

REPRESENTATION

# 31

WITHDRAWN

Bill and Marika Godbehere

Killiecrankie Rd

Killiecrankie.

9/9/2015

Mr Raoul Harper

General Manager,

Flinders Council

By email: [jacci.viney@flinders.tas.gov.au](mailto:jacci.viney@flinders.tas.gov.au)

Dear Sir/ Madam,

I write to you to object to some aspects of the following 'Application for Planning approval'

Application Number: DA2015/030

Applicant: J & T Youl

Location: Quoin, 3951 Palana Rd and 322 Killiecrankie Rd, Killiecrankie.

Development as described: Tourist operation. Being 31 Holiday Cabins, Wellness Centre, with dining area, Staff accommodation, house and 2 sheds in the rural zone. Vary heights and boundary setbacks- shorelines, water bodies and watercourses, Special area, visually sensitive special area and a buffer attenuation area.

Having walked through that area over many years I am somewhat concerned at increasing the degradation that has already occurred, (dune blow outs) over the last 15 years due to wind etc. There were no significant blow outs 20 years ago. Adding developments to this cannot assist the problem if they are in close proximity!

We were under the misapprehension that originally, this was a low key development clustered around, and in the vicinity of the farm houses/sheds that are already there. No idea it was being extended to the dune area and other visually/ecologically sensitive areas. If it remained around the farm area, we would have been much less concerned.

We quote their website as recently as 12/6/2015

"Currently the draft concept includes a staged approach, with Stage 1 consisting of 10 single bed retreats and 2 double bed retreats (all with their own ensuites).

It is proposed that the 12 retreats will house up to 28 people. The locations of these retreats will likely be situated behind the existing house (not in our ownership) and out of view from Killiecrankie or the beach. " This firmly gives the impression that the views from Killiecrankie are not going to be compromised and the sensitive sand dune areas, disturbed. However, page 6 and 7 of the DA discusses,

#### 6.1 Use

(a). Use or development shall not unreasonably impact on an existing or intended use of development of neighbouring land.

There are concerns that the development will visually impact on other areas and we have been told that it will now be visible from Killiecrankie.

The development will negatively impact on the view that many of the residence have recently spent thousands of dollars on to enjoy, by building their house in these positions. The placement of more buildings on the development site in question will render the view to be more similar to a built environment rather than a natural environment. The view from Killiecrankie Bay itself is even more compromised. Our property in Armstrong Avenue faces north, similar to most homes in the village, and will have a clear view of most of the proposed resort, including the main Wellness/restaurant/conference complex, apartments on the sand dunes and those in the Diamond Gully area.

As an Eco Development I would like to see some other aspects of the proposal being discussed. Are there any sea activities proposed and being catered for. Quad bikes on the beach. What consideration is being given to the hooded plovers. What effects will this development have on birds and sea life? Are jet skis envisaged?

Unfortunately we cannot support the DA in its present form and feel upset that such an inappropriate and massive development proposal has been submitted for the future of such a beautiful area.

Yours faithfully

Bill and Marika Godbehere.

## Re DA2015/030 - 'Quoin'

Given the large size of the area currently owned by the proponents of this development, I would query the necessity and appropriateness of allowing any element of the built development to be placed within parts of the site requiring relaxation of buffer zones intended to

- protect the integrity of shorelines,
- prevent damage to sensitive coastal landforms, and
- preserve the visual amenity associated with the inestimable value of our unspoilt natural coastal landscapes and viewsheds.

I'd also like to register my concern that the volume of liquid waste (grey & black) likely to be generated by the proposed development's <60 guests/night plus planned restaurant and associated spa/wellness facility looks an ecological challenge for the site's soils to readily absorb, particularly with reference to those parts of the development proposed for the most southerly/coastal part of the master plan as currently drawn, and may consequently lead to eutrophication of the ground water and/or inshore waters in the killiecrankie area. It doesn't seem to me that these aspects have been fully or adequately addressed thus far.

