

The Quoin: updated villa locations, August 2015



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18 August 2015

Dear Jo

**RE: Quoin tourism project
Updated villa locations**

Earlier this year I undertook an assessment of the ecological values associated with the part of The Quoin property to be developed as a tourism venture, which was presented in:

ECOtas (2015). *Ecological Assessment of the Quoin, Killiecrankie, Flinders Island, Tasmania*. Report by Environmental Consulting Options Tasmania (ECOtas) for the Quoin Trust, 8 June 2015.

Subsequent to that assessment and report, there have been minor modifications proposed for some elements of the project and I have been requested to re-assess my initial findings against these revisions. I should note that projects of this nature usually undergo several iterations and I do not suggest that additional site assessments are warranted at this stage because I have enough information to make informed and logical statements. At a later date, follow-up surveys, as indicated in the original survey report, may become required to finesse the site-specific management of particular values.

The diagram below indicates the primary changes to the project elements, as originally considered. This map is merely an overlay of my GIS project showing the key ecological values requiring management considerations (essentially restricted to threatened flora species) with the "old" and "new" sites of various elements indicated. This shows that villa cluster 6 is proposed to be shifted and a new villa cluster (7) is proposed. Other elements are essentially in the same location.

With regard to villa cluster 6, I find that the revised location is unlikely to have a significant impact on ecological values and that the statements made in the original report remain valid.

With regard to the proposed villa cluster 7, I assessed this general area at the time of my initial assessments. The revised location now avoids several sites of threatened flora, although whether this represents a genuine absence of threatened flora or is an artifact of the sampling location is not known. Either way, I do not find that the location is likely to significantly impact on threatened flora or threatened vegetation types. Some minor site-specific management of mature individuals of *Acacia uncifolia* may be warranted but this should not affect the approval process (see comments in the original report on this species). The site will affect (probably unmapped) locations of *Zygophyllum billardierei* but as indicated in the original report, this species does not warrant special management at this site.

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In my opinion, the development application process can continue and the original report on ecological findings remains valid for the purposes of seeking approval. This updated statement can be appended to the original report for completion.

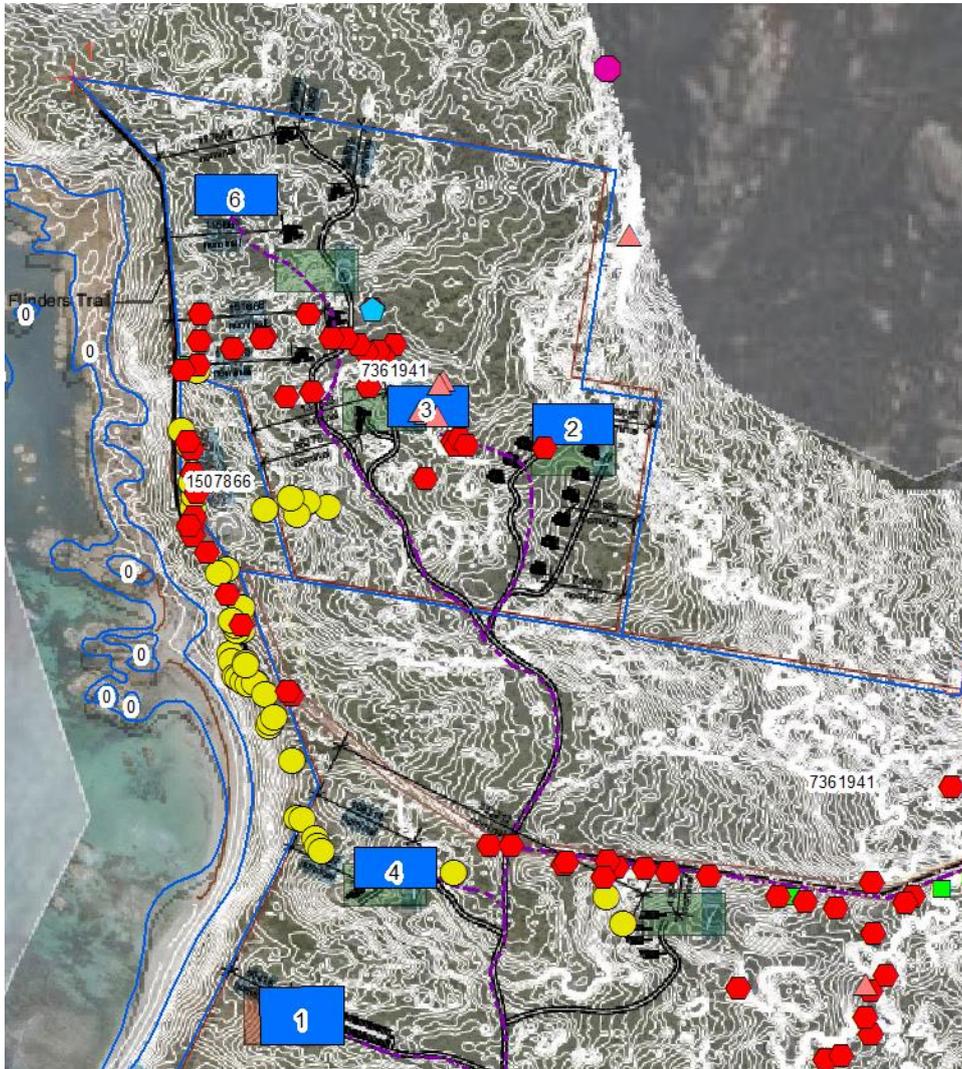


Figure 1. Revised project proposal showing minor shifting of project elements only, except for site 6 (shifted further east and south) and new location of site 7 (note the point locations of threatened flora indicating the approximate extent of surveys)

Please do not hesitate to contact me if you need further information.

Kind regards

Mark Wapstra
Senior Scientist/Manager