# Schedule 3. Operational work for clearing of native vegetation

This Schedule includes the Coordinator-General's stated conditions for clearing of native vegetation under the *Planning Act 2016*, stated under section 39 of the *State Development and Public Works Organisation Act 1971*.

These conditions must be adopted by the assessment manager in approving any application for operational work clearing of native vegetation for a relevant purpose (under s22A of the *Vegetation Management Act 1999*) – being a project declared to be a coordinated project under the *State Development and Public Works Organisation Act 1971*.

Depending on the timing of the vegetation clearing application and its relationship with other development applications, the assessment manager with jurisdiction for this approval would be either SARA - DSDMIP, DNRME or MRC.

**Condition 1. Clearing of native vegetation**

The development must be carried out generally in accordance with:

(a) "Appendix H– Updated Vegetation Mapping-Revised Draft EIS Final for Issue 7.11.17, including: White Horse Australia Lindeman Island Resort Development: Response to EIS Comments RE 8.3.2 and TEC Impacts, Cardno, Figure 1, Revision 1, dated 26/10/2017

(b) White Horse Australia Lindeman Island Resort Development: Response to EIS Comments RE8.12.13a Impacts, Cardno, Figure 2, Revision 1, dated 09/10/2017

(c) White Horse Australia Lindeman Island Resort Development Pty Ltd Lindeman Great Barrier Reef Resort Project: Vegetation Management Map, Cardno, Figure 3, Revision 1, dated 01/11/2017.

# Appendix 3. Recommended conditions for the Commonwealth Environment Minister

In accordance with clause 21 of the Bilateral agreement between the Commonwealth Government and the State of Queensland, this section recommends conditions for consideration by the Commonwealth Minister for the Environment and Energy in making a decision on the proposed action under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

## Schedule 1. Great Barrier Reef World Heritage property and National Heritage place

### Part A. Part A Net Benefit for the Great Barrier Reef

**Condition 1. Water quality monitoring.**

The outcome sought by this condition is to ensure that the operations of the resort do not significantly affect the environmental values of receiving waters.

(a) The proponent must develop and implement a water quality monitoring program (WQMP) designed in accordance with relevant guidelines including the *Queensland Water Quality Guidelines* (DERM 2009), the *Urban Stormwater Quality Planning Guidelines 2010* (DERM), the State Planning Policy for Healthy Waters 2010 (DERM) and the *Water Quality Guidelines for the Great Barrier Reef Marine Park* (GBRMPA 2009).

(b) The WQMP must include:

  (i) A description of current water quality in the receiving environment, based on 12 months of baseline monitoring

  (ii) Details of monitoring to be implemented including the location of monitoring sites, parameters to be monitored and the frequency of monitoring

  (iii) Trigger points for additional management actions which would be undertaken if monitoring results detect that resort operations are negatively impacting environmental values of receiving waters. The additional measures may include management actions for the resort site and/or the provision of environmental offsets.

(c) The approval holder must submit the WQMP to the Minister for the Minister's written approval prior to the commencement of construction.

## Schedule 2. Threatened species and ecological communities

### Part A. Management of Threatened Ecological Communities

**Condition 2. Vegetation Management Plan**

The outcome sought by this condition is to ensure that the Threatened Ecological Communities (Broad-leaved Tea Tree Woodland and Coastal Vine Thicket communities) within and adjacent to the project area are protected from indirect impacts, including edge effects.

The person taking the action must submit a Vegetation Management Plan (VMP) for the Minister's approval, which includes measures to mitigate impacts to terrestrial TECs from construction and operation of the resort, before the commencement of the action. The person taking the action must not commence the action unless the Minister has approved the VMP.

The VMP must be prepared in accordance with the Department's Environmental Management Plan Guidelines, and include at least the following:

(a) Measures to ensure that the TEC's are clearly identified and protected during construction activities

(b) Details of how the trimming the Broad Leaf Tea-tree (*Melaleuca viridiflora*) Woodlands in High Rainfall Coastal North Queensland adjacent to the airstrip will be managed for the life of the project, including measures to ensure that adjacent vegetation is protected from weeds, pathogens and edge effects

(c) Measures to ensure that appropriate fire regimes are maintained in both the Broad Leaf Tea-tree (*Melaleuca viridiflora*) Woodlands in High Rainfall Coastal North Queensland and Littoral Rainforest and Coastal Vine Thickets of Eastern Australia

(d) The VMP should include details of specific monitoring requirements that consider aspects of the TECs which are likely to respond to change resulting from the project. This should include specific monitoring parameters such as:

  (i) Presence and abundance of weeds

  (ii) General health of vegetation

  (iii) Recruitment of native species

  (iv) Changes to vegetation structure and species composition

  (v) Evidence of fire

  (vi) Impacts from introduced fauna

  (vii) Human disturbance

(e) The VMP should details:

  (i) Adequate early warning triggers and impact thresholds to detect impacts on TEC's

  (ii) Corrective actions to address any identified impacts on TEC's

  (iii) Timeframes for implementation of corrective actions

(f) A report of VMP findings, including all monitoring results and interpretations, must be prepared annually and made available on request.

(g) The approval holder must submit the VMP to the Minister for the Minister's written approval prior to the commencement of construction.

# Schedule 3. Great Barrier Reef World Heritage – impacts to visual amenity

## Part A. Protection of visual amenity

### Condition 3. Precinct development plans

The outcome sought by this condition is to minimise the impacts of the project on visual amenity within the Great Barrier Reef World Heritage Area. The person taking the action must prepare detailed precinct development plans for each of the Resort and Village Precinct, Tourist Villa Precinct, Services and Access Precinct and Environment and Open Space Precinct which must:

(a) Be based on the information presented in the Revised Draft Environmental Impact Statement – Lindeman Great Barrier Reef Resort Project dated 7 November 2017 and in particular the Indicative Masterplan (Map 2, DBI Design 2017).

(b) Be designed in accordance with the Plan of Development – Lindeman Great Barrier Reef Resort Project dated 7 November 2017 and prepared by Cardno (Reference HRP15078).

(c) Include detail of how the approved action avoids, mitigates and manages the visual impacts of the approved action on the World Heritage values of the Great Barrier Reef World Heritage Area.

(d) Contain the following information:

(i) Details of building materials to be used for all structures

(ii) Colours proposed for all structures

(iii) Detailed lighting plan, including internal and external lighting; and

(iv) Timeframes for implementation of the four precinct development plans.

The person taking the action must submit all final precinct development plans for the Minister's approval before the commencement of the action. The person taking the action must not commence the action unless the Minister has approved the final precinct development plans.

# Appendix 4. Coordinator-General recommendations

While the following recommendations guide assessment managers in assessing the development applications, they do not limit their ability to seek additional information nor power to impose conditions on any development approval required for the project.

## Schedule 1. *Nature Conservation Act 1992*

The following are general recommendations for the Department of Environment and Science's consideration under the *Nature Conservation 1992.*

**Recommendation 1. Species Management Programs**

The outcome sought by this recommendation is the development Species Management Programs (SMPs) to assess the impacts of the project on animal breeding places. Animal breeding places include obvious structures such as bird nests and tree hollows, turtle nest, as well as more cryptic places such as amphibian or reptile habitat where breeding takes place.

(a) SMPs must be prepared and submitted to DES as per the requirements of the NC Act and DES's information sheet for approval prior to construction.

**Recommendation 2. Protected plants**

The outcome sought by this recommendation is to determine the impacts of the project on any identified endangered, vulnerable or near threatened plants (EVNT plants) in the project footprint

(a) compliance with the requirements of the NC Act and the protected plant framework.

(b) Prior to any clearing, the proponent must check the flora survey trigger map

Where required, flora surveys must be carried out by a suitably qualified person in accordance with the Flora survey guidelines – protected plants.

## Schedule 2. *Transport Infrastructure Act 1994*

This schedule is relevant to applications for which the *Transport Infrastructure Act 1994* is applicable, which is administered by the Department of Transport and Main Roads (DTMR).

**Recommendation 3. Road impact assessment**

(a) In consultation with the DTMR and the relevant LGA, the proponent must prepare a road impact assessment (RIA) to assess the impacts of the project on the safety, efficiency and condition of state-controlled and local roads. The RIA must:

  (i) be developed in accordance with the DTMR Guidelines for Assessment of Road impacts of Development (GARID) and/or as required by the relevant LGA. The RIA must include a completed DTMR 'Transport Generation proforma' (available from Transport System Management Branch, Brisbane) detailing project-related traffic and transport generation information or as otherwise agreed in writing with DTMR and the relevant LGA.

  (ii) use DTMR's Pavement Impact Assessment tools or such other method or tools as agreed in writing with DTMR and/or the relevant LGA

  (iii) clearly indicate where detailed estimates are not available and document the assumptions and methodologies that have been previously agreed in writing with DTMR and relevant LGA, prior to RIA finalisation.

  (iv) detail the final impact mitigation proposals, including contributions to road works/maintenance and summarising key road-use management strategies

(v) be approved in writing by DTMR and/or the relevant LGA no later than six (6) months prior to the commencement of significant construction works, or as otherwise agreed between the proponent, DTMR and/or the relevant LGA.

**Recommendation 4. Road-use management plan**

(a) In consultation with the DTMR and the relevant LGA, the proponent must prepare or update the road use management plan (RMP) that must:

(i) be developed in accordance with DTMR's Guideline to Preparing a Road-use Management Plan (available from TMR District Offices or Transport System Management Branch, Brisbane) and/or as required by the relevant LGA, with a view to also optimising project logistics and minimising road-based trips on all state-controlled and local roads

(ii) include a table (available from TMR District Offices or Transport System Management Branch, Brisbane) listing RMP commitments and provide confirmation that all works and road-use management strategies have been designed and will be undertaken in accordance with all relevant TMR standards, manuals and practices53 and/or as required by the relevant LGA

(iii) be approved in writing by DTMR and the relevant LGA no later than six (6) months prior to the commencement of significant construction works, or as otherwise agreed between the proponent, DTMR and the relevant LGA.

**Recommendation 5. Approvals, permits and standards and road works**

(a) Prior to the commencement of significant project-related construction works, the proponent must:

(i) Upgrade any necessary intersection/accesses and undertake any other required works in State-controlled and/or LGA road reserves, in accordance with the current DTMR and/or LGA road planning and design policies, principles and manuals, unless otherwise agreed in writing with the DTMR.

(ii) Prior to undertaking any of these works obtain the relevant licences and permits, for example, under the Transport Infrastructure Act 1994 (Qld) for works and project facilities/infrastructure within the state-controlled road corridor.

**Recommendation 6. State-controlled road access**

(a) The proponent must undertake any required works and other impact mitigation strategies as required by the RIA and RMP, in accordance with the latest relevant DTMR and LGA policies and standards at the time of approval or agreement, unless otherwise agreed to in writing by DTMR and/or the relevant LGA.

**Recommendation 7. Infrastructure agreements**

(a) To formalise arrangements about transport infrastructure works, contributions and road-use management strategies detailed and required under the approved RIA and RMP, the proponent may enter into an infrastructure agreement with DTMR and/or the relevant LGA.

(b) The infrastructure agreement/s must identify all required works and contributions, and incorporate the following:

(i) project-specific works and contributions required to upgrade impacted road infrastructure and vehicular access to project sites as a result of the proponent's use of state-controlled and local roads by project traffic

(ii) project-specific contributions towards the cost of maintenance and rehabilitation to mitigate road or pavement impacts on state-controlled and local road infrastructure

(iii) infrastructure works and contributions associated with shared (cumulative) use of state-controlled and local road infrastructure by other projects subject to any EIS

(iv) performance criteria that detail protocols for consultation about reviewing and updating of project-related traffic assessments and impact mitigation measures that

are based on actual traffic volume and impacts, should previously advised project details, traffic volumes and/or impacts change.

(v) the proponent's undertaking to fulfil all commitments as detailed in the 'Table for listing RMP commitments'.

(c) Any infrastructure agreement between the proponent, DTMR and the relevant LGA should be concluded three (3) months prior to commencement of project construction, or as otherwise agreed in writing between the proponent, DTMR and the relevant LGA.

**Recommendation 8. Permits, approvals and traffic management plans**

(a) To ensure efficient processing of the project's required transport-related permits and approvals, the proponent must, no later than three (3) months, or such other period agreed in writing with DTMR and/or the relevant LGA, prior to the commencement of significant construction works or project-related traffic:

(i) Submit detailed drawings of any works required to mitigate the impacts of project-related traffic for DTMR and the relevant LGA review and approval.

(ii) Obtain all relevant licences and permits required under the Transport Infrastructure Act 1994 for works within the state-controlled road corridor (section 33 for road works approval, section 62 for approval of location of vehicular accesses to state roads and section 50 for any structures or activities to be located or carried out in a state-controlled road corridor).

(iii) Prepare a heavy vehicle haulage management plan for any excess mass or over-dimensional loads for all phases of the project in consultation with DTMR's Heavy Vehicles Road Operation Program Office, the Queensland Police Service and the relevant LGA.

(iv) Prepare Traffic Management Plan/s (TMP) in accordance with DTMR's Guide to preparing a Traffic Management Plan (available from TMR District Offices of Transport System Management Branch, Brisbane) and/or as required by the relevant LGA. A TMP must be prepared and implemented during the construction and commissioning of each site where road works are to be undertaken, including site access points, road intersections or other works undertaken in the State-controlled road corridor.

**Recommendation 9. Completing required roadworks before commencement of significant project traffic**

(a) Prior to the commencement of any significant project-related construction traffic, the proponent must complete the required works/make contributions towards works as required, unless otherwise agreed in writing with DTMR.

(b) The proponent must:

(i) construct any required road works before commencement of significant project-related construction traffic

(ii) prior to undertaking any works, obtain the relevant licences and permits under the Transport Infrastructure Act 1994 for works within the state-controlled road corridor. As required above, any required plans, permits and TMPs must be approved by DTMR three months prior to commencement of project construction traffic

(iii) implement the approved Traffic Management Plan for the works during construction and commissioning of the above-mentioned intersection upgrade.

## Schedule 3. *Land Act 1994*

This schedule is relevant to applications for land tenure under the *Land Act 1994*, administered by the Department of Natural Resources, Mines and Energy (DNRME).

**Recommendation 10. Land tenure strategy**

The outcome sought by this recommendation is to ensure a land tenure strategy is prepared in consultation with DNRM prior to project construction, including information on:

(a) current land tenure of all lands affected by the project during construction and operation, including access arrangements

(b) proposed final land tenure arrangements of all lands affected by and ancillary to the project

(c) proposed mitigation strategies to address all identified impacts to State land, including state leasehold land, reserves, roads and unallocated state land.