I do appreciate that the Quoin property comprises relatively poor agricultural land and that some non-agricultural diversification is appropriate. I think also that the spread of the elements of this proposed development diffusely across the site is a positive aspect of the plan. I'm glad as well that no single very large building is planned but instead a number of separate, individual, smaller structures.

Overall, I would find the proposal more congenial were it scaled down a bit; perhaps a daily visitor capacity of 20 rather than 60. This would make the development in fact more truly 'exclusive' and possibly help justify the premium price mooted (~\$500pp/night). It would also feel less of an imposition on this island where our overall population is currently <800 and where such essential services as ambulance and fire brigades are entirely staffed by volunteers.

Thank-you for the opportunity to comment on this development proposal.

Sincerely,

kat Hopkins



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The General Manager.  
The Flinders Council  
Whitemark

14/9/15

*Rep 34*

Dear Sir,

I am writing to you in support of the development application submitted by Jo and Tom Youl.

There have been concerns that the existing number of beds have a relatively low average rate of occupancy and therefore why would we want more. In my view, owing to our limited marketing budgets this will remain the same **until** we have such a development that can afford a substantial marketing campaign for their product. This will have a flow-on effect to other accommodation providers as proved by both a country, New Zealand and with a small island, Kangaroo Island.

These developers not only realise this and have budgeted for such and are also local people, using their own land, planning sensitively so as not to appear encroaching on the enjoyment of others who may like to use the beach, and working within the rules and constraints that are required. There will be flow-on opportunities for other tourism and local businesses.

Therefore both James and I are fully supportive of this venture.

Yours faithfully,

James Luddington, Lindsay Luddington  
Flinders Island Adventures

**Jacci Viney**

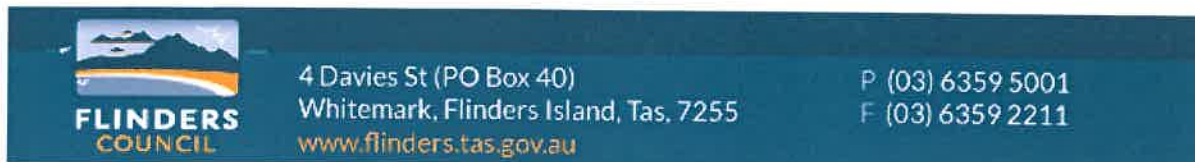
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**From:** Raoul Harper  
**Sent:** Thursday, 17 September 2015 12:43 PM  
**To:** Jacci Viney  
**Subject:** FW: Letter of Support - Quoin Development.

**Raoul Harper** | General Manager

M. 0488 030 830 | P. (03) 6359 5001

E.



Website: [www.flinders.tas.gov.au](http://www.flinders.tas.gov.au)

Facebook: [facebook.com/flinderscouncil](https://facebook.com/flinderscouncil)

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**From:** Damien Newton-Brown  
**Date:** Thursday, 17 September 2015 12:36 pm  
**To:** Raoul Harper  
**Subject:** Letter of Support - Quoin Development.

To whom it may concern,

I would like to throw my support behind Tom & Jo Youl's application for development at the Quoin property, Flinders Island. I've had a look at their incredibly comprehensive suite of reports & responses to planning requirements – what an impressive application! They have clearly invested heavily in both time and resources just to get to this point, and their engagement of locals and provision of independent feedback opportunities is very thoughtful.

Both my wife Helen and I would like to go on the record as being absolutely 100% in support of what they are trying to achieve. If the island community doesn't embrace progress, particularly when proposals are put forward by young locals with the desire and capacity to deliver, then it is a dying community. I could go on ad nauseam about the things that make Flinders Island so damn good...and not one of those things is going to be compromised by this development. I believe the island needs this type of investment now and for the future; Tom and Jo should be applauded for their vision and their desire to add significant value to the Flinders Island "brand".

We wish them every success and hope both council and the community support all that they are trying to achieve.

