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11th April, 2014

Justin Simons, Consultant Town Planner
& Jacci Viney, Development Services Coordinator
Flinders Council,
PO Box 40,
Whitemark,
TAS 7255

DA2013/0034 – House and Outbuilding – 57A Franklin Parade, Lady Barron (CT: 11112/1)

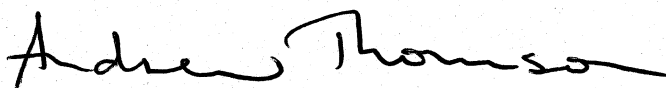
Dear Justin, Jacci,

We would like to respond to the issues raised in the representations to our application.

- The main areas of objection appear to be regarding access for fire related issues and these are all overcome with the letter (copy attached) from GPM, co-signed by Mark Chladil, Fire Management Planning Officer of the Tasmanian Fire Service. The Bushfire Hazard Management Plan has also been amended to clarify that there will be no impost to adjoining property owners (copy attached).
- The shed location has been selected to best fit site conditions and topography. Reduced setbacks are common in the area and we submit that the reduced setbacks should have no deleterious effect on any neighbouring properties. The 3 metre setback from the TGS property to the West is not of concern to that property's owner. We are happy to undertake screen planting in the 18 metre setback to 57 Franklin Parade to the South if that is required. As noted, the proposed Interim Planning Scheme will rezone this property as low density residential in which case the setbacks will comply with the Scheme.
- The generator will be installed in a soundproof housing inside the shed.
- No disturbance is being made to the existing drainage patterns in the area. All roof drainage will be held in rainwater tanks.
- The property development will be off the grid. There are no plans to ever have power lines servicing the property, however should there ever be a necessity to have public power to the site, any possible overhead power lines to the property would need to pass over private land which would require easements to be created which would require their own separate planning applications.

We would welcome any of these considerations to be imposed as conditions on the Planning Permit.

Yours Sincerely,



Andrew Thomson on behalf of John Hammond & Brie Rattray