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Executive Summary

1 Introduction

The Executive Summary provides an overview of the key features and has the following structure:

- **Introduction** - provides an overview of the purpose of the Supplementary EIS, and the approval process that the Hummock Hill Island (HHI) Development will follow;
- **Project Description** - describes the HHI Development, including the built component, as well as the environmental and community aspects of the HHI Development; and
- **Key Issues** - outlines the key features of the HHI Development and how the benefits will be delivered and the impacts are to be managed during the life of the HHI Development.

1.1 Purpose of the Supplementary Report

This Supplementary Report has been prepared in response to submissions received on the EIS during the notification period extending from 10 December 2007 to 4 February 2008 and is consistent with the approvals process outlined within Section 1.5 of the Hummock Hill Island Development (HHI Development) Environmental Impact Statement (EIS). The purpose of the Supplementary Report is not to duplicate the original EIS but to provide further clarification of specific issues raised in submissions. Thirty-eight submissions were received by the Coordinator-General (CG) and are summarised in **Appendix A**. **Section 2 to Section 17** of the Supplementary Report respond to the issues raised in each submission.

The Supplementary Report:

- provides comments and clarification of the HHI Development description in the EIS;
- summarises the submissions and provides technical responses to the issues raised in the submissions;
- provides conclusions with regards to the key issues raised in the submissions; and
- provides recommendations to the CG in relation to the HHI Development.

The Supplementary Report also informs the new Gladstone Regional Council on all matters associated with the HHI Development and address matters of interest to the Council. The Supplementary Report will also provide information that the Council will use to prepare a submission to the CG in relation to the development. The CG will consider the Gladstone Regional Council submission as it prepares the evaluation report for the HHI Development.

This Supplementary Report, together with the EIS, will form part of the supporting documentation that will be reviewed and considered by the Coordinator-General under the *State Development and Public Works Organisation Act 1971* (SDPWO Act) and the Federal Minister for the Department of Environment, Water, Heritage and the Arts (DEWHA) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as part of the environmental assessment of the HHI Development.



Following the review and assessment of the Supplementary Report, the CG will prepare a report evaluating the supporting documentation. The CG evaluation report may:

- evaluate the environmental effects and benefits of the HHI Development and any other related matters;
- state conditions for later IDAS approvals required for the HHI Development;
- make recommendations for other approvals required for the HHI Development; and
- impose conditions for the undertaking of the HHI Development, where there is no other mechanism for conditions to be imposed (“imposed conditions”).

1.2 Approval Process

The HHI Development EIS is being assessed under the SDPWO Act, as discussed in Section 1.5.1 of the EIS. Once an approval under the SDPWO Act is obtained, the Proponent will make an application to the GRC for a Material Change of Use (MCU) Preliminary Approval on Lot 3 on FD841442. The Proponent is not seeking to have the HHI Development area declared community infrastructure, as is the case with many projects of state significance. The Proponent intends to obtain relevant approvals through the IDAS process, as outlined below.

The CG may set development conditions for the HHI Development in the evaluation report. Gladstone Regional Council will use the evaluation report as a framework for future decisions relating to the HHI Development. Gladstone Regional Council will be the Assessment Manager for all project IDAS applications related to the planning scheme and as a result will have control over the approvals and associated conditions.

Following the completion of the CG’s Evaluation Report on the HHI Development:

- the Proponent intends to lodge a MCU Preliminary Application with Gladstone Regional Council under its planning scheme and Gladstone Regional Council will become the Assessment Manager (ability to approve, approve subject to conditions or refuse) for the IDAS process;
- as an EIS for the project has been approved, there will be no further public notification or any further referral agency assessment/decision-making involved in the assessment and approval of the MCU;
- Gladstone Regional Council, as Assessment Manager, will assess the MCU application and make a decision relating to the application;
- the MCU application will seek to amend the requirements of the planning scheme that currently apply on the project site covering such matters as preferred uses, levels of assessment, code provisions and infrastructure requirements;
- the planning scheme will be amended principally through the Plan of Development which will form part of the application. Gladstone Regional Council, as Assessment Manager, has the ability to negotiate with the Proponent as well as place conditions on any approval to ensure the Plan of Development is satisfactory in regard to levels of assessment, location and nature of development. The final Plan of Development will effectively become part of the planning scheme;



- the decision and conditions of the CG Evaluation Report have the status of a Concurrence Agency's advice (conditions must be included in Gladstone Regional Council's decision). Gladstone Regional Council cannot amend these conditions and cannot impose conditions that are inconsistent with these conditions; and
- through negotiations associated with the MCU application, Gladstone Regional Council and the Proponent will formalise a Deed of Agreement to address the provision of infrastructure.