Sincerely,

Damien Newton-Brown.  
'alana Road



Mr. Raoul Harper  
General Manager  
Flinders Council  
PO Box 40  
Whitemark, Tasmania, 7255

17 September 2015

Dear Raoul,

Tourism Northern Tasmania has had the opportunity to review the plans and visit the site of Tom and Jo Youl's proposed tourism development, Quoin, on Flinders Island. We are very happy on that basis to support the development pending other approvals.

The concept and background planning has been undertaken to a standard which meets and exceeds industry best practice standards.

Tom and Jo have not only consulted widely with their own community but have taken advantage of a wide range of expert and local advice on issues regarding viability, access, environmental, aesthetic and amenity issues. They have responded to this advice in a way which demonstrates their commitment, not just to Flinders Island but also to their community.

We also believe that this development provides an exciting opportunity for Flinders Island to evolve its high end tourism offering in such a way that minimises the impact on amenity and enhances the values which make Flinders Island such a special place.

Kind regards

A handwritten signature in black ink, appearing to be "J. McKee". The signature is fluid and cursive, written in a professional style.

**James McKee**  
Chairman, Tourism Northern Tasmania Inc.

**Jacci Viney**

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**From:** Sophie Pitchford  
**Sent:** Thursday, 17 September 2015 6:12 PM  
**To:** Raoul Harper; Jacci Viney  
**Subject:** Fwd: letter of support: The Quoin  
**Attachments:** image001.gif; image002.png

Hi Raoul

Please find below a representation for the Quoin DA.

Cheers

Sophie Pitchford  
Corporate Services Manager  
m.

Begin forwarded message:

**From:** sawyers bay shacks  
**Date:** 17 September 2015 5:18:51 pm AEST  
**To:**  
**Subject:** letter of support: The Quoin



Dear Flinders Island Councillors,

I write to offer my support for the proposed development at the Quoin.

Flinders Island does not have enough purpose built tourist accommodation with good connection to the sea. It also does not have an iconic accommodation "anchor" which can accommodate larger groups.

While the proposed facility may result in a downturn in trade for Sawyers Bay Shacks and other accommodation properties initially, I believe that an iconic, well done tourist resort will increase the share of the pie for the whole community.

As an example, not many people knew much about Kangaroo Island until the Southern Ocean lodge was built. This accommodation attracts people to the island and many other operators benefit from the publicity and reputation of the Lodge. Not everyone who goes to the island can stay at the lodge so other operators benefit from the visitors it attracts.

For many years now there has been talk of the island needing to turn to tourism for our sustainable future. Several outsiders have looked at the island over the years but none of this interest has amounted to anything. It seems that it is hard to make investment in tourism stack up given the constraints of the island.

Great work has been done in recent years with the development of our reputation as a foodie destination. It is now time to take the next logical step and provide an



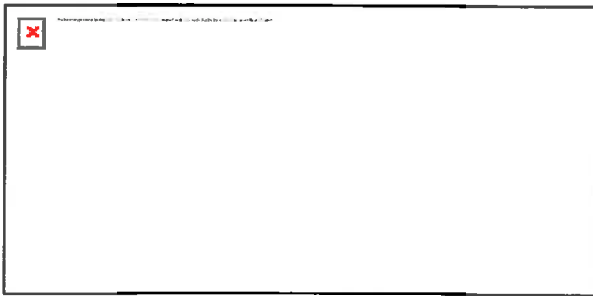
accommodation experience which matches the expectations of those seeking out food which is served in Australia's top restaurants.

The Quoin is private land which means that there is no encroachment into Crown land (which is a concern for many people as the Tasmanian government is actively encouraging tourism uses of Crown land).

If someone locally is prepared to invest their own money into their own land to create an economic driver for the community they should be supported. Locals who know and respect the island will be more likely to produce a resort which is in keeping with life on Flinders Island.

The alternative could be an outside developer keen to exploit our (relatively) cheap beachfront land and spectacular coastline for a quick profit.

Instead, let's get behind a local family with a long term connection to the island.



