



AQUIS RESORT ENVIRONMENTAL IMPACT STATEMENT: COMMUNITY SUBMISSIONS AND ISSUES

OCTOBER 2014







CONTENTS

1	1 INTRODUCTION	1
	 1.1 PURPOSE 1.2 SOURCES OF COMMUNITY SUBMISS 1.2.1 Instructions in EIS 1.2.2 DSDIP Website Instructions 1.2.3 Submissions Database 1.3 METHOD OF ANALYSIS - COMMUNIT 1.3.1 Overview 1.3.2 Demographic Data on Submitters 1.3.3 Issues Arising From Submissions 1.3.4 Purpose and Nature of Analysis 1.3.5 Duplicate Submissions 1.3.6 Further Action 	SIONS 1 SIONS 1 'Y SUBMISSIONS 3 3 3 4 4 5
2	2 THEMATIC ANALYSIS	6
	 2.1 PACKAGES OF ISSUES 2.2 ISSUE CATEGORIES 2.2.1 Categories 2.2.2 EIS Chapter References 2.3 SUBMISSION THEMES 2.4 ALLOCATING THEMES 2.5 OVERALL SUPPORT 	6 6 6 8 10 11
<u>3</u>	3 DETAILED ANALYSIS	12
	 3.1 CHAPTER 1 INTRODUCTION 3.1.1 Scope 3.1.2 Theme 1.1 Adequacy of EIS 3.1.3 Theme 1.2 Need for Conditions 3.1.4 Theme 1.3 Further Information / Co 3.1.5 Theme 1.4 EIS Process / Governm 3.2 CHAPTER 2 PROJECT PROPONENT 3.2.1 Scope 3.2.2 Theme 2.1 Capacity of Project Pro 3.2.3 Theme 2.2 Suitability of Project Pro 3.3.1 Scope 3.3.2 Theme 4.1 Site Description / Suital 3.4 CHAPTER 4 DESCRIPTION OF PROP 3.4.1 Scope 3.4.2 Theme 4.1 Suitability of Project 3.4.3 Theme 4.2 Suggested Changes to 3.4.4 Theme 4.3 Construction Issues 3.4.5 Theme 4.4 Local Content 3.4.6 Theme 4.5 Project Failure / Aband 3.4.7 Theme 4.6 Project Viability 	12 11 12 11 12 12 11 12 12 12 12 12 12 11 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 12 13

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	i





3.5 CH	IAPTER 5 LAND USE	57
3.5.1	Scope	57
3.5.2	Theme 5.1 Land Use, CairnsPlan, Regional Plan	57
3.5.3	Theme 5.2 Public Land	63
3.6 CH	IAPTER 6 LANDSCAPE AND VISUAL	65
3.6.1	Scope	65
3.6.2	Theme 6.1 Overall Approach / Suitability	65
3.6.3	Theme 6.2 Landscape Context	66
3.6.4	Theme 6.3 Light Emissions	76
3.7 CH	IAPTER 7 FLORA AND FAUNA	79
3.7.1	Scope	79
3.7.2	Theme 7.1 Matters of NES and SES	79
3.7.3	Theme 7.2 Terrestrial and Aquatic Ecosystems	83
3.7.4	Theme 7.3 Listed Flora & Fauna	85
3.7.5	Theme 7.4 Ecological Processes and Integrity	85
3.7.6	Theme 7.5 Fish and Fisheries Resources	89
3.8 CH	IAPTER 8 COASTAL PROCESSES	92
3.8.1	Scope	92
3.8.2	Theme 8.1 Elevated Water Level	92
3.8.3	Theme 8.2 River Migration	97
3.9 CH	IAPTER 9 FLOODING	103
3.9.1	Scope	103
3.9.2	Theme 9.1 Flood Levels and Behaviour	103
3.9.3	Theme 9.2 Impact on Adjacent Properties	108
3.10 CH	IAPTER 10 WATER RESOURCES	113
3.10.1	Scope	113
3.10.2	Theme 10.1 Surface Water	113
3.10.3	Theme 10.2 Groundwater	113
3.11 CH	IAPTER 11 WATER QUALITY	115
3.11.1	Scope	115
3.11.2	Theme 11.1 Stormwater Drainage	115
3.11.3	Theme 11.2 Lake Environment	119
3.11.4	Theme 11.3 Receiving Environment Water Quality	123
3.11.5	Theme 11.4 Lake Plumbing	126
3.12 CH	IAPTER 12 HAZARDS	127
3.12.1	Scope	127
3.12.2	Theme 12.1 Hazard Environment	127
3.12.3	Theme 12.2 Hazard Management	128
3.13 CH	IAPTER 13 ECONOMIC IMPACTS	132
3.13.1	Scope	132
3 13 2	Theme 13.1 Employment	132
3 13 3	Theme 13.2 Economy	137
3 13 4	Theme 13.3 Tourism	142
3 13 5	Theme 13.4 Market Domination	147
3.13.6	Theme 13.5 Benefits Offshore / Local	149
3.13.0	THEITIE 13.3 DEHEIIIS OHSHOLE / LUCA	149





3.14 CHAPTER 14 SOCIAL IMPACTS	152
3.14.1 Scope	152
3.14.2 Theme 14.1 Rate of Change	152
3.14.3 Theme 14.2 Human Services	153
3.14.4 Theme 14.3 Lifestyle Changes	156
3.14.5 Theme 14.4 Cost of Living	158
3.14.6 Theme 14.5 Gambling	161
3.14.7 Theme 14.6 Cultural Change	164
3.14.8 Theme 14.7 Law and Order	165
3.14.9 Theme 14.8 General Community Issues	166
3.14.10 Theme 14.9 SIA and Consultation	168
3.14.11 Theme 14.10 Mitigation Strategies	174
3.15 CHAPTER 15 GEOLOGY AND SOILS	179
3.15.1 Scope	179
3.15.2 Theme 15.1 Acid Sulfate Soil	179
3 15 3 Theme 15 2 Contaminated Soils	180
3.16 CHAPTER 16 AIR OUALITY	182
3 16 1 Scope	182
3 16 2 Theme 16 1 Air Emissions	182
3 17 CHAPTER 17 NOISE AND VIBRATION	18/
3.17 CHAITER THRONE AND VIDICATION	104
3.17.1 Scope	104
2.17.2 Theme 17.2 Noise - Constitution	104
3.17.5 Theme 17.2 Noise – Operation	100
	100
3.18 CHAPTER 18 WASTE MANAGEMENT	188
3.18.1 Scope	188
3.18.2 Theme 18.1 Waste Generation	188
3.18.3 Theme 18.2 Waste Management and Disposal	188
3.19 CHAPTER 19 BIOSECURITY	191
3.19.1 Scope	191
3.19.2 Theme 19.1 Biosecurity	191
3.20 CHAPTER 20 HEALTH AND SAFETY	193
3.20.1 Scope	193
3.20.2 Theme 20.1 Vectors	193
3.20.3 Theme 20.2 Crocodiles	194
3.21 CHAPTER 21 CULTURAL HERITAGE	196
3.21.1 Scope	196
3.21.2 Theme 21.1 Indigenous Cultural Heritage	196
3.22 CHAPTER 22 MATTERS OF NES	198
3.22.1 Scope	198
3.22.2 Theme 22.1 OUV	198
3.22.3 Theme 22.2 Integrity / Ecological Processes	202
3.22.4 Theme 22.3 Species	205
3.22.5 Theme 22.4 Cumulative Impacts	206
3.23 CHAPTER 23 ENVIRONMENTAL MANAGEMENT PLAN	208
3.23.1 Scope	208
3.23.2 Theme 23.1 Environmental Management – Construction	208
3.23.3 Theme 23.2 Environmental Management – Operation	212
3.24 CHAPTER 24 TRANSPORT	214
3.24.1 Scope	214
3.24.2 Theme 24.1 Transport – Construction	214
3 24 3 Theme 24 2 Transport – Operation	215
3 24 4 Theme 24 4 Transport – Airport	210
o.z.i.i momo ziii manoport Amport	221

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	iii





3.25 CHAPTER 25 INFRASTRUCTURE	224
3.25.1 Scope	224
3.25.2 Theme 25.1 Intrastructure – Capacity	224
3.25.3 Theme 25.2 Infrastructure – Cost	228
	234
3.20 CHAFTER 20 NO-DEVELOPMENT OFTION	230
3.26.2 Theme 26.1 Do Nothing Ontion	230
5.20.2 meme 20.1 Do Nouning Option	200
4 ANALYSIS OF ISSUES	238
4.1 BROAD CATEGORIES	238
4.2 SCHEDULE OF COMMITMENTS	239
5 OVERALL SUPPORT	240
	240
5.2 DETAILS	240
5.2 DETAILO	240
5.2.2 Consideration of Support if the Project is Modified	241
6 SUBMITTER DEMOGRAPHICS	243
6.1 SEX	243
6.2 ADDRESS	244
6.2.1 Suburd Spatial Distribution	244
	245
6.3.1 Submissions Received	240 246
6.3.2 Analysis of Community Organisation Submissions	240
7 REFERENCES AND DATA SOURCES	248

List of Figures

Figure 2-1 Example of submissions database record derived from handwritten submission	10
Figure 2-2 Sample table of filtered issues on a particular theme	11
Figure 3-1 Copy of EIS Figure 6-4.	72
Figure 3-2 Types of impacts	200
List of Charts	
Chart 4-1 Broad issue categories	239
Chart 5-1 Details of support	241
Chart 5-2 Details of support (if project is modified in a practical manner)	242
Chart 3-2 Details of support (in project is modified in a practical manner).	
Chart 6-1 Sex of submitters.	243

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	iv





List of Tables

APPENDIX C

APPENDIX D

Table 2-1 Allocation of Chapters to Issue Categories	7
Table 2-2 Submission Themes	
Table 4-1 Broad Issue Categories	
Table 5-1 Details of Support	
Table 6-1 Analysis of Submission By Sex	
Table 6-2 Analysis of Submission By Suburb (top 80%)	
Table 6-3 General Distribution of Community Submitters	
Table 6-4 Organisations Making Submissions	
Table 6-5 Community Organisation Submissions	
APPENDIX A SCHE	DULE OF SUBMISSIONS
APPENDIX B FURTHER DISCUSSION ON COASTAL PROCESS	ES (RE SUBMISSION 71)

FURTHER DISCUSSION ON FLOOD MODELLING (RE SUBMISSION 71)

ADVANCE CAIRNS ADVICE RE REGIONAL ECONOMIC PLAN

v





ACRONYMS AND ABBREVIATIONS

TERM	MEANING
AMPTO	Association of Marine Park Tour Operators
CRC Cairns Regional Council	
CTMP Construction Traffic Management Plan	
CWAR Cairns Western Arterial Road	
EIS Environmental Impact Statement	
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)
NQA	North Queensland Airports
OCG	Office of the Coordinator-General
SDPWO Act	State Development and Public Works Organisation Act 1971 (Qld)
TMR	(Department of) Transport and Main Roads
TTNQ	Tourism Tropical North Queensland
WSUD	Water Sensitive Urban Design





1 INTRODUCTION

1.1 PURPOSE

This is one of a set of three reports prepared to inform the Coordinator-General on the nature and content of all community and agency submissions made on the Environmental Impact Statement (EIS) prepared by Aquis Resort at The Great Barrier Reef under the *State Development and Public Works Organisation Act 1971* (Qld) (SDPWO Act) for the proposed Aquis Resort at The Great Barrier Reef (Aquis Resort). The Coordinator-General will take all submissions into account when compiling his report on the project. The three reports are:

- Community Submissions and Issues (this report)
- Agency Submissions and Issues
- Supplementary Information.

This report deals with community submissions including those from:

- all private individuals/families
- industry groups
- community, Indigenous, and environment organisations
- companies.

The Agency Submissions and Issues Report deals with government agencies and infrastructure providers. These are treated differently in that:

- community submissions were analysed by theme (i.e. comments on all similar issues were aggregated and assessed together)
- agency and infrastructure provider submissions were analysed individually.

The Supplementary Information Report provides details of additional work prepared in response to community and agency issues as raised in the other two reports. It also includes a **Register of Proponent Commitments** that lists all further actions that Aquis has agreed to undertake. Most of these were identified in the EIS and are referred to in this report as appropriate. It is expected that, should the application not be refused, the Coordinator-General will include a condition in his report that all matters included in the **Register of Proponent Commitments** be actioned by Aquis.

1.2 SOURCES OF COMMUNITY SUBMISSIONS

1.2.1 Instructions in EIS

The following text is extracted from the EIS (Section 1.5).

During the public notification period of this EIS, anyone may make a submission to the Coordinator-General about the EIS. Section 34 of the SDPWO Act identifies the requirements for making a submission. Section 35 of the SDPWO Act identifies the Coordinator-General's responsibilities in response to the submissions received and the evaluation of the EIS.

The Coordinator-General is required to accept all properly made submissions. A properly made submission for an EIS means a submission that:

- (a) is made to the Coordinator-General in writing
- (b) is received on or before the last day of the submission period
- (c) is signed by each person who made the submission





- (d) states the name and address of each person who made the submission
- (e) states the grounds of the submission and the facts and circumstances relied on to support those grounds.

Properly made submissions can be submitted:

- by mail
- by facsimile
- electronically by email.

Electronic submissions are still required to meet the properly made requirements of the SDPWO Act.

1.2.2 DSDIP Website Instructions

The DSDIP website <u>http://www.dsdip.qld.gov.au/assessments-and-approvals/aquis-resort-at-the-great-barrier-reef-project.html</u> invited submitters to either:

- fill out the hard copy submission form and send to one of the following:
 - email
 - post
 - facsimile
- use the online Citizen Space tool at <u>http://haveyoursay.dsdip.qld.gov.au.</u>

a) Submission Form

The submission form required submitters to complete personal information (name, address, organisation etc.) and then:

- provide the EIS section (chapter) relevant to the comment (e.g. water quality)
- describe the issue
- provide a suggested solution to the issue.

It is understood that the use of the submission form is not mandatory and that submissions made without the form were still be considered to be 'properly made'.

b) Citizen Space Tool

The Citizen Space Tool (CST) required submitters to complete personal information (name, address, organisation etc.) and then:

- select a topic from a drop down menu (choices are the 27 chapters or 'Other')
- provide the EIS section number relevant to the comment
- enter comments relating to the above
- identify supporting information (i.e. attachments uploaded with submission)
- repeat the process as required.





1.2.3 Submissions Database

The Office of the Coordinator-General (OCG) provided a spreadsheet based on the CST database and this included all submitter details and in general, details of comments on the EIS. Some variations were:

- when submitters also included an attachment, this was provided separately (in some cases the content of the attachment was transcribed in the CST and in other cases not)
- when submissions were provided independently of the CST (i.e. via email, attached electronic document, or handwritten), OCG dealt with this by first creating a unique submission entry in the CST database and then in one of the following ways:
 - by inserting the text of the submission into the CST database
 - by referring to the attachment
 - both of the above.

In all cases OCG provided a copy of the attachment and the contents included in the analysis.

1.3 METHOD OF ANALYSIS – COMMUNITY SUBMISSIONS

1.3.1 Overview

_

As noted above, details of all community submissions received by OCG were entered into the CST database, either directly by the submitter via the online tool, or in many cases extracted verbatim from the hardcopy, faxed, or emailed submissions. In some cases the submission referred to an attachment in which case a reference to the attachment was made.

Each submission formed a single record (line) in the database. A unique submitter ID was allocated by the CST so that submissions could be referred to in this report anonymously (although archived copies have been retained for administrative purposes). The database was then used in two different ways:

- demographic data was used to undertake a number of analyses regarding submitters (e.g. origin, affiliations) without reference to the submissions themselves
- the actual content of the submissions was used in the issues analysis, preserving the anonymity of the submitter unless the context of the submission made this apparent (i.e. if the submitter referred to the organisation etc. to which they belonged).

1.3.2 Demographic Data on Submitters

Available broad demographic data consists of (i.e. ignoring names and specific addresses):

- sex (individual submitters)
- suburb (individual submitters)
- organisation (as appropriate).

An analysis of this information is included in Chapter 6.

1.3.3 Issues Arising From Submissions

The analysis process firstly involved entering all submissions into a master submissions database. In most cases, submissions were not structured in any particular way so a preliminary task required breaking the text into separate issues when this was apparent. In most cases, submissions included more than one issue and each issue was included as a separate record (i.e. line) in the submissions database. These records were identified based on the submitter ID and a subsequent reference. For example, the four issues (say) raised by submitter 127 were allocated separate numbered lines in the spreadsheet, namely 127.1 to 127.4. Using this system, each issue raised by each submitter could be





dealt with as a separate record with anonymity preserved, yet still allowing reference to the original submissions if required. Examples follow:

- In most cases, the issue as entered is verbatim, although there are many instances where some rewording was needed to provide context. In addition, some comments contained detail deemed to be unhelpful to an analysis of issues (for example 'We travel regularly to Yorkeys Knob and know it well') while others contained comments that could be considered pejorative. In all cases a serious attempt has been made to preserve the integrity of the submission so that the issues raised could be accurately addressed.
- Some matters raised contained substantial detail that was considered to not be relevant to the EIS or the project. An example was allegations of corruption or malpractice such comments were paraphrased using words such as 'Concerns raised regarding the integrity of the EIS process'.
- Finally, some submissions included much detail that, while usually being useful, did not assist in the analysis of the underlying issue. Much of this information may be helpful in subsequent phases of the project.

Each point raised in each submission (i.e. each record) was subjected to a thematic analysis as described in **Chapter 3** below. Comments of unconditional support or opposition were included if these were made. Refer to **Section 5.2.2**.

1.3.4 Purpose and Nature of Analysis

The purpose of the analysis is to provide a synopsis of opinions expressed through the community engagement process on a range of issues, and discuss these opinions as objectively as possible in the context of other relevant information. This is achieved by first collating the range of comments on each matter. In many cases this involves points "for" contrasted with points "against", although not all issues involve polarised views.

The discussion then involves the reviewer's comments on the opinions expressed, based on a range of information, such as extensive scientific and other research carried out throughout the EIS process.

The reviewer's comments are not intended to be a defensive point-by-point rebuttal of adverse comments (and, in any case, many of the comments are supportive of the work done). Rather, they are intended to provide an objective analysis of points raised, in the light of information available to the study team, so that conclusions can be reached about each issue for consideration by the Coordinator-General.

1.3.5 Duplicate Submissions

The submissions received included several examples of duplicate submissions. These were dealt with as follows:

- when a submitter raised an identical issue to that previously raised, the submission issue
 includes the text 'As per ID.X' where the text for 'ID.X' had already been entered. The issue was
 assigned a theme(s) as per the original so that the analysis of themes remained faithful (in
 essence, all that was done was to avoid duplicating the text explaining the issue)
- each unique group submission was considered to be a single submission on the basis that each deals with a set of issues that need to be considered only once in the thematic analysis (Chapter 3)
- where submissions were received from an organisation, points raised were recorded as above and further comment included as per **Section 6.3.2**.

In summary, the approach taken was to analyse issues raised without reference to the number of times it was raised.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	4





1.3.6 Further Action

This report is designed to summarise the response to each issue in one or more of seven categories as follows:

- 1. issue not raised in EIS but requires no action
- 2. issue is adequately dealt with in EIS and requires no further action
- 3. issue requires further work by Aquis prior to Coordinator-General's decision
- 4. issue requires further work as a condition in the Coordinator-General's Evaluation Report (draft wording provided)
- 5. issue can be managed by a condition in the Coordinator-General's Evaluation Report (draft wording provided)
- 6. issue required to be dealt with under a subsequent approval (nominated)
- 7. actions by others e.g. Queensland Government agencies.

These categories are used throughout this report. It should be noted that:

- Categories 1 and 2 require no action
- Category 3 tasks are being addressed by further work that is currently in preparation and that will be documented in the *Supplementary Information Report*
- Category 4 tasks will be ordered by the Coordinator-General (if appropriate)
- Category 5 tasks are essentially project commitments and details have been entered into the Register of Proponent Commitments included in the *Supplementary Information Report*
- Category 6 tasks include matters explicitly covered by subsequent approvals, including Material Change of Use applications, ERAs, operational works
- Category 7 involves work beyond the ability of Aquis and includes, for example, work by Cairns Regional Council to upgrade the bulk water supply.





2 THEMATIC ANALYSIS

2.1 PACKAGES OF ISSUES

The large number of community submissions (230) received made it necessary to assign all comments to one or more 'packages' that grouped together similar ideas for subsequent analysis. This involved two levels of classification:

- issue categories
- EIS chapter / section references with further subdivision as appropriate.

2.2 ISSUE CATEGORIES

2.2.1 Categories

The following issue categories were adopted:

- Process
- Project
- Proponent
- Economic
- Community
- Infrastructure
- Legislative and Planning Environment (this includes land use where the issue is the context of the project in the broader Cairns area)
- Other (i.e. where none of the above categories applied).

All points raised by all submitters were allocated at least one issue category. Where relevant, multiple categories were applied.

This broad categorisation was adopted for statistical purposes only and the content of the submissions are dealt with in this report on a chapter by chapter basis as described below.

2.2.2 EIS Chapter References

The following table shows how EIS chapters correspond to the above issue categories.





Table 2-1 Allocation of Chapters to Issue Categories

EIS CHAPTER	SUBMISSION CATEGORY							
	Process	Proponent	Project	Environment	Economic	Community	Infrastructure	Legislative and Planning Environment
1 Introduction	 ✓ 							
2 Project Proponent		√						
3 Site Description				✓				
4 Description of Proposed Project			✓					
5 Land Use								✓
6 Landscape and Visual				✓				
7 Flora and Fauna				✓				
8 Coastal Processes				✓				
9 Flooding				√				
10 Water Resources				 ✓ 				
11 Water Quality				✓				
12 Hazards				✓				
13 Economic Impacts					✓			
14 Social Impacts						✓		
15 Geology and Soils				✓				
16 Air Quality				✓				
17 Noise and Vibration				✓				
18 Waste Management				✓				
19 Biosecurity				✓				
20 Health and Safety				✓				
21 Cultural Heritage				✓				
22 Matters of NES				✓				
23 Environmental Management Plan				✓				
24 Transport							✓	
25 Infrastructure							✓	
26 No-development Option	✓							
27 References	✓							

Not all submitters made specific reference to report chapters in their submissions and in many cases the topic was considered more appropriate to other areas. In these situations, the study team allocated chapter headings more applicable to the content of the submission. In many cases the same comment was applicable to more than one heading – in this case the comment is recorded for all headings.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	7





2.3 SUBMISSION THEMES

Submission themes were developed as the analysis progressed, based on the subject matter raised by individual submitters. The following table shows the adopted 76 impact themes. These form the basis of the breakdown of the balance of this chapter. Refer to the schedule of submissions (**Appendix A**).

TABLE 2-2 SUBMISSION THEMES

EIS CHAPTER	SUBMISSION THEMES
1 Introduction / Process	1.1 Adequacy of EIS
	1.2 Need for conditions
	1.3 Further information / contact
	1.4 EIS process / government
2 Project Proponent	2.1 Capacity of project proponent
	2.2 Suitability of project proponent
3 Site Description	3.1 Description / suitability of site for project
4 Description of Proposed Project	4.1 Suitability of project
	4.2 Suggested changes to project
	4.3 Construction issues
	4.4 Local content
	4.5 Project failure / abandonment
	4.6 Project viability
5 Land Use	5.1 Land use, CairnsPlan, Regional Plan
	5.2 Public land
6 Landscape and Visual	6.1 Overall approach / suitability
	6.2 Landscape context
	6.3 Light emissions
7 Flora and Fauna	7.1 Matters of NES & SES
	7.2 Terrestrial and Aquatic Ecosystems
	7.3 Listed Flora & Fauna
	7.4 Ecological Processes / Integrity
	7.5 Fish and Fisheries Resources
8 Coastal Processes	8.1 Elevated water level
	8.2 River migration
9 Flooding	9.1 Flood levels and behaviour
	9.2 Impact on adjacent properties
10 Water Resources	10.1 Surface water
	10.2 Groundwater
11 Water Quality	11.1 Stormwater drainage
	11.2 Lake environment
	11.3 Receiving environment water quality
	11.4 Lake plumbing
12 Hazards	12.1 Hazard environment
	12.2 Hazard management





EIS CHAPTER	SUBMISSION THEMES
13 Economic Impacts	13.1 Employment
	13.2 Economy
	13.3 Tourism
	13.4 Market domination
	14.5 Benefits offshore / local
14 Social Impacts	14.1 Rate of Change
	14.2 Human Services
	14.3 Lifestyle Changes
	14.4 Cost of Living
	14.5 Gambling
	14.6 Cultural Change
	14.7 Law and Order
	14.8 General community issues
	14.9 SIA and consultation
	14.10 Mitigation strategies
15 Geology and Soils	15.1 Acid sulfate soils
	15.2 Contaminated soils
16 Air Quality	16.1 Air emissions
17 Noise and Vibration	17.1 Noise – construction
	17.2 Noise – operation
	17.3 Noise – airport and helicopters
18 Waste Management	18.1 Waste generation
	18.2 Waste management and disposal
19 Biosecurity	19.1 Biosecurity
20 Health and Safety	20.1 Vectors
	20.2 Crocodiles
21 Cultural Heritage	21.1 Indigenous cultural heritage
22 Matters of NES	22.1 Matters of NES – OUV
	22.2 Matters of NES - Integrity
	22.3 Matters of NES - Species
	22.4 Matters of NES - Cumulative
23 Environmental Management Plan	23.1 Environmental management – construction
	23.2 Environmental management – operation
24 Transport	24.1 Transport – Construction
	24.2 Transport – Operation
	24.3 Transport – Airport
25 Infrastructure	25.1 Infrastructure – Capacity
	25.2 Infrastructure - Cost
	25.3 Infrastructure - Housing
26 No-development Option	26.1 Do nothing option





There are some areas of unavoidable overlap. Some examples are:

- Matters of NES are covered in both Chapter 7 (Flora and Fauna) and Chapter 22 (Matters of NES) of the EIS
- management of acid sulfate soil is covered in Chapter 15 (Geology and Soils) as well as Chapter 23 (Environmental Management Plan)
- some aspects of visual impact are covered in both Chapter 6 (Landscape and Visual) and under the discussion of Outstanding Universal Value (OUV) in Chapter 22 (Matters of NES).

In most cases the comments are repeated and the duplication noted in the analysis.

2.4 ALLOCATING THEMES

The following figure (**Figure 2-1**) shows how a handwritten submission was recorded in the Submissions Database and assigned:

- a Category (in this case Environment) and
- a Theme (in this case 9 Flooding)



In preparing this report, the Excel filter function was used to filter comments. In the above example:

- 'x' was entered in the '9 Flooding' column to allocate the comment of submitter 67's first issue (referred to as submission 67.1)
- by selecting '9 Flooding' as the filter, all submission records in this theme were displayed in the 'Key Comment' column and these were simply cut and pasted interest relevant columns in this report.

The following is an extract from such a table in this report with 67.1 highlighted.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	10





ID	ISSUE
61.1	While attending a meeting where several hundred concerned residents turned up, I carefully listened to one of the speakers who is a specialist on flooding and extreme weather events in Far North Queensland. The speaker indicated in his view that there was no data or methodology given to prove that there would definitely not be any flooding in the surrounding areas though the new development will be built up on 7 m above sea level base
67.1	EIS states "provide compensating waterways with appropriate flood plain storage (e.g. lake) to prevent floodwaters affecting external properties" and "a large lake that allows floodwaters to flow around the central island." Question: Will the lake not already be full of water? If so, how will this help in a flood situation? Solution: Maintain the water level of the lake low enough to allow for floodwater if necessary?
71.12	Provide details of the land-fill levels used for each of the flood modeling scenarios
igure 2-	2 Sample table of filtered issues on a particular theme.

In the analysis of each theme:

- In Subsection (a) all relevant comments are listed as per the above example.
- In Subsection (b) selected submissions are quoted either in full or part as examples of a package of similar issues and discussed. Not all points are discussed on the basis that they are not considered particularly important (i.e. they may be simply opinion). However, they are faithfully included so that they can be considered if necessary.
- In Subsection (c) succinct conclusions are drawn from the discussion and further action indicated via the seven point scale described in **Section 1.3.6** (labelled as Cat 1 to Cat 7 for brevity).

2.5 OVERALL SUPPORT

While the purpose of the analysis of submissions is not to judge support for the project, most submitters specifically offered a view so this was recorded in the Submissions Database. Refer to **Section 5.2.2**.





3 DETAILED ANALYSIS

3.1 CHAPTER 1 INTRODUCTION

3.1.1 Scope

Themes relevant to this chapter are:

- 1.1 Adequacy of EIS
- 1.2 Need for conditions
- 1.3 Further information / contact
- 1.4 EIS process / government.

3.1.2 Theme 1.1 Adequacy of EIS

a) Submissions

This theme was used to collect together all comments regarding the adequacy of the EIS in meeting the ToR and providing a basis for decision-making.

ID	ISSUE
4.1	This project [EIS] seems to adequately address any & all issues that could be of concern.
5.1	I wish Aquis every success with their proposal. They have put so much time, effort and money in to getting
	this EIS right the first time.
6.1	Positive impact considering your transparency.
9.1	I find that this project is amazing in the concept and the way that your group has gone about it is amazing.
9.2	Other developers should take notes.
11.1	Having reviewed the EIS, as a resident of Cairns I'm very satisfied with the process undertaken and level of detail provided.
19.1	What about the social impacts? Will you responsibly assess them?
21.1	I have concerns regarding this proposal and a possible lack of professionalism on behalf of government and
	possibly the proponent, so not sure if the EIS process can be trusted though am happy to be proven wrong.
24.5	Nothing in the EIS shows an insurmountable problem. I'm sure that there will be challenges but the
	environmental issues all appear to be well thought out.
26.2	The timing, planning and research of this project is in keeping with the economic and social needs of Cairns,
	Queensland and other state[s].
26.4	The project has been well researched and provides numerous fiscal advantages in the areas of tourism,
	employment, state and national economic growth as well as other direct and indirect impacts on the future
	progress of the city of Cairns, Queensland and Australia.
38.1	I feel the statement adequately addresses all aspects concerning the environmental impacts and the results
	are very positive towards the development of the project.
45.1	I like the transparency from all involved in the project.
59.1	I have read the complete EIS and consider that it fully addresses the terms of reference.
62.2	We acknowledge and support all EIS findings.
71.15	The EIS has not met the mandatory requirements of an EIS as stated in section 2.3 of the TOR. It is
	imperative that all available baseline data be supplied within the EIS, that the reliability of that information be
	tested and that uncertainties of that data and approaches used be provided.
74.2	According to 14.2 Stakeholder Engagement, only 1979 responses were generated from community feedback
	forms, and more than 2000 people contributed inputs through face-to-face meetings. These figures represent
	less than 4% of the community who responded to feedback forms and, at the most, a total of 8% of the
	population of the affected area who have been consulted. It is not clear from the EIS if the 1979 responses
	came from Yorkeys Knob and the Cairns Beaches, so this percentage of the community most affected and
	actually consulted may be even smaller. These figures are clearly not representative of the community most
	affected by the construction of the Aquis mega-resort. Ninety-six percent of the community/region have not
	been canvassed for their opinion, and a construction of this magnitude, which is going to affect the Cairns
	community, surely warrants a representative consensus of opinion. I find it overwhelming that this is the
	statistical data they are basing their comprehensive community and stakeholder engagement program on
	(14-19). I believe the local government, who will be held accountable for this construction in the long run,
	snould conduct a referendum to provide statistical data that stands up.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	12





ID	ISSUE
79.6	The Social Impact Assessment is based on a study carried out on a \$4.2 billion project. On Page 76 Social
	Impact Assessment- "More broadly, the Project is a significant investment in the Cairns region and Far North
	Queensland. The investment amounts to some \$4.2 billion." There is however a big difference between the
	impact of a 4.2 billion project and an \$8.15 billion project. This is an unacceptable Social Impact
	Assessment. The EIS must have an SIA based on the current proposal, not an old one. Suggested Solution:
	A Social Impact Assessment be commissioned based on the Aquis Proposal, currently claimed to be an
	\$8.15 billion project.
81.3	I express my extreme distress about the proposed Mega Resort "Aquis". I have read some of the EIS
	prepared by Aquis Resort at the Great Barrier Reef Pty Ltd, and I believe it thoroughly underestimates the
	negative impacts the resort would have on the area, specifically with regards to Gambling, Experiential
	Values and Visual impact, and competition with local businesses. In addition, I think it has aimed to
	bamboozle local residents with its complexity and length.
87.2	The section (17.24) is obviously worded in a puerile fashion and uses the English language to support the
	proponent's position rather than being honest as to the real affect. "The additional flights will not add to the
	level of noise associated with the operation of the airport, just the frequency of noise episodes associated
	with the operation of the airport" LOL. This sort of deception should not be allowed.
88.1	We are very happy with the EIS report. We think it addresses all the terms of reference.
98.1	I wish to comment on a well presented EIS, it addresses all my concerns.
99.11	This EIS is seriously lacking in detail, is often contradictory and contains too many disclaimers. If the
	Coordinator-General does not take the proponent to task on these features in their responses to the EIS, he
	will be derelict in his duty in making proper assessment.
100.2	The serious environmental and social implications of the proposed development have not been adequately
	addressed in the Aquis EIS. Please refer to each of the specific concerns raised in the attached submission
	to the Coordinator-General made by submission 77. Tim Anderson of NRA Environmental Consultants.
	Barron Catchment Care strongly endorse these concerns and request that these matters be addressed.
102.10	In order to assess the potential social impacts the participants were instructed to assume: The project is
	delivered as stated in the project description provided to the Coordinator General and for which the Terms of
	Reference were drafted. Suggested solution: The proposal has changed since between the Final Terms Of
	Reference and the release of the EIS. Therefore the participants have prepared a Social Impact Assessment
	for what was prepared in the TOR, not for what is in the EIS. There should be an SIA prepared, taking into
	I consideration new changes
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community.
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services.
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of acail welfare apprices and the negative for social welfare services.
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these timeset.
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts.
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts.
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts.
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people)
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people)
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social. economic, and
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increase use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.
102.11 102.12 102.13	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population, (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.
102.11 102.12 102.13 103.1	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.
102.11 102.12 102.13 103.1	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increase use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whilst the Aquis EIS is a very large document I o
102.11 102.12 102.13 103.1	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whils the Aquis EIS is a very large document I o
102.11 102.12 102.13 103.1	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whilst the Aquis EIS is a very large document I
102.11 102.12 102.13 103.1 103.5	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population, (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amo
102.11 102.12 102.13 103.1 103.5	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Suggested Solution: The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whils the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that should be provided as part of the current approvals process is subject to future discussion,
102.11 102.12 102.13 103.1 103.5	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whils the Aquis EIS is a very large document I o
102.11 102.12 102.13 103.1 103.5 103.26	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the population. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that shoul
102.11 102.12 102.13 103.1 103.5 103.26	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whils the Aquis EIS is a very large document 1 often found it to be lacking in any real substance or detail where this should have been provided.
102.11 102.12 102.13 103.1 103.5 103.26	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increase use of their services. Cairns Base Hospital also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services. There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts. "Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date. Whilst the Aquis EIS is a very large document 1 o





ID	ISSUE
107.1	Tourism impacts have not been addressed at all. The EIS avoids addressing this issue, the impact AQUIS
	will have on existing cairns northern beaches tourism. There is nothing in the EIS about what the existing
	tourist visitor market wants. There is no data, there are no surveys, no investigations into the impact this
	development will have on the existing tourism market. The only data we have received is hypothetical
	projections of new numbers, but no actual studies into the impact on our existing markets and Cairns' image
4444	and brand.
111.1	I am a property and business owner in Carris and I also own property at Yorkeys Knob. I would like to make
	an overall comment on the EIS. Having read the EIS and attending the associated Chamber of Commerce
	interesting, intave to concerns over the project whatsoever, there all positives and negatives have been advected to a project to approximate the project to
	any challenge that may arise connected to a project of this magnitude
118 10	As ner 102 10
124.18	As per 102.10.
124.21	I am very much of the opinion that this EIS has not met the conditions of the ToR in cases too numerous to
	mention. As mentioned in the above sections there is much information and data that has not been provided
	to support the statements and findings.
124.22	It is also evident that this is not an INDEPENDENT EIS - it has very clearly been produced with the
	proponent's interest at heart and not that of the general public's. With this in mind this EIS should be rejected
	and completely reviewed INDEPENDENTLY before being re-submitted.
129.15	As per 102.10.
132.15	As per 102.10.
133.1	The impact that cannot be avoided or mitigated, namely the fundamental change in land use and its effect on
	landscape is judged to be unacceptable. There is insufficient information in the EIS to adequately assess the
	effectiveness of the mitigation measures proposed to minimize impacts and avoid unacceptable
	environmental, economic and social risks. The only avoidance/miligation measure considered appropriate is the relaxation of the Aquic Reserve to the Coirne CRD as described in this submission. If the Coordinater
	The relocation of the Aquis Resolution the Carris CED as described in this submission. In the Coordinator
	measures and minimize the residual risks identified
136 1	As ner 133.1
137.7	Reject the application for this project as the EIS does not adequately consider, address or propose mitigation
	strategies for the range of foreseeable deleterious impacts that the development will bring with it.
140.10	As per 102.10.
147.2	The concept master plan shown at Figure 4-2 differs completely from the original (most unappealing)
	concept which was presented to the public. Initially we were told it was a single-casino proposal worth in
	excess of \$4 billion; without explanation it suddenly doubled in size and in cost (\$8 billion plus), now contains
	two casinos, a different layout and concept, and is an extended two-stage project. When was the proponent
	approved to suddenly change his proposal so dramatically from the one which was originally presented? The
4 47 0	current concept, but no more than hair its size, would be more appropriate.
147.3	The report states that "the built form for Aquis Resort will meet the architectural vision established for the project". Does this mean that the concernt master plan at Fig 4.2 may also be changed? From the various
	artist's impressions it is very difficult to determine the scale and proportion of the structures, and most of the
	and a more subjects of the various plans cannot be read. Page 20 of the Executive Summary states that the resort will
	be "an intensive developed complex of buildings to 13 and 20 storeys and other major elements". I cannot
	find any comparison between the height of the towers and that of Yorkeys Point. However, from what I have
	read in various sections of the EIS, it is obvious that the proposal is massive. I am extremely concerned
	about the publicised size, scale and time frame of the development, all of which would have an enormous
	impact on the smooth functioning of the city and region if the project were to go ahead in accordance with
	the information in the EIS. With so much development associated with this proposal mooted to happen in a
	tight timeframe, I fear the disruption to many aspects of life in Cairns will be significant.
147.7	While I found the original concept design most unattractive and I accept that changes were made for the
	reasons expressed under the Design Refinement Process and Changes to Project Concept (Table 4.2),
1/8 2	The EIS is strong on some flow on benefits e.g. promotion of now tourism products (chapter 12). It is work in
170.2	other areas e.g. promotion of Indigenous employment (chapter 14)
148.6	The lack of sufficient reliable data, precedents and experience make it difficult for the most sonhisticated
	analysts to assess the impacts of Aguis at this early stage especially for economic and social impacts.
	welcome the frank statements made in the EIS about the limitations of some of the existing economic data
	and the willingness of the proponent to act to strengthen these.
148.7	I suspect similar comments [lack of sufficient reliable data, precedents and experience] could be made about
	environmental data, forecasting and the need for progressive review of the estimated impacts.
152.1	The EIS fails to address adequately the significant social impact a resort of this size will inevitably have on
	the Cairns community both through the construction phase and once completed.
155.1	I believe this project will have both short and long term positive effects on not only Cairns but also the
	surrounding areas. The EIS addresses both the positives and negatives of an enormous undertaking but I
405.4	believe the positives vastly outway the very few negatives.
165.1	As per 133.1
167.7	As per 102.10.





ID	ISSUE
168.32	Throughout this whole document, too many times it is read that "further assessment of impacts will be made
	during detailed design". For a project of this size, in such close proximity to environmentally sensitive areas
	(including World Heritage) surrounded by watercourses, native habitat for rare/endangered species, and
	rural living areas, further assessment should be done before approval of project, and realistically, all relevant
470.40	assessments should have been included with as much detail as possible, for examination in this EIS.
170.10	As per 102.10.
171.10	As per 102.10.
174.10	As per 102.10.
170.1	in a low-lying coastal area in a floodplain. For example, the EIS states "It is known from a number of studies
	that the Barron River has a history of switching channels and exhibiting other characteristics of a mobile
	delta. The coastal processes that would be involved in shoreline migration from its current position to a new
	vear 2100 location as a result of SLR is impossible to predict, given the complex array of tidal creeks in the
	Barron River delta and beyond." In addition, "It is unlikely that the Aquis Resort will further impact coastal
	processes at any time. This situation is impossible to predict as it involves vagaries of climate change,
	community values, and government policy." Given the implicit uncertainties involved, is a massive
	development of this nature sensible, especially in light of uncertainties associated with projected sea level
400.4	rises and intensified cyclone activity, and in close proximity to the already stressed Great Barrier Reef?
183.1	As per 102.10.
104.1	As per 102.10.
188 /	Also at a recent community meeting at ICLI Smithfield Professor Nott pointed out a number of
100.4	inconsistencies within the FIS and was noted by your representative who was in attendance have you
	acted on these comments?
188.8	I hope that you as the Co-Ordinator General will give serious consideration to this project and the damage
	that it will cause and more importantly reconsider the EIS report as pointed out by Professor Nott and ask the
	consultants and the Fungs "where and how did you come to your conclusions?".
191.2	The proponents are to be commended for an exceptional environmental impact statement and community
	consultation process.
192.13	As per 102.10.
193.3	Lack of clarity, uncertainty: There is a lot of unclear information and uncertainties in the EIS that the Cairns
107 12	Transport Appendix: A very beavy and descriptive document but has a let of great planning and fore-sight
197.12	From AOLIIS we see a very well detailed respect for the environment care of indigenous issues, care of
107.00	local sentiment, care of water protection, a share of the "spoils". We see a lot of transparency in the
	planning, commitment and understanding which has already gone into this project by AQUIS and they do not
	deserve the negativity issuing from some idiots, it is an embarrassment. We have seen excellent and
	detailed public dialogue and discussions with all stakeholders, and we respect and appreciate this from
	AQUIS, thank you.
198.10	As per 102.10.
202.6	There also should be an independent EIS done and accepted before this EIS is accepted in any part.
204.1	The EIS for the Aquis project has looked at both the direct and indirect economic impacts and benefits of the
205.1	The proposed Posert will be associated with an expenditure of \$21.9 million per appum from problem
200.1	gamblers most of whom will be local residents. The project will have a significant social impact on the Cairos
	Region that is not addressed by the EIS. The proponents recognise that the proposed resort will rely on
	casino gambling for financial viability. Yet the EIS contains no information about what gambling products will
	be available at the casinos or the number of gambling positions that will be made available.
206.2	The project has drastically changed from what was originally described to the people. A 500 page EIS was
	reported to be lodged November 2013 for an entirely different project. This was never officially released. The
	details provided to the public appeared to be a cut and paste from Marina Sands in Singapore (before cost
206.2	Diowouls). A city of 5 million with 50 million percentages going through the airport could not be duplicated in a small town
200.3	like Cairps. The number of staff required during construction 10,000 full time staff and 25,000 indirect was
	not possible to achieve both by provision of employees, infrastructure and inflation impact by June of this
	year just 6 months after this original EIS was lodged. If the EIS was as flawed as it appeared then
	inexperience is evidenced very early.
208.7	Again this level of vague and inaccurate information acts as a 'red flag' to residents indicating either the
	study has been shoddily done – dubious given the scale of the project Or these inaccuracies seek to mask
	matters of real concern. Clarification and re-doing of the Environmental Impact Statement/ study are
227.2	requested, by a firm of the residents' choosing.
ZZ1.Z	Appendix A or Appendix O [public adventisement for CHMP] is not included, hence EIS chapter is
	incomplete.





ID	ISSUE
233.7	The document is full of waffle and does not address many issue properly. It accepts without question the assertions of the proponent re capital to be spent, jobs created and benefits accruing. It does not properly analyse or value the very significant risks of such a huge development. From the point of view of residents Yorkey's Knob, Cairns, Queensland and Australia it is a development of gigantic proportion. The social and economic impacts are equally large. If it fails even a little it will be big failure. The risks are real and have been at least partly outlined by the EIS. However their significance has been vastly understated. The benefits, if they are realised will not be received by those who are most affected by the social impacts. The resort proposal whether it fails or succeeds is likely to widen the gap between advantaged and disadvantaged. The profits will go offshore. If any net economic benefits accrue within Australia they will only be those that could be achieved by other activities which did not have the same disruptive effect.
200.2	"Convention and exposition 23,000 GFA (m2)" Page 4-4: "The total area of the Convention and Exhibition Centre is 35 000 m2" Table 4.2: "A 25 000 m2 convention and exhibition centre." Pick a number? Any number?
236.3	Poor standard EIS Example 2: Theatre Capacity Chapter 4 Description of Proposed Project: Table 4.2: "Current project 2 x 600 seat theatres." Page 4-5: "The 600 seat theatres will be used as an Entertainment component but, with appropriate programming, it can also be made available as an additional plenary space to support major conferences". Chapter 13 Economic: Section 13.3.8, Page 13.33: "The Aquis Resort will have 7500 hotel rooms and accommodate 12 000 at peak occupancy. The two 2 500 seat theatres would be in scale to provide nightly entertainment plus contribute to local needs." Yes, discussion of the theatre component in the relevant chapter does not even relate to the current proposal. These examples are not the outcome of intensive research but rather a quick time-constrained browse through a scant few sections of interest. This is simply not a competent document to support an \$8 billion project regardless of any merit in the proposal itself.
236.4	Terms of Reference: 10. "Appendices to the EIS 10.1 Appendices should provide the complete technical evidence used to develop assertions and findings in the main text of the EIS." There is no such appendix for the economic modelling presented in the body of the report. All that appears is the following in references: "Deloitte Access Economics (2014). Aquis Resort internal memo regarding economic profile and impacts." This is clearly NOT compliant with the TOR and appropriate detail should be provided to determine the veracity of any economic modelling.
236.5	A real cost – benefit analysis would be nice but possibly a dream? I also after a brief perusal am generally supportive of the summary submission released today by Cairns Regional Council which at least addresses many concerns on infrastructure, housing, and planning issues not adequately covered in the EIS document, and where compliance with the Terms of Reference is questionable. This particularly relates to housing concerns which is principally not addressed in the reference from the required table at all but rather in a different section.
237.1	As per 102.10.
244.1	Given the unprecedented scale of the project, there is a lack of detail around many of the mitigation measures and plans to minimise environmental impacts. For example, the construction methodology that will be used to "ensure that the site is secure from floods and does not impact on external areas at all times"1 is not presented in any detail. More information should be included in the EIS so it can be properly evaluated by decision makers and the concerned public before an approval decision is made, rather than having these important issues left to be addressed in future studies after approvals are granted.
250.1	EIS and project proposal. That this proposal is not approved without further sound assessment of social, economic and environmental impacts and clear strategies and plans on how these impacts will be mitigated and risks managed.
251.1	The scale and close proximity of the development to the Great Barrier Reef World Heritage Area requires a thorough assessment of all environmental impacts and appropriate ways in which these impacts can be mitigated. The approach taken in the EIS, however, is that many strategies and plans will be developed as the project progresses. AMCS is concerned with this approach as many of the potential impacts identified from the development are linked to a management plan, which have not been developed yet. For example, the construction methodology that will be used to "ensure that the site is secure from floods and does not impact on external areas at all times"1 is not presented in any detail. The management strategies for each impact should be identified and form part of the EIS documentation so they can be properly evaluated by decision makers and the public, rather than leave these important issues to be addressed after approvals are granted.





b) Discussion

These comments cover the full range of opinion from strong satisfaction with the process to serious concerns over its integrity. Sub-issues are discussed below.

Reliance on Future Studies and Approvals

The main concern raised in many submissions is that there are matters of detail not included and that are proposed to be dealt with later, either:

- within the framework of the identified environmental management strategies or social management plans
- in support of future operational works or similar approvals.

Examples are:

- 103.1: 'Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that should be provided as part of the current approvals process is subject to future discussion, negotiation and preparation, effectively asking for approval on a promise of: (1) yet to be developed Environmental Management Plans for the construction and operation of the site, and (2) unspecified and unfunded costly upgrades to infrastructure.'
- 168.32: 'Throughout this whole document, too many times it is read that "further assessment of impacts will be made during detailed design". For a project of this size, in such close proximity to environmentally sensitive areas (including World Heritage) surrounded by watercourses, native habitat for rare/endangered species, and rural living areas, further assessment should be done before approval of project, and realistically, all relevant assessments should have been included with as much detail as possible, for examination in this EIS.'

The reason for this is stated in the EIS (s4.6.1) that states:

The Aquis Resort proposal was declared a Coordinated Project under the SDPWO Act on 1 August 2013. Under this Act, an EIS is required to be prepared, with subsequent approvals required from all levels of government before the land use arrangement for the site is approved.

The EIS is prepared and assessed under the relevant provisions of the SDPWO Act.

Should the Coordinator-General's evaluation report on the EIS not direct refusal and contain conditions to be applied to any approval granted, a Development Application for Preliminary Approval varying the effect of a local planning instrument is to be lodged, in accordance with section 242 of the Sustainable Planning Act (SPA) 2009.

The following is noted:

- Following Approval of the Preliminary Approval, all future Applications are to be assessed in accordance with the provisions of the SPA. Section 37 of SDPWO Act provisions do not apply to these future Applications and, as such, will not affect the process for these Applications under the SPA.
- Neither of the things the Preliminary Approval does (i.e. creation of land use rights for the site and modification of levels of assessment for future Applications) affects the role Referral Agencies will have as either Concurrence Agencies or Advice Agencies for future Applications (i.e. the Preliminary Approval does not limit Agencies' response powers for future Applications). (p4-36)

So, although the EIS clearly states that a raft of subsequent approvals are required before any work can commence on the project, many submitters do not appear to appreciate that this will involve further detailed work and Council / agency overview. EIS Chapter 5 includes details of these future approvals.

Finally, the EIS was designed to ensure that evidence was provided that all fundamental issues were addressed and that, where reliance was placed on future work, the solutions provided were feasible





and the management techniques cited could reasonably be expected to control impacts to an acceptable degree. Further comment on this issue is raised under Chapter 23 – Environmental Management Plan (**Section 3.23**).

Consultation

This is raised as an EIS issue but is also dealt with under Theme 14.9 SIA and Consultation (**Section 3.14.10**).

Social Impact Assessment

Some submitters believe that the social impact assessment was deficient:

- 19.1: 'What about the social impacts? Will you responsibly assess them?'
- 79.6: 'The Social Impact Assessment is based on a study carried out on a \$4.2 billion project. On Page 76 Social Impact Assessment- "More broadly, the Project is a significant investment in the Cairns region and Far North Queensland. The investment amounts to some \$4.2 billion." There is however a big difference between the impact of a 4.2 billion project and an \$8.15 billion project. This is an unacceptable Social Impact Assessment. The EIS must have an SIA based on the current proposal, not an old one. Suggested Solution: A Social Impact Assessment be commissioned based on the Aquis Proposal, currently claimed to be an \$8.15 billion project.'
- 152.1: 'The EIS fails to address adequately the significant social impact a resort of this size will inevitably have on the Cairns community both through the construction phase and once completed.'

Other submitters believe that this is understandable given the fact that there is no precedent to refer to:

• 148.6: 'The lack of sufficient reliable data, precedents and experience make it difficult for the most sophisticated analysts to assess the impacts of Aquis at this early stage especially for economic and social impacts. I welcome the frank statements made in the EIS about the limitations of some of the existing economic data and the willingness of the proponent to act to strengthen these.'

In preparing the EIS it was recognised that for a project the size of Aquis there was no precedent (as noted in the above submission) and although the social impacts could be identified in various categories (e.g. social change, cost of living) it was impossible to quantify these and in any case, it was beyond the capability of the proponent to address. Most matters fall within the responsibilities of CRC and Queensland Government agencies. In the end it was realised that the emphasis should be on mitigation of impacts post-approval when the service providers could participate. Notwithstanding, Aquis has agreed to progress the certain mitigation strategies as described under Theme 14.9 SIA and Consultation (**Section 3.14.10**).

Tourism Studies

Although tourism issues are raised in Theme 13.3 Tourism (**Section 3.13.4**), some submitters found fault with the overall treatment of this issue in the EIS. For example:

• 107.1: 'Tourism impacts have not been addressed at all. The EIS avoids addressing this issue, the impact AQUIS will have on existing cairns northern beaches tourism. There is nothing in the EIS about what the existing tourist visitor market wants. There is no data, there are no surveys, no investigations into the impact this development will have on the existing tourism market. The only data we have received is hypothetical projections of new numbers, but no actual studies into the impact on our existing markets and Cairns' image and brand.'





A contrary view was expressed:

• 26.4: 'The project has been well researched and provides numerous fiscal advantages in the areas of tourism, employment, state and national economic growth as well as other direct and indirect impacts on the future progress of the city of Cairns, Queensland and Australia.'

Formal submissions were received from a number of tourism bodies (e.g. Tourism Tropical North Queensland, Advance Cairns, Association of Marine Park Tour Operators and Tourism Queensland) and none of these expressed any concerns regarding the treatment of the issue and were supportive of the project itself. See Theme 4.1 Suitability of Project (**Section 3.4.2**).

Overall Adequacy

Opinion varied from the two extremes of total satisfaction to total rejection of the document.

- 4.1: 'This project [EIS] seems to adequately address any & all issues that could be of concern.'
- 5.1: 'I wish Aquis every success with their proposal. They have put so much time, effort ... and money in to getting this EIS right the first time.'
- 6.1: 'Positive impact considering your transparency.'
- 9.1: 'I find that this project is amazing in the concept and the way that your group has gone about it is amazing. '
- 9.2: 'Other developers should take notes.'
- 11.1: 'Having reviewed the EIS, as a resident of Cairns I'm very satisfied with the process undertaken and level of detail provided.'
- 24.5: 'Nothing in the EIS shows an insurmountable problem. I'm sure that there will be challenges but the environmental issues all appear to be well thought out.'
- 88.1: 'We are very happy with the EIS report. We think it addresses all the terms of reference.'
- 98.1: 'I wish to comment on a well presented EIS, it addresses all my concerns.'
- 81.3: 'I express my extreme distress about the proposed Mega Resort "Aquis". I have read some of the EIS prepared by Aquis Resort at the Great Barrier Reef Pty Ltd, and I believe it thoroughly underestimates the negative impacts the resort would have on the area, specifically with regards to Gambling, Experiential Values and Visual impact, and competition with local businesses. In addition, I think it has aimed to bamboozle local residents with its complexity and length.'
- 103.26: 'In summary I found this EIS, despite its enormous size, to be deceptive and lacking in substance about real impacts and mitigation measures. A lot of smoke and mirrors to disguise what is a completely inappropriate project in the wrong location which would impose an enormous cost on the general community with little benefit except to the casino owners.'
- 124.21: 'I am very much of the opinion that this EIS has not met the conditions of the ToR in cases too numerous to mention. As mentioned in the above sections there is much information and data that has not been provided to support the statements and findings.'

These comments are matters of opinion and do not raise any specific issues.

c) Conclusions

The main concerns raised were that there was too much reliance on future studies and approvals, too little detail on social impacts, and insufficient work on tourism. This concern was not universal and many submitters expressed total satisfaction. Further, the EIS process assumes a raft of further approvals and conditions supplemented by detailed design, so comments that see this as a negative are not consistent with the framework adopted under the SDPWO Act.





No issues were raised that are able to be dealt with at this stage and no action is warranted (i.e. Cat 1 and Cat 2).

3.1.3 Theme 1.2 Need for Conditions

a) Submissions

This theme was used to collect together all comments regarding the need for conditions if approval is to be granted.

ID	ISSUE
4.2	Progress this project, and ensure sufficient ongoing supervision of the processes incorporated into this document both during the construction & after completion
46.2	Approve this project now! with sensible and reasonable conditions.
51.3	Double Island is one of our most underrated and precious local inshore coral reef habitats remaining. I would
	therefore like to recommend that the EIA directly addresses this issue and make amends to include a more
	comprehensive assessment of coral species and coral reef health at Double Island, and to include a detailed
	long-term EIA of nearby inshore coral reets, including Double Island and other monitoring sites, to assess
	spatial and temporal change, as well as species diversity. Submitter is willing to share lield data and to assist in further development processes
51.4	From an ecological point of view. I would suggest a comprehensive coral reef ecology survey of Double Island
01.4	and surrounding sites be initiated prior to any development activity occurring.
77.2	The EIS documents commitments and policies that are reported to be made by the proponent. It is not
	suggested that the approvals and licensing process can be undertaken at this time, or that the proponent can
	determine the content thereof. The submitter suggests that all commitments be made to be binding by
70.4	appropriate instruments.
79.1	The EIS suggests that a total of 113 hectares of land (some revegetated) will be kept as natural habitat. The
	contribution to the natural ecosystem and a positive element of the Aquis Proposal Lam however concerned
	that this could be an offer linked to Stage 2 of the development which might never happen? And what would be
	the tenure on that area if indeed set aside as natural habitat? This land if not secured with protective legislation
	to preserve the natural habitat could later be used for further development in Stage 2. Suggested Solution:
	Ensure that appropriate legislation is put in place to protect the 113 hectares of natural habitat.
79.7	The EIS states that-"The introduction of solar power generation for this scale of development would be feasible
	provided that a solution to install the panels on the root of the major structures could be incorporated.
	to power a project of this size, solar power would make perfect sense. Both locally and globally we have a
	responsibility to decrease our carbon footprint. Aquis Resort has the opportunity to contribute to environmental
	sustainability by installing a state of the art solar power system. Solution: Approval for the Aquis Resort is given
	on the condition that a state of the art solar power generation system is a major part of the project.
113.15	Given the limitations of the community consultation strategy described above and which relate only to Stage 1
	of Aquis Resort, the proponent should be required to undertake further community engagement with respect to the current \$8,15B proposal so as to meet the SIA Guidelines. Strategies that should be considered are detailed
	in the submission.
113.19	Recommendations: (1). The proponent undertake further research to document in greater detail the social
	impacts identified in Chapter 14 based on international experience of similar projects and that of the resources
	sector in Australia. The social impact of casinos on local communities must be given greater attention. (2) The
	proponent provide an appropriate financial contribution to proposed partners for work they will need to carry out
	In the development and implementation of all miligation plans and monitoring. (3) The miligation plans be developed and approved by the State government following community consultation prior to the application to
	the CRC for development approval. (4) A further mitigation and monitoring plan be developed to address the
	specific social impacts on the community of Yorkeys Knob. The Plan should be developed using a process of
	participatory community engagement with residents.
126.1	The protection of natural habitat and revegetation of 54 hectares of degraded land is a positive element of the
	Aquis Proposal but this land if not secured with protective legislation to preserve the natural habitat could later
126.3	De used for further development in stage 2.
120.0	ensure that the water table in the natural habitat is not compromised by the construction of the lake. (more
	comment on this in other sections).
126.5	The protection of natural habitat and revegetation of 54 hectares of degraded land is a positive element of the
	Aquis Proposal but I am concerned that this could be an offer linked to stage 2 of the development and if this
	land is not secured with protective legislation to preserve the natural habitat it could later be used for further
126 7	development in stage 2.
120.7	rease ensure that appropriate registration is put in place to protect the 113 nectates of natural habitat and that the water table in the natural habitat is not compromised by the construction of the lake
127.11	In conclusion we ask Government not to approve Aguis, accompanied by a list of conditions not practical to
	comply with, and therefore ignored by the developers.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	20





ID	ISSUE
137.7	Reject the application for this project as the EIS does not adequately consider, address or propose mitigation
	strategies for the range of foreseeable deleterious impacts that the development will bring with it.
181.18	Do council and/or DEHP have resources to thoroughly monitor this development, and ensure development conditions are enforced or met?
187.3	The local community seem to have thrown their collective weight behind the Fung families proposed
	development, at least on the face of it. This submission has been designed to throw a little weight behind the
	locals by putting on paper the request that if the development is approved, its approved with a condition that the
	locals long resounding call is answered.
191.6	Recommendations: Conditions for development in or adjacent to areas of world heritage status; Conditions for development in areas where there are wetlands of international significance; Condition for preservation and management of development works along the border of the development lot; Increase the buffer zone between the border of the lot and adjacent areas of world heritage status; Increase the buffer zone between the border of the lots and wetlands of international significance; Provide cycle ways in the development and neighbouring areas; This negative impact of farming land loss could be mitigated with the preservation of a small allotment of the most suitable sugar cane as an example of connectivity to the lands original use, heritage, environmental habitat and preservation of farming land; Preservation, protection and management of all vegetation adjacent to the development lot.

b) Discussion

Conditions in General

Some submitters suggest that conditions are required to give effect to commitments by the proponent, e.g.:

• 77.2: 'The EIS documents commitments and policies that are reported to be made by the proponent. It is not suggested that the approvals and licensing process can be undertaken at this time, or that the proponent can determine the content thereof. The submitter suggests that all commitments be made to be binding by appropriate instruments.'

Aquis has agreed to document all commitments in a Register of Proponent Commitments to be included in the *Supplementary Information Report*. It is anticipated that this schedule will be referred to by a specific condition of the Coordinator-General and will be binding.

Some submitters are not confident that conditions will be complied with or effectively monitored:

- 181.18: 'Do council and/or DEHP have resources to thoroughly monitor this development, and ensure development conditions are enforced or met?'
- 127.11: 'In conclusion we ask Government not to approve Aquis, accompanied by a list of conditions not practical to comply with, and therefore ignored by the developers.

These are not matters that can be dealt with by the proponent.'

Conditions to Project Restoration

A number of submissions ask that (e.g. 126.7): 'Please ensure that appropriate legislation is put in place to protect the 113 hectares of natural habitat and that the water table in the natural habitat is not compromised by the construction of the lake.' Some go further, e.g.

• 126.1: 'The protection of natural habitat and revegetation of 54 hectares of degraded land is a positive element of the Aquis Proposal but this land if not secured with protective legislation to preserve the natural habitat could later be used for further development in stage 2.'

The Aquis Local Plan (ALP) will be the relevant planning instrument which will be given effect by an approval of the preliminary approval (Section 242) application under SPA. The ALP included the Aquis Precinct Plan (ALP1) which defines the Environmental Management and Conservation Precinct and the ALP will enshrine the necessary protection for this precinct.





c) Conclusions

Of the comments raised above the only one that can be dealt with by the proponent is to ensure that all commitments made in the EIS are complied with. These are being documented in the Register of Proponent Commitments to be contained in the *Supplementary Information Report* (Cat 5).

3.1.4 Theme 1.3 Further Information / Contact

a) Submissions

This theme was used to collect together all comments questing further information or contact.

ID	ISSUE
16.7	Please keep forwarding me updates on progress.
108.3	I wish to have more information on the dispersal of flood waters from the lagoon surrounding the resort. The original information I received, was that the excess water would be drained into Yorkeys Creek - at the northern boundary of the property. I was told that this would be enabled by use of a large concrete pipe. I find this solution to be totally unacceptable, since the Yorkeys creek would be unable to absorb such a deluge. The creek adjoins a local swamp habitat, which houses a great deal of wildlife. There is a very big risk of this swamp water encroaching onto many adjacent home-sites, including my own.

b) Discussion

Only two submissions specifically requested further information, although many submitters suggested that further assessment was required on several matters (especially coastal processes and flooding). These are dealt with in later sections.

c) Conclusions

It is not known what process the Coordinator-General has for further contact. the preparation and implementation of a Community Engagement Plan will form part of the Schedule of Commitments (see Theme 14.9 SIA and Consultation (**Section 3.14.10**))

3.1.5 Theme 1.4 EIS Process / Government

a) Submissions

This theme was used to collect together all comments regarding the EIS process itself and the role in this of the Queensland Government.

ID	ISSUE
14.15	Please discontinue the bureaucratic hold ups to progress and find solutions to make the resort go ahead while
	an investor is interested in making it happen.
19.1	What about the social impacts? Will you responsibly assess them?
21.1	I have concerns regarding this proposal and a possible lack of professionalism on behalf of government and
	possibly the proponent, so not sure if the EIS process can be trusted though am happy to be proven wrong.
21.2	This project is high risk, if it was all Fung's risk fine but the risk will be shared, and we deserve better than what
	we have had from government so far.
21.3	Why even read the EIS when the government seems to be "pretending" to go through the motions?
36.2	It is downgraded cane land and the EIS should pass this application as soon as possible.
39.3	There are NO jobs in Cairns. The government is in a terrible financial state of affairs and paying out huge
	amounts of money to unemployed! This is one sure way of creating employment, which is essential for people's
	pride and dignity! I cannot understand why the government is taking so long to give the complete go ahead!
40.1	I am firmly behind this proposal provided the government can do the necessary due diligence on the
	environment and social/economic impact.
40.3	I hope Mr Newman and his team stick to their promise of supporting the pillars. This project covers 4 of the 5
	pillars.

(Continued over)

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	22





ID	ISSUE
72.4	Another major point is the precedent that approving a resort complex on a known flood plain where there has
	been in effect a 'moratorium' on development for decades will send all the wrong signals to the community,
	developers, local governments and to the insurance industry. With several catastrophic floods across the State
	in the most recent past, it is a marvel that any government would entertain this proposal. At the local level if it is
	passed, will it start a 'development run on the Barron Delta'? How will new developments be modelled in; one
	by one, or do we need a comprehensive plan to deal with future proposals brought on by the Aquis application?
	Recommendation 4: As part of the approval process by the state and local governments for the Aquis proposal,
	I believe the insurance industry of Australia must be prought in to determine potential impacts to insurance
	preniums at rokeys knob, the barron beta and for greater Carris. Kerel Chapter 14 where the issue is
72.0	The size and dominance of the project on the landscape and on the local community when coupled with the
12.5	The size and dominance of the project of the landscape and on the local community when coupled with the unsuitability of the site makes the project unfassible in its present form: too much of a rick and too much of an
	ask of the community and government. Risk liability to the public must be assessed further
77.3	The outcomes of recent audits of regulatory apparatus directly or indirectly relevant to Aguis have not been
	considered in the EIS. These outcomes should be considered in the impact assessment process. Specifically,
	the EIS documents the role of the regulatory apparatus; however, it does not assess the ramifications of
	deficiencies in regulatory mechanisms to the proposed project. Irrespective of corrective actions that may be
	applied to the regulatory mechanisms, the risks associated with non-performance of the regulatory mechanism
	warrants thorough assessment.
77.15	The Manual for Assessing Consequence Categories and Hydraulic Performance of Structures sets out the
	requirements of the administering authority, for consequence category assessment and certification of the
	design of 'regulated structures', constructed as part of environmentally relevant activities (ERAs) under the
	Environmental Protection Act 19943• Clarification of the application of the manual to the project is required.
	Further, in concluded that the manual and its associated requirements are applicable to the proposed project,
	there in the implications to project planning, design, operations and monitoring require explanation anead of the
85.0	If the developer wants to buy the casino in town, then THAT is their one casino - they shouldn't be allowed to
00.0	split their license because, in reality, two separate buildings ARE two separate casinos. This idea that they will
	buy the one in town and build TWO more casinos at Yorkeys is grossly overstepping the "privilege" and is likely
	to result in court cases against the Qld Govt from other casino developers in the state who are being limited to
	one licence.
89.1	I believe that the overall environmental impact is the devastation of the GBRMP and the local waterways cannot
	be foreseen by a study, done by people who are employed by the contractor.
92.2	There is nothing good about this project. I am appalled at my Government for even considering it. If it should go
	ahead, like many of my friends, I will be moving my family and business out of Cairns, after 3 generations of
04.0	family life nere.
94.2	Community consultation on the detailed development of Sporting and Recreation Pacifices should be more broad than just Varkeys Knob and should at least include Holloways Reach residents who will be directly
	impacted by the development particularly through noise during construction and through light pollution during
	operation, along with other Northern beaches communities.
94.5	It should be noted that there is significant difference between the plans and models displayed in the shopfronts
0.10	during the early consultation phase and the design being put forward in the EIS, including the removal of a
	number of very popular public facilities including a large Sports Stadium and a Water Park, both desperately
	needed facilities. I would like to see both included back in the plan, or at least addressed in terms of enabling
	them as part of a community infrastructure dividend.
98.2	Concerned that YKRA issued an invitation to attend one of their meetings only to those who were against.
130.4	Please consider this submission and the 25-150 year impact on the GBR ecosystem in your review of the this
100.0	mega-development.
138.6	It is a disappointment to me that the Carrns Regional Council government nor our local MP's have taken the
	time to make an official visit to either Macau or Singapore to see the colossal impact a project of this magnitude
180.6	with have on calins.
100.0	As we are a university city, and the norm is conductive to growing large quantities of lood, together with the responsibility of finding better investment opportunities for the region
	Let not this novernment make the same mistakes as in the past. Through all the turmoil of recent governments
	we use this advertment to make this the luckiest country. We need your vision Our forebears didn't fight for
	our land and freedoms to be trounced upon. Please listen to what your forebears taught you.
202.5	The 6 weeks period to understand this EIS is ridiculous.
214.3	Although changes to the Local Government Act in November 2012 make provision for local councils to hold
	"non-binding advisory polls" on issues of concern the CRC (Cairns Regional Council) has made no effort to
	gauge objectively community reaction and response to this unprecedented development proposal. Only the
	Cairns Post has held an online poll (which has no safeguards against rigging the results) and that has been
	widely quoted as being 90% for the project. It is clear from a number online forums that the community is far
	more divided than that - the Cairns Post "moderates" comments to suit but open forums have seen heated
	debates and many issues raised which are not opened by either CRC, the Proponent, politicians or the media.