# Appendix 5. Draft Plan of Development

## Plan of Development

Lindeman Great Barrier Reef Resort Project

HRP15078

Prepared for

White Horse Australia Lindeman Pty Ltd

7 November 2017

Cardno

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# 1 Introduction

## 1.1 Application

The Lindeman Great Barrier Reef Resort Project - Plan of Development ('Lindeman Plan of Development') applies to land identified as 'Plan of Development Area' on **Map 1 – Precinct Plan**.

The Lindeman Island Plan of Development contains additional planning provisions to those set out in the Mackay Region Planning Scheme 2017 Version 1.1 ('the planning scheme') which vary the effect of the planning scheme. Where conflict occurs with the requirements of the planning scheme, the Lindeman Plan of Development prevails.

The Lindeman Plan of Development should be read in conjunction with the Commonwealth and State Government approvals issued for the project.

## 1.2 Relationship to the Planning Act 2016

The Lindeman Plan of Development functions as part of the variation approval pursuant to section 43(3)(c) of the *Planning Act 2016*. This approval varies the effect of the planning scheme by:

(a) categorising development as assessable or accepted development;

(b) specifying the categories of assessment required for different types of assessable development; and

(c) setting out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against, including a code which forms part of the common material against which subsequent development applications within the Plan of Development Area will be assessed.

## 1.3 Structure

The Lindeman Plan of Development includes:-

(a) Supporting maps:

  (i) Map 1 – Precinct Plan;

  (ii) Map 2 – Indicative Masterplan;

  (iii) Map 3 – Indicative Masterplan – Beach Resort;

  (iv) Map 4 – Indicative Masterplan - Spa Resort;

  (v) Map 5 – Indicative Masterplan – Tourist Villa Precinct;

  (vi) Map 6 – Indicative Masterplan – Village and Eco Resort;

(b) Tables of assessment; and

(c) the Lindeman Great Barrier Reef Resort Code (the 'Lindeman Resort Code') which forms part of the common material against which subsequent development applications within the Lindeman Plan of Development Area will be assessed.

# 2 Tables of Assessment and Assessment Criteria

The tables of assessment categories and assessment benchmarks detailed in the following sub-sections apply to land within the Plan of Development Area identified on **Map 1 – Precinct Plan**.

The definitions referred to in the following tables are those included in Schedule 24 of the *Planning Regulation 2017*. Resort complex is defined in this schedule as:

| *Use* | *Definition* |
|---|---|
| *Resort complex* | *Means the use of premises for—*<br>*(a) tourist and visitor accommodation that includes integrated leisure facilities; or*<br>*Examples of integrated leisure facilities— bars, meeting and function facilities, restaurants, sporting and fitness facilities*<br>*(b) staff accommodation that is ancillary to the use in paragraph (a); or*<br>*(c) transport facilities for the premises, including, for example, a ferry terminal or air service.* |

The Lindeman Plan of Development does not vary the effect of the *Planning Act 2016* and the *Planning Regulation 2017* in any way, including in relation to tidal works, prescribed tidal works or native vegetation clearing.

## 2.1 Material Change of Use Tables of Development

The following tables replace the material change of use and overlay levels of assessment contained in the Mackay Region Planning Scheme.

**Table 2-1. Material Change of Use – Precinct 1 - Resort and Village Precinct.**

| Use[1] | Categories of development and assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| **Resort complex:** | | |
| Resort complex | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |

[1] These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

| Use[1] | Categories of development and assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| **The following uses to the extent that they are not part of the Resort complex:** | | |
| Child care centre | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Environment facility | Accepted development | |
| | All circumstances | No Assessment benchmarks apply |
| Food and drink outlet | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Health care service | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Indoor sport and recreation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |

| Use[1] | Categories of development and assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| Major sport, recreation and entertainment facility | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Nature-based tourism | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Nightclub entertainment facility | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Office | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Outdoor sport and recreation | Accepted development | |
| | All circumstances | No assessment benchmarks apply |
| Park | Accepted development | |

| Use[1] | Categories of development and assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | All circumstances | No assessment benchmarks apply |
| Place of worship | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Rooming accommodation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Shop | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Shopping centre | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Short-term accommodation | Accepted development subject to requirements | |

| Use[1] | Categories of development and assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Telecommunications facility | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Theatre | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Tourist attraction | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Utility installation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |

| Use[1] | Categories of development and assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| **Code assessment** | | |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the criteria in the "Categories of development and Assessment" column.<br>Any other undefined use. | | Lindeman Great Barrier Reef Resort Code |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

**Table 2-2. Material Change of Use – Precinct 2 – Tourist Villa Precinct.**

| Use[2] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| **Resort complex:** | | |
| Resort complex | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| **The following uses to the extent that they are not part of the Resort complex:** | | |
| Dwelling house | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Indoor sport and recreation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Multiple dwelling (Note: by virtue of 89 villas being located on the one lot) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |

[2] These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Outdoor sport and recreation | Accepted development | |
| | All circumstances | No assessment benchmarks apply |
| Park | Accepted development | |
| | All circumstances | No assessment benchmarks apply |
| Short-term accommodation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Utility installation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| **Code assessment** | | |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the criteria in the "Categories of development and Assessment" column.<br>Any other undefined use. | | Lindeman Great Barrier Reef Resort Code |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

**Table 2-3. Material Change of Use – Precinct 3 – Service Infrastructure and Access Precinct.**

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| **Resort complex:** | | |
| Resort complex | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| **The following uses to the extent that they are not part of the Resort complex:** | | |
| Air service | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Educational establishment | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Emergency services | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |

[3] These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Environment facility | Accepted development | |
| | All circumstances | No Assessment benchmarks apply |
| Extractive industry | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Food and drink outlet | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Health care service | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| High impact industry (where for a sewage treatment plant and waste disposal facility) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Low impact industry (including repairing and servicing vehicles; dangerous goods storage including fuel for generators) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Medium impact industry (including vehicle depot and storage yard for electric buggies and resort vehicles) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Minor electricity infrastructure (associated with solar/diesel energy production) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Port service (excluding storing, servicing, maintaining or repairing vessels) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Renewable energy facility | Accepted development subject to requirements | |

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Shop | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Substation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Telecommunications facility | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Transport depot (including aircraft hangars) | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Utility installation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| **Code assessment** | | |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the criteria in the "Categories of development and Assessment" column.<br>Any other undefined use. | | Lindeman Great Barrier Reef Resort Code |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

**Table 2-4. Material Change of Use – Precinct 4 – Environment and Open Space Precinct.**

| Use[4] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| Environment facility | Accepted development | |
| | All circumstances | No Assessment benchmarks apply |
| Nature-based tourism | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Outdoor sport and recreation | Accepted development | |
| | All circumstances | No Assessment benchmarks apply |
| Park | Accepted development | |
| | All circumstances | No Assessment benchmarks apply |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| Utility installation | Accepted development subject to requirements | |
| | If complying with all requirements for accepted development | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |

[4] These uses are defined by Schedule 24 of the *Planning Regulation 2017*.

| Use[1] | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| **Code assessment** | | |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the criteria in the "Categories of development and Assessment" column.<br>Any other undefined use. | | Lindeman Great Barrier Reef Resort Code |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

## 2.2 Categories of development Assessment – Reconfiguring a lot

The following table identifies the categories of development and Assessment for reconfiguring a lot where involving the creation of leases greater than 10 years.

**Table 2-5. Reconfiguring a lot (where involving the creation of leases greater than 10 years).**

| Precinct | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| All precincts | Accepted development | |
| | If:<br>• Schedule 6, Part 4, Item 21 of the Regulation; or<br>• the reconfiguration is for the purposes of a utility installation or other municipal facility undertaken by or on behalf of Mackay Regional Council | No assessment benchmarks apply |
| | Code assessment | |
| | If not accepted development | Lindeman Great Barrier Reef Resort Code |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

## 2.3 Categories of development Assessment – Building work

The following table identifies the categories of development and assessment for building work made assessable against the Lindeman Plan of Development.

**Table 2-6. Building Work made assessable against the Lindeman Plan of Development.**

| Precinct | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| All precincts | Accepted development | |
| | If:<br>• Complying with the maximum height in storeys nominated in **Table 3-1. Lindeman Great Barrier Reef Resort Code – Development Parameters**. | No assessment benchmarks apply |
| | Code assessment | |
| | If not accepted development | Lindeman Great Barrier Reef Resort Code |

## 2.4 Categories of development Assessment – Operational work

The following table identifies the categories of development and assessment for operational work.

**Table 2-7. Operational work.**

| Use | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| All precincts | Accepted development | |
| | Operational works for placing an On-Premises Sign | No Assessment benchmarks apply |
| | Accepted development subject to requirements | |
| | Operational work involving excavation or filling of land if:<br>(a) extraction of material to increase the size of Gap Creek Dam;<br>(b) extraction of material from the quarry located in the | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |

| Use | Categories of development and Assessment | Assessment benchmarks for Assessable development and requirements for accepted development |
|---|---|---|
| | Services Infrastructure and Access Precinct;<br>(c) required to provide suitable foundations for buildings, structures, acessways and other infrastructure. | |
| | Operational work involving vegetation clearing if in accordance with:<br>(a) the approved **Indicative Masterplan** (refer to **Map 2**); and<br>(b) the **Vegetation Management Plan**. | Lindeman Great Barrier Reef Resort Code – all acceptable outcomes relevant to the development |
| | Code assessment | |
| | If not accepted development subject to requirements | Lindeman Great Barrier Reef Resort Code |
| **Accepted development** | | |
| Any other operational work not listed in this table, or less than the thresholds identified in the categories of development and assessment column. | | |

*Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation 2017.*

# 3 Lindeman Great Barrier Reef Resort Code

## 3.1 Application

This code applies to assessing development in Lindeman Great Barrier Reef Resort – Precinct Plan.

## 3.2 Purpose

(1) The purpose of the Lindeman Great Barrier Reef Resort Code is to provide for the Lindeman Great Barrier Reef Resort development as approved in accordance with the Environmental Impact Statement prepared under the *State Development and Public Works Organisation Act 1971* and *Environment Protection and Biodiversity Conservation Act 1999*.

(2) The purpose of the code is to also provide for tourist and environmental facilities at Lindeman Island that enable visitors to experience the region's outstanding landscape and areas of ecological significance in a resort setting that achieves international standards in environmental sustainability and resort design.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:

a. The predominant form of development is tourist accommodation incorporating leisure facilities (e.g. bars, meeting and function facilities, restaurants, sporting and fitness facilities), staff accommodation, infrastructure, transport and environmental facilities;

b. Development is to be established in four precincts:

i. Resort and Village Precinct;

ii. Tourist Villa Precinct;

iii. Service Infrastructure and Access Precinct; and

iv. Environmental and Open Space Precinct.

The overall outcomes applicable to each precinct are described in sub-sections 3.2.1 to 3.2.4.

(b) Infrastructure:

a. Development is serviced by on-site water supply, sewage treatment, energy and telecommunication facilities that is commensurate with the intended scale of the resort;

b. Development provides safe and efficient access to Lindeman Island by sea and air; through the existing barge landing facility, upgraded jetty and upgraded airstrip;

c. Infrastructure is designed to promote environmental sustainability and minimise on and off-site environmental impacts;

d. Infrastructure provides for connectivity throughout the resort precincts for pedestrians, cyclists, electric golf carts and service vehicles.

(c) Built form and visual impacts:

a. Buildings integrate with the landscape setting in terms of scale, bulk, materials and height;

b. Building colours match and blend with the existing natural landscape palette;

c. Development provides high quality tourist resort design outcomes that are responsive to the island's tropical climate;

d. Development ensures that building design is responsive to the effects of climate change, including sea level rise and storm surge impacts;

(d) Natural hazards:

a. Development minimises the risk and exposure of people and buildings to natural hazards including bushfires, cyclones, flooding and storm tide inundation;

(e) Environment and sustainability:

a. Development maintains and enhances the ecological integrity of environmentally significant features on the site, including avoiding impacts on the Littoral rainforests and coastal vine thickets of eastern Australia;

b. Development maintains the ecological integrity of the adjoining Lindeman Island National Park and the Great Barrier Reef Marine Park;

c. Development responds to site contours and physical attributes of the land;

d. Development improves stormwater quality through the use of water sensitive urban design measures including grassed swales, vegetated buffer strips, rainwater tanks and gross pollutant traps;

e. The resort retains and enhances native vegetation, including the use of endemic plant species in new landscaping; and

f. Best practice environmentally sensitive design outcomes are incorporated into development design including solar orientation, passive ventilation, roof water harvesting, energy efficiency, solar energy generation and storage.

### 3.2.1 Resort and Village Precinct

The overall outcomes of the Resort and Village Precinct are to:-

(a) Provide integrated tourism resort accommodation and a village precinct within a high quality built environment incorporating:

a. Beach Resort - redevelopment of the existing resort to achieve a new 5 star Beach Resort with 136 suites, conference centre, beach club, lagoon and a central facilities building with restaurants, bars and lounges;

b. Spa Resort - a new 6 star Spa Resort with 59 villas, central facilities, entry lounge, spa, sea view restaurant, pool and a signature rock bar providing spectacular alfresco dining close to the sea;

c. Eco Resort - a new 5 star Eco Resort consisting of 14 villas, 20 village accommodation apartments and 7 hilltop villas;

d. Village - a central activity node comprising restaurants, bar, night club, conference facility buildings, arrival centre, shops, sport and recreation centre and staff village; and

e. National Park and Great Barrier Reef Education Centre – provide for the establishment of a an Environment Facility to show case the natural and cultural heritage values of the island;

(b) Promote a low-rise built form with the following maximum height limits:

a. Beach Resort – provide for a maximum building height of four storeys;

b. Spa Resort - provide for a maximum building height of two storeys;

c. Eco Resort – provide for a maximum building height of two storeys;

d. Village – provide for a maximum building height of two storeys, except for Staff Accommodation with a maximum building height of three storeys.

(c) Protect the Littoral rainforests and coastal vine thickets of eastern Australia ecological community by avoiding vegetation disturbance and ensuring adequate setback distances to this community.

### 3.2.2 Tourist Villa Precinct

The overall outcomes of the Tourist Villa Precinct are to:-

(a) Provide accommodation in the form of up to 89 resort villas as indicated on **Map 2 – Indicative Masterplan** located to the east of the air strip;

(b) Promote a low-rise visually unobtrusive built form with a maximum height of two storeys with colours drawn from the surrounding landscape;

(c) Provide access via narrow electric golf cart tracks generally following the natural contours to minimise site and environmental impacts;

(d) Protect the Littoral rainforests and coastal vine thickets of eastern Australia ecological community by avoiding vegetation disturbance and ensuring adequate setback distances to this community.

