
From: Wendy Ann Jubb Stoney <stockyard1@bigpond.com >
Sent: Friday, 27 February 2015 4:29 PM
To: Carol Cox
Cc: Raoul Harper; Jacci Viney; Marc Cobham; David Williams; Chris Rhodes; Peter Rhodes - External; Ken Stockton; Gerald Willis
Subject: Objections to 180 Badger Corner Road
Attachments: Councillor's Letter 27.2.pdf

Dear Councillors Cox, Cobham, Williams, C Rhodes, P Rhodes, Stockton and Willis, Dear Flinders Council Staff, Raoul Harper and Jacci Viney, Attached is a letter for your information.

Prior to writing, I have sought advice from professionals including legal and planning advice.

I have also been in touch with both the Tasmanian Planning Commission and the Local Government Division.



Wendy Jubb Stoney 0408 104 995

26.02.15

Dear Councilors,

Re: Proposed Guest House at 180 Badger Corner Road.

I write briefly regarding the above and hope it is useful in your deliberations.

Council staff informed me in June/July of 2013 that Badger Corner's Rural Residential zoning disallows the sale of food thus prohibiting me opening a trattoria. I reassessed and applied for a guest house, which is a permitted use. In February 2014, after one unsubstantiated objection, the Guest House use of the property was established.

In 2014, I informed Council I re-designed the internal walls for additional guest rooms, all with en-suites, and included a disabled room and bathroom plus a carers room plus a bunk room - all within the original footprint of the house.

The re-design was done in anticipation of offering residential cooking schools and collaborating with established operators to add history and/or bird watching tours, painting or photography and walks through the National Park in conjunction with the airlines, the car hire operator and other accommodation businesses. At Council's insistence I submitted a new application for a change of use. Being obliged to agree to Council processes, I have now received and read, two objections to my proposed guest house, which won't be heard by the Councillors until the 26th of March, 2015.

It is hard to know the motives behind the anonymous objectors to my proposal. The objections have no evidence to substantiate the beliefs expressed. Neither do they show understanding of the proposal. Who, in this case, will allay the objector's fears - and how?

My proposal is designed to attract new and different business to the Island, adding to what others are doing, but it is an exaggeration to claim that there will be 16 new people every day, adding to traffic and that other accommodation and farming will be adversely effected.

My guest house would be one business along Badger Corner Road which at one end has a hospitality business with three cottages. There is also a builder and a public boat ramp at Badger Corner, then at the other end, a winery and vineyard with mixed farming and grazing included. There is also a small grazing property. The rest of the properties along Badger Corner Road are small residential holdings with no farming.

Should Council, through its interpretations and processes, stop me building a guest house here at Badger Corner, I believe it sends two very distinct messages.

1. That Council direction promotes no change to current business and ignores the current gaps in the market because it wants to keep the Island as it is.
2. That my experience will ensure disincentive for any future proposals.



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I am concerned too, that adversarial and negative behaviours are being encouraged using interpretations of the processes, legislated or not, which polarise issues. I feel that my development application has been received at Council and it has been encouraged to be treated as an exploitative venture, arousing suspicion where objectors have rights and I as the developer, do not.

My project is genuine. I grew up on Flinders Island; I wish to live here and make a living in doing so. I have training in teaching, cooking and hospitality as well as tourism generally.

I would prefer my experience was that Council staff and Councillors ask how they could help me with my project and find ways to assist me. I would like my project to be one which Council looks forward to because of its potential for the community generally.

Unfortunately my expectations have not been met and I am disappointed at the treatment I have received to date. So far, I have endured behaviour that has cost me time and money unnecessarily, which is unsustainable.

I invite Councillors to contact me where questions exist about my proposed Guest House; they will be answered. Should my proposal go ahead, I request positive, enabling assistance.

Yours faithfully,

Wendy Jubb Stoney. BA Dip Ed MA