

Monday, June 29, 2026

Mr Warren Groves
General Manager
Flinders Council, Flinders Island

Dear Mr Groves

RE: AM2025-01

I act for Ms Wendy Jubb-Stoney of [REDACTED] and [REDACTED], Cooma Flinders Island.

My client has made several representations to Council about the SAP since it was imposed in the Local Provisions Schedule, and its onerous restrictions to the installation of basic buildings and a house.

Approximately 82% of my client's land at [REDACTED] is covered by the SAP, and it is zoned Rural Living which is in the 'residential group' of zones.

It is reiterated here that the reasons and arguments made by Council to have the SAP removed from the Low Density Residential zone **equally apply** to the Rural Living zone; the intended residential use of the zone is fettered and/or hindered by the SAP. Accordingly, the SAP ought to be removed from those Rural Living areas at Cooma, Blue Rocks and Sawyers Bay.

The introduction of Performance Criteria (**FLI-S3.7.2 Site coverage - Performance Criteria P1**) is noted and supported by my client.

Please let me know if you would like to discuss these submissions.

Yours sincerely

[REDACTED]

Dr Richard Barnes

B.Sc.(Hons). Ph.D., GDURP MPIA, MESA, EIANZ

Director, Van Diemen Consulting Pty Ltd