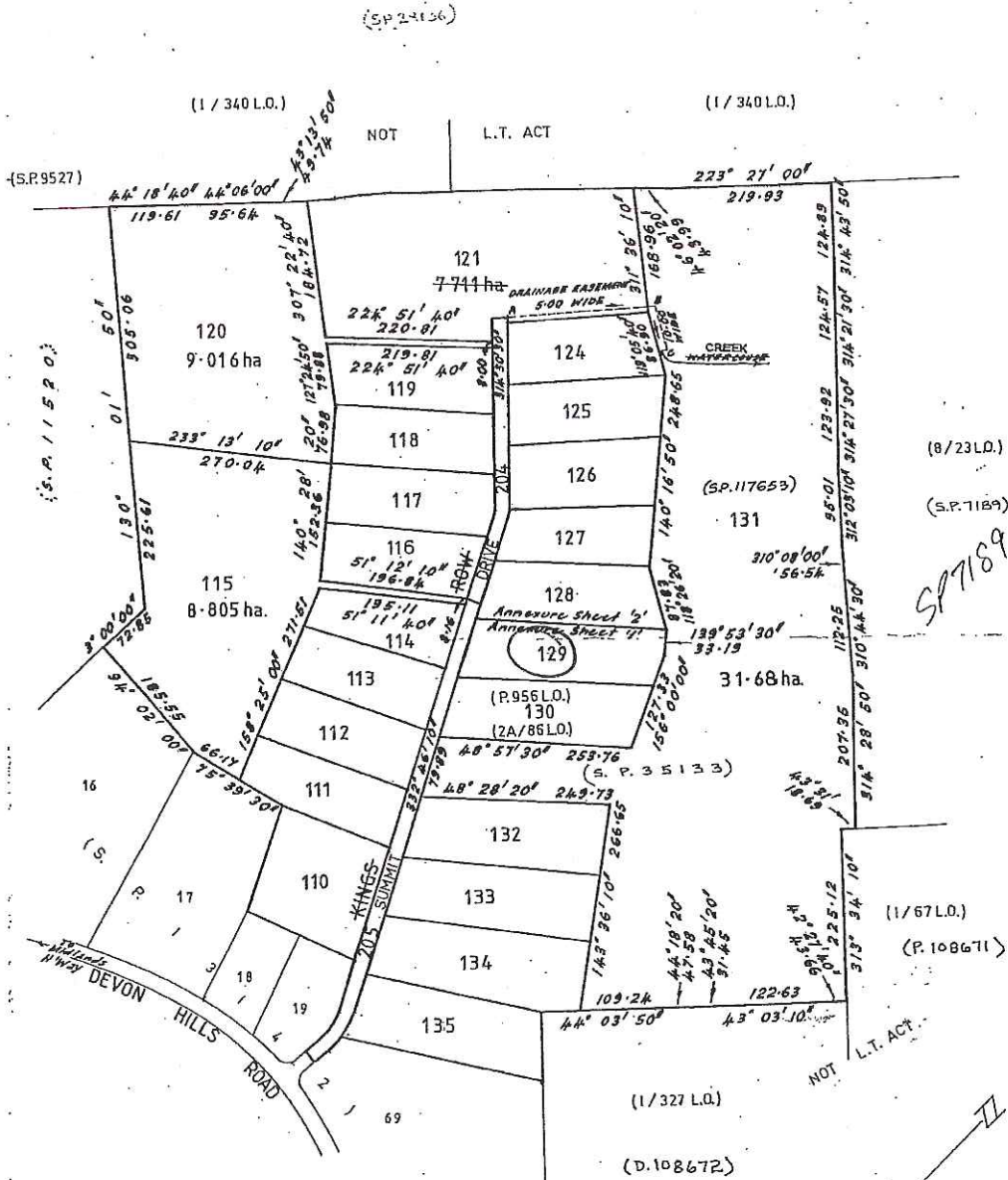
.....
(attach additional sheets if necessary)

Is any signage required? No.....
(if yes, provide details)