(Continued over)

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	23





ID	ISSUE
245.6	Casino licensing is a joke. The ACCC is concerned that competition guidelines may be breached with Mr Fung
	holding a licence for the existing Cairns Reef Hotel Casino and the Aquis Casino. The Aquis Casino has already stated that the latest plan includes two casinos at the Aquis site. But these casinos will be the equivalent in size of 12 Cairns Casinos. It can therefore be argued that Mr Fung is holding the equivalent of licenses for 13 casinos with zero competition from other casinos in the city.

b) Discussion

Probity and Authenticity

Some of the issues above were also included in the discussion in the adequacy of the EIS and are repeated here as they involve the process itself and/or the role of the Queensland Government. For example :

- 19.1: 'What about the social impacts? Will you responsibly assess them?'
- 21.1: 'I have concerns regarding this proposal and a possible lack of professionalism on behalf of government and possibly the proponent, so not sure if the EIS process can be trusted though am happy to be proven wrong.'

These and other similar comments touch on the role of the Queensland Government in using the EIS process as a means of informed decision-making – that is, to make a decision based on the contents of the EIS. Other submitters bring into question the authenticity of the process:

- 14.15: 'Please discontinue the bureaucratic hold ups to progress and find solutions to make the resort go ahead while an investor is interested in making it happen.'
- 21.3: 'Why even read the EIS when the government seems to be "pretending" to go through the motions?'
- 40.1: 'I am firmly behind this proposal provided the government can do the necessary due diligence on the environment and social/economic impact.'
- 202.5: 'The 6 weeks period to understand this EIS is ridiculous.'
- 214.3: 'Although changes to the Local Government Act in November 2012 make provision for local councils to hold "non-binding advisory polls" on issues of concern the CRC (Cairns Regional Council) has made no effort to gauge objectively community reaction and response to this unprecedented development proposal. Only the Cairns Post has held an online poll (which has no safeguards against rigging the results) and that has been widely quoted as being 90% for the project. It is clear from a number online forums that the community is far more divided than that the Cairns Post "moderates" comments to suit but open forums have seen heated debates and many issues raised which are not opened by either CRC, the Proponent, politicians or the media.'

As noted, there is a range of opinions present, none of which raise matters needing further attention.

Casino Licensing

Others raise the issue of the casino licence for Yorkeys Knob and the Reef Casino

• 85.9: 'If the developer wants to buy the casino in town, then THAT is their one casino - they shouldn't be allowed to split their license because, in reality, two separate buildings ARE two separate casinos. This idea that they will buy the one in town and build TWO more casinos at Yorkeys is grossly overstepping the "privilege" and is likely to result in court cases against the Qld Govt from other casino developers in the state who are being limited to one licence.'





• 245.6: 'Casino licensing is a joke. The ACCC is concerned that competition guidelines may be breached with Mr Fung holding a licence for the existing Cairns Reef Hotel Casino and the Aquis Casino. The Aquis Casino has already stated that the latest plan includes two casinos at the Aquis site. But these casinos will be the equivalent in size of 12 Cairns Casinos. It can therefore be argued that Mr Fung is holding the equivalent of licenses for 13 casinos with zero competition from other casinos in the city.'

These matters are outside the scope of the EIS. It should also be noted that Aquis does not involve two stand-alone casinos but rather multiple gaming areas supported by common back of house and centralised management.

Project Proposal

Some submitters note that the project as described in the EIS differs from that in the IAS, with a typical one being:

• 94.5: 'It should be noted that there is significant difference between the plans and models displayed in the shopfronts during the early consultation phase and the design being put forward in the EIS, including the removal of a number of very popular public facilities including a large Sports Stadium and a Water Park, both desperately needed facilities. I would like to see both included back in the plan, or at least addressed in terms of enabling them as part of a community infrastructure dividend.'

The evolution of a project based on findings associated with an EIS is an appropriate outcome of the process. The reason for removing certain IAS facilities is described in the EIS and are all related at impact avoidance or mitigation.

c) Conclusions

The above issues are outside the scope of the EIS (e.g. the time allowed for submissions, casino licensing, changes post-IAS) and in any case none raise issues that need to be further addressed (i.e. all are Cat 1 or Cat 2).





3.2 CHAPTER 2 PROJECT PROPONENT

3.2.1 Scope

Themes relevant to this chapter are:

- 2.1 Capacity of project proponent
- 2.2 Suitability of project proponent.

3.2.2 Theme 2.1 Capacity of Project Proponent

a) Submissions

This theme was used to collect together all comments regarding the capacity or track record of the proponent.

nt" and a
lht
s. I am
s of time
ese
al banking
ven exists
public
structure
project?
lin
minont
v probable
y probable
nosed
proposal
and
ative
vices
lopment.
ure,
ecessary
onent).
unding for
overnment
derwritten
ects such
ky' we
he
a t
el
rt will look
n WIII IOOK
and high
has not
is the set of the set

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	26





b) Discussion

These comments centre on the ability of the proponent to fund the project and track record in similar developments. They are presented for information only as the issue is not one for evaluation in the EIS.

c) Conclusions

N/A.

3.2.3 Theme 2.2 Suitability of Project Proponent

a) Submissions

This theme was used to collect together all comments regarding the suitability of the proponent.

ID	ISSUE
92.1	"Mr Fung is fully aware of his responsibilities under the EPBC Act and recognises and appreciates the world renowned and unique environmental values of Far North Queensland in which his businesses operate". Mr Fung does NOT " recognise" or "appreciate" the world renowned and unique environmental values of FNQ or he would most definitely NOT consider foisting an abomination on an environment which we locals have struggled to maintain as pristine as possible for the flora and fauna, and future generations and our eco-tourism economy.
101.5	Concerns about the proponent in terms of his suitability to hold a casino license in Queensland the effect of this on the business viability of Aquis and the wellbeing of the Cairns community. This submission recommends that the Coordinator General should request an investigation by suitable Federal Police to determine if the proponent of Aquis does have a criminal record from Hong Kong. If this is the case, this submission then recommends that Coordinator General consider if the proponent's criminal record is not suitable or not for the proponent of Aquis. Detailed submission provided (Submission 4).

b) Discussion

These submissions concern the suitability of the proponent to undertake the project. They are presented for information only as the issue is not one for evaluation in the EIS.

c) Conclusions

N/A.





3.3 CHAPTER 3 SITE DESCRIPTION

3.3.1 Scope

Chapter 3 of the EIS is largely descriptive and deals with the features of the site. Comments on this broad area are restricted to views on the suitability of the site for its purpose (but without detailed reference to the project itself, which are covered under Chapter 4). These are covered by a single theme:

• 4.1 Site description / suitability.

3.3.2 Theme 4.1 Site Description / Suitability

a) Submissions

This theme was used to collect together broad comments on the suitability of the site for its purpose.

ID	ISSUE
14.3	Yorkeys Knob and much of the surrounding area was at best a low lying flood zone - great for sugar cane crops not much else maybe rice if they tried growing it.
32.1	I fully support the development and believe the land is of no significant value for farming due to the nature of the soils.
32.2	Being on the fringe of existing infrastructure with absolute minimal loss of vegetation this development subject to proper engineering standards should be expedited for the benefit of the Queensland economy.
36.2	It is downgraded cane land and the EIS should pass this application as soon as possible.
49.2	I believe 2 things stand out clearly that will ensure that this development is not left as a "white elephant" and a blight for Cairns. The second is that the location makes sense. Close to an international airport, beautiful rainforest coastal environment, all the amenities and infrastructure, a major agricultural and fishing asset and within an acceptable flying distance for the target market (Chinese).
126.4	When you visit the site it is obvious that it is a coastal swamp and I believe that site is unsuitable for this mega development.
127.1	Suitability of site: The project is at present planned to be extremely large and the site is not suitable for such a development, being subject to extreme weather events, e.g. cyclones, storm surges, monsoonal rains, flooding and during summer very humid and uncomfortable for both international and local visitors. The site is situated on the flood plain of the Barron River and is adjacent to Thomatis Creek which adjoins the Barron and is listed on the Cairns Regional Council Barron Smithfield District Plan as a Significant Waterway. This waterway will be adversely affected by the proximity of the Aquis Resort, no matter what conditions are imposed, just by the very nature of such construction next to a natural mangrove creek.

b) Discussion

Several submissions are supportive of the site for the Aquis Resort as it is low-lying, degraded cane land, close to infrastructure and environmental resources, while others believe that it is unsuitable for many of the same reasons. One submission (127.1) claims that it will impact on significant waterways. The EIS provides evidence that this will not be the case and that Yorkeys Creek in particular will be enhanced.

c) Conclusions

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary.




3.4 CHAPTER 4 DESCRIPTION OF PROPOSED PROJECT

3.4.1 Scope

Submissions dealt with under Chapter 4 relate to the following aspects of the project:

- 4.1 Suitability of project
- 4.2 Suggested changes to project
- 4.3 Construction issues
- 4.4 Local content
- 4.5 Project failure / abandonment
- 4.6 Project viability.

3.4.2 Theme 4.1 Suitability of Project

a) Submissions

This theme was used to collect together all comments related to the project itself including its purpose, its architecture, etc. It also includes blanket statements supporting or opposing it.

ID	ISSUE
1.3	Development is restricted to centre of site where there is fallow cane. Massive plantings of native flora are
	planned for edges.
3.1	I think the whole project is a complete waste of time and money. It is for gamblers. The people of Cairns do
	not possess the financial health and calibre to withstand this form of capitalism.
4.3	Green light please.
5.2	I am proud that Aquis has selected our region for this fantastic development and given our local Community
	the chance to move ahead.
7.1	I am opposed to this type of development, it will change our beautiful city forever.
7.2	I believe we should be promoting Eco tourism and not putting huge demand on our resources, quality of life
73	This will mainly interest the Chinese most other travellers come for the natural unspoil heauty of our
7.5	anvinoment
74	Lamonnosed to this
8.1	it will be the best natural progressional step forward for Cairps
0.1	I find that this project is amazing in the concent and the way that your group has gone about it is amazing
9.1	Location by boot to Euror family in the concept and the way that your group has gone about it is anazing.
9.5	venture and don't listed to the manarity knockers who are just that
10.1	Full curport for project
10.1	
10.4	GO Aquis.
11.2	runy support the project.
12.7	I ne moral, enical and aesthetic aspect requires more nours than I m prepared to spend spelling out.
12.8	imagine a financial backer waiting for four years with no returns? Imagine people staying there while stage
	constructions are lived along indeed
40.4	Construction site. World Class Indeed.
13.1	Love the whole development and concept.
13.2	It can't be built quick enough for my liking.
14.12	It seems they have enough plans for parkland and recreation facilities.
16.4	I am also sick of seeing both Federal and State governments stop their funding at Townsville. Cairns is a
	vastly different community to Townsville that is snackled by the Public Service mentality. Most workers in
	Townsville nave never had to justify their existence by hard work and enterprise unlike Cairns. It is far beyond
40.5	time that Cairns got the break that it deserves and Aquis Will be that saviour.
16.5	Every major project will have some downsides but the benefits far outweigh them.
16.6	I have always been and will continue to be a very vocal supporter and one who has some influence in my wide
	data-base of contacts.
17.1	I he overwhelming majority of the Cairns community support this visionary project.
20.1	Thanks Mr Fung. We love your beautiful resort design and can't wait for it to begin.
20.2	We live up the road at Caravonica and feel this will finally bring Cairns into the 21st Century and also bring us
	work and more tourism.
20.3	We are looking forward to the seafood buffet and meeting up with our Chinese brothers and sisters.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	29





ID	ISSUE
22.1	The resort is drastically different from anything that has been built in Cairns before and will change the
	Northern Beaches and the whole Cairns region irreversibly. I question if it is a direction Cairns wants to go.
	The region is world famous for being the gateway to two World Heritage listed sites: the Wet Tropics and the
	Great Barrier Reef. The building of a Macau style casino resort changes the image of the Cairns completely.
	Cairns, now known for its outstanding natural attractions, will also become known for this massive
04.4	development, the first of its type in Australia. This is not necessarily desirable.
24.1	Submitter organisation [name withneid] would like to express total support for this project.
25.1	I feel this area has been well thought out, and I am very positive about the whole Aquis proposal.
26.1	of Cairns and Queensland.
26.2	The timing, planning and research of this project is in keeping with the economic and social needs of Cairns, Queensland and other state[s].
26.4	The project has been well researched and provides numerous fiscal advantages in the areas of tourism,
	employment, state and national economic growth as well as other direct and indirect impacts on the future
07.4	progress of the city of Cairns, Queensland and Australia.
27.1	I am a resident in Yorkeys knob and am very pleased to know that a project of this size will nopefully be given
07.0	our government's blessing to commence in the near future.
27.3	The will be the best this to have bit Compared the for parth even
29.1	This will be the best thing to have hit Califis and the far horth even
29.2	It cannot come too soon!
32.2	being on the image of existing infrastructure with absolute minimal loss of vegetation this development subject
2/1	to proper engineering standards should be expedited for the benefit of the Queensiand economy.
34.1	Failuastic use of failu.
36.1	Tain more train impressed with the current proposal.
30.1	It is imperative that this project should be ball.
39.1	Sometimes Leolave the politicians are void of common sensel 1 for one can't wait to see it all started
40.1	Lam firmly behind this proposal provided the government can do the perseaver due diligence on the
40.1	environment and social/economic impact.
40.2	I believe this is a positive project for Cairns and will complement what we already have without doing any
-	harm.
41.3	I fully support this project.
43.2	I support Eco tourism not this, end of our lovely lifestyle if this goes ahead.
44.1	I would just like to express a personal support for the project.
46.2	Approve this project now! with sensible and reasonable conditions.
49.3	Unlike other builders who have come and gone (broke) in Cairns, this appears to be backed by the right
	proponents, in the right area, at the right time politically and economically.
49.4	This will be a great asset for this region and Queensland in general.
50.1	All looks very positive.
52.3	This project is cementing the future of Cairns and its positives far outweigh its negatives. I look forward to seeing its progress and visiting it in 20 years' time.
55.1	It is people / companies which invest in such scales that also invest in environmental values and costs. I am
	sure that protest group's members don't spend a cent towards any progress, they only cost society lots of time
56.2	and money:
50.2	our support as needed
58 1	Well done Aguis for your vision and perseverance. This will be a fantastic boost for Cairos
58.2	L have nothing but good things to say about this development Looking forward to seeing this progress
59.2	I consider that the potential environmental impact will only be positive and that the measures to be put in place
00.2	will be more than adequate to protect our environment.
61.2	Design and size of the resort does not blend in with the Cairns and surrounding environment.
66.5	The social impact of such a large scale gambling establishment, given the current adverse impacts of
	gambling in the region. Recommendation: The proposed scale of gambling is far too large for the region and
	should be vastly scaled back.
68.1	I am highly in favour of the project generally.
69.1	
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new airline routes to further develop other new tourism, business & education related activities in Cairns, will all
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new airline routes to further develop other new tourism, business & education related activities in Cairns, will all benefit the Far North region for many many years to come. It will make Cairns a truly international destination
	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new airline routes to further develop other new tourism, business & education related activities in Cairns, will all benefit the Far North region for many many years to come. It will make Cairns a truly international destination for many reasons other than just gambling, & provide financial benefits that could otherwise only be dreamed

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	30





ID	ISSUE
69.2	The provision for a major sporting stadium & performing arts centres, though probably not ideally located for
	the general Cairns public, are much needed pieces of infrastructure which state & federal levels of
	government have shirked their responsibilities in funding for, & will no doubt otherwise continue to do so for
70.1	The scale of this development is disproportional to the size of Cairps. I am extremely concerned about the
70.1	effect an additional 4000+ hotel beds and a large casino will have on our small town
72.9	The size and dominance of the project on the landscape and on the local community when coupled with the
	unsuitability of the site makes the project unfeasible in its present form; too much of a risk and too much of an
	ask of the community and government. Risk liability to the public must be assessed further.
73.12	"Do nothing" is always a considered option. If the development must go ahead, my preference would be for
	the alternative site and proposal put forward by the Aquis Aware group. To be honest I do not see the need for
	a development of this scale and nature in a region the size and with the socio-economic complexity of Cairns,
	let alone with the likely adverse impacts the development will bring, nowever grand the mitigation measures
	should already be occurring as part of local and state initiatives to enhance our environment and community
	understanding. There are a myriad of existing recreational opportunities for all residents including pools
	gyms, sports halls, the Esplanade, our beaches etc. and of course no guarantee that all the facilities ultimately
	to be provided at Aquis would be readily available to local residents (this is not the case, for example, at
	Paradise Palms). It is my view that we should focus on improving and consolidating the quality of existing
	infrastructure and services without the region taking on a massive new proposal it is unlikely to be able to
	continue to support should the developer's situation or market forces change. Developments with this focus
76.2	and of this hature do not belong in small regional areas and certainly not in wond hemage areas:
70.5	down the road, built for the Asian market (as this one is being built for), which is now in receivership
76.4	There is a casino in Cairns as well as two cinemas. Why is there need for more?
77.1	The proposed project is not "best practice" in terms of catchment management. Some constraints are a
	function of the immutable characteristics of the site. Specifically, the project site is on a flood plain and is in
	close proximity to a sensitive receiving environment that is World Heritage listed. The EIS presents a strategy
	prepared in response to these constraints. Best practice catchment management would be through avoidance
	manage the site consistent with the nature of these site constraints (e.g. flood plain) – the approach to these
	constraints presented is to change the existing regulatory controls (Section 4.6 and 4.7) to allow the project to
	proceed, and then to adopt design and management measures.
78.1	I just want to add my support to the Aquis Project. As a resident of Yorkeys Knob, we will be severely affected
70.5	by the project. But we give our unequivocal support to the project.
79.5	quality in a very large artificial lake in the tropics would be difficult if not impossible. The owners would then
	need to open a significant channel to the ocean (not just little Yorkeys Creek) to allow regular tidal flushing.
	This would tie in well with stage 2 being redesigned as a marina complex. Look at how closely the original
	Aquis design resembled a marina layout. The new design also lends itself to an easy conversion to a marina
	layout. Expensive perhaps but money does not seem to be an issue (so far) with the Aquis Project. Suggested
80.7	The proposal does not approve the giant annoan axe.
00.1	community or businesses.
81.1	I want to inspire our young people to understand the importance of a sustainable future in this incredibly rich
	World Heritage and culturally diverse part of Far North Queensland. I choose to live in Cairns because it is a
	small city with a wonderful community, where everyone, tourist and local alike, will smile when they catch your
	Australians, other Australians of Chinese. Italian, Sikh and Japanese descent to name just some, recent
	Immigrants such as the Bhutanese community at my church, and tourists from all parts of the Earth.
81.2	I choose to live in Cairns because I am a Biologist who is passionate about the Wet Tropics, and our
	incredibly high biodiversity and beautiful natural areas. I choose to live in Cairns, not because I was born here,
04.4	but because I love it with my whole heart.
81.4	In sproposed development is monstrous, and completely contrary to the very image and mestyle which rai
	have strived for.
81.13	Please do not approve the Aquis development. To approve it would be a return to the bad old days of
	Queensland destroying our cultural heritage for a quick buck, rather than continuing to grow a sustainable
	future in Eco-Tourism, Construction, Agriculture and Economics. This resort does not belong in Far North
00.1	Uueensiana.
0∠.1 85.1	The project should go anead. I have little confidence that the Oueensland Covernment will actually do anything that is pooled to make this
00.1	project more realistic. Too many people seem to be obsessed with this project as if is a giant "pot of gold" at
	the end of a colourful rainbow. Those of us who have tried to question whether that gold is real or is actually
	just chocolate covered with gold foil that will melt away in our tropical conditions are being dismissed.
1	

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	31





.u	ISSUE
85.3	The location is completely wrong and should not be developed at all. Up until now, no developments have
	been considered in the Barron River delta because of repeated flood risk - but suddenly somebody says they
	will throw big money at us (might is a more accurate word) to ignore all previous knowledge about this site and
	look the other way while a monstrosity is built. If the proponent wants to build something, it should be outside
	the flood zone Otherwise the developer's proposed 7.5 m high platform (three stories high in other words)
	underneath the entire development will look absolutely ridiculous
85.5	It already during devices provide that already exist in Cairis, therefore these items should be removed
00.0	entirely from Aguis and that includes the golf course the convention centre the casino (if the proponent buys
	the one in the CBD) and the aquarium By leaving them in the developer implies that Chinese visitors will be
	and one in the obly what is available within Dy learning and not venturing out to existing venues in Cairps (which in
	partonising only what is available within Aquis and not venturing out to existing venues in Carris (which in turns moans that Carris Venues and Carris (which in turns moans that Carris Venues and Carris (which in the turns moans that Carris Venues and Carris (which in the turns moans that Carris Venues and Carris Ven
95.6	the representation of the second seco
05.0	to proposes too many noters over and above what is already available and suggests that the Chinese visitors
	chipse to unit hot be staying any where else other than Aquis. This is fermioned by the language barriers -
	of Aquie
95.0	or Ayurs.
00.9	In the developer wants to buy the cashio in town, then TRAT is then one cashio - they shouldn't be anowed to
	split their incerse because, in reality, two separate buildings ARE two separate casinos. This idea that they will be the separate build build build be and in the separate build build build be and in the separate build build build be and in the separate build build be and in the separate build build build be and in the separate build be and in the separa
	buy the one in town and build TWO more casinos at ronkeys is grossly overstepping the phylicide and is
	likely to result in court cases against the Qid Govi from other casino developers in the state who are being
00.0	Immed to one incence.
00.2	we trink the project is periodicy suited to the area it will be built in.
89.2	Build this in central Australia or build aqueducts, do not do this, the only people who will get employment will
	be chinese speaking - the builders etc. will be employed short term and this will do nothing for our economy, of the seconomy of Mr. Fund
00.2	Unity une economy of IVII. Fully.
90.2	A project of this dimension is out of an proportion to that which the city generally, and Yokeys knob
	particularly, can reasonably absorb. Population increases will unprecedented and unmanageable in the short
	and medium term. The social effects are best identified in table 14-7 (potential social impacts) and in their
00.0	scale amount to a social experiment which would not even be considered in a capital city.
92.2	Inere is nothing good about this project. I am appailed at my Government for even considering it. If it should
	go anead, like many of my friends, I will be moving my family and business out of Cairns, after 3 generations
00.0	or family menere.
93.3	I am a supporter or the Aquis project and I hope that my comments have been helpful.
98.3	Very happy that habitat is being restored.
99.5	
	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis
	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be
	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural
	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most value be value by the site of the site features the site the terms there there are a set to feature the site of
	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of
00.40	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process.
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process.
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g.
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in the terms of the state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in the terms of the state that the state that the terms of the state terms are suitable on all lots.
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be integrated by the aptivel elements and features of the site "
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site."
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site."
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed
99.10	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision.
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision.
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision.
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its exi
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its exis
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its exis
99.10 100.1 103.2	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its exis
99.10 100.1 103.2 103.3	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha "island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its exis
99.10 100.1 103.2 103.3	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its exis
99.10 100.1 103.2 103.3	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD is not able t
99.10 100.1 103.2 103.3	Ine proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with is exist
99.10 100.1 103.2 103.3 103.4	Ine proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Caims International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Caims CBD is not able to accommodate a development of the Scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Caims CBD with its existin
99.10 100.1 103.2 103.3 103.4	Ine proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the SCBD. Co-locating Aquis in the Cairns CBD with its existing range of tourist attractions and services would gain the synergies of proximity to other tourist hotels, shops, marina, railway station, etc. An indicative presentation of this concept was publicly provided by Aquis Aware in th
99.10 100.1 103.2 103.3 103.4	Ine proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process. The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by 'adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site." Based on the information provided in the Aquis Resort at the Great Barrier Reef Pty Ltd Environmental impact Statement dated June 2014 (Aquis EIS), Barron Catchment Care has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision. The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the cSD. Co-locating Aquis in the Cairns CBD with its existing range of touris attractions and services would gain the synergies of proximity to other tourist hotels, shops, marina, railway station, etc. An indicative presentation of this concept was publicly provided by Aquis Aware in the

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	32





ID	ISSUE
103.25	The EIS documentation (p. 2-5) overstates advantages/ features of the site such as: (1) " proximity to airport" as it is 15 km by road from the international air terminal to site, over twice the road distance between the terminal to the CBD, and (2) "separation from residential areas", which may be argued not to be an advantage at all, and is untrue as the Aquis site abuts Yorkeys Knob, and (3) understates constraints/ disadvantages, by overlooking the impacts of and on airport operations and impacts on natural landscapes and habitats, adjoining or on-site. Suggested solution: Reject the application for this project as the EIS is deliberately deceptive, severely lacking in the required detail and content on environmental impacts.
105.6	We feel that it is an excellent and required business model that Aquis is given the approval for the two casino licences. It is an imperative part of their business plan for this huge project to succeed, that they have ready access to world standard, highly trained staff. The current casino will in effect become the ongoing training ground for staff. It will enable local people to access employment, which is lacking here in the region. We do not otherwise have access to the speciality skills they will require unless they are granted the second licence. We are a long way from a capital city and access to the otherwise required specialist skilled employment pool would prove near impossible. The flow on effect will be significant to the buoyancy of the economy
105.7	Submitters support Aquis unconditionally.
109.1	We visited Yorkeys Knob several times during the last 15 years. Now, we read about the planned Aquis project in the internet and are horrified. For us it seems as if the same mistakes are going to come to Australia as we have in so much former attractive locations in Europe in particular in Spain. 27 storey high gambling casino and hotels don't fit correctly in a semi-rural landscape. This can totally change the attitude of Yorkey's Knob.
113.20	Based on the analysis of information provided by the proponent in the EIS I believe that the Coordinator General reject the application by Aquis Resort at the Great Barrier Reef PTY Ltd to construct the Aquis Resort at Yorkeys Knob. In my view, the environmental, economic and social risks to the Cairns region, and the Yorkeys Knob community in particular, far outweigh the benefits claimed by the proponent.
117.3	The visual impact of the Aquis Resort in its current design form as described in the EIS is most pleasing and will most definitely improve the landscape of the whole area. It will be wonderful to have such a beautifully designed and elegant structure.
117.10	The whole project is delightfully presented and will be a wonderful asset for Cairns and its environs. Many more tourists from around the world will want to visit us to view and or stay at this remarkable development. This is the most wonderful opportunity that Cairns has EVER been offered or ever will be offered again. Please let us accept this development and start living in the future for a change instead of in the past.
119.1	Whilst I believe the project is visionary it is unfortunate that it needs to be connected to increased gambling which is not in the interest of our community.
129.1	The size of this resort. The EIS states that the development will be 7,500 rooms. There is only 1 hotel in the world this size and it is in Moscow. Cairns cannot sustain a development of this size. The largest hotel in Las Vegas the MGM Grand is approx 6,800 rooms, Cairns is not Las Vegas. This is irresponsible tourism development for an area of the world, which has world heritage status and people come here to see the unique natural environment, such as the reef and Daintree Rainforest. If this development goes ahead at this size then what people come to see will be ruined.
132.1	The size of this resort. The EIS states that the development will be 7,500 rooms. There is only 1 hotel in the world this size and it is in Moscow. Cairns cannot sustain a development of this size. The largest hotel in Las Vegas the MGM Grand is approx 6,800 rooms, Cairns is not Las Vegas. This is irresponsible tourism development for an area of the world, which has world heritage status and people come here to see the unique natural environment, such as the reef and Daintree Rainforest. If this development goes ahead at this size then what people come to see will be ruined.
133.2	The proponent should be required to provide data used to back up the statement that the Cairns CBD is not able to accommodate a similar development. This statement should take into account the density of similar integrated resort developments such as Marina Bay Sands which have been constructed in the heart of Singapore.
135.1	I would just like to add my voice to the "quiet majority" that would like to see this wonderful project started on sooner rather than later. I'm sure the "noisy minority" have all had their say, well it's time for us locals who fully support Aquis to also stand up, and this is me doing just that!
136.2	As per 133.2
137.1	I moved to Cairns from Sydney 10 years ago for the environmental, social and civic amenity of Cairns and its surrounding hinterland. I live in Freshwater and love the small village and community atmosphere of our suburbs and their unique characters. Cairns is truly an amazing place, gifted with phenomenal natural beauty and unique landscape. This is the drawcard for national and international visitors. Frankly, I am alarmed that the Aquis proposal and EIS has not been laughed off the table. Cairns has enormous potential as an environmentally and economically - sustainable 'patch of paradise' which allows for multiple and diverse economic pursuits without the proposed behemoth; which will suck the character from the place for the sake of 'factory-process tourism'.
142.1	There is no information about whether current visitors like me will want to come back. I'm Japanese visitor who comes to Cairns several times a year to the Cairns Northern Beaches. I select this area because of lowrise buildings and natural landscape. I come here to escape from the city environment where I live in. I do not choose to holiday in highrise environment. I would change my travel plans to another location where there are no highrise Casino developments.





ID	ISSUE
144.1	View project and application details as positive. I am in support of this development.
144.6	Ideal location due to closeness to Asia and already having an established international airport.
147.1	I sincerely believe this development would not be beneficial for Cairns in its present form. I do not consider it
	is suitable for, or sympathetic to, its surroundings. The proponent obviously recognises the many attractions of
	the Cairns region, but the nature, size, scale and location of the development risk "killing the goose which laid
	the golden egg". Many of the valued Cairns lifestyle attributes have been destroyed due to the rapid increase
	in population over the last 30 or so years, and Aquis would cause an even greater dislocation.
147.3	The report states that "the built form for Aquis Resort will meet the architectural vision established for the
	project". Does this mean that the concept master plan at Fig 4-2 may also be changed? From the various
	artist's impressions it is very difficult to determine the scale and proportion of the structures, and most of the
	wording on the various plans cannot be read. Page 20 of the Executive Summary states that the resort will be
	"an intensively developed complex of buildings to 13 and 20 storeys and other major elements". I cannot find
	any comparison between the neight of the towers and that of Yorkeys Point. However, from what I have read
	in various sections of the EIS, it is obvious that the proposal is massive. I am extremely concerned about the
	publicised size, scale and time frame of the development, all of which would have an enormous impact on the
	smooth uncloning of the city and region if the project where to go ahead in accordance with the information in
	for the disruption to many aspects of life in Caines will be significant.
1/7 36	And Cairps does not need more than one casing. There was considerable community and council concern
147.50	when the existing casing was proposed by the state government in the late (1990s, and a lot of people remain
	opposed to a large gambling facility. I believe that if Mr Fung is approved to purchase the Reef Casino in
	town, further casino licences in Cairns should not be issued to him.
147.37	I strongly believe that bigger is not necessarily better: I do not believe Aguis is a suitable development for
_	Cairns. However, if the government decides to support a project of this nature, the proponent should be
	required to defer stage 2 and the scale and size of the whole should be reduced. This would give Cairns time
	to grow at a more natural pace and be more able to absorb what would still be a mega project in 10 to 15
	years' time.
148.1	I welcome the promised economic impact of AQUIS and applaud the initiative of the proponent in bringing
	such a substantial project to the region and to Australia, with all of its attendant potential benefits for
	employment and improved life chances for citizens. The EIS promises 20,000 direct new jobs and 35,000
	indirect jobs. It promises to transform Cairns into 'a different class of city to become Australia's largest tropical
	destination' (chapter 13-41). It promises major new government revenue. The proponent, governments and
	business communities should continue to work to maximise the benefits while minimising adverse economic
1/8 13	The doors will however he open to inhound traffic starting with the 20,000 workers who must travel to work
140.15	and day. Secondly the site will welcome the visiting trade of local and other non- Aquis visitors to Cairns who
	choise to come to AQUIS to enjoy planned special events, to see the speciale of the aquarium and to use
	the food, retail and other services. This is good business with 'the willing'.
149.1	Pleased and can't wait for Aguis.
150.1	I am supportive of the Aguis project as it stands.
151.2	The Aquis proposal has already dropped any community infrastructure from the plans - this development is
	not for the community to enjoy.
155.1	I believe this project will have both short and long term positive effects on not only Cairns but also the
	surrounding areas. The EIS addresses both the positives and negatives of an enormous undertaking but I
	believe the positives vastly outway the very few negatives.
158.8	The EIS claims that the proposed Resort will seek to "enhance and promote" "the unique natural and cultural
	environments endemic to Cairns are part of the attraction which the proposed development seeks to promote
	with international tourists. The success of the resort depends on these tourists being able to enjoy the values
	associated with the regions [sic] quality of life and tourist appeal. Notwithstanding its large scale and built
	form, the development retains all elements of its natural setting and actively enhances this (p.5-114;
	emphasis added). There is a contradiction here between this stated goal, the reported demands and interests of the target market (i.e. Chinese taurist) and the physical appearance and call a state the proposed Beart
	From the target market (i.e., chimese counsis), and the physical appearance and scale of the proposed resolt.
	visitors the choice of location is subontimal. Submitter suggests alternative algoment in Cains CRD
	(reasons stated in detail). Small businesses and tour operators in Cairns are unlikely to benefit from the
	increased number of tourists in the region under the current plan.
160.1	I support Aguis project and application.
163.3	We feel very that your Aquis resort is way beyond scale, out of proportion to the humble lives we have all lived
	in this land, such is our respect of the Dreaming of this area. We suggest that you humble your proposal, to
	understand and respect the poor, are the first peoples with their own spiritual connections to a country where
	you think money and overdeveloping, is a mark of success. Our belief is that with your money, you can build a
	resort of the biodegradable nature. Small Bayou shelters, made of the fibres of this world heritage
	environment. Seasonal camping, where humans are next to our mother earth, during their stay. With each of
	the Bayou being built with the particular engaged cooperation of the tribes that claim their heritage in these
	l lands.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	34





ID	ISSUE
163.4	Disturbed at your vision of residing way up high over the locals, and the poor first peoples and our Dreaming
	which resonates throughout this environment. Through a cultural tourism experience visitors can learn of the
	rhythm of Buda-Dji, where Buda-Dji travels and why Buda-Dji shared the miya miya (nautilus shells) from the
	coast with the yimbi (dilly bags) & mirridjin (medicine) from the mountain Bama people of this special remote
	region of Nth Queensland. Buda-Dji Dreaming story tells us (Ngirrma) Language (Warrma) dance& song are
105.0	shared and traded.
165.2	As per 133.2
100.5	overall, a development of this size and hature will improve not only Calms but the whole of Queensiand's and probably even the whole of Australia's standing in the world tourism market with flow on benefits.
168 18	The Aquis Resort tends to boast a monstrous amount of absolutely unnecessary attractions, based on the
100.10	resort grounds, which deem likely to take away from various other attractions already found within the region.
	Examples are colf course, casino, excessive number of hotel rooms, theatres, sports stadium, one of the
	world's largest aquariums, Cultural Heritage Centre.
176.1	What a great idea for a resort on sugar cane land.
176.2	I think this is a perfect fit for the proximity to the city and airport.
178.2	Such a significant economic investment will later require further engineering solutions to mitigate flooding and
	storm surge damage. These will not only be very expensive, they will further modify and stress the highly
	sensitive marine environment.
179.1	A project of this size is inappropriate for the location. Cairns already has one Casino; no other Capital City in
	Australia has three Casino's let alone a small regional area like Cairns. This project is the biggest in the
	southern nemisphere and its main object is gambling. With gambling comes associates vices like drugs and
	prostitution. Gambing addiction has brought significant social distantion to the locations where Casino's
	e a Las Vegas is situated in a desert
180.1	My personal view is that while Cairns is in need of employment opportunities because the development will
10011	dominate the landscape, the Cairns brand will be swamped and the paradise we have now will be destroyed.
	Cairns will look like any other city in the world.
180.2	As we do not know all the peoples behind Chair Fung we do not know why the structure looks like a glimpse
	of Dubai. We think the water surrounding the development looks like a moat around a castle, and we wonder
	how the Australian Defence Forces would secure the building in the event of a war.
180.5	With respect for our future security and Australia, we believe there is a more appropriate solution to Cairns
	stability.
181.12	Where is the benefit for the Cairns community as a whole from this development? Joe Blow in Edmonton, or
	Bungalow will get no benefit from this development - they have to travel to the site to access any of the facilities
187 1	In the thirty years I have lived in Ear North Old there has always been one overriding resounding call by the
107.1	locals to any new major tourism development proposal - "We don't want Cairns to become the next Gold
	Coast".
188.5	Cairns, why do we need 3 casinos and that's exactly what there is intended 1 in the city which I believe that if
	Mr Fung gets his licence after the ASX close at the end of October 2014 he is just as likely to walk away and
	Aquis will fade into the sunset.
191.1	It is a project of significance for Cairns, Queensland and Australia.
191.7	The Aquis Resort development is an outstanding development of international significance which if approved
	will be a magnificent development for the region, state and country. It has been a great honour to be given the
104.1	opportunity to make a submission for the development.
194.1	and the residents of Cairos at unnecessary risk due to mosquitos and middes. This risk is a function of
	locating the resort in a coastal area adjacent to mangroves and the floodplain of the Barron River which
	provide habitats for generating substantial densities of mosquitoes known to vector endemic diseases
	including (but not limited to) Ross River, Barmah Forest and dengue viruses which have been isolated from
	mosquitoes collected in Cairns.
197.19	We in YK and all we meet in Cairns, love the AQUIS concept and the potential it has in improving the whole
	region for us all and we know it will suddenly begin a dramatic growth cycle unknown or not experienced by
	many. This will then develop a self-sustaining City of life, fun, and life/leisure experiences. This region
407.00	deserves to be seen and experienced by many, not just a negative go-nowhere tew privileged people.
197.23	we positive people know there are a lot of other incredible aspects to this great project not just the Casino.
204.2	Aquis has recognised that Gains is the prime location for the project due to Gains unique tropical climate,
	economy and local manufacturing capacities. This is imperative to Cairns businesses as this shows a shared
	view of the region and interest in seeing Cairns' community grow to its full potential.
204.13	A final benefit for Cairns' tourism sector, with the increased amount of accommodation and attractions through
	the Aquis project, will be the potential to hold national and international conventions, conferences and events.
	As Aquis will deliver an entertainment facility, accommodation options and other attractions such as a world
	class casino, golf course and one of the world's largest aquariums, - our region will then be able to play host
	to events that currently are unable to be held in Cairns. These events will, in turn, contribute further economic
	stimulus to our region and the businesses that will service and supply these opportunities.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1 Pa		35





ID	ISSUE
207.3	Cairns has developed it's brand as a centre of nature-based tourism over many years, and this will be increasingly valuable as the world population increased and natural areas become increasingly degraded. It is this natural image that currently brings tourists to Cairns, to stay in our accommodation, eat in our restaurants and engage in the various activities we offer.
208.10	Surely, an \$8 Billion dollar development could comprise architectural wonders ? Much of modern tourism involves going to see magnificent man made structures – which were typically built for other purposes – the Taj Mahal was a prince's home; the Tower of London was the most famous goal ever built, so in modern times why not a resort. As a neighbour if I have to lose my untainted view of Cairns wilderness (and believe me it's gorgeous) how about something man made up to that standard ?
208.11	As I have stated in other parts of my response, a development of this scale represents an extraordinary creative opportunity. Surely there are many existing concept designs, which could be circulated for feedback.
208.12	In recent times, the Cairns Sky Rail project became such a success because the developers were required to find environmentally sensitive, visually pleasing engineering solutions which met the standards of a 'first world nation'. It is my understanding that the Sky Rail developers have built sky rails all over the world as a result of the excellence they achieved through rigorous public debate and legislated requirements.
211.5	The proposal is located in the Cairns region for a number of reasons but high among them is the high quality of the surrounding natural environment, primarily the Great Barrier Reef and the Wet Tropics Rainforest World Heritage areas. Without this quality of natural environment this proposal may well be located in Sydney or the Gold Coast, or even elsewhere in the world.
211.9	I understand and support the need for economic opportunities to be realised, particularly in regional areas where community size, provision of infrastructure, diversity of opportunity and distance from large centres often limit the available economy. Cairns in Far North Queensland is identified as a world class tropical tourism destination, largely based on its proximity to an exceptional natural environment. Its reputation is centred around being able to provide modern, safe and friendly access to the best the tropics has to offer.
214.1	This project because of its size and scale - acknowledged by the CRC (Cairns Regional Council) as being "of a size and scale that has not been seen in North Queensland, and perhaps across Australia" (from CRC Community Statement 5/8/14) - is totally incompatible with the conservation values we expect for both the Great Barrier Reef and the Wet Tropics World Heritage Area. Projects the Proponent compares Aquis to (such as in Singapore, Macau, Las Vegas) are in high density urban environments - not sitting adjacent to one of the world's acknowledged Natural Wonders.
214.2	If this project is allowed to proceed in its proposed form ("Tropical Urban") size, scale and location it not only will be yet another nail in the coffin of the reputation of the World Heritage GBR but a threat to the existing tourism and scientific research industries built on decades of best practice and high conservation values. It also would send a message to the world that we do not as a nation understand the unique ecosystems we have responsibility for - and that we do not deserve to be taken seriously as their custodians. This project needs to fit in with the environments it sits within - in its current form it does not and I would beg that we do not allow our current high standards to be lowered to allow it to proceed.
225.1	I am not opposed to further development in Cairns provided that development is consistent with the community lifestyle and the well-established nature-based tourism as the 'core business' of Cairns. I consider that approval for one individual (not even a public company answerable to shareholders) with undisclosed sources of foreign funding to unilaterally change the 'core business' of Cairns from nature-based tourism to gambling is a high-impact, high-risk scenario for the Cairns community. I am therefore opposed to the Aquis development at the scale as currently proposed, particularly the scale of gambling dependence.
225.2	I consider that any approval by the State Government of the Aquis project in its present form would represent a reckless decision and be a threat to the lifestyle of the resident community, core business and image of Cairns. Approval of the proposed Aquis development, especially given its location, is likely to result in a 'Gold Coast' moment for Cairns by setting a precedent for further large scale development along the northern beaches of Cairns, thereby plunging Cairns into a development trajectory comparable to that experienced by the Gold Coast; a Cairns that would be very different to that of today.
229.1	When I visit the Yorkeys Knob area, I come to enjoy the quaint, serene and peaceful atmosphere. The building of this new Casino complex would definitely make me choose to spend my holiday time elsewhere in the future.
245.3	The Aquis Casino Mega-Resort \$8.15 billion project is an inappropriate scale in terms of the city of Cairns, in terms of the beachside community of Yorkeys Knob, in terms of the visual amenity of locating such an enormous structure in an open area which will dominate the skyline for miles around. It will not only overshadow the community of Yorkeys Knob, it will displace the community of Yorkey's Knob.
245.4	Below we have discussed the likely direct increase in vehicle traffic in the transport corridor from Airport Drive to Yorkeys Knob at 37,000 person trips per day comprising Aquis Casino Mega-Resort guests, day visitors, casino resort workers, and service deliveries. We have not calculated the transport volume that would result from creating a new city centre, which could be double this again. The Cairns Transit Network plan has been developed by Queensland Transport (TMR) over a number of years beginning in 2007. As Cairns is fortunate to be a linear city, the Cairns Transit Network was designed with this in mind. Planning and development would recognise the public transport spine along the Cook Highway. Locating a second city centre at Yorkeys Knob does not accord with the strategic planning and development for new suburbs, new commercial centres around urban hubs or nodes along the spine of transport and public transport corridors.





ISSUE
ISSUE The Aquis project if approved would create a Cairns boom which would be reliant on a Chinese boom. The current fragile Chinese boom, though it could indeed be long term, is also politically fragile, both internally and on a national scale. Internal social tension and border disputes could possibly worsen. The Aquis Resort would rely heavily on a tourism based relationship with China. Tourism is a fragile industry and easily thrown into chaos as seen during the SARS outbreak. Unforeseen events could be our next catastrophic disruption to trade. Tourism, as we know, is particularly vulnerable to image and weather, be it perceived or real. Tony Fung has stated that the Aquis project would not proceed without a Casino. Gambling is (currently) not a problem for me personally; however I don't feel more gambling opportunities are needed or desirable in our
generated by the punters' financial losses; hardly a thing to be proud of.

Broad Support or Opposition

Many statements simply note the submitter's vies on the project, e.g.:

- 4.3: 'Green light please.'
- 10.4: 'Go Aquis.'
- 7.1: 'I am opposed to this type of development, it will change our beautiful city forever.'
- 12.7: 'The moral, ethical and aesthetic aspect requires more hours than I'm prepared to spend spelling out.'

Such statements were used in the assessment of project support (**Chapter 4.2**) but not otherwise analysed as they do not contain issues that can be addressed.

Type of Project

Many submissions refer to the type of project that Aquis is, that is an integrated resort with a casino. Opposition to gambling as a social issue is covered under Chapter 14 – here the issue is that a large man-made attraction is not in keeping with the region's green, ecotourism image:

• 7.2: 'I believe we should be promoting Eco tourism and not putting huge demand on our resources, quality of life and real community development is of greater value than gambling and greedy investors.'

However, this sentiment is not universal and there are many comments in support, e.g.

• 20.2: 'We live up the road at Caravonica and feel this will finally bring Cairns into the 21st Century and also bring us work and more tourism.'

There is an unavoidable overlap with Theme 13.3 Tourism (**Section 3.13.4**) from an economic viewpoint. It is instructive that in the views of the peak business and tourism industry groups, the introduction of the type of tourism offered by Aquis is not at odds with the current vision. For example:

- AMPTO (24):
 - 'Tourism infrastructure in the Cairns region has become stale and this project will be a game changer in many ways. Not only will it attract more tourists, it will provide the certainty needed for the marine tourism industry to invest in new vessels and infrastructure. '
- TTNQ (128):
 - TTNQ recognises the potential for an extraordinary expansion of the quantum and composition of demand for tourism services through the investment of AQUIS in both the Reef Casino Trust and the proposed AQUIS GBR Resort.
 - The proposed AQUIS GBR Resort will create significant incremental aviation service access, positively addressing the number one barrier to growth in international tourism to the region.





- AQUIS GBR will also develop an entirely new segment of visitation to the region positioning the destination as a mono destination product in the eyes of the Chinese market at large. At present the destination is recognised as a component of an Australian experience.
- TTNQ would like to record our strongest support for the Aquis project.
- Cairns Chamber of Commerce (204):
 - Aquis has recognised that Cairns is the prime location for the project due to Cairns' unique tropical climate, natural World Heritage sites, connectivity opportunities to the targeted Asian market, tourism focussed economy and local manufacturing capacities. This is imperative to Cairns businesses as this shows a shared view of the region and interest in seeing Cairns' community grow to its full potential.
 - A final benefit for Cairns' tourism sector, with the increased amount of accommodation and attractions through the Aquis project, will be the potential to hold national and international conventions, conferences and events. As Aquis will deliver an entertainment facility, accommodation options and other attractions such as a world class casino, golf course and one of the world's largest aquariums, our region will then be able to play host to events that currently are unable to be held in Cairns. These events will, in turn, contribute further economic stimulus to our region and the businesses that will service and supply these opportunities.
 - The Aquis Resort at the Great Barrier Reef Pty Ltd project is strongly supported by the Cairns Chamber of Commerce and its members as it has the potential to change the face of our region for generations to come.
- Advance Cairns (see **Appendix D**):
 - Advance Cairns affirms our support for the Aquis Great Barrier Reef Resort project, and confirms the project's alignment with the Tropical North Queensland Regional Economic Plan (TNQREP), a twenty year economic vision for our region's future growth and prosperity.

Additional details are quoted in Theme 5.1 Land Use, CairnsPlan, Regional Plan (Section 3.5.2).

Further, the Department of Tourism, Major Events, Small Business and the Commonwealth Games (240) states that:

• Aquis at the Great Barrier Reef is the largest integrated tourism resort development project ever proposed in Queensland. The Tropical North Queensland (TNQ) Destination Tourism Plan identifies Aquis as a significant catalytic tourism infrastructure project that will help to invigorate the region's tourism potential; providing new and memorable destination locations for tourism and other leisure activities. Aquis will provide a much needed economic stimulus for the local and regional economies, and increase the resilience of the TNQ tourism industry. Aquis is an important additional tourism product within the region, adding to the range of natural attractions including the reef, the tropical rainforest, rivers and an abundance of natural wildlife that surround the resort.

Barron Catchment Care (100.1) does not support the use of the land for the Aquis Resort, noting that it '... has serious concerns with the proposed development. This type and scale of development does not fit with Barron Catchment Care's vision.'

Finally, there are many comments about whether or not the type of infrastructure to be provided by the Aquis Resort is needed. These cover the following range:

• 26.1: 'The Aquis project is a financially efficient, socially effective and culturally appropriate project for the economy of Cairns and Queensland.'





• 85.5: 'It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project).'

The decision about facilities is ultimately a commercial one and not an issue for this report.

Balance of Pros and Cons

A common theme is the balance of pros and cons, with submitters holding diametrically opposing views, e.g.:

- 16.5 'Every major project will have some downsides but the benefits far outweigh them.'
- 72.9: 'The size and dominance of the project on the landscape and on the local community when coupled with the unsuitability of the site makes the project unfeasible in its present form; too much of a risk and too much of an ask of the community and government. Risk liability to the public must be assessed further.'
- 78.1: 'I just want to add my support to the Aquis Project. As a resident of Yorkeys Knob, we will be severely affected by the project. But we give our unequivocal support to the project.'

Scale and Location

Although this has some relevance to this theme, it is dealt with specifically in **Section 3.4.3** where a commitment is made to investigate project alternatives proposed in some submissions.

c) Conclusions

All of the above statements reflect matters of opinion that relate to the broad question of 'should the project proceed?' and 'is it the sort of project that is wanted/needed?'. This is basically a land use decision and not a matter for the EIS.

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary.

3.4.3 Theme 4.2 Suggested Changes to Project

a) Submissions

This theme was used to collect together all comments related to ways by which the project as proposed could be modified (presumably to make it more acceptable). Any suggestions that were considered practical, and if adopted would change the submitter's opinion from 'Supportive with modifications' to 'Supportive as is' were considers in the discussion in **Section 5.2.2**.

ID	ISSUE
8.2	Don't forget that international race track GP bikes, V8s and Formula 1 / driver training facility.
15.1	These developments use huge amounts of energy just to run them. Has any consideration been given to on- site electricity generation such as roof top PV or biomass (from cane fields, methane generation (for power generation) from sewerage, solar thermal hot water?
15.2	Also what measures will be taken to minimize power and water consumption and recycle waste (read worm farms and bio-digesters)?
15.3	The site could be promoted as a type of clean green ecotourism hot spot if properly designed.
18.1	Remove the convention/exhibition centre facility. Cairns already has one. Go into a JV and upgrade/expand the existing facilities.
18.2	Remove the aquarium from the proposal. Cairns is about to get one on Florence Street. Let's give this one a chance to work and provide a shuttle bus for resort residents into Cairns.
18.3	Why have another golf course? Paradise Palms is up for sale – how about buy this one and enhance this facility. Plus Yorkeys Knob has a golf course also – what's going to happen to that facility?

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	39





ID	ISSUE
22.3	Although the management plan describes plans to reduce and offset the carbon footprint created by the site, there is still a net emission of CO2. I would very much like to see the Aquis resort be carbon neutral. The intent is to design buildings to a 5/6 star standard for energy conservation, including solar hot water and solar panels. I wonder how feasible for the resort to build a small solar plant to reduce its carbon emissions even further. There are also some good suggestions on page 16-14 that I hope Aquis will adopt.
22.6	There seems to be a concern for employing locals, which is wonderful, but I could not find anything definitive about it. I would like to see the resort employ locals and use local tour companies and businesses wherever possible, to the extent that they supply lessons in relevant languages (e.g. Cantonese and Mandarin) where not knowing that language would be a barrier to employment. It is also not very clear how much access locals will have to the resort facilities. If locals are able to use sporting facilities, wander the grounds and visit the aquarium, just as examples, the resort will be more integrated with the community and provide further opportunities for recreation.
23.1	The proposed area west of Yorkeys Knob Road to form part of the Sports and Recreation Precinct and Environmental Management and Conservation Precinct which will border the back of my property, 11 Margo Street and another six or seven properties along the Cairns Regional Council Easement, should be at least 200 metres away from the easement West boundary to minimise sound activities being recreational or future sport facilities. There must be consideration for these properties that are too close to this project.
31.1	I have suggested that a stem cell regenerative medical clinic be included as a significant medical tourism attraction for all of the vast Asia Pacific region. However, there is no mention of such a consideration among the plans.
54.2	To down-size the theatres from 2500 seat to 600 seat is crazy. With the average stay of 4 days a person may have to stay for at least 10 days just to see a show. Aquis must have at least 1 theatre with at least 2500 seats to allow the performance of a world class show such as Cirque De Solei, this resort must have a one off-world class act performing 365 days a year.
66.3	A lower impact development proposal with low levels of outdoor lighting, along with the adoption of the highest standards would protect these values & also native fauna susceptible to light spill.
66.4	There is no mention of the effects of light pollution on not just the Fauna but the diminishing effect on the transparency and limiting magnitude for astronomical observations. <i>Recommendation: Full compliance with the highest standards as set out in Australian Standard AS 4282-1997 for the control of the obtrusive effects of outdoor lighting.</i>
66.5	The social impact of such a large scale gambling establishment, given the current adverse impacts of gambling in the region. <i>Recommendation: The proposed scale of gambling is far too large for the region and should be vastly scaled back.</i>
66.6	The impact on the visual amenity of the region is an overwhelming large one. All of the residents with views of the rural baron delta, will be confronted with an 80 meter high visual obstruction, not in keeping with the character of the FNQ landscape and environment. <i>Recommendation: Rescale the development to one that is in keeping with the character of the region & which does not detract from the residences and developments already in place.</i>
72.1	The proposal as presented in the Aquis Environmental Impact Statement (EIS) is way too large to fit into the character, amenity and infrastructure of Cairns City, as well as the region. Inherent in the concept of 'nature based tourism' is sustainable development that integrates visually with the natural landscapes, enhances ecological functions and does not override the natural world with built structures which tend to dominate the landscape both physically and logistically. <i>Recommendation 1: It needs to be smaller overall with less height.</i>
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions.
85.2	For Aquis to be successful, it needs to be dramatically scaled down. At the moment, what has been proposed is fantasy land and once it is started, will likely fall over midstream, leaving the people of Cairns with ruins that nobody wants to pay to clean up
85.7	Why is such a big development as Aquis only divided into two stages? The proponent is expecting to receive a massive amount of our TRUST that their grandiose development will be a success. The project needs to be divided up into a much larger number of stages and each subsequent stage needs to be approved only AFTER the previous stage is completed and is operating successfully. This will spread the demand for extra infrastructure out as well as allow the developer to demonstrate proof of concept on smaller amounts of investment.
85.19	If Aquis is to go ahead, the technology to be extremely water efficient needs to be built in to all structures in the project. Additionally, the 7.5 metre platform which is proposed for under the entire development should have multiple water storage containers inside it to provide water for the buildings. Rainwater from roofs could fill these reservoirs and a treatment system can also be located inside the platform. With the short amount of time given for public comment on this contentious project, I have not had the time to read through the EIS - but if it hasn't proposed it already, desalination might need to be in-built into the Aquis project.





ID	ISSUE
93.2	It is essential for an effective control program to follow integrated pest management (IPM) principles and
	practices. This means incorporating a range of techniques which will diminish mosquito populations and the
	produced risk of monomite born discose, which minimizing impacts on the granter environment and activities
	associated risk of mosquito born disease, whilst minimising impacts on the greater environment and achieving
	these outcomes in a cost effective manner. Although not easy, it is achievable. Emphasis must be placed on
	enduring and sustainable management and not as we often see, on quick-fix and crisis driven responses.
	Upon final approvals being issued, this work would ideally begin without delay. It is important for a well put
	together management plan and control program to have depth in data, and to that end, mosquito surveillance
	and monitoring rearrange would again if at all possible, commanded the backgroup
04.4	and monitoring programs would, again in a an possible, commence at site possession.
94.1	In regards Active Transport, it should be a requirement of the developer that access be provided, or at least
	an easement allowed for, for off-highway cycle/pedestrian paths through the Aquis site to allow for the
	development of a predominantly coastal, off-highway, cycle path to be developed between the CBD and Palm
	Cove, including a cycle and pedestrian bridge across Thomatis Creek connecting the Aguis property to
	Holloways Beach. It should further be a requirement that the proponents of the Aquis resort commit to
	contribute a parameterize layel of funding towards the development of such facilities
04.2	Contribute a percentage level of running towards the development of such racintes.
94.3	Much of the early public spruking of the complex included great detail on a high quality sports stadium facility
	along with a recreational water park, both of which appear to have quietly disappeared from later iterations of
	the plans. Each should be included in the development of the facility as both added beneficial facilities for the
	complex as well as being a community dividend for Cairns generally, but specifically for Yorkeys and
	Holloways, with perhaps reduced annual pass fees for residents of those two communities specifically.
04.4	Allowing the second s
34.4	Allowance should also be made for access across the mode of the northern side to allow for development of
	pedestrian and bicycle access directly between the resort and Holloways Beach including a pedestrian/cycle
	bridge across I homatis Creek which could ultimately be incorporated into an off-highway cycle path linking
	Aquis right through to the Cairns CBD going south, and to Palm Cove going North.
94.6	In Table 4-2 the deletion of the 13 ha Water Park is "Deleted so as to remove competition with existing
	planned facilities", yet no other such facilities appear likely with the proposal to redevelop the old Vic Hyslop
	Shark Centre into a Waterpark cancelled due to an inability to secure any finance. This was a well publicised
	component in the original concept, and an extremely popular one, and should be reinstated.
94 7	In Table 4-2 there does not appear to be mention of the removal of the proposed 25 000 seat sports stadium
04.7	ver it anneare to no longer he included. It too should be reinstated in the planes
00.4	Would also like to ease a beart walk from the second to be been been been been been been been
98.4	would also like to see a board waik from the resolt to the beach.
122.2	The Aquis Resort with its current design would be breaking the existing local planning regulations with a
	maximum height of 4 storeys and it is not fitting in with its natural and local surrounding referring to the natural
	and building environment. Tropical design can be very functional, innovative and beautiful. It should not have
	this massive visible impact from far away and change the landscape for so many people. Reduction in height
	and change of design could make it into an outstanding feature instead of being a design statement which
	and change of design could make it most an outstanding relative instead of being a design statement which
	seems very much out of place, looking at its architectura reactives which would it rather a more built-up city
	environment. Recommendation: A range of very different designs should be discussed with the community to
	establish an outcome which the community supports and embraces as proud new addition.
122.11	I would like to see a positive outcome for the investor and the future guests of the resort but also very much
	for other tourists who visit our area and the local residents. If that demands more planning time or more initial
	investment – that would be time and money well spent to achieve a successful outcome for everybody. (A
	vory good example for such a project is the local year successful Skyral business which has wan awards for
	very good example for such a project is the local, very successful skylan business which has world awards for
100.0	its mail design, low environmental impact and benefit for tourism and the community).
126.9	"Cairns will be home to 250,000 residents over a 10-15 yr period (population is now 150 to 160,000)". Energy
	- The large amount of energy required for this resort should be based on the proviso that a state of the art
	solar power generation system is a major part of the project to decrease the carbon footprint.
129.2	There is no detail in the EIS about the impact to the reef and our natural environment for the projected
-	increase in visitors. Basically what people come to see will be ruined by a resort this size. The size of this
	respect should be reduced to a maximum of 1,000 rooms.
120.2	Staff accommodation this was removed from the initial propagal. New the local market is to provide
129.3	Stan accommodation, this was removed from the initial proposal. Now the local market is to provide
	properties, projected 20,000 staff when the resort is complete. This could mean 20,000 families – 80,000 extra
	people living in Cairns to work at this resort, the city could not cope with this increase in size as regards
	available accommodation and related services such as sewage, water, medical and education. Reduce the
	size of this resort to a manageable figure, maximum 1000 rooms.
130.5	Measures Appropriate to Improve Proposal: Should the development do forward. I would encourage a council
100.0	requirement that the report design appears cruction meet the highly ambitique and sustainable requirements of
	requirement that the resolutions and construction meet the highly ambitudes and sustainable requirements of
	the Living Building Challenge environmental rating system, a world class, leading edge rating tool for
	assessing building projects on their ability to absolutely minimise their environmental impact and maximise
	environmental regeneration.
131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased
	rates, noise pollution from additional planes and traffic. There will be extra pressure on existing infrastructure
	(roads, water, power etc.) and make life quite uncomfortable for many over the long period of construction.
131 4	I think the development should be scaled down initially to allow people to adjust to the change
132.2	There is no detail in the FIS about the impact to the reaf and our natural expressionment for the projected
102.2	increase in visitors. Rescally what near here to see will be ruined by a resert this size. The size of this
	recert should be reduced to a maximum of 1,000 recerts
	resolt should be reduced to a maximum of 1,000 rooms.





ID	ISSUE
132.3	Staff accommodation, this was removed from the initial proposal. Now the local market is to provide
	properties, projected 20,000 staff when the resort is complete. This could mean 20,000 families – 80,000 extra
	people living in Cairos to work at this resort, the city could not cope with this increase in size as regards
	available accommodation and related services such as seware water medical and education. Reduce the
	size of this resort to a manageable figure maximum 1000 rooms
122.1	Size of this resolt to a manageable lights, mitiating root root sources.
155.1	The impact that cannot be avoided of miligated, harney the fundamental charge in and use and its effect of
	nanoscape is judged to be unacceptable. There is insufficient information in the EIS to adequately assess the
	effectiveness of the mitigation measures proposed to minimize impacts and avoid unacceptable
	environmental, economic and social risks. The only avoidance/mitigation measure considered appropriate is
	the relocation of the Aquis Resort to the Cairns CBD as described in this submission. If the Coordinator
	proposes to approve the application then the following recommendations are made to enhance mitigation
	measures and minimize the residual risks identified.
136.1	As per 133.1.
165.1	As per 133.1.
141.1	Water supply. The Wet Tropics are under stress already - increased population, increased demand. Note that
	in the last few years Cairns Council changed from a 'no rainwater tanks' policy to encouraging rainwater tanks
	and every year we face water restrictions. This year the wet season looks like failing! Climate change is
	and every year we have water restrictions. This year the wet season tooks the failing: officiate change is happening. So we have water the a reput provide in population, first of contractors and workers then of touriste
	appending the tracing experience. Deviation, mist depend with real evolutions inter in the second evolution of the second evol
	expecting the tropical experience. Downsize the project in keeping with real availability of sale, ongoing
	regional water supplies. Allow for what climate change may do.
145.1	Even with best management practice the water quality issues from disturbing the soils in construction will have
	a significant effect on our larvae and juveniles (see attached supporting documentation). Suggested solution:
	Aquis could construct a pipeline parallel or in conjunction with their own to the 2km offshore sight to supply
	water to the farm, hatchery and Nursery to ensure clean water is supplied to the farm.
145.2	Constructing a large lake next door (safehaven) to a food source (fish farm) is in combination the best way to
	breed a large population of predatory marine birds. The solutions offered by EIS will diminish wading bird
	numbers but not Pelicans, cormorants and other predatory birds (also see attached documentation).
	Suggested solution: provide and maintain pets for the growout operation pext door [at Ponderosa] and also
	construct and build a larger nursery operation to grow fish to a larger size before release. This will remove
	much of the food source baside the lake
1/0 10	The four source beside the take.
140.12	Ers promises only 2 tangible benefits that are specific to 10 heys Knob which is its hearest heighbour. (1) A
	recreational facility and (2) a refuge from cyclone flooding. The EIS is otherwise coy about the relationship
	between the village and the resort. There are three possible scenarios that need further exploration [details
	provided]. These are (1) Scenario 1: Aquis operates as a regional enclave. This scenario is now unlikely but is
	worth sketching for comparison purposes. (2) Scenario 2: A fully connected, open-door Aquis. This is the
	opposite viewpoint. If Aquis were to be designed on these lines, it would encourage constant people
	movements in both directions. Again this seems unlikely. (3) Scenario 3: A partially connected AQUIS is open
	for workers and the willing. This scenario appears to be the preferred one where Aguis doors are partially
	open, based on a mix of proponent interest and the individual choices of local residents and non-Aquis
	visitors Recommendations 1 Clarify the options for the 'neighbourly' relationship between Aguis and YK
	village. 2. Develop a positive vision that opgages positive poople and organizations at Vorkeys (and resist
	Vinage. 2. Develop a positive vision that engages positive people and organisations at Tokeys (and resist
	responding only to the negative groups) 5. Take co-operative action to ensure that it is obtained with
	transformative, weininformed ennancements by governments to remedy existing dencits, and by the
454.0	proponent and other stakenoiders to capitalise on the opportunities offered by the Aquis development.
151.8	So as Yorkeys Knob does not become the slum on the other side of this resort, the proponent should be
	improving the streetscape of Yorkeys Knob to retain the community village atmosphere not attract the lowlife
	that likes to hang around casino edges.
153.1	The old aquaculture ponds on the site provide an important refuge of waterbirds during the dry season. As
	indicated in the EIS, the species using this wetland include a number of avian species listed under the NCA
	and EPBC. As stated in s.7.1.9 Overall Biodiversity, "the aquaculture ponds also provide a habitat that is
	uncommon in the local area and adds significantly to the diversity of habitats available." The drainage and
	filling of the old aquaculture ponds will remove important habitat for the species that use it. Although the
	proponent intends to undertake some revegetation on the site, this will not provide habitat for the species that
	use the old ponds. The loss of these freshwater ponds as a dry season refuge for waterbirds, including a
	number of species listed in the NCA and EPBC is significant. The old aquaculture ponds should be
	mainter of applies incert and the Northing ED, is significant. The old aquadatate points should be
153.2	In the context of the proponent's intention to drain and fill the aquaculture. Table 7.12 states that the resert
100.2	In the contract of the proponent is internation to train and the adjuactitude, rable 7.12 states that the feson
	have will be designed as a nability in its own right. Tell in Appendix $G = 1$ effestival biodiversity 5.6.2, States
	when the points are lost it would be important to ensure that the lake did not replace them as a preferred
	national and lists a number of strategies to specifically designed to "reduce the habitat variability and
	attractiveness of the artificial lake and lagoon areas". This is contradictory. The proponent should be clear as
	to the intentions for waterbird habitat on the site. If the existing valuable wetland habitat is to be drained, the
	establishment of a resort lagoon designed to minimise habitat values will not offset that. The nett result will be
	a significant loss of waterbird habitat in the area. Ideally, the old aquaculture ponds should be maintained and
	incorporated into the resort design.
1	





ID	ISSUE
153.3	In the context of the proponent's intention to drain and fill the aquaculture ponds, Table 7.12 states that the
	resort lake "will be designed as a habitat in its own right". As noted on page 7.11, the aquaculture ponds are
	freshwater. The lagoon lake, however, will be brackish to saline (Appendix G Terrestrial Biodiversity, s. 8.2.1.).
	The value of the aquaculture ponds relates to being a freshwater system, and its value cannot be replaced by
	the establishment of a saltwater system. The loss of the ecologically important freshwater aquaculture ponds
	cannot be offset by the creation of the resort's saltwater lake. The old aquaculture ponds should be
	maintained and incorporated into the resort design.
154.1	Can this project include cyclone shelter for local population during disaster conditions? This will be of great
	benefit to all cairns residents.
158.3	Also consider to what extent noise and light pollution might be minimised if the proposed Resort was located
	in the CBD, where there is already higher population density, noise, and light pollution as compared with
	suburban areas such as Yorkeys Knob.
158.7	The scale of the development is acknowledged in the EIS to impart a substantial effect on the Cairns
	landscape, not only from Yorkeys Knob/Northern Beaches, but throughout the wider Cairns area: This
	appears to be inconsistent with the current character of and vision for the area. Consider the positive
	implications of reducing the intensity of the proposed development and the height of the current building
	envelopes (in tandem with recommendation for further community consultation regarding the height of
	buildings).
158.8	The EIS claims that the proposed Resort will seek to "enhance and promote" "the unique natural and cultural
	environments endemic to Cairns are part of the attraction which the proposed development seeks to promote
	with international tourists. The success of the resort depends on these tourists being able to enjoy the values
	associated with the regions' [sic] quality of life and tourist appeal. Notwithstanding its large scale and built
	form, the development retains all elements of its natural setting and actively enhances this" (p.5-114;
	emphasis added). There is a contradiction here between this stated goal, the reported demands and interests
	of the target market (i.e., Chinese tourists), and the physical appearance and scale of the proposed Resort.
	Even if the Resort genuinely wishes to make the Tropical Reef and Rainforest central to the experience of its
	visitors, the choice of location is suboptimal. Submitter suggests alternative placement in Cairns CBD
	(reasons stated in detail). Small businesses and tour operators in Cairns are unlikely to benefit from the
	increased number of tourists in the region under the current plan.
163.5	As Djabuganydji elder, I request you downsize and humble your proposal to meet the Aboriginal communities
	on their perception, that we all can share this world heritage environment, but the true owner is Buda-Dji.
168.16	Base the Resort within the city urban centre, and downsize by minimizing the amount of hotel rooms available,
	and taking away all unnecessary retail shops to let the locals cater to tourist demand with their own
	businesses within the city centre.
168.26	To promote biodiversity and healthy ecological practices within the region, it would be recommended to leave
	the aquaculture ponds remain, if not all, then at least one. This will keep a range of birds within the region and
	help uptake of ecosystem balance.
187.2	As a local I share the same sentiment, not for development to grind to a halt, rather the wish for development
	to reflect, embody and preferably benefit our natural world.
187.4	Cairns and Far North Qld is the gateway to the Great Barrier Reef and World Heritage Rainforests, to me, the
	current Aquis design could do more to embody this. Sketches supplied showing suggestions.
191.4	Aquis Resort involves a change from a rural land use (cane farming) to an urban land use (tourism). This
	involves the reduction of productive agricultural land. Specifically, it will involve the loss of 303 ha of mapped
	SCL. Land suitable for agriculture is a finite resource and the Aquis Resort site currently produces about 13
	000 tonnes of sugar cane per year from approximately 190 ha of farmed land. This negative impact could be
	mitigated with the preservation of a small allotment of the most suitable sugar cane as an example of
	connectivity to the lands original use, heritage, environmental habitat and preservation of farming land.
192.6	A population of an additional 15 000 people or more will have an ongoing noise impact due to the substantial
	additional human activities and report operations (pumps and generators). This will have sustained and
	ongoing impacts to marine life which in turn affects the attributes and aesthetics of the GBRWHA. The
	proponent needs to scale back the size of the project to lessen its impact on the flora and fauna of the area
	and its impact on the GBRWHA. The building heights need to be reduced to minimise the impact on migratory
	bird species and to reduce the impacts of noise and lights on the fauna in the area. By having a scale which is
400.40	lower in profile and height the impact on the natural environment will be lessened.
192.10	Point 6 from Yorkeys Knob Residents Association pro forma. Extra text: The proponent needs to change his
	vision and design to reflect the FNQ Regional Economic Plan and the vision of Cairns as a Tropical North
	Queensiand, Adventurous by Nature". The resort needs to be scaled down and reduced and more thought
	and consideration given to making it reliect the tropics and its unique setting in a more appropriate and sustainable way. This will include changing the materials and concept of the design of the preject.
102.1	sustainable way. This will include changing the materials and concept of the design of the project.
193.1	i wish to register my strong opposition to the Aquis project as currently proposed. Reject EIS and proposal as
	currently proposed OK scale down project to less than 50% of current proposal.