### 3.2.3 Service Infrastructure and Access Precinct

The overall outcomes of the Service Infrastructure and Access Precinct are to:-

(a) Provide on-site physical infrastructure (energy, water treatment, sewage treatment and waste management facilities) in accordance with the needs of the development and operated in a way that minimises on and off site environmental impacts;

(b) Provide safe and efficient access to the island by sea for staff, visitors and goods, including an upgraded jetty and existing barge landing/ handling area; and

(c) Provide safe and efficient access to the island by air through upgrading the existing airstrip, the provision of an airport lounge and hangars for private aircraft.

### 3.2.4 Environment and Open Space Precinct

The overall outcomes of the Environment and Open Space Precinct are to:-

(a) Protect the ecological values and ecological function of the Environment and Open Space Precinct;

(b) Provide for consistent uses such as the recreation and open space facilities, including parks, tennis courts and the extension and upgrade of the existing golf course;

(c) Provide for the extension of Gap Creek Dam to increase the reliability of this water resource for the resort;

(d) Provide for the management of the Broad Leaf Tea-tree (*Melaleuca viridiflora*) Woodlands in High Rainfall Coastal North Queensland, including undertaking essential vegetation clearing and trimming to ensure that the airstrip meets aviation transitional safety surfaces;

(e) Provide for the irrigation of the golf course using Class A+ recycled water in such a way that protects water quality of Gap Creek Dam and adjacent marine waters;

(f) Rehabilitate previously degraded areas using endemic native vegetation and remove pest plant species; and

(g) Provide environmental and cultural education opportunities, including passive recreational walking trails for nature appreciation within the precinct in a manner that ensures the ecological significance of the area is not negatively impacted.

## 3.3 Assessment Benchmarks

This section provides a Code for the Plan of Development area as indicated on **Map 1 – Precinct Plan**.

The code provides alternative Performance Outcomes and Acceptable Outcomes to the use and overlay codes identified in the Mackay Region Planning Scheme.

The purpose of this code is to ensure that development in the Plan of Development area is consistent with the Purpose and Overall Outcomes of this Plan of Development.

| Performance outcomes | Acceptable Outcomes |
|---|---|
| **Uses** | |
| **PO1**<br>The Lindeman Great Barrier Reef Resort accommodates sustainable tourist and visitor accommodation, leisure facilities (e.g. bars, meeting and function facilities, restaurants, sporting and fitness facilities), staff accommodation, infrastructure, transport facilities and environmental uses. | **AO1.1**<br>The Resort and Village Precinct provides for resort accommodation and a village node within a high quality built environment generally in accordance with **Maps 2 – 6**, comprising:<br>(a) Beach Resort - redevelopment of the existing resort to achieve a new 5 star Beach Resort with 136 suites, conference centre, beach club, lagoon and a central facilities building with restaurants, bars and lounges;<br>(b) Spa Resort - a new 6 star Spa Resort with 59 villas, central facilities, entry lounge, spa, sea view restaurant, pool and a signature rock bar providing spectacular alfresco dining close to the sea;<br>(c) Eco Resort - a new 5 star Eco Resort consisting of 14 villas, 20 village accommodation apartments and 7 hilltop villas;<br>(d) Village - a central activity node comprising restaurants, bar, night club, conference facility buildings, arrival centre, shops, sport and recreation centre and staff village; and<br>(e) National Park and Great Barrier Reef Education Centre – provide for the establishment of an Environment Facility to show case the natural and cultural heritage values of the island.<br><br>**AO1.2**<br>The Tourist Villa Precinct provides for the establishment of a maximum of 89 detached villas.<br><br>**AO1.3**<br>The Service Infrastructure and Access Precinct provides for on-site physical infrastructure in accordance with the needs of the development.<br><br>**AO1.4**<br>The Environment and Open Space precinct provides for consistent uses such as recreation and open space facilities, parks, tennis courts, environment facilities, |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| | conservation and the extension and upgrade of the existing golf course. |
| **PO2**<br>Development is to be carried out in accordance with conditions of approval imposed by the Coordinator-General for the Lindeman Great Barrier Reef Resort, including:<br><br>(a) Conditions of approval;<br>(b) applicable Management Plans (refer to **Schedule 1**); and<br>(c) Proponent Commitments. | No acceptable outcome prescribed. |
| **Infrastructure** | |
| **PO3**<br>Development is serviced by all essential infrastructure, through connection to appropriate on-site systems. | **AO3.1**<br>Water from Gap Creek Dam is treated using membrane microfiltration to produce potable water in accordance with the Australian Drinking Water Guidelines and the *Drinking Water Quality Management Plan* prepared for the resort.<br><br>**AO3.2**<br>Waste water treatment facilities are designed and constructed to achieve Class A+ standards. Treated water is disposed of on the golf course in accordance with the *Golf Course Management Plan* and *Irrigation Management Plan* to ensure the protection of environmental values and the quality of Gap Creek Dam.<br><br>**AO3.3**<br>Site based stormwater management systems are provided in accordance with the *Stormwater Management Plan* prepared for the resort, incorporating water sensitive urban design and utilising water harvesting to:<br>(a) ensure there are no adverse upstream or downstream impacts;<br>(b) optimise the prevention of pollutant mobilisation and transportation;<br>(c) minimise the production of runoff;<br>(d) promote natural drainage to surface and groundwater;<br>(e) allow the capture and reuse of water where appropriate; and<br>(f) minimise erosion and sedimentation.<br><br>**AO3.4**<br>Roof and ground mounted solar panels and associated batteries are installed, to reduce reliance on the use of diesel generators. |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| | **AO3.5**<br>Development is connected to telecommunications infrastructure installed in accordance with the standards of the relevant telecommunications provider.<br><br>**AO3.6**<br>Waste collection, loading docks and service vehicle storage areas are:<br>(a) separated from guest accommodation;<br>(b) screened from view from common areas; and<br>(c) designed to accommodate the relevant design vehicle.<br><br>**AO3.7**<br>Development incorporates measures to avoid, reduce, and recycle waste in accordance with the *Waste Management Plan* prepared for the resort. |
| **Built Form and Visual Impacts** | |
| **PO4**<br>Building location, scale, design and appearance integrates with surrounding natural landscapes, is not visually obtrusive and does not exceed the island's carrying capacity. | **AO4.1**<br>Development is located generally in accordance with the Indicative Masterplan for the resort as identified in **Map 2 – Indicative Masterplan**.<br><br>**AO4.2**<br>Development does not exceed the maximum building height, maximum number of suites, units or villas and gross floor area numbers identified in **Table 3-1 – Lindeman Great Barrier Reef Resort Code - Development Parameters**.<br><br>**AO4.3**<br>The design of buildings incorporates the following elements:<br>(a) articulated facades and balconies, rather than a continuous line in one plane;<br>(b) deep overhangs to increase shadowing and reduce building size and mass;<br>(c) variation in building alignment;<br>(d) variation in the horizontal roof line;<br>(e) variation in materials, colours and/or textures;<br>(f) landscaping to ensure effective visual screening.<br><br>**AO4.4**<br>The design of earthworks and infrastructure includes:<br>(a) visually exposed retaining walls to be gabion walls using natural site rocks with screening shrubs and vines; and<br>(b) irregular native planting along both sides of each roadway and golf cart paths at average spacing of no greater than 10 metres, |

specified and maintained so as to achieve 5 metres height within 5 years.

**AO4.5**

Built form exhibits colours from the natural landscape palette as indicated in **Figure 3-1** (e.g. marine, dark, medium and light non-reflective shades).

**Figure 3-1. Colour palette for resort buildings.**


**AO4.6**

Non-reflective materials and finishes are in keeping with the visual character of Lindeman Island as shown in **Figure 3-2**, including:

(a) recycled timber,
(b) natural stone,
(c) timber or fibre cement weatherboards,
(d) rendered or painted brickwork,
(e) face brick; and
(f) pre-finished metal sheeting.

**Figure 3-2. Non-reflective materials and finishes.**

**AO4.7**

Central facility buildings are designed to be iconic and incorporate architectural elements of outstanding design intent.

| Performance outcomes | Acceptable Outcomes |
|---|---|
| | **AO4.8**<br>External building service elements, such as air conditioners, are appropriate located and adequately screened from view. |
| **PO5**<br>Passive thermal design principles are incorporated into building design to improve climatic responsiveness, thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning systems. | **AO5.1**<br>Building designs incorporate the following design elements:<br>(a) orientation to optimise passive solar design and natural lighting;<br>(b) eaves, window hoods, verandahs, screens, awnings or other external shading devices to all glazed areas; and<br>(c) provision for natural cross ventilation. |
| **PO6**<br>Development incorporates high quality landscape design, commensurate with natural and architectural settings. | **AO6.1**<br>Landscaping incorporates predominantly endemic species and is designed to:<br>(a) create an attractive visual addition to a building or place;<br>(b) soften the built form;<br>(c) provide a space for on-site recreation; and<br>(d) mitigate bushfire hazards.<br><br>**AO6.2**<br>Water elements are used to provide interest, recreational opportunities and a refreshing ambience to the tropical island setting. Pool areas will be carefully integrated into the design and will range from large lagoon resort pools to more intimate and private plunge pools or water features.<br><br>**AO6.3**<br>Shade trees are provided throughout the development to cast shade onto buildings, recreation areas and pathways. |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| **PO7**<br>Lighting, other than an aid to navigation, for marine facilities is installed in a way to ensure security and safety without causing significant adverse effects on the amenity or environmental values of the resort's setting. | **AO7.1**<br>Lighting, other than aids to navigation, is hooded and directed downwards.<br><br>**AO7.2**<br>Outdoor lighting complies with the requirements of *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting* in order to restrict light spill.<br><br>**AO7.3**<br>Movement sensitive and/or timer-controlled lighting is provided along pathways.<br><br>**AO7.4**<br>Timers, motion-sensors and wall card slots are used throughout buildings to reduce unnecessary light spillage. |
| **Natural Hazards** | |
| **PO8**<br>Development in or adjacent areas subject to bushfire hazard is located and designed to minimise the risk of harm to people and property. | **AO8.1**<br>The siting and design of buildings and structures complies with an approved *Bushfire Management Plan* prepared in accordance with the Coordinator General's conditions.<br><br>**AO8.2**<br>Road and lot layouts facilitate easy and safe movement in the event of encroaching fire and provide for alternative safe access or safe refuge if one direction is blocked in the event of fire. |
| **PO9**<br>Buildings and infrastructure are designed to improve resilience to impacts associated with climate change, including storm surge, coastal erosion, sea level rise and flooding. | **AO9.1**<br>Buildings have finished floor levels above AHD levels that comprise the projected ARI 100 storm surge level for 2100 accounting for projected sea level rise.<br><br>**AO9.2**<br>Buildings and/or structures constructed within erosion prone areas, including potential erosion prone areas associated with projected sea level rise, are built with foundations designed to withstand erosion.<br><br>**AO9.3**<br>Essential coastal infrastructure within the coastal hazard zone is designed to adapt to the effects of 0.8 metres of sea level rise by 2100.<br><br>**AO9.4**<br>No buildings are located within the area affected by a Dam Failure Event and the existing earth bund downstream of Gap Creek Dam is to be raised through earthworks by 500 mm. |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| **PO10**<br>Minimise risk to staff and visitors associated with cyclones. | **AO10.1**<br>Cyclone shelters are provided within the resort with such shelters to be designed and constructed in accordance with the *Design Guidelines for Queensland Public Cyclone Shelters* and *Evacuation and Emergency Management and Response Plan*. |
| **Environment and sustainability** | |
| **PO11**<br>Development protects the sensitive ecological communities that occur on the site. | **AO11.1**<br>Development is setback a minimum of five metres from *Coastal Vine Thickets of Eastern Australia* vegetation community.<br><br>**AO11.2**<br>The Broad Leaf Tea-tree (*Melaleuca viridiflora*) Woodlands in High Rainfall Coastal North Queensland ecological community is protected and restored, except where essential clearing and trimming is required adjacent to the airstrip to maintain aviation transitional safety surfaces.<br><br>**AO11.3**<br>Development is undertaken in accordance with the following approved Management Plans:<br>*(a) Biosecurity Management Plan;*<br>*(b) Fauna Management Plan; and*<br>*(c) Vegetation Management Plan.* |
| **PO12**<br>Areas are managed to enhance the ecological values of the land. | **AO12.1**<br>Land subject to an existing perpetual lease is restored and rehabilitated in accordance with the *Vegetation Management Plan*. |
| **PO13**<br>Stormwater quality is improved through the incorporation of water sensitive urban design principles and on-site stormwater harvesting. | **AO13.1**<br>Development is undertaken in accordance with the *Stormwater Management Plan* prepared for the resort. |
| **PO14**<br>The design, construction and operation of the resort seeks to promote ecological sustainability. | **AO14.1**<br>Buildings and infrastructure are designed to harvest rainfall (e.g. rainwater tanks) and reduce water consumption through the installation of water efficient devices and fittings.<br><br>**AO14.2**<br>Buildings and infrastructure are designed to reduce energy consumption through the installation of energy efficient fixtures and devices (e.g. LED lighting). |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| **Site Sensitive Design of Roads and Infrastructure** | |
| **PO15**<br>The potential for roads, cuttings and infrastructure to create visual scarring is limited by the appropriate placement and design of roads and infrastructure. | **AO15.1**<br>Roads and internal access corridors are located generally in accordance with **Map 2 – Indicative Master Plan**.<br><br>**AO15.2**<br>The alignment of roads is selected to avoid linear hillside scaring.<br><br>**AO15.3**<br>Road cuttings on hillsides minimise vegetation clearing and earthworks footprint by dark-coloured retaining walls with planted terraces, soil nailing or gabion supports, instead of vegetated cut batters.<br><br>**AO15.4**<br>During construction, the area of bare earth exposed at any one time, and the period of exposure, is limited. |
| **Accessibility** | |
| **PO15**<br>The resort provides a high level of accessibility for pedestrians, cyclists, electric buggies and service vehicles. | **AO16.1**<br>Development is provided with a system of constructed vehicular carriageways, cycle paths and pedestrian paths that achieve a high level of permeability and connectivity provided generally in accordance with **Map 2 – Indicative Master Plan**.<br><br>**AO16.2**<br>Traffic signs and pavement markings are provided and/or modified in accordance with *Australian Standard AO1742.1 "Manual of Uniform Traffic Control Devices"* and the Manual of Uniform Traffic Control Devices – Queensland. |
| **Operational Works - Filling and Excavation** | |
| **PO17**<br>Filling, excavation and the construction of retaining walls are undertaken to ensure slope and structural stability, minimise erosion and minimise impacts on visual amenity. | **AO18.1**<br>Works associated with excavation, filling and/or the construction of retaining walls are undertaken in accordance with the *Australian Standard AO3798-2007 Guidelines on Earthworks for Commercial and Residential Developments*.<br><br>**AO18.2**<br>Earthworks are undertaken to provide for the development of areas located generally in accordance with **Map 2 – Indicative Masterplan**.<br><br>**AO18.3**<br>Excavation, filling and/or the construction of retaining walls does not:<br>(a) adversely impact upon the stability of land or existing buildings or structures; |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| | (b) increased, concentrate or divert stormwater into an adjoining site;<br>(c) adversely affect the visual character of the locality and areas of high scenic amenity and visibility.<br><br>**AO18.4**<br>Development that has the potential to involve:<br>(a) disturbance of the existing ground surface including that which arises from clearing, levelling, shaping, installation of services, filling or excavation; or<br>(b) changes in the velocity of runoff flowing overland or entering directly or indirectly into any waters;<br>complies with:<br>*(a)* an approved *Erosion and Sediment Control Plan* prepared by a Registered Professional Engineer Queensland and *Dust Management Plan*. |
| **PO19**<br>Natural or built environments and human health are not harmed by the production of acid sulfate soils by:<br>(a) avoiding disturbance to areas of acid sulfate soils that would produce or contribute to acidic leachate;<br>(b) treating and managing the disturbance of acid sulfate soils to minimise the generation of acidic leachate within manageable levels;<br>(c) treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. | **AO19.1**<br>No potential or actual acid sulfate soils are disturbed by the development.<br><br>OR<br><br>**AO19.2**<br>Where soil is disturbed in areas that host potential or actual acid sulfate soils, impacts are appropriately managed in accordance with an approved *Acid Sulfate Soil Management Plan* prepared by a Registered Professional Engineer Queensland using levels of testing commensurate with the level of risk. |
| **Operational Works - Vegetation Clearing** | |
| **PO20**<br>Development minimises vegetation clearing to protect the visual integrity, ecological features, biological processes and habitat values of the natural environment. | **AO20.1**<br>Vegetation clearing is undertaken in accordance with the *Vegetation Management Plan* prepared for the resort. |
| **Operational Works - Advertising devices / On-premises Signs** | |
| **PO21**<br>Advertising devices and/or On-premises Signs are designed and constructed in a manner that complements building design and is in keeping with the natural and cultural setting of Lindeman Island. | **AO21.1**<br>Advertising devices/on-premises signs are designed, constructed and sited in a manner that:<br>(a) results in a size, appearance or level of illumination that does not adversely impact on:<br>a. the visual amenity and character of the resort or its natural landscape setting; |

