

The General Manager,
Mr Warren Groves
Flinders Council
Email: development.services@flinders.tas.gov.au

23/09/2020

I write to make representation to the Development Application DA2018/037 at Main Street Lady Barron.

I commend the applicant on their business plans to provide hardware for the island however I am concerned at the change of use applied for that will, if approved, increase traffic accessing the proposed warehouse along a roadway that appears on the title to be only 20 foot wide where it services Lot 1, provides no turning circle, and crosses the private title Lot 3 of one of the adjacent houses. This roadway services not only the lot on which the proposed warehouse stands but also the adjacent residential houses situated in the Port Zone, with existing rights, on Lots 2 & 3.

The current use approval as a store, has limited operating hours. Will the warehouse, if approved be restricted to the same or tighter trading hours?

When a planning decision is made it is for the future, not just current operating conditions. If the change of use to a warehouse is approved can council apply conditions to the change of use that do not enable the use as a warehouse to morph into anything greater than what is outlined in the supporting letter?

Access: The site plan also indicates that there is a container located in that section of the roadway that is included in Lot 1 further restricting access to the warehouse and the residence on Lot 2. Can this container be relocated if the application is to be approved?

Amenity, is defined in the council's current planning scheme as "means in relation to a particular area such qualities or values as contribute to the feeling of pleasantness, harmony and enjoyment." It is not inconceivable that the amenity of the residences on Lots 2 & 3 will be negatively impacted by a change of use. Whilst the residence on Lot 2 is currently the home of the proponents, the titles to Lot 1 and Lot 2 are independent and will not necessarily be utilised in conjunction with each other in the future.

The supporting letter cites there is parking for up to four cars, this is not identified on the site plan.

The supporting letter, also states some goods will be stored outside. Can the outside storage area be conditioned as a specific area not encroaching on the roadway?

In summary I have no objection to the business the applicant is trying to provide, I make this representation as I am concerned about the access and amenity, that will directly impact on the adjacent lots, Lot 2 & Lot 3, and the limited access available to the site, that will lead to congestion, if not now, then as the business grows, as it will.

Carol Cox
Email:cox7777@bigpond.com
Tel: 0428 992 417