ID	ISSUE
196.1	The EIS acknowledges that due to the smaller size of regional labour markets, a large component of the construction labour force will need to come from outside Cairns. The vacancy rates on rental properties are below 2%. At the time of the 2011 Census, median rental prices were \$240 per week, as at April 2014, they had increased to \$330 per week (Anglicare study). It is unrealistic to expect that 40% migration of construction workers into Cairns will be met by the market in the short-term. If onsite construction worker accommodation is not built at Yorkeys Knob, the ramifications for families is immense. Families will be pushed out of the rental market and will need to leave Cairns. It would be highly desirable that the Aquis development have construction worker accommodation on site to not disrupt families who call Cairns home.
211.1	The Aquis Resort at the Great Barrier Reef (Aquis Resort) offers an all or nothing approach by the proponent by flagging only two options, either an \$8B+ development or no development at all. This high stakes approach does not well serve the local Cairns communities upon which this development will most significantly impact, nor does it serve the wider community nor the region, since the proposal is not compliant with the FNQ Regional Plan, recently drawn up with participation of all levels of the community. This approach fails to present a reasonable set of alternatives for the Cairns community to consider. A proposal on the scale of the Aquis Resort, if approved, would have a very large impact on local communities, and on the region, where there would likely be both 'winners and losers' on a grand scale (see below). Alternative options at an intermediate size(s) would allow for a more engaging consultation, more easily identifiable issues and realistic impacts, and a less polarised response by the local community. Recommendation: That the Aquis Resort at the Great Barrier Reef proposal be rejected in its current form, however a proposal on a more modest scale (1/4 to 1/3 of the current project) be given due consideration.
244.5	The development will involve filling in man-made aquaculture ponds on the project site. Although these ponds are man-made they appear to provide an important habitat for many bird species. The EIS states that surveys show the abandoned aquaculture ponds: have the second highest species diversity of the development site; have the highest number of threatened species for the site; are important for wetland species during the dry season (July-October); provide habitat for migratory birds. Habitat loss is the greatest threat to bird species and 70-90% of wetlands across the Great Barrier Reef coastline have already been lost. In this context, man-made wetland habitat takes on a greater conservation value. WWF recommends that the aquaculture ponds to be retained and incorporated into the final design.
247.1	The floodwater conveyance solution proposed in the EIS as the favoured option (i.e. the 'Wet lake' solution) poses numerous and significant needs and demands in the form of: (a) Initial construction of the necessary infrastructure to make it workable, and (b) related construction and operational phase environmental impacts. The EIS initially posed to possible flood conveyance solution possibilities; a (dry lake' and a 'Wet lake'. The 'dry lake' option was presented as something that could be described as a seasonally dry moat - an annular depression surrounding a central raised area upon which the resort would be built so as to be safe from floodwaters and storm-surge type impacts. The 'dry lake' option was dismissed rather early in the EIS due to what could be summarised as two major concerns. Details of possible 'dry lake' provided.
248.1	It is important that any new retail development is respectful of the local planning framework and that any retail development at Aquis Resort does not impact on existing centres and the established retail hierarchy.
248.2	The Draft Aquis Local Plan needs to be amended to appropriately identify that the retail component of Aquis Resort will comprise high end speciality retail, such as boutiques and luxury goods and services and not department store type retail.
248.3	The definition of Theatre under the Draft Aquis Local Plan needs to be amended to identify that a Theatre does not include a cinema.

<u>Scale</u>

The dominant negative comment about the project was scale and many submitters stated that their current opposition would change to support if the scale were reduced. Scale issues cover height, but in general were more associated with the overall impact based on money expended, jobs created, and infrastructure required:

- 66.5: 'The social impact of such a large scale gambling establishment, given the current adverse impacts of gambling in the region. *Recommendation: The proposed scale of gambling is far too large for the region and should be vastly scaled back.*'
- 79.8: 'The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions.'





- 193.1: 'I wish to register my strong opposition to the Aquis project as currently proposed. Reject EIS and proposal as currently proposed OR scale down project to less than 50% of current proposal.'
- 129.2: 'There is no detail in the EIS about the impact to the reef and our natural environment for the projected increase in visitors. Basically what people come to see will be ruined by a resort this size. The size of this resort should be reduced to a maximum of 1,000 rooms.'

There are many similar statements suggesting that the development be reduced in size.

Aquis has agreed to provide further comment of the reasons for the scale of project proposed in the *Supplementary Information Report.*

Location

Several submissions query the location of the project, although several also support it (e.g. 32.2: 'Being on the fringe of existing infrastructure with absolute minimal loss of vegetation this development subject to proper engineering standards should be expedited for the benefit of the Queensland economy.' In terms of negative comments, the most detailed is from submitter 133 as follows:

• 133.1: 'The impact that cannot be avoided or mitigated, namely the fundamental change in land use and its effect on landscape is judged to be unacceptable. ... The only avoidance/mitigation measure considered appropriate is the relocation of the Aquis Resort to the Cairns CBD as described in this submission.'

The EIS (s2.3.2) documents a site selection exercise and concludes that the current site is beneficial in terms of:

- proximity to airport
- direct access to CBD and to harbour(s) for reef access
- proximity to local tourist attractions (Skyrail, Tjapukai Aboriginal Cultural park, Kuranda scenic railway)
- optimal indirect access to areas to the south (Captain Cook Highway, Cairns Western Arterial Road), west (Kennedy Highway), north (Captain Cook Highway)
- separation from residential areas
- located at eastern / widest extent of the Barron Delta.

Adverse locational features are stated as:

- impact on GQAL
- flood constraints.

Aquis has agreed to provide more detail in the *Supplementary Information Report* on the site selection process, including consideration of a CBD location.

Features

Some submitters wish to expand the range of features on site, for example:

- 8.2: 'Don't forget that international race track GP bikes, V8s and Formula 1 / driver training facility.'
- 31.1 'I have suggested ... that a stem cell regenerative medical clinic be included as a significant medical tourism attraction for all of the vast Asia Pacific region. However, there is no mention of such a consideration among the plans.'





Other submissions document concern that Aquis will duplicate existing facilities:

- 18.1: 'Remove the convention/exhibition centre facility. Cairns already has one. Go into a JV and upgrade/expand the existing facilities.'
- 18.2: 'Remove the aquarium from the proposal. Cairns is about to get one on Florence Street. Let's give this one a chance to work and provide a shuttle bus for resort residents into Cairns.'
- 18.3: 'Why have another golf course? Paradise Palms is up for sale how about buy this one and enhance this facility. Plus Yorkeys Knob has a golf course also what's going to happen to that facility?'

Others make suggestions for minor enhancements, e.g.:

- 15.1: 'These developments use huge amounts of energy just to run them. Has any consideration been given to on-site electricity generation such as roof top PV or biomass (from cane fields, methane generation (for power generation) from sewerage, solar thermal hot water?'
- 15.2: 'Also what measures will be taken to minimize power and water consumption and recycle waste (read worm farms and bio-digesters)?'
- 98.4: 'Would also like to see a board walk from the resort to the beach.'

Aquis will consider all detailed suggestions like those in the last category above – major additions and deletions are not being considered.

The Lake

Many submitters did not appreciate that the lake as proposed is a flood mitigation solution that works by providing additional conveyance (as opposed to storage / retention). However, one submitter (247) provided a detailed argument for adopting an alternative design as follows:

- 247.1: 'The floodwater conveyance solution proposed in the EIS as the favoured option (i.e. the 'Wet lake' solution) poses numerous and significant needs and demands in the form of: (a) Initial construction of the necessary infrastructure to make it workable, and (b) related construction and operational phase environmental impacts. The EIS initially posed to possible flood conveyance solution possibilities; a (dry lake' and a 'Wet lake'. The 'dry lake' option was presented as something that could be described as a seasonally dry moat an annular depression surrounding a central raised area upon which the resort would be built so as to be safe from floodwaters and storm-surge type impacts. The 'dry lake' option was dismissed rather early in the EIS due to what could be summarised as two major concerns. [These concerns were identified as:
 - initial construction of the necessary infrastructure to make it workable
 - related construction and operational phase environmental impacts.]
- Details of possible 'dry lake' were provided by the submitter.

Aquis has agreed to provide a further analysis of the already-considered 'dry lake' (more accurately referred to as a 'seasonal lake') in the *Supplementary Information Report*.





c) Conclusions

In conclusion:

- Aquis has agreed to provide a further analysis of the following issues in the Supplementary Information Report (i.e. Cat 3):
 - whether a CBD location is feasible
 - reasons for the project scale proposed s
 - a possible seasonal lake in lieu of the current permanent lake solution for flood mitigation.
- Aquis will review suggestions for minor enhancements in terms of features and detailed design matters as part of the on-going planning.
- All other issues are considered to be adequately addressed in the EIS (Cat 2) and no further work is necessary.

3.4.4 Theme 4.3 Construction Issues

a) Submissions

This theme was used to collect together all comments related to the construction process.

ID	ISSUE
12.2	Concerned about trucks coming from Redlynch quarry through the school zones for an unprecedented construction period
12.8	Imagine a financial backer waiting for four years with no returns? Imagine people staying there while stage two is being built? Effectively a casino in a flood plain, swarming with mosquitoes, and with views of a construction site. World class indeed.
107.5	We have also had comments and concerns on the impact the construction phase will have on road access and delays this will cause for tourist bus transfers. Any impact on bus transfers will mean guests selecting another location so they can guarantee access to their tours, on time.
151.5	"Construction impacts such as noise and vibration emissions from construction activities, particularly involving heavy equipment, pile-driving and vehicle movements, have the potential to impact on nearby residents" This is not going to be a small construction phase. Not only will residents be affected, but the adjacent Cattana Wetlands which is fast becoming a bird watching hotspot. It is doubtful that we will see many of the Jabiru, Magpie Geese and Pelicans at Cattana or opposite the proposed site. Further studies to add to baseline studies of wildlife and birdlife in particular are needed. There should be no construction on weekends to allow residents to at least enjoy some quiet time if this monstrosity is approved. Pity those shift workers in the area.
151.9	The proponent should have construction access off the Cook Highway where the Golf driving range and go- kart track is to avoid disruption of residents traversing in and out of Yorkeys Knob. "242,143 construction materials trips to and from site" - that is 663 trucks per day over one year!
168.6	There is a huge risk involved regarding the large-scale civil construction phase of this site – flooding and cyclones, ASS.
181.13	Where will construction workers live - how will they get to work? More road-based transport? Adds to the congestion already inevitable due to construction activity (development and road upgrades) and due to more buses on roads.
181.16	Where is the spoil being taken to, and what are the impacts for traffic along that route?
214.5	This project will require a lot from local residents not involved in the project - drawing on public funds and resources for infrastructure needs, causing up to 10 years of major inconvenience during construction and changing the very social fabric of the local community.
224.3	Yorkey's Knob Rd project. Bring forward planning to provide flood immunity to Yorkey's Knob Rd, increase to 4 lanes and alignment to Smithfield bypass roundabout. This project will also support the movement of construction workers to and from site, the transport of construction materials to site and the export of surplus earthworks materials offsite.





Construction During the Wet Season

Issues raised include security against flooding and the management of acid sulfate soils (e.g. 168.6). The EIS provides basic details regarding wet season performance but does deal with both of these issues at a conceptual level (s4.2.1) which states:

A key issue is risk of building on the flood plain. This means until the flood channels are built, there will be a limit to the extent that earthworks and materials can be stockpiled on-site during high flood risk periods (January to May). Once the central island footprint is constructed and the flood channels are in place, the building works can be undertaken from within the podium footprint. There is enough room on the flood immune podium (approx. 40 ha) for lay-down, material stockpiles/storage, deliveries etc. (p4-24)

The control of the construction process will be under the EMP and the proponent has adopted a commitment (s2.4.2a)) that states:

The proponent will adopt and develop an environmental management plan for both construction and operations. The management plan will include traffic management plans for construction and events which attract significant external patronage. The site based management plan will include consideration of erosion and sediment control, management of acid sulfate soils, protection of water quality, and waste minimisation, re-use, and recycling. (p2-10)

It is accepted that detailed planning will be required to ensure that the works are secure at all stages of construction and at all times of the year and that provision is made to limit environmental impacts and public nuisance. The works will need to comply with CRC's *Excavation and Filling Code* as a condition of an operational works approval.

Construction Traffic

Several comments were made regarding possible impacts of construction traffic on residences and businesses, with issues involving movements of quarry materials and spoil, e.g.:

- 12.2: 'Concerned about trucks coming from Redlynch quarry through the school zones for an unprecedented construction period'
- 107.5: 'We have also had comments and concerns on the impact the construction phase will have on road access and delays this will cause for tourist bus transfers. Any impact on bus transfers will mean guests selecting another location so they can guarantee access to their tours, on time."
- 181.6: 'Where is the spoil being taken to, and what are the impacts for traffic along that route?'

These and other issues are covered by the commitment described above for construction during the wet season and will be dealt with by specific traffic management plans.

c) Conclusions

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary. All construction-phase issues will be dealt with during detailed design and will be a requirement of the operational works approval (i.e. a Cat 6 issue).





3.4.5 Theme 4.4 Local Content

a) Submissions

This theme was used to collect together all comments related to local content the construction process.

ID	ISSUE
14.10	Legislation should enforce that all workers on the site be existing Australian residents and priority given to Cairns locals who desperately need work rather than outsourcing jobs to other cities.
14.11	There should also be strong encouragement to use Australian made & supplied Building Materials so that a
	real flow on effect occurs for the few remaining crippled businesses in this town.
18.4	Enforce a local industry participation plan (LIPP). Employment, materials and produce must be sourced locally first. Implement a reporting mechanism.
18.7	My most major concern is that offshore organisations and workers will benefit from this development with locals being given a token only.
22.6	There seems to be a concern for employing locals, which is wonderful, but I could not find anything definitive about it. I would like to see the resort employ locals and use local tour companies and businesses wherever possible, to the extent that they supply lessons in relevant languages (e.g. Cantonese and Mandarin) where not knowing that language would be a barrier to employment. It is also not very clear how much access locals will have to the resort facilities. If locals are able to use sporting facilities, wander the grounds and visit the aquarium, just as examples, the resort will be more integrated with the community and provide further opportunities for recreation.
53.2	I would like to see a local purchase policy put in place so that local business are used firstly before venturing through Queensland, then Australia then China. This is the perfect opportunity for FNQ to seriously reduce its jobless rate, all those on a benefit will need to be trained to fill positions created by this economic windfall to our area.
70.4	What guarantees are there that the additional jobs will be given to locals? The plan includes staff accommodation, and with a primarily Chinese market in mind it seems very likely a proportion of staff will not be Australian.
85.10	Who will comprise the construction workforce? Because the proponent has divided this massive project into only two stages, many components would (theoretically) be built concurrently. That means an awful lot of tradies. If those tradies are Australian, that will mean a duplication of what happened after cyclones Larry and Yasi but on a much bigger scale. Tradies were sourced from within and without the region to work in Innisfail/Cardwell, leaving entire regional areas without any tradies to do work local to those areas. If residents needed somebody, price gouging occurred where tradies were telling customers that they would have to pay exorbitant amounts of money for the same work as before. If they didn't pay, then the tradies were not available. This wasn't just a short term void but stretched out for more than a year after each cyclone. The siphoning of all available tradies to work on Aquis will disrupt community services over a large area of the country for over ten years.
85.11	In contrast, if sufficient tradies cannot be sourced for this project, China will import them from overseas. This simply cannot be allowed. The job situation in Australia is getting worse, particularly since labour conditions here are forcing overseas companies to remove their Australian manufacturing in favour of cheaper operations overseas. If the proponent wants to build a gigantic money-grabber here (so that his Chinese clients can gamble legally), then the project has to source all Australian workers. Additionally, if the foreign workers are paid by their overseas companies, the Australian Govt won't even be able to claim taxes from these workers. They will be "using" our infrastructure and services while not providing any financial benefit.
126.26	The revegetation of the area - there are already existing landcare groups on the area with over 20 years of local experience in revegetation. These struggling community groups should be supported and utilized rather than using outside contractors.
129.4	As regards employment opportunities for Australians, the government is currently negotiating a free trade deal with China and visas for Chinese people to work here on Chinese projects is being discussed http://www.smh.com.au/federal-politics/political-news/free-trade-agreement-china-wants-to-send-workers-into-australia-20140415-zquve.html. There is every chance most of the workers on this resort will be Chinese, with Australian staff considered too expensive to employ.
132.4	As regards employment opportunities for Australians, the government is currently negotiating a free trade deal with China and visas for Chinese people to work here on Chinese projects is being discussed http://www.smh.com.au/federal-politics/political-news/free-trade-agreement-china-wants-to-send-workers-into-australia-20140415-zquve.html. There is every chance most of the workers on this resort will be Chinese, with Australian staff considered too expensive to employ.
168.9	There is much emphasis placed on the direct and indirect benefits of employment for locals and beyond when it comes to the construction phase, which is predicted to employ 3750 for the first phase, and 3500 for the second phase. However, there is an overlooming threat regarding the forthcoming China/Australia Fair Trade Agreement, with the push from China to be allowed to import Chinese workers to Australia to work on projects funded by Chinese investors.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	49





ID	ISSUE
181.20	What actually are the employment opportunities long-term. Once construction is finished, what happens to the
	tradies who moved here and their families? Is there any contract to provide employment and training
	especially language training to locals, including indigenous and people with a disability, both of whom are
	under-represented in the local workforce?
190.2	I would also like to mention that after it is up and running, I would like to be reassured that the employment
400.0	will be of benefit to local residents of Califis, not imported Chinese workers.
193.8	Polegn national start: The project aims to rely on the so called high foller gamblers from China.
	orders and ably Aquis will need stall who speak Crimese languages (Mandalin and Cantonese) indentify in order to convert these quistomers. Although the Els comme to deliberative side stop any monthly and for any monthly side
	being organed media guoto the propenent as acknowledging that as many as 1400 Chinese nationals will be
	required Another more likely reason for Aquis to source employment from China is cheap labour
204.4	Additionally in response to feedback from the Casins Chamber of Commerce, the project propogents have
204.4	provided a local business / industry commitment policy, which demonstrates that the preference is to utilise
	the local business community for the provision of products, services and affiliated resources via the local
	Procurement that shows the commitment from the Aquis group to provide opportunities and allow businesses
	to grow their businesses while ensuring that local businesses are first pick for all elements of the project.
204.8	The Aquis project is looking to indirectly and directly employ low-skilled occupations within the construction.
	manufacturing, transport and recreation sectors as described in item 13.2.1. As these sectors have low entry
	barriers and gualifications required these workers can be obtained guickly and trained via local training
	facilities and businesses. This will look to address the issue of labour, skill and qualification shortages. Aquis
	is also developing a local content and participation strategy to work with training organisations within the
	region to train and upskill local workers. The Cairns Chamber of Commerce is already working in collaboration
	with Aquis, the Federal Government and other partner training organisations to define an up-skilling
	framework for the region.

The above submissions all deal with concerns that local businesses and potential employees will not have access to business and employment during the construction and operation of Aquis. Depending on the range of issues raised, some of these comments also apply to:

- Theme 13.1 Employment
- Theme 13.2 Economy
- Theme 14.10 Mitigation strategies.

The EIS includes a commitment to develop a *Local Content Plan* as one of the social strategies (s2.4.2b)) and provides more detail in the plan in s14.4.3 where it is stated:

To help facilitate opportunities for local and regional businesses to benefit from Aquis, the proponent will develop a Local Content Plan to optimise opportunities at both construction and operational stages for local businesses to supply goods and services to the project, while maintaining expected levels of service to the Cairns community. (p14-30)

The outcomes sought (s14.4.3) are:

• Opportunities for local and regional business development are maximised through local supply practices, whilst maintaining expected levels of service to the Cairns community.

These outcomes are consistent with those desired by submitters.

c) Conclusions

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) while the remedy to the concerns lies in the *Local Content Plan* which will be included in the Register of Proponent Commitments (Cat 5).





3.4.6 Theme 4.5 Project Failure / Abandonment

a) Submissions

This theme was used to collect together all comments related to concerns that the project may be abandoned during construction of may fail for some reason.

ID	ISSUE
76.6	Further, all benefits touted are yet to come to fruition. What happens if this venture fails? If they start construction and it isn't seen through to completion, then what happens to the dislocated residents and inter and intra state workers?
77.12	The EIS does not appear to address the matter of project cessation, at any period during the intended life of the project, which has a reported design life of 100 years. The situation where the project is suspended during its lifecycle is an appropriate and necessary consideration. Should project suspension occur, for whatever reason, there will be materially significant consequences that are dependent on the stage of the project lifecycle at which point suspension occurs. The materially significant consequences span the biophysical environment (e.g. impact to receiving environment), economic (e.g. provision of money to fund relevant actions) and social aspects (e.g. disruption to employment) inclusive of implications to the relevant government entities having statutory responsibilities (e.g. utilisation of government resources in response to the event). Where there was no specific assessment undertaken of the implications of project suspension during project lifecycle (e.g. for any time during the 8 year construction phase, and/or throughout the project life as a consequence of an extreme event - environmental, social or economic), the implications to impact assessment and decision making needs to be explained.
86.7	Risk of failure to the community. Like any bold economic undertaking, the Aquis proposal carries a lot of inherent risks. The Far North Queensland community has witnessed many failed development projects. False Cape and Hinchinbrook are two recent examples. In both cases the bankruptcy of the proponent has left the communities to deal with the mess. A solid history of proponent in actually completing a project of this magnitude is not demonstrated. On the contrary court judgement from Hong Kong show that the proponent has a history of unfinished tourism projects and broken agreements for which he has been convicted and fined. Many communities in Australia have been left with unfinished or half-finished ruins with little recourse against the developer.
86.8	The economic and financial risks which Aquis is facing are real and must be taken into serious consideration. Acknowledging the risk makes the overall project more solid. The EIS does not address any of those risks. The consequences of any single event in the risk assessment actually occurring vary from catastrophic failure to mere changes in revenue. Business is about risk taking. The rewards will be spectacular for the project owner. Looking at the flipside of the risk, the community is faced with a huge bill to clean-up a failed project of this size. It is only logical to demand suitable provisions to be in place. In a first step, the risk of failure must be investigated. In a second step, the potential cost of failure to the community must be quantified. Based on such studies, the project must provide suitable trust funds or insurance plans to be able to mitigate the cost of failure to the community. These arrangements are quite common especially in larger projects.
91.1	Understandably the EIS does not provide any information about the effect on the environment should the project prove not to be financially viable. From the information provided in the EIS it appears that there is a definite possibility that this will be the case and the development will be unmarketable and therefore become a future social and environmental problem for CRC and its ratepayers. These comments are based on the following: (1) 7500 rooms available for 365 days - equates to 2,737,500 night rooms per year (2) 20,000 staff at an annual salary of, say, \$45,000 plus such additional labour related costs as worker's compensation, superannuation and training (15%) = \$1.035b. ADD 10% return on investment \$0.815b (total \$1.85b), BUT, excluding the unknown costs relating to CRC rates and charges, energy, administration needs, repairs & maintenance, commissions and other operating costs. Given the above assumptions then the daily charge per room per night would equate to \$676 for 100% occupancy; (\$1.85 x 365 = 2,737,500 rooms per annum) \$751 for 90% occupancy and \$845 for 80% occupancy. Given the operating costs excluded from the above it would be expected that these room rates would, at least, double. If, as suggested in Graph 13.5 on page 13.8 of the EIS, there are only 838,000 "Total Visitor nights at Aquis" then the unit cost, based on salaries and return on investment alone, would exceed \$2,200 per night. These rates do not provide for the repayment of principal. I therefore submit that the project is not going to be able to meet its financial obligations to repay loans and will therefore fail.
96.7	Implications of project failure. Cairns and environs has a long and colourful history of failed or ill-planned developments. The proponent should provide a researched cost-analysis of project failure, considering the environment, social impact and economic impact. From this a bond should be developed so that in the case of project failure, the cost of recovery falls upon the proponent and not the tax paver.





ID	ISSUE
97.6	Devastating implications of project failure: This has the potential to be a huge white elephant. The size of the
	Aquis Resort and its place in the regional economy make the consequences of failure devastating at any
	stage from construction to operation. The consequences for the environment, employees and business in the
	supply chain will be far reaching yet are never considered in the EIS. The Far North Queensland community
	has witnessed many failed development projects. False Cape and Hinchinbrook tourist resort are two recent
	examples. In both cases the bankruptcy of the proponent has left the communities to deal with the mess.
	Recommendation: The proponent should provide a researched cost-analysis of project failure, considering the
	environment, social impact and economic impact. From this a bond should be developed so that in the case of
400 7	project failure the cost of recovery fails upon the proponent and not the taxpayer.
102.7	The size of the Aquis Resoft and its place in the regional economy make the consequences of failure deviating of any stage for the any issue that the asymptotic placement and the asymptotic
	devastating at any stage to the environment and the community. Remember Paise Cape and minching out
	tourist resolutions (1). The proponent should provide a researched cost analysis of project failure
	considering the environment social impact and economic impact (2) Please ensure regulatory controls are in
	place to recover costs from the proponent and not the tax payer in the case of project failure. At least a Bond
	should be developed to protect the local community from such an occurrence.
113.9	The economic and financial risks which Aguis is facing are real and must be taken into serious consideration.
	The EIS does not adequately address any of the risks identified above. Business is about risk taking. The
	rewards will be spectacular for the proponent if successful, but the flipside of the risk, is the community is
	faced with a huge bill if a project of this size fails.
113.10	The EIS should provide further information identifying both the risk and potential cost of failure both to local
	businesses and the community. Based on such studies, the project must provide suitable trust funds or
	insurance plans to be able to mitigate the cost of failure and its impact on the community.
114.3	Conversely, should Aquis fail as a business, the social impacts upon Yorkeys and Cairns as a whole will be
	unmanageable. Housing prices will free-fall, unemployment will rise to unseen levels. Confidence will
	evaporate for years.
115.5	The FNQ community has witnessed many failed developments and have been left to deal with the
	consequences. A researched cost- analysis of project failure considering the environment, social and
	economic consequences and impacts, needs to be provided and, a both developed whereby project failure
116 5	As per 102.7
118.7	As per 102.7.
123.3	As per 102.7
124.8	As per 102.7.
126.21	The consequences of project failure and the implications for the environment, employees and business.
	community has not been considered in the EIS. Failed development projects in FNQ include False Cape and
	Hinchinbrook tourist resorts as well as Daikyo's Paradise Palms in nearby Palm Cove. In both cases the
	bankruptcy of the proponent has left the communities to deal with the mess. There should be measures in
	place to ensure this does not happen with this massive project. The proponent should provide a researched
	cost-analysis of project failure.
129.11	As per 102.7.
131.7	What contingencies are in place to ensure the locals don't end up out of pocket if the project falls over due to
400.44	untoreseen circumstances?
100.11	AS PEL 102.1. Chapter 12 Economia Impacts 1. The EIS should provide further information identifying: a) The financial start
133.27	for the project to confirm that funds are available to devide the Aquia Beast b). The comparis risks during
	the construction and operational phase of Stage 1 and Stage 2 c) The risk and potential cost of failure both to
	local businesses and the community d) The nature of a suitable trust fund or insurance/compensation plan to
	be able to mitigate the cost of failure and its impact on the community e) The cost of upgrading all the physical
	and community services infrastructure required to meet the increase in population generated by the Aquis
	development so that the Cairns City Council and state government are aware of the funding that they will
	need to provide and so the community is aware of potential increases in Council rates to meet these costs In
	light of further information provided as above, a condition of approval (if provided) should be that the
	proponent provide a contribution to the upgrading of physical and community services infrastructure based on
	the proportion of the population increase that is the result of Aquis construction workers, operational staff,
	guests and visitors. If the State government is not prepared to impose the above as a condition of approval
	then the government must provide a guarantee to the Cairns community that sufficient funds will be provided
	infrastructure upgrades required as a result of the increase in pepulation stemming from the Asia Besert
	development
136 27	As ner 133 27
137.4	Dodgy business model and failure – who wears the costs? The risks to the project from uncontrollable factors such
	as international economic downturn, infectious disease outbreak that impacts travel (i.e. SARS) nilot strike
	high Australian dollar, economic or social downturn/upheaval in China are considerable. Should the business
	fail, at any stage during development (or after completion) will there be adequate and accessible financial
	guarantees for site remediation without cost to the Cairns ratepayer or Australian taxpayer? The failure of
	local developments such as Port Hinchinbrook and False Cape should be a warning.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	52





ID	ISSUE
140.7	As per 102.7.
147.30	Over the last 30 years or so Cairns and its nearby coastal strip have been threatened with a number of
	unsuitable developments, and others have failed soon after commencement with resultant damage to the
	natural environment. Two examples are the destructive earthworks for a development just south of Cardwell,
	and the abandoned earthworks for a proposed residential development at False Cape. In the first case the
	deserted site was acquired by Keith Williams who controversially built Port Hinchinbrook, which is currently in
	receivership after being virtually destroyed by Cyclone Yasi. The Cairns Council was left to undertake
	remedial works to secure the False Cape site after the financial failure and exit of the developer. Has the
	Government satisfied itself that if Aquis is allowed to proceed, it has the financial ability to not only
	satisfactorily complete the approved development, but it is also able to pay its share of infrastructure costs,
	the cost of various management plans, the provision of promised community facilities, etc.? If the project is
	approved, the Government should require Aquis to lodge a substantial bond against possible future failure.
165.27	As per 133.27
167.5	As per 102.7.
170.7	As per 102.7.
171.7	As per 102.7.
174.7	As per 102.7.
181.2	And what assurances are in place should a cyclone wipe out the site during construction say, that the site will
	be remediated, not abandoned?
181.21	Will there be a bond held for any natural events (flooding, cyclone) that happen at any time during
	construction/operation to pay for clean-up/restoration/remediation?
183.7	As per 102.7.
184.7	As per 102.7.
186.7	As per 102.7.
193.10	Financial certainty?: This massive project is a long term project that may take 5 - 10 years to complete. There
	is no mention in the risk assessment what happens if the project runs out of money before it is completed. Are
	we going to end up with a half-finished project? There are other mega resorts in Asia where the Global
	Financial crisis caused the collapse of the mega resort development half completed. e.g. Amatina Mega
	resort, Vietnam.
195.1	This submission recognizes that Aquis will go ahead, ignoring coastal hazard restraints and high ecological
	values in the area of the development. I simple wish to strongly object to the development on environmental,
	cultural, economic grounds, thus in the future when opponents such as I are proven correct I will feel no
	obligation to fund or support extracting the Cairns community from the resulting mess left when this
	development fails.
198.7	As per 102.7.
207.2	Cairns is a tourism based economy, which already leaves us excessively exposed to fluctuations in the
	tourism market. Should economic conditions turn less favourable, tourism, being a discretionary form of
	expenditure, is hit hard (as we saw with the recent GFC). Similarly when health concerns make people less
	inclined to travel (e.g. the SARS outbreak) or when areas become less fashionable. Cairns needs to diversify
	its economic base. This proposal not only makes us even more dependent on tourism, but concentrates that
	in one sector of the tourism market, being top-end Chinese tourism. This is the opposite of what Cairns
	needs. Should that sector fails, the consequences for Cairns would be severe. This proposal should be
	rejected, or at least significantly down-sized.
208.17	As per 102.7. Plus: This is a significant oversight in the EIS. Please address publically. It is one of the most
	powerful arguments to support the point above - the need to maintain economic diversity and competition, the
	only way to mitigate should Aquis resort failure occur.
233.4	Nowhere is there a credible analysis of the risk and cost of any one of a number of significant scenarios which
	would grossly affect the viability and future of the Aquis development. For example what planning and coping
	strategies do the Aquis proponents have in mind for the for the following adverse events?: (1) Cyclone/ tidal
	surge severely damaging infrastructure of the a) the northern beaches; b) the Cairns Airport; c) Cairns CBD
	and inner suburbs. (2) Global warming/ cyclones/ dredging/ oil spills damaging the Great Barrier Reef leading
	to its even more significant degradation. (It is already on the verge of being listed as World Heritage Area in
	Danger). (3) A downturn in the global economy leading to serious decline in tourism expenditure. Would Aquis
	survive or would it be sold off to someone not in the slightest committed to whatever meagre mitigation
	strategies are agreed to in principle. (If we are making enough money out of it) Would Aquis first undercut and
	undermine other tourist accommodation and resort facilities? (4) The cost of travel escalates due to the cost of cost on travel escalates due to the cost of cost on the cost of the cost
	the Chinese as a taurist destinction (7) Taurists are disilingtioned with the destinction that was recreated as the
	wonderful natural experience of reaf and rainforest. Instead they and up in an Aussie version of Pubei where
	they destroyed all the trees to make way for reads and flood lovies and dommed all the rivers as they could
	uney destroyed an the trees to make way for roads and flood levies and damined all the rivers so they could run. Jacuzzis and top up an artificial lake where there should have been a swamp.
	ימה שמטעבבוש מווע נטף עף מה מתווטומו ומגיב איווכוב נווכוב שוטעוע וומצב שכלוו מ שאמווף.





ID	ISSUE
233.7	The document is full of waffle and does not address many issue properly. It accepts without question the
	assertions of the proponent re capital to be spent, jobs created and benefits accruing. It does not properly
	analyse or value the very significant risks of such a huge development. From the point of view of residents
	Yorkey's Knob, Cairns, Queensland and Australia it is a development of gigantic proportion. The social and
	economic impacts are equally large. If it fails even a little it will be big failure. The risks are real and have been
	at least partly outlined by the EIS. However their significance has been vastly understated. The benefits, if
	they are realised will not be received by those who are most affected by the social impacts. The resort
	proposal whether it fails or succeeds is likely to widen the gap between advantaged and disadvantaged. The
	profits will go offshore. If any net economic benefits accrue within Australia they will only be those that could
	be achieved by other activities which did not have the same disruptive effect.
237.7	As per 102.7.

Some common themes are listed below:

- 102.7 (and repeated in numerous other submissions): 'The size of the Aquis Resort and its place in the regional economy make the consequences of failure devastating at any stage for the environment and the community. Remember False Cape and Hinchinbrook tourist resort where the bankruptcy of the proponent has left the communities to deal with the mess. Suggested solution:
 - The proponent should provide a researched cost-analysis of project failure, considering the environment, social impact and economic impact.
 - Please ensure regulatory controls are in place to recover costs from the proponent and not the tax payer in the case of project failure. At least a Bond should be developed to protect the local community from such an occurrence.'
- 233.4: 'Nowhere is there a credible analysis of the risk and cost of any one of a number of significant scenarios which would grossly affect the viability and future of the Aquis development. For example what planning and coping strategies do the Aquis proponents have in mind for the for the following adverse events?:
 - Cyclone/ tidal surge severely damaging infrastructure of the a) the northern beaches; b) the Cairns Airport; c) Cairns CBD and inner suburbs.
 - Global warming/ cyclones/ dredging/ oil spills damaging the Great Barrier Reef leading to its even more significant degradation. (It is already on the verge of being listed as World Heritage Area in Danger).
 - A downturn in the global economy leading to serious decline in tourism expenditure. Would Aquis survive or would it be sold off to someone not in the slightest committed to whatever meagre mitigation strategies are agreed to in principle. (If we are making enough money out of it) Would Aquis first undercut and undermine other tourist accommodation and resort facilities?
 - The cost of travel escalates due to the cost of carbon pollution.
 - The[re] is a significant downturn in the Chinese economy.
 - Australia loses its appeal to the Chinese as a tourist destination.
 - Tourists are disillusioned with the destination that was promised as a wonderful natural experience of reef and rainforest. Instead they end up in an Aussie version of Dubai where they destroyed all the trees to make way for roads and flood levies and dammed all the rivers so they could run Jacuzzis and top up an artificial lake where there should have been a swamp.'





Together these two submissions cover the breadth of physical, social, and economic threats to the project raised by many submitters. Aquis has committed to address this issue. As stated the EIS (s2.4.2.d)):

The proponent recognises the values of the site and the region and understands its ongoing obligation to manage the site during construction and the project operations to ensure that there is no major direct environmental disturbance. The proponent understands its responsibility to meet any reasonable requirement for environmental management, repairs and rehabilitation in the event of extreme weather events, accident, calamity or financial distress.

The proponent is able to provide an assurance to the Government and community that it will put in place the necessary policies of insurance to underwrite its commitment to repair and rehabilitate the landscape in these circumstances. Where reasonably required, the proponent will negotiate with the Government in good faith to settle the terms upon which additional security/financial guarantees may be provided to better secure the proponent's commitment to meet these. (p2-11)

c) Conclusions

Aquis has agreed to provide an assurance to the Queensland Government and the community to rehabilitate the landscape in the event of extreme weather events, accident, calamity, or financial distress. This will be included in the Register of Proponent Commitments (Cat 5).

3.4.7 Theme 4.6 Project Viability

a) Submissions

This theme was used to collect together all comments related to concerns that the project may be not be economically viable. In some ways this involves a sub-set of the concerns raised above.

ID	ISSUE
158.1	The projected 1 million guests per year, with 74% coming from outside of Australia, represents a substantial increase in existing Cairns visitor numbers (142% increase over 2012, according to the EIS p.5-119). However, the level of certainty that this quantity of visitors will, in fact, be attracted to the proposed Resort is not specified. The extent to which the short- and long-term viability of the Resort is dependent on achieving these numbers of guests is also unclear. To the greatest extent possible the EIS should provide further information related to the state of the tourism market and how the Resort plans to market itself and attract guests.
181.20	Long-term sustainability: once the Chinese market moves onto to the next in-destination for gambling in 5 to 10 years' time, or sooner, what can a resort this size then be used for? It will still be too big to fill for tourism purposes will we be left with a big white elephant?
193.10	Financial certainty?: This massive project is a long term project that may take 5 - 10 years to complete. There is no mention in the risk assessment what happens if the project runs out of money before it is completed. Are we going to end up with a half-finished project? There are other mega resorts in Asia where the Global Financial crisis caused the collapse of the mega resort development half completed. e.g. Amatina Mega resort, Vietnam.
206.5	The casino is relying on Chinese tourism. However Chinese tourists earn just average \$40,000 USD per year household income so although growing in numbers majority cannot afford an AQUIS type of stay. So the numbers do not seem possible based on the number of wealthy travelers that would be interested.
206.6	Casino travelers do not travel long distance, within the state we will have 3 new casinos plus the 4 existing casinos so there is little incentive for intrastate travellers so we do risk being once again over supplied with hotel rooms. This means once again we have a long depressed economic cycle after a brief boom. Japan is reviewing the casino industry and also China itself could always legalise itself, especially in special zones.
206.7	There is evidence of growing Chinese tourism but no evidence of Macau type growth outside Asia.
220.1	Cairns currently has 5339 accommodation rooms. Aquis proposed to build another 7,500 rooms, making a total of c.13,000 rooms. Melbourne has 10,891 rooms and Sydney 15,612 rooms. However, Melbourne and Sydney have populations over 4 million while Cairns has a population of c.170,000. Plausible and rigorous research and projections need to be produced to ascertain if this number of rooms are viable and sustainable in Cairns, without causing negative impacts.
233.1	The economic projections are not sufficiently substantiated. They are "pie in the sky". They are simply not believable. For the supposed billions to be spent on the project how much does the investor expect to get in return?
245.12	Aquis Casino Mega Resort is a high risk venture from many angles. There is strong competition for Chinese casino tourism both within Australia and new developments in Macau which is now 7 times larger than Las Vegas. More details included. Risk of collapse of Chinese property market.

Aquis Resort at The Great Barrier ReefRev 1Environmental Impact StatementDate:Document No: Community Submissions and Issues R1Page55





Points raised all address project viability and in particular:

- dependence on 1 million guests per year (e.g. 158.1) and the average spend (206.5)
- dependence on long sustainability of the Chinese market (e.g. 181.2)
- risk that the proponent will run out of money before it is completed (e.g. 193.1)
- concern that the domestic market will be insufficient (e.g. 206.6).

The proponent is satisfied that, subject to satisfactory commercial arrangements with the Queensland Government regarding the casino licence and equitable infrastructure and cost-sharing agreements, the project is viable. As noted in **Section 3.4.6**, Aquis has agreed to provide an assurance to the Queensland Government and the community to rehabilitate the landscape in the event of extreme weather events, accident, calamity, or financial distress.

c) Conclusions

Aquis has agreed to provide an assurance to the Queensland Government and the community to rehabilitate the landscape in the event of extreme weather events, accident, calamity, or financial distress. This will be included in the Register of Proponent Commitments (Cat 5).





3.5 CHAPTER 5 LAND USE

3.5.1 Scope

Submissions dealt with under Chapter 5 relate to the following land use / approvals aspects of the project:

- 5.1 Land use, CairnsPlan, Regional Plan
- 5.2 Public land.

3.5.2 Theme 5.1 Land Use, CairnsPlan, Regional Plan

a) Submissions

This theme was used to collect together all comments related to broad land use and in particular, consistency with the current planning and regulatory environment.

ID	ISSUE
22.1	The resort is drastically different from anything that has been built in Cairns before and will change the Northern Beaches and the whole Cairns region irreversibly. I question if it is a direction Cairns wants to go. The region is world famous for being the gateway to two World Heritage listed sites: the Wet Tropics and the Great Barrier Reef. The building of a Macau style casino resort changes the image of the Cairns completely. Cairns, now known for its outstanding natural attractions, will also become known for this massive development, the first of its type in Australia. This is not necessarily desirable.
66.7	Disruption of the existing fresh water table by the large scale removal of arable land and its replacement with seawater. <i>Recommendation: Disallow the excavation of arable land and its replacement with an introduction of salt water lagoons.</i>
72.4	Another major point is the precedent that approving a resort complex on a known flood plain where there has been in effect a 'moratorium' on development for decades will send all the wrong signals to the community, developers, local governments and to the insurance industry. With several catastrophic floods across the State in the most recent past, it is a marvel that any government would entertain this proposal. At the local level if it is passed, will it start a 'development run on the Barron Delta'? How will new developments be modelled in; one by one, or do we need a comprehensive plan to deal with future proposals brought on by the Aquis application? <i>Recommendation 4: As part of the approval process by the state and local governments for the Aquis proposal, I believe the Insurance Industry of Australia must be brought in to determine potential impacts to insurance premiums at Yorkeys Knob, the Barron Delta and for greater Cairns. Refer Chapter 14 where the issue is largely omitted.</i>
97.4	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfil those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community, and the Cairns region namely that: (1) the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA) (2) Be in harmony with nature and be inspired by the natural elements and features of the site.
97.5	The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan recognises the need to strengthen and diversify the region's tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most importantly, what Aquis has to offer is not consistent with the Tourism Queensland brand created for our region which is "Tropical North Queensland, Adventurous by Nature". The brand, adopted in 2010, was based on extensive research and signifies that we have the best Australia has to offer in the realm of tropical experiences and nature based adventures. The contradictions of the development proposal with the FNQ regional Plan should be assessed thoroughly. Adjustments must be made to ensure that the development is aligned with the well-researched and carefully considered regional plan.
99.4	To override relevant regional planning provisions such as "The land is included in the Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2013 and in the Rural 1 Planning Area under the CairnsPlan 2009" is a very dangerous precedent. Equally the coastal management remains a crucial issue in relation to the management of the World Heritage listing of the Great Barrier Reef Marine Park. This chapter is spurious in its assertions of compliance with state and regional planning provisions and could easily be challenged in the legal system.





ID	ISSUE
102.4	The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural
	landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31)
	further mitigation strategies are required. Suggested solution: (1) Cairns Regional Council and James Cook
	University must undertake a detailed community engagement program to assess the community's thoughts on
	developers being able to override the current four story building height limitations on the northern beaches. (2)
	The height, scale and material of all buildings be significantly reduced to conform to the current Cairns Plan
	and be integrated within the landscape character of the northern beaches and the Yorkeys Knob community.
	The architectural form must resonate with its low-key surroundings and reinforce the identity of rainforest and
	reef (recognising that the site is located between the GBRWHA and WTWHA).
102.6	The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future
	economic development and success to 2031. The Plan recognises the need to strengthen and diversity the
	region's tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most
	importantity, what Aquis has to offer is not consistent with the Tourism Queensiand brand created for our
	region which is Tropical North Queensiand, Adventurious by Nature . The brand, adopted in 2010, was based
	on extensive research and signifies that we have the best Australia has to one in the realm of hopical
	experiences and nature based adventures. Suggested solution: (1) The contradictions of the development
	biological with the FNQ regional Fian should be assessed thoroughily. Adjustments must be made to ensure that the development is glioned with the well-researched and carefully considered regional plan. (2) One of
	the main attractions of the Cairns Area to locals and visitors alike is the 'small is heautiful' experience
	Providing diversity in experiences brings return visits not one amorphous opportunity that will change our
	image and maybe our activities forever (3) The Australian taxpaver has not spent years securing the natural
	and cultural values of this iconic area investing in Scoping Projects after SP Branding after Branding only to
	see it all devolve as visitation turns from nature-appreciation to gambling from INSIDE some dilizy artificial
	environment.
113.4	The current Cairns Plan protects the current landscape values through the protection of the Barron Delta from
	urban development and the limitation of buildings to a four story limit. This limit was imposed to protect these
	landscape values from Japanese development proposals such as the 7 story resort proposed for Clifton
	Beach. The community still values the current landscape characteristics and has consistently rejected Gold
	Coast style high rise throughout the time 1989-1992; 1998-2006.
113.8	The only visual mitigation strategy described in the EIS that can reduce the visual impact of Aquis Resort is
	screen planting, but given the height and scale of the development this will obviously be of limited effect and
	is not adequate. Recommendations (1) Further community engagement be undertaken to assess the attitude
	of the community to overriding the current four story building height limitations on the northern beaches. (2)
	Further photomontages be obtained from a wider range or locations to more accurately document the visual
	In pact of Aquis from residential areas, Richters creek and the near shore waters. (3): The height and scale of
	an buildings be significantly reduced to common building control and so that Aquis can genuinely running these significant and the parts of the vision that will enable it to be integrated within the landscape character of the parts of
	beaches and the Vortevis Knob community. If the proponents want to proceed with a high rise building then
	they should relocate the Aquis Resort to the Cains CBD as proposed by Aquis Aware
115.3	The visual impact of the resort has been underestimated. It will be visible from most locations in and around
110.0	Cairns. It is dominating and intrusive in a landscape that is essentially rural and picturesque. This has a
	significant and negative emotional impact on those of us who chose to live in an aesthetic and natural
	environment. Further community engagement is needed. The height and scale of buildings needs to conform
	to the current Cairns Plan and the design needs to be dramatically altered and scaled down to integrate with
	the natural surroundings and character of Cairns.
116.3	Aquis does not conform to the current Cairns Regional Planning Scheme for the northern beaches in height
	and scale of the buildings. It also conflicts with the FNQ Regional Economic Plan which was developed by
	Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan
	recognises the need to strengthen and diversify the region's tourism industry and destination appeal, but does
	not include gambling tourism. Thirdly, what Aquis has to offer is not consistent with the Tourism Queensland
	brand created for our region which is "I ropical North Queensland, Adventurous by Nature". The brand,
	adopted in 2010, was based on extensive research and signifies that we have the best Australia has to offer
	in the realm of tropical experiences and nature based adventures. Suggested solution: The contradictions
	thereight Adults development proposal with current carrier row regional plans should be assessed
	and carefully considered regional plans
116 /	Any new development in Cairos should enhance and complement existing services, economic opportunities
110.4	and attributes of the city. In other words it should comply with all regional and city planning schemes and
	regulations regarding such aspects as zoning, ecological sustainability visual impact and controlled economic
	expansion.
117.5	The EIS appears to definitely satisfy the requirements of The FNQ Regional Economic Plan.
118.6	As per 102.6.
121.1	The cane lands and grasslands of the assessable area have been unchanged in the 30 years I have driven
	and observed this surburb. The land use has been severely restricted to the resident population and wet
	season factors have shown that the land has been rarely accessed by local residents.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	58





ID	ISSUE
122.2	The Aquis Resort with its current design would be breaking the existing local planning regulations with a
	maximum height of 4 storeys and it is not fitting in with its natural and local surrounding referring to the natural
	and building environment. Tropical design can be very functional, innovative and beautiful. It should not have
	this massive visible impact from far away and change the landscape for so many people. Reduction in height
	and change of design could make it into an outstanding feature instead of being a design statement which
	seems very much out of place. looking at its architectural features which would fit rather a more built-up city
	environment. Recommendation: A range of very different designs should be discussed with the community to
	establish an outcome which the community supports and embraces as proud new addition.
123.2	From a resident's point of view, the visual impact of the Aquis Resort in its current design form as described in
	the EIS has been significantly underestimated and understated. A 60m high building complex of the height
	and scale of Aquis placed on a floodplain with no hillside backdrop will surely stick out "like a sore thumb".
	The EIS under-estimates the importance of how much the visual element will impact on Holloways Beach &
	Yorkeys Knob residents and whether or not the towers will be visible from their homes and gardens. So far,
	no accurate information has been provided in the EIS to this regard. The general amenity of the northern
	beaches coastline has also not been considered. The current 4 story limit on buildings outside of the Cairns
	CBD allows for an unspoilt coastline as viewed from the waters of the Great Barrier Reef and the proposed
	development will be totally at odds with this. Solutions: (1). Further community engagement must be
	undertaken to assess the attitude of the community to vastly overriding the current four story building height
	limitations on the northern beaches with a series of 20 storey towers. (2) Further photomontages be obtained
	from a wider range of locations to more accurately document the visual impact of Aquis from residential areas,
	Richters Creek and the near shore waters. (3) The height and scale of all buildings be significantly reduced to
	conform to the current Cairns Plan so that Aquis can genuinely fulfil those parts of its vision that will enable it
	to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community
404.5	namely that [point does not continue].
124.5	As per 102.6.
124.11	The very location of the proposed site, 15kms from the CBD, produces a huge initrastructure requirement and the produces the produces the second to use an exception of the produces the second to use the produces the second to use the second to us
	the need to urbanise the entitle Northern access control and beyond. Localing Aquis at a more appropriate
	site in the CBD would alleviate much of these initiastructure costs and also provide a belief spread for the
	economic should not go aboad in that location
12/ 23	The EIS acknowledges that the location of the proposed site on the Barron Dalta is inconsistent with the
124.25	Insection devices that the location of the properties and on the balance being and the Cairins Plan
	require that a development of this type is located within the Urban Footprint to ensure principals of Urban
	Consolidation are supported. The FIS then goes on to conclude that no alternative site is suitable further that
	that the Cairns CBD is not able to accommodate a development of the scale required on any one site or likely
	combination of sites. "Suitable land is not available in the CBD". No further details of this evaluation have
	been provided other than the above statement. However, in assessing CBD sites no acknowledgment has
	been made of the City Port development and adjacent vacant sites which are currently in State Government,
	Council or private ownership. The CBD location offers numerous advantages to the Yorkey's Knob Site
	[detailed]. Recommendation: The proponent should be required to provide data used to back up the statement
	that the Cairns CBD is not able to accommodate a development such as this. The statement should take into
	account the density of similar integrated resort developments such as Marina Bay Sands which have been
	constructed in the heart of Singapore.
126.15	The visual impact of the Aquis Resort has been significantly underestimated and understated. The
	social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape
	has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further
	mitigation strategies are required. The four story building height limitations on the northern beaches has been
	ignored as well as the Cairns Plan. More photomontages are required from a wider range of locations
	including Machans Beach. The landscape character of the northern beaches and the Yorkeys Knob need to
	be taken into account i.e. The design will take its cues from its context, and the architectural form will resonate
	with its surroundings and remote the identity of rainforest and reel (recognising that the site is located
126.20	Deliveel IIIe GDR.WITA allo WI WITA).
120.20	ne rive regional Economic rian was developed by Advance Canno in provide the budghint for our ratine acconomic development and success to 2031. Gambling tourism is not a priority. Aquis is not consistent with
	the Tourism Oueensland brand created for our region or why pendle layer to live here. We have the best
	Australia has to offer in the realm of tronical experiences and nature based adventures. Cains should not be
	marketed as a gambling destination. It will ruin our image as a nature based destination and could have long
	term consequences if reliant on China. What will happen to Aquis if there is another GFC, wars, SARS and
	tropical disease outbreaks, terrorism, world unrest due to climate change. I am concerned that these risks
	have not been adequately addressed.
129.10	As per 102.6.
132.10	As per 102.6.
133.3	Further community engagement be undertaken to assess the attitude of the community to overriding the
	current four story building height limitations on the northern beaches.
136.3	As per 133.3
140.6	As per 102.6.
165.3	As per 133.3





ID	ISSUE			
166.2	The current land use does not make the best available use of the land. Aquis will make optimum use of this prime location			
167.4	The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan recognises the need to strengthen and diversify the			
	region's tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most			
	region which is "Tropical North Queensland. Adventurous by Nature". The brand, adopted in 2010, was based			
	on extensive research and signifies that we have the best Australia has to offer in the realm of tropical			
	experiences and nature based adventures. The contradictions of the development proposal with the FNQ			
	regional Plan should be assessed thoroughly. Adjustments must be made to ensure that the development is			
	reducing the size of the project, and excluding both casinos (there is already one in Cairns).			
168.2	Rural area being turned into an urban area. SCL is lost as a result.			
168.3	This does not meet the Cairns Plan code, nor does it meet the State Plan.			
170.6	As per 102.6.			
1/1.6	As per 102.6.			
1/4.0	As per 102.6.			
184.6	As per 102.6.			
186.6	As per 102.6.			
189.1	Mulgrave Mill objects to the proposed preliminary approval, on the basis that it is inconsistent with the			
	CairnsPlan, the FNQ Regional Plan, and State Planning Policy for Strategic Cropping Land [details provided].			
	It is also of concern that the entire parcel of land be taken out of the Rural 1 Planning Zone, when a significant			
	part of the proposed use will comply with current uses for rural land. For the same reason we object to the creation of the Aquis Local Plan (ALP), with the added concern that this instrument will facilitate future			
	intensive development of those parts of the project initially described as Sport and Recreation.			
192.10	As per 102.9. Plus: The proponent needs to change his vision and design to reflect the FNQ Regional			
	Economic Plan and the vision of Cairns as a 'Tropical North Queensland, Adventurous by Nature". The resort			
	needs to be scaled down and reduced and more thought and consideration given to making it reflect the			
	materials and concept of the design of the project. Point 6 from Yorkeys Knob Residents Association pro			
	forma. Extra text: The proponent needs to change his vision and design to reflect the FNQ Regional			
	Economic Plan and the vision of Cairns as a 'Tropical North Queensland, Adventurous by Nature". The resort			
	needs to be scaled down and reduced and more thought and consideration given to making it reflect the			
	materials and concept of the design of the project.			
198.6	As per 102.6.			
207.9	The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework			
	for the region's economic development to 2031. It delivers sustainable economic development into the future.			
	The AQUIS proposal runs counter to the Regional Economic Plan, in that it repositions Cairns as a international gambling destination. Gambling tourism has no place in the ENO Regional Plan, and it concerns			
	me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a safe			
	developed tropical location with world class reefs and rainforest) to compete in the highly competitive			
	international gambling market, in which it has little advantage.			
208.16	As per 102.6. Plus: This is a central question which really must be spoken to. Globally there are many			
	destinations which realure gampling – Monaco, Las vegas and many others. What ressons have been learned from these destinations, can this coexist with adventure based tronical tourism? It is essential that			
	open and transparent public debate and discussion take place in order to best manage negative impacts and			
	to highlight the positive aspects which may be unknown to Cairns locals.			
211.11	I recommend that the proposal be rejected in its current form, purely on the basis that the scale of the project			
	is totally out of synchronisation with the current planning scheme - the product of significant public			
	consultation. Funderstand that a large development can bring economic benefits to many, and I would support consideration of a scaled down version of the proposal, even though personally I do not support the			
	expansion of the gambling industry.			
237.6	As per 102.6.			
245.2	The Barron Delta has been designated in the FNQ 2031 Strategic Plan as well as the Cairns Plan 2009 as a			
	Green Zone.			





The consistency of the Aquis Resort with the current statutory planning environment is described in detail in Chapter 5 of the EIS where it is made quite clear that none of the current instruments contemplated a development such as Aquis and for that reason it is contrary to many provisions. A summary table (Table 5-5 – repeated as Table 2 of the Executive Summary) sets out these inconsistencies. EIS s5.2.6 explains that the planning system allows consideration of projects that conflict with planning, noting:

Development that is in conflict with, or which seeks to vary planning provisions or detailed performance criteria are approved regularly as the system underpinning SPA allows for a performance approach. It specifically allows for approvals to be given even where conflict is found, provided grounds in the public interest are identified. (p5-135)

and:

In development assessment, and particularly through the Planning and Environment Court and its antecedents, the approach of assessing each site and each application on its merits is well held and of long standing. (p5-136)

Consistency with the State Planning Policy 2013

Some submitters raised concerns that the development conflicts with the protection of SCL (covered under the SPP, the Regional Plan, and CairnsPlan). The EIS discusses this at length, pointing out that such conflict is inherent in the proposed land use change and mitigation (other than financial compensation) is not possible.

However, this issue is no longer relevant following the commencement of the *Regional Planning Interest Act* Assessment of (RPIA) on 13 June 2014, repealing the *Strategic Cropping Land Act*. Consequently, all 'Strategic Cropping Land' development assessment triggers have been removed from the *Sustainable Planning Regulation 2009* and the thus the proposed development will not be triggered for assessment of 'Strategic Cropping Land'. Advice from DNRM (235) is that:

... strategic cropping areas described under RPIA which call up mapping for "Strategic Cropping Land" are not triggered for this development.

Consistency with the FNQ Regional Plan 2009-2031

Many submissions note that the Aquis Resort is incompatible with some aspects of the Regional Plan and see that this is in some way fatal. For example, 99.4 states:

 'To override relevant regional planning provisions such as "The land is included in the Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2013 and in the Rural 1 Planning Area under the CairnsPlan 2009" is a very dangerous precedent. Equally the coastal management remains a crucial issue in relation to the management of the World Heritage listing of the Great Barrier Reef Marine Park. This chapter is spurious in its assertions of compliance with state and regional planning provisions and could easily be challenged in the legal system.'

This and similar comments are not consistent with the current planning legislation that allows nonconforming development subject to a merit test as explained in the EIS (p5-135 and 5-136) and described above.





Consistency with CairnsPlan 2009

Similarly, some submitters are concerned that the development is incompatible with CairnsPlan, citing several aspects:

- 113.4: 'The current Cairns Plan protects the current landscape values through the protection of the Barron Delta from urban development and the limitation of buildings to a four story limit. This limit was imposed to protect these landscape values from Japanese development proposals such as the 7 story resort proposed for Clifton Beach. The community still values the current landscape characteristics and has consistently rejected Gold Coast style high rise throughout the time 1989-1992; 1998-2006.'
- 245.2: 'The Barron Delta has been designated in the FNQ 2031 Strategic Plan as well as the Cairns Plan 2009 as a Green Zone.'

Again, these submissions are inconstant with a merit-based planning system.

Consistency with the Regional Economic Plan

Submission 97.5 (and several similar submissions) states that: 'The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan recognises the need to strengthen and diversify the region's tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most importantly, what Aquis has to offer is not consistent with the Tourism Queensland brand created for our region which is "Tropical North Queensland, Adventurous by Nature". The brand, adopted in 2010, was based on extensive research and signifies that we have the best Australia has to offer in the realm of tropical experiences and nature based adventures. The contradictions of the development proposal with the FNQ Regional Plan should be assessed thoroughly. Adjustments must be made to ensure that the development is aligned with the well-researched and carefully considered regional plan.'

This submission talks initially of the 'FNQ Regional Economic Plan developed by Advance Cairns' and then mentions the 'FNQ Regional Plan'. These are two different documents.

The views of peak tourism bodies and Department of Tourism, Major Events, Small Business and the Commonwealth Games quoted in **Section 3.4.2b)** are contrary to this general assertion and certainly the latter submission (240) sees Aquis as 'a significant catalytic tourism infrastructure project that will help to invigorate the region's tourism potential; providing new and memorable destination locations for tourism and other leisure activities'.

Formal advice was sought from Advance Cairns regarding this issue. In their letter dated 28 August 2014 (see **Appendix D**) the organisation stated:

Advance Cairns affirms our support for the Aquis Great Barrier Reef Resort project, and confirms the project's alignment with the Tropical North Queensland Regional Economic Plan (TNQREP), a twenty year economic vision for our region's future growth and prosperity.

The four growth strategies of the plan are:

- **1. Actively promote priority growth opportunities.** This strategy aims to support growth in employment and GRP in marine, aviation, education and creative industries. The Aquis project will significantly support this strategy.
- 2. Strengthen and diversify the region's tourism industry and destination appeal. This
 strategy aims to increase visitor nights, expenditure, additional experiences, additional
 markets and increased aviation capacity through building on and extending the range of
 experiences, developing new soft and hard infrastructure and destination marketing. The
 Aquis project will significantly support this strategy.
- **3. Strengthen primary production and build market opportunities.** The Aquis project will increase demand for local food, create new business opportunities, and with increased aviation services provide for new market opportunities.





• **4. Strengthen the small business sector.** Increased consequential business activity from the Aquis project will strengthen local small business.

In summary, the Aquis Great Barrier Reef resort aligns completely with the Tropical North Queensland Regional Economic Plan. Whilst the TNQREP does not specifically mention the Aquis project (the plan was developed in 2009-2010, prior to the project announcement), future editions of the document will incorporate actions and opportunities that will flow from this project. (see **Appendix C**).

c) Conclusions

The submissions on this theme point to inconsistencies between the proposal and various planning instruments. Such inconsistencies and incompatibilities are clearly stated in the EIS, along with an explanation that current planning legislation allows non-conforming development subject to a merit test. Current planning could not possibly have contemplated a development the size of Aquis in its proposed location and it is not surprising that current planning does not recognise it. As the formal advice from Advance Cairns indicates, whilst the TNQREP does not specifically mention the Aquis project (the plan was developed in 2009-2010, prior to the project announcement), future editions of the document will incorporate actions and opportunities that will flow from this project which aligns completely with the Tropical North Queensland Regional Economic Plan.

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary. A decision on this issue will be made by CRC as part of the 242 preliminary land use approval based on merit (i.e. a Cat 6 issue). This assumes that the Coordinator-General does not direct refusal of the application.

3.5.3 Theme 5.2 Public Land

a) Submissions

This theme was used to collect together all comments related to the use of crown for the development.

ID	ISSUE
3.2	The Cairns community are doing it tough as it is without the need for any unnecessary invasion of crown land.

b) Discussion

A single submission was made on this issue.

The EIS (s4.7.2) identifies that a number of Queensland Government approvals that involve works on public land are required, i.e.:

- Tidal works for tidal exchange pipes, lake overflow, and emergency supply inlet (if required in the design of the flood conveyance system).
- Permits under the *Fisheries Act* for any works in fisheries reserves/marine parks and waterway barrier works for crossing of Yorkeys creek.
- Operational works for site works and external works for road upgrades/services connections.
- Approvals for construction of works within the state controlled road corridors.

In addition, s4.4.2 states:

There is no physical public access to the foreshore abutting the site at Lot 100 NR3818 although there is an unformed esplanade along the eastern boundary of this lot. The land between Lot 100 and Richters Creek is Crown land and forms part of the Great Barrier Reef Coast Marine Park (state). It is also part of the Yorkeys Creek FHA. (p4-33)

The development of the project will not impede public access to the foreshore. There is no plan to install infrastructure to facilitate Aquis Resort guests access the public foreshore. (p4-34)

No works are permitted on public land without approval and this is recognised in the EIS.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	63





c) Conclusions

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary. A number of decisions on the use of public land as part of the DA process (as outlined above) will be made by various Queensland Government departments (i.e. a Cat 6 issue). This assumes that the Coordinator-General does not direct refusal of the application.




3.6 CHAPTER 6 LANDSCAPE AND VISUAL

3.6.1 Scope

Submissions dealt with under Chapter 6 relate to the following aspects of landscape and visual amenity:

- 6.1 Overall approach / suitability
- 6.2 Landscape context
- 6.3 Light emissions.

3.6.2 Theme 6.1 Overall Approach / Suitability

a) Submissions

This theme was used to collect together all comments related to the overall approach to assessing visual impacts (i.e. the assessment methodology).

ID	ISSUE
57.1	Landscape and visual amenity (Chapter 6). Very pleased with the way it has all been managed.
77.14	The assessment of visual impacts does not include the cumulative impacts that will occur should the proposed
	project proceed.
110.3	We need better images to be able to decide on landscape and visual.
133.4	Further photomontages be obtained from a wider range of locations to more accurately document the visual
	impact of Aquis from residential areas, Richters Creek and the near shore waters.
136.4	As per 133.4
147.6	"Tall buildings on the site will also been seen from offshore, from some elevated houses at Yorkeys Knob and Smithfield, and will be glimpsed above the mangroves as seen from the Cairns Esplanade". I believe the development would be visible from many more locations than mentioned, such as the lookout on the Red Arrow Walk, elevated houses and streets at Stratford and Freshwater, to mention only a few.
158.9	The visual impact of the Aquis Resort as described in the EIS has been significantly underestimated and understated. Images presented appear to have been deliberately curated to disguise the less attractive or visually pleasing aspects of the development from the outside. (1) Undertake additional engagement exercises to assess the attitude of the community to overriding the current four story building height limitations on the Northern Beaches. (2) Produce further photomontages from a wider range of locations to more accurately document the visual impact of Aquis Resort from surrounding residential areas, adjacent hillsides. (3) Night-time views should also be provided to give a sense of the light pollution that can be expected. Only with extensive, wide-scale, 3D perspectives will the visual impact of the proposed Resort from the surrounding areas be fully assessable.
165.4	As per 133.4
227.1	The EIS does not adequately explain or document the visual amenity impact from the inter-reef area I.e. Half way from coast to Arlington Reef. Wording in the applicable chapter and photo montage under-represent the actual extent of impact on the OUVs of the GBRMPA area from Trinity Bay.
250.2	Landscape and Visual. That a series of project design images be created from a number of key locations in Cairns, such as just off shore and various residential areas including Machans Beach and that these are made available in further consultation with the public.

b) Discussion

Satisfaction with the methodology covers the full spectrum of opinion, e.g.:

- 57.1: 'Very pleased with the way it has all been managed.'
- 77.14: 'The assessment of visual impacts does not include the cumulative impacts that will occur should the proposed project proceed.'
- 133.4: 'Further photomontages be obtained from a wider range of locations to more accurately document the visual impact of Aquis from residential areas, Richters Creek and the near shore waters.'

Negative comments suggest that better images be provided (110.3), photomontages from more viewpoints (133.4, 158.9, 250.2) and attention to night-time views (158.9).

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	65





Aquis has agreed to address some of these and other visual assessment issues by providing further visual assessments in the *Supplementary Information Report.*

c) Conclusions

It is concluded that the EIS:

- clearly identifies the fact that there will be significant visual impacts from some vantage points
- proposes a mitigation approach based on incorporating visual screening where this is possible (recognising that this will not be effective in reducing visibility from elevated vantage points such as Skyrail or the Kuranda Range Road).

This is considered to be an unavoidable consequence of the development. However, Aquis has agreed to provide a further analysis of the following issues in the *Supplementary Information Report* (i.e. Cat 3):

- detailed views from Yorkeys Knob Beach (including consideration of vegetation screening)
- modelling night-time views from Green Island
- further documentation of OUV and likely impacts.

3.6.3 Theme 6.2 Landscape Context

a) Submissions

This theme was used to collect together all comments related to the visual impact of the development (excluding light emissions as dealt with under Theme 6.3 Light Emissions (**Section 3.6.4**)).

