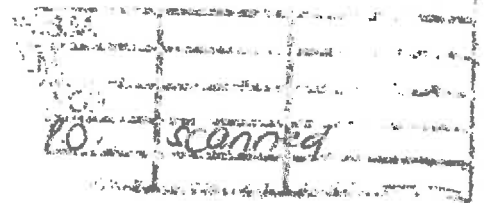


General Manager
Flinders Council
P.O.Box 40
Whitemark
Flinders Island 7255



Dear Raoul

Re : Objection to Planned Subdivision DA2014/0001

I purchased a house and lot in a planned subdivision approximately 10 years ago.

One of the main reasons for purchasing this house and land was the size of the particular block, the rural bush and coastal outlook, and the knowledge that the surrounding lots could not be subdivided into smaller lots.

According to the current Flinders Planning Scheme the intent of rural zones is to protect and enhance the rural character of the area. I personally don't think allowing smaller lots than already exist as proposed by this subdivision is in anyway appropriate to this guideline.

I also note that Proposed Lot 3 may impact with threatened species that have been found within 1km. I am not sure what these species are but someone more learned than me has obviously found and recorded them.

Access may also be a problem to Proposed Lot 2. At present it is to come off West End Road close to a blind corner down an existing entrance which is very close to the corner

I also note that the Proposed Lot 2 building envelope is within 100 metres of the high tide mark, I haven't got a copy of the planning laws but I thought new buildings in sensitive areas had to be further away from the shoreline to avoid degradation if and when a development application was to be submitted.

The proposed subdivision is also situated in a High Bushfire Prone area with little or no vegetation clearing being allowed, Lot 3 is especially prone to fire being totally surrounded by forest and coastal scrub land. The only escape route is West End Road.

Finally I personally think that if one subdivision like this is allowed in a Sensitive Special Area in the Rural Zone then it may open up an Aladdin's cave of similar subdivisions on similar blocks all along West End Road and around Flinders Island itself. My block and the block next door would be perfect examples as both are intersected by West End Road.

I don't think that the existing Land Use Planning Act provides for this sort of development in a Rural Zone and hope that my objection is taken into account when council meets to approve or disapprove this subdivision.

Yours Faithfully