EXHIBITED

12 NOV 1981

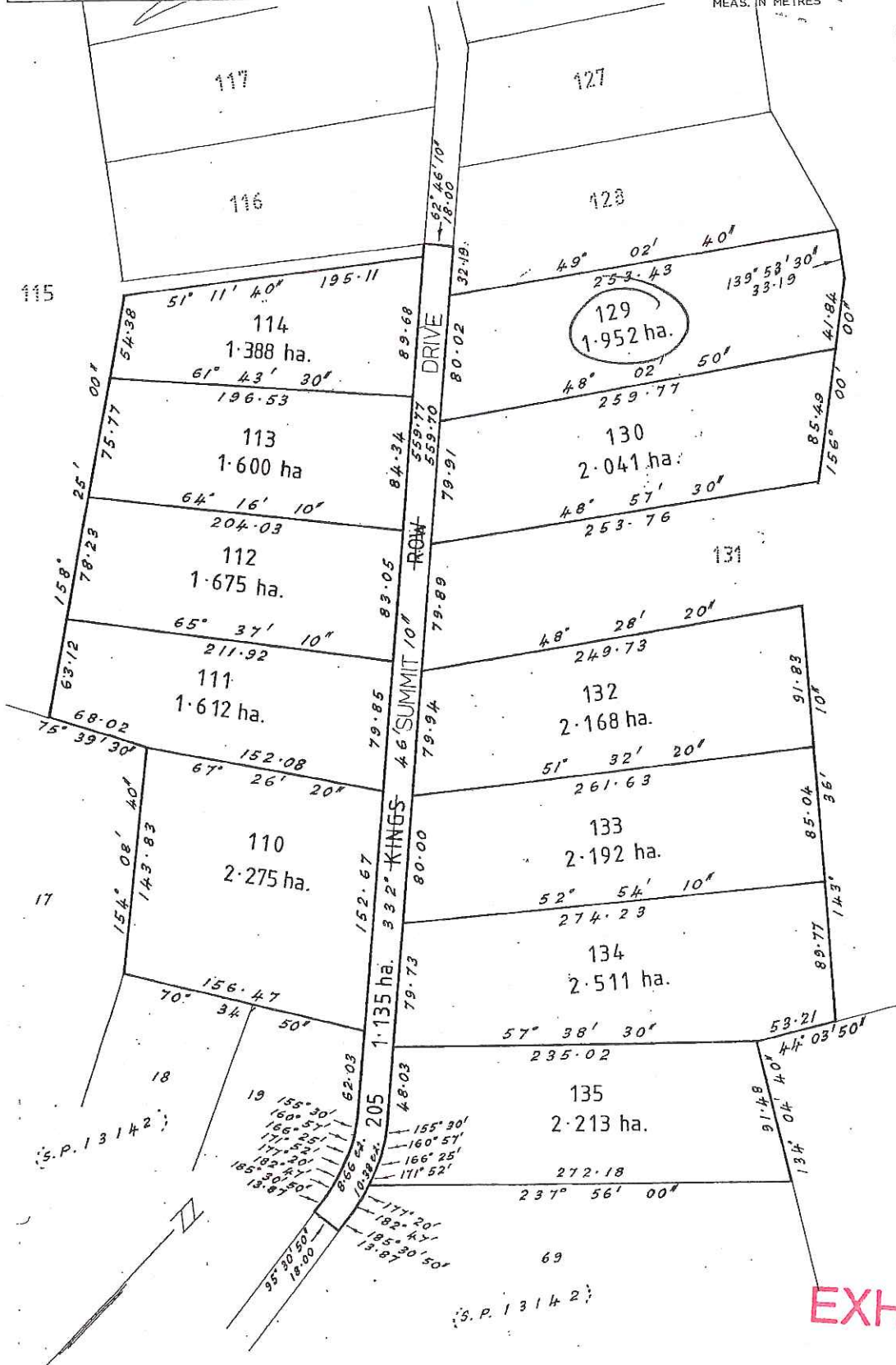
Owner: <i>Orana Court Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor... <i>Edward M^oRae Pedley</i> of land situated in the	Registered Number: S.P.17129
Title Reference: <i>Conveyance 46/5581 53/2867</i>	LAND DISTRICT OF CORNWALL PARISH OF-BREADALBANE PERTH	Effective from 30 MAR 1982
Grantee: <i>Part of 1321 acres Granted to Robert Campbell</i> Manna s.l.c.w	Scale 1:5000 MEAS. IN METRES	<i>R. Rowell</i> ACTING DEPUTY Recorder of Titles



39/1 17/11/21

EXHIBITED

<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor <i>Edward McRae Pedley</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 28/8/1981 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P17129</p>
<p>Signed for the purposes of identification <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i></p>	<p>Scale 1:2000 MEAS. IN METRES</p>
<p>Council Clerk</p>	<p>Owner: <i>Orana Court Pty. Ltd.</i></p>	<p>Title Reference: <i>Conveyance 46/0967</i></p>



EXHIBITED



Proposed building for change of use to visitor accommodation



 NORTHERN MIDLANDS COUNCIL

 PO Box 156

 13 Smith Street

 Longford TAS 7301

 Email: council@nmc.tas.gov.au

 Web: www.northernmidlands.tas.gov.au

 PH: 03 6397 7303

 FAX: 03 6397 7331

Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.

