



MANSFIELD CONSULTING SERVICES
CIVIL ENGINEERING AND BUILDING DESIGN
ABN 50 106 591 940

Jacci Viney,
Development Services Co-ordinator,
Flinders Council,
4 Davies St.,
Whitemark,
Flinders Island TAS 7255

Dear Jacci,

27th. November 2013

RE : 180 Badger Corner Road Lady Barron – PROPOSED CHANGE OF
USE FROM EXISTING DWELLING TO GUEST HOUSE
ACCOMMODATION

On behalf of my client, Wendy Jubb-Stoney, I hereby make application to you to change the use of the property known as “Cooma House” at 180 Badger Corner Road Lady Barron from an existing dwelling house to a guest house accommodation use.

The purpose of this use change is to provide Wendy with an appropriate outlet for her culinary and hosting skills, as well as augmenting the existing number of accommodation facilities on Flinders Island.

It is proposed to provide accommodation for up to 6 people on the premises. The kitchen and dining areas will be used for guests, and remain an integral and subservient part of the guest house.

It is proposed to keep the works contained generally within the existing building footprint, both vertical and horizontal. All colours to be used will match existing where possible, and any others will be muted in tones to provide a tasteful finish.

The proposed carpark is shown on the attached site plan, with 10 car spaces shown to more than cover most situations.

The proposed signage at the entry to the property is also attached to this application, and its location shown on the site plan. It is proposed to call it “Wendy’s Trattoria Guest House”.

Attached please find the relevant documentation for this application. Could you please let me know the permit fee amount, and anything further you require.

Regards,

Phil Taylor

590 Old Tolmie Rd Mansfield
PH. (03) 5716 9707
phil@netherbridge.com.au/guy@netherbridge.com.au



1 sign  on Badger Corner Road

Photos of all sides of the existing house, the steel structure to be demolished, the site of the car park and driveway 



LOT 3
SP 160220
5.044 ha.

Google earth

© 2013 Wharfedale Sanctions Pty Ltd
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Image © 2013 DigitalGlobe

Google Earth Pro

feet
meters

1000

400





OLD STEEL STRUCTURE
TO BE DEMOLISHED
& RECYCLED

SOUTH-WESTERN
CORNER POST



LOOKING NORTH AT SOUTH ELEVATION

PROPOSED WINDOWS



EASTERN ELEVATION

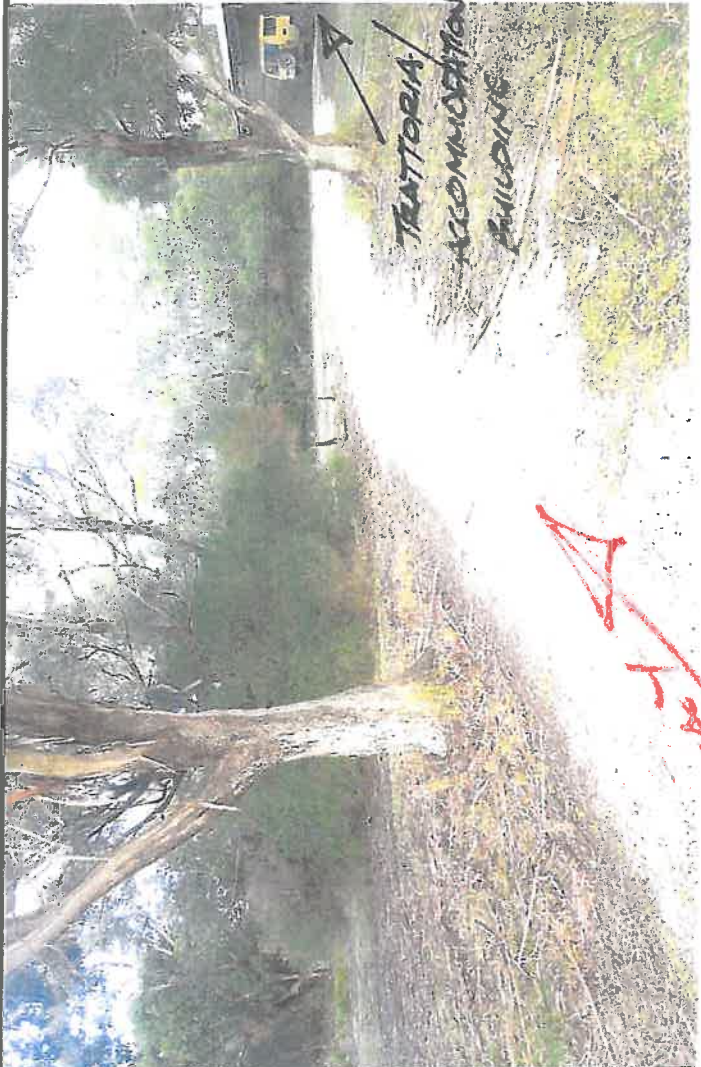
**THESE TWO TREES
ADJACENT TO THE EXISTING BUILDING
HAVE BEEN REMOVED TO REDUCE
RISK FROM FIRE AND FALLING
BRANCHES.**



1 - 1 ELEVATION



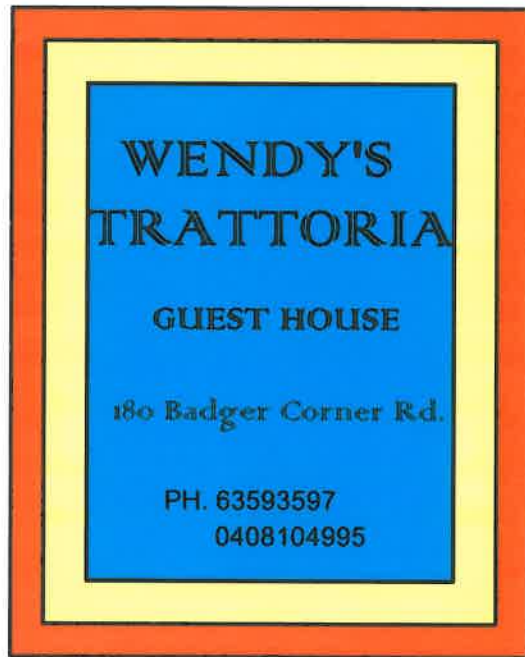
EXISTING COURTYARD



LOOKING SOUTH

DRIVE WAY

1200



900