DEWHA may also set conditions of approval for the HHI Development as part of the assessment under the EPBC Act.

2 Project Description

2.1 Overview

Hummock Hill Island provides one of Australia's prime tourist development opportunities. The island is strategically located 30 km south-east of Gladstone, 45 minutes by road from the Gladstone Regional Airport and major regional, retail, commercial and social services including hospitals, specialist health professionals, high schools, university campus and port and marina facilities.

Hummock Hill Island has an abundance of natural attributes and highly suitable topography for a major resort and recreational development. Hummock Hill Island faces north, with sandy beaches and a rocky headland overlooking Rodds's Bay, past the major shipping channel passing in front of the island. The elevated land on Hummock Hill Island has views to Gladstone and Facing Island to the north-west, Rodd's Peninsula to the east and the large expanse of protected coastal waters of Colosseum Inlet, Boyne Creek and Seven Mile Creek to the south east and west.

Hummock Hill Island offers the only real opportunity for a major seaside tourism, holiday and recreational development in the Gladstone region. The coast from 1770 to Gladstone is mostly National Park and the coast north of Gladstone is quarantined for industrial development and oil shale exploitation. The natural beauty of Hummock Hill Island with its abundance of beaches and warm seas, elevated hillsides with spectacular views, natural bushland and calm waterways in a protected estuary will attract international, interstate and local visitors and holiday makers.

The HHI Development will provide public access to a coastline that is presently only accessible by boat. The area within the HHI development boundary is 518 ha with a proposed development footprint of 341 ha. Large areas of remnant vegetation will be retained within the development footprint to promote ecological connectivity on the island. The Proponent proposes to have the undeveloped parts of the island (84% - which includes the undeveloped parts of the Special Lease area and Unallocated State Land) declared as Nature Refuge and protected under a formal agreement with the government agencies. The proposed development, apart from the boat ramp, bridge, pedestrian access on elevated walkways to the northern beaches and water infrastructure, is to be located outside the coastal management district which is also the erosion prone area.

The HHI Development will be to the highest environmental standards, utilising state-of-the-art engineering and architectural designs to minimise impacts on the local environment, to minimise the demand for (and use of) precious natural resources and to ensure long term environmental sustainability of the HHI Development. Environmental management plans will be prepared to



monitor and manage any impacts on the surrounding environment identified in the Environmental Impact Assessment stage. At a property level, covenants will be placed on land parcels requiring land owners to retain remnant vegetation, use appropriate sustainable building designs, rainwater tanks and similar measures to minimise the environmental footprint of the HHI Development.

The HHI Development will consist of two high quality resort hotels, camping grounds, holiday accommodation, golf course and associated sporting facilities, education precinct, a commercial centre, a small scale marine commercial facility and residential development. The development will offer a large range of privately owned, self-catered holiday properties located across the island in 1, 2, 3 and 4 bedroom configurations, accommodating from 1 to 10 people. A proportion of the residential development will be marketed to people who wish to work and live on Hummock Hill Island in support of the tourist industry developed there. Affordable housing will be developed to particularly cater to young people attracted to the island by opportunities to work in the tourism industry.

Hummock Hill Island will enhance quality of life for residents of Central Queensland, including those of the inland mining communities, by providing a recreational and holiday destination suitable for day and overnight trips as well as longer stays.

The Project is located in a sensitive environment where inappropriate or poorly planned and managed development would have irreversible impacts. The proposed HHI Development takes the environmental opportunities and constraints into consideration to ensure that the development takes place within the sustainable limits of the environment.

The development has been planned and designed to comply with Commonwealth, State and local government legislative and policy requirements (see Section 2). Critically, the proposed development:

- can be achieved without impacting on the World Heritage values of the Great Barrier Reef World Heritage Area;
- is compliant with the requirements and policies of the State Coastal Management Plan; and
- contributes to achievement of the desired regional outcomes for the Wide Bay and Central Queensland regions, as set out in Regional Growth Management Frameworks for these regions.