| Performance outcomes | Acceptable Outcomes |
|---|---|
| | b. the operations of the airstrip;<br>(b) is constructed of durable materials. |
| **Reconfiguring a Lot** | |
| **PO22**<br>Lots are located, designed, oriented, sized and dimensioned to be suitable for their intended purpose and avoid detrimental impacts on other existing and planned development, having regard to factors including but not limited to the need for all development within the Plan of Development area to operate as a resort complex managed by one entity:<br>(a) accommodation of buildings, structures and on-site facilities;<br>(b) environmentally significant areas;<br>(c) landscaping and open space;<br>(d) set back of buildings for natural light, ventilation and visual amenity;<br>(e) vehicular access, manoeuvring and parking;<br>(f) non-vehicular access;<br>(g) topography and geophysical conditions; and<br>(h) provision of appropriate utility services. | No acceptable outcome. |
| **PO23**<br>Lot reconfiguration is not undertaken in association with any aspect of development that is inconsistent with or not contemplated within the Plan of Development. | No acceptable outcome. |

### 3.3.1 Resort and Village Precinct

| Performance outcomes | Acceptable outcomes |
|---|---|
| **PO1**<br>Development in the Resort and Village Precinct incorporates the provision of high quality, architecturally designed buildings, which are configured in a manner that positively contributes to:<br>(a) ecological sustainability;<br>(b) climatic responsiveness;<br>(c) energy and resource efficiency;<br>(d) the character of the surrounding area;<br>(e) the protection of the amenity of adjoining or surrounding uses; and<br>(f) integration with the island's natural and visual setting. | No acceptable outcome. |

### 3.3.2 Tourist Villa Precinct

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| **PO1**<br>Development in the Tourist Villa Precinct incorporates the provision of high quality, architecturally designed buildings. | **AO1.1**<br>The design of Tourist Villas exhibits the following design elements:<br>(a) roofs that display pale/dull colours and finishes (not reflective white or silver);<br>(b) articulated facades and balconies, with deep overhangs shading large picture windows;<br>(c) buildings that are cantilevered (slabs limited to a maximum of 50% of building footprint), or built on pier footings to minimise earthworks and vegetation removal.<br><br>**AO1.2**<br>Building designs that have the potential to impact on a natural setting (refer to **Figure 3-3**) are avoided and instead development incorporates measures to minimise the visual impacts on the natural setting (refer to **Figure 3-4**).<br><br>**AO1.3**<br>Villa locations are managed by a building envelope plan that appropriately limits the footprint of each individual villa.<br><br>**AO1.4**<br>Villas are limited to a maximum height of two storeys with a maximum gross floor area of 200m$^2$ per villa. |

**Figure 3-3. Built form treatments to be avoided.**

BUILT FORM TREATMENTS TO AVOID IN ORDER TO MINIMIZE VISUAL IMPACTS ON A NATURAL SETTING


A LIMITED OVER HANGS AND SHADOWING INCREASES POTENTIAL REFLECTIVITY

B STANDARD GLAZING AND REDUCED SHADOWING INCREASES POTENTIAL REFLECTIVITY

C HIGH ROOF PITCHES IN A SITE CONTRASTING COLOUR, INCREASES A BUILT FORM'S VISUAL PRESENCE

D THE USE OF COLOURS THAT CONTRAST TO THE SITE'S NATURAL PALETTE, VISUALLY INCREASES A BUILDING'S PRESENCE

**Figure 3-4. Built form treatments to be incorporated into the villa design.**

REFERENCE IMAGERY : EXAMPLES OF APPROPRIATE TYPOLOGIES

METHODOLOGIES USED TO NEGATE VISUAL IMPACTS


NOTE: THE BASIC FORMS OF 2 TOURIST VILLAS DEPICTED IN FIGURES 3 & 4 ARE THE SAME. ONLY THE TREATMENTS AND LANDSCAPE COLOUR APPLICATIONS DIFFER

E ADDITIONAL PLANTINGS OF ENDEMIC TREES IMPROVES VISUAL INTEGRATION

F USE OF RECESSED DARK GLAZING WITH REDUCED REFLECTIVITY MINIMIZES VISUAL IMPACTS

G EXTENDED OVERHANGS AND FACADE ARTICULATION INCREASES SHADOWING AND VISUALLY REDUCES BUILDING MASS

H REDUCED ROOF MASS MINIMIZES VISUAL IMPACTS BY USING FLAT OR LOW PITCHED OPEN GABLES

I COLOURS SELECTED FROM THE NATURAL LANDSCAPE PALETTE - REFER COLOUR SELECTION METHODOLOGY OUTLINED IN FIGURES 1-4

### 3.3.3 Service and Access Precinct

| Performance Criteria | Acceptable Solutions |
|---|---|
| **Land Use** | |
| **PO1**<br>The nature, scale and location of infrastructure and transport services supports the functioning of the Lindeman Island Resort. | **AO1.1**<br>The Service and Access Precinct contains the uses and facilities identified for the precinct on **Map 2 – Indicative masterplan**. |
| **Amenity** | |
| **PO2**<br>Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect adjoining or nearby site containing a sensitive land use. | **AO2.1**<br>Development is designed, constructed and operated in compliance with environmental authorities issued by the Department of Environment and Heritage Protection. |
| **Jetty and Barge Landing Area** | |
| **PO3**<br>The barge landing area and upgraded jetty is structurally sound and safe for use, having regard to:<br>(a) relevant engineering standards;<br>(b) the impact of flooding, tidal influences and hydrodynamic changes;<br>(c) intended working loads; and<br>(d) slip and trip hazards. | **AO3.1**<br>The design, construction and operation of the jetty and barge landing area complies with the:<br>*(a) Marine Execution Plan;*<br>*(b) Aids to Navigation Management Plan;*<br>*(c) Vessel-sourced Pollution Prevention Management Plan;*<br>*(d) Marine Pest Management Plan;*<br>*(e) Resort Tours Management Plan;*<br>*(f) Spill Management Plan; and*<br>*(g) Vessel Traffic Management Plan.* |
| **PO4**<br>Buildings, works and marine facilities are designed and constructed in a way to ensure the work does not adversely affect the water quality of the marine environment as a result of:<br>(a) release into the tidal water of materials used in the construction of the work; or<br>(b) disturbance to the sediment on the bed and banks of the tidal water; or<br>(c) exposure to acid sulfate soils. | **AO4.1**<br>Development is designed, constructed and operated in accordance with:<br>*(a) Acid Sulfate Soils Management Plan;*<br>*(b) Biosecurity Management Plan;*<br>*(c) Erosion and Sediment Control Plan;*<br>*(d) Marine Pest Management Plan.* |

| Performance Criteria | Acceptable Solutions |
|---|---|
| **Airstrip** | |
| **PO5**<br>The visual and environmental impact of the runway is mitigated. | **AO5.1**<br>Earthworks, outside of the landing surface and aircraft and vehicle manoeuvring areas, are shaped to create surface variations with a natural appearance.<br><br>**AO5.2**<br>The Broad Leaf Tea-tree (*Melaleuca viridiflora*) Woodlands in High Rainfall Coastal North Queensland ecological community is protected and restored, except where essential clearing and trimming is required adjacent to the airstrip to maintain aviation transitional surfaces. |

### 3.3.4 Environment and Open Space Precinct

| Performance outcomes | Acceptable outcomes |
|---|---|
| **Ecological Protection** | |
| **PO1**<br>Any development within the Environment and Open Space Precinct must not detrimentally impact on the National Park or adjacent marine environment. | **AO1.1**<br>The Environment and Open Space Precinct provides for:<br>(a) recreational opportunities such as golf course, tennis courts and parks;<br>(b) protection of environmentally sensitive areas and/or culturally significant places;<br>(c) educational opportunities associated with the recreation and/or conservation values of the island;<br>(d) irrigation management for the sewage treatment plant in accordance with the *Irrigation Management Plan*;<br>(e) water storage and supply to the resort in accordance with the *Water Contingency Action Plan*; and<br>(f) protection of water quality in Gap Creek Dam in accordance with *Drinking Water Quality Management Plan* and *Stormwater Management Plan*.<br><br>**AO1.2**<br>Fairways will be integrated with adjacent native vegetation by informal edges of local native plant species.<br><br>**AO1.3**<br>Existing native vegetation will be retained where possible and supplemented with additional native vegetation in accordance with the *Vegetation Management Plan*. |

**Table 3-1. Lindeman Great Barrier Reef Resort Code – Development Parameters.**

| Column 1<br>Aspect of Development | Column 2<br>Maximum Height<br>(Refer to notes 1, 2 and 3) | Column 3<br>Maximum No. of suites, units, villas | Column 4<br>Approximate Maximum Aggregate GFA ($m^2$) |
|---|---|---|---|
| **Resort and Village Precinct** | | | |
| Five Star Beach Resort (including Central Facilities, Pool Bar, Hilltop Suites and Pool Suites) | 4 storeys | 136 suites | 11,626$m^2$ |
| Six Star Spa Resort (including Central Facilities, Villas)<br>Day Spa | 2 storeys | 59 villas | 9,200$m^2$<br>1,190$m^2$ |
| Five Star Eco Resort<br><br><br>Central Facility | 2 storeys | Villas (14);<br>Apartments (20);<br>Hilltop villas (7) | 6,120$m^2$<br><br><br>350$m^2$ |
| Village (including Airport Lounge, Conference Centre, Retail, Maintenance, Sport Centre and Open Space and recreation*)<br>(Note: 100$m^2$ may occur as part of the Environment and Open Space Precinct) | 2 storeys | - | 8,583$m^2$ |
| Rock Bar | 1 storey | - | 20$m^2$ |
| Chapel | 1 storey | - | 140$m^2$ |
| Staff Accommodation | 3 storeys | - | 10,051$m^2$ |
| **Tourist Villa Precinct** | | | |
| Resort villas | 2 storeys | 89 villas | 17,800$m^2$ |
| **Service Infrastructure and Access Precinct** | | | |
| Hangars | 1 storey | - | 5,304$m^2$ |
| National Park and Great Barrier Visitor and Education Centre | 1 storey | - | 200$m^2$ |
| Retail/Beach Club | 1 storey | - | 200$m^2$ |
| Maintenance | 1 storey | - | 3,381$m^2$ |
| **Environment and Open Space Precinct** | | | |
| Open space and recreation*<br>(Note: 100$m^2$ may occur as part of the Resort and Village Precinct) | 1 storey | Nil | 100$m^2$ |
| **Totals** | - | **325** | **74,265$m^2$** |

Notes:

1. Maximum building heights specified in the Lindeman Plan of Development are determined by the number of storeys and are not calculated by other means such as metres above natural ground level. A storey is defined under Schedule 24 of the *Planning Regulation 2017*:
   *(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—*
   *(i) a space containing only a lift shaft, stairway or meter room; or*
   *(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or*
   *(iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or*
   *(iv) a basement with a ceiling that is not more than 1m above ground level; and*
   *(b) includes—*
   *(i) a mezzanine; and*
   *(ii) a roofed structured that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.*

2. With regard to 1(a) an understorey created by the cantilevering of buildings due to site topography, does not constitute a storey, provided that the space is not enclosed.

3. With regard to 1(b)(ii) a roofed structure does not include an open framed structure used for shading such as a pergola, vergola, retractable canvases, shade sails or a frame covered in a water permeable material, provided that it is no greater than 10$m^2$.