 Base image by TASMAP, © State of Tasmania

 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.

 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

Proposed change of use - visitor accommodation - 17 Summit Drive, Devon Hills

4/02/2021

1:1500



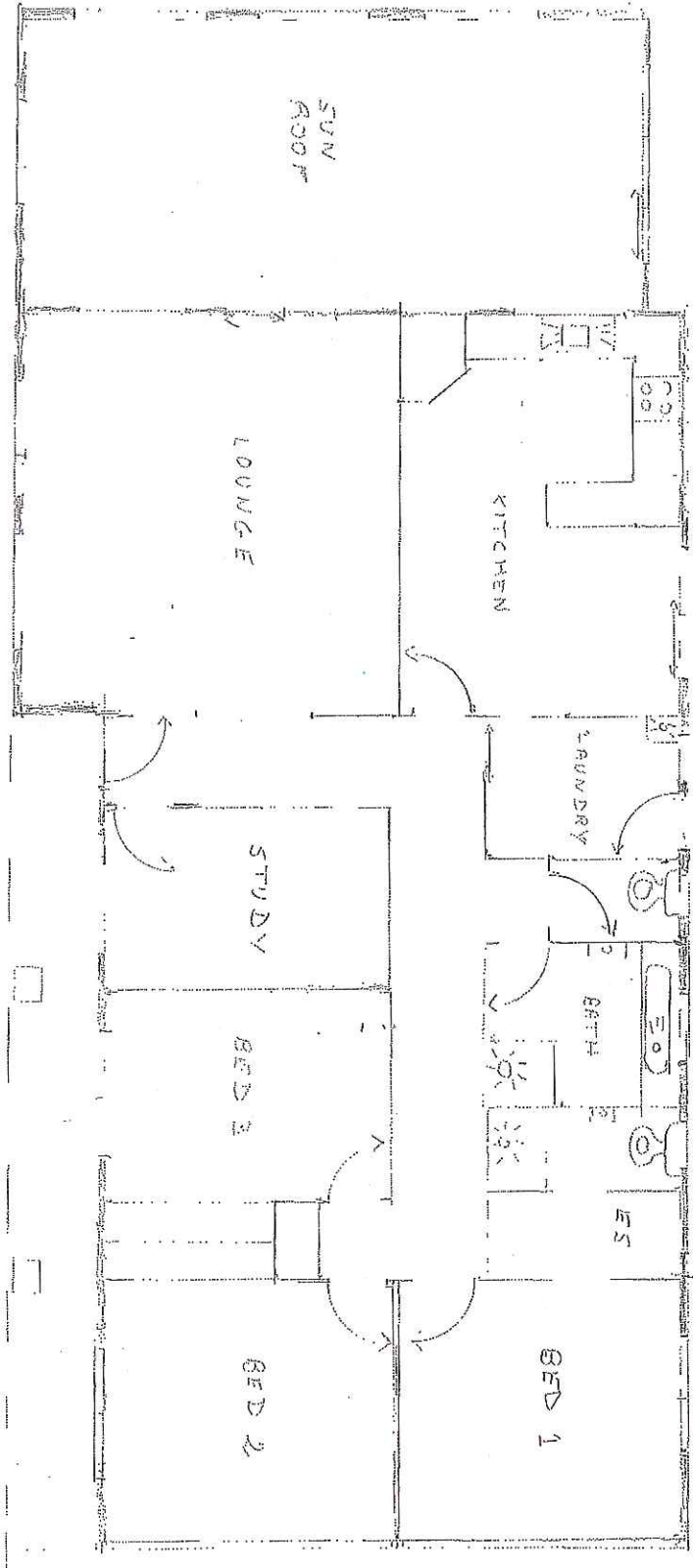
P1

1-497

Floor Area 194.1m²

SCALE 1cm = 1m

1:100



EXHIBITED

Reference No PLN-21-0028

Site 17 Summit Drive, DEVON HILLS

This application has a number of problems associated with it.

1. No supervision on site

The property has 4 bedrooms and is capable of housing 8 persons at any one time.

2. Potential for excessive noise

This is of concern as the existing neighbourhood is quiet.