Existing regional infrastructure is adequate to support the development and the Proponent will fund upgrades required. Opportunities to improve infrastructure services to other local communities exist.

2.2 Project Refinements

A Master Plan was presented in Section 3.3.1 of the EIS, although this was not shown in relation to the special lease area. A revised development footprint shown in relation to the boundary of the special lease area is provided as Figure 3 1. The development footprint has been revised and amended following the submission of the EIS taking into account submissions received.

The footprint of the development has been reassessed to incorporate the following rationale:



- all development is to be contained within the special lease area;
- all development is outside the Coastal Management district (i.e. the erosion prone areas);
- a major east-west fauna movement corridor (minimum 300m in width) has been incorporated into the development design;
- impacts on Endangered Regional Ecosystems in the western development precinct have been reduced by amending the development layout; and
- firebreaks between development areas and surrounding open space have been accommodated internally within the development footprint.

2.3 Sustainable Development/Buildings

The EIS presented a Plan of Development for Hummock Hill Island that sets out the assessment framework that will apply to the development. The development is founded on principles of sustainability at a location ideally situated with respect to existing and emerging economic centres and communities. With this in mind, and to maximise outcomes for environmental, social and economic aspects of the HHI Development, the following development goals are proposed:

- Natural environment is maintained, protected and enhanced so that areas and features of conservation significance are retained and the human population can enjoy living in close proximity to, and harmony with the natural ecosystems;
- Social environment will be based on a vibrant, dynamic and diverse community that has a strong environmental awareness and is committed to sustainable living and self development. Individuals and households will come to Hummock Hill Island seeking quality of life in its fullest sense and fulfilling educational and outdoor recreational experiences. Visitors will include residents of the region and will experience holiday and recreational opportunities focussed on family and outdoor activities; and
- Built environment will be appropriate to the scale of the development and the natural environmental setting. Infrastructure systems will be based on latest advances in sustainable living, but will be suitable for management and basic maintenance by the householders.

3 Key Project Features and Issues

Some of the key issues raised in submissions and how the Proponent proposes to mitigate any impacts are summarised below. These and a number of other issues are dealt with in more detail throughout the Supplementary Report.

3.1 Planning and Legislative Framework

The proposed Hummock Hill Island development will provide significant economic, social and environmental benefits to the region. In particular it will enhance the tourism industry in a region where there are significant environmental features and a growing residential and working population but limited tourism opportunities.

HHI development is inconsistent with the regional settlement pattern and that is why the Proponent has undertaken an EIS process to demonstrate its appropriateness and benefits. The regional



settlement pattern does not provide adequate and diverse tourism opportunities for the residents, workers and visitors. The Project assists to address this shortcoming of the regional settlement pattern. The Project Justification provides further demonstration of the merits of the proposed development.

Following the EIS, an application will be made to amend the Miriam Vale Planning Scheme to address any inconsistencies. The Proponent will work closely with Gladstone Regional Council to ensure the best possible outcome.

Modifications have been made to the Plan of Development to minimise impacts to dunes and regional ecosystems. As impacts cannot be totally avoided, a cost benefit analysis has demonstrated that the development has a net benefit to the state. The Proponent is committed to provide an offset for impacts on regional ecosystems in accordance with the DERM's Policy for Vegetation Management Offsets.

State and local authorities will not be adversely affected by having to provide infrastructure to the development. The Proponent will enter into an infrastructure agreement to provide the necessary infrastructure and undertake maintenance for an agreed period. Once the development is established, Gladstone Regional Council will receive rate income which will accommodate long term local infrastructure operation and maintenance costs.

3.2 Terrestrial Ecology

The HHI Development footprint has been revised to reduce impacts on endangered regional ecosystems, increase the width of fauna corridors, and increase buffers to tidal lands, wetlands and waterways. The HHI Development footprint has been carefully designed to minimise impacts on threatened species, particularly the Black Breasted Button Quail.

The proposed development, apart from the boat ramp, bridge, pedestrian access on elevated walkways to the northern beaches and water infrastructure, is to be located outside the coastal management district which is also the erosion prone area.

The area within the HHI development boundary is 518 ha with a proposed development footprint of 341 ha. Large areas of remnant vegetation will be retained within the development footprint to promote ecological connectivity on the island.