## Schedule 1: Management Plans

The proponent has committed to preparing the following management plans for the project:

- Acid Sulfate Soils Management Plan
- Asbestos Management Plan
- Biosecurity Management Plan
- Bushfire Management Plan
- Construction Environmental Management Plan
- Contractor Wellbeing Plan
- Cultural Heritage Management Plan
- Drinking Water Quality Management Plan
- Dust Management Plan
- Emergency Response Plan
- Environmental, Health and Safety Management Plan
- Erosion and Sediment Control Plan
- Evacuation and Emergency Management and Response Plan
- Fauna Management Plan
- Golf Course Management Plan
- Irrigation Management Plan
- Marine Execution Plan, Aids to Navigation Management Plan and Vessel-sourced Pollution Prevention Management Plan
- Marine Pest Management Plan
- Natural Disaster Strategy
- Noise and Vibration Management Strategy
- Odour Management Plan
- Onsite Health Management Plan
- Pest Management Plan
- Pool Management Plan
- Resort Tours Management Plan
- Risk and Hazard Management Plan
- Spill Management Plan
- Stormwater and Water Management Plan
- Traffic Management Plan
- Vessel Traffic Management Plan
- Waste Management Plan
- Water Contingency Action Plan


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**LEGEND**

- Resort and Village Precinct
- Tourist Villa Precinct
- Service Infrastructure and Access Precinct
- Environment and Open Space Precinct

Protected Vegetation Communities

- Coastal Vine Thicket
- Broad Leaf Tea-Tree

**Other**

- Site Boundary

N W E S

0 75 150 225 300 375

1:7,500 (metres)

original map compiled on A3 size

| | |
|---|---|
| DRAWING TITLE | Proposed Precinct Plan_v1.ai |
| DRAWING DATE | 30 October 2017 |
| DRAWING VERSION | 2.0 |
| COORDINATE SYSTEM | Unprojected Geographics |
| MAP PRODUCED BY | Cardno QLD Pty Ltd |
| JOB NUMBER | HH-15078 |

DATA SOURCE

Basemap: DN Masterplan, Date: 31/10/2017

**Lindeman Great Barrier Reef Resort & Spa**

PLAN OF DEVELOPMENT

Map 1

# Proposed Precinct Plan

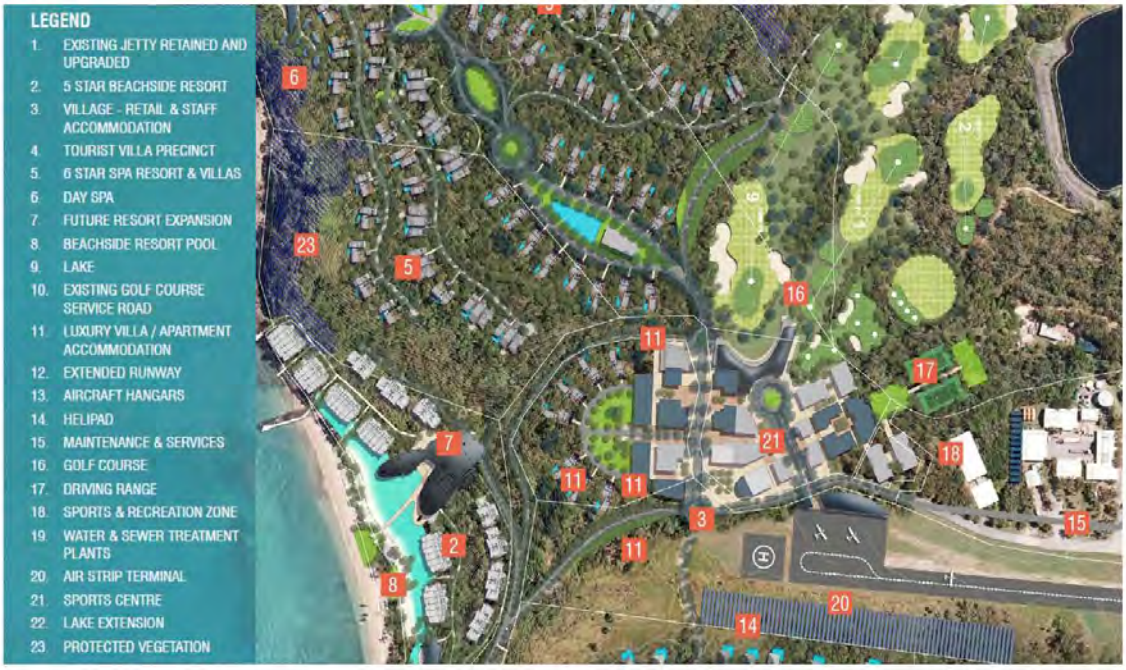

LEGEND
1 EXISTING JETTY (RETAINED AND UPGRADED)
2 5 STAR BEACHSIDE RESORT
3 VILLAGE - RETAIL & STAFF ACCOMMODATION
4 TOURIST VILLA PRECINCT
5 5 STAR SPA RESORT & VILLAS
6 DAY SPA
7 RESORT INFORMATION
8 BEACHSIDE RESORT POOL
9 LAKE
10 EXISTING GOLF CLOSE
11 LUXURY VILLA - APARTMENT ACCOMMODATION
12 EXPANSION RUNWAY
13 AIRCRAFT HANGARS
14 HELIPAD
15 MAINTENANCE & SERVICES
16 GOLF COURSE
17 DRIVING RANGE
18 SPORTS & RECREATION ZONE
19 WATER & SEWER TREATMENT PLANT
20 AIR STRIP TERMINAL
21 SPORTS CENTRE
22 LAKE EXTENSION
23 PROTECTED VEGETATION
PROTECTED VEGETATION (CONSERVATION)
PROTECTED VEGETATION (MELALEUCA THICKENED)
PROTECTED VEGETATION (MIXED RAINFOREST)
Coral Sea
0 25 50 100 200m
Proposed Masterplan
Map 2
Indicative Masterplan - Overall
(DBI Design, 2017)

**Map 3 – Indicative Masterplan - Beach Resort**

**Map 4 – Indicative Masterplan - Spa Resort.**

**Map 5 - Indicative Masterplan - Tourist Villa Precinct**

**Map 6 - Indicative Masterplan – Village and Eco Resort**



# Appendix 6. Proponent commitments

This appendix includes commitments or management measures described in the EIS (including the revised draft EIS). I expect the proponent to implement all commitments, management measures and corrective actions listed below and detailed in the EIS.

| Commitment number | Proponent Commitment |
|---|---|
| | **Sustainability** |
| 1. | Reduce greenhouse gas emissions by using a solar-diesel hybrid system for energy production. |
| 2. | Improve stormwater quality through the use of grassed swales, vegetated buffer strips, rainwater tanks and gross pollutant traps. |
| 3. | Reduce water consumption through the installation of a wide range of water efficiency measures. |
| 4. | Implement a waste management plan based on the hierarchy of avoid, reduce and recycle. |
| 5. | Provide opportunities to inform and educate tourists regarding the Great Barrier Reef's unique World Heritage Values and establish a National Park and Great Barrier Reef Education Centre. |
| | **Terrestrial Ecology** |
| 6. | Site works are to limit the vegetation clearing and minimise the disturbance footprint. |
| 7. | Landscaping plans prepared for the site are to include endemic and use non-invasive species with revegetation of previously disturbed areas. |
| 8. | No clearing or disturbance to critically endangered littoral rainforest and coastal vine thickets of eastern Australia community. |
| 9. | Any clearing of Broad Leaf Melaleuca community will be limited to those areas required to achieve obstacle limitation surfaces for the runway strip. |
| 10. | Significant microhabitat features such as large hollow logs to be retained where possible during clearing for use in rehabilitation areas. |
| 11. | Implement a Pest Management Plan to prevent the introduction and management of existing pest species. The Pest Management Plan will include strategies to appropriately manage pests and prevent pest infestations, within occupied environments such as, resort and staff accommodation facilities, other common areas and waste storage/handling areas. |
| 12. | Prepare a biosecurity management plan. |

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|---|---|
| | **Marine Ecology** |
| 13. | Ensure construction and operation of the resort protects fish, marine turtles, marine mammals and marine birds. |
| 14. | Ensure construction and operation of the resort protects terrestrial and marine water quality through the preparation and implementation of an Erosion and Sediment Control Plan; Construction Environmental Management Plan; Stormwater and Water Management Plan; Spill Management Plan; Golf Course and Irrigation Management Plan. |
| 15. | Contain jetty upgrades works within the footprint of the existing structure. |
| 16. | Ensure the installation of moorings is consistent with permit requirements and the GBRMPA and Queensland Government policy on Moorings in the Great Barrier Reef. |
| 17. | Install appropriate signage regarding responsible fishing and legal catch sizes. |
| 18. | Designate ‘go slow' zones to minimise potential for boat strikes. |
| 19. | Implement light management strategies to prevent light spill to the coastal and marine environment. |
| 20. | Prepare and implement a Fauna Management Plan which complies with turtle friendly guideline. |
| 21. | Prepare and implement a Stranding Response Strategy in consultation with QPWS. |
| 22. | Prepare and implement a Resort Tours Management Plan. |
| 23. | Prepare and implement a Marine Pest Management Plan. |
| 24. | Establish an underwater snorkel/SCUBA trail to restrict spatial scale of potential disturbance. |
| 25. | Ensure that no refuelling, vessel maintenance or pump out of waste waters occurs at marine facilities at the resort. |
| 26. | Prepare and implement a Marine Execution Plan, Aids to Navigation Management Plan and Vessel-sourced Pollution Prevention Management Plan as required by regulatory authorities. |
| | **Coastal Processes** |
| 27. | Buildings and infrastructure are designed to improve resilience to impacts associated with storm surge, coastal erosion and sea level rise. |
| 28. | Ensure construction activities protects the physical integrity of the beach and intertidal zone. |

| | |
|---|---|
| | **Scenic Amenity** |
| 29. | Promote a built-form that integrates with and is subordinate to the natural environment in terms of scale, bulk, materials, and colour. |
| 30. | Retention of existing trees in selected locations and additional screen planting of trees to visually integrate the villas in their landscape settings. |
| 31. | Use of dark subdued colours and tones especially of upper stories and pale dull roofs to enhance visual integration. |
| 32. | The impact of visually exposed retaining walls is to be mitigated (for example through use of gabion walls using rocks with screening shrubs and vines). |
| 33. | Road alignment will avoid linear scarring slopes perpendicular to contours and within view of sensitive receptors. |
| 34. | Lighting in all precincts will be downward-directed with minimal glare spillage with no flood-lighting of trees or external walls above the surrounding vegetation screening height. |
| 35. | Lighting of rooms associated with decks and large picture windows in the eco-tourism villas will be fitted with dimmers and timers. |
| | **Cultural Heritage** |
| 36. | Prepare and implement a Cultural Heritage Management Plan. |
| 37. | Protect Aboriginal and Torres Strait Islander and Non- Aboriginal and Torres Strait Islander cultural heritage uncovered through any construction activities through the Incidental Finds Procedure. |
| 38. | Cultural heritage induction to be incorporated into the contractor/employee manual and induction. |
| 39. | Record airstrip values prior to construction. |
| | **Site Contamination** |
| 40. | Hazardous materials shall be stored in accordance with regulatory requirements with an adequately bunded containment area, with incompatible substances stored separately. |
| 41. | Emergency procedures concerned with spillage events and containment measures shall be displayed in a prominent position within the site working area. |
| 42. | Demolition or disturbance of buildings with asbestos shall be undertaken in accordance with an Asbestos Management Plan which also details appropriate public health mitigation measures. |
| 43. | Specific Site Induction training shall include instructions on correct procedures for storage, handling and/or disposal of dangerous and hazardous substances. |
| 44. | Spill kits shall be maintained on site for the clean-up of chemical or fuel spills. |

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| 45. | Any accidental spills of hazardous materials would be cleaned immediately, and appropriately disposed of. |
| | **Water Resources** |
| 46. | Excavation of areas less than 5 metres AHD during construction or operation is to be undertaken in accordance with the Acid Sulfate Soils Management Plan that complies with the requirements of the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines. |
| 47. | Erosion and sedimentation control measures to be implemented prior to commencement and during earthworks/construction in accordance with an Erosion and Sediment Control Plan. |
| 48. | Ensure the sustainable design and management of the golf course through the preparation and implementation of a Golf Course and Irrigation Management Plan. |
| 49. | Ensure the water quality of receiving environments is protected and enhanced through the preparation and implementation of a Stormwater and Water Management Plan. |
| 50. | Ensure the sewage treatment plant is managed in accordance with the conditions of an environmental authority. |
| 51. | Raise and maintain the existing earth bund near the dam to protect against dam crest failure. |
| 52. | Ensure the floor levels of all buildings used to house critical infrastructure and hazardous materials are located above the flood levels affected by the Dam Failure and predicted impacts associated with sea level rise. |
| 53. | Prepare and implement a Water Contingency Action Plan to unexpected failure of the main water supply to the resort or low dam levels. |
| 54. | Enlarge the dam catchment area to increase inflows. |
| 55. | Water efficient fittings and appliances will be installed and used throughout the resort. |
| 56. | Staff training will include awareness of environmental issues including water conservation measures. |
| 57. | Recycled water will be used for toilet flushing (communal areas and resort units), laundry, irrigation and wash-down. |
| 58. | A Recycled Water Management Plan will be prepared and implemented. |
| 59. | Visitor information will include awareness of environmental issues including water conservation measures. |
| 60. | Undertake water quality monitoring at the Dam and Water Treatment Plant to ensure that water drinking water meets required regulatory requirements. |
| 61. | Undertake monitoring of dam levels with the Water Contingency Action Plan to be initiated when dam levels fall below 30 per cent. |
| 62. | Undertake regular water quality monitoring at the sewage treatment plant to ensure suitability for irrigation and re-use. |

