



**General Manager**

**Flinders Island Council**

**19 May 2022**

**RE**

Application Number: DA 2021 / 00072  
Applicant: GHD Pty Ltd  
Location: Little Dog Island, Bass Strait (CT: 226682/1)  
Development: House Extension in Environmental Management Recreation Zone within Visually Sensitive Area

**I refer to the advertising in the above matter for an extension to the existing dwelling on Little Dog Island.**

**I own the adjoining block to the South.**

**I have no objection to the proposed development and it does not impact on my property.**

**It is a positive for the island environment that the septic system is proposed to be upgraded.**

**In terms of the siting and form, it is unlikely that such a dwelling would be approved today given it is just a few metres from the boundary, the pitched roof extends above the ridgeline behind and the white colour dominates the landscape and is viewable from Badger Corner to Lady Barron.**

**However, in the context of the existing building on the site it is not unreasonable to update and extend by 25% as permitted by the planning scheme.**

**Nonetheless there is an opportunity for some relatively minor, inexpensive permit conditions which would make a big impact on the visual impact of the dwelling.**

- 1. Paint the whole house in a darker colour in accordance with the requirements that would be imposed today under the Landscape Conservation zone ie**

**“Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown”**

- 2. Plant some native vegetation such as she-oaks in front of the dwelling.**

**These are suggestions to improve the proposal only and I do not object to the Application in substance.**



**Clem Newton-Brown**

**Director**

**Tasmanian Islands Pty Ltd**