ID	ISSUE
61.2	Design and size of the resort does not blend in with the Cairns and surrounding environment.
66.6	The impact on the visual amenity of the region is an overwhelming large one. All of the residents with views of the rural baron delta, will be confronted with an 80 meter high visual obstruction, not in keeping with the character of the FNQ landscape and environment. <i>Recommendation: Rescale the development to one that is in keeping with the character of the region & which does not detract from the residences and developments already in place.</i>
73.7	P6-8 of this chapter notes it is likely that the tall buildings associated with the development (to achieve the necessary height about flood, storm tide, tsunami inundation) will be seen from parts of the World Heritage area. There can be no escaping the visual impact also from the ocean. In a location renown for where the mountains meet the sea, the proposal for these tall buildings can only become a blot on a beautiful landscape. Although this has already happened with existing development in the Cairns city area, there is no need to extend the "blot" further north along world heritage zones. Many of us live (and far many more visit) here because of the area's outstanding natural values. A view of Aquis is not among these. It would be far preferable to site this development if it must proceed in an already developed location, such as that proposed by Aquis Aware (city vicinity).
81.5	If it is approved it will be an eyesore, visible to half the population of Cairns City as we travel to work, to drop our children at school, and attempt to relax at our local beaches which may or may not still be accessible to us. It will completely detract from the natural beauty of the Great Dividing Range, our Rainforest covered slopes and ocean that is home to many endemic species of Plants and Animal.
81.11	This development may provide short term profit for some people, but it will not be sustainable. We especially do not need our precious World Heritage areas to be impacted aesthetically, or physically, because of massive infrastructure, floodplain alteration, artificial lakes and associated algal blooms, increased sewerage outputs.
90.3	The project's massive visual impact is inappropriate and out of proportion to the entire township and district. It will be a 'landmark' building which will dominate and detract from the very knob from which Yorkeys derives its name. The project will adversely dominate the easterly view (day and night) from every hill-slope vantage from Smithfield to Stratford, from Skyrail, from the Kuranda range road. From an aesthetic point of view, this high rise project should not be in Yorkeys Know or any Cairns beach suburb, it should be in Cairns city, like with like.
97.3	The visual impact of the Aquis Resort is totally in contrast with the visual amenity and beauty of the Far North. Recommendations: (1) Further community engagement be undertaken to assess the attitude of the community to overriding the current four story building height limitations on the northern beaches. (2) Further photomontages be obtained from a wider range of locations to more accurately document the visual impact of Aquis from residential areas, Richters creek and the near shore waters.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	66





ID	ISSUE
97.4	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that
	Aquis can genuinely fulfil those parts of its vision that will enable it to be integrated within the landscape
	character of the northern beaches and the Yorkeys Knob community, and the Cairns region namely that: (1)
	the design will take its cues from its context, and the architectural form will resonate with its surroundings and
	reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and
400.4	WIWHA) (2) Be in harmony with nature and be inspired by the natural elements and features of the site.
102.4	The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural
	lanoscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31)
	University much undertake a detailed community and another program to access the community's thought on
	University must undertake a detailed community engagement program to assess the community's undertake a detailed community engagement program to assess the community's undertake a detailed community engagement program to assess the community's undertake (2).
	The being scale and material of all buildings be significantly reduced to conform to the current Cairins Plan
	and be integrated within the landscape character of the northern beaches and the Yorkeys Knob community.
	The architectural form must resonate with its low-key surroundings and reinforce the identity of rainforest and
	reef (recognising that the site is located between the GBRWHA and WTWHA).
107.4	We have had constant negative comments on the height, scale, mass of buildings and its inappropriate
	location in a rural landscape on the bank of a river system. These are all comments being made now, just in
	the application phase, not even in the construction phase.
113.1	The EIS recognizes that one of the three unavoidable impacts of the Proposed Aquis Resort is "the
	fundamental change in land use and its effect on landscape" (Executive Summary p13). However, the EIS
	states that "Although the various project elements of Aquis Resort have not yet been designed in detail,
	preliminary design concepts for the proposed built form (by Aedas Architects) as included in Chapter 4
	(Description of Proposed Project) are suitable for the purposes of visual impact assessment" P6/15). The lack
	of specificity in regard to design makes assessment of the visual impact analysis difficult as the design may
	change in the luttile. However the neight of the buildings norm 15 - 20 stones to a neight of 61 and the and the buildings norm to a stone of the Barron Delta
	and northern heaches
113.2	The key landscape that will be transformed by Aquis is a rural and natural landscape comprising cape lands
110.2	set against a backdrop of rainforest and mountain ranges, rivers and creeks which significantly contribute to
	the character and scenic landscape qualities of the region generally.
113.3	While the northern beaches would not be regarded as qualifying for the designation of "wilderness", the EIS
	recognizes that "parts of the beach south of Yorkeys Knob, the Richters Creek mouth, the northern part of
	Holloways Beach, and the natural coastal wetland areas, retain their naturalness, in that no buildings or
	structures are visible, despite being in relative close proximity to Cairns" (p.6/7). This feature of the mouth of
	Richters Creek clearly shown in the EIS photo 6-4, is a highly prized and unique feature of the northern
440.4	beaches and its value has been seriously underestimated by the EIS.
113.4	The current Carrier Plan protects the current landscape values through the protection of the barron bena norm
	and scape values from Japanese development proposals such as the 7 story resort proposed for Clifton
	Beach. The community still values the current landscape characteristics and has consistently rejected Gold
	Coast style high rise throughout the time 1989-1992; 1998-2006.
113.5	The EIS maintains that "the architectural response lead to the maintenance of landscape values to the
	greatest extent possible and limit the visibility of the built form from as many as possible local vantage points,
	in the knowledge that this will not always be achievable due to the size of the development". The size and
	location of the development is such that it is in fact impossible to achieve this goal. The EIS fails to document
	all of the places from which the Aquis Resort will be visible. They include: (1) The lookout on the Red Arrow
	Jogging track on Mt Whitteld, the most popular titness tack in Carrs (2) The top of Barron View Drive,
	reshwater (3) Hillside residences in Smithled and Yorkey's Knob (acknowledged in the EIS but not shown), and Badwade Strafford and Caravania
113.6	The visual analysis confirms that the community most impacted by the Aquis Resort will be Vorkeys Knob
115.0	The Aquis Resort development will change the contracter of the local area, and introduce a scale and
	modernity of development in marked contrast to its surrounds, and will accelerate the rate of change. These
	are considered to be the most significant visual impacts of the resort.
113.9	The economic and financial risks which Aquis is facing are real and must be taken into serious consideration.
	The EIS does not adequately address any of the risks identified above. Business is about risk taking. The
	rewards will be spectacular for the proponent if successful, but the flipside of the risk, is the community is
	faced with a huge bill if a project of this size fails.
115.3	The visual impact of the resort has been underestimated .It will be visible from most locations in and around
	Cairns. It is dominating and intrusive in a landscape that is essentially rural and picturesque. This has a
	significant and negative emotional impact on those of us who chose to live in an aesthetic and natural
	environment. Further community engagement is needed. The height and scale of buildings needs to conform
	to the current Gairns man and the design needs to be dramatically aftered and scaled down to integrate with
1173	The visual impact of the Aquis Resort in its current design form as described in the EIS is most placeing and
117.5	will most definitely improve the landscape of the whole area. It will be wonderful to have such a beautifully
	designed and elegant structure.
118.4	As per 102.4.





טו	ISSUE
122.1	As a resident of the northern end of Holloways Beach the beauty and natural landscape element of the mouth
	of Richters Creek is one of the most outstanding and enjoyable locations that contributes a sense of place
	and identity to where I live. I go there often and this space is shared by many local residents, and surrounding
	visitors for its wonderful natural vistas (a seemingly wilderness landscape) with rainforest clad mountains,
	dense mangrove forest lined creek, natural beach scenery and ocean views that are unsurpassed on the
	Marlin coastline. The visual impact of the Aquis Resort in its current design form as described in the EIS has
	been significantly underestimated and understated. The social/emotional impact of a building complex of the
	height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual
	visual impacts identified in the EIS (p.6/31) further mitigation strategies are required.
123.2	From a resident's point of view, the visual impact of the Aquis Resort in its current design form as described in
	the EIS has been significantly underestimated and understated. A 60m high building complex of the height
	and scale of Aquis placed on a floodplain with no hillside backdrop will surely stick out "like a sore thumb".
	The EIS under-estimates the importance of how much the visual element will impact on Holloways Beach &
	Yorkeys knob residents and whether or not the towers will be visible from their nomes and gardens. So far,
	no accurate information has been provided in the EIS to this regard. The general amenity of the northern
	centres coastine has also not been considered. The current 4 story limit on buildings outside of the carries
	development will be totally at odde with this Solutions: (1) Euthor community angagement must be
	updetexpinent will be totally at odds with this. Solutions: (1), Future community engagement must be
	imitations on the northern beaches with a series of 20 story towers (2) Europer hours more applied to the porthern beaches with a series of 20 story towers (2) Europer hours more applied to the series of 20 story towers (2) story tower
	from a wider range of locations to more accurately document the visual impact of Aruis from residential areas
	Richters Creek and the near shore waters (3) The height and scale of all buildings be significantly reduced to
	conform to the current Cairos Plan so that Aquis can genuinely fulfil those parts of its vision that will enable it
	to be integrated within the landscape character of the northern baches and the Yorkeys Knob comunity
	namely that [point does not continue].
124.4	As per 102.4.
126.15	The visual impact of the Aguis Resort has been significantly underestimated and understated. The
	social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape
	has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further
	mitigation strategies are required. The four story building height limitations on the northern beaches has been
	ignored as well as the Cairns Plan. More photomontages are required from a wider range of locations
	including Machans Beach. The landscape character of the northern beaches and the Yorkeys Knob need to
	be taken into account i.e. The design will take its cues from its context, and the architectural form will resonate
	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located
100.0	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).
129.8	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4.
129.8 132.8	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4.
129.8 132.8 133.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquia congressionally fulfill these parts of its vision that will enable it to be integrated within the landscape
129.8 132.8 133.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape abcreater of the perthem begebes and the Verkeus Keek community pamely that the design will take its quee
129.8 132.8 133.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of
129.8 132.8 133.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony
129.8 132.8 133.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site.
129.8 132.8 133.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5
129.8 132.8 133.5 133.5 136.5 140.4	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4.
129.8 132.8 133.5 133.5 136.5 140.4 142.2	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy
129.8 132.8 133.5 133.5 136.5 140.4 142.2	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area.
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for
129.8 132.8 133.5 136.5 140.4 142.2 147.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than
129.8 132.8 133.5 136.5 140.4 142.2 147.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive.
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5 147.5	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. <i>"Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser".</i> (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive.
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive.
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive.
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and the function of the development will be visible. This is a community recreational fishing area, exercise area and the function of the development will be visuel and the development will be visuel area and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visially obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will not detract from the World Heritage experience." This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there wi
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all charge with the proposed
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs,
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1 156.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 133.5 As per 133.5 The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will not detract from the World Heritage experience." This is of local significance only and the development will not detract from the World Heritage experience." This is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all change with the proposal.
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5 151.1 151.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and the architectural elements and features of the site. As per 133.5 As per 133.5 As per 132.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all change with the proposal. The size and
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5 151.1 151.1 155.1 155.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there an
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5 151.1 151.1 155.1 155.1	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmo
129.8 132.8 133.5 133.5 136.5 140.4 142.2 147.5 151.1 151.1 155.1 155.7	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob beach at the mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The south from waler bards will all change with the proposed development will negatively impact on all the Northern Beaches and the view of the coast from the ocean. It is too high. It does not blend with the environs. The scale of the development is acknowledged in the EIS to impart a substantial ef
129.8 132.8 133.5 136.5 140.4 142.2 147.5 151.1 156.1 158.7	with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA). As per 102.4. As per 102.4. The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site. As per 133.5 As per 102.4. The highrise development you are proposing does not fit into the natural environment and I feel it will destroy the appearance and appeal of the area. "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive. "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is of local significance only and the development will not detract from the flohters Creek is a community rereational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southerm end of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southerm end of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing ar

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	68





165.5	As per 133.5
166.3	We will probably be able to see the Aquis development from both our properties in Yorkeys Knob. We accept that Yorkeys Knob will most likely become a busier place in future than we had realised when we bought our
	retirement property there. We consider this a small price to pay for the economic benefits Aguis will bring to
	the region.
167.2	As per 102.4.
168.1	Aesthetic harm to surrounding environment, deterring the "eco-centric" base of the Tourism industry of the
	region.
168.4	The height of the majority of the buildings of Aquis is not keeping in character with surrounding areas. It is an unnecessarily oversized resort considering its geographical location. The number of hotel rooms provided in the Aquis design exceeds the number of hotel rooms in total within other Australian capital cities such as
	Sydney and Melbourne, who cater for a much higher quota of tourists as compared to Cairns. Base the Resort within the city urban centre, and downsize by taking away all unnecessary retail shops, and let the locals cater to tourist demand with their own businesses in the city centre. Do not proceed with the resort - full
170.4	stop.
170.4	As per 102.4.
171.4	As per 102.4.
173.2	Landscape: Aquis-City will irreversible change this typical rural sugar cane landscape and character. Carns Nothern suburbs/beaches are attractive for tourists cause they are 'not' paved with multi-storey buildings. They are green, cosy, secure, quiet and a little bit original – a pleasant contrast to busy Cairns. Rising up multi-storey buildings with thousand of tourist will turn Yorkeys into one of that typical exchangeable Tourist Ghettos you can already find in some places in Australia and especially in many places in Europe (Spain, Italy, Greece etc.). Formerly beautiful landscape and places with tourism that was suited to local conditions were changed into ugly locations with in the end 'cheap tourism' nobody really wants to have (please visit google and search for 'Ballermann' and click on pictures – good example for a tourist developement once started with a few external investors. Mallorca would be happy to get rid of it!).
174.4	As per 102.4.
179.13	The proposed architecture is not consistent with the Queenslander tropical life style. It looks more fitting for
110.10	the surface of Mars or Dubai. Given the size and location of the proposal it should be of a pleasing visage with outstanding architectural merit. A design that would add to the artistic appeal of the Cairns geography.
181.17	I think there is a lack of understanding as to the height of the development and what the impact of this will be
	change the look of Cairns for a city in the rainforest, to a huge resort with outlying suburbs, and a remote town centre.
183.4	As per 102.4.
184.4	As per 102.4.
186.4	As per 102.4.
192.1	The visual impact of the Aquis Resort in its current design form as described in the EIS has been significantly
	downplayed and understated. The modelling used does not demonstrate the real impact of the resort on the
	immediate area and region in which it is proposed. The social/emotional impact of a building complex of the
	height and scale of Aquis placed within a rural landscape has been purposely ignored. Recommendations
	generally as per YKRA Point 4.
197.31	As travellers and recent Middle East ex-pat workers returned (Qatar) we enjoy lively and abstract concept architecture, we see the AQUIS concept as exciting and brave and representing just what we have wanted for
108 /	Δ s per 102 <i>4</i>
203.1/	The project would have significant impacts on visual amonity, with building beights of around 80 motros
208.8	As per 102.4
208.9	I have very real interest in the design and all of the impacts visual noise levels building height etc arising
200.3	from a development of this scale. Please note the first concept design was so sensitive to such impacts the towers were going to be higher than Yorkey's Knob !
211.7	The impact on the visual amenity of the area of a development of the size and scale of the Aguis Resort has
	not been adequately considered. The current proposal will tower above the local urban/natural environment at
	a scale that is unprecedented in Australia. It will totally dominate the visual character of the local area to such an extent that the community's sense of place will be highly altered and for many lost. As a resident of the
	northern end of Holloways Reach Lattach a high level of significance and value to the natural vietas available
	to the many residents (and others) who frequent Richters Creek mouth. The visual amenity here is literally
	one where rainforested mountains, natural waterways and ocean vistas combine to produce the most natural
	scene available in the coastal region of Cairns. This is a wonderful asset and a special feature of just this part
	of the Marlin Coast and it is enjoyed by residents, fishers, and visitors alike. The proponent should scale back
	the height of the proposal to reduce/eliminate this impact and by doing so would mitigate some and perhaps
	many or the visual impacts that will impact Richters Creek mouth, and other parts of the local community.
	nave allached a panoramic photograph of the view from the southern bank of Richters Creek mouth in
	support of my statement. Recommendation: That the Aquis Resort at the Great Barrier Reet proposal be
	rejected in its current form, nowever a proposal on a more modest scale, reaturing substantially lower building beights be given due consideration, should that be accordable to the proposent

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	69





ID	ISSUE
211.8	The willingness of the proponent to make such a significant investment in the local region should elevate consideration, including a building height in excess of the current four storey limit however twenty storeys is excessive. A building height somewhere in between should be considered perhaps around eight storeys – two times that currently allowed under the FNQ Regional Plan would seem to be a reasonable compromise, allowing for a large but reduced scale development to proceed but with more manageable impacts.
213.1	There have been few ecosystem services (ESs) studies in the Wet Tropics based on social science research. Research shows that people value landscape aesthetics.
213.2	Figure 6-17 shows a profile view of the AQUIS complex (unscreened). The caption mentions that a narrow strip of suitable trees (20 m wide and 7 m tall) can effectively hide the development entirely." I find this hard to believe. Given the volatile nature of the climate in Cairns, a narrow strip of trees, especially when they mature will not stand up to a severe tropical cyclone events, especially because they are on a flood plain (personal experience from working on re-vegetation projects in the Wet Tropics). Who will be responsible and bear the cost to maintain the trees if, and when, they are planted or after a cyclone hits?
226.1	Since 1987 there was a building height limit at the "Northern Beaches" of four stories. I consider the proposed Aquis building heights of greater than twenty stories (much higher than anywhere in the Cairns CBD) to be too excessive, especially In a flat suburban district, so therefore do not support the current plans.
237.4	As per 102.4.
245.3	The Aquis Casino Mega-Resort \$8.15 billion project is an inappropriate scale in terms of the city of Cairns, in terms of the beachside community of Yorkeys Knob, in terms of the visual amenity of locating such an enormous structure in an open area which will dominate the skyline for miles around. It will not only overshadow the community of Yorkeys Knob, it will displace the community of Yorkey's Knob.

Scale and Current CairnsPlan Height Limit

A number of submissions specifically refer to the scale of the project and suggest that it be reduced to conform with the current four storey height limit for areas of Cairns outside the CBD. Some examples:

- 97.4: 'The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfil those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community, and the Cairns region'
- 102.4: 'The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. Suggested solution:
 - (1) Cairns Regional Council and James Cook University must undertake a detailed community engagement program to assess the community's thoughts on developers being able to override the current four story building height limitations on the northern beaches.
 - (2) The height, scale and material of all buildings be significantly reduced to conform to the current Cairns Plan and be integrated within the landscape character of the northern beaches and the Yorkeys Knob community. The architectural form must resonate with its low-key surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).'
- 113.4: 'The current Cairns Plan protects the current landscape values through the protection of the Barron Delta from urban development and the limitation of buildings to a four story limit. This limit was imposed to protect these landscape values from Japanese development proposals such as the 7 story resort proposed for Clifton Beach. The community still values the current landscape characteristics and has consistently rejected Gold Coast style high rise throughout the time 1989-1992; 1998-2006.
- 147.5: "Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive.'





- 211.8: 'The willingness of the proponent to make such a significant investment in the local region should elevate consideration, including a building height in excess of the current four storey limit however twenty storeys is excessive. A building height somewhere in between should be considered perhaps around eight storeys two times that currently allowed under the FNQ Regional Plan would seem to be a reasonable compromise, allowing for a large but reduced scale development to proceed but with more manageable impacts.
- 245.3: 'The Aquis Casino Mega-Resort \$8.15 billion project is an inappropriate scale in terms of the city of Cairns, in terms of the beachside community of Yorkeys Knob, in terms of the visual amenity of locating such an enormous structure in an open area which will dominate the skyline for miles around. It will not only overshadow the community of Yorkeys Knob, it will displace the community of Yorkey's Knob.

Many of these submissions believe that the current height limit should be imposed while one (211.8) suggests that some compromise to 'perhaps around eight storeys'. The Aquis proposal recognises that it does not conform with current height limitations and will be seeking approval to override this planning scheme provision. The scale and height of the development are determined by commercial and functional considerations. Aquis has agreed to address these in the *Supplementary Information Report* (Cat 3).

<u>Visibility</u>

Several submitters refer to the negative aspects of visibility of Aquis from various locations:

- 73.7: 'P6-8 of this chapter notes it is likely that the tall buildings associated with the development (to achieve the necessary height about flood, storm tide, tsunami inundation) will be seen from parts of the World Heritage area. There can be no escaping the visual impact also from the ocean. In a location renown for where the mountains meet the sea, the proposal for these tall buildings can only become a blot on a beautiful landscape. Although this has already happened with existing development in the Cairns city area, there is no need to extend the "blot" further north along world heritage zones. Many of us live (and far many more visit) here because of the area's outstanding natural values. A view of Aquis is not among these. It would be far preferable to site this development if it must proceed in an already developed location, such as that proposed by Aquis Aware (city vicinity).'
- 81.5: 'If it is approved it will be an eyesore, visible to half the population of Cairns City as we travel to work, to drop our children at school, and attempt to relax at our local beaches which may or may not still be accessible to us. It will completely detract from the natural beauty of the Great Dividing Range, our Rainforest covered slopes and ocean that is home to many endemic species of Plants and Animal.'
- 90.3: 'The project's massive visual impact is inappropriate and out of proportion to the entire township and district. It will be a 'landmark' building which will dominate and detract from the very knob from which Yorkeys derives its name. The project will adversely dominate the easterly view (day and night) from every hill-slope vantage from Smithfield to Stratford, from Skyrail, from the Kuranda range road. From an aesthetic point of view, this high rise project should not be in Yorkeys Know or any Cairns beach suburb, it should be in Cairns city, like with like.'
- 115.3: 'The visual impact of the resort has been underestimated .It will be visible from most locations in and around Cairns. It is dominating and intrusive in a landscape that is essentially rural and picturesque. This has a significant and negative emotional impact on those of us who chose to live in an aesthetic and natural environment. Further community engagement is needed. The height and scale of buildings needs to conform to the current Cairns Plan and the design needs to be dramatically altered and scaled down to integrate with the natural surroundings and character of Cairns.'





Most of the submissions' comments on this issue are negative, although submission 166.3 states that this is an acceptable price to pay:

 'We will probably be able to see the Aquis development from both our properties in Yorkeys Knob. We accept that Yorkeys Knob will most likely become a busier place in future than we had realised when we bought our retirement property there. We consider this a small price to pay for the economic benefits Aquis will bring to the region.'

EIS s6.2.2 addresses the issue of visibility:

The Aquis Resort will be a large-scale development with a concentration of tall buildings located in a mainly rural flat coastal plain beneath the flight paths of commercial aircraft, and is not able to be hidden from all views. The visual impacts are primarily associated with the visibility of buildings (in both long distance and more localised views), and the associated contrast and changes to existing character of the Yorkeys Knob area. The analysis addresses what project elements can be seen, and from where.

The site is located on the low, open plains of the Barron River delta where any development taller than four storeys would be visible in a number of view corridors, and change the current landscape character. Based on modelling, the buildings can be expected to be visible from a number of vantage points, as shown on **Figure 6-4**. (p6-17)

EIS Figure 6-4 referred to above is shown below.



This figure clearly shows areas from which tall buildings on the Aquis site can be seen and this is consistent with the submissions above.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	72





Conflict with Rural Character

Submitters refer to the loss of rural character.

- 61.2: 'Design and size of the resort does not blend in with the Cairns and surrounding environment.
- 97.3: 'The visual impact of the Aquis Resort is totally in contrast with the visual amenity and beauty of the Far North.' The submitter recommends that 'Further photomontages be obtained from a wider range of locations to more accurately document the visual impact of Aquis from residential areas, Richters creek and the near shore waters.'
- 173.2: 'Landscape: Aquis-City will irreversible change this typical rural sugar cane landscape and character. Cairns Northern suburbs/beaches are attractive for tourists cause they are 'not' paved with multi-storey buildings. They are green, cosy, secure, quiet and a little bit original – a pleasant contrast to busy Cairns. Rising up multi-storey buildings with thousand of tourist will turn Yorkeys into one of that typical exchangeable Tourist Ghettos you can already find in some places in Australia and especially in many places in Europe (Spain, Italy, Greece etc.).'
- 113.2: 'The key landscape that will be transformed by Aquis is a rural and natural landscape comprising cane lands set against a backdrop of rainforest and mountain ranges, rivers and creeks which significantly contribute to the character and scenic landscape qualities of the region generally.'

The EIS includes substantial comment on the nature of the current setting amid canefields and natural areas, but also notes that this setting has many intrusions. EIS s6.1.4 notes that:

- ... older patterns and interfaces are changing relatively quickly, are:
- linear infrastructure across the landscapes, including Captain Cook Highway upgrades, roundabouts and connecting roads, and the runways and infrastructure associated with Cairns Airport
- urban expansion of the coastal settlements, with newer subdivision patterns and larger more suburban houses
- tourist facilities such as Skyrail and the Tjapukai (Djabugay) Cultural Park, cable ski park, go-kart track, war museum etc.
- quarries, sand and gravel extraction and non-traditional rural uses (such as the Ponderosa Prawn Farm)
- Smithfield and its spreading 'centre', including bulky goods outlets and warehouses along the Captain Cook Highway. (p6-6)

Notwithstanding this, the EIS recognises that Aquis will change the rural character of the area and includes many statement to this effect, for example s6.4:

The existing rural character and landscape integrity of the Yorkeys Knob area will change to a large-scale international tourism precinct, particularly as seen from Yorkeys Knob Road, one section of the Captain Cook Highway at Smithfield, and in the distance from two lookouts (Skyrail and Henry Ross Lookout). The scale of change will be exacerbated by the likely rate of change, in that most of the development will take place in a continuous phase. (p6-31)

The photomontages and descriptions are very clear on these impacts.

Conflict with World Heritage Values

One submitter specifically refers to the impact that the development will have on the 'aesthetic vales of the precious World Heritage areas', stating:

• 81.11: 'This development may provide short term profit for some people, but it will not be sustainable. We especially do not need our precious World Heritage areas to be impacted aesthetically, or physically, because of massive infrastructure, floodplain alteration, artificial lakes and associated algal blooms, increased sewerage outputs.'





The EIS deals with impacts on OUV of both the WTWHA and GBRWHA in Chapter 6 (Landscape and Visual) and also in Chapter 22 (Matters of NES). It argues the case that the development is not within either WHA, although it will be able to be seen from many vantage points in both. It will not be unique in this regard as it immediately adjacent to the Cairns International Airport and within a mosaic of development that runs from the Cairns CBD to Palm Cove. Additional work on this issue is being undertaken (Cat 3).

Architectural Theme

Submitters refer to several aspects of architectural theme. The first, espoused in 113.1, is that there is a lack of details of what is proposed and that it could change:

• 113.1: 'The EIS recognizes that one of the three unavoidable impacts of the Proposed Aquis Resort is "the fundamental change in land use and its effect on landscape" (Executive Summary p13). However, the EIS states that "Although the various project elements of Aquis Resort have not yet been designed in detail, preliminary design concepts for the proposed built form (by Aedas Architects) as included in Chapter 4 (Description of Proposed Project) are suitable for the purposes of visual impact assessment" P6/15). The lack of specificity in regard to design makes assessment of the visual impact analysis difficult as the design may change in the future.'

Not unusually, opinion is split on whether or not the built form will be aesthetically pleasing in its own right:

- 97.4 (discussed above under scale) also suggests that:
 - (1) the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA)
 - (2) Be in harmony with nature and be inspired by the natural elements and features of the site.'
- 117.3: 'The visual impact of the Aquis Resort in its current design form as described in the EIS is most pleasing and will most definitely improve the landscape of the whole area. It will be wonderful to have such a beautifully designed and elegant structure.'
- 179.13: 'The proposed architecture is not consistent with the Queenslander tropical life style. It looks more fitting for the surface of Mars or Dubai. Given the size and location of the proposal it should be of a pleasing visage with outstanding architectural merit. A design that would add to the artistic appeal of the Cairns geography.'
- 197.31: 'As travellers and recent Middle East ex-pat workers returned (Qatar) we enjoy lively and abstract concept architecture, we see the AQUIS concept as exciting and brave and representing just what we have wanted for many years up here, not square boxes and pillars, thank you.'

Regarding the first issue (lack of specificity in regard to design), it is considered that the combination of images presented in the EIS and the verbal descriptions are adequate to allow submitters to judge what is likely to be built, in principle. There is a lengthy period of detailed design ahead and this will need to be in accordance with the ALP and Code under development (Cat 3). Compliance will be required with this Code (Cat 6).

The other comments demonstrate differences in option and taste which are matters for individuals to determine.





Wilderness / Richters Creek Mouth

The EIS (s6.1.4) addresses the concept of wilderness as stated by the following submitter and referred to by those following:

- 113.3: 'While the northern beaches would not be regarded as qualifying for the designation of "wilderness", the EIS recognizes that "parts of the beach south of Yorkeys Knob, the Richters Creek mouth, the northern part of Holloways Beach, and the natural coastal wetland areas, retain their naturalness, in that no buildings or structures are visible, despite being in relative close proximity to Cairns" (p.6-7). This feature of the mouth of Richters Creek clearly shown in the EIS photo 6-4, is a highly prized and unique feature of the northern beaches and its value has been seriously underestimated by the EIS.'
- 122.1: 'As a resident of the northern end of Holloways Beach the beauty and natural landscape element of the mouth of Richters Creek is one of the most outstanding and enjoyable locations that contributes a sense of place and identity to where I live. I go there often and this space is shared by many local residents, and surrounding visitors for its wonderful natural vistas (a seemingly wilderness landscape) with rainforest clad mountains, dense mangrove forest lined creek, natural beach scenery and ocean views that are unsurpassed on the Marlin coastline. The visual impact of the Aquis Resort in its current design form as described in the EIS has been significantly underestimated and understated. The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6-31) further mitigation strategies are required.'
- 151.1: "There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all change with the proposal.'

The EIS recognises the above values and assesses impacts on them. The closest tall buildings are some 500 back from the beach at the closest and as EIS Figure 6-11 shows, will be barely visible. However, to address this concern, Aquis is currently considering opportunities and constraints to further screen the development from this vantage point for both day time and night time (Cat 3).

Screening

The EIS notes that little can be done to hide the development from many vantage points, although screening is effective in some locations. These are shown in the various photomontages included in s6.3.1. Submission 213.2 notes some concerns:

• 213.2: 'Figure 6-17 shows a profile view of the AQUIS complex (unscreened). The caption mentions that a narrow strip of suitable trees (20 m wide and 7 m tall) can effectively hide the development entirely." I find this hard to believe. Given the volatile nature of the climate in Cairns, a narrow strip of trees, especially when they mature will not stand up to a severe tropical cyclone events, especially because they are on a flood plain (personal experience from working on re-vegetation projects in the Wet Tropics). Who will be responsible and bear the cost to maintain the trees if, and when, they are planted or after a cyclone hits?'





Regarding this comment:

- The montages showing un-screened and screened visibility are faithful outputs from the imaging process.
- Creating and maintaining such a screen is considered practical, although this will need to be the subject of detailed design. It may, for example, to include solid elements within (or on the Aquis site of) the vegetation to achieve the desired opaqueness.
- Maintenance will be the responsibility of Aquis.

As noted above, Aquis is currently considering opportunities and constraints to further screen the development from the Yorkeys Knob Beach for both day time and night time (Cat 3).

c) Conclusions

The EIS recognises that one of the unavoidable impacts of the development will be on rural character and visual amenity. It clearly states that 'tall buildings on the site will also be seen from off-shore, from some elevated houses at Yorkeys Knob and Smithfield, and will be glimpsed above the mangroves as seen from the Cairns Esplanade' and that the 'existing quiet beach at the mouth of Richters Creek may lose its perceived naturalness and seclusion, although development is quite distant from the beach and the screening effectiveness of coastal vegetation will be enhanced.' These facts are accepted by the submitters, many of whom (but not all) see this as negative.

Not unusually, some find the architecture pleasing while to others it is abhorrent. This is a matter of opinion.

In response to concerns, Aquis is undertaking additional work (Cat 3) to determine:

- further assessment of impacts on OUV of the GBRWHA and WTWHA
- opportunities for enhanced screening when viewed from the mouth of Richters Creek
- opportunities for reducing light emissions (see below).

3.6.4 Theme 6.3 Light Emissions

a) Submissions

This theme was used to collect together all comments related to light emissions from a social perspective. Biological aspects (i.e. on native fauna) are dealt with under Theme 7.5 Ecological Processes and Integrity (**Section 3.7.5**).

ID	ISSUE
22.2	The light pollution associated with the site sounds like it will be significant. Mitigation measures that have been proposed in 6.3.2 of the EIS do not mention any investigation of effects on wildlife or the likelihood of blotting out the night sky, which would make it impossible to enjoy a view of the stars. The lighting design should take both these things into account. This would benefit the resort because many northern hemisphere visitors would be interested to see the southern sky from the resort grounds.
66.1	The issue of the large scale effects of outdoor lighting on the surrounding community and greater Barron delta are not adequately addressed in this EIS, although the impact is widely acknowledged. Section 6.4 makes this admission: 'The lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-time glow, and from a distance may appear to be similar to or compatible with airport lighting.'





ID	ISSUE
66.2	In my submission to the terms of reference my suggestion was that Australian standard 4283-1997 be adopted as a remedial measure to ameliorate the effects of the lighting levels of such a large development. This is not addressed significantly in the EIS, with the only concession to this being the following statement in section 6.3.2: 'However the extent to which lights affect surrounding areas can be limited by lighting design.' This does not put sufficient onus on the developer to adopt best practice. The Barron delta is currently one of the few areas in the greater Cairns region that enjoys relatively low levels of 'Light Pollution'. The community is showing great interest in participating in Astronomy Nights in the Barron Delta that I have been conducting, this experience will be greatly diminished. One of the experiences that will both surprise and delight potential international visitors is the clear dark sky we enjoy in Australia & the stories written in the sky and acknowledged by the indigenous First Australians in their song lines. This is particularly true for the predominately Asian market that this development is targeting, who have very poor visibility of their night sky due to high level of pollution.
66.3	A lower impact development proposal with low levels of outdoor lighting, along with the adoption of the highest standards would protect these values & also native fauna susceptible to light spill.
66.4	There is no mention of the effects of light pollution on not just the Fauna but the diminishing effect on the transparency and limiting magnitude for astronomical observations. <i>Recommendation: Full compliance with the highest standards as set out in Australian Standard AS 4282-1997 for the control of the obtrusive effects of outdoor lighting.</i>
95.2	The EIS addresses the impact of lighting on fauna. However, at the moment it is possible for amateur astronomers to find dark areas at Yorkeys Knob for use of telescopes, with only a small area of the sky in the direction of Cairns city difficult to view. There seems to be no indication of what the impact of the development will be for this amenity. The astronomy societies are leading a movement to minimize light pollution by ensuring that lighting is actually aimed at the ground, not the sky, and is not excessive for the use required, thereby also saving money. See eg.http://www.asnsw.com/node/747. While the measures suggested in the development for minimizing impact on turtles will certainly help, it would be useful to keep 'dark skies' in mind as well.
147.8	"The lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-time glow, and from a distance may appear to be similar to or compatible with airport lighting." In my view there is far too much light (and noise) pollution in today's world. I also feel for those residents of Yorkey's Knob who value natural darkness and, indeed, need it for a good night's sleep. (Particularly if their days are disrupted by the noise and activity of major construction over an extended period.) Regardless of how much energy-efficient lighting is used, wouldn't it be more of a challenge to use innovative minimal lighting to try to blend in with the rural surroundings and be more in keeping with the light levels of Yorkeys Knob?

The main concern raised is the spill of light from the resort and the effect of this on the currently reasonably dark night sky and associated star-gazing values (e.g.

- 22.2: 'The light pollution associated with the site sounds like it will be significant. Mitigation measures that have been proposed in 6.3.2 of the EIS do not mention any investigation of effects on wildlife or the likelihood of blotting out the night sky, which would make it impossible to enjoy a view of the stars. The lighting design should take both these things into account. This would benefit the resort because many northern hemisphere visitors would be interested to see the southern sky from the resort grounds.'
- 66.3: 'A lower impact development proposal with low levels of outdoor lighting, along with the adoption of the highest standards would protect these values & also native fauna susceptible to light spill.'

The EIS (s6.3.2) recognises that there will be impacts as stated in the submissions.

The project site and surrounding rural areas south of Yorkeys Knob, and the Richters Creek mouth, are currently dark at night, apart from some lighting on Yorkeys Knob Road. This will change quite dramatically with development of a large-scale resort, which will be brightly lit. However the extent to which lights affect surrounding areas can be limited by lighting design, ensuring the project site is a discrete brightly-lit node, while the existing township of Yorkeys Knob and surrounding wetlands and beach are minimally affected. Lighting will be designed so as to restrict glare to within the site, screened by surrounding vegetation, with all lights above tree height shielded or downward directed so as to reduce impacts on beaches, waterways, wetlands and existing nearby residents. Lighting will also need to be compliant with Cairns Airport lighting restrictions embedded within CairnsPlan. (s6.3.2)





The EIS (s6.4) also recognises that, even with mitigation as proposed:

The lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-time glow, and from a distance may appear to be similar to or compatible with airport lighting.

Aquis has agreed to address the issue of light emission by providing further visual assessments in the *Supplementary Information Report.*

c) Conclusions

It is concluded that the EIS:

- clearly identifies the fact that there will be some impacts from lighting
- proposes a mitigation approach based on reducing this to the extent possible and certainly sufficiently to meet the CairnsPlan requirements based on Cairns International Airport restrictions
- recognises that, notwithstanding mitigation, there will be residual increase in light emissions and impacts on an area that is currently quite dark.

This is considered to be an unavoidable consequence of the development. However, Aquis has agreed to provide a further analysis of the following issues in the *Supplementary Information Report* (i.e. Cat 3):

- recommendations for best practice approaches to minimising light emissions and inclusion of these in the ALP
- modelling night-time views from Green Island
- further documentation of OUV and likely impacts.





3.7 CHAPTER 7 FLORA AND FAUNA

3.7.1 Scope

Submissions dealt with under Chapter 7 relate to the following aspects of flora and fauna (and ecological issues in general):

- 7.1 Matters of NES & SES
- 7.2 Terrestrial and aquatic ecosystems
- 7.3 Listed flora & fauna
- 7.4 Ecological processes
- 7.5 Fish & fisheries resources.

3.7.2 Theme 7.1 Matters of NES and SES

a) Submissions

This theme was used to collect together comments regarding Matters of NES and SES. There is some unavoidable overlap with a number of other themes as discussed below.

ID	ISSUE
39.2	I am sure all care has been taken to preserve the reef. However, nature does its own thing and we can't stop
00.4	
89.1	cannot be foreseen by a study, done by people who are employed by the contractor.
97.4	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfil those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community, and the Cairns region namely that: (1) the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA) (2) Be in harmony with nature and be inspired by the natural elements and features of the site.
99.3	With the current public expenditure to reduce the impacts of nutrients and contaminants to the Great Barrier Reef lagoon, Aquis can only be viewed as a potential and serious threat. Escape of material from site excavations during floods would deliver the most immediate impacts but runoff of nutrients (fertilisers, use of recycled sewerage etc.) and contaminants (herbicides, pesticides, building products etc.) into waterways and the GBR lagoon would continue into the future. There is an inordinate focus on the elevation of the buildings focuses on the possibility of damage to the proponent's investment. There is not the same focus on the potential for serious cumulative damage to environmental assets.
99.4	To override relevant regional planning provisions such as "The land is included in the Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2013 and in the Rural 1 Planning Area under the CairnsPlan 2009" is a very dangerous precedent. Equally the coastal management remains a crucial issue in relation to the management of the World Heritage listing of the Great Barrier Reef Marine Park. This chapter is spurious in its assertions of compliance with state and regional planning provisions and could easily be challenged in the legal system.
99.6	The location of the proposed Aquis development has enormous potential for impacts on the Great Barrier Reef World Heritage Area as stated in their own descriptions: "is not within any area that is a matter of NES (although maps show that a small creek running into Richters Creek from the Aquis Resort site may actually include the 'low water' line that defines the landward boundary of the GBRWHA)" and "the lake inlet pipeline that has its inlet 2.2 km north-east of the mouth of Richters Creek lies almost entirely within the GBRWHA." As previously stated, the proximity of the Aquis development to the GBRWHA could seriously add to the burden of mitigation of threats to the integrity of the GBRWHA which, at present, has warranted enormous public investment at serious cost to the taxpayer. It is the responsibility of the Queensland government to prevent further impacts that would require further investment. For this reason alone, the Aquis proposal could become a legal and financial liability for the Queensland government (and taxpayer) in the context of existing statutory frameworks and inter-governmental and international agreements.
99.7	Hazards. This chapter does not offer any reassurance in terms of mitigation of impacts from flooding, cyclonic surges or tsunamis on the GBRWHA. It is apparent that flooding (whether from river, cyclonic surge or tsunami) will occur. As previously stated, it is not just the water levels but the potential for contamination of
	the waters of the GBRWHA that is of serious concern.





ID	ISSUE
99.9	The proponent's lack of concern for off-site impacts prevails in this presentation on flooding: for example, no concern with the runoff from inundated golf course that is considered to be a flood tolerant use and use of suction dredges to remove flood sediments from proposed lake area as well as Richter's Creek. The proponent is certainly concerned with mitigation in terms of the proposed development site but not with any off site impacts. This is not acceptable given the adjacent location to the GBRWHA.
99.20	The cumulative impacts on the Fish Habitat Reserve and Estuarine Protection Zone of the GBR Coast Marine Park associated with the Richters and Yorkeys Creek estuary and on the GBRWHA from nutrients and pollutants delivered via the direct discharge from the Aquis lake into Richter's Creek and run-off from the 'flood tolerant' golf course into the marine environment of GBRWHA remain undescribed. As quoted from The Scientific Consensus Statement (DSDIP (2013) in the report: "The decline of marine water quality associated with terrestrial runoff from the adjacent catchments is a major cause of the current poor state of many of the key marine ecosystems of the Great Barrier Reef." Instead Aquis has chosen to describe such impacts as "negligible" without addressing the cumulative impacts that will result over the years of operations in such a large development with an estimated 1,000,000 users per year. There needs to be much caution in this assessment.
99.21	Any impacts on the water quality of the GBRWHA are not included in cumulative impacts. In fact Aquis displays a complete lack of understanding of the sensitivity of the marine and estuarine environments with which they plan to interface: "As a trend, impacts on biodiversity and water quality are expected to be long term and largely beneficial. Any adverse impacts are considered to be associated with extreme events and are reversible." Unfortunately the impacts of nutrient and pollutants on the GBRWHA has proven to be very difficult if not impossible to reverse. The frequency of "extreme events" (namely flooding) is an annual wet season event without even considering the possibility of a cyclonic surge (or tsunami).
99.22	Aquis have avoided addressing a central issue: What will be the cumulative impact of runoff of nutrients and pollutants from the Aquis site into the estuarine and marine waters of the GBRWHA? Instead Aquis have made spurious assertions that it will be "negligible" and even "beneficial" and less than the current runoff.
102.4	The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. Suggested solution: (1) Cairns Regional Council and James Cook University must undertake a detailed community engagement program to assess the community's thoughts on developers being able to override the current four story building height limitations on the northern beaches. (2) The height, scale and material of all buildings be significantly reduced to conform to the current Cairns Plan and be integrated within the landscape character of the northern beaches and the Yorkeys Knob community. The architectural form must resonate with its low-key surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).
126.15	The visual impact of the Aquis Resort has been significantly underestimated and understated. The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. The four story building height limitations on the northern beaches has been ignored as well as the Cairns Plan. More photomontages are required from a wider range of locations including Machans Beach. The landscape character of the northern beaches and the Yorkeys Knob need to be taken into account i.e. The design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).
127.3	We know from personal experience that the whole area is badly affected by biting midges. Yorkeys Knob has always had the reputation of being the "sandfly capital" of the north. Mosquitoes are always a problem round mangrove areas, and Yorkeys can also host the mosquito that causes dengue fever. Using toxic chemicals to control midges and mosquitos as stated in promotional interviews, and possibly to be one of the conditions, would be a disaster for fish and other marine life in the nearby Fisheries Habitat Reserve.
130.2	The proposed development threatens to undermine the environmental health, and long term viability of the Great Barrier Reef, a UNESCO world heritage site and a source of significant tourism revenue to the Queensland and Australian Governments. The overall development strikes me as yet another case of short term thinking, in which the additional jobs and economic growth that may result in the large scale construction and operation of the resort will only be doomed to follow the same decline that the Great Barrier Reef will see environmentally, as a result of the added pressures and loads put onto the ecosystem. Unfortunately, a decline in the ecosystem health of the GBR, already evidenced by widespread coral bleaching, will impact not only this one-off development, but the entire tourism industry.
130.4	Please consider this submission and the 25-150 year impact on the GBR ecosystem in your review of the this mega-development.
133.5	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site.





ID	ISSUE
168.20	The use of the lake as a form of mitigation towards flooding appears ineffective. The changing of salinity of the lake water will have a serious impact on aquatic life present, and the suggested solution of pumping saltwater into this lake and in turn pumping out freshwater, means this freshwater is pumped directly into the sensitive environment of the GBR, thereby affecting the quality of water, and therefore quality of aquatic life, in this region. There is also the very likely risk, as already mentioned in the EIS, of contamination regarding littering of rubbish by resort guests, which will either remain in the lake or be flushed out to the ocean via the inlet pipeline, creating pollution and harm to aquatic life. Discard the concept of the Lake, altogether - completely unnecessary.
168.29	Risks associated with pipeline construction are too severe. Reef and marine life are already at much risk from excess sediment and run-off, creating turbid waters and increasing bacteria, which in turn has been shown to be associated with blooms of Crown of Thorns Starfish. Construction of this pipeline is too close to GBR, construction methods are too threatening, particularly with mangrove habitats nearby, and there are very few effective management methods that can be taken when the pipeline and dredging are occurring so close to the marine park. Increases in concentration of suspended sediments and release of harmful nutrients, particularly ASS, will acidify the water, decrease dissolved oxygen, increase exposure to heavy metals and kill aquatic life, beginning in waterways and later flushed out to the reef.
191.5	Development works will impact on matters of national environmental significance impacting on the outstanding universal value of world heritage areas. For these reasons the co-ordinator general should enforce strict control provision on development works listed in the grounds of submission. Details are: Sedimentation of marine environments; Pollution of marine environments; Disturbance of marine habitats; Preservation of wetland species; Waste management; Impact on world heritage areas; Preservation, protection and management of internationally recognised marine plants; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of reservation, protection and management of preservation, protection and management of pre
192.2	The impact on the Great Barrier Reef and the Great Barrier Reef World Heritage Areas (GBRWHA) and their values have also been downplayed and devalued. This is not acceptable given that it is an area of universal and international importance. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required (details provided).
192.3	The proponent has clearly undervalued and understated the impact that the resort will have on local flora and fauna. There are protected fish habitats and marine life that are required to be protected from development.
192.4	The dredging of Richters Creek for the seawater inlet and pipeline has not been adequately detailed and its impacts have been purposely understated and undervalued. The dredging of Richters Creek for the proposed inlet pipeline will have a greater impact than what is proposed in the EIS. The EIS needs to include further information on the impact of dredging on the marine environment and where the dredge spoil will be placed. How far out does the pipeline go into the GBRMPA and will the seabed be dredged? What are the impacts to marine life and where is the science to support the view at p7-75 that fauna such as dolphins, dugongs and turtles may move away from the area during the construction of the pipeline and because of increased noise from the resort but that they are expected to return once construction is completed.
192.5	The proponent has purposely devalued the effect of the project on the GBRWHA. The project will impact the GBRWHA and these impacts must be lessened by scaling back the size of the development in its current location.
192.6	A population of an additional 15 000 people or more will have an ongoing noise impact due to the substantial additional human activities and report operations (pumps and generators). This will have sustained and ongoing impacts to marine life which in turn affects the attributes and aesthetics of the GBRWHA. The proponent needs to scale back the size of the project to lessen its impact on the flora and fauna of the area and its impact on the GBRWHA. The building heights need to be reduced to minimise the impact on migratory bird species and to reduce the impacts of noise and lights on the fauna in the area. By having a scale which is lower in profile and height the impact on the natural environment will be lessened.
192.8	No development should occur in Richters Creek in order to preserve fish habitats and protected areas and to
214.2	If this project is allowed to proceed in its proposed form ("Tropical Urban") size, scale and location it not only will be yet another nail in the coffin of the reputation of the World Heritage GBR but a threat to the existing tourism and scientific research industries built on decades of best practice and high conservation values. It also would send a message to the world that we do not as a nation understand the unique ecosystems we have responsibility for - and that we do not deserve to be taken seriously as their custodians. This project needs to fit in with the environments it sits within - in its current form it does not and I would beg that we do not allow our current high standards to be lowered to allow it to proceed.
227.1	The EIS does not adequately explain or document the visual amenity impact from the inter-reef area I.e. Half way from coast to Arlington Reef. Wording in the applicable chapter and photo montage under-represent the actual extent of impact on the OUVs of the GBRMPA area from Trinity Bay.





The ToR required attention Matters of NES as part of Flora and Fauna (Chapter 7) as well as in a dedicated chapter on Matters of NES (Chapter 22). It was also required that Chapter 22 be standalone. These factors led to considerable repetition. In this report, comments regarding 'the reef', WHAs and OUV, and nationally listed plants and animals are dealt with under Chapter 22 – Matters of NES (see **Section 3.22**) and with the DoTE and GBRMPA submissions. Comments regarding Matters of NES are included above but are not discussed in this section. Some other issues are also discussed elsewhere:

- planning conflicts (Theme 5.1 Land Use, CairnsPlan, Regional Plan Section 3.5.2)
- runoff of nutrients and fertiliser (Theme 11.1 Stormwater Drainage Section 3.11.2) and associated impacts on the GBRWHA etc. (Theme 11.3 Receiving Environment Water Quality – Section 3.11.4)
- historic oil spill (Theme 15.2 Contaminated Soils Section 3.15.3).

Remaining issues are:

- 192.3: 'The proponent has clearly undervalued and understated the impact that the resort will have on local flora and fauna. There are protected fish habitats and marine life that are required to be protected from development.'
- 192.8: 'No development should occur in Richters Creek in order to preserve fish habitats and protected areas and to not adversely affect protected flora and fauna species that are on the site and surround the proposed site.'

Regarding both of these issues, s7.4.1b) of the EIS concludes that:

The actions taken to protect and enhance natural vegetation and connectivity, improve water quality, and manage pest plants and animals will benefit protected species and the values of the FHAs and the marine park. Overall, there will be a net beneficial on Matters of SES. (p7-81)

Further, the assessment of the lake inlet and outlet pipework (s22.4.1c)) concludes that:

The proposed construction methodology described above is designed to reduce all impacts to a very low level of risk. (p22-61)

Approvals are required for works in a FHA and in the Queensland Marine Park and these will involve additional consideration of design and mitigation methodology and it is expected that strict conditions will apply. Aquis has agreed to investigate impact mitigation in this area by considering an offshore outlet (to be documented in the *Supplementary Information Report*).

c) Conclusions

In conclusion:

- Aquis has agreed to investigate impact mitigation of lake outlet works by considering an offshore outlet in the *Supplementary Information Report* (i.e. Cat 3).
- All construction-phase issues will be dealt with during detailed design and will be a requirement of the operational works approvals as required for works in a FHA and in the Queensland Marine Park (i.e. a Cat 6 issue).
- All other issues covered by this theme are considered to be adequately addressed in the EIS (Cat 2) and no further work is necessary.





3.7.3 Theme 7.2 Terrestrial and Aquatic Ecosystems

a) Submissions

This theme was used to collect together all comments regarding ecosystems and habitat.

ID	ISSUE
1.1	Impressed by commitment to ensure minimal impact and improving site so that there is less impact on land and ocean.
1.3	Development is restricted to centre of site where there is fallow cane. Massive plantings of native flora are planned for edges.
14.14	There is still more than plenty swampland for the mosquitos, birds, bugs, and other wildlife.
32.2	Being on the fringe of existing infrastructure with absolute minimal loss of vegetation this development subject to proper engineering standards should be expedited for the benefit of the Queensland economy.
51.1	Water quality (Chapter 11). Hard and soft coral species are present at Double Island and there were other live coral formations present on the reef flats at some time in the recent past. Northerly flowing inshore currents and runoff from rivers and creeks from the Baron River floodplain, including Thomatis and Moon Creeks, affect this and other inshore coral reef habitats, particularly to the north.
51.3	Double Island is one of our most underrated and precious local inshore coral reef habitats remaining. I would therefore like to recommend that the EIA directly addresses this issue and make amends to include a more comprehensive assessment of coral species and coral reef health at Double Island, and to include a detailed long-term EIA of nearby inshore coral reefs, including Double Island and other monitoring sites, to assess spatial and temporal change, as well as species diversity. Submitter is willing to share field data and to assist in further development processes.
51.4	From an ecological point of view, I would suggest a comprehensive coral reef ecology survey of Double Island and surrounding sites be initiated prior to any development activity occurring.
99.2	This is a floodplain with values that are crucial to the local hydrology that will impact on surface and ground waters, estuarine waters and coastal waters with the associated flora and fauna. These are good reasons why this site is not already built upon: this is a floodplain with a complex hydrology and environments that are of national significance, vulnerability to flooding and cyclonic surge as well as rising sea levels. This is not an appropriate site for the Aquis development.
117.6	The environment will be improved.
121.4	The land use of the proposed AQUIS scheme is far from pristine and my comment is that the EIS would improve and contribute to the betterment of the Yorkeys Knob environment.
153.1	The old aquaculture ponds on the site provide an important refuge of waterbirds during the dry season. As indicated in the EIS, the species using this wetland include a number of avian species listed under the NCA and EPBC. As stated in s.7.1.9 Overall Biodiversity, <i>"the aquaculture ponds also provide a habitat that is uncommon in the local area and adds significantly to the diversity of habitats available."</i> The drainage and filling of the old aquaculture ponds will remove important habitat for the species that use it. Although the proponent intends to undertake some revegetation on the site, this will not provide habitat for the species that use the old ponds. The loss of these freshwater ponds as a dry season refuge for waterbirds, including a number of species listed in the NCA and EPBC, is significant. The old aquaculture ponds should be maintained and incorporated into the resort design.
168.23	There is much emphasis within the EIS about restoring native habitat surrounding the resort site, showing their desire to play a positive role in environmental management. However, this tends to contradict other aspects of the EIS, which seems to preach that birds are unwanted around the region due to nuisance and birdstrike risks, as well as the desire to deter mosquitoes and midges, which pose the threat of health risks to guests of the resort. Whilst the aquaculture ponds are anthropogenic by nature, they are an adapted habitat to various bird species, of which many are endangered. Removal of these ponds will certainly work in deterring birds from the area, however, this is not recommended if a healthy ecosystem is to remain functioning. The deterrence of these birds is also emphasised with the lack of care taken in regards to lighting methods. Again, there is a contradiction within the statement regarding the effect and controls of lighting within the resort.
203.6	Areas of mangroves and riparian vegetation may be cleared for the project, reducing quality of available habitat.
213.3	Aquatic Ecosystems. Delta regions are vitally necessary for healthy ecosystems and their biodiversity, not forgetting the significant fact that the proposed development is in the bioregion of two World Heritage Areas that rely on it for its health. Sugar-cane fields are more preferable to hard surfaces and deforestation.
244.2	Ine EIS states that the project will have some environmental benefits such as the removal of barriers to fish passage and the maintenance of the vast majority of existing mangrove and riparian vegetation, and WWF-Australia congratulate the proponents for these initiatives.
250.3	Flora and Fauna. That an alternative proposal to filling in the aquaculture ponds be developed to improve and utilise this freshwater habitat as an additional natural feature for the development and to retain habitat for microbats and migratory and threatened bird species.
251.2	AMCS is pleased to see that the development will retain the majority of mapped natural vegetation and plant an additional 53 hectares of native vegetation and restore approximately 30 hectares of marine plants.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	83





ID	ISSUE
251.3	AMCS is concerned about the proposed filling in of man-made aquaculture ponds on the development site. Although these ponds are man-made they appear to provide an important habitat for many bird species. With regard to the impact, it is stated in the EIS that nearby Cattana Wetlands provides a similar habitat and that loss of this habitat should reduce bird strike. However AMCS does not feel this is a sufficient management action. Habitat loss is the greatest threat to bird species and 70-90% of wetlands across the Great Barrier Reef coastline are now gone. AMCS instead recommends that the aquaculture ponds, regardless of their man made status, be retained and incorporated into the final design.

Clearing and Restoration

Many submissions support the initiative to retain most of the existing natural vegetation on site, restore an equivalent area, and remove waterway barriers. However, one submission (203.6) claims that 'Areas of mangroves and riparian vegetation may be cleared for the project, reducing quality of available habitat.' This is not the case and the likely areas of clearing are stated in Table 7-12 show that of the 22.1 ha or mangroves, 0.4 ha will be cleared and an additional 29.8 ha will be restored.

The statements (213.3) that 'delta regions are vitally necessary for healthy ecosystems and their biodiversity' and that 'sugar-cane fields are more preferable to hard surfaces and deforestation' are both correct. However, the project will not involve deforestation and the proposed land use has been shown to be superior to a sugar cane farm in terms of stormwater drainage outputs (s11.2).

<u>Corals</u>

Submission 51 claims that the EIS (Chapter 11 – Water Quality, but also Chapter 7 Flora and Fauna) states that corals are not present and recommends that the EIA [EIS] directly addresses this issue and make amends to include:

- a more comprehensive assessment of coral species and coral reef health at Double Island
- a detailed long-term EIA of nearby inshore coral reefs, including Double Island and other monitoring sites, to assess spatial and temporal change, as well as species diversity.

Although the discussion of environmental values of the receiving waters (p11-28) does state that corals are not present, other sections of the EIS detail the findings of research into the location of coral reefs (p7-28, p22-25, and p22-128 where it is stated that 'The nearest coral reefs to the project site are Green Island (approximately 25 km east of Richters Creek mouth), Haycock Reef and Double Island Reef (approximately 10 km north of Richters Creek mouth).'). These and other references show that the EIS and the comments of the submitter are not at variance – that is, corals are present at Double Island but not closer to the site.

Further, the field surveys of the pipeline route (p22-5) showed that no habitats critical to the survival of listed species (e.g. seagrass meadows, rocky reefs, coral reefs) were recorded within the potential area of impact of the Aquis development. Accordingly, no additional surveys for coral are warranted given that likely impacts are negligible. Water quality monitoring is expected to be sufficient to detect any impacts from the project.

Aquaculture Ponds

Several submitters (153.1, 168.23, 250.3, 251.3) raised a concern that the abandoned aquaculture ponds have been shown to have habitat values and should be retained. The EIS states that the current proposal is that they be drained and filled in the interests of reducing risk for birdstrike, river migration, and lake water quality. However, the EIS states that this decision could be reviewed.

Aquis has undertaken to investigate this issue in more detail via a Cat 3 study.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	84





c) Conclusions

It is concluded that further work is needed to better support a decision on the aquaculture ponds (Cat 3). All other issues raised in this category are either adequately dealt with in the EIS (Cat 1, 2) or will be the subject of further approvals (Cat 6).

3.7.4 Theme 7.3 Listed Flora & Fauna

a) Submissions

This theme was used to collect together all comments regarding listed flora and fauna.

ID	ISSUE
192.3	The proponent has clearly undervalued and understated the impact that the resort will have on local
	flora and fauna. There are protected fish habitats and marine life that are required to be protected from
	development.
192.7	There are a lot of 'not likelys' in the EIS. A not likely is not good enough when it comes to ensuring that the
	GBRWHA is not negatively impacted by the resort. The statements in the EIS must be backed up by scientific
	fact and not mere conjecture.

b) Discussion

Regarding submission 192.3, the EIS concludes that impacts on listed plants and animals will be negligible on the basis that:

- onsite and adjacent habitats will be protected and on-site habitats enhanced
- ecological processes (water quality and connectivity) will be enhanced.

Much detail is presented in support of this statement and the submission is considered to be without substance.

The issue raised in 192.7 is without substance. The assessment of 'likelihood of occurrence' is a standard ecological assessment technique and the methodology is described in Table 22-7. It is possible that the submitter did not see this reference which was not included in s7.1.6 in order to avoid duplication.

c) Conclusions

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary.

3.7.5 Theme 7.4 Ecological Processes and Integrity

a) Submissions

This theme was used to collect together all comments regarding impacts on habitats and species. When specific technical issues better covered by other themes (e.g. groundwater, water quality) the comments are listed below for completeness but discussed in detail in relevant sections. The same applies to environmental management.

ID	ISSUE
2.1	This has to be better for the environment than the practice of cane farming close to waterways and low-lying
	areas.
12.1	Flooding, even at its worst does not come close to the more obvious and hideous environmental issues.
22.2	The light pollution associated with the site sounds like it will be significant. Mitigation measures that have been proposed in 6.3.2 of the EIS do not mention any investigation of effects on wildlife or the likelihood of blotting out the night sky, which would make it impossible to enjoy a view of the stars. The lighting design should take both these things into account. This would benefit the resort because many northern hemisphere visitors would be interested to see the southern sky from the resort grounds.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	85





ID	ISSUE
24.2	Converting cane farms to an environmentally sound tourism facility will provide a net gain for the area and the reef.
51.2	Any disturbance, however slight, or deterioration of water quality can affect the existing corals and species diversity at Double Island reefs.
66.3	A lower impact development proposal with low levels of outdoor lighting, along with the adoption of the highest standards would protect these values & also native fauna susceptible to light spill.
66.4	There is no mention of the effects of light pollution on not just the Fauna but the diminishing effect on the transparency and limiting magnitude for astronomical observations. <i>Recommendation: Full compliance with the highest standards as set out in Australian Standard AS 4282-1997 for the control of the obtrusive effects of outdoor lighting.</i>
95.2	The EIS addresses the impact of lighting on fauna. However, at the moment it is possible for amateur astronomers to find dark areas at Yorkeys Knob for use of telescopes, with only a small area of the sky in the direction of Cairns city difficult to view. There seems to be no indication of what the impact of the development will be for this amenity. The astronomy societies are leading a movement to minimize light pollution by ensuring that lighting is actually aimed at the ground, not the sky, and is not excessive for the use required, thereby also saving money. While the measures suggested in the development for minimizing impact on turtles will certainly help, it would be useful to keep 'dark skies' in mind as well.
121.4	The land use of the proposed AQUIS scheme is far from pristine and my comment is that the EIS would improve and contribute to the betterment of the Yorkeys Knob environment.
151.5	"Construction impacts such as noise and vibration emissions from construction activities, particularly involving heavy equipment, pile-driving and vehicle movements, have the potential to impact on nearby residents" This is not going to be a small construction phase. Not only will residents be affected, but the adjacent Cattana Wetlands which is fast becoming a bird watching hotspot. It is doubtful that we will see many of the Jabiru, Magpie Geese and Pelicans at Cattana or opposite the proposed site. Further studies to add to baseline studies of wildlife and birdlife in particular are needed. There should be no construction on weekends to allow residents to at least enjoy some quiet time if this monstrosity is approved. Pity those shift workers in the area.
160.2	I support this development: built to Australian standards will enhance environmental protection, reduction of farming chemicals entering the environment.
168.23	There is much emphasis within the EIS about restoring native habitat surrounding the resort site, showing their desire to play a positive role in environmental management. However, this tends to contradict other aspects of the EIS, which seems to preach that birds are unwanted around the region due to nuisance and birdstrike risks, as well as the desire to deter mosquitoes and midges, which pose the threat of health risks to guests of the resort. Whilst the aquaculture ponds are anthropogenic by nature, they are an adapted habitat to various bird species, of which many are endangered. Removal of these ponds will certainly work in deterring birds from the area, however, this is not recommended if a healthy ecosystem is to remain functioning. The deterrence of these birds is also emphasised with the lack of care taken in regards to lighting methods. Again, there is a contradiction within the statement regarding the effect and controls of lighting within the resort.
168.24	Whilst it is mentioned in Chapter 7 (Flora and Fauna) that lighting will be minimised as much as possible via methods of tinted windows and screens, reduction of wattage in exterior lights and keeping lights off when not needed, the EMP observes that "the lighting associated with this major complex will be noticeable over a wide distance, either directly or as a night-time glow, and from a distance may appear similar to or compatible with airport lighting" which affirms the obvious fact that the area is going to be above the recommended brightness throughout the night, and thus will impact on the nocturnal patterns of many species present in the area, particularly birds, as mentioned in Chapter 7 with regards to hunting, foraging, nesting patterns and instinctual habits. Whilst the artificial lighting may disturb natural predatory patterns of fauna in the area and possibly deter them from the region, it will attract a large population of insects, which will represent a nuisance to guests of the resort, and could become excess in population size, due to predators being frightened away from lighting impacts.
168.25	It is also stated in the EIS that nearby species should not be impacted by the noise and vibration brought on during the construction phase of the resort, due to their being used to the farming equipment and machinery that has been used on the land for years. This is unrelated, considering the average decibel rating for farm machinery is around 100 decibel, whereas heavy construction equipment can gain 120 decibels of noise. It should also be noted that farming machinery is not in use every moment of the day, for every day of the year, with seasonal work occurring, as opposed to the use of construction equipment, which will be more abundant in more areas of the land, and being used regularly for at least 4 years, as predicted for the construction period of the resort.
168.28	For a site that has always been solely used for agricultural purposes, there is a surprisingly high range of biodiversity present. Combined with the absence of pollution of surface water and groundwater, these findings suggest that the current site proposed for Aquis is of a healthy state regarding ecological processes, with very little sign of degradation, and does not need human interference for urgent restoration, as seems stressed throughout the EIS. The woodland/vine forest habitat holds the highest diversity, most species being birds, and provides significant values for faunal community due to diverse, complex structure. However, this habitat is reliant on groundwater aquifers for its source of water, and is at risk of degrading should the risk of groundwater contamination become reality. There is further risk of spread of weed, brought in the site during construction phase via equipment, particularly quarry trucks, etc.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	86





ID ISSUE	
179.18 The surro	ounding beaches at Yorkeys Knob and Holloways Beach and the entry of Richters Creek into the
ocean ar	e currently a fecund ecosystem with many migratory birds visiting each year. With such a huge
developn	nent proposed I fear that these fragile ecosystems will deteriorate or even cease to exist.
181.6 Light: this	s development is going to emit light at night (and presumably all night) equivalent to a small airport.
Is this go	ing to impact on residents in the immediate area who are accustomed to dark nights?
192.3 The prop	onent has clearly undervalued and understated the impact that the resort will have on local flora and
fauna. Th	nere are protected fish habitats and marine life that are required to be protected from development.
244.2 The EIS	states that the project will have some environmental benefits such as the removal of barriers to fish
passage	and the maintenance of the vast majority of existing mangrove and riparian vegetation, and WWF-
Australia	congratulate the proponents for these initiatives.
250.4 Flora and	d Fauna. That a detailed review be conducted of the potential impacts of significant additional lighting
on native	e fauna. With respect to findings, develop appropriate mitigation strategies for example, to primarily
internalis	e light direction toward resort buildings and away from environmental areas.
251.4 Artificial	lighting or "ecological light pollution" can have serious impacts on both terrestrial and aquatic fauna
and flora	. Despite all the impacts that artificial lighting can have, there is currently not any detailed plan within
the EIS a	about the how these impacts will be mitigated. Potential mitigation measures, such as vegetation
coverage	and strategic light placement are suggested within the EIS, however more detail is needed. AMCS
recomme	ands that a more detailed review be conducted of the potential impacts of significant additional
lighting o	n native fauna of the development site.

Existing and Future Integrity

Opinion varies on this matter between:

- belief that the site is severely degraded and would benefit from development, e.g.:
 - 2.1: 'This has to be better for the environment than the practice of cane farming close to waterways and low-lying areas.'
 - 121.4: 'The land use of the proposed AQUIS scheme is far from pristine and my comment is that the EIS would improve and contribute to the betterment of the Yorkeys Knob environment.' and
- belief that no such intervention is needed e.g.168.28: 'For a site that has always been solely
 used for agricultural purposes, there is a surprisingly high range of biodiversity present.
 Combined with the absence of pollution of surface water and groundwater, these findings
 suggest that the current site proposed for Aquis is of a healthy state regarding ecological
 processes, with very little sign of degradation, and does not need human interference for urgent
 restoration, as seems stressed throughout the EIS. The woodland/vine forest habitat holds the
 highest diversity, most species being birds, and provides significant values for faunal community
 due to diverse, complex structure.'

The EIS reaches the conclusion in the environmental analysis (s7.1.10):

The site sits within a highly disturbed landscape and even adjacent natural areas are ecologically isolated and subject to pressures from the surrounding developed landscape. However, in the broader landscape context, the site contains important fringing vegetation and a number of watercourses which provide varying levels of aquatic connectivity. In this way the site is intimately linked to adjacent areas of higher conservation value.