Clem Newton-Brown  
Director

,  
Victoria  
Australia 3143

Mobile



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

## OBJECTION TO DEVELOPMENT APPLICATION DA2015/030 - QUOIN

**Applicants:** J & T Youl – DA22015/030  
**Location:** 'Quoin' 3951 Paalana Road and 322 Killiecrankie Road, Killiecrankie.  
**Development:** Tourist Operation – 31 Holiday Cabins, Wellness Centre with Dining Area, Passive Recreation, Staff Accommodation, House and Two Sheds in the Rural Zone (vary Height and Boundary Setbacks – Shorelines, Water Bodies and Watercourses Special Area, Visually Sensitive Special Area and Buffer Area)

**Objector:** Ian A. E. Bayly  
Killiecrankie Road  
Killiecrankie. Tas. 7255.

**PREAMBLE:** As a result of being off Flinders Island for the past 3 months, I did not become aware of the full details of the above Development Application until September 17, 2015. I was first alerted to the possibility of a development at the Quoin (no details supplied) by an island resident on June 10, 2015. On that same day, I sent an e-mail to J & T Youl specifically requesting that I be placed on their e-mail list so that I could receive further information. J & T Youl responded on June 11 to say that I had been added to their email list for information on further developments. However, no further communication from the Youls has been received.

Due to the severe time constraints imposed by these circumstances, I will confine this objection to a brief consideration of the implications of **the general concept of the proposed development rather than enter into matters of detail.**

**SUBMISSION:** I object in the strongest possible terms to this Development Application.

Killiecrankie village is a long-established and iconic part of Flinders Island. If one had to nominate the single most important factor that makes this village a beautiful and attractive place, one would probably identify the magnificent, untrammelled vista that is available across Killiecrankie Bay towards Mt. Killiecrankie.

In October 1985, I bought the house I share with my partner on Lot 5 of a linear series of about 12 lots established in a subdivision undertaken by Mr. Alfred Stackhouse in about 1980. A basic rationale for this subdivision was that residents living on it would be able to enjoy the view of a magnificent seascape and landscape across the Bay towards Mt. Killiecrankie. This was indeed a major factor in the decision to purchase. It is important to note that this subdivision anteceded by some 35 years the current Quoin development proposal.

Subsequent to our house purchase, Mr Stackhouse undertook a further subdivision along what is now know as Armstrong Avenue. Again, a major part of the attractiveness of the subdivision was the fine vista across the Bay that would be afforded to potential residents.

I argue, therefore that much of the residential development that has occurred in Killiecrankie in the past few decades has been predicated on the continuing availability of an untrammelled vista across Killiecrankie Bay. If the current Quoin development proposal proceeds in unmodified form, the long-standing, reasonable hopes and aspirations of numerous Killiecrankie residents will be seriously violated.

Of prime concern is the positioning of the large building referred to as a “Wellness [there is no such word in the Concise Macquarie Dictionary] Centre” and Villa sites 4 and 5 either side of it. It is abundantly clear that **these three complexes will be clearly visible from Killiecrankie Village** and Killiecrankie Bluff (a popular summer walk from the Village). Indeed, on page 5 of the DA it is admitted that: “The development will **not** be totally screened from the Killiecrankie settlement.” This is, in fact, a gross understatement, and it follows that the statement on the same page that “the development will have **no** visual impact when viewed from the settlement [Killiecrankie Village]” is **simply unbelievable**. If the development is not screened from the Killiecrankie settlement how is it possible that it will have no visual impact there?

**As a minimum measure to address my concerns, the currently proposed locations for these three structures should be disallowed and their re-location to a more inland and less obtrusive position be insisted upon.**

The proposal development violates several of the 12 items listed in Section 22 of the Flinders Planning Scheme (2000/2012) as follows:

- (1) Item 2 in that it does not **promote** the **welfare** of the Killiecrankie Village community.
- (2) Item 4 because it does not **foster** the **social** well-being of the Killiecrankie Community.
- (3) Item 6 because it does not “**protect and enhance the ‘pure environment’ image of the Planning Area**”.
- (4) Item 7 because it fails to ensure that future development “**respects the inherent qualities of the natural environmental and social impacts**”.
- (5) Item 10 because it does not “**encourage the proper use and maintenance of rural land, consistent with the purpose for which it is zoned**”. *This is probably the most severe violation and the applicants should have submitted an application for re-zoning before proceeding with a development proposal.*

**In summary**, the proposed development not only violates the reasonable and long standing aspirations of many residents of Killiecrankie Village but it also does not adhere to the requirements of a **Rural Zone as defined in the Flinders Development Scheme of 2000/2012**.