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| 63. | Undertake regular sampling of rainwater tank water when used for swimming pool top up and/or alternative water supply. |
| 64. | Daily inspection of erosion and sediment control devices, and compliance with an approved ESCP to ensure they are in place and working efficiently. |
| 65. | Establish a seawater baseline water quality monitoring program. |
| | **Air Quality** |
| 66. | Prepare a Dust Management Plan to minimise dust generation during construction through use of the water sprays on exposed areas of ground, limiting vehicle speeds, avoid undertaking clearing during periods of high wind and covering any stockpiles. |
| 67. | Construction equipment to be maintained in good repair, including exhaust systems and emission control devices. |
| 68. | Controlled burns to be undertaken during suitable weather conditions to avoid disturbance to staff and residents. |
| 69. | All plant and equipment associated with diesel power generation is maintained in accordance with environmental best practice to ensure emissions are minimised and the potential for adverse air quality impacts is negligible. |
| 70. | Toilet facilities and sewage treatment facilities to be established prior to major construction works commencing on site. |
| 71. | Prepare and implement an Odour Management Plan. |
| 72. | Wastes to be collected in appropriate bins and removed from the island on regular basis to avoid odour generation, particularly in the summer months. |
| 73. | Operate and maintain the sewage treatment plant (and associated inlet works, sludge press and collection facilities) in accordance with manufacturer specifications to minimise odour generation. |
| 74. | Putrescible waste is proposed to be collected daily from the villas, hotels and other facilities and transferred to a purpose built storage facility located within the services area of the resort. Transfer of the stored waste is expected to occur at least weekly with waste loaded into an enclosed truck and shipped to the mainland for ultimate disposal at a designated landfill. |
| | **Noise and Vibration** |
| 75. | Prepare and implement a Noise and Vibration Management Strategy based on Australian Standard AS2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites. |
| 76. | Mitigate noise impacts on marine species associated with jetty upgrades. |
| 77. | Minimise aircraft noise intrusion and allow no night flights accept for emergencies. |
| 78. | Install and maintain noise barriers around diesel generators. |

| | |
|---|---|
| 79. | Minimise impact of boats docking at jetty, barge and moorings with operations primarily during daytime hours. |
| 80. | Install and maintain adequate noise screening/enclosure for water pump. |
| 81. | Minimise impact of vehicular traffic by restricting truck movements during daytime and evening periods. |
| 82. | Maintain plant and equipment in to ensure good operating condition. |
| | **Social and Economic** |
| 83. | Ensure a safe work environment for all workers in accordance with the *Work Health and Safety Act 2011,* regulations and codes of practice. |
| 84. | Prepare an Environmental, Health and Safety Management Plan. This will include a mosquito management plan. |
| 85. | All construction workers must wear required Personal Protective Equipment. |
| 86. | All staff are to undergo Emergency Response Training which includes first aid training, evacuation and emergency response training and basic fire training in accordance with an Emergency Response Plan. |
| 87. | The resort construction and operations will seek to use local products and suppliers where possible. |
| 88. | Maximise employment opportunities for local skilled workers, young trainees and apprentices, Aboriginal and Torres Strait Islanders (for example Aboriginal and Torres Strait Islander rangers program) and mature age trainees and apprentices; |
| 89. | An Onsite Health Management Plan will be prepared in consultation with local health, emergency response agencies, the Mackay Hospital and Health Service, Queensland Health, and other relevant agencies to determine most efficient treatment of sick or injured workers; most efficient route for transporting sick or injured workers (Proserpine or Mackay); protocols for managing high risk outbreaks - for example Measles, Chicken Pox, Influenza, Legionnaires; most appropriate approach for managing First Aid. |
| 90. | Promote staff wellbeing by implementing a Contractor Wellbeing Plan for FIFO workers, including providing easy access to mental health practitioner/counsellor; develop and alcohol and drugs policy and consider different roster styles; |
| 91. | Restrict truck movements for potentially dangerous loads on the Island to daylight hours due to high level of licensed venues, nightclubs, and pubs frequented by tourists unfamiliar with the area. |
| 92. | All food provided on site to the construction workers will comply with the *Food Act2006.* |
| 93. | Develop safety plans for transport companies including policies to limit the transport of large, non-standard loads and equipment to off-peak periods |
| | **Waste Management** |

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| 94. | Ensure resort waste is managed in accordance with the principles of avoidance, reduction, re-use and recycling. |
| 95. | Provide education/awareness training and information to staff and guests regarding relevant aspects of the Waste Management Plan. |
| 96. | Selection of materials for building construction shall seek to maximise the use of renewable or recyclable components. |
| 97. | Purchasing policies shall be implemented to focus on selection of materials and resources with less packaging. |
| 98. | Re-use existing building and other materials on-site where possible. |
| 99. | Ensure separate bins are provided for glass, cardboard/paper and general waste to encourage recycling. All employees and contractors will be trained in the correct waste disposal procedures and encouraged to recycle. |
| 100. | Organic waste derived from vegetation clearing/management is to be composted onsite and reused as mulch. |
| 101. | Wastes unable to reused or recycled (except for organic wastes) must be disposed of at an approved Council landfill on the mainland via a marine vessel which is not carrying passengers (for hygienic reasons). |
| 102. | All wastes shall be collected and stored on-site in central facilities and in a way that promotes recycling. |
| | **Traffic and Transport** |
| 103. | Minimise impact of construction traffic and parking on the mainland through the preparation and implementation of a Traffic Management Plan. |
| 104. | Ensure the safety of construction vehicles and pedestrians on the Island through the preparation and implementation of a Traffic Management Plan. |
| 105. | Ensure the safety of staff and resort guests through ensuring all vehicles are appropriately services and lighting provided in key locations. |
| 106. | Ensure the safety and efficiency of aircraft movement through compliance with CASA requirements. |
| 107. | Ensure the safety and efficiency of marine vessels through the preparation and implementation of a Vessel Traffic Management Plan. |
| 108. | Prepare a Pavement Impact Assessment. |
| | **Hazard and Risk** |
| 109. | Prepare and implement an Evacuation and Emergency Management and Response Plan and Natural Disaster Strategy will be developed in consultation with Local Disaster Management Groups to respond to emergencies, building fires, bushfires, cyclones, flooding, release of hazardous materials and landslides. |

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| 110. | Prepare a Bushfire Management Plan in consultation with QPWS. |
| 111. | Prepare a Risk and Hazard Management Plan. |
| 112. | All construction and operational staff are trained on site evacuation and emergency response procedures. |
| 113. | Mitigate the potential impacts associated with heatwaves through the preparation and implementation of an Environmental, Health and Safety Management Plan for the construction and operational phase of the project. |
| 114. | Prevent drownings or human injury associated with swimming lagoons, pool and the sea by educating guests and staff on potential risks and the provision of life saving devices and trained staff. |
| 115. | Prepare a Pool Management Plan to ensure the operational management and water quality of all swimming pools. |
| | **National Park** |
| 116. | Work collaboratively with DNPSR and QPWS to manage bushfire risk on Lindeman Island and upgrade walking trails. |
| 117. | Undertake site restoration requirements in accordance with legislation and lease requirements. |
| 118. | Prepare a fire strategy in consultation with the QPWS Regional Fire Coordinator. |
| 119. | Prepare a mitigation strategy for increased visitor use of the National Park in consultation with QPWS. |
| | **Approvals and Permits** |
| 120. | Ensure site works and resort operation complies at all times with regulatory and permit requirements. |

# Appendix 7. Statement of Outstanding Universal Value

## Part A. Brief synthesis

As the world's most extensive coral reef ecosystem, the Great Barrier Reef is a globally outstanding and significant entity. Practically the entire ecosystem was inscribed as World Heritage in 1981, covering an area of 348,000 square kilometres and extending across a contiguous latitudinal range of 14° (10°S to 24°S). The Great Barrier Reef (hereafter referred to as GBR) includes extensive cross-shelf diversity, stretching from the low water mark along the mainland coast up to 250 kilometres offshore. This wide depth range includes vast shallow inshore areas, mid-shelf and outer reefs, and beyond the continental shelf to oceanic waters over 2,000 metres deep.

Within the GBR there are some 2,500 individual reefs of varying sizes and shapes, and over 900 islands, ranging from small sandy cays and larger vegetated cays, to large rugged continental islands rising, in one instance, over 1,100 metres above sea level. Collectively these landscapes and seascapes provide some of the most spectacular maritime scenery in the world.

The latitudinal and cross-shelf diversity, combined with diversity through the depths of the water column, encompasses a globally unique array of ecological communities, habitats and species. This diversity of species and habitats, and their interconnectivity, make the GBR one of the richest and most complex natural ecosystems on earth. There are over 1,500 species of fish, about 400 species of coral, 4,000 species of mollusc, and some 240 species of birds, plus a great diversity of sponges, anemones, marine worms, crustaceans, and other species. No other World Heritage property contains such biodiversity. This diversity, especially the endemic species, means the GBR is of enormous scientific and intrinsic importance, and it also contains a significant number of threatened species. At time of inscription, the IUCN evaluation stated "…if only one coral reef site in the world were to be chosen for the World Heritage List, the Great Barrier Reef is the site to be chosen".

**Criterion (vii):** The GBR is of superlative natural beauty above and below the water, and provides some of the most spectacular scenery on earth. It is one of a few living structures visible from space, appearing as a complex string of reefal structures along Australia's northeast coast.

From the air, the vast mosaic patterns of reefs, islands and coral cays produce an unparalleled aerial panorama of seascapes comprising diverse shapes and sizes. The Whitsunday Islands provide a magnificent vista of green vegetated islands and spectacular sandy beaches spread over azure waters. This contrasts with the vast mangrove forests in Hinchinbrook Channel, and the rugged vegetated mountains and lush rainforest gullies that are periodically cloud-covered on Hinchinbrook Island.

On many of the cays there are spectacular and globally important breeding colonies of seabirds and marine turtles, and Raine Island is the world's largest green turtle breeding area. On some continental islands, large aggregations of over-wintering butterflies periodically occur.

Beneath the ocean surface, there is an abundance and diversity of shapes, sizes and colours; for example, spectacular coral assemblages of hard and soft corals, and thousands of species of reef fish provide a myriad of brilliant colours, shapes and sizes. The internationally renowned Cod Hole near Lizard Island is one of many significant tourist attractions. Other superlative natural phenomena include the annual coral spawning, migrating whales, nesting turtles, and significant spawning aggregations of many fish species.

**Criterion (viii):** The GBR, extending 2,000 kilometres along Queensland's coast, is a globally outstanding example of an ecosystem that has evolved over millennia. The area has been exposed and flooded by at least four glacial and interglacial cycles, and over the past 15,000 years reefs have grown on the continental shelf.

During glacial periods, sea levels dropped, exposing the reefs as flat-topped hills of eroded limestone. Large rivers meandered between these hills and the coastline extended further east.

During interglacial periods, rising sea levels caused the formation of continental islands, coral cays and new phases of coral growth. This environmental history can be seen in cores of old massive corals.

Today the GBR forms the world's largest coral reef ecosystem, ranging from inshore fringing reefs to mid-shelf reefs, and exposed outer reefs, including examples of all stages of reef development. The processes of geological and geomorphological evolution are well represented, linking continental islands, coral cays and reefs. The varied seascapes and landscapes that occur today have been moulded by changing climates and sea levels, and the erosive power of wind and water, over long-time periods.

One-third of the GBR lies beyond the seaward edge of the shallower reefs; this area comprises continental slope and deep oceanic waters and abyssal plains.

**Criterion (ix):** The globally significant diversity of reef and island morphologies reflects ongoing geomorphic, oceanographic and environmental processes. The complex cross-shelf, longshore and vertical connectivity is influenced by dynamic oceanic currents and ongoing ecological processes such as upwellings, larval dispersal and migration.

Ongoing erosion and accretion of coral reefs, sand banks and coral cays combine with similar processes along the coast and around continental islands. Extensive beds of Halimeda algae represent active calcification and accretion over thousands of years.

Biologically the unique diversity of the GBR reflects the maturity of an ecosystem that has evolved over millennia; evidence exists for the evolution of hard corals and other fauna. Globally significant marine faunal groups include over 4,000 species of molluscs, over 1,500 species of fish, plus a great diversity of sponges, anemones, marine worms, crustaceans, and many others. The establishment of vegetation on the cays and continental islands exemplifies the important role of birds, such as the Pied Imperial Pigeon, in processes such as seed dispersal and plant colonisation.

Human interaction with the natural environment is illustrated by strong ongoing links between Aboriginal and Torres Strait Islanders and their sea-country, and includes numerous shell deposits (middens) and fish traps, plus the application of story places and marine totems.

**Criterion (x):** The enormous size and diversity of the GBR means it is one of the richest and most complex natural ecosystems on earth, and one of the most significant for biodiversity conservation. The amazing diversity supports tens of thousands of marine and terrestrial species, many of which are of global conservation significance.

As the world's most complex expanse of coral reefs, the reefs contain some 400 species of corals in 60 genera. There are also large ecologically important inter-reefal areas. The shallower marine areas support half the world's diversity of mangroves and many seagrass species. The waters also provide major feeding grounds for one of the world's largest populations of the threatened dugong. At least 30 species of whales and dolphins occur here, and it is a significant area for humpback whale calving.

Six of the world's seven species of marine turtle occur in the GBR. As well as the world's largest green turtle breeding site at Raine Island, the GBR also includes many regionally important marine turtle rookeries.

Some 242 species of birds have been recorded in the GBR. Twenty-two seabird species breed on cays and some continental islands, and some of these breeding sites are globally significant; other seabird species also utilize the area. The continental islands support thousands of plant species, while the coral cays also have their own distinct flora and fauna.

## Part B. Integrity

The ecological integrity of the GBR is enhanced by the unparalleled size and current good state of conservation across the property. At the time of inscription, it was felt that to include virtually the entire Great Barrier Reef within the property was the only way to ensure the integrity of the coral reef ecosystems in all their diversity.

A number of natural pressures occur, including cyclones, crown-of-thorns starfish outbreaks, and sudden large influxes of freshwater from extreme weather events. As well there is a range of human uses such as tourism, shipping and coastal developments including ports. There are also some disturbances facing the GBR that are legacies of past actions prior to the inscription of the property on the World Heritage list.

At the scale of the GBR ecosystem, most habitats or species groups have the capacity to recover from disturbance or withstand ongoing pressures. The property is largely intact and includes the fullest possible representation of marine ecological, physical and chemical processes from the coast to the deep abyssal waters enabling the key interdependent elements to exist in their natural relationships.

Some of the key ecological, physical and chemical processes that are essential for the long-term conservation of the marine and island ecosystems and their associated biodiversity occur outside the boundaries of the property and thus effective conservation programs are essential across the adjoining catchments, marine and coastal zones.

## Part C. Protection and management requirements

The GBR covers approximately 348,000 square kilometres. Most of the property lies within the GBR Marine Park: at 344,400 square kilometres, this Federal Marine Park comprises approximately 99 per cent of the property. The GBR Marine Park's legal jurisdiction ends at low water mark along the mainland (with the exception of port areas) and around islands (with the exception of 70 Commonwealth managed islands which are part of the Marine Park). In addition the GBR also includes over 900 islands within the jurisdiction of Queensland, about half of which are declared as 'national parks', and the internal waters of Queensland that occur within the World Heritage boundary (including a number of long-established port areas).

The World Heritage property is and has always been managed as a multiple-use area. Uses include a range of commercial and recreational activities. The management of such a large and iconic world heritage property is made more complex due to the overlapping State and Federal jurisdictions. The Great Barrier Reef Marine Park Authority, an independent Australian Government agency, is responsible for protection and management of the GBR Marine Park. The *Great Barrier Reef Marine Park Act 1975* was amended in 2007 and 2008, and now provides for "the long term protection and conservation ... of the Great Barrier Reef Region" with specific mention of meeting "... Australia's responsibilities under the World Heritage Convention".

Queensland is responsible for management of the Great Barrier Reef Coast Marine Park, established under the Marine Parks Act 2004 (Qld). This is contiguous with the GBR Marine

Park and covers the area between low and high water marks and many of the waters within the jurisdictional limits of Queensland. Queensland is also responsible for management of most of the islands.

The overlapping jurisdictional arrangements mean that the importance of complementary legislation and complementary management of islands and the surrounding waters is well recognised by both governments. Strong cooperative partnerships and formal agreements exist between the Australian Government and the Queensland Government. In addition, strong relationships have been built between governments and commercial and recreational industries, research institutions and universities. Collectively this provides a comprehensive management influence over a much wider context than just the marine areas and islands.