This analysis indicates the contribution of various areas to the ecological functioning of the site and the broader study area. It reveals that the maintenance of ecological values of the site and its surrounds depends on the continuation of key landscape-scale ecological processes and functions as previously noted, namely:

- connectivity of habitats (terrestrial connectivity)
- watercourses that permit the free movement of aquatic fauna (aquatic connectivity)
- absence of pollution of surface and groundwater (water quality)
- maintenance of overland flows under natural flooding regimes. (p7-45)





Therefore, it is considered that both points of view are essentially correct, i.e. that the site is degraded within its core but contains important areas around it boundary and along the Yorkeys Creek corridor that connect with external areas to support current ecological values. The design of the development is such that these values are maintained and enhanced as explained in s7.2.2 and implemented via the ALP. This is supported by many submitters, e.g. 244.2: 'The EIS states that the project will have some environmental benefits such as the removal of barriers to fish passage and the maintenance of the vast majority of existing mangrove and riparian vegetation, and WWF-Australia congratulate the proponents for these initiatives.'

External Areas

Further to the comments by submitter 51 regarding corals (**Section 3.7.3**), it is claimed (51.2) that the development will adversely affect these corals due to construction and operation impacts on water quality. The EIS water quality assessment model does not extend north of Trinity Beach and therefore does not cover the Double Island area which is greater than 10 km from the mouth of Richters Creek. However, the model results show that there is negligible change in water quality concentrations off-shore with 90th percentile changes indicating over 99.9% dilution. The EIS notes that dilution need only be considered if the discharge is of a worse quality than the receiving water body – all work done to date suggests that discharge will be of a better standard than the receiving waters.

As noted previously, Aquis has agreed to investigate impact mitigation of lake outlet works by considering an offshore outlet in the *Supplementary Information Report* (i.e. Cat 3). This will include revised modelling of the receiving environment.

Submitter 179.18 states that 'The surrounding beaches at Yorkeys Knob and Holloways Beach and the entry of Richters Creek into the ocean are currently a fecund ecosystem with many migratory birds visiting each year. With such a huge development proposed I fear that these fragile ecosystems will deteriorate or even cease to exist.'

The EIS demonstrates that impacts on these external areas are likely to be minor. However, Aquis has agreed to undertake a more detailed assessment of impacts on nationally listed species (and these include migratory birds) and this work is in preparation for the *Supplementary Information Report* (i.e. Cat 3).

Light emissions

An assessment of the impact of light (and noise) emissions on marine fauna is documented in s7.2.10 of the EIS and a summary included in s22.4.1c) (p22-66). This assessment recommends mitigation by way of project design and construction management and concludes that impacts are likely to be minor (s7.4.8). However, the EIS also recommendations that:

... further assessment be made of the use of adjacent beaches by turtles and that investigations are undertaken into design opportunities to limit light emissions. (p7-82).

It is known that Yorkeys Knob Beach does not contain a major rookery, although it is possible that some turtles may nest there. As noted in **Section 3.6.4**, Aquis has agreed to provide a further analysis of opportunities to mitigate light emissions and assess light-spill at Yorkeys Knob Beach. While this is for the purposes of visual impacts, additional ecological assessments based on this work is also in preparation for the *Supplementary Information Report* (i.e. Cat 3):

- re-assessment of the likelihood of turtles nesting on Yorkeys Knob Beach
- additional assessment of the effect of light on turtles and other marine fauna.

Aquis has also agreed to include additional fieldwork on turtles in the 2014/2015 wet season aquatic ecology survey. This will be documented in the Register of Proponent Commitments (Cat 5) which is subject to a Coordinator-General condition (Cat 5).





Environmental Management

Although relevant to the protection of ecological processes during and after construction and raised with respect to this theme, environmental management is discussed under Theme 23.1 Environmental Management Plan (**Section 3.23**). The preparation of the EMP is a project commitment (Cat 4).

c) Conclusions

In conclusion:

- Aquis has agreed to provide a further analysis of the following issues in the *Supplementary Information Report* (i.e. Cat 3):
 - re-assessment of the likelihood of turtles nesting on Yorkeys Knob Beach
 - additional assessment of the effect of light on turtles and other marine fauna
 - additional assessment of likely impacts on nationally-listed species including migratory birds.
- Aquis has also agreed to include additional fieldwork on turtles in the 2014/2015 wet season aquatic ecology survey via the Register of Proponent Commitments (Cat 5) with subsequent Coordinator-General condition (Cat 5).
- All other issues are considered to be adequately addressed in the EIS (Cat 2) and no further work is necessary.

3.7.6 Theme 7.5 Fish and Fisheries Resources

a) Submissions

This theme was used to collect together all comments regarding fish and fisheries issues. Some matters are also dealt under other themes as outlined below.

ID	ISSUE
127.3	We know from personal experience that the whole area is badly affected by biting midges. Yorkeys Knob has always had the reputation of being the "sandfly capital" of the north. Mosquitoes are always a problem round mangrove areas, and Yorkeys can also host the mosquito that causes dengue fever. Using toxic chemicals to
	control midges and mosquitos as stated in promotional interviews, and possibly to be one of the conditions, would be a disaster for fish and other marine life in the nearby Fisheries Habitat Reserve.
151.1	"There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all change with the proposal.
168.7	The biggest construction risk regarding the locality of this project is the control of silt & sediment overflow into surrounding waterways. All creeks surrounding the site are considered likely nurseries for many important commercial/recreational aquatic species, relevant for the \$9 million fishing industry that many people in this town rely on, for both business and recreation. Not only will this sediment affect the water quality of these environments, but it will be further washed out into the sea, carried via tidal currents out to the reef, and again affecting very sensitive aquatic environments. Whilst various methods of silt & sediment control may be put in place during the construction process, again, the risk of flooding and ferocious natural disasters will override any environmental control placed for regular maintenance. Floodwaters will see silt control devices washed out to sea with the sediment.
180.6	As we are a university city, and the north is conducive to growing large quantities of food, together with the fishing industry, we urge you to accept the responsibility of finding better investment opportunities for the region. Let not this government make the same mistakes as in the past. Through all the turmoil of recent governments, we urge this government to make this the luckiest country. We need your vision. Our forebears didn't fight for our land and freedoms to be trounced upon. Please listen to what your forebears taught you.
	(Continued over)





ID	ISSUE
191.5	Development works will impact on matters of national environmental significance impacting on the outstanding universal value of world heritage areas. For these reasons the co-ordinator general should enforce strict control provision on development works listed in the grounds of submission. Details are: Sedimentation of marine environments; Pollution of marine environments; Disturbance of marine habitats; Preservation of wetland species; Waste management; Impact on world heritage areas; Preservation, protection and management of internationally recognised marine plants; Preservation, protection and
	management of internationally significant marine environments; Preservation, protection and management of internationally significant wetlands; Preservation, protection and management of fish habitat areas; Preservation, protection and management of vegetation adjacent to the development lot.
211.7	The impact on the visual amenity of the area of a development of the size and scale of the Aquis Resort has not been adequately considered. The current proposal will tower above the local urban/natural environment at a scale that is unprecedented in Australia. It will totally dominate the visual character of the local area to such an extent that the community's sense of place will be highly altered and for many, lost. As a resident of the northern end of Holloways Beach I attach a high level of significance and value to the natural vistas available to the many residents (and others) who frequent Richters Creek mouth. The visual amenity here is literally one where rainforested mountains, natural waterways and ocean vistas combine to produce the most natural scene available in the coastal region of Cairns. This is a wonderful asset and a special feature of just this part of the Marlin Coast and it is enjoyed by residents, fishers, and visitors alike. The proponent should scale back the height of the proposal to reduce/eliminate this impact and by doing so would mitigate some and perhaps many of the visual impacts that will impact Richters Creek mouth, and other parts of the local community. I have attached a panoramic photograph of the view from the southern bank of Richters Creek mouth in support of my statement. Recommendation: That the Aquis Resort at the Great Barrier Reef proposal be rejected in its current form, however a proposal on a more modest scale, featuring substantially lower building heights be given due consideration, should that be acceptable to the proponent.
244.2	The EIS states that the project will have some environmental benefits such as the removal of barriers to fish
	passage and the maintenance of the vast majority of existing mangrove and riparian vegetation, and WWF- Australia congratulate the proponents for these initiatives.

Some matters listed above are also dealt under other themes as outlined below:

- FHA issues Theme 7.1 Matters of NES and SES (Section 3.7.2)
- ecological issues relevant to fisheries values Theme 7.4 Ecological Processes and Integrity (Section 3.7.5)
- environmental management Theme 23.1 Environmental Management Construction (Section 3.23.2)

The remaining issue is amenity for recreational fishing. As touched on in Theme 6.2 – Landscape Context (**Section 3.6.3**), the southern end of Yorkeys Knob Beach has natural amenity values and these are recognised in the EIS is several places (e.g. Chapter 6 and Chapter 22). Although it is concluded that these would not constitute true 'wilderness values', the amenity is recognised. Several submitters value this amenity for fishing, e.g.:

- 151.1: Reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible "...is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all change with the proposal.'
- 211.7: 'The impact on the visual amenity of the area of a development of the size and scale of the Aquis Resort has not been adequately considered. ... As a resident of the northern end of Holloways Beach I attach a high level of significance and value to the natural vistas available to the many residents (and others) who frequent Richters Creek mouth.' And 'This is a wonderful asset and a special feature of just this part of the Marlin Coast and it is enjoyed by residents, fishers, and visitors alike.'

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	90





The EIS clearly identifies the fact that the southern end of Yorkeys Knob Beach has locally significant visual amenity ('naturalness') values and that the current visual assessment (Figure 6-11) reveals that parts of the resort may be visible from this area, despite being some 500 m distant. As noted in **Section 3.6.3**, Aquis has agreed to assess the visual impact of the development for users of the southern end of Yorkeys Knob Beach and investigate opportunities for enhanced screening to reduce visibility and hence impacts.

c) Conclusions

It is concluded that the EIS clearly identifies the locally significant amenity values of the southern end of Yorkeys Knob Beach and the fact that parts of the resort may be visible from this area. This may detract from the amenity values associated with recreational fishing.

Aquis has agreed to provide a further analysis of views from Yorkeys Knob Beach (including consideration of enhanced vegetation screening) in the *Supplementary Information Report* (i.e. Cat 3).





3.8 CHAPTER 8 COASTAL PROCESSES

3.8.1 Scope

Submissions dealt with under Chapter 8 relate to the following aspects of coastal processes:

- 8.1 Elevated water level
- 8.2 River migration (at the Barron River / Thomatis Creek bifurcation).

3.8.2 Theme 8.1 Elevated Water Level

a) Submissions

This theme was used to collect together comments regarding elevated water levels (especially stormtide but also tsunami).

ID	ISSUE
71.1	Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be
	consistent with this throughout not only this chapter but the entire EIS.
71.2	Provide all baseline data used within and details of the approach adopted by the BMT WBM storm tide study
	as per section 2.3 of the TOR.
71.3	Discuss the quality of the data presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.
71.4	Discuss how the reliability of the data presented in Tables 8-2 and 8-3 was assessed as per section 2.3 of the TOR.
71.5	Provide the uncertainties in the information presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.
71.6	Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the severe criticisms, in the references cited, of the approach adopted by the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study and presumably the BMT WBM storm tide study.
71.7	Adopt a more robust and reliable approach to deriving storm tide statistics and return intervals as presented in the properly peer reviewed literature as provided in the references [provided].
102.3	The definitions of the ARI and AEP and their relationship to one another are confusing when compared with the definitions and use of the terms in Chapters 8 and 9 of the EIS. For instance is the 100 year ARI = 0.1% AEP or the 1% AEP? Suggested solution: Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.
118.3	As per 102.3.
129.7	As per 102.3.
132.7	As per 102.3.
133.6	Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be
400 7	consistent with this throughout not only this chapter but the entire EIS.
133.7	Provide all baseline data used within and details of the approach adopted by the BMT WBM storm tide study
400.0	as per section 2.3 of the TOR.
133.8	Discuss the quarky of the data presented in Tables 6-2 and 6-3 as per section 2.3 of the TOR.
133.9	TOR.
133.10	Provide the uncertainties in the information presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.
133.11	Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the
	severe criticisms, in the references cited, of the approach adopted by the Queensland Climate Change and
400.40	Community vulnerability to Tropical Cyclones study and presumably the BMT wisk storm tide study.
133.12	in the properly peer reviewed literature as provided in the references.
133.24	The flooding and coastal processes chapters of the EIS need to be revised to include all available base line data, a discussion on how the reliability of this data, the methods used and the conclusions were tested. These chapters also need to discuss the uncertainties associated with the approaches used and the conclusions. Also, the coastal storm surge study used an approach that has been shown to underestimate the size of the storm surges likely at the development site. The method used is now outdated. This study needs to be redone using the more robust and reliable approaches recommended in the cited references.
136.6	As per 133.6
136.7	As per 133.7
136.8	As per 133.8
136.9	As per 133.9
136.10	As per 133.10
136.11	As per 133.11
136.12	As per 133.12
136.24	As per 133.24
140.3	As per 102.3.
165.6	As per 133.6





ID	ISSUE
165.7	As per 133.7
165.8	As per 133.8
165.9	As per 133.9
165.10	As per 133.10
165.11	As per 133.11
165.12	As per 133.12
165.24	As per 133.24
170.3	As per 102.3.
171.3	As per 102.3.
174.3	As per 102.3.
183.3	As per 102.3.
184.3	As per 102.3.
186.3	As per 102.3.
198.3	As per 102.3.
208.6	As per 102.3.
213.5	Much of the AQUIS comments rely on modelling and the likelihood of risks to property, migration of rivers, erosion, etc. Two maps show the flooding effects that the AQUIS development will be subject to. The first indicates that the whole of Yorkey's Knob residents will need to evacuate following a tsunami. The second shows that major flood events reach back as far as the foothills of the MacAlister Range. Undoubtedly in the future Cairns will be hit by a severe tropical cyclone, which presents disaster managers with a serious challenge to limit the loss of life which can accompany these events. Following a tsunami scare in Cairns in 2007, a map was distributed to Cairns residents to show where water could affect the lower reaches of the coastline and to show the direct route that people need to take to avoid the surge. The records show that in the last 100 years there has been three storm surges associated with cyclones affecting the Cairns Harbour and in the last 150 years ten major impacts in the Cairns region. They occurred after the cyclones' landfall and when the winds shifted to the northeast.
213.7	With the predictions that cyclones will intensify between 10-20% due to climate change, storm surges are likely to cause extensive beach erosion in this area in the future.
237.3	As per 102.3.
250.5	Coastal Processes and Flooding. Provide alternate site for Aquis Resort development; or at the minimum, undertake further extensive predictive modelling to incorporate climate prediction impacts on local processes and to provide greater certainty on the likelihood and cost associated with potential river migration, than presented in the current EIS.

Stated AEP for Various Events

71.1 states 'Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be consistent with this throughout not only this chapter but the entire EIS.' The same comment is made in 102.3 and its many duplicates.

On review, there is no error as explained below:

- In Table 8-2 (p 8-3) peak stormtide levels are quoted in a range from 1% to 0.01% AEP. These figures are correct for the analysis undertaken (see discussion regarding Methodology).
- The text below this table states: 'Modelling of cyclone-induced water level has been undertaken and this reveals that the peak level for a cyclone with an AEP of 1% (equivalent to an ARI of 100 years) is 3.11 m AHD and for an AEP of 0.01% (equivalent to an ARI of 10,000 years) is 4.69 m AHD. When a projected 0.8 m SLR predicted for the year 2100 is included, the levels above would rise to 3.91 and 5.49 m AHD respectively.' These figures are correct for the analysis undertaken (see discussion regarding Methodology).

The submitter (71) states that 'it is difficult to know to what exactly Tables 8-2 and 8-3 are referring. Is the 1% AEP = the 100 yr ARI or not? This is important because previous studies of storm tide recurrence intervals usually refer the 100 yr ARI as the 1% AEP. Comparison between the information presented in Tables 8-2 and 8-3 and previous studies is difficult as a consequence.' Other submitters (e.g. 133.6) state a similar concern.

As explained below, other than the editing error explaining the relationship between ARI (Average Recurrence Interval) and AEP (Annual Exceedance Probability), the assessment is correct.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	93





Error relating ARI to AEP

Other submitters (e.g. 102.3 and the identified duplicates) state: 'The definitions of the ARI and AEP and their relationship to one another are confusing when compared with the definitions and use of the terms in Chapters 8 and 9 of the EIS. For instance is the 100 year ARI = 0.1% AEP or the 1% AEP? Suggested solution: Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.'

This query identifies two cases (in this chapter) of an editing error in s8.1.1a) (p8-2) relating Annual Exceedance Probability (AEP) to Average Recurrence Interval (ARI). In the explanation of the principle an example stated was:

• These are related concepts in that ARIs of greater than 10 years are very closely approximated by the reciprocal of the AEP (i.e. 100 year ARI = <u>0.1%</u> AEP)

whereas it should have been:

• (i.e. 100 year ARI = <u>1%</u> AEP).

As noted above, Tables 8.2 and 8.3 are correct and the context (i.e. a stratification of AEPs) removes all doubt. All other references are correct. The submitters do not raise any technical issue, just request a clarification. This is as stated above. It is not considered that any technical issue exists as a result of the editing error.

Baseline data

71.2 to 71.7 request that the EIS provide information on baseline data, methodology, assumptions and reliability as required by ToR s2.3, namely *Provide details about the quality of the information provided, in particular*

- the source of the information;
- how recent the information is;
- how the reliability of the information was tested; and
- any uncertainties in the information.'

Appendix B of this report provides a detailed explanation of this issue and concludes that the quality, reliability and uncertainty in the modelling methodology is easily inferred from the Ocean Hazards Assessment Stage 1 Report which covers in detail the methodology, sensitivity and calibration of the modelling technique with preference given to cyclones with well-described attributes and impacts. The EIS study did not create this model – rather it used it in accordance with industry best practice. It is considered that there is no need to refer to its underlying assumptions and methodology.

Methodology

Submitter 71 raises two technical queries:

- 71.6: 'Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the severe criticisms, in the references cited, of the approach adopted by the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study and presumably the BMT WBM storm tide study.'
- 71.7: 'Adopt a more robust and reliable approach to deriving storm tide statistics and return intervals as presented in the properly peer reviewed literature as provided in the references [provided].'





A detailed review of these comments by WBM notes the following:

- The methodology and the predicted storm tides adopted for the EIS has been used on hundreds of investigations around Australia for ocean hazard assessments, port design, and for development planning, and is endorsed by the Institution of Engineers Australia. The methodology has also been presented at many international forums such as the Economic and Social Commission for Asia and the Pacific and World Meteorological Organisation (ESCAP/WMO) Typhoon Committee forum in Macau, China, December 2013 (http://www.typhooncommittee.org/8IWS_2TRCG/general.html).
- In conclusion, it is confirmed that the methodology used in the EIS is appropriate and although the adopted methodology produces lower combined water levels than that suggested by the submitter for the same AEP, this is of no consequence. This is because the design of floor levels was based on an envelope of storm tide and flooding, with the result being that the more severe flooding considerations were adopted as the basis for setting safe refuge and floor levels. The adopted minimum floor level of 7.5 m AHD is almost 2 m above the 0.01% AEP storm tide, even allowing for a future sea level rise of 0.8 m. Such a level is 2.8 m above the submitter's recommended 1% AEP level. Safety is therefore not an issue.

Tsunami and Flood Mapping

Submitter 213.5 states 'Much of the AQUIS comments rely on modelling and the likelihood of risks to property, migration of rivers, erosion, etc. Two maps show the flooding effects that the AQUIS development will be subject to. The first indicates that the whole of Yorkey's Knob residents will need to evacuate following a tsunami. The second shows that major flood events reach back as far as the foothills of the MacAlister Range. Undoubtedly in the future Cairns will be hit by a severe tropical cyclone, which presents disaster managers with a serious challenge to limit the loss of life which can accompany these events. Following a tsunami scare in Cairns in 2007, a map was distributed to Cairns residents to show where water could affect the lower reaches of the coastline and to show the direct route that people need to take to avoid the surge. The records show that in the last 100 years there has been three storm surges associated with cyclones affecting the Cairns Harbour and in the last 150 years ten major impacts in the Cairns region. They occurred after the cyclones' landfall and when the winds shifted to the northeast.'

The existence of this tsunami map (the first issue above) is noted in the EIS s8.1.13 where it is stated:

The CRC has published a *Cairns Tsunami Evacuation Guide* for residents in the Cairns area (CRC 2007). The information guide provides a map showing the 6 m AHD contour and advises that once a tsunami warning is given, residents are to move to higher ground above the 6 m AHD contour. (p8-5)

The discussion then goes on to refer to more recent and detailed work provided to the Aquis by DSITIA and concludes:

However, it is considered that the selection of the +6 m AHD contour by the CRC is a conservative estimate of a safe zone. (p8-6).

The second map described in the submission is presumably CRC's Storm Tide Evacuation map which is reproduced as Figure 8-1 in the EIS. The EIS study (described above under *Methodology*) adopts the same methodology as was used to produce the map referred to and in any case, the design involves a much greater immunity than that mapped.





Climate Change

213.7 states 'With the predictions that cyclones will intensify between 10-20% due to climate change, storm surges are likely to cause extensive beach erosion in this area in the future.'

Climate change and the effect on extreme events are described in the EIS and the issue raised is addressed in s8.2.1b) where it is stated that:

Shoreline erosion prone area widths are determined to identify the potential extent of erosion of the dune system over a specified planning period. Both short-term (cyclone-related) and longer term (gradual) trends are included in the assessment, together with an allowance for potential SLR associated with the climate change. (p8-13)

The point made by the submitter is likely to be correct and is dealt with in the development by the selection of a very conservative buffer distance and structural design.

c) Conclusions

It is acknowledged that due to an editing error the EIS contains two cases where, in explaining the general relationship between AEP and ARI, the example used was incorrect. However, in the subsequent tables outlining technical findings the correct figures are quoted and the narrative following these is correct. The design decisions based on the work is also correct and in any case did not rely on the 0.1% AEP or the 1% AEP, rather the flooding criterion that corresponds to a combined water level of around 0.01% AEP.

The claims that the methodology adopted in the EIS to determine stormtide levels is incorrect have been investigated in detail and found to be groundless. The methodology is currently used by hundreds of investigations around Australia for ocean hazard assessments, port design, and for development planning, and is endorsed by the Institution of Engineers Australia. Even if the submitter is correct, there are no issues for the development as it has been set at a level almost 3 three metres above that required by current practice (this is in order to meet the more stringent flooding criterion).

Regarding data and data reliability, the EIS study did not create the model used – rather it used it in accordance with industry best practice. It is considered that there is no need to refer to its underlying assumptions and methodology as they have been peer reviewed.

Maps produced by CRC on tsunami and flooding are cited in the EIS and the design response provides a much higher degree of immunity than required. Climate change has been considered in the EIS as noted.

It is concluded that the EIS is adequate with respect to the issues raised (Cat 2) and no further work is necessary.





3.8.3 Theme 8.2 River Migration

a) Submissions

This theme was used to collect together comments regarding river migration, especially due to changes at the Thomatis Creek / Barron River bifurcation.

ID	ISSUE
71.8	Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation (ENSO).
72.6	Chapter 12 Hazards pages 12-19 Quote: 'In terms of river migration, it appears that the Barron River /
	Thomatis Creek bifurcation is likely to be less mobile that it was a few decades ago due to the stabilisation
	works which have been constructed and that have resulted in an increase in sediment build-up and
	subsequent vegetation growth. In addition, although the distance to the ocean is shorter through Thomatis /
	Richters Creek than the Barron River and hence the gradient is greater, the size of the relevant channels and
	their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel. River
	migration is considered to be possible but not very likely.' The first concern here is that the EIS study does not
	project into the future – it makes no prediction as to when changes to the hydrology will favour Thomatis /
	Richters Creek. The consultants are careful in their wording: 'although the distance to the ocean is shorter
	through Thomatis / Richters Creek than the Barron River and hence the gradient is greater, the size of the
	relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the
	preferred channel. What they are saying here is that the present river character still ravours the Barron
	that the function actually with the hext we season. The words suit layous provides the expectation that the function actually to being expectation into the Thematic (Diphere puttern).
	tivers actually behind schedule to a migration into the monator (Nonters System, And System) and System a
	here's are one of the most dynamic, ever changing natural systems we have, we can be assured present
	scales measured in vers. And that change will favour the path with the steepest gradient in the future the
	law of physics will prevail hence the necessity of expensive rock training works where cost must be factored
	in and liability assigned. Recommendation 5: In the words of the consultant: 'the result of a change would be
	'catastrophic'. A great reason not to build on the floodplain at that site.
77.8	Regarding Thomatis Creek, it is relevant to note that (1) the existing bridge crossing Thomatis Creek is
	understood to have been designed and constructed in accordance with the known risk associated with
	Thomatis Creek and (2) the risk associated with Thomatis Creek is not an 'out-dated' matter as may be
	interpreted from the Aquis EIS; rather, the risk remains (irrespective of any proposed development as outlined
	in the Aquis EIS) as documented in a report commissioned by the Cairns River and Improvement Trust in
	2000. Without this clarifying information, the above assertions made in relation to 1 homatis Creek in the
06.1	Aquis EIS are not substantiated. The implications of this are relevant to the impact assessment.
90.1	resent the FIS states that there is a low risk of channel widening occurring in Thomatis Creek. But this is
	based on evidence that does not consider the IPO and the resultant possibility of an EDR. Professor Jon Not
	of James Cook University, an expert in the field and in the locality, guestioned the methodology of the EIS
	compilers in an address at an Aquis information evening at the Crowther Theatre on July 10.
96.2	Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the
	IPO and also its relationship to the El Nino Southern Oscillation.
97.1	River migration. The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not
	been adequately dealt with. The Aquis resort will not exacerbate this change in any way but the presence of
	the resort will increase the consequences of this change. The EIS states the following on page 8-19 ' there
	is some risk that river migration could occur (specifically Richters Creek but also the Barron River itself) if
	this has been assessed as beying Low risk (Table 12.2), if it did acquir it would be astastraphic to the project if
	unstrated 4 to present the EIS states that there is a low risk of channel wide be catastrophic to the project in
	Creek But this is based on evidence that does not consider the IPO and the resultant possibility of an EDR
	Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the
	IPO and also its relationship to the El Nino Southern Oscillation.
102.1	The EIS states the following on page 8-19there is some risk that river migration could occur (specifically
	Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow
	share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12-3), if it
	did occur it would be catastrophic to the project if unprotected.' Suggested solution: It is important that the EIS
	investigate the entire delta area to identify the major changes to channel redirection and widening. Historically
	this channel has moved north and south of its current location as evidenced by the aerial photos across time.
	Recent urban developments in this basin will have additional implications. In addition please provide
115 1	appropriate modelling of the expected scenarios on the coastal areas north and south of Yorkey's Knob.
115.1	has been assessed as low lisk. This seems to be and the consequent possibility of an FOR. These
	possibilities need to be investigated
116.1	As per 102.1.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	97





ID	ISSUE
117.1	The adoption of Thomatis / Richters Creek as the main channel for the Barron River has been VERY
	adequately dealt with.
118.1	As per 102.1.
122.3	The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not been adequately dealt with. The Aquis resort will not exacerbate this change in any way but the presence of the resort will increase the consequences of this change. The EIS states the following on page 8-19 'there is some risk
	that river migration could occur (specifically Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been
	Recommendation: The necessity of stabilising the banks of Thomatis Creek to ensure the safe future
	existence of the Resort has to be clarified. If the result of this improved risk assessment show that the banks need stabilizing (either now or in the future) it is important to make sure that this cost is covered by the investor and will not be put onto the council and therefore the local residents and ratepayers.
124.1	As per 102.1.
126.13	The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not been adequately dealt with. 'there is some risk that river migration could occur (specifically Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12-3), if it did occur it would be catastrophic to the project if unprotected. It is important that the EIS investigate this phenomenon and discuss its implications especially in relation to the possibility of channel widening in Thomatis Creek due to external
	climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation.
129.5	As per 102.1.
132.5	As per 102.1.
133.13	Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation (ENSO).
130.13	As per 102 1
140.1	
147.14	Section 3.6.2 outlines the threat posed by cyclones and associated storm surges. "Major delta flooding
	nas historically caused major changes in the river and in Thomatis and Richters Creeks and, in the early
	eignites, it was thought that there was a risk that monatis/numers of the would be only in that barron Biver bits has since abarbad with the creak entrance of the Barron Biver bits reation stabilising
	and reducing in size over the last 30 years "What evidence was this statement based on?
161.1	In Section 8 Page 17 the EIS section detailing the Barron River/Thomatis Ck Bifurcation it states 'the creek
	currently appears stable for most of its full length' but there is no reference to the evidence. Under the
	mandatory requirements of the EIS it states that all the evidence must be produced and in this instance it has
	not been provided to explain how this conclusion was reached?
161.2	Pg 19 it states 'recent geological evidence suggests that a breakout in the lower estuary of the main Barron
	River Channel is more likely than changes at the bifurcation - there is no reference in the EIS to where this
	geological evidence was collected?
161.3	Pg19 it suggests that a sinking fund contribution will be made to fund additional armour works - there is no
	further information about how much this would be set up and managed? For a project of this scale which will
	cause massive changes to Cairns and the Barron River Catchment the proponent should have an obligation
	to fund ongoing catchment repair works which will positively influence the entire Barron River Catchment well
	beyond the project site and not just the Thomatis Creek Bifurcation and the one erosion site where the
405 40	overnow is to be constructed.
165.13	As per 133.13
100.19	Major Flooding in 1939 resulted in the mouth of the barron changing its course as tai as 2 knowned es north to
	The course of creeks and rivers in the region, and with floods predicted to become more prominent the
	uncredictability of the movement of the three major watercourses surrounding this proposed site is a bure
	risk Whilst River Migration is mentioned numericulations in the EIS as a low-risk factor to the resort in 12.4.1
	it is mentioned as one of the two main hazards that could affect the project. Deterring rivers and creeks from
	following their natural course (brought on by natural processes) via the use of bank stabilization and erosion
	control techniques, may result in a change of course elsewhere in the watercourse.
170.1	As per 102.1.
171.1	As per 102.1.
174.1	As per 102.1.
179.4	In addition the project is proposed to be built on the Barron River Flood Plain which is subject to frequent
	large floods. Note the current mouth of the Barron River moved 2 km's north from its then location near the
	northern part of the Cairns Esplanade in 1939 after a heavy rain (not even a cyclone). Thomatis / Richters
	Creek is highly likely to become the new mouth of the Barron River in the future due to the annual tropical
	monsoonal rains.
183.1	As per 102.1.
184.1	As per 102.1.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	98





ID	ISSUE
185.1	[Attached photograph (from Google Earth) shows part of study area. Handwritten note says "Blazing Saddles abuts Aquis land and the area marked 'adventures in the area, area of construction' digging up before any 'roads' or during digging will result in widening (?) of the delta in a devastating destructive ways. Is my rea real or not?"]. Building during these conditions should not be attempted for damage to roads and environmental areas.
185.2	Thomatis Creek is most likely breakthrough point for Barron River re-alignment if construction starts and flooding occurs. Do you understand?
186.1	As per 102.1.
198.1	As per 102.1.
203.9	The Barron River mouth is dynamic and could shift in a major flood event. Thomatis Creek was once the dominant waterway for the delta.
208.1	As per 102.1.
208.2	Of course, the only reason to 'manage' Thomatis creek will be the Aquis resort, accordingly it is reasonable to ask who will bear financial responsibility for such management ? e.g. blend of Aquis and ratepayers ? what proportion ? and please provide specific financial information about this very real concern.
208.3	Another reason for my question relates to existing foreshore/ beach management costs. Here in Holloways Beach the beach front residents pay significantly higher rates per annum. As an existing resident on Thomatis creek I believe I shouldn't be expected to pay Thomatis Creek management costs, which only arise because of Aquis' resort need to protect itself from the folly of building in a tropical river delta.?
213.5	Much of the AQUIS comments rely on modelling and the likelihood of risks to property, migration of rivers, erosion, etc. Two maps show the flooding effects that the AQUIS development will be subject to. The first indicates that the whole of Yorkey's Knob residents will need to evacuate following a tsunami. The second shows that major flood events reach back as far as the foothills of the MacAlister Range. Undoubtedly in the future Cairns will be hit by a severe tropical cyclone, which presents disaster managers with a serious challenge to limit the loss of life which can accompany these events. Following a tsunami scare in Cairns in 2007, a map was distributed to Cairns residents to show where water could affect the lower reaches of the coastline and to show the direct route that people need to take to avoid the surge. The records show that in the last 100 years there has been three storm surges associated with cyclones affecting the Cairns Harbour and in the last 150 years ten major impacts in the Cairns region. They occurred after the cyclones' landfall and when the winds shifted to the northeast.
213.6	In relation to section 8.3.1 in Section 6 on beach and river erosion, abandoned aquaculture ponds and river
	migration, the report highlights that this area could be highly volatile to a catastrophe under dire circumstances such as major floods and cyclones. Records show that events much larger than ones experienced in human history have occurred (Nott 2005, 2006, 2006; Nott et al. 2007). The section also states, " if it [erosion and flooding] did occur it would be catastrophic to the project if unprotected. It would also be catastrophic for the communities of Yorkeys Knob and Holloways Beach in the short-term (flooding, erosion) and for beaches in these areas together with Machans Beach in the long term (reduced sediment inflow of beach nourishment leading to major shoreline erosion)."
213.8	The global situation on coastlines today is that human populations are unable to withstand environmental impacts such as flooding and cyclones because development is carried out in unsuitable places. The development of narrow coastal strips, such as the Barron Delta, of highly vulnerable and fragmented ecosystems are a sustainability problem for natural resource managers Increased fragmentation of the natural vegetation will further decrease landscape resilience. An urgent issue to be addressed is the consideration and availability of coastal properties that are not environmentally constrained by low-lying flood-prone areas, waterways or coastal erosion. If not for development close to the shoreline, it would not be a "catastrophe" but normal. Inappropriate development on riparian areas causes not only heartache but also billions of dollars to repair the damage. Nature goes its own way. Armouring the river banks here will not necessarily stop erosion and what about 'over there'. One cannot armour every bank. The costs will fall back on future generations and they will not be happy about it.
213.9	Little is said in the EIS about the role of a delta being fundamentally a wetland area whose main purpose support the most biodiverse pool of microbes, plants and animals refuges and to filter water. It is also importantly a nursery for aquatic creatures that support the Great Barrier Reef World Heritage Area. There is already too much development on the delta so any more development with hard surfaces, such as roads and concrete or rock enforced creek and river banks will further degrade water quality, cause fast runoff and increase erosion problems.
237.1	As per 102.1.
250.5	Coastal Processes and Flooding. Provide alternate site for Aquis Resort development; or at the minimum, undertake further extensive predictive modelling to incorporate climate prediction impacts on local processes and to provide greater certainty on the likelihood and cost associated with potential river migration, than presented in the current EIS.





Changes to Barron River / Thomatis Creek Bifurcation

71.8 (and several others) refers to the possibility of channel widening of Thomatis Creek as described in the EIS (s8.3.1). The submitter acknowledges that the bifurcation of the creek with the Barron River has stabilised between 1977 and 2005 but postulates that it could again widen in the future due to external climate forcing. BMT WBM agree that there could be extreme floods in the future that have the potential to erode the creek. However, as noted in s8.3.2 of the EIS:

... although the presence of the Aquis Resort will increase the consequence of river migration (by creating valuable private infrastructure that could be damaged), it does not increase the likelihood of the event occurring. The presence of the Aquis Resort will not have any effect on current river migration processes and will not affect any damage that could occur to the Yorkeys Knob and Holloways Beach communities should the Barron River change its course. (p8-19)

Appendix B presents extracts from the EIS to explain the situation. In summary:

- the Barron River / Thomatis Creek bifurcation is the point at which the Barron River splits into two streams:
 - the Barron River arm that flows to the south and enters the Coral Sea just south of Machans Beach carries roughly 70% of the combined flow
 - the Thomatis Creek / Richters Creek distributary that enters the Coral Sea at the southern part of Yorkeys Knob Beach carries roughly 30% of the combined flow.
- Should changes to this split occur (e.g. due to external climate forcing as raised by the submitter) and this increases the share taken by Thomatis Creek / Richters Creek, then the following impacts could occur:
 - increased flooding at Yorkeys Knob and Holloways Beach
 - increased erosion along Thomatis Creek and Richters Creek
 - possible changes to the mouth of Richters Creek
 - reduced sand available for natural beach replenishment on Machans and Holloways Beaches and consequent coastal erosion.

All four of these impacts are also of concern to Aquis Resort. However, they are not expected to be the sort of changes that will occur suddenly in one event. Rather, should erosion occur at the bifurcation this can be expected to take place of a sufficient length of time that remedial action can be taken.

New information arising from climate change etc. as raised by submitter 71 could change the *likelihood* of such an event and would need to be considered in developing a project. However, it is unlikely to change the *consequences* of such an event should it occur. Design effort wold be focused on developing works that stabilise the area for a suite of design events.

BMT WBM note that in terms of the existing townships of Yorkeys Knob and Holloways Beach, irrespective of whether Aquis proceeds or not, these townships are at serious risk of increased flooding, coastal erosion and associated damage and risk to life if Thomatis Creek were to significantly widen, hence, there will be the need for Queensland Government / Council action to stabilise the entrance should such a widening threat occur.




The EIS (s8.3.2) states that:

The preferred approach involves:

- ensuring that the lake and Resort Complex Precinct are structurally secure against erosion
- provision of rock protection of the banks of Richters Creek just opposite Lot 2 RP8000898 this is to be integrated with erosion protection works associated with the lake overflow at that location
- draining and filling the disused aquaculture ponds to reduce the risk of river migration along this 'line of weakness'
- stockpiling suitable rock on-site to be used for emergency stabilisation works in the event of serious erosion
- making a sinking fund contribution or providing a bond or bank guarantee to fund additional armour works to stabilise the bifurcation of Thomatis Creek and the Barron River, and for armour to protect from erosion existing river banks of Thomatis / Richters Creek. (p8-19)

161.3 refers to the above and states that '... there is no further information about how much this would be set up and managed? For a project of this scale which will cause massive changes to Cairns and the Barron River Catchment the proponent should have an obligation to fund ongoing catchment repair works which will positively influence the entire Barron River Catchment well beyond the project site and not just the Thomatis Creek Bifurcation and the one erosion site where the overflow is to be constructed.'

As explained in the EIS, the risk of changes at the bifurcation exists regardless of the Aquis development and has been known since the 1980s at least and no action has been taken. On the basis that the risk to the Aquis Resort from such an event could be serious, Aquis will agree (see the Register of Proponent Commitments in the *Supplementary Information Report*) to contribute to a sinking fund to stabilise the Thomatis Creek bifurcation should the Queensland Government and CRC decide that such a project is warranted and firm proposals developed.

Other Migration Issues

Submission 208.2 notes that '... the only reason to "manage" Thomatis creek will be the Aquis resort, accordingly it is reasonable to ask who will bear financial responsibility for such management?" and asks who will pay for this work. 208.3 continues on this theme.

By way of context, the EIS notes that in addition to the Barron River / Thomatis Creek bifurcation issue, there is one area of erosion at the bend adjacent to the site on Lot 2 RP8000898 where riparian vegetation has been lost and bank erosion is occurring (s8.3.1b). This erosion is occurring in the current pre-Aquis state and is considered likely to continue. The extract from s8.3.2 above states that Aquis will undertake the necessary work by two means:

- as part of the project (i.e. provision of rock protection of the banks of Richters Creek just opposite Lot 2 RP8000898 together with stockpiling suitable rock on-site to be used for emergency stabilisation works in the event of serious erosion
- making a sinking fund contribution or providing a bond or bank guarantee to fund additional armour works to stabilise the bifurcation of Thomatis Creek and the Barron River, and for armour to protect from erosion existing river banks of Thomatis / Richters Creek.

Submission 250.5 suggest that 'alternate site for Aquis Resort development [be provided]; or at the minimum, undertake further extensive predictive modelling to incorporate climate prediction impacts on local processes and to provide greater certainty on the likelihood and cost associated with potential river migration, than presented in the current EIS.'

It is considered that the EIS deals with this issue adequately. Further work will be required during detailed design to develop firm plans for the physical works and this will involve consideration of specific technical matters and a range of approvals.





c) Conclusions

In conclusion:

- The consequences of erosion at the Barron River / Thomatis Creek bifurcation and subsequent increase in the flow carried by the Thomatis Creek / Richters Creek distributary are extreme for the communities of Machans, Holloways and Yorkeys Knob Beaches as well as Aquis. Aquis will agree (see the Register of Proponent Commitments in the *Supplementary Information Report*) to contribute to a sinking fund to stabilise the Thomatis Creek bifurcation should the Queensland Government and CRC decide that such a project is warranted and firm proposals developed. New information regarding likelihood (i.e. arising from climate change etc.) would need to be considered in developing such a project. Contribution to the cost of this work forms a Cat 5 issue.
- The proposed works to be funded as part of the Aquis project include rock protection of the banks of Richters Creek just opposite Lot 2 RP8000898 combined with the lake overflow at this location. Further work will be required during detailed design to develop firm plans for the physical works and this will involve consideration of specific technical matters. This forms a Cat 6 issue as approvals will be required.

It is considered that the EIS deals with this issue adequately (i.e. Cat 2).





3.9 CHAPTER 9 FLOODING

3.9.1 Scope

Submissions dealt with under Chapter 9 relate to the following aspects of flooding:

- 9.1 Flood levels and behaviour
- 9.2 Impact on adjacent properties.

3.9.2 Theme 9.1 Flood Levels and Behaviour

a) Submissions

This theme was used to collect together comments regarding flood levels and flood behaviour (excluding effects on adjacent properties). It also includes submissions on modelling theory.

ID	ISSUE
12.1	Flooding, even at its worst does not come close to the more obvious and hideous environmental issues.
14.4	The constant flooding of the poorly built highway might actually be improved if Aquis goes ahead and addresses drainage and water sustainability as some of the key issues in the planning and building processes.
46.1	Flooding (Chapter 9). Flooding is not an issue for this project. Humans have built undersea tunnels (England to France), built casinos on land reclaimed from the sea (in Macau).
71.9	Define exactly what the various AEPs in Tables 9-1 and 9-2 are referring to in terms of ARIs.
71.10	Provide all baseline data (as per 2.3 of the TOR) to show how the returns intervals for the various flood magnitudes were derived including the PMF.
71.11	Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived.
72.4	Another major point is the precedent that approving a resort complex on a known flood plain where there has been in effect a 'moratorium' on development for decades will send all the wrong signals to the community, developers, local governments and to the insurance industry. With several catastrophic floods across the State in the most recent past, it is a marvel that any government would entertain this proposal. At the local level if it is passed, will it start a 'development run on the Barron Delta'? How will new developments be modelled in; one by one, or do we need a comprehensive plan to deal with future proposals brought on by the Aquis application? Recommendation 4: As part of the approval process by the state and local governments for the Aquis proposal, I believe the Insurance Industry of Australia must be brought in to determine potential impacts to insurance premiums at Yorkeys Knob, the Barron Delta and for greater Cairns. Refer Chapter 14 where the issue is largely omitted.
72.6	Chapter 12 Hazards pages 12-19 Quote: 'In terms of river migration, it appears that the Barron River / Thomatis Creek bifurcation is likely to be less mobile that it was a few decades ago due to the stabilisation works which have been constructed and that have resulted in an increase in sediment build-up and subsequent vegetation growth. In addition, although the distance to the ocean is shorter through Thomatis / Richters Creek than the Barron River and hence the gradient is greater, the size of the relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel. River migration is considered to be possible but not very likely.' The first concern here is that the EIS study does not project into the future – it makes no prediction as to when changes to the hydrology will favour Thomatis / Richters Creek. The consultants are careful in their wording: 'although the distance to the ocean is shorter through Thomatis / Richters Creek than the Barron River and hence the gradient is greater, the size of the relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel. What they are saying here is that the present river character still favours the Barron channel but that could change with the next wet season. The words 'still favours' provides the expectation that the river is actually behind schedule for a migration into the Thomatis / Richters system. And given that rivers are one of the most dynamic, ever changing natural systems we have, we can be assured present character of the river will change either suddenly and dramatically or incrementally over relatively short time scales measured in years. And that change will favour the path with the steepest gradient. In the future, the law of physics will prevail hence the necessity of expensive rock training works where cost must be factored in and liability assigned. <i>Recommendation 5: In the words of the consultant: 'the result of a cha</i>





ID	
72.7	Chapter 9 page 23 states: 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and
	nuisance.' I could not find any information that displayed the results of flood paths with the effects of the
	completed resort modelled in. I believe that information is critical to the EIS. The BMT WBM study is not
	available to the public and cannot be used as support. It is unclear to me the height Yorkeys road is to be
	lifted and the height of the Aquis carparks. I find the relationship between flood ARI and AEP confusing given
	AEP has been given different values of 1% and 0.1%. The height of the car park would be critical in a flood
	event because nobody including insurance companies wants to see hundreds of cars flooded because the
	approved immunity was too low. If vehicles had to be evacuated the congestion in transit and at the
	destination site could be chaotic. Recommendation 6: Community safety, private property and the insurance
	issues must be addressed in the proposal. I would recommend the insurance council of Australia review the modelling for their comments and their comments be included in any further work.
73 1	Despite assurances in the EIS that modelling and design can mitigate any predicted flood impacts, it is almost
75.1	impossible to imagine that a development of this size and scale would not affect water flows and behaviour in
	the Barron delta area (i.e adversely impact existing residences, businesses etc.). The Barron River Delta
	Investigation of 1981 referred to in the EIS states (p 396, 8.6.2) "the management of major floods in the delta
	is a catchment-wide problem and no engineering works are likely to mitigate floods".
73.2	This section also refers to the largest recorded flood being in 1977. Other significant earlier floods which are
	likely to have reached higher levels are also recorded from years such as 1911 and historical records
	document the massive flood of 1879 which destroyed Old Smithfield.
73.3	It is no accident that development has not already occurred in the site proposed by Aquis, given its location
	within the deita and the flooding history of the area. I would like to support any information with regard to
77 /	Clarification is peeded on whether the Flood Model reported as adopted by CPC was used to test the
11.4	effectiveness of the lake solution and thereby assess compliance with the Flood Management Code. Further
	where the Barron River Delta Flood Model was not used, the implications to the impact assessment and
	decision making require explanation. Further clarification is required with respect to the 'filling to represent the
	resort platform and other various landforms' - specifically to clarify the height of the filling and what model
	was used.
77.5	Regarding flooding, clarification is required in regards to assumptions and sensitivity analysis around those
	assumptions and uncertainty in model outcomes and the use of the variability in input data to demonstrate the
	incery range or outcomes. Further, where there was no specific sensitivity analysis undertaken or uncertainty of outcomes evaluated the implications to impact assessment and decision making need to be evaluated
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913" There is no
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained.
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake decision decision where the event is a large lake decision and the reliance on the site is a large lake decision where the event is a large lake decision where the even
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage".
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (nositive or negative) occurs?
77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs?
77.6 77.7 80.4	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house
77.6 77.7 80.4	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be
77.6 77.7 80.4	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow
77.6 77.7 80.4	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require
77.6 77.7 80.4	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation.
77.6 77.7 80.4 80.5	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation.
77.6 77.7 80.4 80.5	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation.
77.6 77.7 80.4 80.5 96.3	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation.
77.6 77.7 80.4 80.5 96.3	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how
77.6 77.7 80.4 80.5 96.3	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were der
77.6 77.7 80.4 80.5 96.3 102.3	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Not, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were deri
77.6 77.7 80.4 80.5 96.3 102.3	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the bildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have the information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrece interval / flood magnitude estimates were derived.
77.6 77.7 80.4 80.5 96.3 102.3	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation.
77.6 77.7 80.4 80.5 96.3 102.3 110.2	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were der
77.6 77.7 80.4 80.5 96.3 102.3 110.2 116.8	The EIS reports that " <i>Consideration has also been given to the larger floods of 1911 and 1913</i> ". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. The definitions of the ARI and AEP and their relationship to one another are confusing when compared with the definitions and use of the terms in Chapters 8 and 9 of the EIS. For instance is the 100 year ARI = 0.1% AEP or the 1% AEP? Suggested solution: Clarify whether the 100 year ARI = 0.
77.6 77.7 80.4 80.5 96.3 102.3 110.2 116.8	The EIS reports that " <i>Consideration has also been given to the larger floods of 1911 and 1913</i> ". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert mute field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were der
77.6 77.7 80.4 80.5 96.3 102.3 110.2 116.8	The EIS reports that " <i>Consideration has also been given to the larger floods of 1911 and 1913</i> ". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were d
77.6 77.7 80.4 80.5 96.3 102.3 110.2 116.8	The EIS reports that " <i>Consideration has also been given to the larger floods of 1911 and 1913</i> ". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were d
77.6 77.7 80.4 80.5 96.3 102.3 110.2 116.8	The EIS reports that " <i>Consideration has also been given to the larger floods of 1911 and 1913</i> ". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were d
77.6 77.7 80.4 80.5 96.3 102.3 110.2 116.8	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained. The EIS reports that "The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs? There seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation. It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow. James Cook University Professor Jon Nott, an expert in the field and locality, expressed the necessity to have this information — in order to make a proper assessment — in his address at the Aquis Information session at the Crowther Theatre on July 10: provide all available baseline datas oi is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. The definitions of the ARI and AEP and their relationship to one another are confusing when compared wit

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	104





ID	ISSUE
116.9	We have been warned by climate scientists to expect fewer but more severe weather events in Far North
	Queensland in future, including cyclones and storm surges. It seems contrary to current scientific knowledge
	to site an integrated resort on the FNQ coast. Suggested solution: The proponents should investigate other
	less hazardous sites for the Aquis resort.
118.3	As per 102.3.
129.7	As per 102.3.
132.7	As per 102.3.
133.14	Define exactly what the various AEPs in Tables 9-1 and 9-2 are referring to in terms of ARIs.
133.15	Provide all baseline data (as per 2.3 of the TOR) to show how the returns intervals for the various flood
	magnitudes were derived including the PMF.
133.16	Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood
	magnitude estimates were derived.
133.23	Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.
133.24	The flooding and coastal processes chapters of the EIS need to be revised to include all available base line
	data, a discussion on how the reliability of this data, the methods used and the conclusions were tested.
	These chapters also need to discuss the uncertainties associated with the approaches used and the
	conclusions. Also, the coastal storm surge study used an approach that has been shown to underestimate the
	size of the storm surges likely at the development site. The method used is now outdated. This study needs
	to be redone using the more robust and reliable approaches recommended in the cited references.
136.14	As per 133.14
136.15	As per 133.15
136.16	As per 133.16
136.23	As per 133.23
136.24	As per 133.24
140.3	As per 102.3.
147.12	The report states correctly that "the Aquis resort site is generally flat and is flood-prone".
165.14	As per 133.14
165.15	As per 133.15
165.16	As per 133.16
165.23	As per 133.23
165.24	As per 133.24
168.21	Climate Change is the biggest risk factor regarding this whole resort, considering its location in North
	Queensland, only kilometres away from the shoreline and 'within reach of numerous watercourses, right
	within the centre of a floodplain. Using historical studies to predict climate change patterns in the future is
	deemed unreliable, no science is accurate enough to predict future events. The generic assumption stated in
	the EIS of rainfall events occurring less regularly but with a much higher intensity alone should express the
	fact that flooding is going to be a much more common event and likely to reach nigher levels than those seen
	in recent years, and quite likely higher than those predicted. Whilst there is no real solution to predicting the
	impacts of Climate Change, the science is quite clear, that the impacts are going to become more prominent
100.0	and more intense.
169.3	we also have additional relatively minor concerns. Specifically, in terms of the environment, I believe that a worker beard project such as this act in a fload plain, will forware where there due to read sitting people
	water based project such as this, set in a nood plain, will onever change where nood water and sitting pools from isundation will write the first the first time, floading down the moit protects of Verkeys Keek and of
	noin indication will run on, causing for the first time, nooding down the main streets of Forkeys knob, and of
170.2	As not 102.2
170.3	As per 102.2
171.3	As per 102.2
174.3	As per 102.3.
101.3	building on a nood plain. Now have these nood models been devised, have they been peer reviewed and if
192.2	So, by whom?
18/ 2	As nor 102.3
104.3	As per 102.2
100.3	As per 102.3.
190.3	The outrant frequent and parious fleeding of the area in which the development is proposed to be built, as
199.2	The current neglection and senious hooding of the area in which the development is proposed to be built - as
	well as the transport links to and norm it is well documented. As well it is an alrea vulnerable to not only overlage storm surges tearage but also facing ocean layer lises due to dobal warming and climate change.
	It is highly irresponsible to allow a project of such scale to be developed on such a site. This area is currently
	cut off several times a year and the prospect of thousands of visitors and workers trapped during severe
	weather events - not in any way a "remote possibility" but rather a very probable and predictable scenario
	which could happen on a yearly or more frequent basis - is very disturbing and should be taken very
	seriously.
199.4	This land is extremely exposed and vulnerable to the already well known and documented extreme weather
	events which are characteristic of the region.
199.5	This development is of too large a scale and too intense a density to be safe given it's low lying, flood prone
	and beach side proposed location.





ID	ISSUE
199.6	There are many unanswered questions in regards to the inevitable flooding – e.g. Proponent plans to park up to 3000 cars in the basement - where will those 3000 cars go when the basement is flooded, how will visitors requiring evacuation be safely moved and to where given the Cook Highway will be cut off to the North and South, including the airport.
199.7	Although the Proponent proposes engineering solutions for addressing the site's vulnerability to flooding these are unproven - and do not address the far more serious need to be absolutely sure flooding is not a risk to lives, not just buildings and landscape.
208.6	As per 102.3.
231.3	The Aquis will be built on a flood plain in a cyclone prone coastal area. While it is commendable that the buildings will be 7.5 m above sea level to circumvent known flood levels from previous incidents, upstream and local effects have not been addressed. There is not enough baseline data in the EIS, to make an estimate of the effects of a major climate event. This needs to be provided.
237.3	As per 102.3.

Error relating ARI to AEP

As for theme 8.1, submitters (e.g. 102.3 and the identified duplicates) state: 'The definitions of the ARI and AEP and their relationship to one another are confusing when compared with the definitions and use of the terms in Chapters 8 and 9 of the EIS. For instance is the 100 year ARI = 0.1% AEP or the 1% AEP? Suggested solution: Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.'

This query identifies two cases (in this chapter) of an editing error in s9.1.3a) (p9-3) relating Annual Exceedance Probability (AEP) to Average Recurrence Interval (ARI). In the explanation of the principle an example (p9-3) stated was:

• These are related concepts in that ARIs of greater than 10 years are very closely approximated by the reciprocal of the AEP (i.e. 100 year ARI = <u>0.1%</u> AEP)

whereas it should have been:

• (i.e. 100 year ARI = <u>1%</u> AEP).

As noted above, Tables 9.2 and 9.3 are correct and the context (i.e. a stratification of AEPs) removes all doubt. The same error was made in other sections:

- Table 5-4 (p5-125)
- s12.1.3 (p12-3).

All other references are correct. In terms of Table 9-2, the reader can readily refer back to Table 9-1 to determine what ARI corresponds to the AEP values used.

The submitters do not raise any technical issue, just request a clarification. This is as stated above. It is not considered that any technical issue exists as a result of the editing error.

Baseline Data and Flow VS ARI

71.10 and 71.11 (and a number of similar submissions) request that the proponent:

- 71.10: 'Provide all baseline data (as per 2.3 of the TOR) to show how the returns intervals for the various flood magnitudes were derived including the PMF.'
- 71.11: 'Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived.'

The content of s2.3 of the ToR have been listed in **Section 3.8.2**.





Appendix C of this report provides a detailed explanation of this issue and concludes that the quality, reliability and uncertainty in the modelling methodology is easily inferred from the Barron Delta Flood Model Report which covers in detail the methodology, sensitivity and calibration of the modelling technique with preference given to cyclones with well described attributes and impacts.

In summary, the work referred to in the EIS was based on an existing methodology and model adopted by CRC in 1988 and since refined. The model has statutory status as it is the basis of Council's Flood Management Code within CairnsPlan and has been tested in the Planning and Environment Court on numerous occasions.

The EIS study did not create this model – rather it used it in accordance with industry best practice. It is considered that there is no need to refer to its underlying assumptions and methodology. Contrary to the claims of the submitter, the flood model is not a 'consultancy report' – it is a tool with statutory status. The *Flood Management Code* and the associated *Excavation and Filling Code* contain performance criteria that Aquis must measure via the model and meet at the time when a development application is submitted.

Filling Levels

71.12 (and a number of similar submissions) request that the proponent: 'Provide details of the land-fill levels used for each of the flood modeling scenarios'

Appendix C of this report provides a detailed explanation of this issue and confirms statements in the EIS that:

- 1% AEP is the minimum CRC planning requirement
- higher levels provide improved immunity and hence less risk that expensive infrastructure will be damaged and the operations of the facility jeopardised the levels investigated were the envelope of extreme events, defined as 0.01% AEP storm tide or PMF, whichever is the higher.

c) Conclusions

In conclusion:

- Although some confusion may have arisen due to the fact that superscript numbers were inadvertently printed using normal font, the stated AEP for various flood events are correct and correctly show the associated ARI.
- There were several instances of an editing error where the 100 year ARI flood was shown as being equal to 0.1% AEP rather than 1% AEP in a general discussion on the relationship between the two. Subsequent usage and tables were correct.
- The EIS relies on CRC's Barron Delta Flood Model which was used in accordance with industry best practice. It is considered that there is no need to refer to its underlying assumptions and methodology and baseline data. All underlying reports are publically available.





3.9.3 Theme 9.2 Impact on Adjacent Properties

a) Submissions

ID	ISSUE
61.1	While attending a meeting where several hundred concerned residents turned up, I carefully listened to one of the speakers who is a specialist on flooding and extreme weather events in Far North Queensland. The speaker indicated in his view that there was no data or methodology given to prove that there would definitely not be any flooding in the surrounding areas though the new development will be built up on 7 m above sea level base
67.1	EIS states "provide compensating waterways with appropriate flood plain storage (e.g. lake) to prevent floodwaters affecting external properties" and "a large lake that allows floodwaters to flow around the central island." Question: Will the lake not already be full of water? If so, how will this help in a flood situation? Solution: Maintain the water level of the lake low enough to allow for floodwater if necessary?
71.12	Provide details of the land-fill levels used for each of the flood modeling scenarios
71.13	Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.
80.4	Inere seem to be conflicting proposals with regard to flood management of the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on piers allowing water movement through the site. Flood flow management, the effect of constrained flows and potential changes to flood height and duration require further investigation.
96.4	Submitter noted required information recommended by Professor Jon Nott: provide details of the land-fill levels used for each of the flood modelling scenarios.
96.5	Required information recommended by Professor Jon Nott: provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.
97.2	Flooding. 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion. Recommendations (1) Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. (2) Provide details of the land-fill levels used for each of the flood modelling scenarios. (3) Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.
99.8	In the outline of Broad Flood Mitigation Solutions, there are a number of serious disclaimers ("subject to") by the proponent that need to be explored further, for example: (1) "- A lake solution is suitable for the eastern lots (subject to coastal erosion, ecological considerations, and the ability to maintain acceptable water quality by seawater exchange)." and (2) "-Pier solutions are suitable on all lots, subject to cost criteria." and (3) " Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development."
102.2	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion. Suggested solution: (1) The impacts will undoubtedly be greater on the public lands along the shorefront. What guarantee does the public have that redevelopment in this section of the delta basin will NOT negatively impact the coastline to Palm Cove and Machans Beach. (2) Provide all available baseline data for independent assessors to determine how the recurrence interval / flood magnitude estimates were derived and to identify other impacts. (3) Provide details of the land-fill levels used for each of the flood modelling scenarios and expected scenarios should the area be impacted by the so called 100 yr flood event.
108.3	I wish to have more information on the dispersal of flood waters from the lagoon surrounding the resort. The original information I received, was that the excess water would be drained into Yorkeys Creek - at the northern boundary of the property. I was told that this would be enabled by use of a large concrete pipe. I find this solution to be totally unacceptable, since the Yorkeys creek would be unable to absorb such a deluge. The creek adjoins a local swamp habitat, which houses a great deal of wildlife. There is a very big risk of this swamp water encroaching onto many adjacent home-sites, including my own.
110.1	No real data to say flooding won't occur.
115.2	There is no base-line data presented or details of methods used to arrive at the conclusion that the resort can be" designed to achieve a no significant worsening impact on private land beyond the site" All base-line data, the details of landfill levels and models need to be provided to assess how these estimates were arrived at.
116.8	As a long time resident of Cairns (35 years) I have observed numerous flood events in the region associated with cyclones or long periods of heavy rain. The Aquis development is proposed to be sited on the Barron Delta which, during flood events, becomes inundated leaving only small islands of higher ground exposed. The massive earthworks proposed for Aquis may not protect the resort form inundation. If the high volume, fast-moving flood waters are successfully diverted from the Aquis resort, they could cause worse flooding in

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	108





ID	ISSUE
	nearby areas. I have witnessed several instances where development has been allowed to go ahead, and the
	natural drainage has been altered to the extent that other existing residential/ commercial areas have
	subsequently experienced flooding for the first time.
117.2	This statement is very well supported by a series of maps showing the results of the flood modelling. WELL DONE!
118.2	As per 102.2.
122.4	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant
	worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion.
122.5	With the Aquis Resort design sensibly being raised above the thousand year flood line it raises the concern that the water which is currently dissipated in the existing flood plain will get pushed into surrounding areas. This would need to be modelled and is a real concern. I have lived in this area long enough (over 15 years) to see that a high volume of water from the skies and tidal impacts are a very forceful event and cannot easily be contained within existing flood zones. They can create a lot of damage in a very short time and one needs to plan very carefully to avoid major damage to nearby residential areas and the landscape. Recommendation: Release modelling showing flood impacts of the proposed infrastructure footprint on local areas to the public.
123.1	The EIS states that there will be no significant worsening impact on land beyond the proposed site, in terms
	of actionable damage and nuisance from floods. However, despite the use of a few map diagrams, there is no baseline or supporting data presented or details of how this conclusion was arrived at. Solution: Provide all available baseline data in detail, so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived.
124.2	The EIS states: 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no
	significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods & calculations used in order to arrive at this conclusion. How on eacth can this ELS conclusion be justified without any supporting data?
124.3	The issue of whether such a raised building mass and flood mitigation process will or will not divert heavier
	flood waters to the adjacent Yorkeys Knob & Holloways Beach communities has not been adequately covered. Solution: Please provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. Provide details of the land-fill levels used for each of the flood modelling scenarios. Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD. This is a MAJOR issue that affects residents and visitors to the region, that has, so far been trivialised in the EIS.
126.8	Re pumping of water to the artificial lake. The increased floodwater from the artificial lake which would
	overflow into Yorkeys creek as stated in EIS, would be more significant in volume due to the artificial inflow from Richters Creek, and therefore possibly scour out the mouth to create a new major outlet to the sea. This could have a serious impact on the mangrove ecosystem and the beach at the southern end of Yorkeys Knob. It is dangerous to tamper with the natural flow of water on a floodplain nestled in the middle of an already flood prone residential area that is subject to cyclones, storm surges and unlikely but possible tsunamis.
126.16	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant
	worsening impact on private land beyond the site, in terms of actionable dataI am horrified that there is no baseline data presented or details of the exact methods used to arrive at this conclusion in the EIS. Please provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. Provide details of the land-fill levels used for each of the flood modelling scenarios. Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.
127.7	Flood management of the site seems to be contradictory in the EIS. It states there are basements planned
	below existing ground level in one section of the EIS yet in another (Flood) section it states the buildings will be an piere allowing flood water to flow freely acress the ground. The flood management proposals need
	more investigation and clear strategies planned and clearly outlined to the residents of Cairos, particularly in
	the immediate area of the proposed Resort.
129.6	As per 102.2.
132.6	As per 102.2.
133.17	Provide details of the land-fill levels used for each of the flood modeling scenarios.
133.18	Provide model results of the various changes in flood flow characteristics in existing neighboring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.
136.17	As per 133.17
136.18	As per 133.18
140.2	As per 102.2.





ID	ISSUE
147.11	I have lived in Cairns since 1974 and since that time have experienced a number of occasions when the
	Barron River flood plain has done just that- flooded. I am also aware that the few large public enterprises
	likely to be affected by flooding are all located a fair way from the coast, for example Skyrail, Tjapukai, the go-
	kart circuit and the golf driving range. The go-kart circuit and golf driving range in particular (which are closer
	to Thomatis Creek) have experienced several floods but are low infrastructure businesses appropriate to their
	location. The larger structures have also been designed to reduce any impact from inundation. I have also
	seen the change in dynamics of the outlets of the Barron River and Thomatis/Richter Creeks, as well as
	various others along the far northern beaches. I lived in Yorkeys Knob for nearly seven years, and had the
	experience of being isolated there during both the March 1977 and January 1979 floods. I also saw first hand
	that after a swamp near the beach at Yorkeys Knob was filled for development a section of the Yorkeys Knob
	road would flood where, under similar rainfall circumstances, flooding had not previously occurred.
162.1	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant
	worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This
	statement is supported by a series of maps showing the results of the flood modelling. However, there is no
	baseline data presented or details of the exact methods used to arrive at this conclusion. The EIS should
	provide all baseline data for adequate assessment and verification by professional and concerned
	stakeholders and government assessors. This is in order to ascertain the accuracy and reliability of this data
400.0	for flood modelling scenarios on surrounding areas.
162.2	Provide justification for land till level scenarios in mitigating the flooding of surrounding residents and to
	ensure that toxic waters will not enter the Great Barrier Reef Waters or important wetlands for migratory and
400.0	resident protected Dira species.
162.3	Provide a description of the flooding without development against a description of flooding with the
	development. Justify the reasoning bening the 7.5m fill for the development, filling of the lagoon and state
405 47	whether this will have an increase on hooding the surrounding areas during a hood event.
165.17	As per 133.17
100.10	As per 103.16
107.1	As per 1022.2.
168.19	Major Flooding in 1939 resulted in the mouth of the Barron changing its course as far as 2 kilometres north to
	Elle Point from Casualina Point. A combination of noods and natural sitiation deposits have a major effect on
	the course of creeks and neers in the region, and with noods producted to become more prominent, the
	dipledictability of the movement of the time major wale courses sufficienting in sproposed site is a high
	it is mentioned as one of the two main hazards that could affect the project Deterring rivers and creeks from
	following their natural course (brought on by natural processe) via the use of bank stabilization and erosion
	control techniques may result in a change of course elsewhere in the watercourse
169.3	We also have additional relatively minor concerns. Specifically, in terms of the environment I believe that a
100.0	water based project such as this set in a flood plain will forever change where flood water and sitting pools
	from inundation will run off, causing for the first time, flooding down the main streets of Yorkeys Knob, and of
	neighbouring Holloways Beach
170.2	As ner 102 2
171.2	As per 102.2
174.2	As per 102.2
179.5	The EIS for Aguis has not been transparent in providing flooding data to support their statement that there is
170.0	a low risk of channel widening occurring in Thomatis Creek. My experience from living in Cairns for the past
	28 years has demonstrated that Yorkeys Knob is the most succeptable area to flooding in Cairis. The
	building of two towers 60 meters tall next to Thomatis Creek has a high potential to cause major flooding of
	Hollowavs Beach.
181.4	Yorkeys is low lying, where will flood waters escape to, will homes in Yorkeys be at a higher risk of flooding
_	because of this development? Will this cause our insurance prices to increase?
183.2	As per 102.2.
184.2	As per 102.2.
186.2	As per 102.2.
190.3	I am sure that if any flood problems arise, it will be in the best interest of the company to deal with that
	themselves, and they would be well able to afford that.
198.2	As per 102.2.
199.3	This project will in all probability not only have unknown and unknowable effects in regard to influencing
	flooding on surrounding land - including the adjacent beach suburb of Yorkevs Knob - but may also if allowed
	to go ahead put the lives of its prospective visitors and staff at risk.
202.2	There is no evidence to show that flooding will not occur in surrounding areas.
208.4	As per 102.2.
	(Continued over)
208.5	As a resident of Thomatis creek I am very concerned about the potential for significant increases to localised

208.5 As a resident of Thomatis creek I am very concerned about the potential for significant increases to localised flooding. I understand that the resort buildings will be elevated above projected flood levels, therefore the water which would normally flow across the Barron river flood plain, will need to go somewhere- potentially my street.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	110





ID	ISSUE
213.5	Much of the AQUIS comments rely on modelling and the likelihood of risks to property, migration of rivers, erosion, etc. Two maps show the flooding effects that the AQUIS development will be subject to. The first indicates that the whole of Yorkey's Knob residents will need to evacuate following a tsunami. The second shows that major flood events reach back as far as the foothills of the MacAlister Range. Undoubtedly in the future Cairns will be hit by a severe tropical cyclone, which presents disaster managers with a serious challenge to limit the loss of life which can accompany these events. Following a tsunami scare in Cairns in 2007, a map was distributed to Cairns residents to show where water could affect the lower reaches of the coastline and to show the direct route that people need to take to avoid the surge. The records show that in the last 100 years there has been three storm surges associated with cyclones affecting the Cairns Harbour and in the last 150 years ten major impacts in the Cairns region. They occurred after the cyclones' landfall and when the winds shifted to the northeast.
233.5	The flood information is inadequate. Its methods may be referenced but the input assumptions and data are not stated. To be adequate quality as a valid study it must be reproducible by others expert in the field. Not enough information has been given. Surely a flood study is not commercial in confidence (unless of course it is self-damming). Meanwhile a lay person with a modicum of common sense can see that building on a flood plain is a stupid thing to do. The lay person can also see that the resort is a big obstacle on the flood plain. It must increase flooding around itself as it displaces water that would otherwise flow over that area. No amount of calculation can change that. Conveniently the report shows a comparison of flooding with and without the resort at the point when the water flows over the resort. At this depth of flooding (~8 m) it could be expected that it "might not" greatly affect the extent of nearby flooding as the water is flowing over the obstacle. However why not show us the comparison for some more typical flood scenario. After all an 8 m flood is meant to be the extreme.
233.6	What plans are there for Aquis to create a fund to compensate those affected by flood diversion? They certainly can't prevent flood diversion. Have they asked the residents what would be a satisfactory compensation?
237.2	As per 102.2.

