
From: Warren Groves <warren.groves@flinders.tas.gov.au>
Sent: Monday, 29 June 2026 8:51 AM
To: Jacci Smith
Cc: Governance
Subject: FW: Formal Representation – Draft Planning Scheme Amendment AM-FLI-2025-01

Morning Jac,

Below for your information please.

Regards,

Warren

Warren Groves | General Manager

P. (03) 6359 5001
E. governance@flinders.tas.gov.au



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From: Maureen Riddle [REDACTED]
Sent: Sunday, 28 June 2026 6:01 PM
To: Warren Groves <warren.groves@flinders.tas.gov.au>; Tia D'Andrea [REDACTED]
Subject: Fwd: Formal Representation – Draft Planning Scheme Amendment AM-FLI-2025-01

Begin forwarded message:

From: Tia D'Andrea and Ant D'Andrea [REDACTED]
Date: 28 June 2026 at 5:49:49 pm AEST
To: Maureen Riddle [REDACTED]

Cc: [REDACTED] John Riddle

[REDACTED], Tia D'Andrea and Ant D'Andrea

>

Subject: Formal Representation – Draft Planning Scheme Amendment AM-FLI-2025-01

RE: Formal Representation – Draft Planning Scheme Amendment AM-FLI-2025-01

Request for Removal of FLI-S3.0 Coastal Areas Specific Area Plan (SAP)

Property: [REDACTED], Lady Barron

Dear Warren,

Please accept this letter as a formal representation regarding Draft Planning Scheme Amendment AM-FLI-2025-01. As the owner of the residence and land located at [REDACTED] Lady Barron (Certificate of Title: [REDACTED]), I am writing to formally request that the Flinders Council and the Tasmanian Planning Commission review the ongoing application of the FLI-S3.0 Coastal Areas Specific Area Plan (SAP) over my property and consider its complete removal, for the following reasons:

1. Inconsistency with the Current Draft Amendment Precedents

We understand that it is the intent of Draft Amendment AM-FLI-2025-01 to remove the Coastal Areas SAP from approximately 110 properties across the island, including residential and rural living precincts in Palana, Killiecrankie, Whitemark, and Lady Barron.

We understand also that council has already initiated or supported the removal of this overlay for multiple properties in our immediate vicinity along [REDACTED] and the Samphire River area (such as [REDACTED], [REDACTED], and [REDACTED]).

In the interest of fairness, consistency, and strategic planning equity, my property at [REDACTED] [REDACTED] should be granted the exact same consideration for removal.

While our land is visible from the sea, unlike exempt neighbours at [REDACTED] [REDACTED], this visibility is an inherent, unavoidable characteristic of any coastal Rural Living Zone. Built structures and cleared spaces are standard features of this landscape. Penalizing our property simply for its marine aspect is inequitable, especially when the Rural Living Zone rules already handle visual scale.

2. Sufficiency of Existing Planning Protections

The continued overlay of the Coastal Areas SAP on my property constitutes unnecessary and redundant over-regulation. Our property is already heavily protected and governed by robust statutory mechanisms under the Tasmanian Planning Scheme, including:

- **The Rural Living Zone Provisions:** Which strictly control use, setbacks, and appropriate residential scale.
- **The Natural Assets Code:** Which actively prevents unapproved clearing of native coastal vegetation and protects ecological processes.
- **Coastal Erosion and Inundation Hazard Overlays:** Which comprehensively manage risk and structurally restrict footprints on low-lying shorelines.
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These existing codes provide the council with more than enough power to ensure that any future development remains sympathetic, subservient, and safe, without needing to enforce the highly restrictive mandates of the Coastal SAP.

Along with the approximately 110 properties currently flagged for removal from these extreme regulations, there are adequate protections in place on my property to achieve all that the council is attempting to achieve.

3. Severe Financial Hardship and Impact on Family Inheritance

I hold significant concerns regarding the limitations the SAP inflicts upon my family home and land. My folio consists of three distinct underlying titles, and it has long been my late husband (William Henry Riddle) and my explicit structural intention to divide these properties so they can be passed down as separate inheritances to our three children.

The application of the Coastal SAP renders this family succession plan impossible. One of our three titles is heavily compromised, with approximately 85% of its landmass swallowed by the SAP overlay.

- Because the SAP enforces an extremely restrictive maximum site coverage footprint of 300m² for all combined structures, including sheds, garages) this specific title has effectively been stripped of its development potential.
- By severely restricting the ability to build a standard home and necessary rural outbuildings, the SAP has rendered this individual title virtually worthless on the open market, causing severe asset devaluation and disrupting our family's long-term planning.
-

Conclusion and Request for Action

The rigid roof-area and development thresholds of the FLI-S3.0 SAP do not take into account careful, screened, or landscape-sensitive architectural placement. The overlay creates a severe economic and personal bottleneck for our family while offering no environmental protections that are not already handled by the Natural Assets Code..

Given that our immediate neighbours along [REDACTED] are being relieved of this burden via these amendments, we respectfully request that Council amend the draft maps to include [REDACTED] and its embedded titles in the schedule of properties to be removed from the Coastal Areas Specific Area Plan.

Thank you for your time, consideration, and active review of this representation. We look forward to hearing the Council's decision and participating further in the Tasmanian Planning Commission's hearing process.

Yours sincerely,

Maureen Riddle and family

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