Development and land use activities in coastal and water catchments adjacent to the property also have a fundamental and critical influence on the values within the property. The Queensland Government is responsible for natural resource management and land use planning for the islands, coast and hinterland adjacent to the GBR. Other Queensland and Federal legislation also protects the property's Outstanding Universal Value addressing such matters as water quality, shipping management, sea dumping, fisheries management and environmental protection.

The Federal *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides an overarching mechanism for protecting the World Heritage values from inappropriate development, including actions taken inside or outside which could impact on its heritage values. This requires any development proposals to undergo rigorous environmental impact assessment processes, often including public consultation, after which the Federal Minister may decide, to approve, reject or approve under conditions designed to mitigate any significant impacts. A recent amendment to the EPBC Act makes the GBR Marine Park an additional 'trigger' for a matter of National Environmental Significance which provides additional protection for the values within the GBR.

The GBR Marine Park and the adjoining GBR Coast Marine Park are zoned to allow for a wide range of reasonable uses while ensuring overall protection, with conservation being the primary aim. The zoning spectrum provides for increasing levels of protection for the 'core conservation areas' which comprise the 115,000 square kilometres of 'no-take' and 'no-entry' zones within the GBR.

While the Zoning Plan is the 'cornerstone' of management and provides a spatial basis for determining where many activities can occur, zoning is only one of many spatial management tools and policies applied to collectively protect the GBR. Some activities are better managed using other spatial and temporal management tools like Plans of Management, Special Management Areas, Agreements with Traditional Owners and permits (often tied to specific zones or smaller areas within zones, but providing a detailed level of management not possible by zoning alone). These statutory instruments also protect the Outstanding Universal Value of the property.

Many Aboriginal and Torres Strait Island peoples undertake traditional use of marine resource activities to provide traditional food, practice their living maritime culture, and to educate younger generations about traditional and cultural rules and protocols. In the GBR these activities are managed under both Federal and Queensland legislation and policies including Traditional Use of Marine Resource Agreements (TUMRAs) and Indigenous Land Use Agreements (ILUAs). These currently cover some 30 per cent of the GBR inshore area, and support Traditional Owners to maintain cultural connections with their sea country.

Similarly, non-statutory tools like site management and Industry Codes of Practice contribute to the protection of World Heritage values. Some spatial management tools are not permanently in place nor appear as part of the zoning, yet achieve effective protection for elements of biodiversity (for example the temporal closures that are legislated across the GBR prohibit all reef fishing during specific moon phases when reef fish are spawning).

Other key initiatives providing increased protection for the GBR include the comprehensive Great Barrier Reef Outlook Report (and its resulting 5-yearly reporting process); the Reef Water Quality Protection Plan; the GBR Climate Change Action Plan; and the Reef Guardian Stewardship Programs which involve building relationships and working closely with those who use and rely on the GBR or its catchment for their recreation or their business.

The 2009 Outlook Report identified the long-term challenges facing the GBR; these are dominated by climate change over the next few decades. The extent and persistence of damage to the GBR ecosystem will depend to a large degree on the amount of change in the world's climate and on the resilience of the GBR ecosystem to such change. This report also identified continued declining water quality from land-based sources, loss of coastal habitats from coastal development, and some impacts from fishing, illegal fishing and poaching as the other priority issues requiring management attention for the long-term protection of the GBR.

Emerging issues since the 2009 Outlook Report include proposed port expansions, increases in shipping activity, coastal development and intensification and changes in land use within the GBR catchment; population growth; the impacts from marine debris; illegal activities; and extreme weather events including floods and cyclones.

Further building the resilience of the GBR by improving water quality, reducing the loss of coastal habitats and increasing knowledge about fishing and its effects and encouraging modified practices, will give the GBR its best chance of adapting to and recovering from the threats ahead, including the impacts of a changing climate.

# Appendix 8. Australian world heritage management principles

**1 General principles**

1.01 The primary purpose of management of natural heritage and cultural heritage of a declared World Heritage property must be, in accordance with Australia's obligations under the World Heritage Convention, to identify, protect, conserve, present, transmit to future generations and, if appropriate, rehabilitate the World Heritage values of the property.

1.02 The management should provide for public consultation on decisions and actions that may have a significant impact on the property.

1.03 The management should make special provision, if appropriate, for the involvement in managing the property of people who:

(a) have a particular interest in the property; and

(b) may be affected by the management of the property.

1.04 The management should provide for continuing community and technical input in managing the property.

**2 Management planning**

2.01 At least 1 management plan should be prepared for each declared World Heritage property.

2.02 A management plan for a declared World Heritage property should:

(c) state the World Heritage values of the property for which it is prepared; and

(d) include adequate processes for public consultation on proposed elements of the plan; and

(e) state what must be done to ensure that the World Heritage values of the property are identified, conserved, protected, presented, transmitted to future generations and, if appropriate, rehabilitated; and

(f) state mechanisms to deal with the impacts of actions that individually or cumulatively degrade, or threaten to degrade, the World Heritage values of the property; and

(g) provide that management actions for values, that are not World Heritage values, are consistent with the management of the World Heritage values of the property; and

(h) promote the integration of Commonwealth, State or Territory and local government responsibilities for the property; and

(i) provide for continuing monitoring and reporting on the state of the World Heritage values of the property; and

(j) be reviewed at intervals of not more than 7 years.

**3 Environmental impact assessment and approval**

3.01 This principle applies to the assessment of an action that is likely to have a significant impact on the World Heritage values of a property (whether the action is to occur inside the property or not).

3.02 Before the action is taken, the likely impact of the action on the World Heritage values of the property should be assessed under a statutory environmental impact assessment and approval process.

3.03 The assessment process should:

(k) identify the World Heritage values of the property that are likely to be affected by the action; and

(l) examine how the World Heritage values of the property might be affected; and

(m) provide for adequate opportunity for public consultation.

3.04 An action should not be approved if it would be inconsistent with the protection, conservation, presentation or transmission to future generations of the World Heritage values of the property.

3.05 Approval of the action should be subject to conditions that are necessary to ensure protection, conservation, presentation or transmission to future generations of the World Heritage values of the property.

3.06 The action should be monitored by the authority responsible for giving the approval (or another appropriate authority) and, if necessary, enforcement action should be taken to ensure compliance with the conditions of the approval

# Appendix 9. Conservation advices and threat abatement plans

The following threat abatement plans and recovery plans relate to matters of national environmental significance as discussed in Section 7 of this report.

## Schedule 1. Conservation Advices

### Part A. Approved conservation advice for the Littoral Rainforest and Coastal Vine Thickets of Eastern Australia ecological community

The following are actions that can be carried out to stop the decline or support the recovery of the ecological community. The regional priority recovery and threat abatement actions required for this ecological community are identified below.

**Regional Priority Actions**

(a) Identify known sites of high conservation priority and implement conservation mechanisms, such as covenants or inclusion in reserve tenure.

**Habitat Loss, Disturbance and Modification**

(a) Protect areas of native vegetation, which contain remnants of the listed ecological community.

(b) Manage any changes to hydrology which may result in increased run off or sediment or changes to the water table levels.

(c) Ensure chemicals or other mechanisms used to eradicate weeds do not have a significant adverse impact on the ecological community.

(d) Repair, expand and connect existing remnants of the listed ecological community through appropriate rainforest rehabilitation methods.

(e) Maintain and monitor rehabilitated remnants of the listed ecological community.

(f) Undertake appropriate collection and storage of seed of component species for future planting.

(g) Develop and implement a management plan for the control of transformer weeds in the local region.

**Invasive Weeds**

(h) Develop a management plan or for the control and, as appropriate, eradication of feral deer, such as Rusa, Sambar and Hog Deer.

**Trampling, Browsing and Grazing**

(i) Develop and implement a suitable fire management strategy for the ecological community.

**Fire**

(j) Provide maps of known occurrences of the ecological community to local and state rural fire services and seed inclusion of mitigative measures in bush fire risk management plan(s), risk register and/or operation maps.

(k) Raise awareness of the ecological community within the local community.

**Conservation Information**

(l) The local priority recovery and threat abatement actions for this ecological community are identified below:

(i) Local Priority Actions

(A) Monitor known sites to identify key threats or progress of recovery.

(ii) Habitat Loss, Disturbance and Modification

(A) Modify access routes to prevent vehicular and pedestrian access

## Part B. Approved conservation advice for Broad Leafe Tea-tree (Melaleuca viridiflora) Woodlands in High Rainfall Coastal North Queensland

**Threats**

The landscape within which the ecological community occurs is subject to a range of landuses including grazing and state forests. Some areas are subject to small-scale clearing for hobby-farms and fire breaks.

The key threats impacting upon the ecological community are clearing and fragmentation; weed invasion; inappropriate grazing regimes; forestry practices; inappropriate fire regimes; and illegal wildlife harvesting. Many of the threats to the ecological community also have adverse impacts on threatened species associated with the ecological community.

The main potential threats to the ecological community relate to myrtle rust and changes in hydrological regimes.

**Research Priorities**

Research priorities that would inform future regional and local priority actions include:

(a) Undertake surveys across the range of the ecological community to:

(i) identify sites of high conservation priority and to gain a better understanding of its variation and dynamics in floristics, particularly for understorey species.

(ii) locate additional remnants and identify threatened species that may require specific conservation measures.

(b) Support and enhance existing programs for the production of mapping of pre-1750 extent and current remnants.

(c) Determine optimal management regimes for high quality remnants and support and enhance existing weed management programs.

(d) Support ongoing research aimed at managing major weeds such as snakeweed (*Stachytarpheta jamaicensis*), *Stylosanthes scabra*, rat's tail (*Sporobolus jaquemontii*), sensitive weed (*Mimosa pudica*), urena burr (*Urena lobata*), Chinese burr (*Triumfetta rhomboidea*), spiny sida (*Sida spinosa*), thatch grass (*Hyparrhenia rufa*), Guinea grass (*Megathyrsus maximus*) and *Sida rhombifolia*.

(e) Assess the vulnerability of the ecological community to climate change.

(f) Undertake experimental trials to identify optimal disturbance regimes for promoting biodiversity within remnants. For instance, to determine management prescriptions for ecological burning or sustainable grazing regimes that maintain plant diversity and faunal habitat quality.

(g) Investigate the potential and efficacy of DNA-based or other approaches for the identification of individual plants and/or populations of *Dendrobium canaliculatum* (tea tree orchid), *Dischidia nummularia* (button orchid) and *Myrmecodia becarrii* (ant plant) to

provide a means for detecting and prosecuting illegal collection from the wild (see for example Palsboll et al., 2006).

**Priority Actions**

The following priority recovery and threat abatement actions can be done to support the recovery of Broad leaf tea-tree (*Melaleuca viridiflora*) woodlands in high rainfall coastal north Queensland.

**Habitat Loss, Disturbance and Modification**

(h) Ensure that remnants that are of particularly high quality or important in a landscape context (for example as wildlife corridors or linkages) are considered for inclusion in reserve tenure or conserved via incentive-based schemes for landholders.

(i) Avoid any changes to hydrology that may result in changes to the natural hydrological regime, including drainage and increase or decrease in run-off, salinity, or pollution.

(j) Monitor known remnants to identify key threats.

(k) Manage threats to remnants of the ecological community.

(l) Monitor the progress of recovery, through improved mapping, estimates of extent and condition assessments of the ecological community, and effective adaptive management actions.

(m) Develop and implement best practice standards for management of remnants on private and public lands.

(n) Liaise with local councils and State authorities to ensure new development, road widening, maintenance activities or other activities involving substrate or vegetation disturbance in areas where the ecological community occurs do not adversely impact on known remnants.

(o) Liaise with planning authorities to ensure that planning takes the protection of remnants into account, with due regard to principles for long-term conservation. This may particularly apply where the ecological community occurs in or near to peri-urban or urban centres.

**Invasive Species**

(p) Manage sites to prevent introduction or further spread of new invasive exotic weeds, and targeted control of existing key weeds which threaten the ecological community, using appropriate methods.

(q) Manage forestry practices to minimise potential invasion of remnants from neighbouring plantations.

(r) Ensure chemicals or other mechanisms used to manage weeds do not have significant adverse non-target impacts on remnants of the ecological community.

(s) Control invasive animals (such as goats, pigs and feral horses) to manage threats, especially to threatened species, and high quality sites through coordinated landscape-scale control programs.

**Trampling, Browsing or Grazing**

(t) Ensure that livestock grazing uses an appropriate management regime and density that does not detrimentally affect remnants of the ecological community.

(u) Manage known sites on private property to ensure that total grazing pressure is appropriate to maintain and enhance native biodiversity.

(v) Dot not place artificial watering or feeding points within patches of the ecological community.

**Fire**

(w) Develop and implement a suitable fire management strategy for the ecological community, which includes information for landholders on how to implement appropriate fire management actions.

(x) Identify appropriate intensity and interval of fire to promote vegetation regeneration.

(y) Where appropriate provide maps of known occurrences to local and state Rural Fire Services and seek inclusion of mitigative measures in bush fire risk management plan(s), risk register and/or operation maps.

(z) Negotiate appropriate standing procedures with local fire brigades.

**Diseases, Fungi and Parasites**

(aa) Develop and implement suitable hygiene protocols to protect sites from potential outbreaks of myrtle rust (Uredo rangelii).

**Conservation Information**

(bb) Raise public awareness about the Broad leaf tea-tree (*Melaleuca viridiflora*) woodlands in high rainfall coastal north Queensland ecological community.

(cc) Establish and/or maintain liaisons with private landholders and land managers of land on which remnants occur.

This list does not necessarily encompass all actions that may be of benefit to Broad leaf tea-tree (*Melaleuca viridiflora*) woodlands in high rainfall coastal north Queensland, but highlights those that are considered to be of highest priority at the time of preparing the Conservation Advice.

## Part C. Approved conservation advice for Australian Painted Snipe (*Rostratula* Australis) – 2013

The Australian painted snipe is listed as endangered has it has undergone a severe decline in excess of over 50 per cent over the last three generations associated with wetland loss and degradation.

**Research Priorities:**

Priority 1: Support and enhance existing programs for the Australian painted snipe that area managed by BirdLife Australia.

Priority 2: Continue to monitor the species to more precisely assess population size, distribution and the relative impacts of threatening processes.

Priority 3: Identify and describe the ecological and hydrological character of sites that are suitable for the Australian painted snipe, particularly those known to be used by the species for breeding.

Priority 4: Investigate potential food resources for the species and monitor changes to the abundance and diversity of these resources (for example invertebrates).

Priority 5: Directly monitor the breeding and non-breeding behaviour of the Australian painted snipe with the use of radio transmitters and/or tagging methods.