Changes to Flow Patterns

Submitter 169.3 believes '... that a water based project such as this, set in a flood plain, will forever change where flood water and sitting pools from inundation will run off, causing for the first time, flooding down the main streets of Yorkeys Knob, and of neighbouring Holloways Beach.'

Modelling shows that this will not be the case.

Flooding Effects for More Extreme Floods

71.13 (and a number of similar submissions) request that the proponent: 'Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.'

Appendix C of this report provides a detailed explanation of this issue and confirms that modelling the impacts of a greater flood level was not undertaken as it is only the podium of the Resort Complex that is greater than 1% ARI. The higher the flood level, the more water passes over the site and the less the impact the blockage to flood flow caused by the Resort Complex will have.

In terms of flood impacts, it is not industry practice or a requirement of the Planning Scheme to test flood impacts of development under extreme flood events such as the PMF. This is because under such events, existing urban development within the floodplain is already severely flooded and may well be destroyed.

Nonetheless, additional modelling has been undertaken to test the impacts of the Aquis development on flooding during a PMF event (see Figure 2-1 of **Appendix C**). This modelling shows generally a reduction in flood levels across the floodplain upstream of the site, and no significant adverse flooding impacts on existing urban areas. Modelling also shows that a PMF would inundate almost all of Yorkeys Knob and Holloways Beach.





Lake Function

There was some confusion about how the lake works to mitigate floods, for example:

- 67.1: EIS states ".....provide compensating waterways with appropriate flood plain storage (e.g. lake) to prevent floodwaters affecting external properties" and "....a large lake that allows floodwaters to flow around the central island." Question: Will the lake not already be full of water? If so, how will this help in a flood situation? Solution: Maintain the water level of the lake low enough to allow for floodwater if necessary?
- 80.5 'It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide backs up the flood flow.'

These comments incorrectly assume that the lake is to act as a retention basin, rather than as a preferential channel for flood conveyance with some limited storage. This is explained in many sections of the EIS, for example s9.2.1e):

The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage. (p9-10)

On a different but related matter, submitter 126.8 states:

• 'Re pumping of water to the artificial lake. The increased floodwater from the artificial lake which would overflow into Yorkeys creek as stated in EIS, would be more significant in volume due to the artificial inflow from Richters Creek, and therefore possibly scour out the mouth to create a new major outlet to the sea. This could have a serious impact on the mangrove ecosystem and the beach at the southern end of Yorkeys Knob. It is dangerous to tamper with the natural flow of water on a floodplain nestled in the middle of an already flood prone residential area that is subject to cyclones, storm surges and unlikely but possible tsunamis.'

With respect to this issue, the presence of the lake will not increase the quantity of water that will flow from it to Yorkeys Creek (and elsewhere) in the case of a Barron River flood that inundates the Aquis site. Floodwater will pass around the island and leave the site more or less identically to the current situation.

c) Conclusions

It is concluded that the EIS adequately demonstrates the likely effect of the Aquis Resort on flood levels by use of CRC's Barron River Delta Flood Model. This will need to be demonstrated for a future approval that require compliance with a number of criteria related to minimum building levels, access provisions, prohibition on affecting other properties (afflux, velocities), and other matters covered in CairnsPlan's *Flood Management Code* and *Excavation and Filling Code* (Cat 6)

Additional modelling has been undertaken for the PMF. This modelling shows generally a reduction in flood levels across the floodplain upstream of the site, and no significant adverse flooding impacts on existing urban areas. Modelling also shows that a PMF would inundate almost all of Yorkeys Knob and Holloways Beach.





3.10 CHAPTER 10 WATER RESOURCES

3.10.1 Scope

Submissions dealt with under Chapter 10 relate to the following aspects of water resources:

- 10.1 Surface water
- 10.2 Groundwater and groundwater interaction issues.

3.10.2 Theme 10.1 Surface Water

a) Submissions

This theme was used to collect together submissions regarding surface water resources.

ID	ISSUE
213.10	Water will be one of the resources highly contended because of Australia's declining and variable rainfall over
	recent years compared to long-term averages. Some say water and biodiversity depletion will go unheeded
	by the majority public while they are fixated on idealistic living styles depicted on TV programs or the Internet
	that distracts them and often promotes a skewed version of the world. AQUIS is one of these developments.

b) Discussion

This submission, while ostensibly dealing with water resources, is focused on extraction of fresh water. The Aquis Resort will not involve such use other than via reticulated water provided by CRC and discussed under Theme 25.1 Infrastructure Capacity (**Section 3.25.2**).

c) Conclusions

There are no comments regarding the adequacy of the EIS.

3.10.3 Theme 10.2 Groundwater

a) Submissions

This theme was used to collect together submissions regarding groundwater water resources.

ID	ISSUE
22.5	A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the water management plan, where a key challenge for the construction is to keep the salinity of the eastern lake from impacting groundwater. As mentioned in Appendix L, further modelling needs to be carried out to ensure that lining the lake is done in the best way possible.
77.16	Regarding quarantining the lake water from groundwater, there are inherent limitations with any constructed feature which are appropriately managed by design, construction and operational controls. All engineered structures (impoundments) leak, and it is the consideration of the rate and quality of seepage that is warranted. There appears to be no assessment reported in the EIS of the rate of seepage from the impoundment(s).
79.2	Saltwater intrusion from the giant artificial lake could also impact on the groundwater quality of the natural habitat causing significant damage. The EIS mentions a dyke construction to control the lake aquifer. The construction of the dyke is therefore very possibly significant to the health of the natural habitat. Suggested Solution: Ensure that the water table in the natural habitat is not compromised by the construction of the lake.
80.3	Isolate the proposed salt water lagoon from the local groundwater.
126.2	Saltwater intrusion from the giant artificial lake could also impact on the groundwater quality of the natural habitat causing significant damage. The EIS mentions a dyke construction to control the lake aquifer. The construction of the dyke is therefore very possibly significant to the health of the natural habitat.
126.6	Also Saltwater intrusion from the giant artificial lake could also impact on the groundwater quality of the natural habitat causing significant damage. The EIS mentions a dyke construction to control the lake aquifer. The construction of the dyke is therefore very possibly significant to the health of the natural habitat.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	113





ID	ISSUE
127.6	Similarly the proposed lagoon should be isolated efficiently from fresh groundwater, and on no account
	should this lagoon be saltwater, or should it be connected to Thomatis Creek, as this natural waterway would
	then be contaminated by rubbish from the resort, and the patrons of the resort/casino. No regulations or
	policing will stop overseas tourists, in the numbers envisaged, from throwing away and discarding plastics
	and wrappers etc., as well as foodstuffs, cigarette butts and so on.
168.31	Many of these areas of ecological significance surrounding the site are groundwater-dependent, particularly in
	dry season. An important risk of toying with groundwater sources on site can risk the health of these
	ecosystems. If groundwater is contaminated there is a risk of these sensitive ecosystems failing. The system
	most reliant on groundwater is quite adjacent to the proposed lake development, meaning it's degradation
	could imply a reduction in local fauna of the region, as well as a loss in aesthetic appeal.
203.2	There are concerns about saltwater intrusion into freshwater aquifers due to the creation of the saltwater lake
	in an area where the water table to high.
250.6	Water Quality. That no approvals be provided for an artificial lake until such time as the strategies to deal with
	issues (including separation of the lake from groundwater), have been developed and are available for
	consideration by the community.

All submissions deal with the quarantining of the lake from groundwater. This is covered in the EIS (s10.2.2):

The consideration of salinity migration mechanisms shows that low permeabilities are required to minimise both horizontal and vertical migration of salt water. With the known high permeability of the shallow sandy sediments, a cut-off wall of 0.001 m/d (\sim 10-8 m/s) or lower hydraulic conductivity is required.

In the vertical direction, the vertical permeability and continuity of the stiff clay unit needs to be confirmed to be 0.001 m/d (\sim 10-8 m/s) or lower. If the unit is discontinuous, thin or has a higher permeability, then the lake will require lining or ground treatment measures to mitigate impacts on the deeper natural groundwater system. Feasible solutions such as soil mixing and grout injection exist for this treatment.

Provided that the quarantining layer is provided as recommended above, there will be no surface water / groundwater interaction.

Commitments to further investigations on groundwater are described in Section 23.6.4. (p10-37)

Aquis will agree to investigate the transmissivity of low permeability layer beneath lake as input to groundwater quarantining solution. (In the vertical direction, the vertical permeability and continuity of the stiff clay unit needs to be confirmed to be 0.001 m/d (~10-8 m/s) or lower.)

c) Conclusions

No issues were raised that were not covered by the EIS (i.e. Cat 2).

Aquis will also agree (see the Register of Proponent Commitments in the *Supplementary Information Report*) to investigate the transmissivity of low permeability layer beneath lake as input to groundwater quarantining solution. (In the vertical direction, the vertical permeability and continuity of the stiff clay unit needs to be confirmed to be 0.001 m/d (~10-8 m/s) or lower.)





3.11 CHAPTER 11 WATER QUALITY

3.11.1 Scope

Submissions dealt with under Chapter 11 relate to the following aspects of water quality:

- 11.1 Stormwater drainage
- 11.2 Lake environment
- 11.3 Receiving water quality
- 11.4 Lake plumbing.

3.11.2 Theme 11.1 Stormwater Drainage

a) Submissions

This theme was used to collect together comments regarding stormwater drainage and associated Water Sensitive Urban Design (WSUD) initiatives.

ID	ISSUE
1.2	People need to see chart on comparative export of contaminants (cane farm VS development).
2.1	This has to be better for the environment than the practice of cane farming close to waterways and low-lying areas.
64.1	I believe the Aquis Resort will benefit all aspects of the community, including the environment. People need to be made aware of the chemical pesticides that cane farmers use have much more impact on the surrounding area than Aquis. Even if cane farmers improve their use of chemicals to reduce their toxic effects on the Great Barrier Reef, the environmental group WWF says the deal does not go far enough in reducing nitrogen run-off. It feeds the crown of thorns starfish and the crown of thorns starfish eats the coral and has a massive impact (ABC news). Currently Qld cane farmers have not adopted any plans or strategies to amend the release of toxins into the ocean. The Great Barrier Reef will benefit from the 343 hectares of land and the corresponding chemicals that that land produces when Aquis is built.
99.3	With the current public expenditure to reduce the impacts of nutrients and contaminants to the Great Barrier Reef lagoon, Aquis can only be viewed as a potential and serious threat. Escape of material from site excavations during floods would deliver the most immediate impacts but runoff of nutrients (fertilisers, use of recycled sewerage etc.) and contaminants (herbicides, pesticides, building products etc.) into waterways and the GBR lagoon would continue into the future. There is an inordinate focus on the elevation of the buildings focuses on the possibility of damage to the proponent's investment. There is not the same focus on the potential for serious cumulative damage to environmental assets.
99.9	The proponent's lack of concern for off-site impacts prevails in this presentation on flooding: for example, no concern with the runoff from inundated golf course that is considered to be a flood tolerant use and use of suction dredges to remove flood sediments from proposed lake area as well as Richter's Creek. The proponent is certainly concerned with mitigation in terms of the proposed development site but not with any off site impacts. This is not acceptable given the adjacent location to the GBRWHA.
99.12	The stormwater models are derived from urban models and not consistent with the environment of the floodplain (with projected annual flooding) particularly as all flows outside of the lake system (298ha: the majority of the site) are described as being delivered directly to Richter's and other creeks. Table 11-6 relies on irrigation management for runoff of fertilisers, herbicides and pesticides on the golf course and does not address the runoff with annual flooding. Aquis appears to hedging on the efficacy of reliance on the stormwater drainage strategy to mitigate pollutant runoff as stated below: (1) "Assuming that the proposed stormwater drainage strategy is successful in managing irrigation water such that it does not result in any pollutant runoff (and that is certainly the aim of the strategy), all of the pollutant load contained in the imported treated effluent will be captured on-site. (2) The discharge of water from the lake (that will contain treated effluent from the hotel complex) will be discharged directly into Richter's Creek near the mouth of the estuary and it is noted that: "It is expected that the inlet quality will be significantly superior to that of the discharge point in Richters Creek." Such degradation of water quality should be of concern
99.23	How can the present land use of sugar cane cultivation possibly deliver more nutrients and pollutants than 8 hotels accommodating 12,000 people per day in a resort that includes other recreational facilities such as the golf course and landscapes that Aquis plans to irrigate with recycled sewerage water, fertilisers and maintained through the use of herbicides and pesticides? There needs to be close scrutiny of the data presented to support these assertions, particularly when Aquis makes exceptions with "extreme events" that appear to include the annual flooding with the Wet Season (without even considering cyclonic surges and tsunamis).
160.2	I support this development: built to Australian standards will enhance environmental protection, reduction of farming chemicals entering the environment.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	115





ID	ISSUE
203.3	The golf course is likely to result in contaminated runoff - fungicides & herbicides used on golf courses have
	the potential to damage freshwater and marine communities.
213.9	Little is said in the EIS about the role of a delta being fundamentally a wetland area whose main purpose support the most biodiverse pool of microbes, plants and animals refuges and to filter water. It is also importantly a nursery for aquatic creatures that support the Great Barrier Reef World Heritage Area. There is already too much development on the delta so any more development with hard surfaces, such as roads and concrete or rock enforced creek and river banks will further degrade water quality, cause fast runoff and increase erosion problems.
244.3	WWF-Australia welcomes the proponent's efforts to manage water pollution impacts; however there appears to be an overstatement of the water quality benefits of the project. The EIS documentation states that the project will result in a net reduction of 36% of nitrogen, 63% phosphorus and 45% total suspended solids (TSS). However, the model assumptions are based on sugarcane data from before 2009, prior to the implementation of Reef Water Quality Improvement Plan actions to reduce water pollution from agriculture. Current runoff rates from sugarcane are likely to be less than this given the investment by the State and Commonwealth Governments into reducing the impacts of agricultural runoff. Therefore the predicted benefits are likely an overstatement. The MUSIC model was also run over the period 1992 - 2001 yet there is no comment on the representativeness of this dataset to current conditions.
244.4	The scale of the project is such that the wastewater generated (ultimately peaking at 22.57 ML/day) represents 2.7 times the current capacity of the Marlin Coast WWTP (8.3ML/day). While the proponent acknowledges that additional capacity is required at the WWTP even prior to stage 1 of the project (peak 12.07 ML/day), no detail is supplied as to how this extra capacity will be achieved. Any exceedence of capacity will result in a reduction in treatment efficiency and given the intension to utilise the treated effluent, potential environmental outcomes of this scenario have not been addressed.

Nutrient Export

Many comments relate to the export of nutrients. Some submissions support the findings, e.g.:

- 1.2: 'People need to see chart on comparative export of contaminants (cane farm VS development).'
- 2.1: 'This has to be better for the environment than the practice of cane farming close to waterways and low-lying areas.'
- 64.1: 'I believe the Aquis Resort will benefit all aspects of the community, including the environment. People need to be made aware of the chemical pesticides that cane farmers use have much more impact on the surrounding area than Aquis. Even if cane farmers improve their use of chemicals to reduce their toxic effects on the Great Barrier Reef, the environmental group WWF says the deal does not go far enough in reducing nitrogen run-off. It feeds the crown of thorns starfish and the crown of thorns starfish eats the coral and has a massive impact (ABC news). Currently Qld cane farmers have not adopted any plans or strategies to amend the release of toxins into the ocean. The Great Barrier Reef will benefit from the 343 hectares of land and the corresponding chemicals that that land produces when Aquis is built.'

On the other hand, others find fault with the results:

- 99.12 (part): Aquis appears to hedging on the efficacy of reliance on the stormwater drainage strategy to mitigate pollutant runoff as stated below:
 - (1) "Assuming that the proposed stormwater drainage strategy is successful in managing irrigation water such that it does not result in any pollutant runoff (and that is certainly the aim of the strategy), all of the pollutant load contained in the imported treated effluent will be captured on-site.
 - (2) The discharge of water from the lake (that will contain treated effluent from the hotel complex) will be discharged directly into Richter's Creek near the mouth of the estuary and it is noted that: "It is expected that the inlet quality will be significantly superior to that of the discharge point in Richters Creek." Such degradation of water quality should be of concern.'





- 99.23: 'How can the present land use of sugar cane cultivation possibly deliver more nutrients and pollutants than 8 hotels accommodating 12,000 people per day in a resort that includes other recreational facilities such as the golf course and landscapes that Aquis plans to irrigate with recycled sewerage water, fertilisers and maintained through the use of herbicides and pesticides? There needs to be close scrutiny of the data presented to support these assertions, particularly when Aquis makes exceptions with "extreme events" that appear to include the annual flooding with the Wet Season (without even considering cyclonic surges and tsunamis).'
- 244.3: 'WWF-Australia welcomes the proponent's efforts to manage water pollution impacts; however there appears to be an overstatement of the water quality benefits of the project. The EIS documentation states that the project will result in a net reduction of 36% of nitrogen, 63% phosphorus and 45% total suspended solids (TSS). However, the model assumptions are based on sugarcane data from before 2009, prior to the implementation of Reef Water Quality Improvement Plan actions to reduce water pollution from agriculture. Current runoff rates from sugarcane are likely to be less than this given the investment by the State and Commonwealth Governments into reducing the impacts of agricultural runoff. Therefore the predicted benefits are likely an overstatement. The MUSIC model was also run over the period 1992 - 2001 yet there is no comment on the representativeness of this dataset to current conditions.'

Several points need to be made with respect to the above:

- 99.12 (1): the reliance on management to avoid irrigation runoff is quite reasonable and techniques are stated in the EIS: 'The volume of irrigation required for the open space areas will vary depending on the type of open space (golf course, landscaped areas) and the seasonal conditions (wet or dry season). The use of soil moisture sensors within these areas will enable the most efficient use of the recycled water and more importantly, prevent runoff.' (p11-21)
- 99.12 (2): modelling shows the concentration of water leaving the lake and it is of a high standard. The submitter has misinterpreted the statement which relates to the fact that lake inlet water from offshore is superior to lake inlet (not outlet) water extracted from the mouth of Richters Creek as was the pre-EIS option.
- 99.23: Class 'A' Recycled water actually contains quite low levels of nutrients (the average WWTP output is stated in Table 11-9 at 5.1 mg/L (TSS), 0.8 mg/L (TP) and 4.7 mg/L (TN).
- 244.3: The Aquis site has not been managed in accordance with the Reef Water Quality Improvement Plan actions to reduce water pollution from agriculture. Accordingly, the use of 1992-2001 dataset is believed to be appropriate.

The discussion on mitigation and management regarding Matters of NES (s22.6.3a) refers to initiatives being promoted by GBRMPA:

The threats assessment contained in the strategic assessment of the GBR (GBRMPA 2013) considers that the key impacts in relation to water quality in the Region are nutrients, sediments and pesticides in catchment run-off (p 6-74). In response, the *Reef Water Quality Protection Plan 2013* (Reef Plan) sets a target of '50% improvement by 2018'. At 45% improvement, the Aquis Resort is close to achieving the Reef Plan target and it is expected that additional improvements will be able to be achieved as a result of the detailed design process. (p11-29)

The initiatives proposed by Aquis are totally in alignment with Reef Plan so it is difficult to see grounds for the above objections.





Flood Effects

Some submissions query the loss of nutrients etc. during a flood:

- 99.3: 'With the current public expenditure to reduce the impacts of nutrients and contaminants to the Great Barrier Reef lagoon, Aquis can only be viewed as a potential and serious threat. Escape of material from site excavations during floods would deliver the most immediate impacts but runoff of nutrients (fertilisers, use of recycled sewerage etc.) and contaminants (herbicides, pesticides, building products etc.) into waterways and the GBR lagoon would continue into the future.'
- 99.9: 'The proponent's lack of concern for off-site impacts prevails in this presentation on flooding: for example, no concern with the runoff from inundated golf course that is considered to be a flood tolerant use ...'
- 99.12 (part): 'The stormwater models are derived from urban models and not consistent with the environment of the floodplain (with projected annual flooding) particularly as all flows outside of the lake system (298ha: the majority of the site) are described as being delivered directly to Richter's and other creeks. Table 11-6 relies on irrigation management for runoff of fertilisers, herbicides and pesticides on the golf course and does not address the runoff with annual flooding.'
- 99.23 (part): 'There needs to be close scrutiny of the data presented to support these assertions, particularly when Aquis makes exceptions with "extreme events" that appear to include the annual flooding with the Wet Season (without even considering cyclonic surges and tsunamis).'

Regarding the likely effect of flooding, it needs to be acknowledged that the Aquis site at 343 ha represents 0.16% of the area of the Barron River catchment. The proportion of sediment and other nutrient loads is included in Table 11-10 and shows that the Aquis export of pollutants is 0.15% of the Barron. Untreated (i.e. cane farm), the figure is 0.25%. Under these extreme conditions, the effect of any discharge from Aquis is totally insignificant, even if all WSUD features did not work. The whole point of WSUD is to reduce export throughout the year – it is impossible to treat floodwaters.

The plume of Richters Creek discharge under high flows is known to extend up to around 1 km, totally swamping any local effect. Local creeks (especially Richters Creek) exhibits elevated nutrient levels during the wet season from a range of runoff effects – as stated in the EIS (s11.1.4d)):

Nutrient levels in Richters Creek during high wet season flows are typically twice those recorded during the dry season. This trend is also consistent with current water quality monitoring data. (p11-14)

It also needs to be acknowledged that the treated effluent to be used for irrigation (and that is only a small part of the imported effluent) is currently exported to the GBRWHA from the WWTP. Any of this effluent used on Aquis prevents this quantity from being exported. Even if all irrigation water used in a month during the wet season (roughly 50 ML) was lost in a flood (highly unlikely), only 540 kg of nutrients/sediments would be lost. Even if all irrigation water was lost the impacts would still be beneficial due to the balance of the treated effluent consumed as a non-potable substitute.

The statement in 99.12 about the use of urban models is not correct, as MUSIC is routinely used in rural areas and a range of appropriate catchment types exist in the model. In addition, it is not only the lake catchment that has WSUD elements – these are also included in the Sports and Recreation Precinct (EIS Figure 11-10 and Table 11-6).

c) Conclusions

Although some submitters query the EIS conclusions regarding the reduction in export of nutrients and sediments, the stormwater drainage concept is aligned with GBRMPA's Reef Plan and adopts WSUD features that modelling shows generally meets Reef Plan targets. Concerns regarding runoff of

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	118





nutrients, even if all irrigation water was lost the impacts would still be beneficial due to the balance of the treated effluent consumed as a non-potable substitute.

The development of the *Integrated Water Management Strategy* (IWMS) is a project commitment (EIS Table 23-2) and will be included in the Register of Proponent Commitments (Cat 5) this will expand on the WSUD features and stormwater drainage in general.

Use of treated effluent is a design commitment and will be given effect by the . Register of Proponent Commitments (Cat 5)

3.11.3 Theme 11.2 Lake Environment

a) Submissions

This theme was used to collect together comments regarding the lake environment and in particular discharge standards associated with water exchange. Several of these issues are also dealt with under Theme 23.1: Environmental Management Plan (**Section 3.23**). Issues associated with the receiving environment are covered under Theme 11.3 below.

טו	ISSUE
77.17	Regarding lake water quality, there appears no discussion on the waste management hierarchy in the context of the planned and routine discharge of impounded water from the lake into the receiving environment. In addition, the application of best practice management and sustainability principles in regards to the proposed management measures also appears absent. It appears that the approach to management of the Lake assumes, and is reliant upon, the routine discharge of water (on average every 14 days for the lifecycle of the project). Where this approach is not permitted, for whatever reason, though for example, a licence to release may not be granted by the relevant administering authority(s) and/or the water quality (physical, chemical and/or biological) may be unacceptable, the consequences of such a scenario warrant consideration and thorough assessment. Where there was no specific assessment undertaken of the implications of a no release and/or suspension of release scenario applying to the Lake, the implications to impact assessment and decision making needs to be explained.
79.5	After a few years of operation, the lake could prove to be environmentally unsustainable. Maintaining water quality in a very large artificial lake in the tropics would be difficult, if not impossible. The owners would then need to open a significant channel to the ocean (not just little Yorkeys Creek) to allow regular tidal flushing. This would tie in well with stage 2 being redesigned as a marina complex. Look at how closely the original Aquis design resembled a marina layout. The new design also lends itself to an easy conversion to a marina layout. Expensive perhaps but money does not seem to be an issue (so far) with the Aquis Project. Suggested Solution: Do not approve the giant artificial lake.
81.11	This development may provide short term profit for some people, but it will not be sustainable. We especially do not need our precious World Heritage areas to be impacted aesthetically, or physically, because of massive infrastructure, floodplain alteration, artificial lakes and associated algal blooms, increased sewerage outputs.
95.1	This page notes the possibility of sewerage system failure and consequent pollution, which would be serious given the size of the development. The same concern applies to accidental spills of hydrocarbons or other chemicals into the lake. While there is a comment earlier that contaminated lake water 'may' be treated by the swimming lagoon filtration system, there seems to be no clear explanation of how the large volume of lake water would be treated before discharge in the case of contamination. The outflow into Richters Creek would ensure that any such contamination would, with prevailing winds and currents, reach most of the northern beaches - Yorkey's, Trinity, Kewarra, Clifton, Palm, Ellis. Given the possible impact, the EIS needs to address the possibility of accidental severe contamination more carefully.
127.6	Similarly the proposed lagoon should be isolated efficiently from fresh groundwater, and on no account should this lagoon be saltwater, or should it be connected to Thomatis Creek, as this natural waterway would then be contaminated by rubbish from the resort, and the patrons of the resort/casino. No regulations or policing will stop overseas tourists, in the numbers envisaged, from throwing away and discarding plastics and wrappers etc., as well as foodstuffs, cigarette butts and so on.
133.19	No approvals should be provided for an artificial lake until such time as the strategies to deal with issues have been developed and are available for consideration
133.20	More consideration needs to be given to the issues of ingress and egress of water between the natural waterways and the proposed artificial lake prior to approval, particularly in relation to flooding events and potential for underground leakage.
133.21	That, if an artificial lake is approved, any out fall from the artificial lake be dealt with in a environmentally considerate manner rather than simply allowed to drain into an estuarine environment.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	119





ID	ISSUE
133.22	That the rules for monitoring and managing water quality leaving the site: are better articulated; have clear,
	monitored and enforceable targets; are designed to ensure that there is at no time any reduction in water
	quality outside of the development area (i.e. not just matching the worst possible current case for the time of
	year regardless of actual conditions); include a realistic plan for preventing impacts in the case of lake water
	quality parameter exceeding clear monitored and enforceable targets; include a monitoring for invasive
	species and lake outfall points.
136.19	As per 133.19
136.20	As per 133.20
136.21	As per 133.21
136.22	As per 133.22
165.19	As per 133.19
165.20	As per 133.20
165.21	As per 133.21
165.22	As per 133.22
168.27	Chapter 9 refers to the volume of sediment occurring across the delta that results from significant flooding
	events, and expresses the notion that this sediment can be spread over the site (to achieve a total of 20 mm
	deposition) or within the lake (250 mm deposition or decrease in 6.25% lake depth). This is easy to place in
	writing, but how cost effective or time consuming it will be, particularly if the concept of pushing all sediment
	into the lake is proposed - to achieve an even depth on the aquatic floor, to be dredged, access may be an
	issue provided it will be surrounded by resort buildings and guests.
194.3	The EIS proposes to rely on fish to control mosquito populations within the proposed resort. This approach is
	not evidence based as a recent Cochrane systematic review found no evidence for the effectiveness of fish in
	reducing the transmission of malaria. It is unclear how the use of native fishes will significantly impact
	mosquito numbers as these fish are already resident and systematic reviews have failed to identify studies
	where fish were effective. There are, in fact, well documented examples where the use of fish resulted in an
	increase in mosquito numbers. In addition, introduced fish pose significant risks to the environment.
203.5	Concerns about infestation of weeds and pests in the saltwater lagoon.
250.6	Water Quality. That no approvals be provided for an artificial lake until such time as the strategies to deal with
	issues (including separation of the lake from groundwater), have been developed and are available for
	consideration by the community.
250.7	Water Quality. More consideration be given to the issues of ingress and egress of waters between the natural
	waterways and the proposed artificial lake prior to approval, particularly in relation to flooding events and
	potential for underground leakage.
250.9	As per 133.22.

Lake Management

The following submission is an example of a concern about when lake exchange cannot occur:

• 77.17 (part): 'It appears that the approach to management of the Lake assumes, and is reliant upon, the routine discharge of water (on average every 14 days for the lifecycle of the project). Where this approach is not permitted, for whatever reason, though for example, a licence to release may not be granted by the relevant administering authority(s) and/or the water quality (physical, chemical and/or biological) may be unacceptable, the consequences of such a scenario warrant consideration and thorough assessment. Where there was no specific assessment undertaken of the implications of a no release and/or suspension of release scenario applying to the Lake, the implications to impact assessment and decision making needs to be explained.'

This submission raises a very good point as the exchange of lake water is an essential part of the management of the lake. Aquis is undertaking additional work on this issue for documentation in the *Supplementary Information Report* and is planning a detailed technical working session with EHP and additional modelling as inputs to that report.

Submission 79.5 expresses a view that 'After a few years of operation, the lake could prove to be environmentally unsustainable. Maintaining water quality in a very large artificial lake in the tropics would be difficult, if not impossible. The owners would then need to open a significant channel to the ocean (not just little Yorkeys Creek) to allow regular tidal flushing. This would tie in well with stage 2 being redesigned as a marina complex. Look at how closely the original Aquis design resembled a

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	120





marina layout. The new design also lends itself to an easy conversion to a marina layout. Expensive perhaps but money does not seem to be an issue (so far) with the Aquis Project.'

The issue of opening up a tidal channel and constructing a marina is not within the scope of the project and would not be permitted by any of the approvals to be sought.

Submission 127.6 believes that the lake should be fresh water (not possible) and raises concerns about adjacent waterways being 'contaminated by rubbish from the resort, and the patrons of the resort/casino. No regulations or policing will stop overseas tourists, in the numbers envisaged, from throwing away and discarding plastics and wrappers etc., as well as foodstuffs, cigarette butts and so on.' This raises a minor point not addressed by the EIS. However, the management of litter will be a routine part of the resort management regime and lake water quality aspects will be included in the committed *Lake Management Strategy* (EIS Table 23-2).

Submission 194.3 raises concerns that the reliance of fish to control mosquito populations within the proposed resort is 'not evidence based' and '... systematic reviews have failed to identify studies where fish were effective. There are, in fact, well documented examples where the use of fish resulted in an increase in mosquito numbers. In addition, introduced fish pose significant risks to the environment.' The proposal to introduce fish is not a commitment as this issue has yet to be explored in detail. This submission will be taken into account in compiling the committed *Lake Management Strategy* (EIS Table 23-2).

Discharge Strategy and Standards

Many submissions include comments about the need to develop discharge standards. For example:

- 133.19: 'No approvals should be provided for an artificial lake until such time as the strategies to deal with issues have been developed and are available for consideration.'
- 133.22: 'That the rules for monitoring and managing water quality leaving the site:
 - are better articulated;
 - have clear, monitored and enforceable targets;
 - are designed to ensure that there is at no time any reduction in water quality outside of the development area (i.e. not just matching the worst possible current case for the time of year regardless of actual conditions);
 - include a realistic plan for preventing impacts in the case of lake water quality parameter exceeding clear monitored and enforceable targets; include a monitoring for invasive species and lake outfall points.'

Aquis is undertaking additional work on this issue for documentation in the *Supplementary Information Report* and is planning a detailed technical working session with EHP and additional modelling as inputs to that report.

Contingency Plans

Submission 95.1 refers to 'the possibility of sewerage system failure and consequent pollution, which would be serious given the size of the development. The same concern applies to accidental spills of hydrocarbons or other chemicals into the lake. While there is a comment earlier that contaminated lake water 'may' be treated by the swimming lagoon filtration system, there seems to be no clear explanation of how the large volume of lake water would be treated before discharge in the case of contamination. The outflow into Richters Creek would ensure that any such contamination would, with prevailing winds and currents, reach most of the northern beaches - Yorkey's, Trinity, Kewarra, Clifton, Palm, Ellis. Given the possible impact, the EIS needs to address the possibility of accidental severe contamination more carefully.'





Aquis is undertaking additional work on this issue for documentation in the *Supplementary Information Report* and is planning a detailed technical working session with EHP and additional modelling as inputs to that report.

Sediment Management

Submission 168.27 states that 'Chapter 9 refers to the volume of sediment occurring across the delta that results from significant flooding events, and expresses the notion that this sediment can be spread over the site (to achieve a total of 20 mm deposition) or within the lake (250 mm deposition or decrease in 6.25% lake depth). This is easy to place in writing, but how cost effective or time consuming it will be, particularly if the concept of pushing all sediment into the lake is proposed - to achieve an even depth on the aquatic floor, to be dredged, access may be an issue provided it will be surrounded by resort buildings and guests.'

The 20 mm figure was quoted to put into context the total volume of sediment contained in a Barron River flood and was not meant to imply that Aquis would be spreading this out over the site. In practice, any sediment dropped would be dealt with as follows:

- Environmental Management and Conservation Precinct: most likely no action would be taken as sediment would simply add to the topsoil resource.
- Sports and Recreation Precinct:
 - golf course most likely spread to a thin layer and would act as topdressing
 - paved areas collected and spread on golf course (if suitable) or disposed of off-site
- Lake: collected by suction dredge as noted in the EIS and disposed of ether on-site or off-site after removal of salt.
- Resort Complex Precinct: not applicable as this is above the PMF.

Further consideration of this issue is part of the committed *Lake Management Strategy* (EIS Table 23-2).

Behaviour in a Flood

Submission 250.7 raises the concern that about 'the issues of ingress and egress of waters between the natural waterways and the proposed artificial lake ... particularly in relation to flooding events.'

Aquis is undertaking additional work on this issue for documentation in the *Supplementary Information Report* and is planning a detailed technical working session with EHP and additional modelling as inputs to that report.

c) Conclusions

Aquis is undertaking additional work on lake management and discharge standards for documentation in the *Supplementary Information Report* (i.e. Cat 3) and is planning a detailed technical working session with EHP and additional modelling as inputs to that report. Issues relevant to the above that are under consideration are:

- lake management in general
- lake release strategies and associated standards and monitoring
- lake performance during floods (including hydraulic and water quality aspects).

Further consideration of lake management will be undertaken in completing the committed *Lake Management Strategy* (Cat 5).





3.11.4 Theme 11.3 Receiving Environment Water Quality

This theme was used to collect together comments regarding water quality in the receiving environment. There is some overlap with the lake discharge strategy and standards discussed above. In addition, where the issue is relevant to the GBRWHA / GBRMP this is quoted below but dealt with under Theme 22.2 Integrity / Ecological Processes (**Section 3.22.3**).

a) Submissions

ID	ISSUE
51.1	Water quality (Chapter 11). Hard and soft coral species are present at Double Island and there were other live coral formations present on the reef flats at some time in the recent past. Northerly flowing inshore currents and runoff from rivers and creeks from the Baron River floodplain, including Thomatis and Moon Creeks, affect this and other inshore coral reef habitats, particularly to the north.
51.2	Any disturbance, however slight, or deterioration of water quality can affect the existing corals and species diversity at Double Island reefs.
99.3	With the current public expenditure to reduce the impacts of nutrients and contaminants to the Great Barrier Reef lagoon, Aquis can only be viewed as a potential and serious threat. Escape of material from site excavations during floods would deliver the most immediate impacts but runoff of nutrients (fertilisers, use of recycled sewerage etc.) and contaminants (herbicides, pesticides, building products etc.) into waterways and the GBR lagoon would continue into the future. There is an inordinate focus on the elevation of the buildings focuses on the possibility of damage to the proponent's investment. There is not the same focus on the potential for serious cumulative damage to environmental assets.
99.13	Identified contradictions: "The influence of the proposed Aquis lake discharge is expected to have only a small influence on the receiving environment of Richters Creek including the near-shore environment. Furthermore, and as demonstrated above, if lake water quality is maintained in a similar or better condition to Richters Creek, then no discernible reduction in water quality is expected. This is a reasonable expectation as the lake model indicates that water quality is likely to be better than that of Richters Creek, particularly during increased flows from the Barron River."
99.14	Identified contradictions: "Strict receiving waters discharge criteria with discharge only allowable when suitable standards are achieved and only on ebb tide" but "Where discharge criteria cannot be achieved, alternative (i.e. emergency) seven day turnover of lake water using the normal inlet and outlet pipework, but pumping for 24 hours a day."
99.20	The cumulative impacts on the Fish Habitat Reserve and Estuarine Protection Zone of the GBR Coast Marine Park associated with the Richters and Yorkeys Creek estuary and on the GBRWHA from nutrients and pollutants delivered via the direct discharge from the Aquis lake into Richter's Creek and run-off from the 'flood tolerant' golf course into the marine environment of GBRWHA remain undescribed. As quoted from The Scientific Consensus Statement (DSDIP (2013) in the report: "The decline of marine water quality associated with terrestrial runoff from the adjacent catchments is a major cause of the current poor state of many of the key marine ecosystems of the Great Barrier Reef." Instead Aquis has chosen to describe such impacts as "negligible" without addressing the cumulative impacts that will result over the years of operations in such a large development with an estimated 1,000,000 users per year. There needs to be much caution in this assessment.
99.21	Any impacts on the water quality of the GBRWHA are not included in cumulative impacts. In fact Aquis displays a complete lack of understanding of the sensitivity of the marine and estuarine environments with which they plan to interface: "As a trend, impacts on biodiversity and water quality are expected to be long term and largely beneficial. Any adverse impacts are considered to be associated with extreme events and are reversible." Unfortunately the impacts of nutrient and pollutants on the GBRWHA has proven to be very difficult if not impossible to reverse. The frequency of "extreme events" (namely flooding) is an annual wet season event without even considering the possibility of a cyclonic surge (or tsunami).
99.22	Aquis have avoided addressing a central issue: What will be the cumulative impact of runoff of nutrients and pollutants from the Aquis site into the estuarine and marine waters of the GBRWHA? Instead Aquis have made spurious assertions that it will be "negligible" and even "beneficial" and less than the current runoff.
121.2	The aquaculture ponds are a nuisance to Yorkeys residents and any future change to these, by any development, would be a benefit to locals. As stated in the GRMPA report 2006 on Mangroves and Saltmarshes, the ponds increase the nutrient and suspended sediment levels in surrounding areas, so for the ponds to cease would be of benefit to the Yorkeys environment.
144.2	Will be an environmental improvement over a cane farm. With reduction in herbicides and pesticides silt going onto reef.
145.1	Even with best management practice the water quality issues from disturbing the soils in construction will have a significant effect on our larvae and juveniles (see attached supporting documentation). Suggested solution: Aquis could construct a pipeline parallel or in conjunction with their own to the 2km offshore sight to supply water to the farm, hatchery and Nursery to ensure clean water is supplied to the farm.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	123





ID	ISSUE
153.2	In the context of the proponent's intention to drain and fill the aquaculture, Table 7.12 states that the resort lake "will be designed as a habitat in its own right". Yet in Appendix G – Terrestrial Biodiversity s.8.2, states "When the ponds are lost it would be important to ensure that the lake did not replace them as a preferred habitat" and lists a number of strategies to specifically designed to "reduce the habitat variability and attractiveness of the artificial lake and lagoon areas". This is contradictory. The proponent should be clear as to the intentions for waterbird habitat on the site. If the existing valuable wetland habitat is to be drained, the establishment of a resort lagoon designed to minimise habitat values will not offset that. The nett result will be a significant loss of waterbird habitat in the area. Ideally, the old aquaculture ponds should be maintained and incorporated into the resort design.
153.3	In the context of the proponent's intention to drain and fill the aquaculture ponds, Table 7.12 states that the resort lake <i>"will be designed as a habitat in its own right"</i> . As noted on page 7.11, the aquaculture ponds are freshwater. The lagoon lake, however, will be brackish to saline (Appendix G Terrestrial Biodiversity, s. 8.2.1.). The value of the aquaculture ponds relates to being a freshwater system, and its value cannot be replaced by the establishment of a saltwater system. The loss of the ecologically important freshwater aquaculture ponds cannot be offset by the creation of the resort's saltwater lake. The old aquaculture ponds should be maintained and incorporated into the resort design.
162.2	Provide justification for land fill level scenarios in mitigating the flooding of surrounding residents and to ensure that toxic waters will not enter the Great Barrier Reef Waters or important wetlands for migratory and resident protected bird species.
168.20	The use of the lake as a form of mitigation towards flooding appears ineffective. The changing of salinity of the lake water will have a serious impact on aquatic life present, and the suggested solution of pumping saltwater into this lake and in turn pumping out freshwater, means this freshwater is pumped directly into the sensitive environment of the GBR, thereby affecting the quality of water, and therefore quality of aquatic life, in this region. There is also the very likely risk, as already mentioned in the EIS, of contamination regarding littering of rubbish by resort guests, which will either remain in the lake or be flushed out to the ocean via the inlet pipeline, creating pollution and harm to aquatic life. Discard the concept of the Lake, altogether - completely unnecessary.
179.3	A project of this size will adversely affect the water quality of the surrounding beach and creeks. Population numbers quoted, i.e. 1200 guests and 20,000 operational staff will see an increasing the population of Cairns by 20%, but for the immediate vicinity of Yorkeys Knob and Holloways Beach the population will increase by 533%. Existing and proposed water, sewerage and power infrastructure are unlikely to provide effluent of the water quality required and it is highly likely that the coastal and creek water quality will deteriorate.
203.1	The project is located on the Barron River floodplain adjacent to the Great Barrier Reef, and is likely to have water quality impacts on the reef.
250.8	Water Quality. That, if an artificial lake is approved, any outfall from the artificial lake be piped offshore rather than simply allowed to drain into the estuarine environment.

Dilution of Discharge

The issue raised by submitter 51 regarding corals has been addressed under Theme 7.4 (**Section 3.7.5**). It is worth repeating the finding of the EIS that the model results show that there is negligible change in water quality concentrations off-shore with 90_{th} percentile changes indicating over 99.9% dilution. The EIS notes that dilution need only be considered if the discharge is of a worse quality than the receiving water body – all work done to date suggests that discharge will be of a better standard than the receiving waters. This finding was clearly stated in the EIS and addresses the concerns of most submitters.

Submitter 99 raises a number of points amongst which are two 'identified contradictions':

- 99.13: 'Identified contradictions: "The influence of the proposed Aquis lake discharge is expected to have only a small influence on the receiving environment of Richters Creek including the near-shore environment. Furthermore, and as demonstrated above, if lake water quality is maintained in a similar or better condition to Richters Creek, then no discernible reduction in water quality is expected. This is a reasonable expectation as the lake model indicates that water quality is likely to be better than that of Richters Creek, particularly during increased flows from the Barron River."
- 99.14: 'Identified contradictions: "Strict receiving waters discharge criteria with discharge only allowable when suitable standards are achieved and only on ebb tide" but "Where discharge criteria cannot be achieved, alternative (i.e. emergency) seven day turnover of lake water using the normal inlet and outlet pipework, but pumping for 24 hours a day."'

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	124





With respect to these:

- 99.13: the submitter appears to have misunderstood these statements which mean:
 - AD modelling shows small concentrations (high dilutions) of lake water at the mouth of Richters Creek – this means that if the lake water is of a lesser standard than the receiving waters, then the effect of this is very small
 - however, the second part of the statement means that it is expect that lake water will be superior to Richters Creek water, in which case dilution is at worst irrelevant and at best slightly beneficial.
- 99.14: this point is relevant (raised also under Theme 11.2 Lake Environment) and is the subject of further work as previously described.

Aquis is undertaking additional work on lake management and the impact of lake discharge for documentation in the *Supplementary Information Report* and is planning a detailed technical working session with EHP and additional modelling as inputs to that report.

Cumulative Impacts (water quality)

Submission 99.20 claims the EIS ignores the impact of stormwater drainage on water quality. This is discussed under Theme 22.2 Integrity / Ecological Processes in **Section 3.22.3**) where it is stated that the work described in EIS Chapter 11 is based on industry best-practice and confirms that the use of WSUD features will reduce the annual export of nutrients from the site when compared with the current situation. The submitter does not present any evidence that this assessment is flawed and does not recognise that if export is less than at present, then this will reduce cumulative impacts.

c) Conclusions

None of the submissions raise any new issues or present any new information on receiving water quality. However, Aquis is undertaking additional work on the impact of lake discharge for documentation in the *Supplementary Information Report* (Cat 3) and is planning a detailed technical working session with EHP and additional modelling as inputs to that report. Issues relevant to the above that are under consideration are:

- issues discussed under Theme 11.2 Lake Environment
- alternative lake discharge locations (including an offshore option) and new water quality modelling (see below).





3.11.5 Theme 11.4 Lake Plumbing

This theme was used to collect together comments regarding the infrastructure associated with lake water exchange (i.e. the inlet pipeline and outlet works).

a) Submissions

ID	ISSUE
168.29	Risks associated with pipeline construction are too severe. Reef and marine life are already at much risk from excess sediment and run-off, creating turbid waters and increasing bacteria, which in turn has been shown to be associated with blooms of Crown of Thorns Starfish. Construction of this pipeline is too close to GBR, construction methods are too threatening, particularly with mangrove habitats nearby, and there are very few effective management methods that can be taken when the pipeline and dredging are occurring so close to the marine park. Increases in concentration of suspended sediments and release of harmful nutrients, particularly ASS, will acidify the water, decrease dissolved oxygen, increase exposure to heavy metals and kill aquatic life, beginning in waterways and later flushed out to the reef.
192.4	The dredging of Richters Creek for the seawater inlet and pipeline has not been adequately detailed and its impacts have been purposely understated and undervalued. The dredging of Richters Creek for the proposed inlet pipeline will have a greater impact than what is proposed in the EIS. The EIS needs to include further information on the impact of dredging on the marine environment and where the dredge spoil will be placed. How far out does the pipeline go into the GBRMPA and will the seabed be dredged? What are the impacts to marine life and where is the science to support the view at p7-75 that fauna such as dolphins, dugongs and turtles may move away from the area during the construction of the pipeline and because of increased noise from the resort but that they are expected to return once construction is completed.
203.4	The project will alter water flow in Yorkey's, Richters and Thomatis Creeks and there is potential for contamination of these water courses.
203.10	The project may result in silting of the mouth of the Thomatis Creek from the lagoon outfall.

b) Discussion

Aquis is undertaking additional work on the impact of the lake inlet pipeline and construction techniques and safeguards. It is also investigating a discharge option involving extending the discharge some way offshore to minimise exposure of infrastructure to changes to the Richters Creek mouth. This will be documented in the *Supplementary Information Report* and is the subject of a detailed technical working session with EHP.

c) Conclusions

Aquis is undertaking additional work on lake inlet and outlet for documentation in the *Supplementary Information Report* (Cat 3) and is planning a detailed technical working session with EHP. Issues relevant to the above that are under consideration are:

- issues discussed under Theme 11.2 Lake Environment
- alternative lake discharge locations (including an offshore option) and new water quality modelling.





3.12 CHAPTER 12 HAZARDS

3.12.1 Scope

Submissions dealt with under Chapter 12 relate to the following aspects of hazards:

- 12.1 Hazard environment
- 12.2 Hazard management (people and the off-site impacts).

3.12.2 Theme 12.1 Hazard Environment

a) Submissions

This theme was used to collect together comments regarding the hazard environment of the site.

ID	ISSUE
72.3	The siting of the resort; on a known flood plain, in a high frequency cyclone zone where some of the world's highest wind velocities have been recorded, where there is a natural process of major river migration occurring, and where disasters such as cyclones, storm surge and floods can occur together, offer a very difficult situation to control leading to high public safety and property risk. The size and dominance of the project on the landscape and the local community when coupled with the unsuitability of the site makes the project unfeasible; too much of a risk and too much of an ask of the community and government.
	Recommendation 3: Select another site for the project.
77.10	The EIS reports the Residual Risk to be less than the Risk for a number of hazards; however, the relevant mitigation measure included a management measure. Where a management measure proves ineffective, for whatever reason, the Residual Risk would in fact be no different to the Risk. For the hazards where management measures are included, clarification is required in terms of the efficacy of any management measurement in the determination of Residual Risk. The ramifications of this clarification need to be explained and considered in any assessment. Clarification of the nature and scope of sensitivity analyses, undertaken to test the effect of uncertainty in assumptions and data (used in the risk assessment model), is required. Further, where there was no specific sensitivity analysis undertaken or uncertainty of outcomes evaluated, the implications to impact assessment and decision making needs to be explained.
127.1	Suitability of site: The project is at present planned to be extremely large and the site is not suitable for such a development, being subject to extreme weather events, e.g. cyclones, storm surges, monsoonal rains, flooding and during summer very humid and uncomfortable for both international and local visitors. The site is situated on the flood plain of the Barron River and is adjacent to Thomatis Creek which adjoins the Barron and is listed on the Cairns Regional Council Barron Smithfield District Plan as a Significant Waterway. This waterway will be adversely affected by the proximity of the Aquis Resort, no matter what conditions are imposed, just by the very nature of such construction next to a natural mangrove creek.
127.4	It would be useful for the relevant Government Officers to visit the Port Hinchinbrook site to see first-hand the disastrous effects Far North Qld. weather can cause. With climate change effecting global weather patterns, unfortunately the north can expect to see more devastating cyclones. This is a well-established fact now internationally.
137.2	Unsuitability of Barron river delta for development. The site is wrong for the development, it is severely constrained by potential river migration (Richters, Thomatis and Barron Rivers), cyclone and storm surge. The potential disruption to business caused by any of the uncontrollable weather-based risks/events is considerable. How will guests and staff be evacuated – where will they stay when a cyclone approaches? At what point will flights stop due to cyclone activity? News reporting about cyclone/storm surge causes tourists to go elsewhere. Can Aquis survive many months of no or low visitor numbers? Dunk Island, post-cyclone Yasi comes to mind - a 'stranded asset' still not open for business three years after Cyclone Yasi.
147.13	Concerning the effects of climate change, including the statement - "that for Queensland in general it is predicted that there will be a stronger but shorter rainfall season during January and February thus resulting in drier autumns. It is generally anticipated that the number of rainy days will decrease but the amount of rain falling on wet days may increase by up to 20%. Extreme rainfall events are predicted to also become more frequent during the summer months." I consider the Aquis' proposed site to be highly susceptible to the effects of possible flood, cyclone and storm surge activity. With climate change now being a generally accepted science (as well as its effects and impacts worldwide becoming increasingly obvious to the layman), we simply don't know what nature is going to serve up. In recent years there have been some extraordinary levels of rainfall and high winds in Queensland considerably further south of our region, so even the most diligent of planning and design may be ineffective.
168.22	Flooding is often approached in regards to storm effects, however, where is the regard for cyclonic winds? The EIS states cyclones hit the region on average once in every two years. Whilst these may not always be capable of causing serious damage, the truth of the matter is that predictions state they will become stronger and larger in size. Building infrastructure may stay intact for the most part during cyclones, however, buildings still have glass windows, roof panels and exterior fittings. Concerns raised regarding wind-borne debris.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	127





ID	ISSUE
203.7	Given projected sea level rise and increased intensity of cyclones, is a low-lying coastal area in a floodplain
	really an appropriate location for such a development?
203.8	Placing infrastructure of this scale in such a vulnerable area will increase the chances of future requests for
	engineering solutions to mitigate flooding and storm surge damage, and these engineering solutions have
	high environmental costs.
213.11	In a risk and hazard assessment carried out in Cairns in 1999, earthquakes were rated the third highest on
	the scale of risk to the Cairns region following storm tides at No. 2 and cyclones at No 1. Development of the
	kind that AQUIS proposes is unsuitable for regions of this kind.

Site Hazards

Several submitters raise concerns that the site is in a high hazards area. The purpose of EIS Chapter 12 was to examine this and no new information was presented in the submissions.

Risk Assessment

One submitter (77.1) is concerned about the methodology of risk assessment where mitigation is involved, calling for 'clarification is required in terms of the efficacy of any management measurement in the determination of Residual Risk' and an explanation of decision-making regarding uncertainty / sensitivity.

The lack of a detailed risk assessment is noted in the EIS and in s12.5.2a) that:

A comprehensive risk assessment will be undertaken as an input to detailed design, in accordance with relevant standards so that mitigation by design and operational procedures can be developed and incorporated, and a residual risk can be determined. (p12-32)

As stated above, this is a task for detailed design. The EIS provides an appropriate analysis of the risk environment for the purposes of a land use approval and demonstrates that major risks (flooding, cyclone, tsunami) can been accommodated by appropriate fill levels coupled with a shelter in place management strategy.

c) Conclusions

No submissions presented any information regarding hazards not included in Chapter 12.

The development of an EMP element to include contingencies is a project commitment (Schedule of Commitments) (Cat 5). This plan will involve the preparation of a detailed risk assessment and consideration of off-site impacts from contaminants.

3.12.3 Theme 12.2 Hazard Management

a) Submissions

This theme was used to collect together comments regarding the management of hazards.

ID	ISSUE
73.4	The overall response in the EIS to the events of storm tide, flooding and tsunami is to "shelter in place", based on the large number of visitors and staff who would otherwise need to be evacuated. The Cairns Local Disaster Management Group recommends sheltering in place only for people outside of storm tide zones or flood inundation areas. Note this region does not evacuate for wind threat, only storm tide in a cyclone. The recommendation for anyone in a storm tide or flood affected zone would be to leave and move to higher ground (similarly for a tsunami, for which there may be very limited warning). The movement of such large numbers of people, regardless of occupancy levels, will have an impact on both other residents evacuating and the capacity of emergency services.





ID	ISSUE
73.5	P12-32 also raises the issue of "security and logistical issues in handling an undetermined number of evacuees" in relation to local residents who, it is assumed, may also try to seek shelter at the resort. The Cairns Local Disaster Management Group would not consider establishing a place of refuge within an event impacted area and is required to follow procedures and regulations for establishing such facilities in higher places. The assumption that height above an inundation area would automatically provide a safe place of refuge is neither practical nor sensible, nor can there be any guarantees that the structural integrity of lower floors would withstand an event such a tsunami or possibly even storm surge, depending on height and intensity.
73.6	Further discussion and agreement with the Cairns Local Disaster Management Group is required to make this section reliable. Also note that the Community Risk Assessment 1999 is an outdated document as is the 2011 Cairns LDMP and there is no such entity as the Cairns District Disaster Management Group. The district group covers a wider area of local disaster authorities.
99.7	Hazards. This chapter does not offer any reassurance in terms of mitigation of impacts from flooding, cyclonic surges or tsunamis on the GBRWHA. It is apparent that flooding (whether from river, cyclonic surge or tsunami) will occur. As previously stated, it is not just the water levels but the potential for contamination of the waters of the GBRWHA that is of serious concern.
154.1	Can this project include cyclone shelter for local population during disaster conditions? This will be of great benefit to all cairns residents.
197.6	Hazards: As both of us being experienced in emergency management, risk analysis and hazard mitigation, we felt the document was well researched and took into account all of the known and perceived risks and hazards.
197.7	It is recommended that fire, site safety, building safety and road safety on site, all rescue, emergency, health and medical primary immediate response as well as emergency training; exercises; building, resources and site compliance; alarms monitoring and alarms or incident response management, emergency medical response and other matters including major disaster preparedness, before, during construction and on completion of the project, be managed by an on-site holistic AQUIS public safety agency. Planning for and managing alarms, incidents, terrorism aspects like bomb threats, and the like, all of which can be managed by an on-site service delivery with an upgrading plan of support from external agencies when/if required. This will reduce/negate any financial impost on the tax payer.
197.8	The provision by AQUIS of a cyclone resistant shelter for the local community and the on-site population, is comforting but again, managing such a HUGE resource is a MASSIVE task of internal training, competent and trained staff availability, skilled incident team management (IMT) training and co-ordination, logistics and resources management, training exercises and communications.
197.11	Pandemics: The influx of increasing numbers of tourists arriving in Cairns from overseas, particularly the Asian areas, has in the past let Cairns be exposed to the effects of pandemics such as "Swine flu" and "Bird Flu" and other influenza style ailments. Management will be needed.

Shelter in Place

Several submitters commented on the matter of 'shelter in place' which is the currently adopted option:

- One (73.5) claims that 'the Cairns Local Disaster Management Group would not consider establishing a place of refuge within an event impacted area and is required to follow procedures and regulations for establishing such facilities in higher places.' This is contrary to the advice from emergency services organisations documented in the EIS (s12.4.1a)) the current consensus is that this is the appropriate approach.
- Submission 197.6 states that 'As both of us being experienced in emergency management, risk analysis and hazard mitigation, we felt the document was well researched and took into account all of the known and perceived risks and hazards.'
- 197.7: 'It is recommended that fire, site safety, building safety and road safety on site, all
 rescue, emergency, health and medical primary immediate response as well as emergency
 training; exercises; building, resources and site compliance; alarms monitoring and alarms or
 incident response management, emergency medical response and other matters including
 major disaster preparedness, before, during construction and on completion of the project, be
 managed by an on-site holistic AQUIS public safety agency. Planning for and managing alarms,
 incidents, terrorism aspects like bomb threats, and the like, all of which can be managed by an
 on-site service delivery with an upgrading plan of support from external agencies when/if
 required. This will reduce/negate any financial impost on the tax payer.'





 197.8: 'The provision by AQUIS of a cyclone resistant shelter for the local community and the on-site population, is comforting but again, managing such a HUGE resource is a MASSIVE task of internal training, competent and trained staff availability, skilled incident team management (IMT) training and co-ordination, logistics and resources management, training exercises and communications.'

The development of an Integrated Emergency Management Plan outlined in s12.5.2a) is a project commitment (Cat 5). This plan will need to take into account the logistical issues raised above. In essence, evacuation via road will be practical until the immunity of the road network is exceeded (the commitment is that this will be to a standard equivalent to the Cairns Western Arterial Road (CWAR) which is the existing high-level route to the Cairns CBD – i.e. 2% AEP). For higher flood levels (up to 0.5 m above the PMF and well above the 0.01% AEP storm tide), the podium will remain un-flooded and guests can shelter in place. Vertical evacuation will be provided for shelter at a higher level and appropriate emergency power, communications, medical, and subsistence facilities will exist at this higher level. Once access by road is now longer possible, access for emergency purposes will be available via helicopter (the helipad is proposed to be sited above PMF). An integral part of the Integrated Emergency Management Plan is a warning system that will allow any important evacuations to be made before the resort is cut off from the road network.

Structural Integrity

73.5 claims that 'The assumption that height above an inundation area would automatically provide a safe place of refuge is neither practical nor sensible, nor can there be any guarantees that the structural integrity of lower floors would withstand an event such a tsunami or possibly even storm surge, depending on height and intensity.'

The EIS (s12.6.3) notes that:

The Resort Complex is to be built on a raised podium set at 7.5 m AHD. This level:

- is approximately 5 m above natural ground level
- is above the Probable Maximum Flood (PMF) for all parts of the site
- provides 2 m freeboard to the 0.01% AEP storm tide (allowing for 0.8 m sea level rise)
- is also well above the 6 m AHD refuge level set by CRC for tsunami
- provides adequate allowance to any conceivable extreme event, even with sea level rise. (012-36)

Thus it is extremely unlikely that any natural event would even rise to the podium level. It is possible to design structures to withstand the loads of large events without structural damage, such that safe shelter can be provided.





Off-site impacts

One submitter (99.7) is concerned about the potential for contamination of the waters of the GBRWHA as a result of major flooding. EIS s12.5.2b) acknowledges that an environmental management response is required, stating:

During the detailed design phase, planning will be undertaken to develop a comprehensive approach to the management of all likely hazards that could occur during construction and operation. These include accidents, spillages, fire, and abnormal events. In particular, detailed work will be undertaken to identify all hazardous substances to be used, stored, processed or produced and the rate of usage.

Much of this work will be required in support of various ERAs under the EP Act and will be the subject of future development conditions. In addition to usual controls over such substances, special attention will be given to minimising the risk of release of any materials that could adversely affect the receiving environment in the event of a hazard (especially flood and stormtide). For the Resort Complex Precinct, this will not be an issue as the finished ground level will be above all possible water levels. Accordingly, the focus of the management will be on other precincts with a lower immunity for these events. (p12-34)

As noted, most of the human activity will take place above the PMF / 0.01% AEP storm tide level, meaning that flood water will not collect loads from this area. This limits the management response needed to the Sport & Recreation precinct.

c) Conclusions

It is concluded that the EIS deals adequately with the management of hazards and that consultation with appropriate agencies has been undertaken. The podium is set well above even extreme water levels and it is possible to design structures to withstand the loads of large events without structural damage, such that safe shelter can be provided.

Development of an Integrated Emergency Management Plan to deal with all contingencies (including a risk assessment and associated design and management responses) is a project commitment (i.e. a Cat 5 issue).





3.13 CHAPTER 13 ECONOMIC IMPACTS

3.13.1 Scope

Submissions dealt with under Chapter 13 have been broken into the following themes:

- 13.1 Employment
- 13.2 Economy
- 13.3 Tourism
- 13.4 Market domination
- 13.5 Benefits offshore / local.

3.13.2 Theme 13.1 Employment

a) Submissions

This theme was used to collect together all comments regarding the employment issues. There is some overlap with the Economy (see following section).

ID	ISSUE
10.2	Investment in this project will provide employment for many thousands of people, which Cairns desperately
	needs. Employment means incomes which are recycled/reinvested in the Cairns economy.
14.1	If an investor Foreign or otherwise, wants to improve swamp land to make Cairns benefit from issues such as
	constantly high unemployment, and the fall-out from young adult and youth suicide from lack of direction and
	un-financial means I am all for it.
14.2	I am a local born and bred in this town. While I fondly recall the way Cairns was (40 years ago) I also
	embrace the fact that with Multiculturalism, World Wide advances etc. we must move forward. This means
	having employment and infrastructure for our children to be able to stay in their home town rather than leave
	to find a job.
14.15	Please discontinue the bureaucratic hold ups to progress and find solutions to make the resort go ahead
	while an investor is interested in making it happen.
14.16	People need jobs now. Jobs give purpose and financial means. This builds self-esteem and community.
14.17	Community growth through intrastructure and employment in this manner is better than ridiculous government
	incentives such as a Baby Boom Bonus Scheme which has negatively impacted on homeless unwanted
00.0	Toster children and wasted taxpayer funds.
20.2	We live up the road at Caravonica and feel this will finally bring Cairns into the 21st Century and also bring us
26.4	work and more tourism.
20.4	implete has been well researched and provides numerous inscal advantages in the areas of tourism,
	employment, state and national economic growin as well as other direct and indirect impacts on the future
27.2	progress of the city of carms, queensiand and Adstraina.
21.2	employment.
28.2	Having lived in Cairns and needing to move due to lack of work opportunities I look forward to seeing this
	development proceed.
37.2	Aquis will bring a lot of tourists in Cairns and its operation will require thousands of permanent positions in
	Cairns. It will bring a much needed economic revival to the city and place it at the forefront of tourism
	destinations in Asia for many years to come.
39.3	There are NO jobs in Cairns. The government is in a terrible financial state of affairs and paying out huge
	amounts of money to unemployed! This is one sure way of creating employment, which is essential for
	people's pride and dignity! I cannot understand why the government is taking so long to give the complete go
44.4	ahead!
41.1	I lived in Cairns but due to a lack of suitable work at a high enough level I moved.
41.Z	I own property in Carris that I now rent and would like to return to Carris. Adults provides a means or
40.4	A community with full complexities and observe community.
42.1	A community with full employment is a happy community.
47.1	and boost to our economy of this sort is desperately needed. Each day I see neople struggle to find work neg
	the hills and survive. This needs to no ahead to save Cairos
53 3	Lam sure many southern Queenslanders and Australians, especially in Construction will migrate porth for
00.0	better work prospects which in itself will create more custom for all. This in turn will benefit Aquis as FNO will
	be a supportive culturally diverse community which will engage the Aquis visitor
	be a supportive suitarany aivoros community which will ongage the Aquis visitor.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	132





ID	ISSUE
53.4	As a construction-related business owner I have had to reduce my staff levels by 40% since 2008 we only employ locals and buy as many items as possible through local distributors, we have had to venture to Townsville to find work as more southern companies move north looking to maintain their cash flows, with such competition we have also had to look at southern distributors in order to reduce costs.
56.1	As one of the two local real estate agencies in Yorkeys Knob, I have had the opportunity to closely address what the potential social impacts on the Yorkeys Knob community could be. Although there will undoubtedly be a realignment of the structure and mixture of the population of Yorkeys Knob during the building stage of the project, once completed the population should stabilize again. This slight modification of the social structure will bring benefits to the community that far outweigh the negatives raised by this change. In the long term the changes that this project will bring to the community of Yorkeys Knob will be of greater advantage to the community than any changes it may go through.
69.1	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new airline routes to further develop other new tourism, business & education related activities in Cairns, will all benefit the Far North region for many many years to come. It will make Cairns a truly international destination for many reasons other than just gambling, & provide financial benefits that could otherwise only be dreamed of.
69.3	The likely financial benefits to be gained by local sporting teams in local, state or national sporting competitions, through significant corporate sponsorships which may be provided either directly by Aquis or the many financially profitable businesses which will result from the Aquis development, will dramatically boost sporting participation & support in the entire region.
99.19	Aquis' very uncertain statements in the EIS that attempt to introduce positive impacts is contrary to those experiences in the region: (1) "It is anticipated positive economic impacts across the community may have a flow-on effect in terms of positive social impacts. Job opportunities, less unemployment and potentially higher incomes may provide some offset to higher costs of living and allow for different social choices to be made as incomes rise. This may have further positive flow-on effects in the area of human services, law and order, and lifestyle changes across some segments of the community." (2) Instead, previous rapid development in the Cairns region has delivered menial and seasonal employment opportunities at the lower end of wages (most management was imported) that were not commensurate with the rise in the local cost of living (rents, rates, goods and services etc.). This is without even considering the social impacts of two casinos.
105.2	Cairns has one of the highest unemployment rates in the country and according to a recent Federal Government study, alarmingly high rates of unemployment for our young people. Cairns has been zoned a priority employment area by the Government according to recent reports from the department of employment. Such is the situation in Cairns that all private recruitment companies, RTOs and government employment services have formed an Employment Services Group (ESG) to work to together in an effort to help address the problem
105.3	Nowhere else in Australia did unemployment hit as rapidly as it did in Cairns after the GFC and it is still trending down. We have a huge under-employment problem and dropping participation rate - Cairns has an alarming 20% of families that are jobless and as a percentage of total workforce this is very concerning. Even our future growth industry sectors for employment are vulnerable.
117.7	Many thousands of people will have the opportunity of jobs, existing businesses will thrive and increased financial benefits from the ongoing supply chain will be far reaching and ever improving our financial well being in the general Cairns area and beyond.
117.8	Real estate values will finally have a chance to improve as more people desire to live in the area. At last a chance to stop our land values going backwards as they have done for so many years recently as a result of poor levels of tourism in recent years and loss of jobs as a result. Now there will be many more jobs. Young people will not have to go to other cities to get a decent job and income.
125.1	As a 4th generation Cairns resident this project excites me with what it can do for the Cairns Economy. I know so many of my friends from school that had to leave the region for opportunities that Cairns couldn't offer. This will help grow the city to a size that can support many industries, career paths and lifestyles.
128.11	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment.
146.2	Pollution social disruption. Every visitor flies here, carbon emissions. major social changes to region stress to existing infrastructure cost of proving new infrastructure distortions to job market, importation of workers. Solution: no casino.
148.1	I welcome the promised economic impact of AQUIS and applaud the initiative of the proponent in bringing such a substantial project to the region and to Australia, with all of its attendant potential benefits for employment and improved life chances for citizens. The EIS promises 20,000 direct new jobs and 35,000 indirect jobs. It promises to transform Cairns into 'a different class of city to become Australia's largest tropical destination' (chapter 13-41). It promises major new government revenue. The proponent, governments and business communities should continue to work to maximise the benefits while minimising adverse economic impacts.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	133





ID	ISSUE
155.2	This city, state and country NEED this project to go ahead, bring back our friends who are forced to leave their families due to lack of work and financial constraints, bring back the vibrancy of a city full of hope and growth instead of business closure and unemployment. I believe the vast majority of Cairns is in favour of this project. I certainly am.
166.1	We fully support the proposed Aquis development. We own three investment properties in the Cairns area, two of them are located very close to the Aquis site. Over the 11 years we have owned the properties we have watched Cairns slump into economic recession with locals finding it very hard to secure work. The employment and economic prospects this development will bring to Cairns and FNQ in general are too important to miss.
168.10	Regardless of whether this phase consists of overseas workers or local workers, the fact of the matter is that the construction phase is only short term. Any benefits created from the construction of this resort are short-term only, lasting a total of 8 years when linked directly to the resort. Once construction phase has finished, the majority of relevant trades will be left in the town looking for further work. Due to the influx of trades that have moved here for the Aquis opportunity, there will be excess trades and lack of demand. Therefore, they will move on again and find work elsewhere – a regular occurrence in mining towns.
181.11	Impact on local employers if their employees are diverted to construction, or if employees are impacted in their ability to get to work in a reasonable time frame due to increased traffic.
181.20	What actually are the employment opportunities long-term. Once construction is finished, what happens to the tradies who moved here and their families? Is there any contract to provide employment and training especially language training to locals, including indigenous and people with a disability, both of whom are under-represented in the local workforce?
190.1	I would like to support the project. It will provide jobs for many people of Cairns and boost the tourism industry.
193.4	Staff: The claimed 20,000 operational staff is assumed to be a gross exaggeration to gain public support.
193.7	Impact on Cairns community: This project may bring a short-term one off-job for the local people in Cairns during the construction phase but will leave long term impact on the community such as problem gambling, increase of crime, high cost of rental property that many people will not be able to afford. As with the Federal budget, it will be the lower income residents that will suffer the inflation of rental costs.
197.3	We see AQUIS as providing generations, in fact decades of good employment, opportunity, personal and professional growth and potential for a lifetime career path for many. We have two children still at the local school and who we see as soon taking advantage of employment in a wide range of potential career paths at AQUIS and who will learn an appropriate second language to ensure they fit in with a fantastic opportunity to excel and be successful and lead fine lives. we are not "fazed" by development or regional growth.
197.5	New generations do not want to admire the cane and old trees along the beach like old people, they do not want what went 30-40 years before, and AQUIS offers a fantastic new NOW and a new FUTURE for them all and their children.
204.6	The younger demographic, in the past, have chosen to move away from the region to pursue employment and study opportunities that are lacking within the region. As unemployment is currently seven percent within Far North Queensland, the proposed Aquis project looks to tackle this issue by addressing key sectors within the region to employee local businesses and their employees both directly and indirectly. The Cairns Chamber of Commerce welcomes this approach.
204.7	At the peak of construction and operations, the Aquis project is looking to directly employ 20,000 FTE, which will have a positive impact on employment in our region. We anticipate that these opportunities will entice all levels of skilled workers to the region to work on the project as well as indirectly through local supplier companies. We anticipate that this will also assist with retaining our young people within our region.
204.8	The Aquis project is looking to indirectly and directly employ low-skilled occupations within the construction, manufacturing, transport and recreation sectors as described in item 13.2.1. As these sectors have low entry barriers and qualifications required these workers can be obtained quickly and trained via local training facilities and businesses. This will look to address the issue of labour, skill and qualification shortages. Aquis is also developing a local content and participation strategy to work with training organisations within the region to train and upskill local workers. The Cairns Chamber of Commerce is already working in collaboration with Aquis, the Federal Government and other partner training organisations to define an upskilling framework for the region.
245.14	What we are likely to see is existing businesses in Yorkeys Knob being eclipsed, that is squeezed out, by more powerful competitors moving in from outside the region. Similarly with jobs – most workers at Aquis do not currently live either in Yorkeys Knob or even in Cairns. The number of residents who are fluent in Mandarin Chinese and who are interested in working at the Aquis Casino Mega-Resort are a very small proportion of Mandarin-speaking staff required. While some may ultimately learn to speak Mandarin, by far the greater number will come from outside the region. Most of the 20,000 jobs at Aquis Casino Mega-Resort will be low-skilled, lowpaid service jobs in the hospitality sector with little prospects for moving upwards.