The Proponent is committed to provide an offset in accordance with the DERM's Policy for Vegetation Management Offsets. The Proponent has identified 603 ha of non-remnant vegetation to satisfy the Policy for Vegetation Management Offsets. Potential offset areas have been identified and after site inspections with DERM they are considered acceptable offsets. The offset areas will be maintained, protected and enhanced through a management contract between the Proponent and an appropriate environmental management company. The offset areas will continue to be managed until the areas reach remnant status.

The Proponent proposes to have the undeveloped parts of the island (84% - which includes the undeveloped parts of the Special Lease area and Unallocated State Land) declared as Nature Refuge and protected under a formal agreement with the government agencies. The HHI Development



boundary will be fenced and have a barrier to prevent vehicular access and uncontrolled pedestrian access to the Nature Refuge. The conserved areas will be maintained, protected and enhanced through a management contract between the Proponent and an appropriate environmental management company who will also be contracted to manage the offset areas. The Proponent propose the Gladstone Regional Council impose a special area environmental levy on land owners to cover the cost of these environmental services.

3.3 Marine Ecology

The HHI Development will not have direct impacts on the Great Barrier Reef World Heritage Area. The HHI Development does have the potential for indirect impacts through boat strike on dugongs and turtles, operation of the desalination plant and discharge of pollutants.

The expected increase in boat ownership that will occur with the projected increase in population in the Gladstone Region, will lead to increased risk of dugong strikes and will occur regardless of the development of Hummock Hill Island. The appropriate mitigation measures to manage dugong boat strikes, that are within the Proponent's control, as described in the EIS are restriction of vessel speed and public education to raise awareness and increase compliance with vessel speed limits.

The potable water requirement for HHI Development has been determined to be 441 kL/d which only requires a very small desalination plant. Measures to reduce entrainment of marine organisms in the intake of the desalination plant will be determined during detailed design.

The discharge of pollutants (sediments, nutrients, other chemicals, litter) to the marine environment can be effectively managed to meet Water Quality Objectives through Water Sensitive Urban Design. The HHI Development stormwater treatment train has been designed to match nutrient and suspended solids in existing and post-development scenarios. The effective design and operation of the proposed stormwater treatment train will prevent impacts on the estuarine and marine areas.

3.4 Infrastructure

The Proponent will provide all necessary infrastructure for the development as well as contributions for external infrastructure so that local and State infrastructure providers are not affected. The Proponent proposes to enter into an operation and maintenance agreement with the Gladstone Regional Council to maintain and operate the service infrastructure for a period of years to be agreed and until such operation and maintenance costs can be covered by income from rates and service charges applied to the developed land. This period is likely to occur 12 years after commencement of development of Hummock Hill Island.

The potable water requirement for HHI Development has been determined to be 441 kL/d. If the MVC desalination technology is adopted, the required volume of water to produce 441 kL/d is approximately 550 kL/d. This is a very small desalination plant requiring an intake pipe of approximately 250 mm in diameter.

High Velocity Sonic Disintegrator (HVSD) technology has been proposed for the production of recycled water. This new technology has distinct advantages over conventional biological



treatment plants of this size (Average Dry Weather Flow (ADWF) of 1.0 ML/d) as described in the EIS. It is proposed that the plant will be constructed in two stages of 500 kL capacity each.

3.5 Social

HHI Development will deliver a range of community facilities that will be accessible to residents of Hummock Hill Island and adjoining communities, who currently lack easy access to these facilities. The community facilities will include a medical centre, emergency services, a public bus service, and a range of recreational facilities. These facilities will be developed by the Proponent and then maintained and operated or subsidised by the Proponent until the costs of operation are matched by income from either local government rates and levies or from commercial operation of the facility.

3.6 Economics

The State and local planning instruments seek to protect these dune systems from development unless a 'net benefit to the state' can be demonstrated. The cost-benefit analysis indicated that the HHI Development will have a net benefit to the State i.e. the overarching value of the development to the State is greater than the value of the impacts to the affected dune system and the ecological value that the dune system provides.

The construction of the HHI Development will provide an average of 190 jobs over a 20 year period, with a peak employment of 350 people. The indirect employment from construction will include a further 70 people in the region and an additional 40 people at State level. Substantial employment opportunities will also arise from the tourism activity generated by the project. The number of jobs created is expected to rise steadily over the life of the development and is expected to peak at approximately 700 people in 2024.