**Regional priority actions:**

Action 1: Management actions to prevent habitat loss, disturbance and modification

Action 2: Management actions to prevent occurrence of invasive weeds

Action 3: Management actions to prevent livestock trampling, browsing or grazing

Action 4: Control numbers of feral animals

Action 5: Develop and implement fire management strategy for the habitat of the snipe

Action 6: Raise awareness of the Australian painted snipe within the local community, encourage surveys, engage with landholders, facilitate the exchange of information regarding sightings, research and management approaches

## Part D. Approved conservation advice for Numenius madagascariensis – eastern curlew

**Conservation Actions**

There should not be a recovery plan for this species, as approved conservation advice provides sufficient direction to implement priority actions and mitigate against key threats. Significant management and research is being undertaken at international, state and local levels.

An International Single Species Action Plan will be developed and implemented across the East Asian – Australasian Flyway. Additionally, BirdLife Australia coordinates Australia's national shorebird monitoring program, Shorebirds 2020. This volunteer-based program conducts national shorebird surveys twice per year.

**Primary Conservation Objectives**

*International objectives*

(a) Achieve a stable or increasing population.

(b) Maintain and enhance important habitat.

(c) Reduce disturbance at key roosting and feeding sites.

*Australian objectives*

(d) Achieve a stable or increasing population.

(e) Maintain and enhance important habitat.

(f) Reduce disturbance at key roosting and feeding sites.

(g) Raise awareness of eastern curlew within the local community.

**Conservation and Management Actions**

Work with governments along the East Asian – Australasian Flyway to prevent destruction of key migratory staging sites.

(h) Develop and implement an International Single Species Action Plan for eastern curlew with all range states.

(i) Support initiatives to improve habitat management at key sites.

(j) Maintain and improve protection of roosting and feeding sites in Australia.

(k) Incorporate requirements for eastern curlews into coastal planning and management.

(l) Manage important sites to identify, control and reduce the spread of invasive species.

(m) Manage disturbance at important sites when eastern curlews are present – for example discourage or prohibit vehicle access, horse riding and dogs on beaches, implement temporary site closures.

(n) Monitor the progress of recovery, including the effectiveness of management actions and the need to adapt them if necessary.

**Monitoring priorities**

(o) Enhance existing migratory shorebird population monitoring programmes, particularly to improve coverage across northern Australia

**Information and research priorities**

(p) More precisely assess eastern curlew life history, population size, distribution and ecological requirements particularly across northern Australia.

(q) Improve knowledge about dependence of eastern curlew on key migratory staging sites, and wintering sites to the north of Australia.

(r) Improve knowledge about threatening processes including the impacts of disturbance and hunting.

**Recommendations**

(s) The Committee recommends that the list referred to in section 178 of the EPBC Act be amended by including in the list in the Critically Endangered category: Numenius madagascariensis

(t) The Committee recommends that there should not be a recovery plan for this species

# Schedule 2. Treat abatement plans

## Part A. Threat abatement plan for disease in natural ecosystems casued by Phytophthora cinnamomic

The Threat abatement plan for disease in natural ecosystems caused by Phytophthora cinnamomi came into force on 31 January 2014. This national threat abatement plan (TAP) has been developed to address the key threatening process 'Dieback caused by the root-rot fungus *Phytophthora cinnamomi*, which is listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

This TAP is considered to be a feasible, effective and efficient approach to abating the threat to Australia's biodiversity from disease caused by P. cinnamomi. The goal of this TAP is to identify and protect environmental assets—threatened species and ecological communities listed under the EPBC Act and other matters of national environmental significance—from the impacts of *P. cinnamomi*.

This plan also integrates:

(a) strategies to prevent *P. cinnamomi* spreading into areas that are free of disease

(b) strategies to reduce the impacts in infested areas

(c) recovery actions for the conservation of biodiversity assets currently being affected.

This plan should be read in conjunction with the document, Background: Threat abatement plan for disease in natural ecosystems caused by *Phytophthora cinnamomi* (Department of the Environment, 2014). The background document provides information on the scope of the problem; the characteristics, biology and distribution of the pathogen; impacts on the environment and management practices.

The Threat abatement plan for disease in natural ecosystems caused by *Phytophthora cinnamomi* is a variation of the 2001 plan (the Threat abatement plan for dieback caused by the root-rot fungus Phytophthora cinnamomi) which was reviewed in 2005.

# Acronyms and abbreviations

| Acronym | Definition |
|---|---|
| AADT | Annual Average Daily Traffic |
| ACH Act | *Aboriginal Cultural Heritage Act 2003* (Qld) |
| AEIS | Additional information to the environmental impact statement |
| AEP | Annual Exceedance Probability |
| AHD | Australian Height Datum |
| ANR | Aircraft Noise Reduction |
| ANZECC | Australian and New Zealand Environment Conservation Council |
| AS/NZS | Australian Standard/New Zealand Standard |
| CAMBA | China–Australia Migratory Bird Agreement |
| CASA | Civil Aviation Safety Authority |
| CBD | Convention on Biological Diversity |
| CEMP | construction environment management plan |
| CHMP | cultural heritage management plan |
| CIS | community investment strategy |
| CITES | Convention on International Trade in Endangered Species |
| CPM Act | *Coastal Protection and Management Act 1995* |
| CSEP | community and stakeholder engagement plan |
| DEE | Commonwealth Department of the Environment and Energy |
| DEHP | the former Department of Environment and Heritage Protection |
| DES | Department of Environment and Science |
| DEM | Digital Elevation Model |
| DIDO | 'drive-in, drive-out' |
| DNRME | Department of Natural Resources, Mines and Energy |
| DSDMIP | Department of State Development, Manufacturing, Infrastructure and Planning |
| DTMR | Department of Transport and Main Roads (Qld) |
| EA | environmental authority |
| EERP | Evacuation and Emergency Response Plan |
| EIS | environmental impact statement |
| EMP | environmental management plan |
| EMR | Environmental Management Register |
| EP | equivalent persons |
| EP Act | *Environmental Protection Act 1994* (Qld) |
| EPAW | erosion-prone areas widths |
| EPBC Act | *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) |
| EPP | Environmental Protection Policy (water, air, waste, noise) |
| EPP (Air) | Environmental Protection (Air) Policy 2008 |
| EPP (Noise) | Environmental Protection (Noise) Policy 2008 |

| Acronym | Definition |
|---|---|
| EPP (Water) | Environmental Protection (Water) Policy 2009 |
| ERA | environmentally relevant activity |
| ESA | environmentally sensitive area |
| FEIS | final environmental impact statement |
| FIFO | fly-in fly-out |
| FTE | full-time equivalent |
| GARID | Guidelines for Assessment of Road Impacts of Developments |
| GBRCMP | Great Barrier Reef Coastal Management Plan |
| GBRMP | Great Barrier Reef Marine Park |
| GBRMPA | Great Barrier Reef Marine Park Authority |
| GBRMPZ | Great Barrier Reef Marine Park Zoning Plan 2003 |
| GBRWHA | Great Barrier Reef World Heritage Area |
| GRP | Gross regional product |
| GSP | Gross state product |
| IAS | initial advice statement |
| JAMBA | Japan–Australia Migratory Bird Agreement |
| MEDLI | Model for Effluent Disposal to Land using Irrigation |
| mg/L | milligrams per litre of liquid/gaseous liquid |
| MIWRP | Mackay, Isaac and Whitsunday Regional Plan |
| ML | megalitres |
| MNES | matters of national environmental significance |
| MRC | Mackay Regional Council |
| MSES | matters of state environmental significance |
| MSQ | Maritime Safety Queensland |
| MUSIC | Model for Urban Stormwater Improvement Conceptualisation |
| NC Act | *Nature Conservation Act 1992* (Qld) |
| NDS | Natural Disaster Strategy |
| NEPC | National Environmental Protection Council |
| NEPM | national environment protection measure |
| NT agreement | native title agreement |
| NPV | net present value |
| OUV | Outstanding Universal Value |
| Planning act | *Planning Act 2016* |
| PMST | protected matters search tool |
| PoD | Plan of Development |
| QH | Queensland Health |
| QPWS | Queensland Parks and Wildlife Service |
| QWQG | *Queensland Water Quality Guidelines* |
| RE | regional ecosystem |

| Acronym | Definition |
|---|---|
| RIA | road impact assessment |
| RMP | road-use management plan |
| ROKAMBA | Republic of Korea–Australia Migratory Bird Agreement |
| RWMP | Recycled Water Management Plan |
| SDAP | State Development Assessment Provisions |
| SDPWO Act | *State Development and Public Works Organisation Act 1971* (Qld) |
| SDPWO Regulation | State Development and Public Works Organisation Regulation (Qld) |
| SIA | social impact assessment |
| SIAU | Social Impact Assessment Unit |
| SIMP | social impact management plan |
| SLA | statistical local area |
| SPP | state planning policy |
| TAP | threat abatement plan |
| TDS | total dissolved solids |
| TEC | threatened ecological community |
| TMP | traffic management plan |
| TOR | terms of reference |
| TSP | total suspended particles |
| USL | Unallocated State Land |
| VM Act | *Vegetation Management Act 1999* (Qld) |
| VMP | Vegetation Management Plan |
| VTS | vessel traffic service |
| WMP | waste management plan |
| WPA | Whale Protection Area |
| WPM | Whitsunday Plan of Management |
| WQIP | Whitsundays Water Quality Improvement Plan 2014-2021 |
| WQMP | Water Quality Monitoring Program |
| WRP | water resource plan |
| WSUD | Water Sensitive Urban Design |

# Glossary

| Term | Definition |
|---|---|
| assessment manager | For an application for a development approval, means the assessment manager under the *Planning Act 2016* (Qld). |
| bilateral agreement | The agreement between the Australian and Queensland governments that accredits the State of Queensland's EIS process. It allows the Commonwealth Minister for the Environment and Energy to rely on specified environmental impact assessment processes of the state of Queensland in assessing actions under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). |
| construction areas | The construction worksites, construction car parks, and any areas licensed for construction or on which construction works are carried out. |
| controlled action | A proposed action that is likely to have a significant impact on a matter of national environmental significance; the environment of Commonwealth land (even if taken outside Commonwealth land); or the environment anywhere in the world (if the action is undertaken by the Commonwealth). Controlled actions must be approved under the controlling provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). |
| controlling provision | The matters of national environmental significance, under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth), that the proposed action may have a significant impact on. |
| coordinated project | A project declared as a ' coordinated project' under section 26 of the SDPWO Act. Formerly referred to as a 'significant project'. |
| Coordinator-General | The corporation sole constituted under section 8A of the *State Development and Public Works Organisation Act 1938* and preserved, continued in existence and constituted under section 8 of the SDPWO Act. |
| environment | As defined in Schedule 2 of the SDPWO Act, includes:<br>a) ecosystems and their constituent parts, including people and communities<br>b) all natural and physical resources<br>c) the qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony and sense of community<br>d) the social, economic, aesthetic and cultural conditions that affect, or are affected by, things mentioned in paragraphs (a) to (c). |
| environmentally relevant activity (ERA) | An activity that has the potential to release contaminants into the environment. Environmentally relevant activities are defined in Part 3, section 18 of the *Environmental Protection Act 1994* (Qld). |
| gross regional product | A measurement of the market value of all final goods and services produced within a regionally defined area over a given period of time. |

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|---|---|
| gross state product | A measurement of the economic output of a state, for the purpose of this evaluation report, Queensland. |
| highest astronomical tide | The highest water level that can occur due to the effects of the astronomical tide in isolation from meteorological effects. |
| imposed condition | A condition imposed by the Queensland Coordinator-General under section 54B of the SDPWO Act. The Coordinator-General may nominate an entity that is to have jurisdiction for the condition. |
| initial advice statement (IAS) | A scoping document, prepared by a proponent, that the Coordinator-General considers in declaring a coordinated project under Part 4 of the SDPWO Act. An IAS provides information about:<br>• the proposed development<br>• the current environment in the vicinity of the proposed project location<br>• the anticipated effects of the proposed development on the existing environment<br>• possible measures to mitigate adverse effects. |
| matters of national environmental significance | The matters of national environmental significance protected under the *Environment Protection and Biodiversity Conservation Act 1999*. The eight matters are:<br>a) world heritage properties<br>b) national heritage places<br>c) wetlands of international importance (listed under the Ramsar Convention)<br>d) listed threatened species and ecological communities<br>e) migratory species protected under international agreements<br>f) Commonwealth marine areas<br>g) the Great Barrier Reef Marine Park<br>h) nuclear actions (including uranium mines). |
| nominated entity (for an imposed condition for undertaking a project) | An entity nominated for the condition, under section 54B(3) of the SDPWO Act. |
| perpetual lease | a lease held by the leaseholder in perpetuity and issued for a specific purpose |
| properly made submission (for an EIS or a proposed change to a project) | Defined under Schedule 2 of the SDPWO Act as a submission that:<br>a) is made to the Coordinator-General in writing<br>b) is received on or before the last day of the submission period<br>c) is signed by each person who made the submission<br>d) states the name and address of each person who made the submission<br>e) states the grounds of the submission and the facts and circumstances relied on in support of the grounds. |

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|---|---|
| proponent | The entity or person who proposes a coordinated project. It includes a person who, under an agreement or other arrangement with the person who is the existing proponent of the project, later proposes the project. |
| Significant project | A project declared (prior to 21 December 2012) as a 'significant project' under section 26 of the SDPWO Act. Projects declared after 21 December 2012 are referred to as ‘coordinated projects’. |
| stated condition | Conditions stated (but not enforced by) the Coordinator-General under sections 39, 45, 47C, 49, 49B and 49E of the SDPWO Act. The Coordinator-General may state conditions that must be attached to a:<br>• development approval under the *Planning Act 2016*<br>• proposed mining lease under the *Mineral Resources Act 1989*<br>• draft environmental authority (mining lease) under Chapter 5 of the *Environmental Protection Act 1994* (EPA)<br>• proposed petroleum lease, pipeline licence or petroleum facility licence under the *Petroleum and Gas (Production and Safety) Act 2004*<br>• non-code compliant environmental authority (petroleum activities) under Chapter 4A of the EPA. |
| term lease | terms leases are issued for a term and expire at the end of the last day of the lease term. Landholders can apply to renew their lease once 80% of the term of the lease has elapsed. |
| variation approval | A local categorising instrument under section 43 of the *Planning Act 2016* that:<br>a) categorises development as prohibited, assessable or accepted development;<br>b) specifies the categories of assessment required for different types of assessable development;<br>c) sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against. |
| works | Defined under the SDPWO Act as the whole and every part of any work, project, service, utility, undertaking or function that:<br>d) the Crown, the Coordinator-General or other person or body who represents the Crown, or any local body is or may be authorised under any Act to undertake, or<br>e) is or has been (before or after the date of commencement of this Act) undertaken by the Crown, the Coordinator-General or other person or body who represents the Crown, or any local body under any Act, or<br>f) is included or is proposed to be included by the Coordinator-General as works in a program of works, or that is classified by the holder of the office of Coordinator-General as works. |

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