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George Town Council

Planning Department

By email:

planning@georgetown.tas.gov.au

council@georgetown.tas.gov.au

Dear Planning and George Town Council

Regarding: George Town Waters development

This letter is in support of the Scheme amendment application advertised as: AMD 2026/01 & DA 2026/4 for 1 Stonehouse St, George Town, TAS 7253.

The proposal submitted that includes 20 General Residential zoned (GRZ) blocks has been submitted based on current location's existing character, i.e., Stonehouse Street, which is a typical suburban residential area.

Part of the proposal is for low density residential land which is based on the anticipated demand for larger blocks, of which, few are currently available .

This land could be subdivided into 1200 to 1500 sqm blocks which would be in keeping with the site surrounds

and future demand, that is Arnold Street and North Street and the surrounding larger rural lots.

We have developed this proposal using the information available at the time of application, however, we recognise that land use and development focus can change and we are open to having more or all of the site zoned GRZ if it is more fitting with the local and overall State strategic planning objectives.

As a developer we are in a position to have the blocks developed and serviced for sale as soon as planning approval and re- zoning is approved. We have approached local builders

who have agreed in principle to purchase on builder's terms so they can construct some spec homes. This will show that it is an active site that will quickly develop into and integrate with the community.

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We have planned to price the blocks competitively to allow potential buyers to come into the market as well as offering some unique finance options for eligible buyers, such as 100% finance.

As developers we plan to develop and are not looking to land bank to speculate on the value of future blocks.

We have already done some research in the local area for prospective buyers and have included wider areas encompassing even interstate buyers who may be keen to relocate to Tasmania. We have found strong interest even at this early stage. We have set up a specific domain name for the property

www.georgetownwaters.com.au.

Once we have approval, we will have a dedicated website to promote the site as well as the area of Georgetown itself.

With regards,

Mark O'Donnell

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Project manager

Shane Musu

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Director