I implore Flinders Council to honour the spirit and intent of this scheme (FDS) and **reject this Development Application outright**. If the applicants wish to pursue their plans further, they should be instructed **to initiate a Re-Zoning Application**. If this were to be successful, they should then submit a **new Development Proposal**.

(Dr) Ian A. E. Bayly



16<sup>th</sup> September 2015

Mr. Raoul Harper  
General Manager  
Flinders Council  
PO Box 40  
Whitemark TAS 7255

Dear Raoul,

**RE: DA2015/030 - Quoin 3951 Palana Road, Killiecrankie, Flinders Island**

I write in relation to the Quoin Development Application for Tourist Operation north of Killiecrankie on Flinders Island.

TICT is the peak industry council for the Tasmanian tourism industry. Our vision is a world class tourism industry in Tasmania, generating sustainable employment and economic opportunities for the Tasmanian community.

TICT strongly supports the proposed Quoin development and consider it a potential 'game changer' for tourism on Flinders Island. The development represents a major investment in the island's economy and fills a critical gap in the product mix on the island, for premium higher-end accommodation with the capacity to attract new market segments to the including, including the young singles and couples, domestic short break market, which is currently not a strong market for Flinders Island. This market demands a premium visitor experience, including accommodation, meals, and adventure pursuits, which are all features of the Quoin proposal.

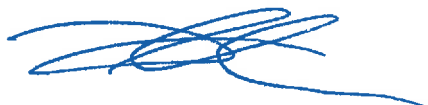
As you are aware, I had the pleasure to visit Flinders Island in August and have the opportunity to visit the Quoin property. I was highly excited by the proposed site and the potential offering if can provide for visitors to Flinders Island and Tasmania. The Tasmanian tourism industry has an ambitious growth plan with the Tasmanian Government to grow visitation to Tasmania to 1.5 million annual visitors by 2020. To achieve this exciting target, and ensure Flinders Island maximizes its share of a growing visitor market to Tasmania, we must foster and support the type of private investment proposed for Quoin.

By having a first class facility on Flinders Island such as the Quoin proposal, it has the potential to showcase the Island's **amazing environmental beauty, whilst building on existing experiences such as** the Flinders Trail. Importantly, we have also seen examples across Tasmania of similar premium and outstanding visitor infrastructure generating increased awareness for the broader destination. We have every reason to expect Quoin to not only raise the profile and reputation of Flinders Island but generate aspirational tourism to experience the island across all markets that will ultimately many of the island's operators.

TICT believes the development will not only add significant economic value to the Flinders Island economy, but the applicants have also clearly addressed the environmental, coastal and Aboriginal heritage impacts of the site through their planning application.

TICT supports the development application of the Tourism Operation at the Quoin, Killiecrankie and looks forward to the development receiving the support of the Flinders Island Council, and ultimately being realized as an iconic visitor destination for the Island.

Yours sincerely,



**Luke Martin**  
**Chief Executive Officer**  
Tourism Industry Council Tasmania

Killara Pastoral Co Pty Ltd

Raoul Harper  
General Manager  
Flinders Council



I would like to express my approval for the development application put forward by Tom & Jo Youl for the property "Quoin". I feel this would be a great asset for Flinders Island, boosting tourism and creating much needed jobs, all helping to grow our community, and keeping our population sustainable.

As this development fits within the boundaries of the current planning scheme, I see no reason why this development should not proceed.

Anna Anderson

18<sup>th</sup> September 2015