
From: Warren Groves <warren.groves@flinders.tas.gov.au>
Sent: Friday, 26 June 2026 11:47 AM
To: Jacci Smith
Cc: Governance
Subject: FW: Representation Regarding Specific Area Plan FLI-S3.0 Property: 200 Badger Corner Road, Flinders Island

Hi Jac,

Below for your information please.

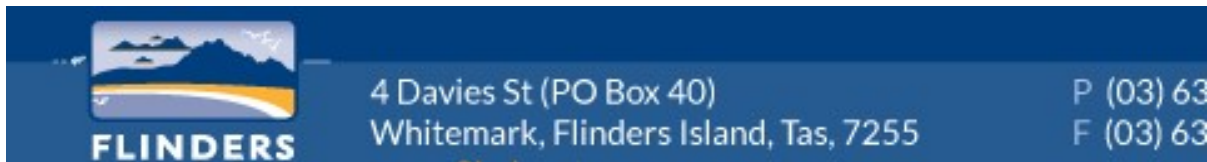
Regards,

Warren

Warren Groves | General Manager

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From: John Riddle [REDACTED]
Sent: Friday, 26 June 2026 6:34 AM
To: Warren Groves <warren.groves@flinders.tas.gov.au>
Cc: [REDACTED]
Subject: Representation Regarding Specific Area Plan FLI-S3.0 Property: [REDACTED] Flinders Island

Dear Warren,

We wish to make formal representation regarding the continued application of Specific Area Plan FLI-S3.0 over our property located at [REDACTED], Flinders Island.

Having now reviewed Draft Amendment AM-FLI-2025-01, we note that Council is proposing to remove a substantial number of properties from the Coastal Areas Specific Area Plan across multiple areas of Flinders Island including Samphire River, Badger Corner, Palana, Killiecrankie, Lady Barron and Whitemark.

Importantly, we note that properties located in our immediate surrounding area including [REDACTED] and part of [REDACTED] are proposed to be removed from the overlay.

This amendment appears to acknowledge that the original extent of FLI-S3.0 was overly broad and that many properties previously captured under the overlay no longer require these additional planning restrictions.

In light of this, we respectfully request Council explain why [REDACTED] has not been included within the proposed amendment and request that our property be reviewed under the same process and principles being applied to neighbouring properties.

Our concerns are significant.

Our property is zoned Rural Living, which already provides an appropriate planning framework to regulate future development and protect against inappropriate land use.

Further:

- Our property sits approximately 50 metres from the high water mark.
- There is an existing public road between our property and the waterline, creating a clear physical separation from the coast.
- Approximately 2.03 hectares of our 2.59 hectare property is affected by the SAP, equating to approximately 78% of total site coverage.

We believe this places an unreasonable and disproportionate restriction on our property rights, significantly affecting both property value and future development potential.

Given Council's current review and removal of similarly affected properties, we respectfully request [REDACTED] be afforded equal consideration and that Council provide planning justification as to why our property should remain subject to restrictions that Council has already determined are no longer necessary elsewhere.

We believe consistency and fairness in the application of planning controls is essential.

We therefore request Council review the inclusion of our property and give serious consideration to removing FLI-S3.0 from our title as part of the current amendment process.

Yours sincerely,

John Riddle and Joanna Klug