Opinions on this theme are sharply divided between total support for the employment prospects and fear that employment will be focused on low paid and foreign workers. Some example on the positive side are:

- 10.2: 'Investment in this project will provide employment for many thousands of people, which Cairns desperately needs. Employment means incomes which are recycled/reinvested in the Cairns economy.'
- 14.16: 'People need jobs now. Jobs give purpose and financial means. This builds self-esteem and community.'
- 27.2: 'This project will benefit persons residing in Cairns and other states and will be great for tourism and ongoing employment. '
- 26.4: 'The project has been well researched and provides numerous fiscal advantages in the areas of tourism, employment, state and national economic growth as well as other direct and indirect impacts on the future progress of the city of Cairns, Queensland and Australia.'
- 39.3: 'There are NO jobs in Cairns. The government is in a terrible financial state of affairs and paying out huge amounts of money to unemployed! This is one sure way of creating employment, which is essential for people's pride and dignity! I cannot understand why the government is taking so long to give the complete go ahead!'
- 69.1: 'The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new airline routes to further develop other new tourism, business & education related activities in Cairns, will all benefit the Far North region for many many years to come. It will make Cairns a truly international destination for many reasons other than just gambling, & provide financial benefits that could otherwise only be dreamed of.'
- 53.4: 'As a construction-related business owner I have had to reduce my staff levels by 40% since 2008 we only employ locals and buy as many items as possible through local distributors, we have had to venture to Townsville to find work as more southern companies move north looking to maintain their cash flows, with such competition we have also had to look at southern distributors in order to reduce costs.'

These views all support the notion that Cairns needs jobs and that the Aquis Resort will supply them. However, several submitters believe that only low paid or foreign jobs will eventuate:

- 99.19: 'Aquis' very uncertain statements in the EIS that attempt to introduce positive impacts is contrary to those experiences in the region:
 - "It is anticipated positive economic impacts across the community may have a flow-on effect in terms of positive social impacts. Job opportunities, less unemployment and potentially higher incomes may provide some offset to higher costs of living and allow for different social choices to be made as incomes rise. This may have further positive flow-on effects in the area of human services, law and order, and lifestyle changes across some segments of the community."
 - Instead, previous rapid development in the Cairns region has delivered menial and seasonal employment opportunities at the lower end of wages (most management was imported) that were not commensurate with the rise in the local cost of living (rents, rates, goods and services etc.). This is without even considering the social impacts of two casinos.





• 245.14: 'What we are likely to see is existing businesses in Yorkeys Knob being eclipsed, that is squeezed out, by more powerful competitors moving in from outside the region. Similarly with jobs – most workers at Aquis do not currently live either in Yorkeys Knob or even in Cairns. The number of residents who are fluent in Mandarin Chinese and who are interested in working at the Aquis Casino Mega-Resort are a very small proportion of Mandarin-speaking staff required. While some may ultimately learn to speak Mandarin, by far the greater number will come from outside the region. Most of the 20,000 jobs at Aquis Casino Mega-Resort will be low-skilled, lowpaid service jobs in the hospitality sector with little prospects for moving upwards.'

The final point above mirrors the sentiments discussed in Theme 13.4 Market Domination (**Section 3.13.5**). One submission sees job opportunities for low skilled people more positively:

• 204.8: 'The Aquis project is looking to indirectly and directly employ low-skilled occupations within the construction, manufacturing, transport and recreation sectors as described in item 13.2.1. As these sectors have low entry barriers and qualifications required these workers can be obtained quickly and trained via local training facilities and businesses. This will look to address the issue of labour, skill and qualification shortages. Aquis is also developing a local content and participation strategy to work with training organisations within the region to train and upskill local workers. The Cairns Chamber of Commerce is already working in collaboration with Aquis, the Federal Government and other partner training organisations to define an upskilling framework for the region.'

Employment will be far greater during the operation phase than in construction. As noted in the EIS (s13.2.7):

Given the scale of the Aquis Resort and its significant contribution to the regional economy, it is no surprise that the expected employment impacts are also large. Aquis estimates that it will directly employ up to 3750 during the peak of construction activity and offer 20,000 full-time positions for the ongoing operation of the resort. (p13-17)

Despite this clear statement, several submitters mistakenly believe that employment will peak with construction and then die off, as for a mining project:

- 168.10: 'Regardless of whether this phase consists of overseas workers or local workers, the fact of the matter is that the construction phase is only short term. Any benefits created from the construction of this resort are short-term only, lasting a total of 8 years when linked directly to the resort. Once construction phase has finished, the majority of relevant trades will be left in the town looking for further work. Due to the influx of trades that have moved here for the Aquis opportunity, there will be excess trades and lack of demand. Therefore, they will move on again and find work elsewhere a regular occurrence in mining towns.'
- 193.7: 'Impact on Cairns community: This project may bring a short-term one off-job for the local people in Cairns during the construction phase but will leave long term impact on the community such as problem gambling, increase of crime, high cost of rental property that many people will not be able to afford. As with the Federal budget, it will be the lower income residents that will suffer the inflation of rental costs. '

c) Conclusions

Submissions on this topic reveal a strong polarity on whether or not employment will be beneficial. Those with positive views point to the current high level of employment opportunities and see Aquis as being a beneficial impact. Others believe that only low paid jobs will be available.

Several submitters mistakenly believe that employment will peak with construction and then die off, as for a mining project, despite clear statements to the contrary in the EIS.




3.13.3 Theme 13.2 Economy

a) Submissions

This theme was used to collect together all comments regarding the economy in general and the positive or negative impacts of Aquis on this. There is some overlap with employment and market domination and this demonstrates the linkages between economic themes.

ID	ISSUE
5.2	I am proud that Aquis has selected our region for this fantastic development and given our local Community the chance to move ahead
10.2	Investment in this project will provide employment for many thousands of people, which Cairos desperately
	needs. Employment means incomes which are recycled/reinvested in the Cairns economy.
13.2	Great for Cairns and our tourism.
14.17	Community growth through infrastructure and employment in this manner is better than ridiculous government
	incentives such as a Baby Boom Bonus Scheme which has negatively impacted on homeless unwanted
	foster children and wasted taxpayer funds.
16.1	As a long term resident of Cairns and business owner here for nearly 40 years, I have observed the many
	economic cycles that have affected the community, especially the business community. While Australia was
	allegedly undergoing fairly sound economic growth for a decade before the GFC, Cairns saw virtually none of
	that and our economy has been dragging along the bottom rung of the ladder.
16.2	A strong local economy has benefits for every resident.
18.7	My most major concern is that offshore organisations and workers will benefit from this development with locals being given a token only.
24.3	Tourism infrastructure in the Cairns region has become stale and this project will be a game changer in many
	ways. Not only will it attract more tourists, it will provide the certainty needed for the marine tourism industry
	to invest in new vessels and infrastructure.
26.1	The Aquis project is a financially efficient, socially effective and culturally appropriate project for the economy
	of Cairns and Queensland.
26.2	The timing, planning and research of this project is in keeping with the economic and social needs of Cairns,
00.0	Queensiand and other state[s].
20.3	Additionally, this project will positively affect other states in many ways including tourism flow pathways between states, employment benefits and increase in economic subjute.
26.4	Detween states, employment benefits and increase in economic outputs.
20.4	employment state and national economic growth as well as other direct and indirect impacts on the future
	progress of the city of Cairns. Queensland and Australia
28.1	I think this project is of great importance to Cairns.
28.3	Cairns has suffered from a chronic lack of investment in the last 15 years and it is time that it became the
	great city it could be.
32.2	Being on the fringe of existing infrastructure with absolute minimal loss of vegetation this development subject
	to proper engineering standards should be expedited for the benefit of the Queensland economy.
33.1	I just really need to see this all happen. It is going to be so good for Cairns and all businesses in Cairns.
37.2	Aquis will bring a lot of tourists in Cairns and its operation will require thousands of permanent positions in
	Cairns. It will bring a much needed economic revival to the city and place it at the forefront of tourism
27.2	destinations in Asia for many years to come.
51.5	well
42.3	This is a fantastic opportunity to get a non-mining economic driver into North Old
45.2	The economic positives for North Queensland will be huge.
47.1	I have been a resident of Cairns for the past 15 years and watched this town slowly die economically. A resort
	and boost to our economy of this sort is desperately needed. Each day I see people struggle to find work. pay
	the bills and survive. This needs to go ahead to save Cairns.
48.1	I believe the economic impacts will be a great thing for Cairns. It can't happen soon enough and will provide a
	great boost to the surrounding economy.
52.3	This project is cementing the future of Cairns and its positives far outweigh its negatives. I look forward to
	seeing its progress and visiting it in 20 years' time.
53.1	The benefits to the FNQ society if managed correctly will be extreme.
55.1	It is people / companies which invest in such scales that also invest in environmental values and costs. I am
	sure that protest group's members don't spend a cent towards any progress, they only cost society lots of
	time and money!





ID	ISSUE
56.1	As one of the two local real estate agencies in Yorkeys Knob, I have had the opportunity to closely address
	what the potential social impacts on the Yorkeys Knob community could be. Although there will undoubtedly
	be a realignment of the structure and mixture of the population of Yorkeys Knob during the building stage of
	the project, once completed the population should stabilize again. This slight modification of the social
	structure will bring benefits to the community that har oblively in the negatives raised by this change. In the
	advantage to the community then any changes it may go through
58.1	Well done Aguis for your vision and perseverance. This will be a fantastic boost for Cairns.
63.1	This project will be great for economy of Cairns and Queensland.
69.1	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In
	particular, the massive boost in full time jobs in a region where they have always been greatly needed, the
	training & new skills that will be developed, the support for & subsequent growth of existing local industry, the
	significant number of international flights & new airline routes that will be opened up & the ability of those new
	airline routes to further develop other new tourism, business & education related activities in Cairns, will all
	benefit the Far North region for many many years to come. It will make Cairns a truly international destination
	for many reasons other than just gambling, & provide financial benefits that could otherwise only be dreamed
60.4	07. Increased international flight routes & promotion of the Cairos region will opermously increased James Cook
09.4	Increased international inglit routes a promotion of the Carify region will enormously increase caries cook
	to more sustainably fund new research projects & capital works at their campus.
69.5	Cairns CBD, which has been languishing since the days of the pilot's strike in the early 90s & the construction
	of cairns central shopping centre, will experience significant redevelopment of many old & disused buildings,
	once again creating a thriving & vibrant business heart which has been sadly lacking in the city, no doubt with
	vastly more inner city living accommodation buildings to support all of the new business required.
70.1	The scale of this development is disproportional to the size of Cairns. I am extremely concerned about the
	effect an additional 4000+ hotel beds and a large casino will have on our small town.
76.5	What happens to the local businesses of Yorkeys Knob and the surrounding areas when this construction is
	complete / it is obviously designed to be fully contained, which does not bode well for the established
70.8	The prenessed Aquis Development would be like a sledge hammer blow to the Cairpe Region. The stress to
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions.
79.8 81.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment
79.8 81.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and
79.8 81.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the
79.8 81.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the many business have a life our complex have? Is it going to be able to survive the competition? What about the many
81.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the many hotels we already have?
79.8 81.6 81.12	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have?
79.8 81.6 81.12	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have?
79.8 81.6 81.12	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years.
79.8 81.6 81.12 85.5	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys
79.8 81.6 81.12 85.5	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be
79.8 81.6 81.12 85.5	 The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in
79.8 81.6 81.12 85.5	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we allready have? Is a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project).
79.8 81.6 81.12 85.5 85.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is after a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project).
79.8 81.6 81.12 85.5 85.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have?
79.8 81.6 81.12 85.5 85.6	 The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the caisno (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be
79.8 81.6 81.12 85.5 85.6	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is a pretty sure the proponent won't care what Cairns is like in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis.
79.8 81.6 81.12 85.5 85.6 85.11	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is an pretty sure the proponent won't care what Cairns is like in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis.
79.8 81.6 81.12 85.5 85.6 85.11	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? I is going to be able to survive the competition? What about the many hotels we already have? I am pretty sure the proponent won't care what Cairns is like in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis.
79.8 81.6 81.12 85.5 85.6 85.11	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? In a pretty sure the proponent won't care what Cairns is like in 20 years. I diready duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis.
79.8 81.6 81.12 85.5 85.6 85.11	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the many hotels we already have? I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis. In contrast, if sufficient tradies cannot be sourced for this project, China will import them from overseas. This simply cannot be allowed. Th
79.8 81.6 81.12 85.5 85.6 85.11	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? In ampretty sure the proponent won't care what Cairns is like in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis. In contrast, if sufficie
79.8 81.6 81.12 85.5 85.6 85.11	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions. The immense size of the development, with 7500+ rooms, shopping centre, sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have? Is it going to be able to survive the competition? What about the many hotels we already have? In a pretty sure the proponent won't care what Cairns is like in 20 years. It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors usil be atories will not benefit by this project). It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis. In contrast, if sufficient tradies cannot be sourced for this project, China will import them from overseas. This simply cannot be allowed. The job situation in Australia is getting worse, particularly since labour confictions here are





ID	ISSUE
91.1	Understandably the EIS does not provide any information about the effect on the environment should the project prove not to be financially viable. From the information provided in the EIS it appears that there is a definite possibility that this will be the case and the development will be unmarketable and therefore become a future social and environmental problem for CRC and its ratepayers. These comments are based on the following: (1) 7500 rooms available for 365 days - equates to 2,737,500 night rooms per year (2) 20,000 staff at an annual salary of, say, \$45,000 plus such additional labour related costs as worker's compensation, superannuation and training (15%) = \$1.035b. ADD 10% return on investment \$0.815b (total \$1.85b), BUT, excluding the unknown costs relating to CRC rates and charges, energy, administration needs, repairs & maintenance, commissions and other operating costs. Given the above assumptions then the daily charge per room per night would equate to \$676 for 100% occupancy; (\$1.85 x 365 = 2,737,500 rooms per annum) \$751 for 90% occupancy and \$845 for 80% occupancy. Given the operating costs excluded from the above it would be expected that these room rates would, at least, double. If, as suggested in Graph 13.5 on page 13.8 of the EIS, there are only 838,000 "Total Visitor nights at Aquis" then the unit cost, based on salaries and return on investment alone, would exceed \$2,200 per night. These rates do not provide for the repayment of principal. I therefore submit that the project is not going to be able to meet its financial obligations to repay loans and will therefore fail.
99.19	Aquis' very uncertain statements in the EIS that attempt to introduce positive impacts is contrary to those experiences in the region: (1) "It is anticipated positive economic impacts across the community may have a flow-on effect in terms of positive social impacts. Job opportunities, less unemployment and potentially higher incomes may provide some offset to higher costs of living and allow for different social choices to be made as incomes rise. This may have further positive flow-on effects in the area of human services, law and order, and lifestyle changes across some segments of the community." (2) Instead, previous rapid development in the Cairns region has delivered menial and seasonal employment opportunities at the lower end of wages (most management was imported) that were not commensurate with the rise in the local cost of living (rents, rates, goods and services etc.). This is without even considering the social impacts of two casinos.
105.1	The Cairns economy has been absolutely disastrous since the GFC. We were particularly hard hit as we are mostly a tourism based economy, a sector which has been of the slowest to recover. Many of our former clients are no longer in business as a direct result of this down turn.
105.4	The Aquis project is the first time for many years that the business community as an overwhelming majority sees a little light for our region to rise from this disastrous economic situation and present some hope for our future and that of our young and future generations. Many CEOs and business owners are struggling but they see some green shoots with Aquis on the horizon, and on the contrary they think they will find it difficult to continue to operate and trade if Aquis does not proceed. This community needs the Aquis project.
114.1	Aquis alters the 'centre of gravity' for Cairns - away from the CBD to an area that is currently just a suburban hamlet. An \$8.2 billion investment at Yorkeys Knob cannot be created without changing the dynamics of Cairns and its CBD in ways probably not even envisaged. This is a huge risk with potential negative effects on the city so significant that approval as is would be foolhardy.
117.4	AQUIS will create wonderful diversity and resilience for small and large businesses to improve their custom and increase their profits by bringing many more people into the whole area of Cairns, Yorkeys Knob and indeed far North Queensland. The EIS has very adequately assessed the way that the Cairns community will increase its general economic well-being with an ongoing overflow of custom to other restaurants, hotels, sporting activities and the like, ad infinitum throughout the whole area and including Yorkeys Knob.
125.1	As a 4th generation Cairns resident this project excites me with what it can do for the Cairns Economy. I know so many of my friends from school that had to leave the region for opportunities that Cairns couldn't offer. This will help grow the city to a size that can support many industries, career paths and lifestyles.
126.17	Due to the scale of Aquis I believe Aquis is in the wrong spot and support the proposal that Aquis should be closer to the CBD so local businesses can benefit from the resort rather than killing them. Aquis would increase Cairns bed numbers from 5,339 to 12,839 which is more than the number of hotel beds in all other capital cities except Sydney (Statistical Area level 2). It will be the largest provider of tourism, accommodation, transport and entertainment.
127.9	The benefits to the business community are very uncertain, reminiscent of other inappropriately approved projects such as Daikyo's proposal for a large development at Clifton Beach/Palm Cove with an inland boat marina including a dredged, rock-walled entrance channel on the surf beach. Subsequently the approval was withdrawn. Keith William's Port Hinchinbrook was approved by the Government of the day, and has proved to be a disaster.
128.10	The concurrent ownership of the Reef Casino and the new AQUIS GBR Resort presents positive prospects for both Casinos and their respective customer segments.
128.11	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment.
131.2	Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents.





ID	ISSUE
133.27	Chapter 13 Economic Impacts 1. The EIS should provide further information identifying: a) The financial plan for the project to confirm that funds are available to develop the Aquis Resort b) The economic risks during the construction and operational phase of Stage 1 and Stage 2 c) The risk and potential cost of failure both to local businesses and the community d) The nature of a suitable trust fund or insurance/compensation plan to be able to mitigate the cost of failure and its impact on the community e) The cost of upgrading all the physical and community services infrastructure required to meet the increase in population generated by the Aquis development so that the Cairns City Council and state government are aware of the funding that they will need to provide and so the community is aware of potential increases in Council rates to meet these costs In light of further information provided as above, a condition of approval (if provided) should be that the proponent provide a contribution to the upgrading of physical and community services infrastructure based on the proportion of the population increase that is the result of Aquis construction workers, operational staff, guests and visitors. If the State government is not prepared to impose the above as a condition of approval then the government must provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue derived from the Aquis Casino to fund all physical and community service infrastructure upgrades required as a result of the increase in population stemming from the Aquis Resort development.
134.1	It is encouraging signs for the Cairns population and greater region that the increased employment deviation is expected to be 42% above counterfactual in 2030. This will obviously strengthen the overall economy for the region which is something all industries and professionals welcome. As highlighted in the EIS - it is expected 40% of the 53,000 workforce will relocate to the region, therefore we expect this will have a direct effect on the Real Estate industry with greater housing demand resulting in an increase to the property pricing. The flow on effect for the community will be something never seen before in FNQ.
137.3	Failure of the Cairos CBD as a vibrant people-space. The CBD area, the heart of Cairos will be destroyed as
137.3	Failure of the Calms CBD as a vibrant people-space. The CBD area, the heart of Calms will be destroyed as the 'people-pulse' shifts to Yorkey's. We can expect to see even more empty shop fronts in our CBD. Although I do not support the current, proposed Aquis development (concept, scale or location) because it is a fundamentally bad fit for Caims - should it proceed, then an alternative site should be considered. Locating Aquis in the CBD with its existing tourist attractions and services would give the CBD a real chance of survival.
144.3	Will provide economic boost for carris - a positive economic and social impact.
144.4	Vin generate income to be used to solve greater environmental issues.
147.55	infrastructure is inadequate for a development like this, and it is unreasonable for public spending for upgrading to be brought forward, and people's lives disrupted, for the benefit of a single project.
147.34	The potential loss of business for some existing operators in the city and surrounding region should not be overlooked.
148.1	I welcome the promised economic impact of AQUIS and applaud the initiative of the proponent in bringing such a substantial project to the region and to Australia, with all of its attendant potential benefits for employment and improved life chances for citizens. The EIS promises 20,000 direct new jobs and 35,000 indirect jobs. It promises to transform Cairns into ' <i>a different class of city to become Australia's largest tropical destination'</i> (<i>chapter 13-41</i>). It promises major new government revenue. The proponent, governments and business communities should continue to work to maximise the benefits while minimising adverse economic impacts.
151.7	Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope.
155.2	This city, state and country NEED this project to go ahead, bring back our friends who are forced to leave their families due to lack of work and financial constraints, bring back the vibrancy of a city full of hope and growth instead of business closure and unemployment. I believe the vast majority of Cairns is in favour of this project. I certainly am.
156.5	The focus is on a foreign owner requiring no govt investment and providing jobs for construction.
160.3	I support this development: positive economic and social impact.
165.27	As per 133.27
166.1	We fully support the proposed Aquis development. We own three investment properties in the Cairns area, two of them are located very close to the Aquis site. Over the 11 years we have owned the properties we have watched Cairns slump into economic recession with locals finding it very hard to secure work. The employment and economic prospects this development will bring to Cairns and FNQ in general are too important to miss.
15	not meet economic diversification planning assessment with major economic activity outside of nominated activity centres. With such an excessive amount of hotel rooms based in Aquis, and with excessive advertising and features, this mega resort could also take away business from smaller, local hotels and tourist businesses closer to the urban centre of the town, businesses that are still struggling to this very moment, businesses run by local people that give money back to the Australian community. Whilst the resort may bring tourists to the region that provide some sort of economic benefit, others already present here, whom have worked harder and contain better local knowledge, will suffer the consequences.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	140





ID	ISSUE
175.1	Far North Queensland needs this project to stimulate the flat economy so we can have some work and jobs. Cairns has not had a vibrant economy since Japanese Company Daikyo disappeared.
179.2	Cairns requires a diversity of economic platforms, currently there is an established tourism industry and also an existing Casino. The Aquis proposal will be in competition with some existing businesses and does not provide an economic alternative or diversity to provide a buffer when tourism is down due to a high Australian dollar.
181.26	The environment here represents an economic asset that is going to be threatened by development of this resort and the associated impacts.
197.4	Everything is going up and people are really struggling here. Electricity is a fine example as is insurance costs. With AQUIS we will see property prices increase, and as a result we will see increased property equity and this is not a bad thing. It is not a struggle to pay rates on increased property values when you have a well paying job.
233.3	The project is so big that far more consulting and thought needs to be put into the effect of this project on other tourism in other parts of FNQ ranging from the Cairns CBD to Melbourne whose bed numbers will be equalled by the combination of Cairns and Aquis. The idea that this will not take profit from elsewhere is a fairytale of gigantic proportions. The risks to Cairns economic future is frightening.
246.2	To make our region stronger I think we need to broaden our industry base rather than hope to be propped up by tourism. There are already enough projects in place to keep the region moving at a sustainable pace; much healthier of course than a boom pace. Details provided.

As for employment, views on the impacts of Aquis on the local and regional economy are polarised. A few brief examples of each view are:

- 26.1: 'The Aquis project is a financially efficient, socially effective and culturally appropriate project for the economy of Cairns and Queensland.'
- 26.4: 'The project has been well researched and provides numerous fiscal advantages in the areas of tourism, employment, state and national economic growth as well as other direct and indirect impacts on the future progress of the city of Cairns, Queensland and Australia.'
- 28.3: 'Cairns has suffered from a chronic lack of investment in the last 15 years and it is time that it became the great city it could be.'
- 37.3: 'I think Aquis is an excellent economic opportunity for Cairns and it will bring a lot of induced social benefits as well.'
- 233.3: 'The project is so big that far more consulting and thought needs to be put into the effect of this project on other tourism in other parts of FNQ ranging from the Cairns CBD to Melbourne whose bed numbers will be equalled by the combination of Cairns and Aquis. The idea that this will not take profit from elsewhere is a fairytale of gigantic proportions. The risks to Cairns economic future is frightening.'
- 245.14: 'What we are likely to see is existing businesses in Yorkeys Knob being eclipsed, that is squeezed out, by more powerful competitors moving in from outside the region.'

The main issues raised are positive benefits in terms of investment that will lead to economic growth, contrasted with fears that profits will not accrue to Cairns. The EIS (Chapter 13) clearly sets out the best available information on the flow of the Aquis investment through the economy and this demonstrates that a high level of local capture of economic activity is expected.

Again, opinion differs on the benefits of investing heavily in tourism (despite the fact that Aquis will create a new sector in this industry). For example:

• 42.3: 'This is a fantastic opportunity to get a non-mining economic driver into North Qld. '

while a contrary view is expressed by:

• 246.2: 'To make our region stronger I think we need to broaden our industry base rather than hope to be propped up by tourism. There are already enough projects in place to keep the region moving at a sustainable pace; much healthier of course than a boom pace.'





Education is seen as a winner:

• 69.4: 'Increased international flight routes & promotion of the Cairns region will enormously increase James Cook University's ability to attract full fee paying foreign students for tropical research, & this will in turn allow JCU to more sustainably fund new research projects & capital works at their campus.'

c) Conclusions

The submissions on this theme must be considered as opinions as no evidence is provided that queries the economic modelling documented in the EIS. Despite the negative comments, there is widespread belief that the economy will benefit and that although Aquis is a tourism project, it is in a new sector of that industry.

3.13.4 Theme 13.3 Tourism

a) Submissions

This theme was used to collect together all comments regarding tourism as a part of the local and regional economy. There is some overlap with issues previously addressed under Theme 4.1 Suitability of Project (Section 3.4.2).

ID	ISSUE
7.2	I believe we should be promoting Eco tourism and not putting huge demand on our resources, quality of life
	and real community development is of greater value than gambling and greedy investors.
13.2	Great for Cairns and our tourism.
20.2	We live up the road at Caravonica and feel this will finally bring Cairns into the 21st Century and also bring us
	work and more tourism.
22.1	The resort is drastically different from anything that has been built in Cairns before and will change the
	Nomem beaches and the whole Carris region inteversibly. I question in it is a direction Carris wants to go.
	The region is world ratio so being the gateway to two world neitlage listed sites. the wet hopics and the
	Giera Daniel Reel. The building of a Madau style casino resolit changes the image of the Carins completely.
	development the first of its type in Australia. This is not necessarily desirable
24.3	development, the link of his type in reading and the interest of the second the second the second se
24.5	ways Not only will it attract more tourists, it will provide the certainty needed for the marine tourism industry
	to invest in new vessels and infrastructure
24.4	With this project as the catalyst once again Cairos could be the world leader in reef tourism with the best
2	marine fleet in the world.
26.3	Additionally, this project will positively affect other states in many ways including tourism flow pathways
	between states, employment benefits and increase in economic outputs.
26.4	The project has been well researched and provides numerous fiscal advantages in the areas of tourism,
	employment, state and national economic growth as well as other direct and indirect impacts on the future
	progress of the city of Cairns, Queensland and Australia.
27.2	This project will benefit persons residing in Cairns and other states and will be great for tourism and ongoing
07.4	employment.
37.1	I have been witnessing the decline of economic conditions in Cairns for the last 5 years and business has
	been very hard for small operators. A large number of small and large cafes have closed down and there are
07.0	a lot of empty retail spots in the CBD, as well as lots of empty offices premises in the city.
37.2	Aquis will bring a lot of tourists in Carrins and its operation will require thousands of permanent positions in
	destings in the foreground to the city and place it at the foreground to thousism
20.4	destinations in Asia tor many years to come.
39.4	The benefits of this project are so vast in the growing world! Tourism would be increased.
42.2	Tourism brings new races, new rotas and a positive attribute.
43.2	T support E co tourism not rins; end of our lovely mestive it rins goes aread.
54.1	The Aquis Resort is going to put Cairns on the world map with the potential for 12,000 people per hight.
69.1	I ne economic benefits of this project to the Far North Queensiand economy are absolutely fantastic. In
	particular, the massive boost in full time jobs in a region where they have always been greatly needed, the
	training & new skills that will be developed, the support for a subsequent growth of existing local industry, the
	sighinicant number of international nights & new annue routes that will be opened up & the ability of those new
	annue routes to further develop other new tourism, business & education related activities in Galms, will all bonofit the Ear North region for many many years to come. It will make Cairps a truly interactional destinction
	for many reasons other than just campling & provide financial benefits that could otherwise only be dreamed
	of

Aquis Resort at The Great Barrier ReefRev 1Environmental Impact StatementDate:October 2014Document No: Community Submissions and Issues R1Page142





ID	ISSUE
70.2	What is going to happen to Cairns City? The proposed development is larger than the current CBD. Will this draw tourists away from the centre at the cost of local business?
76.8	If they charge the same prices, or higher, as Cairns for tourist accommodation, then what is the point of building this project in this area that offers an alternative to New York prices in the Cairns area.
86.3	Benefits of the project depend on assumptions which are not clearly addressed. The EIS discusses the supply factors and assumes that the supply will draw stable and consistent demand. The arrival of tourists to the facility is assumed as a given constant and stable. Tourism operators around the region can certify how volatile tourism arrivals are. They are subject to huge fluctuations. The ups and downs are a combination of internal (supply) and external factors. The external factors are outside the direct control. Tourism is very sensitive to crisis of any nature: international financial markets, Chinese finance bubble, outbreak of infectious diseases (SARS), acts of terrorism, regional armed conflicts, diplomatic rows, natural disasters, political risks. The list is large and it is prudent to evaluate each risk thoroughly. The investors and financial backers will certainly undertake these assessments. The risks mentioned have two possible impacts: (1) direct impact on the operation and revenue of Aquis, (2) indirect impact through the financial markets. The speculative nature of these investments means that they will be pulled out of any project as soon as any of the risks mentioned are materialising. In that case the project will have to deal with the real crisis plus the resulting drying up of finances. Only a proper risk analysis can provide confidence both to the financial markets and the affected community. Conclusion: The project should not be approved unless a solid assessment of the risks in the financial markets in relation to the project is being carried out.
107.1	I ourism impacts have not been addressed at all. The EIS avoids addressing this issue, the impact AQUIS will have on existing cairns northern beaches tourism. There is nothing in the EIS about what the existing tourist visitor market wants. There is no data, there are no surveys, no investigations into the impact this development will have on the existing tourism market. The only data we have received is hypothetical projections of new numbers, but no actual studies into the impact on our existing markets and Cairns' image and brand.
107.2	Protecting both the existing tourism market and brand and image is critical because tourism is Cairns number one business. There have been no surveys, studies into the impact it could have on Cairns' image and desirability as a tourism location, or on any negative impacts it could have.
107.3	We run a resort here at the northern beaches of Cairns, and we have had consistent and substantial negative feedback from our existing customers particularly the domestic and UK, European and North American markets. This is feedback that has come voluntarily; the fact that there has been so much of it concerns us greatly. Some guests have advised in particular, they will move their purchase of accommodation, away from the northern beaches of Cairns to other locations, such as Mission Beach, Sunshine Coast, etc. if this development is built as they have said that the new environment will no longer fit with their requirements. These clientele have been a mix of repeat and new customers who select the northern beaches of Cairns as they do not want a high density environment.
107.6	As social media, travel guidebooks such as Lonely Planet etc, review sites such as Trip-Advisor, these will be quick to advertise any negative customer attitudes which will further affect and compound the negative effects of AQUIS on northern beaches tourism. This is an affluent market segment who can easily move to another location. If 10% of the existing tourism market decided to move their purchasing to another destination this will have a substantial effect on Cairns tourism but particularly the Cairns Northern beaches.
107.7	The loss of existing market share would negate any gains from the proposed development. Though our resort would receive a significant benefit from the short term construction phase, through accommodation workers if in the long term the Cairns beaches region loses existing market share because of this high density development then this a very serious issue. We believe that the developers need to locate a more appropriate site in Cairns that is more compatible to a development of such magnitude, and has existing infrastructure and transport in place and does not pose environmental issues through its location on a flood plain adjoining a river system.
107.8	Others in the tourism industry have expressed similar comments to myself, but feel that they cannot put these out in the public arena as it may impact on their position as a preferred supplier to AQUIS, as AQUIS invited Cairns businesses to register on their preferred supplier list. AQUIS will have substantial market domination; the impact of this cannot be underestimated.
107.9	It is imperative that careful research is undertaken with all levels of the tourism market, and in particular the traveling public to gauge the impact this development will have on them and on the Northern Beaches.
109.2	We are seriously thinking about not to visit Yorkeys Knob and the Cairns region again on our next Australia trip.
122.11	I would like to see a positive outcome for the investor and the future guests of the resort but also very much for other tourists who visit our area and the local residents. If that demands more planning time or more initial investment – that would be time and money well spent to achieve a successful outcome for everybody. (A very good example for such a project is the local, very successful Skyrail business which has won awards for its final design, low environmental impact and benefit for tourism and the community).
128.2	TTNQ recognises the potential for an extraordinary expansion of the quantum and composition of demand for tourism services through the investment of AQUIS in both the Reef Casino Trust and the proposed AQUIS GBR Resort.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	143





ID	ISSUE
128.4	AQUIS GBR will also develop an entirely new segment of visitation to the region positioning the destination as
	a mono destination product in the eyes of the Chinese market at large. At present the destination is
	recognised as a component of an Australian experience.
128.5	The prospect of AQUIS group investment in the Reef Casino Trust has opened the door for discussions with
	the Fund's to commence investment in the positioning of the Cairns and Great Barrier Reef destination now.
	to prime the Chinese market for a shift to mono destination focus. This will assist greatly in generating new
	business ex China for the region well and truly in advance of the opening of the AOUIS GBR Resort
128.6	ACLUS ownership of the Reef Casino Trust will enable this investment to commence with immediate effect
120.0	allowing for a semping up of now domain during the construction place of the new resort. This will allow for
	allowing for a ranging up of new demand during the construction phase of the new resolt. This will allow for the transition of staff for AOUIS as well as the required development of in region. Chinese relevant and ready
	the training of start of Agolo as well as the required development of in-region, Chinese relevant and ready
100 7	tourism services and attractions, which in turn will build more destination viability.
128.7	Ting is limity of the view that the destination at large will experience significant incremental growth in
400.0	tourism demand and expenditure as a result of the development of the AQUIS GBR Resort.
128.9	The potential for success of the AQUIS investment for the entire tourism industry in Cairns as well as the
	AQUIS group, will be significantly enhanced through the acquisition of the Reef Hotel and Casino.
129.1	The size of this resort. The EIS states that the development will be 7,500 rooms. There is only 1 hotel in the
	world this size and it is in Moscow. Cairns cannot sustain a development of this size. The largest hotel in Las
	Vegas the MGM Grand is approx 6,800 rooms, Cairns is not Las Vegas. This is irresponsible tourism
	development for an area of the world, which has world heritage status and people come here to see the
	unique natural environment, such as the reef and Daintree Rainforest. If this development goes ahead at this
	size then what people come to see will be ruined.
132.1	The size of this resort. The EIS states that the development will be 7,500 rooms. There is only 1 hotel in the
	world this size and it is in Moscow. Cairns cannot sustain a development of this size. The largest hotel in Las
	Vegas the MGM Grand is approx 6,800 rooms. Cairns is not Las Vegas. This is irresponsible tourism
	development for an area of the world, which has world heritage status and people come here to see the
	unique natural environment, such as the reef and Daintree Rainforest. If this development goes ahead at this
	size then what people come to see will be ruined.
137 1	I moved to Cairns from Sydney 10 years ago for the environmental social and civic amenity of Cairns and its
10111	surrounding binterland Llive in Freshwater and love the small village and community atmosphere of our
	suburbs and their unique characters. Cairns is truly an amazing place different with phenomenal natural beauty
	and unique landscape. This is the drawcard for national and international visitors. Frankly, I am alarmed that
	the Angus proposal and FIS has not been launded off the table. Cairing has enormous potential as an
	any representation of the section of the section of the table of the table of the section of the
	environmentary and economicary - sustainable patient of paradise which allows for multiple and diverse
	economic pursuits without the proposed beneficiti, which will suck the character from the place for the sake
107 5	or factory-process tourism.
137.5	in-concerved tourism. The 7,500 proposed new noter rooms at rorkeys knob win challenge the viability of the
	local note industry. The Aquis resolt would shred the Carris tourist brand and its nature-based tourism
4 47 04	marketing. In short it will be a direct nit against those tourists who are not coming to the Adults experience.
147.31	Drawcards such as the Reef and Rainforest and other natural attractions including the Atherton Tableland,
	Chillagoe, Undara lava tubes, etc. have long been the focus of domestic and international tourism to Far
	Noth Queensiand. More recently there has been an emphasis on cruiseliner and adventure tourism which
	relies heavily on our special surroundings.
147.32	To promote Cairns as the casino capital of Australia is counter to many people's views of what Cairns and
	region is all about, and is offensive to many residents and risky for those people susceptible to gambling.
	There are costly, highly visual, exotic casino developments in places such as Macau, which do not enjoy the
	natural beauty and range of attractions that Cairns is blessed with.
157.2	As a frequent traveller to the northern beaches of Cairns I am alarmed and disappointed that such a
	development would be considered for this area. If the development continues, I will change holiday location to
	somewhere entirely different to the Cairns region.
166.5	Overall, a development of this size and nature will improve not only Cairns' but the whole of Queensland's
	and probably even the whole of Australia's standing in the world tourism market, with flow on benefits.
168.1	Aesthetic harm to surrounding environment, deterring the "eco-centric" base of the Tourism industry of the
	region.
173.1	I'm a tourist from Germany and since 1998 I've spend my holidays 8 times in Australia and staved 4 times in
	Yorkeys Knob during the last trips. So all in all I've travelled round about 55 weeks through all part of
	Australia but since visiting Cairns and especially Yorkeys Knob the first time I've always tried to spend some
	days (usually ca. 10 days) up there. I mention that to let you know that I really like Cairns Region and in
	particular Yorkeys Knob and have spend a lot more time there as tourist usually do. After coming back from
	our 4th stay in Yorkeys Knob in summer 2013 I with horror have followed the plans and discussion about that
	Aquis project firmly believing that nobody living in Cairos or Vorkeys and loving the typical character of Cairos
	Region and Tropical North Oueensland would honestly even think about realising that project. Laws
	recommended a Vorkey Knob stay to several friends and popolo asking me about my favorite places in
	Australia but I'm absolutely sure that I will nover sond any body. Like to Verkeys and what is weres for me.
	constraina put rim appointery pute mat rivin never penu anypouy rinke to ronkeys and - what is worse for me - r
	destroy eventhing what for me makes Nethern Caires Region and Verkeys Keeh unique encoding and a
	uesitoy everything what for the makes nothern Gairns Region and Torkeys Knob unique, appealing and a place to come back eacin and eacin
	place to come back again and again.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	144





ID	ISSUE
173.3	Holiday Activities: Aquis-City with thousands of additional tourists means overcrowded Yorkeys Knob beach,
	overcrowded places of interest, lot more boats at Barrier Reef – not really attractive for all tourists coming to
	enjoy the uniqueness of Cairns Region.
190.1	I would like to support the project. It will provide jobs for many people of Cairns and boost the tourism industry.
202.3	The tourism businesses will suffer because tourists who come here will stop, as they come here to enjoy the reef rainforest and if their is overcrowding of facilities and too much transport problem.
204.10	The Aquis Great Barrier Reef Resort, if approved, will be the largest of its kind within the Asia-Pacific region. This will result in large numbers of visitors travelling to the region that will increase visitor expenditure, accommodation capacity, length of stay and the number of tour related business opportunities within Cairns and across the surrounding areas. As more visitors arrive in Cairns through the attraction of Aquis, tour operators that provide business to Cairns' World Heritage sites and other attractions will have the ability to run at full capacity and therefore benefit the tourism sector of Cairns. Local businesses that operate within the tourism and hospitality sectors will also be encouraged to work with Aquis to deliver their products and services to Aquis customers.
206.3	A city of 5 million with 50 million passengers going through the airport could not be duplicated in a small town like Cairns. The number of staff required during construction 10,000 full time staff and 25,000 indirect was not possible to achieve both by provision of employees, infrastructure and inflation impact by June of this year just 6 months after this original EIS was lodged. If the EIS was as flawed as it appeared then inexperience is evidenced very early.
207.4	I think that to have Cairns become a major international gambling centre will: (1) confuse our image; (2) undermine our traditional base, and (3) make Cairns less attractive to tourists looking for nature-based experiences in this competitive market.
207.5	The desirability of Cairns as a destination for our traditional nature-based market will be further undermined by the increased size and busyness of Cairns that will come with AQUIS.
207.6	It is our traditional market that supports the current businesses of Cairns. With AQUIS, we risk losing that and replacing it with an international gambling market, that will be dominated by the AQUIS Resort. Although that may be good for AQUIS, I think it will be to the detriment of the existing businesses of Cairns. We have a sustainable and growing nature-based tourism market, and we risk losing this with AQUIS. For this reason I think the AQUIS proposal should be rejected or downsized.
225.3	There is no evidence produced to support the claim that the "Integrated Resort and gaming experiencewill enhance the Cairns and Tropical North Queensland brands" Indeed, with no more hard evidence than the EIS offers, my professional opinion is that the very existence of this massive gambling facility will at the very least confuse and distort the 'clean and green' nature-based image of reef and rainforest; in all probability in the longer term killing off the 'clean and green' nature image that is presently the fundamental value of the Cairns tourism experience. Based on the analysis of information provided by the proponent in the EIS, I recommend that the Coordinator General reject the application. In my view the environmental, economic and social risks to the Cairns region and the Yorkeys Knob community in particular, far outweigh the benefits claimed by the proponent. The very large scale of the project, its dependence on gambling and foreign investment, ownership by one foreign individual from undisclosed financial sources is too high an impact and too high a risk to impose on the Cairns community.
245.15	Damage to tourism branding and eco-tourism in Cairns. Concerns detailed regarding conflict with nature- based tourism.
246.2	To make our region stronger I think we need to broaden our industry base rather than hope to be propped up by tourism. There are already enough projects in place to keep the region moving at a sustainable pace; much healthier of course than a boom pace. Details provided.

The issue of branding and suitability of the type tourism being targeted has been addressed in Theme 4.1 Suitability of Project (**Section 3.4.2**). This concludes that, in the view of peak tourism bodies and Tourism Queensland, Aquis is totally aligned with the current vision. It will introduce a new product currently missing from the current mix and this is seen as desirable. Comments on this theme are listed above but not discussed again.

The issue of revitalisation was rained in a number of submissions:

- 24.3: 'Tourism infrastructure in the Cairns region has become stale and this project will be a game changer in many ways. Not only will it attract more tourists, it will provide the certainty needed for the marine tourism industry to invest in new vessels and infrastructure.
- 24.4: 'With this project as the catalyst, once again Cairns could be the world leader in reef tourism with the best marine fleet in the world.





- 37.2: 'Aquis will bring a lot of tourists in Cairns and its operation will require thousands of permanent positions in Cairns. It will bring a much needed economic revival to the city and place it at the forefront of tourism destinations in Asia for many years to come.
- 69.1: 'The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full time jobs in a region where they have always been greatly needed, the training & new skills that will be developed, the support for & subsequent growth of existing local industry, the significant number of international flights & new airline routes that will be opened up & the ability of those new airline routes to further develop other new tourism, business & education related activities in Cairns, will all benefit the Far North region for many many years to come. It will make Cairns a truly international destination for many reasons other than just gambling, & provide financial benefits that could otherwise only be dreamed of.

However, some submitters believe that tourism benefits are overstated or at least that the demand is unreliable. Others believe that competition will disadvantage existing operators:

- 86.3: 'Benefits of the project depend on assumptions which are not clearly addressed. The EIS discusses the supply factors and assumes that the supply will draw stable and consistent demand. The arrival of tourists to the facility is assumed as a given constant and stable. Tourism operators around the region can certify how volatile tourism arrivals are. They are subject to huge fluctuations. The ups and downs are a combination of internal (supply) and external factors. The external factors are outside the direct control. Tourism is very sensitive to crisis of any nature: international financial markets, Chinese finance bubble, outbreak of infectious diseases (SARS), acts of terrorism, regional armed conflicts, diplomatic rows, natural disasters, political risks. The list is large and it is prudent to evaluate each risk thoroughly. The investors and financial backers will certainly undertake these assessments. The risks mentioned have two possible impacts: (1) direct impact on the operation and revenue of Aguis, (2) indirect impact through the financial markets. The speculative nature of these investments means that they will be pulled out of any project as soon as any of the risks mentioned are materialising. In that case the project will have to deal with the real crisis plus the resulting drying up of finances. Only a proper risk analysis can provide confidence both to the financial markets and the affected community.'
- 107.7: 'The loss of existing market share would negate any gains from the proposed development. Though our resort would receive a significant benefit from the short term construction phase, through accommodation workers if in the long term the Cairns beaches region loses existing market share because of this high density development then this a very serious issue. We believe that the developers need to locate a more appropriate site in Cairns that is more compatible to a development of such magnitude, and has existing infrastructure and transport in place and does not pose environmental issues through its location on a flood plain adjoining a river system.'

Contrary to this view, others (including TTNQ) believe that it is not an 'either / or' situation:

- 128.4: 'AQUIS GBR will also develop an entirely new segment of visitation to the region positioning the destination as a mono destination product in the eyes of the Chinese market at large. At present the destination is recognised as a component of an Australian experience.
- 128.2: 'TTNQ recognises the potential for an extraordinary expansion of the quantum and composition of demand for tourism services through the investment of AQUIS in both the Reef Casino Trust and the proposed AQUIS GBR Resort.'

c) Conclusions

Submissions include diametrically opposed views that local tourism businesses will either boom or die, with the latter view being based on the belief that Aquis will draw custom from existing businesses. the EIS analysis that Aquis will 'grow the pie' is supported by the peak tourism industry bodies who appear to welcome the new investment.





-

3.13.5 Theme 13.4 Market Domination

a) Submissions

This theme was used to collect together all comments regarding the fear that Aquis will dominate the local economy by virtue of its share of revenue. There is some overlap with Theme 13.2 Economy as many submitters see these issues as being linked.

	ISSIE
96.4	Market Concentration, [Details statistics provided] Aquis is going to be bigger than the aptire business output
00.4	in Concentration. [Details statistics provided]. Aquis is going to be bigger than the entire business output
9C F	In callins in a year.
80.5	ACCC is investigating a possible monopoly situation infougn Aquis proposed takeover of the Reel Casino.
	This is an important consideration, nowever, i mink the focus must be broadened. Aquis will not just be the
	biggest tourism operator. It will be the biggest Casino operator, the biggest transport operator, the biggest
	pool operator, the biggest Aquarium operator, the biggest employer, entertainment provider, the biggest tax
	payer. It will be the biggest single buyer of Catering services, Landscaping services, engineering, power,
00.0	water, rood, etc. In short it will be the biggest single influence on everything happening in Cairns.
86.6	The EIS has references to impacts on the tourism industry and sugar cane, but it doesn't address the effect
	an imbalance of market power will have. Those effects must be evaluated in the various markets but also on
	the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in
	Australia. It is exacerbated if put into a small regional community like Cairns. Dangers of grossily imbalanced
	powers in a small regional town will destroy diversity and resilience. Small business culture will suffer. The
	town could be entering a dangerous dependency to the one big company.
96.6	Scale - Demand/Supply risks and market concentration. There is a real danger that imbalanced powers in a
	small regional town will destroy diversity and resilience. Small business culture will suffer. The EIS has not
	adequately assessed the risk for the Cairns community of placing our economic well-being in the success of
	one development.
102.5	Aquis will be the largest provider of tourism, accommodation, transport and entertainment in the region. The
	Els doesn't address the effect an impaiance of market power will have on a small regional community like
	Carrns. Suggested solution: (1) The EIS has not adequately assessed the risk to the Carrns community of
	placing our economic well-being on the success of one development. (2) More than doubling the number of
	notel beds in Cairns in one complex does not bode well for an often struggling small business community.
	Sustainable development rests on an ability to share resources and to diversity experience across those
445.4	resources.
115.4	As the largest provider of tourism, accommodation, transport and entertainment Aquis will dominate and
	approximative the local business economy. The EIS needs to assess the risks of Carris being dominated
116.0	economically by one massive development and show now it can all and sustain local businesses.
110.2	A dus would increase cam's bed numbers non 3,339 to 12,339 which is indie that the number of note beds
	In all other capital cities except Sydney. Aquis will be the fargest provider of tourism, accommodation,
	transport and entertainment in Canno. The Lip doesn't address the entert such an imparative of market power
	small businesses on which the occonomy of Cains is currently based. This is evacethated by Aquis being
	sind ous fees of which the economy of courses contently based. This is exact balled by Adus being
	sited away not the carries city had and therefore not integrated into the current economic centre. Aquis
	Suggested solution: The EIS has not adequately accessed the risk for the Coirce community of placing our
	suggested solution. The EIS has not adequately assessed the first of the Calify solution in market power
	much be overlaufed in the various markets but also an the China community
119.5	As por 102.5
124.7	Aguine will be the largest provider of tourism accommodation transport and entertainment. The EIS descript
124.7	Addis will be the falgest provider of tourism, aucommodation, transport and entertainmental meters doesn't
	autoress the effect an imbalance of marker power will have. In use effects must be evaluated in the values
	a consist city in Australia. It is sorially avacarbated if out institutional community like Caime. There
	a capital city in Australia. It is seriously exact bate in put into a sinal regional community like carris. There is a hugo rick that this "all page in one backat" approach that Aguis offers will create an unbealthy.
	dopondoncy on a one dovelopment monopoly. Such doports in a small regional town will destroy diversity
	and resiliance. Small business culture will suffer. Solution: The EIS has not adoquately assessed the risk for
	the Caires community of placing our consonic well-being on the success of one development and a more
	detailed assessment is required
126.18	The Els doesn't address the effect an imbalance of market power will have. These effects must be evaluated
120.10	in the various markets but also on the community in Cairpe. The danger of this imbalance would be a real
	issue anywhere in a capital city in Australia. It is seriously exacerbated if put into a small regional community
	like Cairns
126 10	The FIS has not adequately assessed the risk for the Cairos community of placing our economic well-being in
120.13	the success of one development
129.9	As per 102 5
120.0	

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	147





ID	ISSUE
132.9	Aquis would also increase Cairns bed numbers from 5,339 to 12,839 which is more than the number of hotel beds in all other capital cities except Sydney (Statistical Area level 2. Aquis will be the largest provider of tourism, accommodation, transport and entertainment. The EIS doesn't address the effect an imbalance of market power will have. Those effects must be evaluated in the various markets but also on the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in Australia. It is seriously exacerbated if put into a small regional community like Cairns. Dangers imbalanced powers in a small regional town will destroy diversity and resilience. Small business culture will suffer. The EIS has not adequately assessed the risk for the Cairns community of placing our economic well-being in the success of one development. Resort size should be reduced to maximum 1,000 rooms.
140.5	As per 102.5.
148.3	designed to bring in new visitors to Far North Queensland rather than compete for the existing market. It promises add-on benefits to other providers.
167.3	Aquis would also increase Cairns bed numbers from 5,339 to 12,839 which is more than the number of hotel beds in all other capital cities except Sydney (Statistical Area level 2). Aquis will be the largest provider of tourism, accommodation, transport and entertainment. The EIS doesn't address the effect an imbalance of market power will have. Those effects must be evaluated in the various markets but also on the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in Australia. It is seriously exacerbated if put into a small regional community like Cairns. It is unlikely that Cairns can support more than one casino, even with an influx of visitors. There is a serious danger that such an imbalance in a small regional town will destroy diversity and resilience. Small business culture will suffer. The EIS has not adequately assessed the risk for the Cairns community of placing our economic well-being in the success of one development. Consideration should be given to reducing the size of the development and removing the casino(s). At the very least, construction should be spread out so that too much change does not happen at once.
170.5	As per 102.5.
171.5	As per 102.5.
174.5	As per 102.5.
183.5	As per 102.5.
184.5	As per 102.5.
186.5	As per 102.5.
192.9	As per 102.5.
198.5	As per 102.5.
207.1	I believe that if AQUIS if built it will dominate the economy of the Cairns Area. It will dwarf all other providers of tourism services, accommodation and entertainment. I think it will put too much power in the hands of one organisation, and should that power be misused, will have a disastrous effect on the other tourism based businesses in Cairns. Some examples might be the marketing of packaged deals in which AQUIS controls where its guests go and where they spend there money (have seen this operate myself in other parts of the world), and the charging of excessive commissions to book their guests with other business (e.g. reef trips).
208.13	As per 102.5. Plus: The scale of the Aquis development is massive in global terms and has never been attempted in Australia. There would be many known and unknown consequences- market dominance is clearly an important known consequence. What is planned to 'manage' / mitigate this effect ?
208.14	As the current inadequate EIS reads, in effect Cairns is set to become 'Fungtown', which simply highlights the lack of local competitive capacity. Of issue is preservation of competitive opportunity for alternative businesses both within tourism and in other industry. Economic diversity is vital for the health of any community, let alone competition preservation within the tourism industry.
237.5	As per 102.5.
245.11	Just one casino mega-resort would control 40% of this reconfigured tourist industry in Cairns and 20-25% of the total export economy. This is hardly sensible planning for a local economy. This increases the vulnerability of the local economy to economic crisis, and reduces economic resilience of the Cairns economy. This not only puts too many eggs in one basket, it puts one very big egg in one basket.
245.14	What we are likely to see is existing businesses in Yorkeys Knob being eclipsed, that is squeezed out, by more powerful competitors moving in from outside the region. Similarly with jobs – most workers at Aquis do not currently live either in Yorkeys Knob or even in Cairns. The number of residents who are fluent in Mandarin Chinese and who are interested in working at the Aquis Casino Mega-Resort are a very small proportion of Mandarin-speaking staff required. While some may ultimately learn to speak Mandarin, by far the greater number will come from outside the region. Most of the 20,000 jobs at Aquis Casino Mega-Resort will be low-skilled, lowpaid service jobs in the hospitality sector with little prospects for moving upwards.





There are many submissions that address this theme which is well expressed in the following statements:

- 86.5: 'ACCC is investigating a possible monopoly situation through Aquis proposed takeover of the Reef Casino. This is an important consideration, however, I think the focus must be broadened. Aquis will not just be the biggest tourism operator. It will be the biggest Casino operator, the biggest transport operator, the biggest pool operator, the biggest Aquarium operator, the biggest employer, entertainment provider, the biggest tax payer. It will be the biggest single buyer of Catering services, Landscaping services, engineering, power, water, food, etc. In short it will be the biggest single influence on everything happening in Cairns.'
- 102.5: 'Aquis will be the largest provider of tourism, accommodation, transport and entertainment in the region. The EIS doesn't address the effect an imbalance of market power will have on a small regional community like Cairns. Suggested solution: (1) The EIS has not adequately assessed the risk to the Cairns community of placing our economic well-being on the success of one development. (2) More than doubling the number of hotel beds in Cairns in one complex does not bode well for an often struggling small business community. Sustainable development rests on an ability to share resources and to diversify experience across those resources.'

This belief is not universal, however:

• 148.3: 'I do not accept the view that Aquis offers a risk of 'undue market power' as some suggest. The project is designed to bring in new visitors to Far North Queensland rather than compete for the existing market. It promises add-on benefits to other providers.'

c) Conclusions

The facts of the matter are not in dispute as it is not possible to invest the sums proposed without having an impact. Whether or not this necessarily means that Aquis will attempt to exercise undue influence as a result of its economic power is beyond the scope of the EIS.

3.13.6 Theme 13.5 Benefits Offshore / Local

a) Submissions

This theme was used to collect together all comments regarding the desirability of ensuring that benefits accrue locally and no flow offshore. It is similar to Theme 4.4 Local Content (**Section 3.4.5**) except that it relates to specifically economic issues.

ID	ISSUE
53.2	I would like to see a local purchase policy put in place so that local business are used firstly before venturing through Queensland, then Australia then China. This is the perfect opportunity for FNQ to seriously reduce its jobless rate, all those on a benefit will need to be trained to fill positions created by this economic windfall to our area.
69.6	It is difficult to see any economic down-side to the development, provided that is, that local council & state government departments properly require the developers to fund not only the added infrastructure as a direct result of the proposal, but also the ongoing maintenance costs, & that these do not become a burden on local rate payers. It should also be ensured that the vast majority of tax revenue paid by the casino should also be returned to Cairns to fund the new infrastructure that will continue to be needed & expanded.
168.5	Regardless of Gambling issues, majority of the revenue made within this casino will be made by Chinese expatriates, for Chinese investors - nothing local, or even Australian about it. Nowhere else in Australia will you find a city that boasts 2 casinos, let alone 3.
168.9	There is much emphasis placed on the direct and indirect benefits of employment for locals and beyond when it comes to the construction phase, which is predicted to employ 3750 for the first phase, and 3500 for the second phase. However, there is an overlooming threat regarding the forthcoming China/Australia Fair Trade Agreement, with the push from China to be allowed to import Chinese workers to Australia to work on projects funded by Chinese investors.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	149





ID	ISSUE
168.17	This resort is built and invested by Chinese, for the Chinese, on Australian soil. If we want to keep Australia Australian, we need to prevent these sorts of monstrosities happening. The majority of the money flowing into the resort will be from foreign hands, as will be the majority of the funds flowing out- straight back into Chinese investiture.
188.2	Cairns will NOT benefit to any degree from this project with all money going overseas and will not create a lot of jobs for the locals.
204.5	Additionally, this project is also projected to deliver positive fiscal impacts for the State and Federal Governments. The Cairns Chamber of Commerce, in collaboration with other regional leadership organisations, will be engaging with the State and Federal Governments to leverage this revenue for the benefit of the Far North Queensland region and the population growth that is anticipated to occur over the respective period of time across the region.
211.6	The Aquis Resort is projected to deliver a financial benefit of \$1B per annum to the Queensland Government. A considerable component (50%) of this benefit, if realised should be returned to the community of FNQ through a 'Royalties to the Region' scheme. This would enable government undertake the mitigation measures (flimsily) outlined in the EIS (Chapter 14) but a serious component of this revenue should also be made available to manage impacts on the natural environment, and to enhance visitor experience. This funding could be directed to the full breadth of catchment management opportunities in the FNQ region, including the Cape York region where modest investments in reef and catchment management could secure the long term health of the most pristine parts of the GBR. Recommendation: Should the Aquis Resort proposal be approved then a 'Royalty for the Region' scheme should be initiated to both assist the mitigation of projected negative impacts from the development, but also to support enhanced environmental management and protection throughout the FNQ region. The 'Royalties for the Region' scheme should be informed through local community consultation and equate to 50% of the projected financial benefits (stated as \$1B).

The main issues raised in the submissions on this theme are:

- that a local purchasing policy should be adopted (not just for jobs but also all expenditure) (53.2:
 'I would like to see a local purchase policy put in place so that local business are used firstly before venturing through Queensland, then Australia then China.')
- that revenue form Aquis should be spent in the region (69.6: 'It should also be ensured that the vast majority of tax revenue paid by the casino should also be returned to Cairns to fund the new infrastructure that will continue to be needed & expanded.' and 211.6: 'The Aquis Resort is projected to deliver a financial benefit of \$1B per annum to the Queensland Government. A considerable component (50%) of this benefit, if realised should be returned to the community of FNQ through a 'Royalties to the Region' scheme.')

As already noted, the EIS includes a commitment to develop a *Local Content Plan* as one of the social strategies (s2.4.2b)) and provides more detail in the plan in s14.4.3 where it is stated:

To help facilitate opportunities for local and regional businesses to benefit from Aquis, the proponent will develop a Local Content Plan to optimise opportunities at both construction and operational stages for local businesses to supply goods and services to the project, while maintaining expected levels of service to the Cairns community. (p14-30)

The outcomes sought (s14.4.3) are:

• Opportunities for local and regional business development are maximised through local supply practices, whilst maintaining expected levels of service to the Cairns community.

With respect to the 'royalties to region' approach, the submitter makes a valid argument:

• 211.6 (continued): 'Should the Aquis Resort proposal be approved then a 'Royalty for the Region' scheme should be initiated to both assist the mitigation of projected negative impacts from the development, but also to support enhanced environmental management and protection throughout the FNQ region.'





c) Conclusions

The call by some submitters for a local content scheme to ensure that benefits accrue to local businesses is in fact an Aquis commitment and will be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report*. The suggestion of a 'royalties to regions' approach has merit but is beyond the scope of the EIS to determine.





3.14 CHAPTER 14 SOCIAL IMPACTS

3.14.1 Scope

The social impact assessment concluded that the seven top ranking potential social impacts resulting from the project were as follows (in no particular order):

- rate of change
- human services
- lifestyle changes
- cost of living
- gambling
- cultural change
- law and order.

Submissions raised additional issues that have been collated under the following themes:

- general community issues
- SIA and consultation
- mitigation strategies.

3.14.2 Theme 14.1 Rate of Change

a) Submissions

This theme was used to collect together all comments regarding the concerns about rate of change – where additional social themes are also included these are discussed elsewhere in **Section 3.14.9**.

ID	ISSUE
90.2	A project of this dimension is out of all proportion to that which the city generally, and Yorkeys Knob
	particularly, can reasonably absorb. Population increase will unprecedented and unmanageable in the short
	and medium term. The social effects are best identified in table 14-7 (potential social impacts) and in their
	scale amount to a social experiment which would not even be considered in a capital city.
99.16	Whether the environment of Cairns region can accommodate such a dramatic rise in population and
	associated demands for housing, infrastructure, utilities and services is described but not adequately
	assessed. Instead the Aquis EIS makes statements like: "Taking into account of the baseline population
	growth (55,000), and combining the Aquis operational workforce (55,000 direct and indirect); the city is
	projected to be home to 250,000 residents; over a 10- 15 year period cannot be understated. Not only would
	this influx greatly alter the spatial distribution of settlement in Queensland, Cairns would transform into a
	different class of city to become Australia's largest tropical destination."
147.18	Page 14-25, Table 14-8. I agree that the three issues listed at the top of the table should be given the highest
	priority. However, I believe that Rate of Change is going to have considerable impact on a much larger area
	of Cairns than just Yorkeys Knob and the Northern Beaches, and that the Cairns Urban Area should also be
	shown as Very High. A proposal of such a large scale being developed in a comparatively short time frame is
	going to significantly affect many more people than just the residents of Yorkeys and the northern beaches.
148.4	The project will create what amounts to a new town of about 30,000 people within 10-15 years (12,000 guests
	and 20,000 workers at peak occupancy). Special attention needs to be given in coming months to the
	challenges of accommodating the size and nature of this project in what is essentially a rural site adjacent to
	a beach village (Yorkeys Knob) and a relatively small city (Cairns).
197.26	We want change. The rate of change experienced as this project progresses may be dramatic, to some, but
	so is a lot of things in life. Moving house, moving State or Country, having a death in the family, or a sudden
	job loss. Older people cannot cope with massive and sudden upheaval, but this is normal. It is indicative of a
	pretty great place to live, a normal, programmed, settled and safe, generous society. In many countries where
	upheaval is normal, this AQUIS project would be NOTHING.
233.8	Rate of change was identified within the report as a major effect that needed mitigation. The proposals for
	mitigation may reduce people's trauma from daily disruption and inconvenience due to the development but
	they don't do anything concrete about the actual disruption – traffic jammed roads, dust, noise, visual
	pollution, loss of natural habitat to new dams, powerlines, roads lack of infrastructure – schools, hospitals,
	police, nurses, dentists, doctors etc.

Aquis Resort at The Great Barrier ReefRev 1Environmental Impact StatementDate:October 2014Document No: Community Submissions and Issues R1Page152





The submissions on this theme validate work in the SIA that 'rate of change' is one of the main social impacts of concern. Some submitters see that change is negative while others want it. Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.

c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 3). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).

