



Development application summary sheet: September 2015

- The Quoin property has been in the family since 1932 and the owners of the farm live full time on Flinders Island.
- All development is on private land zoned Rural Resource.
- New buildings will be 27 x single, 2x double room cabins and main/wellness facility.
- Other new buildings will include 2 staff accommodation houses, owners house, bunkhouse refurbishment (existing), maintenance shed, horse shed and passive recreation (public roads and walking trails).
- New building site elevations are all under 8m.
- Coastal setback. No buildings are within 110 meters of the high tide mark (main facility is the closest at exactly 110m from high tide). 100 meters was the recommended erosion set back allowance and an extra 10m has been added as a highly conservative approach where the dunes and vegetation are formed over granodiorite.
- Visually sensitive Area. The proposed sites have been carefully selected to ensure minimal to no visual impacts when viewed from the public beach and Killiecrankie Township. This is because the buildings are set back over 110m, bunkered into the contours and are not visible in the military line of site.
- Community consultation was completed over a 10-week period for local Killiecrankie residents and key stakeholders. A website was set up for people to communicate their views <http://community.quin.com.au>
- Site planning, coastal vulnerability, threatened species, Aboriginal cultural heritage, bushfire, traffic management, engineering reports, community consultation and market research were completed prior to the development application being submitted to the Flinders Council.
- Materials of construction have been selected to blend in with the environment. Local materials from the farm will be used where possible.
- Projected employment is an estimated 15 FTE while construction phase and up to 10 FTE once up and running. Employment strategy will be to fill positions with local businesses, contractors, operators and employees.
- The target market is the higher yielding domestic market. Younger couples aged 18-49 on a short break with a high disposable income.