3 Increased dust emission.

As the driveway/property access is unsealed gravel this of concern to neighbours.

4 Covenant on Title

There are a number of covenants on the titles of the land in the Devon Hills subdivision, and one of these relates to the erection of a dwelling.

The definition does not include a bed and breakfast type accommodation. – Short term type accommodation.

I submit that this application is flawed in that the documentation is inadequate in a number of regards, including

No copy of the Title

Not site management Plan

A number of irrelevant subdivisional plans

I respectfully request that the Council refuse this application.



Adele Gliddon
21 Summit Drive
DEVON HILLS 7300

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 16 FEB 2021					
GM		I	A	PLN	
PRDM				BLD	
CSM					
W/M				EA	
HR					
HLT					

17th February 2021

The General Magager
Northern Midlands Council
P O Box 156
LONGFORD TAS 7301

Sir

Planning Application – PLN-21-0028

I strongly oppose the granting of a permit for the proposed on the following grounds:-

1. Land Titles in this area have a Covenant that restricts the use of the land to the construction of a dwelling house for private use. In my view this restricts the use of a dwelling for a private use – either long term rental or occupation by the owner as a prime residence.
2. In other areas used as a Bed and Breakfast type accommodation has shown a number of problems arise.
These include:-
Excess noise generated by short term occupants;
Major damage to property by the short term occupants;
Exploring the neighbourhood for potential robberies at a later date.

Devon Hills has traditionally been a quiet location and a pleasant place to live.

I would encourage the Council to consider these objections and refuse to grant a permit

Yours sincerely



Paul Luttrell

Resident at No 14 Summit Drive, Devon Hills.

Representations response

No supervision on site

The property has 3 not 4 bedrooms, with one bathroom and an ensuite. Group size will be in accordance with guest comfort, length of stay and group make-up. While guests will not require 'supervision', I am available to be on site at short notice, to address any guest or neighbour concerns. Due to the large size of the block, there is ample recreation & privacy space for groups that will not impact any other residents. The property is approximately 100 metres wide, with neighbouring properties of similar size, creating significant distance between dwellings. I am committed to preserving the residential amenity for all my neighbours, since I also value this privilege. This property will not be used as short stay accommodation full time, being also occupied by owners. I am very experienced operating guest accommodation, having managed 3 properties for 10 years previously in high demand areas. These properties were almost continuously let without any complaints from neighbours, regarding noise, disruption to privacy, vehicle parking or damage to any property. This industry is now very well regulated with established processes to restrict any disrespectful conduct by both visitors and operators. If I had experienced any such issues I would not operate short stay accommodation again, as I'm not reliant on any such income. An emergency evacuation plan will be in place.

Excessive noise/damage – Noise is no more likely from short stay guests than myself or longer term tenants. As an owner, I create noise with chainsaws, mowers, while guests will be staying for recreational purposes. A neighbour complained about noise from my property while owner occupied, thus any residents can be complained about. There will be a 'no party' policy and should there be any disturbance, I support it being dealt with in the same manner as for any other property. Short term accommodation users respect the right to stay in others' homes or they risk being precluded. Moreover, this property will attract guests seeking rural lifestyle & family groupings, who require use of their private vehicle to and from recreation sites.

Increased dust – Even if this property were available full time, short stay occupation rates approximate 60%. Guests will generally have one car only and spend the majority of their time away from the property. There would be fewer car movements as guest accommodation than if owner occupied or long term rental. As an owner occupier during a typical day, there would be 2-4 vehicle movements per day, while guests would likely enter & leave once per day. The distance from the garage to the road is approximately 30 metres. It is not possible in such a short distance, over a curved drive, coming to a stop to give way, to travel fast enough to create dust. This has not caused an issue while owner occupied and neighbouring properties also have gravel driveways. Moreover, it is a gravel not a dirt surface. There also fences and well established zones of trees and shrubs between the driveway and neighbours that provides separation, privacy, dust & noise reduction.

Title Covenant – There is already short term accommodation providers in Devon Hills.

The representations omitted the full clause referred to:

'Not to permit the main building erected on the said lot to be used for any purpose other than a private dwelling or residential flats or home units', which suggests multiple tenancies could have been constructed. There is no clause related to letting of properties or accommodation uses.

Increased robberies Regards guests 'exploring the area to return to commit burglaries' – it would be expected that any persons contemplating crime would enter Devon Hills at any time they choose and would not pay for accommodation.

I would be pleased to discuss further if required