

Carol Cox  
32 Cooks Lane  
Lady Barron  
Tasmania 7255

Mobile 0428 992 417

19<sup>th</sup> December 2018

Mr. Bill Boehm  
The General Manager  
Flinders Council  
PO Box 40  
Whitemark  
Tasmania. 7255

Email: [development.services@flinders.tas.gov.au](mailto:development.services@flinders.tas.gov.au)

Dear Bill,

Please accept this representation to the Development Application advertised as:

Applicant: A Thomson –DA2018/096 Location: 51 & 53 Franklin Parade, Lady Barron - C/T: 240606/1 & 10156/1 Development: Boundary Realignment in the Residential Zone - Shoreline Waterbody Special Area.

I have previewed the information provided on the Council website and make the following comment in relation to the proposed boundary adjustment:

*In principal I have no objection to the boundary adjustment that could improve the visual amenity of the street scape of Franklin Parade, however care must be taken that the outcome does not increase the cost to council of maintenance of Franklin Parade or provide for situations that could lead to future neighbourly disagreements and thus I make the following comment:*

1. *There should be no cost to Council for the improved drainage structure on outside the boundaries of the titles; and*
2. *Due to:*
  - a. *the steepness of the land; and*
  - b. *the undeveloped drainage system in the area and the tendency for storm water runoff to come from vinegar hill and the crown land on the northern boundary of the titles down the hill in the direction of Franklin Parade*  
*the access to the house on 51 Franklin Parade should be required to be sealed (or similar) so as not to have gravel continually washed down into the gutter system due to run off of storm water. Almost every other driveway onto Franklin Parade has been sealed over the years for this very reason; and*
3. *Any access to either title through the crown land at the rear of the titles (as is currently being used) should be required to be licensed by the crown and managed so as not to contribute to, or change the flow of storm water off vinegar hill and onto other properties; and*

4. *Although the plans indicate the line of the underground power supply to service the dwelling on 51 Franklin Parade through the proposed enlarged title at 53 Franklin Parade as an easement it should be a condition of the planning permit (if granted) that the line is underground and the appropriate easement provided to both protect the integrity of the underground line from any activity on the enlarged title and to provide access should the underground line should ever need to be repaired; and*
5. *It should be a condition of the planning permit (if granted) that a drainage easement is created over the proposed storm water drainage of 51 Franklin Parade across 53 franklin Parade to enable maintenance of the drain by the owners of property it drains; and*
6. *It should be a condition of the permit that the proposed boundary realignment does not affect any of the fire protection zones required for the building permits of the dwellings on the two titles*

*Yours sincerely*



Carol Cox