3.14.3 Theme 14.2 Human Services

This theme was used to collect together all comments regarding the need for additional human services.

a) Submissions

ID	ISSUE
18.4	Enforce a local industry participation plan (LIPP). Employment, materials and produce must be sourced
	locally first. Implement a reporting mechanism.
18.5	Enforce an Indigenous Employment Policy of 10%. Implement a reporting mechanism.
18.6	Enforce training schemes including apprenticeships. Implement a reporting mechanism.
22.7	Rising costs of accommodation are a real concern for many people in the community, especially for low- income households. There is some acknowledgement of this in the EIS. I would like there to be a condition written into the development approval that protects vulnerable groups. One particular group I would like to highlight is students. Given that many suburbs close to the JCU Campus are also near the Aquis site, rental accommodation is likely to become more expensive for them. The JCU Cairns campus does not, at this stage, have any on campus accommodation that might be insulated from rent increases, and on-campus accommodation could not cater for every student in any case. Living near the campus is beneficial, providing easy access to classes, on-campus facilities, social activities and volunteer opportunities, so it is essential that students are not priced out of the local area.
30.1	I am concerned that the State Govt, CRC and Fed Govt will not have the necessary supporting infrastructure available to support this project. Areas of concern are - airport, all roads from Smithfield to the city, water services, sewerage, health facilities, large bus movement and parking, language provision by the education system, etc.
52.2	It is also important that we prepare ourselves for the increase in international visitors with cultural training, basic mandarin and encouraging our children to develop their knowledge in this area, as they will be next generation to potentially work at Aquis. I remember when Melbourne's Crown Casino was ran out of temporary location as they constructed where it stands today, that was over 20 years ago and the continuation of jobs it still supplies will outlive most of us.
74.3	The EIS (14-33) also states that the significant population growth in Cairns City generated by the proposed development would affect a range of community services and infrastructure, and will generate considerable demand on health and emergency services (initially with construction and once operational). My question to the Coordinator-General is who is going to pay for these services?
85.10	Who will comprise the construction workforce? Because the proponent has divided this massive project into only two stages, many components would (theoretically) be built concurrently. That means an awful lot of tradies. If those tradies are Australian, that will mean a duplication of what happened after cyclones Larry and Yasi but on a much bigger scale. Tradies were sourced from within and without the region to work in Innisfail/Cardwell, leaving entire regional areas without any tradies to do work local to those areas. If residents needed somebody, price gouging occurred where tradies were telling customers that they would have to pay exorbitant amounts of money for the same work as before. If they didn't pay, then the tradies were not available. This wasn't just a short term void but stretched out for more than a year after each cyclone. The siphoning of all available tradies to work on Aquis will disrupt community services over a large area of the country for over ten years.
90.2	A project of this dimension is out of all proportion to that which the city generally, and Yorkeys Knob particularly, can reasonably absorb. Population increase will unprecedented and unmanageable in the short and medium term. The social effects are best identified in table 14-7 (potential social impacts) and in their scale amount to a social experiment which would not even be considered in a capital city.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	153





ID	ISSUE
91.3	The provision of Staff housing by the developer has been removed from the revised proposal. This means
	that the staff will need to find accommodation within the local community. This increased demand (20,000
	staff) will result in increased competition for housing which, in turn, will put pressure on those not employed
	by Aquis to "find" extra funds to continue living in their existing rental property. This is another transfer of
	costs from the developer to the community. The developer should be required to provide the necessary
	accommodation at their cost with rental agreements with their staff particularly during the construction phase.
96.9	A development of such magnitude will assuredly increase the need of social welfare service across Cairns.
	The proponent should have a thorough consultation with the primary welfare services to address what
	services are currently be provided, which services will experience an increase of use as a result of the
	population growth associated with the Aquis development and how the proponent can assist in ensuring the
	social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital,
	which is already stretched to capacity also have to deal with an increase use of services as a result of the
	Aquis development. The proponent must also engage with the hospital to determine the same information as
00.47	suggested above for social weitare services.
99.17	The impacts of Aquis on the regional population are described as having " some adverse impacts of a
	bigger Califis. The consequential impacts of the Aquis project will essentially bring to ward after an increase of 20% along on baseling and Aquis workforce levels over
	the next two decades to be more specific " " Some of these impacts include: (1) demand for more water
	sources (2) more urban development (3) - more waste (black and drev water and household waste) to be
	managed (4) increased use of energy (5) increased levels of traffic and potential road condestion particularly
	given the linear shape of Cairns."
102.14	The strategy does not show evidence of the support that will be provided by a collaboration between industry
	networks, State Government and local business groups such as Cairns Chamber of Commerce, Cairns
	Regional Council, TTNQ, Advance Cairns, TAFE, JCU and NGO's. There is no definition of how businesses
	requiring assistance will be identified, what king of assistance they will be granted or for how long. Suggested
	solution: A strategy that lists what the programs are (aims and objectives), how many assistance programs
	are available, which businesses can access to assistance and how this is defined should be provided.
	Evidence of commitment from the groups listed as collaborating support should be provided in the strategy.
115.7	I here appears to have been no consultation with health, crisis accommodation or social welfare services.
	I nere needs to be a thorough investigation of the current status of these social welfare services and the
117.0	Impact of the development on them.
117.9	As a result of increased population levels as time goes on this will force the State Government to finally provide more assistance with boshitals and other appropriate funding for boalth care. At last
	botto hoalth carol
118.11	As per 102.11.
118.11 118.12	As per 102.11. As per 102.12.
118.11 118.12 124.16	As per 102.11. As per 102.12. As per 102.12.
118.11 118.12 124.16 129.16	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.11.
118.11 118.12 124.16 129.16 129.17	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.11. As per 102.12.
118.11118.12124.16129.16129.17131.2	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough
118.11 118.12 124.16 129.16 129.17 131.2	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents.
118.11 118.12 124.16 129.16 129.17 131.2 132.16	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11.
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.11. As per 102.12.
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the generates enderson from the Cairns Base Hospital, which can barely cope
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of addian more facilities on the theory will be the normal number of accidents and surrounding districts. And there is not much possibility, if any, of
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention.
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11.
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence foce.
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The penative impacts of casinos on local
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope.
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.11. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and
118.11 118.12 124.16 129.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7	As per 102.11. As per 102.11. As per 102.12. Myhilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.11. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth?
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11	As per 102.11. As per 102.12. As per 102.12. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.11. As per 102.11. As per 102.11. As per 102.11. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11.
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 170.12	As per 102.11. As per 102.12. As per 102.12. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.11.
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 170.12 171.11	As per 102.11. As per 102.12. As per 102.12. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.11. As per 102.11. As per 102.11. As per 102.11.
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 170.12 171.11 171.12	As per 102.11. As per 102.12. As per 102.12. As per 102.12. Milst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. Milst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.12. As per 102.12. As per 102.12.
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 170.12 171.11 171.2 174.11	As per 102.11. As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.11.
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 170.12 171.11 174.12 174.11 174.12	As per 102.11. As per 102.11. As per 102.12. As per 102.11. As per 102.11. As per 102.11. As per 102.11. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.11. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.12. As per 102.12. As per 102.11. As per 102.12. As per 102.12. As per 102.12. As per 102.12. As per 102.12. As per 102.12. As per 102.13. As per 102.14. As per 102.14. As per 102.15. As per 102.15. As per 102.15. As per 102.15. As per 102.16. As per 102.16. As per 102.17. As per 102.17. As
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 170.12 171.11 174.12 181.8	As per 102.11. As per 102.11. As per 102.12. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.11. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.11. As per 102.12. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per
118.11 118.12 124.16 129.17 131.2 132.16 132.17 139.2 140.11 140.12 151.7 168.14 170.11 171.11 174.12 174.13 174.14 174.15 174.11 174.12 181.8	As per 102.11. As per 102.11. As per 102.11. As per 102.11. As per 102.12. Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairns residents. As per 102.12. There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention. As per 102.11. As per 102.12. Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope. There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth? As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.12. As per 102.12. As per 102.11. As per 102.12. As per 102.11. As per 102.12. As per 102.12. As per 102.12. As per 102.14. As per 102.15. As





ID	ISSUE
181.10	Ability of hospitals and schools to cope with extra demand for places. The hospital is already stretched to full
	capacity.
181.24	This proposal features an industry that creates social problems and fuels social problems, whilst offering as a
	solution "referral to gambling hotlines". The onus to manage the consequences is shunted back on to the
	community.
183.11	As per 102.11.
183.12	As per 102.12.
184.11	As per 102.11.
184.12	As per 102.12.
186.11	As per 102.11.
186.12	As per 102.12.
192.14	As per 102.11.
192.15	As per 102.12.
197.28	Human services will increase as a necessity and strategies will be put in place obviously so this is not an
	issue. With population increase, comes service provisions increases.
198.11	As per 102.11.
198.12	As per 102.12.
211.10	The Aquis Resort proposal, by virtue of its proposed scale, and its core business (in essence a gambling hub
	for a newly affluent Asian middle class) will have a profound impact on existing communities. It is a
	juggernaut development that will expose Cairns to high levels of dependency on a specific source market, will
	produce long term strain on existing service and infrastructure provision, and raises uncomfortable questions
	around law and order issues associated with gaming and the gambling industry.
233.2	This project will relies on the subsidization arising from enormous public expenditure on roads, transport,
	health infrastructure water, power and training e.g. TAFE. Additional costs will arise from the social disruption
	caused by increased gambling and problem gambling, housing and construction boom and bust, housing
	price bubble burst. These costs will arise before the realisation of profits and even if there is economic
	downturn.
237.11	As per 102.11.
237.12	As per 102.12.
245.10	The Aquis Casino Mega-Resort will require substantial upgrading of infrastructure and services delivery in
	terms of roads, overpass and roadwidening, water supply, power supply, sewage treatment, public housing
	(tor people on low incomes no longer able to afford rising rents), counselling services for gambling, drug and
	alcohol addiction, and garbage removal.

The submissions on this theme validate work in the SIA that the perceived lack of 'human services' (or rather, a need to expand these) is one of the main social impacts of concern. Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below. Shortcomings in existing social services are similar to those exposed in physical infrastructure and requires not just that impacts are identified but also that capacity is expanded.

c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 3). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).





3.14.4 Theme 14.3 Lifestyle Changes

a) Submissions

This theme was used to collect together all comments regarding likely lifestyle changes that would follow the development of Aquis. These are positive and negative.

ID	ISSUE
5.2	I am proud that Aquis has selected our region for this fantastic development and given our local Community the chance to move ahead.
7.1	I am opposed to this type of development, it will change our beautiful city forever.
13.2	Great for Cairns and our tourism.
14.1	If an investor Foreign or otherwise, wants to improve swamp land to make Cairns benefit from issues such as constantly high unemployment, and the fall-out from young adult and youth suicide from lack of direction and un-financial means I am all for it.
14.2	I am a local born and bred in this town. While I fondly recall the way Cairns was (40 years ago) I also embrace the fact that with Multiculturalism, World Wide advances etc. we must move forward. This means having employment and infrastructure for our children to be able to stay in their home town rather than leave to find a job.
14.16	People need jobs now. Jobs give purpose and financial means. This builds self-esteem and community.
14.17	Community growth through infrastructure and employment in this manner is better than ridiculous government incentives such as a Baby Boom Bonus Scheme which has negatively impacted on homeless unwanted foster children and wasted taxpayer funds.
22.1	The resort is drastically different from anything that has been built in Cairns before and will change the Northern Beaches and the whole Cairns region irreversibly. I question if it is a direction Cairns wants to go. The region is world famous for being the gateway to two World Heritage listed sites: the Wet Tropics and the Great Barrier Reef. The building of a Macau style casino resort changes the image of the Cairns completely. Cairns, now known for its outstanding natural attractions, will also become known for this massive development, the first of its type in Australia. This is not necessarily desirable.
43.1	I am strongly opposed to this resort, this type of development is not going to benefit locals, prices will rise, more traffic.
43.2	I support Eco tourism not this, end of our lovely lifestyle if this goes ahead.
56.1	As one of the two local real estate agencies in Yorkeys Knob, I have had the opportunity to closely address what the potential social impacts on the Yorkeys Knob community could be. Although there will undoubtedly be a realignment of the structure and mixture of the population of Yorkeys Knob during the building stage of the project, once completed the population should stabilize again. This slight modification of the social structure will bring benefits to the community that far outweigh the negatives raised by this change. In the long term the changes that this project will bring to the community of Yorkeys Knob will be of greater advantage to the community than any changes it may go through.
70.1	The scale of this development is disproportional to the size of Cairns. I am extremely concerned about the effect an additional 4000+ hotel beds and a large casino will have on our small town.
74.1	My concern about the Aquis Great Barrier Reef Resort relates to the social impacts (Volume 2, Chapter 14) of the EIS, and how the changes such a construction will bring to the liveability and cost of living for the people in the Cairns beaches, particularly, but also the entire region. The EIS states in Table 14.3 that the sub total population for the Cairns Beaches, including Yorkeys Knob, in the 2011 census was 47,219. I believe this area covers the population of the Cairns Region who will be most severely affected by the construction of this mega-resort.
76.1	Yorkeys Knob is a town that offers cheaper accommodation only 15 minutes from Cairns. Its appeal is that it isn't a densely populated area and offers a respite from bars, restaurants, noise and traffic. The EIS refers to the area around the proposed development as "under-utilised (lower density) areas)". They seem not to understand that the very fact it is a lower density area is the appeal of Yorkeys Knob and the surrounding suburbs.
81.12	I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we still want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years.
127.8	The whole proposal is inappropriate for the lifestyle of the people of Cairns. We do not need a second Casino, with vague promises to ensure responsible gambling, Gambling is an irresponsible activity, causing many problems in the community.
139.9	We have already lost most of the very attractive features of our lifestyle, and the excuse given for Aquis construction is quite illogical – we need the money! Dollars above rationality, such short sighted decision-making. Politicians and other wealthy people don't have to suffer or care about common decency, morality, patriotism or dignity.
146.2	Pollution social disruption. Every visitor flies here , carbon emissions. major social changes to region stress to existing infrastructure cost of proving new infrastructure distortions to job market , importation of workers. Solution: no casino.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	156





ID	ISSUE
147.15	As Section 14.1.1 states, there has been rapid expansion in Cairns' population since the late 1940s both in
	terms of number and nationality. Some of the changes to the character of Cairns and surrounds have been
	widely beneficial; in other cases- such as loss of green spaces and forested hillsides to housing, increased
	traffic and limited parking, limited water supply, over-stretched public hospital, loss of visual attractiveness
	(e.g. power lines, communication towers, hillside and high density development), etcthe amenity and
	lifestyle quality of the region have suffered.
147.16	"More recently, the major contributor to expand the city's population has been from southern Australia. A
	notable feature compared with other Queensland regional cities is the comparatively high proportion from
	interstate, attracted to Tropical North Queensiand for a variety of reasons, settling into a different natural and
	social environment. Maybe Carris more laloback litestyle which has attracted these new residents is being
	changed by their presence and expectations, and the conditions here are starting to resemble mose they
	sought to leave behind? The attractions which the proponent wishes to exploit could well be negatively
152.2	For residents of Yorkeys Knob and neighbouring communities the resort will reduce their quality of life given
102.2	that most have deliberately chosen to live in small coastal suburb rather than in Cairos city or other
	metropolitan area. Most have sought the small community feel, have deliberately enrolled their children in the
	small local school etc. Now they will be subject to a large scale construction and then a monolithic resort with
	casino in a completely changed community.
156.4	An economic windfall for government and local council does not equate with quality of life for locals.
156.6	Short sighted viewpoint at best and without considering the locals general lifestyle choices for living in this
	part of the world. Send it to the Gold Coast - send it to Townsville - send it anywhere but Yorkeys Knob.
157.1	The mitigation strategies to address the social impacts seems to take for granted that people can be
	convinced or trained to accept the extreme change proposed to the environment. There seems to be no
	consideration that people choose to live and noliday in the area due to its lack of large scale development,
170.16	environmental and social appeal and village reel.
179.10	A development like Aquis is in complete contradiction to the existing village atmosphere of forkeys knob, Holloways Beach and Machans Beach. It is totally inappropriate to build two Casino's payt to a primary
	school No consideration has been given by the developers to what the local residents associations want
	Which is to have this proposal built somewhere else.
180.4	We also wonder whether the Casino will be using sex workers from down south or China, thereby causing an
	increased presence of AFP Officers and State Police. We have read in the news that a Chinese person has
	been diagnosed with the plague. As tuberculosis is on the rise in Papua New Guinea and Torres Strait, we
	would be prime targets for an epidemic to spread throughout Australia.
193.2	Scale and type of project are not acceptable: I am not anti-development but I consider the type (Casino) and
	huge scale of the development as proposed represents a serious threat to the lifestyle and social fabric of the
407.4	residents Cairns community.
197.1	As a family we are well/world travelled, and believe in the issues of nome and family progress, investment,
107.2	We will see more pride in the suburb we think, if the demographic changes for the better should AQUIS
197.2	we will see more pinde in the sublid we dimine, in the demographic changes for the better should Ago to
	aradual decline into suburban decay we see happening and getting worse if AQUIS is not allowed to proceed
197.22	We will all go to AQUIS on a semi-regular basis, a good place to go, to dress up and go outwe want to do
-	thisas for too long this Region has been a backward, thong wearing singlet draped dead zone and not a
	reat place with few opportunities for quality dressing up and going out, it just doesn't happen here, but this
	AQUIS will change everything, even this! But what we do there is up to us. We positive people will wish to
	visit different restaurants, aquariums, conferences with our kids, everything, stay a night or two, as long as
	there is "locals rates" of course.
197.24	We agree with the YK demographics unfortunately, but we see the demographics as changing rapidly if this
	goes ahead, as we all want it to. We all want a new Yorkeys Knob, this one is hopelessly sad and
107.20	undernounsned.
197.29	Litestyle changes will delimitely be sustained by us all, but not necessarily disined, as with negative changes
	under win be equally positive aspects such as an increase in reisone, sports, and social activities, such as an accepted as a such as an increase in terisone, sports, and social activities, such as an encode as the social activities and social activities in Capital Internet of reacting to AOUIIS this family sees nothing you which
	impacts negatively on us, or our lifestyle. We are not gamblers so the issue of problem gambling does not
	concern us.
207.5	The desirability of Cairns as a destination for our traditional nature-based market will be further undermined
	by the increased size and busyness of Cairns that will come with AQUIS.
207.7	If AQUIS proceeds in its current form, Cairns will be changed immensely. It will be a more populous, busier
	city. In my estimation, most Cairns residents enjoy the quieter Cairns lifestyle; indeed, this is why many
	residents moved here. The quality of life for these residents will be reduced if AQUIS proceeds. I do not
	believe that the quality of life for current Cairns residents should be placed second to profits for foreign
	investors, or even to provide jobs for those from other areas. I think the AQUIS proposal should be rejected or
	downsized.





ID	ISSUE
211.10	The Aquis Resort proposal, by virtue of its proposed scale, and its core business (in essence a gambling hub
	for a newly affluent Asian middle class) will have a profound impact on existing communities. It is a
	juggernaut development that will expose Cairns to high levels of dependency on a specific source market, will
	produce long term strain on existing service and infrastructure provision, and raises uncomfortable questions
	around law and order issues associated with gaming and the gambling industry.
214.6	It will being other threats to community - gambling, drugs, transient populations, prostitution and rising rates
	and rents.

The submissions on this theme validate work in the SIA that 'lifestyle changes' is one of the main social impacts of concern. Some submitters see that such changes are negative while others embrace them. Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.

c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 3). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).

3.14.5 Theme 14.4 Cost of Living

a) Submissions

This theme was used to collect together all comments regarding likely increases in the cost of living arising from direct and indirect effects of Aquis.

ID	ISSUE
22.7	Rising costs of accommodation are a real concern for many people in the community, especially for low- income households. There is some acknowledgement of this in the EIS. I would like there to be a condition written into the development approval that protects vulnerable groups. One particular group I would like to highlight is students. Given that many suburbs close to the JCU Campus are also near the Aquis site, rental accommodation is likely to become more expensive for them. The JCU Cairns campus does not, at this stage, have any on campus accommodation that might be insulated from rent increases, and on-campus accommodation could not cater for every student in any case. Living near the campus is beneficial, providing easy access to classes, on-campus facilities, social activities and volunteer opportunities, so it is essential that students are not priced out of the local area.
43.1	I am strongly opposed to this resort, this type of development is not going to benefit locals, prices will rise, more traffic.
60.1	Pensioners and low income earners will not be able to afford to live in Yorkeys Knob because of rising rates, rents and cost of living. If they have to move elsewhere, they have to pay for house hunting (travel & accommodation), removal cost, which many of them cannot afford. They will be exposed to a lot of stress and also distress by losing their social environment (i.e. friends and acquaintances). If there are no substantial mitigation measures in place (I couldn't see any), many low income earning residents will be ruined financially and subsequently their mental and physical health might be severely impaired. It is doubtful whether expected rises in property prices will compensate for these negative impacts.
74.1	My concern about the Aquis Great Barrier Reef Resort relates to the social impacts (Volume 2, Chapter 14) of the EIS, and how the changes such a construction will bring to the liveability and cost of living for the people in the Cairns beaches, particularly, but also the entire region. The EIS states in Table 14.3 that the sub total population for the Cairns Beaches, including Yorkeys Knob, in the 2011 census was 47,219. I believe this area covers the population of the Cairns Region who will be most severely affected by the construction of this mega-resort.
76.2	The EIS also acknowledges that there will be great strain on the accommodation in the area due to the influx of workers, both during construction and when the complex is open. They anticipate that the local area will build extra accommodation for the workers they need. There are many retirees in the area and where do they and other residents go when their rents are increased?
81.10	This is my city and I love it. Please do not approve this development and ruin so much of why I love this town. We don't want another Surfers Paradise with seedy glitz. We don't want eyesores reminiscent of Dubai. We don't need more gambling, we don't need more people to become homeless because of increased access to gambling, loss of income, or loss of residences because of the increased cost of living.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	158





ID	ISSUE
85.12	Wherever the workers come from, they will have to live locally. Cairns is physically not designed for a
	massive increase in population so the only way to do it is to build far more high-rise developments for middle
	to low income workers. Media articles focus on rents going up only in the beaches suburbs but more housing
	on the beaches will not accommodate a buge increase in population. Newcomers will be stread out right
	across Cairos and even up the bill at Kuranda, knob and Speewah. Many will end up in the southern suburbs
	as they are currently cheaner than the northside suburbs
102.0	as they are currently cheaper than the normside subdrust.
102.8	The ETS identifies cost of living pressures as increases in the price of goods and services caused by stronger
	demand generated by the Aquis Resort. It correctly identifies housing as the most significant of these
	pressures, in particular housing and rental affordability pressures. Suggested solution: The proponent should
	provide a detailed assessment on how vulnerable community members such as the disabled, elderly or those
	of low socio-economic status will be affected. Also provide a mitigation strategy that details who and how
	reliefs will be provided so living pressures will be alleviated.
113.16	The major social impacts of the increase in local gambling that will occur at the two casino and housing
	affordability have not been adequately addressed.
114.2	The social impacts on Yorkeys Knob are massive. Instead of incremental change and development, it is an
	overnight' development which will dislocate people from their community especially due housing pressures.
117.8	Real estate values will finally have a chance to improve as more people desire to live in the area. At last a
	chance to stop our land values going backwards as they have done for so many years recently as a result of
	poor levels of tourism in recent vears and loss of iobs as a result. Now there will be many more jobs. Young
	people will not have to go to other cities to get a decent job and income.
118,8	As per 102.8.
123.8	As per 102.8.
124 17	As per 102.8
126.27	The FIS identifies cost of living pressures as increases in the price of goods and services caused by stronger
120.27	demand generated by the Aquis Resort. It correctly identifies bousing as the most significant of these
	demand generated by the Aquis resolution of the annual and control and the analysis and the most significant of these
120.12	As nor 102.9
129.12	
132.12	As per 102.8.
139.1	Figures of the number of employees varies between 6,000 and 12,000. This is a huge number and the
	question must be asked, how on earth can they be accommodated, even it some proportion come from
	presently unemployed workers from Cairns? The obvious conclusion is that the wealthy Chinese company will
	be able to offer significant increases in all rental accommodation, in much the same was as applied to other
	towns in Qld following mining of coal by huge international companies – resulting in local permanent residents
	have to leave this situation is most unfair and unpatriotic, our own country taken over by foreigners.
139.5	The huge number of employees and visitors on the completed resort will place a severe strain on our food
	supplies, particularly in seafood. To the detriment of our own population – resulting in fewer supplies and
	enormous price increases.
140.8	As per 102.8.
152.3	Those who rent in the area will have inflated rents and may have to leave.
168.12	The median rental price for Cairns will rise substantially, making a direct impact on many long-term residents
	within the town, particularly those within the suburb of Yorkeys Knob, where the majority of the population are
	single, low to middle income earners, and with a large quota of rental properties. The suburb is likely to
	transcend into a high-income, high-rental area.
170.8	As per 102.8.
171.8	As per 102.8
174.8	As per 102.8
181.0	Increase in rent prices and house prices means lower income people are priced out of the market. If I decide
101.0	that due to increased traffic noise etc. I wish to leave Vorkeys during construction, where could I then afford
	to move to? This will force people out of Cairos
182.9	As not 102.8
103.0	Λο ροτ 102.0.
104.0	
186.8	As per 102.8.
192.11	As per 102.8.
193.7	impact on Cairns community. I his project may bring a short-term one off-job for the local people in Cairns
	during the construction phase but will leave long term impact on the community such as problem gambling,
	increase of crime, high cost of rental property that many people will not be able to afford. As with the Federal
	budget, it will be the lower income residents that will suffer the inflation of rental costs.
196.1	The EIS acknowledges that due to the smaller size of regional labour markets, a large component of the
	construction labour force will need to come from outside Cairns. The vacancy rates on rental properties are
	below 2%. At the time of the 2011 Census, median rental prices were \$240 per week, as at April 2014, they
	had increased to \$330 per week (Anglicare study). It is unrealistic to expect that 40% migration of
	construction workers into Cairns will be met by the market in the short-term. If onsite construction worker
	accommodation is not built at Yorkeys Knob, the ramifications for families is immense. Families will be
	pushed out of the rental market and will need to leave Cairns. It would be highly desirable that the Aquis
	development have construction worker accommodation on site to not disrupt families who call Cairns home.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	159





ID	ISSUE
197.27	The cost of living is increasing at a rate we cannot cope with as it is, so the AQUIS resort will not make a huge difference to those of us who have a job, an income and a life with a future. Economic benefits will be enjoyed by those who are connected in any way with this project and this will be most of Cairns, as it is so small and so most of us will be interconnected at some stage with this project, to our financial benefit. Rates will rise, but so will the value of property and property owner's equity, as will there be plenty of disposable
	income and the leisure dollar to cope with the increases. Already consumer goods are reasonably priced and facilities adequate so I cannot understand why people may not appreciate new buildings and things in life.
198.8	As per 102.8.
203.11	If it went ahead, the project is of a scale that would transform not just Yorkey's Knob, but all of Cairns. To give an indication of scale, there would be 9,000 construction workers required, the majority of these would be from outside the region and would require housing. Property prices would likely increase, as would rental costs as demand for housing increased.
203.12	Rates for properties in Yorkey's Knob would most likely increase as property values increase, meaning that for some people it may no longer be viable to live in the area.
204.9	To address the issue of cost of living, the Aquis group is looking to work closely with Cairns Regional Council and provide the council with detailed work projections to alleviate the effects of potential cost of living. The Aquis group, as stated in item 13.5.1, are going to be focussing on mitigation strategies of all points addressed above to lessen these impacts. In support of the Cairns Regional Council's submission to the COG, the Cairns Chamber of Commerce also identifies a need for a tripartite Infrastructure Agreement between CRC, the proponent and the State Government to provide the necessary infrastructure improvements.
211.3	The influx of a high number of temporary workers (construction phase) and the mobile nature of many future Aquis Resort employees (operating phase is likely to increase the pressure on existing rental accommodation on a scale that is unprecedented in the Cairns experience. High density, multi-tenanted use of existing dwellings will change the nature and liveability of existing beachside suburbs, with a likely negative impact on the quality of life of current residents. As a long term resident of Holloways, this is of great concern to me.
211.4	The scale of the Aquis Resort proposal is also likely to significantly drain the availability of tradespeople to service the existing needs to the Cairns community adding further to cost of living pressures for existing residents. A more modest proposal, one more integrated into the projected growth pathway Cairns is comfortably capable of servicing (as outlined in previous recommendations) should negotiated with the proponent. Recommendation: Construction worker / staff accommodation be provided by Aquis Resort. The EIS (P14-33) refers to possibility of providing such an option. The certainty of the impacts mentioned at left need to mandate such a response from the proponent.
213.12	Gentrification. An urgent issue to be addressed is the consideration and availability of coastal properties that are not environmentally constrained by low-lying flood-prone areas, waterways or coastal erosion. Gentrification of existing housing stock has been observed over the years and this may have been covered more thoroughly by other AQUIS submissions.
214.6	It will being other threats to community - gambling, drugs, transient populations, prostitution and rising rates and rents.
216.1	Area is under severe cost of living pressures already so some guarantees are required. Qld rates are not pegged as they are in NSW so we frequently end up subsidising business.
216.2	One other cost of living impact is the cost of tradespeople during construction. For e.g. last "building boom" I was quoted \$9000 for a few metres of fencing. In other words they were not interested in the job as resorts were more attractive. I suggest that some tradespeople are made available at average Australian rates for plumbing, electrical work and other routine but necessary works throughout the area.
231.1	Cost of Living: The size of this project will have extensive repercussions for the cost of living for the local population, particularly in the area of housing affordability. Under the current design, the previously planned onsite accommodation (Oct'13) for staff has been removed, necessitating a large scale build of units/houses in the area. There is no indication in the EIS of how or where this will be done, except to say, "subject to the level of response from the housing/development industry". With the estimated staff numbers being 20,000, during the operational stages, and the current high level of rentals (52.9%) in Yorkeys Knob (YK), the influx of staff will be competing with available accommodation, until the necessary rental accommodation is built, thus forcing rental rates up and making it untenable for many long term renters in YK and surrounding suburbs; they will need to uproot and look elsewhere, possibly in another town or city where they can afford to rent. For those who own their own homes in YK, it is highly likely that CRC rates will rise, placing extra financial stress on local residents. When the housing developments happens as a result of this massive demand, the inevitable increased need for social services(health & education) is not properly addressed in the EIS, except to pass the buck to the State Govt, justifying it by claiming there would be an increase in state revenue as a result of Aquis.
233.2	health infrastructure water, power and training e.g. TAFE. Additional costs will arise from the social disruption caused by increased gambling and problem gambling, housing and construction boom and bust, housing price bubble burst. These costs will arise before the realisation of profits and even if there is economic downturn.
237.8	As per 102.8.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	160





ID	ISSUE
245.9	The Aquis Casino Mega-Resort will likely see a doubling of rents in Cairns and possibly a tripling of rents in
	Yorkeys Knob. This is great news for property owners but sad news for the most vulnerable in our community
	who cannot afford to buy property and who live in rental accommodation.

The submissions on this theme validate work in the SIA that 'cost of living' is one of the main social impacts of concern. Most submitters see this as negative while others recognise that this is the price of economic activity.

Several submitters believe that rates will rise as a result of Aquis. Although not addressed in the EIS, there is an argument that a growth in population will mean that Council's fixed costs can be spread over a larger number of ratepayers, thus easing the per capita burden. In addition, there is no direct link between property valuation and rates, as Council determines its 'rate in the dollar' on the basis of total valuations and total budgeted expenditure.

Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.

c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 5). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).

3.14.6 Theme 14.5 Gambling

a) Submissions

This theme was used to collect together all comments regarding gambling in general and the demands that this may place on service providers.

ID	ISSUE
3.1	I think the whole project is a complete waste of time and money. It is for gamblers. The people of Cairns do
	not possess the financial health and calibre to withstand this form of capitalism.
7.2	I believe we should be promoting Eco tourism and not putting huge demand on our resources, quality of life
	and real community development is of greater value than gambling and greedy investors.
16.3	I am sickened to hear Senator Xenophon speak of the negative impact of Aquis on gambling and the weak
	arguments put forward by the usual rent-a-crowd rabble and greenies.
66.5	The social impact of such a large scale gambling establishment, given the current adverse impacts of
	gambling in the region. Recommendation: The proposed scale of gambling is far too large for the region and
	should be vastly scaled back.
81.9	The EIS states that there will be no impact on the community because gambling is "already an acceptable
	form of adult recreation" in the Cairns area. I think this is ridiculous. Gambling is an insidious disease which
	can strike anyone and they can lose a hundred dollars, a hundred thousand dollars, or a house with very little
	effort. I do not wish for there to be more gambling in my town. It has done enough damage already. If you are
	Unsure of the impacts, please talk to some of our local NFP organisations, such as Mission Australia,
04.40	Anglicare or Centacare.
81.10	This is my city and I love it. Please do not approve this development and ruin so much of why I love this town.
	we don't want another Surfers Paradise with seedy gills, we don't want eyesoles reminiscent of Dubal, we don't want another apply the don't want another service and the seed gills, we don't want eyesoles reminiscent of Dubal, we
	don't need more gambing, we don't need more people to become nomeless because of increased access to
85.8	gambling, loss of income, or loss of residences because of the increased cost of invite.
05.0	why is gambling balance in China : why should we consider allowing a Chinese developer to build a casho here and target predominantly. Chinese natrons when it is against the law in China? That is "aiding and
	abetting as far as the concerned. The project does not need to be focussed on a casino but it is because this
	will allow the most amount of money to be sinhoned out of Australia and straight back to China
113 16	Win allow the most and the increase is local gambling that will occur at the two casing and housing
110.10	affordability have not been adequately addressed
119 1	Whilst I believe the project is visionary it is unfortunate that it needs to be connected to increased campling
	which is not in the interest of our community.
I	(Continued over)

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	161





ID	ISSUE
123.6	The EIS does not describe why gambling tourists will visit Aquis over the many other mega-resorts planned around Asia with "softer" currencies and therefore more competitive products. More detail is required.
123.10	The social impacts of gambling have been trivialised in the EIS as a "minor" problem. More research using the appropriate agencies is required in order to assess the realistic risks of having the largest casino in Australia placed in the community.
127.8	The whole proposal is inappropriate for the lifestyle of the people of Cairns. We do not need a second Casino, with vague promises to ensure responsible gambling, Gambling is an irresponsible activity, causing many problems in the community.
131.3	Cairns is a place of beauty and not a gambling den as they would have it.
137.8	Social impact. The Cairns local area and wider region can ill-afford another casino. The highly respected Productivity Commission of Australia estimates that only 5% of visits to Australian casinos in 2007 and 2008 were from international visitors. It notes the incredible competitive pressure from multiple casinos in Macau and integrated casino developments in Singapore Two casinos within a local population of 150,000 is overkill. The local population will be targeted for custom to ensure maximum profitability. Should a 'market downturn' occur for any reason, we can expect this marketing effort at the local population to be intense and sustained. This already happens with the Reef Casino, Cairns which has cars offered as prizes on a regular basis. This marketing is directed at the local population. When resident in Sydney, I saw the free bus services provided by the Star Casino to people who lived in the inner west. This must not be allowed in Cairns.
147.50	when the existing casino was proposed by the state government in the late 1990s, and a lot of people remain opposed to a large gambling facility. I believe that if Mr Fung is approved to purchase the Reef Casino in town, further casino licences in Cairns should not be issued to him.
158.6	The information provided from the Queensland Household Gambling Survey (p.4-26) regarding the small percentage of gamblers who are classified as 'problem gamblers' is based on problematic methodology and sampling practices, which minimise the extent of dangerous and unhealthy behaviours associated with gambling. Suggestions made regarding need for additional research.
179.1	A project of this size is inappropriate for the location. Cairns already has one Casino; no other Capital City in Australia has three Casino's let alone a small regional area like Cairns. This project is the biggest in the southern hemisphere and its main object is gambling. With gambling comes associates vices like drugs and prostitution. Gambling addiction has brought significant social disharmony to the locations where Casino's have been introduced. The location for such a proposal should be isolated and away from towns and suburbs e.g. Las Vegas is situated in a desert.
181.7	Gambling is a toxic activity that impacts negatively on lives. People identify with Las Vegas as a gambling destination. Do we really want to change from a nature-based tourism destination to a gambling destination?
182.1	The EIS ignores the real social impact on the local population. The scale of the Aquis development effectively monopolises the cultural, social and economic activities in the area. The social coherence is under threat as there are those who will benefit and support the development and those that will suffer under all its negative impacts. The EIS states that there will be a significant impact on the lifestyle of the local population and that residents will be required to grow with it, adapt, and take advantage of the newly offered activities, page 14-26. The main activity that will be on offer is gambling and that is certainly not what should be encouraged in the public interest.
182.2	At the very least, there needs to be a proper investigation into the impact on the local population by analysing data from other locations where large scale casinos have opened. The research from Dr Martin Young, Southern Cross University, indicates that there are significant gambling problems in the areas surrounding gambling venues.
193.7	Impact on Cairns community: This project may bring a short-term one off-job for the local people in Cairns during the construction phase but will leave long term impact on the community such as problem gambling, increase of crime, high cost of rental property that many people will not be able to afford. As with the Federal budget, it will be the lower income residents that will suffer the inflation of rental costs.
203.13	Further gaming machines would encourage gambling, a known cause of social problems in the community.
205.1	The proposed Resort will be associated with an expenditure of \$21.9 million per annum from problem gamblers, most of whom will be local residents. The project will have a significant social impact on the Cairns Region that is not addressed by the EIS. The proponents recognise that the proposed resort will rely on casino gambling for financial viability. Yet the EIS contains no information about what gambling products will be available at the casinos or the number of gambling positions that will be made available.
205.2	Gambling by locals constitutes a massive impact to the health and wellbeing of the Cairns community, but the EIS suggests that this is a low risk impact and does not contain a mitigation strategy to reduce the incidence of problem gambling at the casinos. The low risk rating is inappropriate, and a problem gambling prevention strategy must be developed.
205.3	The proposed resort will rely on casino gambling for financial viability but has remarkably little to say on the risks to community health and wellbeing posed by the establishment of two new casinos. The EIS gives no details about what products casino will offer. This is of crucial importance, as the size and type of gambling opportunities available determine the risk the casino will pose to community health and wellbeing.





ID	ISSUE
205.4	The EIS does not address the social impacts of the proposed casinos adequately. The social impact assessment does not address these issues acceptably and merely defers discussion to a Community Impact Statement to be released at a later date. The increased loss of money by locals at the casinos is not explored. Nor is the number of problem gamblers likely to be associated with the associated with the casino. The EIS suggests that problem gambling associated with the proposed Resort is a 'low risk impact' due to the low rate of problem gambling. We argue that while there is likely to only be around 950 problem gamblers associated with the proposed Resort. The disproportionate impact of the Resort on this small group means that a low risk assessment is not appropriate. No mitigation strategy for these impacts is suggested in the EIS.
207.4	I think that to have Cairns become a major international gambling centre will: (1) confuse our image; (2) undermine our traditional base, and (3) make Cairns less attractive to tourists looking for nature-based experiences in this competitive market.
214.6	It will being other threats to community - gambling, drugs, transient populations, prostitution and rising rates and rents.
225.5	I have no confidence in the muted address of the impact on the Cairns community of a massively increased number of gambling opportunities. I consider that this issue is so important that it deserves to be subject to a more detailed and reliable assessment of the downstream impacts of gambling escalation. Recommendation: That the social impacts of a massive increase of gambling opportunities on the resident population be further researched and a more comprehensive address of gambling impacts, in particular problem gambling, be undertaken.
231.2	Gambling. By the time Stage 2 of Aquis is complete, it will be harbour 2 casinos, which will make it, by current standards, the biggest casino in Australia. The EIS seems to minimise the effect of problem gambling, by not addressing the issue adequately. The throw away lines, "This type of gambling currently exists in Cairns. Therefore the additional casino would not be altering the social values of the Cairns community, as gambling is an acceptable form of adult entertainment." is irresponsible and reckless. The EIS needs to address this very important issue and provide mitigation strategies, which are missing.
233.2	This project will relies on the subsidization arising from enormous public expenditure on roads, transport, health infrastructure water, power and training e.g. TAFE. Additional costs will arise from the social disruption caused by increased gambling and problem gambling, housing and construction boom and bust, housing price bubble burst. These costs will arise before the realisation of profits and even if there is economic downturn.

The submissions on this theme validate work in the SIA that 'gambling' is one of the main social impacts of concern. Most submitters see this as negative and perceive links between gambling and crime (see Theme 14.7 Law and Order). Many submitters however do not distinguish between the type of gambling proposed at Aquis and that available at the Reef Casino (and at clubs throughout the city). As stated in the EIS (s14.3.2c)):

In relation to the availability of gambling and venues for gambling, the Aquis Casino is proposed in addition to the existing Reef Casino. There currently exists a venue with tables and gaming machines for all levels of gambler (low and medium risk, and problem gamblers). This type of gambling currently exists in Cairns. Therefore the additional casino would not be altering the social values of the Cairns community, as gambling is currently an acceptable form of adult entertainment. (p14-26)

Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.

c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 5). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).





3.14.7 Theme 14.6 Cultural Change

a) Submissions

This theme was used to collect together all comments regarding cultural change. These are both negative and positive.

ID	ISSUE
20.3	We are looking forward to the seafood buffet and meeting up with our Chinese brothers and sisters.
52.2	It is also important that we prepare ourselves for the increase in international visitors with cultural training, basic mandarin and encouraging our children to develop their knowledge in this area, as they will be next generation to potentially work at Aquis. I remember when Melbourne's Crown Casino was ran out of temporary location as they constructed where it stands today, that was over 20 years ago and the continuation of jobs it still supplies will outlive most of us.
53.3	I am sure many southern Queenslanders and Australians, especially in Construction will migrate north for better work prospects which in itself will create more custom for all. This in turn will benefit Aquis as FNQ will be a supportive culturally diverse community which will engage the Aquis visitor.
81.10	This is my city and I love it. Please do not approve this development and ruin so much of why I love this town. We don't want another Surfers Paradise with seedy glitz. We don't want eyesores reminiscent of Dubai. We don't need more gambling, we don't need more people to become homeless because of increased access to gambling, loss of income, or loss of residences because of the increased cost of living.
151.7	Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope.
179.1	A project of this size is inappropriate for the location. Cairns already has one Casino; no other Capital City in Australia has three Casino's let alone a small regional area like Cairns. This project is the biggest in the southern hemisphere and its main object is gambling. With gambling comes associates vices like drugs and prostitution. Gambling addiction has brought significant social disharmony to the locations where Casino's have been introduced. The location for such a proposal should be isolated and away from towns and suburbs e.g. Las Vegas is situated in a desert.
197.21	There seems to be a fixation on the "Casino" component, and although it is a major part of the AQUIS Resort for the owners, if doesn't have to be inflicted on us in YK and the Cairns Region if we do not want to go to that part, and if so it is "self-inflicted". But the world still travels to Las Vegas don't they? and what is there to do there.? That's right.

b) Discussion

The submissions on this theme validate work in the SIA that 'cultural change is one of the main social impacts of concern. As for 'rate of change', some see change as negative while others embrace it.

Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.

c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 5). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).





3.14.8 Theme 14.7 Law and Order

a) Submissions

This theme was used to collect together all comments regarding crime associated with gambling in particular and growth in general and the demands that this may place on law and order services. Many submissions also refer to gambling in this category and see strong links between the two.

ID	ISSUE
77.13	Clarification is required in regard to consideration afforded to crime and the apparent discrepancy in information presented in the Aquis EIS in regard to not being a 'high risk impact'.
112.1	As I have previously been through the building of a casino in my neighbourhood I strongly object to the construction of this monstrosity in Yorkeys Knob. I and my teenage children (at the time) had to suffer the consequences of Burswood Casino in Perth. My children would regularly come home from high school to find the house has been burgled for cash and things to sell for cash to support gambling habits. Our dog was poisoned so they could continue to break into the house when we were out. After a few years both Primary Schools and the High School were closed as families, including mine, moved away from Rivervale as it was no longer safe to live there. My concern is that as the road into Yorkeys Knob is only a small one ending in a cul-de-sac really then YK will become a haven for criminals and the criminal element of Cairns. Our homes will not be safe from burglaries and I have concerns for the well being of my dog's health as it was very distressing to have our family pet murdered by criminals to keep her quiet and I don't want that to happen to this pet.
139.6	Another casino in Cairns will, as is usual, attract more criminals, drug runners and money laundering. Why do our so-called economic advisers, treasurers and other uniformed politicians see huge gambling as a productive enterprise, when it can be nothing more than a corruptive, demeaning and thoroughly disgraceful practice in a Christian society?
146.1	Significant corruption possibilities. Opportunity for hi and low level corruption. Chinese are only allowed to take limited amounts of cash out of the country. They use a pawn system to get money in Macau: prostitution, money laundering, real estate dealings, drugs. Solution: casino are not allowed in China, why are they allowed here? Solution no casino solutions to these problems are only adhoc or bandaid solution. China has a solution export casino to other countries. So we are the suckers??
173.5	Safety: Increasing tourism as well means increasing disturbance and criminality. One of many reasons why I love to stay in Yorkeys is feeling secure when walking to the restaurants or beach at night and when leaving my belongings at the beach when having a dip or swim. No annoyance or thievery during the last 4 stays but with the extreme increase of tourist staying at Yorkeys as planned by that Aquis project I'm sure the carefree times are gone.
180.3	We also wonder what sorts of criminals would be attracted to Cairns and whether employees would be screened. We have heard reports that questions have been raised regarding these types of concerns. We hope the government is not hoping that the criminals south of Cairns will move up here and become Mr Fung's personal security army.
181.8	Ability of local community organisations, police etc. to cope with side effects of gambling - psychosocial impacts and crime. Someone has to provide the service - who will fund this in a sector that is largely service by non-profits?
188.7	This project will bring more crime, more prostitution and money laundering which has been stated in the Chinese papers.
193.7	Impact on Cairns community: This project may bring a short-term one off-job for the local people in Cairns during the construction phase but will leave long term impact on the community such as problem gambling, increase of crime, high cost of rental property that many people will not be able to afford. As with the Federal budget, it will be the lower income residents that will suffer the inflation of rental costs.

b) Discussion

The submissions on this theme validate work in the SIA that 'law and order' is one of the main social impacts of concern. Most submitters see that the development (and gambling) will negatively impact on law and order at both the local level (e.g. burglaries) and more broadly (e.g. corruption, money laundering). Enforcement is an element of law and order and the provision of adequate police numbers is a capacity issue such as other matters included under 'human services'.

Further work is proposed on this issue via the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.





c) Conclusions

Mitigation of this social impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 5). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).

3.14.9 Theme 14.8 General Community Issues

a) Submissions

The submissions include a number of general community issues that could not be placed in the initial seven categories discussed above.

ID	ISSUE
26.1	The Aquis project is a financially efficient, socially effective and culturally appropriate project for the economy
	of Cairns and Queensland.
26.2	The timing, planning and research of this project is in keeping with the economic and social needs of Cairns,
	Queensland and other state[s].
26.4	The project has been well researched and provides numerous fiscal advantages in the areas of tourism,
	employment, state and national economic growth as well as other direct and indirect impacts on the tuture
07.0	progress of the city of Cairns, Queensland and Australia.
27.2	This project will benefit persons residing in Cairns and other states and will be great for tourism and ongoing employment.
28.1	I think this project is of great importance to Cairns.
37.3	I think Aquis is an excellent economic opportunity for Cairns and it will bring a lot of induced social benefits as well.
42.1	A community with full employment is a happy community.
42.2	Tourism brings new faces, new ideas and a positive attitude.
52.3	This project is cementing the future of Cairns and its positives far outweigh its negatives. I look forward to
	seeing its progress and visiting it in 20 years' time.
53.1	The benefits to the FNQ society if managed correctly will be extreme.
76.6	Further, all benefits touted are yet to come to fruition. What happens if this venture fails? If they start
	construction and it isn't seen through to completion, then what happens to the dislocated residents and inter
70 7	and intra state workers?
76.7	What happens to the excess accommodations built to accommodate an as yet unrealised construction and workforce?
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to
	the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't
	need another casino, and unless the development is scaled down to about one fifth the size we don't even
	need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of
440.4	projects listed in my submission. Healthy growth comes in Millions not Billions.
110.4	Inis will greatly impact [negatively] on the social weilbeing of the communities.
137.9	cannot already has considerable social problems anising from its high unemployment rate, comprised or
	generally unskilled people who will not be employed in Adus construction/anchiary services. Another cashing
	and the weil-documented social and economic problems that accompany them is not what this community
1// 3	Will provide economic boost for cairos - a positive economic and social impact
1/6 2	Win provide economic blocks for carins - a positive economic and social impact.
140.2	avisition social distribution. Every visitor mere interest using the social considered interest of a social constructure cost of proving new infrastructure distortions to hot market importation of workers
	Solution: no casino
147.17	Pages 14-20 to 14-24. The report has accurately summarised many of the concerns L and others L have
	spoken to, have about this project. I have reservations about more issues than time allows me to comment on
	in this submission.
147.18	Page 14-25, Table 14-8. I agree that the three issues listed at the top of the table should be given the highest
-	priority. However, I believe that Rate of Change is going to have considerable impact on a much larger area
	of Cairns than just Yorkeys Knob and the Northern Beaches, and that the Cairns Urban Area should also be
	shown as Very High. A proposal of such a large scale being developed in a comparatively short time frame is
	shown as Very High. A proposal of such a large scale being developed in a comparatively short time frame is going to significantly affect many more people than just the residents of Yorkeys and the northern beaches.





ID	ISSUE
148.10	While local Cairns people have high expectations that are expressed by the word "HOPE" (see EIS Figure 14-
	6 on page 14-20), these may not be realised in Yorkeys Knob (YK) especially for the less advantaged. Points
	to note are: (1) Crowding out in the YK rental market. (2) Recognition of a higher than average proportion of
	Indigenous people in YK. (3)
	some measures of disadvantage evident in the Yorkeys population (e.g. higher ratios of one parent
	households, more renters, lower income, etc. on pages 14-11 and 14-12). This description could also have
	been matched by statistics on the well-known deficit in YK public amenities (e.g. street footpaths, uniform
	curbing, community and recreational amenities equivalent to the newer beach suburbs).
148.11	The Yorkeys Knob (YK) demographic picture needs to be further disaggregated to identify particular sub-
	groups and plan for the targeted mitigation of any adverse impacts. [Details provided]
148.14	Two vocal groups may have frightened the proponent and could frighten governments from developing a
	more visionary and proactive vision to the village. This could lead to a 'lose-lose' outcome for everyone.
152.1	The EIS fails to address adequately the significant social impact a resort of this size will inevitably have on the
	Cairns community both through the construction phase and once completed.
160.3	I support this development: positive economic and social impact.
168.11	During construction phase, for various local trades to take on work related to the Aquis resort means an
	increase in demand within the city, which in turn will lead to lack of available trades for everyday works. Low
	availability of goods and services along with increase in demand will result in inflation of prices, making it
	harder to cope for the low to middle income earners of this city and surrounds. If the economic value of this
	project is of high value, a definite contract regarding employment methods should be created and signed by
	all relevant government and investor bodies, to ensure the jobs stay within the local economy.
181.27	No community should have to wear the high negative social impacts outlined in Chapter 14 Table 2. What is
	the level of unacceptable risk? Is there any level?
182.1	The EIS ignores the real social impact on the local population. The scale of the Aquis development effectively
	monopolises the cultural, social and economic activities in the area. The social coherence is under threat as
	there are those who will benefit and support the development and those that will suffer under all its negative
	impacts. The EIS states that there will be a significant impact on the lifestyle of the local population and that
	residents will be required to grow with it, adapt, and take advantage of the newly offered activities, page 14-
	26. The main activity that will be on offer is gambling and that is certainly not what should be encouraged in
	the public interest.
182.2	At the very least, there needs to be a proper investigation into the impact on the local population by analysing
	data from other locations where large scale casinos have opened. The research from Dr Martin Young,
	Southern Cross University, indicates that there are significant gambling problems in the areas surrounding
000.4	gambling venues.
202.4	I his project should be allowed to proceed because of its size and impact on carris community, there is not
	enough space on this restricted land area between mountains and sea to build enough housing for
	construction workers and employees for the operation.

The submissions on this theme raise additional matters to the seven identified social impacts of concern. Some submitters see these as negative while for others they are positive. Some examples of negative and positive views are:

- 79.8: 'The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one fifth the size we don't even need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions.'
- 37.3: 'I think Aquis is an excellent economic opportunity for Cairns and it will bring a lot of induced social benefits as well.'

To the greatest extent possible, the issues raised will be used to inform the various mitigation strategies described in the EIS (s13.5) and discussed in **Section 3.14.11** below.

c) Conclusions

Mitigation of the above general committee issues impact is proposed to be addressed in the suite of social strategies described in EIS s14.4 and detailed in subsequent sub-sections. These will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information*





Report (Cat 3). Refer to the discussion under Theme 14.10 Mitigation Strategies (see **Section 3.14.11**).

3.14.10 Theme 14.9 SIA and Consultation

a) Submissions

ID	
19.1	What about the social impacts? Will you responsibly assess them?
72.5	The chapter on social Impacts Chapter 14 and appendix P are way too narrow and do not address regional
	issues and impacts from the largest development ever undertaken in Cairns nor the 'largest resort and casino
	complex in the whole country' especially when proposed for a hazardous site. There needs to be much wider
	consultation regarding local and regional impacts including financial arrangements with the developer. Costs
	likely to be borne by ratepayers / taxpayers need to be addressed as well as potential future liabilities.
74.2	According to 14.2 Stakeholder Engagement, only 1979 responses were generated from community feedback
	forms, and more than 2000 people contributed inputs through face-to-face meetings. These figures represent
	less than 4% of the community who responded to feedback forms and, at the most, a total of 8% of the
	population of the affected area who have been consulted. It is not clear from the EIS if the 1979 responses
	came from Yorkeys Knob and the Cairns Beaches, so this percentage of the community most affected and
	actually consulted may be even smaller. These figures are clearly not representative of the community most
	affected by the construction of the Aquis mega-resort. Ninety-six percent of the community/region have not
	been canvassed for their opinion, and a construction of this magnitude, which is going to affect the Cairns
	community, surely warrants a representative consensus of opinion. I find it overwhelming that this is the
	statistical data they are basing their comprehensive community and stakeholder engagement program on (14-
	19). I believe the local government, who will be held accountable for this construction in the long run, should
	conduct a referendum to provide statistical data that stands up.
77.11	The EIS reports that in the conduct of a component of the Social Impact Assessment, the participants in the
	social impact assessment risk assessment workshop were instructed to assume, among other things, that
	"the project is delivered as stated in the project description provided to the Coordinator General and for which
	the Terms of Reference were drafted". [The submitter did not explain the issue further
96.9	A development of such magnitude will assuredly increase the need of social welfare service across Cairns.
	The proponent should have a thorough consultation with the primary welfare services to address what
	services are currently be provided, which services will experience an increase of use as a result of the
	population growth associated with the Aquis development and how the proponent can assist in ensuring the
	social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital,
	which is already stretched to capacity also have to deal with an increase use of services as a result of the
	Aquis development. The proponent must also engage with the hospital to determine the same information as
	suggested above for social welfare services.
102.11	The consultation and engagement process did not include any social welfare group in the Cairns community.
	The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A
	development of this scale will definitely increase the need of social weitare service across Cairns. The
	proponent should nave a thorough consultation with the primary weilare services to address what services
	are currently be provided, which services will experience an increase of use as a result of the population
	growin associated with the Adus development and now the proponent can assist in ensuing the social
	weilale services have the ability to deal with this increased use of the Aguit devices. Callits base hospital also
	have to deal with an increase use of services as a result of the Aquis development. The proponent must also
113 7	The Social Impact social of the EIS designates the design of the project including its scale and asthetics.
113.7	the solution impact section of the EIS designates the design of the project, including its scale and desine the characteristic $a_{\rm S}$ (0) to fix the solution of the EIS that needs to be
	rectified by undertaking engagement with Vorkeys Knob residents to determine how the fundamental change
	to landscape character as a result of Aquis impacts on their enouvent of living in Yorkeys Knoh and changes
	the nature of their community as experienced when driving past Aquis along Yorkeys Knob Road, or viewing
	if from their homes.
113.8	The only visual mitigation strategy described in the EIS that can reduce the visual impact of Aguis Resort is
110.0	screen planting, but given the bejott and scale of the development this will obviously be of limited effect and
	is not adequate. Recommendations (1) Further community engagement be undertaken to assess the attitude
	of the community to overriding the current four story building height limitations on the northern beaches. (2)
	Further photomontages be obtained from a wider range of locations to more accurately document the visual
	impact of Aguis from residential areas. Richters creek and the near shore waters. (3): The height and scale of
	all buildings be significantly reduced to conform to the current Cairns Plan so that Aguis can genuinely fulfill
	those parts of its vision that will enable it to be integrated within the landscape character of the northern
	beaches and the Yorkeys Knob community. If the proponents want to proceed with a high rise building then
	they should relocate the Aquis Resort to the Cairns CBD as proposed by Aquis Aware.





ID	ISSUE
113.13	The consultation, limited as it was, only reflects responses to Stage 1 of the Aquis proposal. Engagement with
	the community has not occurred in any form with respect to Aquis Stage 2 which effectively doubles the size
	of the development (both hotel rooms and casino floor space) while reducing recreational facilities. Stage 2
	was not announced until April 3, 2014 when the Cairns Post reported that the Aquis project is two-phased and
	totals \$8.15bn with two casinos, well after community consultation ended. Thus the community concerns
	about the \$8.15B Aquis development which is being considered in the EIS and by the government have not
	been taken into account in the EIS. The value and significance that can be placed on the outcome of the
	community consultation undertaken by the proponent is therefore seriously flawed.
113.14	The proponent has failed to conduct appropriate public consultation as mandated by the EIS ToR and key
	core principals of the SIA Guidelines. The finding of the EIS that "the community feedback forms generated
	1979 responses, 91% of which supported the project going ahead, with 82% unconditionally supportive."
	p.14/21, has no credibility as an endorsement for the project as the sample was not representative and
	Submitters were not fully informed about state 2 of the project before making such a judgement.
116.6	As per 102.8.
118.8	As per 102.8.
118.9	As per 102.9.
118.10	As per 102.10.
118.11	As per 102.11.
118.12	As per 102.12.
118.13	As per 102.13.
118.14	As per 102.14
123.2	From a resident's point of view, the visual impact of the Aguis Resort in its current design form as described in
	the EIS has been significantly underestimated and understated. A 60m high building complex of the height
	and scale of Aguis placed on a floodplain with no hillside backdrop will surely stick out "like a sore thumb".
	The EIS under-estimates the importance of how much the visual element will impact on Holloways Beach &
	Yorkeys Knob residents and whether or not the towers will be visible from their homes and gardens. So far,
	no accurate information has been provided in the EIS to this regard. The general amenity of the northern
	beaches coastline has also not been considered. The current 4 story limit on buildings outside of the Cairns
	CBD allows for an unspoilt coastline as viewed from the waters of the Great Barrier Reef and the proposed
	development will be totally at odds with this. Solutions: (1). Further community engagement must be
	undertaken to assess the attitude of the community to vastly overriding the current four story building height
	limitations on the northern beaches with a series of 20 storey towers. (2) Further photomontages be obtained
	from a wider range of locations to more accurately document the visual impact of Aquis from residential
	areas, Richters Creek and the near shore waters. (3) The height and scale of all buildings be significantly
	reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfil those parts of its vision that
	will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob
	community namely that [point does not continue].
123.8	As per 102.8.
123.9	Since the announcement of the Aquis proposal in September 2013 there has been virtually zero in the way of
	community consultation/feedback. I personally know of no-one who has been asked their opinion or involved
	in any form of public survey. For a proposal of this magnitude I would expect far more PUBLIC canvasing to
	be carried out to ACCURATELY gauge public opinion/awareness. Solution: The proponent must hold many
	PUBLIC workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative
	(e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe
	and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the
	EIS to date.
124.12	On p55 the EIS identified seven top ranking potential social impacts resulting from the project. However, the
	description of each of these impacts (p.14/25-28) understates or avoids addressing them in full. When it
	comes to "lifestyle change" it proceeds to ignore the negative side and put the positive interpretation on these
	impacts.
124.13	The EIS indicates that cost of living relates primarily to the cost of housing and accommodation including the
	cost of property rates to CRC. Housing affordability is likely to be impacted across Cairns in the short- to
	medium-term, subject to the level of response from the housing/development industry and CRC's response to
	the project. However, no analysis is provided of likely increase in rents, housing costs or rates. Nor is there
	any indication as to where and now additional nousing will be constructed. These developments will happen,
	the impact that they may have on the social services and function in Calms is not dealt with. Solution: (1). The
	proponent must undertake runner research to document in greater detail the social impacts identified in
	Unaplei 14 based on international experience of similar projects and that of the resources sector in Australia.
	The social impact of casinos on local communities must be given greater attention. (2) The proponent provide
	an appropriate linancial contribution to proposed partners for work they will need to carry out in the
	and approved by the State government following community consultation prior to the application to the CDC
	and approved by the State government ronowing community consultation prior to the application to the CRC for development approval (4) A further mitigation and monitoring plan be developed to address the specific
	social impacts on the communities of Vorkeys Knob & Hollowovs Boach. The Dian should be developed using
	social impacts on the communities of Torkeys Knob & nonoways beach. The Man should be developed using a process of PAPTICIPATORY community apgragement with residents.
	a process or FARTICITATORT community engagement with residents.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	169





ID	ISSUE
124.14	Since the announcement of the Aquis proposal in September 2013 there has been virtually zero in the way of community consultation/feedback. The "Community Consultation Group" has been conspicuous by its absence and its lack of liaising with the community has only seemed to take the interests of business leaders to heart. The only survey conducted was one by Aquis themselves at their shop-front location. Given that it foatured the new supersoded plan model complete with community attractions such as a stadium and
	waterpark that are now supersected plan model complete with community attractions such as a stadium and waterpark that are now no longer featured, it's fair to say that the results of this survey are misleading and should be discarded. Additionally, Submitters to the Community Feedback Forms were not directly representative of the Coirres I CA population (ABS 2011 Consult). The Community Feedback (CE) form data
	method, and subsequent Aquis findings are not suitable as a reliable report on the concerns of the Cairns'
404.45	population.
124.15	very well attended by concerned citizens. Solution: The proponent must hold many PUBLIC workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the
	desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.
124.16	As per 102.11.
124.17	As per 102.8.
124.18	As per 102.10.
124.19	In general I feel that the social impacts have been trivialised in the EIS.
124.20	What the EIS does not address is the polarisation amongst communities that the Aquis proposal has created.
	It may not be reported in the media sentiments are very high on both sides of the fence and more
	engagement is needed. The EIS seems to assume that "91%" of residents favour the proposal and therefore
100.11	those with anxieties about this are in the minority. This is blatantly & misleadingly incorrect.
126.14	I do not believe that the social impacts of this development has been adequately conveyed to the citizens of
	Carns. The general public do not really comprehend now big this is and now it will effect all of the Carns
	area. (More in Consultation and Engagement) the Social impact Assessment is based on a study carried out
	on a ϕ -2 billion project. On rage to Social impact Assessment: while bloadly, the right is a significant investment in the Cains ration and Far North Oueensland The investment amounts to some \$4.2 billion "
	There is however a big difference between the impact of a 4.2 billion project and an \$8.15 billion project. This
	is an unacceptable Social Impact Assessment. The EIS must have an SIA based on the current proposal, not
	an old one.
126.23	The consultation and engagement process did not include any social welfare group in the Cairns community.
	The Consultation did not list the Cairns Base Hospital or other health services.
126.24	There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth
	and disability services".
126.25	"Submitters to the Community Feedback Forms were not directly representative of the Cairns LGA population
	(ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a
	reliable report on the concerns of the Cairns' population. To address this limitation, the proponent should hold
	many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative
	and discuss the desirability of the many social economic, and infrastructure impacts already identified in the
	FIS to date
126.28	The proponent should provide a detailed assessment on how vulnerable community members such as the
	disabled, elderly or those of low socio-economic status will be affected. Also provides a mitigation strategy
	that details who and how relief will be provided so living pressures will be alleviated. I believe Cairns'
	residents will be shocked and outraged at the rate rise that is inevitable resulting from Aquis.
129.12	As per 102.8.
129.13	As per 102.9.
129.15	As per 102.10.
129.16	As per 102.11.
129.17	As per 102.12.
129.18	As per 102.13.
129.19	As per 102.14.
132.12	As per 102.8.
132.13	As per 102.9.
132.15	As per 102.10.
122.10	As per 102.11.
132.17	As per 102.12.
132.10	As per 102.13.
102.10	





ID	ISSUE
133.28	Given the limitations of the community consultation strategy used in the EIS which relate only to Stage 1 of
	Aguis Resort, the proponent should be required to undertake further community engagement with respect to
	the current \$8,15B proposal so as to meet the SIA Guidelines. Strategies that should be considered include:
	a) Commissioning independent surveys (random or representative) of residents in each of four major areas
	impacted by the development namely Yorkeys Knob the remainder of the communities noth of Cairns
	Cairns City and the southern suburbs to ascertain their knowledge and concerns and opinions of the
	Damis only and the southern subgrists to accelerate interviewed and starte 1 and starte 2) b) Commissioning an
	proposed development (during construction and operation of both stage 1 and stage 2) b) commissioning an
	four target logging allow to undertake workshops with a representative sample of restortion social impacts and
	but target locations in which factual mornation is provided and views sought of potential social impacts and
	now they could be mitigated, c) Establish a reference gloup made up entirely of Yorkeys knob residents, the
	most impacted of an communities, with the communitient of meaningful engagement in organizations is
	construction and operational stages, d) Engagement with a whoer range of community organisations is
	required. In light of the potential issues of nousing arrordability and increase problem gambling those
	organisations providing support services should be consulted to tap into their experience and knowledge.
	Equally the implications for greater demand for nearth and education services need to be explored with the
400.00	appropriate community organisations and unions, in addition to government departments responsible.
133.29	The proponent undertake further research to document in greater detail the social impacts identified in
	Chapter 14 based on international experience of similar projects and that of the resources sector in Australia.
	The social impact of casinos on local communities must be given greater attention.
136.28	As per 133.28
136.29	As per 133.29
140.8	As per 102.8.
140.9	As per 102.9.
140.10	As per 102.10.
140.11	As per 102.11.
140.12	As per 102.12.
140.13	As per 102.13.
140.14	As per 102.14.
147.19	The Cairns Post has been reporting that Aquis has started providing information sessions for business groups
	who clearly support the proposal. To date, any group or individual who publicly voices doubts or concern in
	the media tends to be vilified by the project's supporters. I think it is very important that the proponent
	arranges a series of community information sessions with a question and answer component as soon as
	possible and most certainly before any construction commences. I don't think the majority of the residents
	(myself included) really understand how large the proposed development is, how high the towers would be,
	the scale of the project, etc. I for one would very much like to have more information to go on because if it is
	approved, as a resident of Cairns it is obviously going to have a significant effect on many aspects my life.
151.6	"A comprehensive community and stakeholder engagement program has been conducted to receive
	feedback on the community's response to the project." This is not true. The proponent had a meeting with
	local businesses only invited to a beer at the YK Boat Club one afternoon - there is no public record of what
	was said at this meeting that i can find. The population of Yorkeys Knob is 2766 as stated on p14-11. This is
	not many people to actually survey properly. And if this comprehensive engagement has been undertaken -
	where are the publicly available results? I know of no one in my street being interviewed. The Aquis shopfront
	closed months before submission of the EIS. They didn't like answering any hard questions from residents. It
	was only open during minimal working hours which did not allow for those who work full time to even enter the
	shopfront for information. The design was totally different to what has now been proposed - why did the
	proponent not have to rebuild the model and answer community questions during hours that people could
	attend for a period of time.
158.11	It is not clear that the Community Engagement and Consultation process was undertaken in a transparent
	manner, free of bias. The use of "Project Ambassadors" and production of materials about the project funded
	by the project proponent will necessarily spin the project in a particular way. The findings report that the
	Submitters were not representative of the Cairns LGA population, which places the legitimacy of the findings
	in question. A truly independent body should undertake a more thorough and representative engagement
	process workshops across Cairns to describe and discuss the desirability of the many social, economic, and
	infrastructure impacts already identified in the EIS to date.
165.28	As per 133.28
165.29	As per 133.29
167.6	As per 102.9 plus: Construction should not proceed while the water requirements exceed the capacity of CRC
	water supplies.
167.7	As per 102.10.
167.8	As per 102.14.
170.8	As per 102.8.
170.9	As per 102.9.
170.10	As per 102.10.
170.11	As per 102.11.
1/0.12	As per 102.12.
170.13	As per 102.13.
1 (1) 1 /	AS DEF 102-14





ID	ISSUE
171.8	As per 102.8.
171.9	As per 102.9.
171 10	As per 102 10
171.10	
171.11	As per 102.11.
1/1.12	As per 102.12.
171.13	As per 102.13.
171.14	As per 102.14.
174.8	As per 102.8.
17/ 0	As per 102.0
174.5	
174.10	As per 102.10.
1/4.11	As per 102.11.
174.12	As per 102.12.
174.13	As per 102.13.
174.14	As per 102.14.
175.2	Please don't listen to the negative people who are probably the same ones who campaigned against skyrail
170.2	holde duit incent of the negative people who are probably the same once who campaigned against orthan
102.0	
183.8	As per 102.8.
183.9	As per 102.9.
183.1	As per 102.10.
183.11	As per 102.11.
183.12	As per 102 12
183 13	As per 102 13
100.10	
103.14	As per 102.14.
184.8	As per 102.8.
184.9	As per 102.9.
184.1	As per 102.10.
184.11	As per 102.11.
184 12	As per 102 12
104.12	
104.13	
184.14	As per 102.14.
186.8	As per 102.8.
186.9	As per 102.9.
186.1	As per 102.10.
186.11	As per 102.11.
186 12	As per 102 12
196.12	
100.13	
186.14	
100.1	what it should with the consultants and the developers failing to talk to the Yorkeys community where residents could ask questions. You may say that there were 2 shops with the project designs available for viewing and staff to answer questions, well I attended the location at Cairns Central Shopping Centre and 3 times at the Yorkeys office and at both centres I got different answers to my questions which indicated that the staff will tell you what they have been told to tell you. The refusal of the developer and consultants to talk to the community was a complete smack in the face and sheer ignorance towards the community. Yet these people sat down and talked to the Chamber of Commerce and other business bodies who probably don't give a damp about Yorkeys locals.
102 11	As not 102.8
102.11	Ac por 102.0
192.12	
192.13	
192.14	As per 102.11.
192.15	As per 102.12.
198.8	As per 102.8.
198.9	As per 102.9
108.10	As per 102 10
100.10	
190.11	
198.12	As per 102.12.
198.13	As per 102.13.
198.14	As per 102.14.
201.1	In the opening description of the social demographic, the EIS has missed an entire sector of Far North
	Queensland that is considered significant – the Creative Industries. A tendency in an region as attractive as
	Cairns is for what is commonly known as "sea" and "tree" changes to head north to narrake in their career of
	choice - usually a creative one such as design are research Therefore the social impacts listed is this
	report are remained and have not considered a huge impact on a significant community.
202.4	There has not have not considered a may emplot of a significant community.
202.1	mere has not been any discussion with community about social impacts.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	172




ID	ISSUE
205.2	Gambling by locals constitutes a massive impact to the health and wellbeing of the Cairns community, but the
	EIS suggests that this is a low risk impact and does not contain a mitigation strategy to reduce the incidence
	of problem gambling at the casinos. The low risk rating is inappropriate, and a problem gambling prevention
005.4	strategy must be developed.
205.4	I ne EIS does not address the social impacts of the proposed casinos adequately. The social impact
	assessment to be released at a later date. The increased less of money by least at the casinos is not
	statement to be released at a later date. The increased loss of money by locals at the casinos is not
	The FIS suggests that problem gambing associated with the proposed Resort is a 'low risk impact' due to the
	low rate of problem gambling. We argue that while there is likely to only be around 950 problem gamblers
	associated with the proposed Resort, this small group are likely to spend over \$21.9 million per year at the
	proposed Resort. The disproportionate impact of the Resort on this small group means that a low risk
	assessment is not appropriate. No mitigation strategy for these impacts is suggested in the EIS.
214.3	Although changes to the Local Government Act in November 2012 make provision for local councils to hold
	"non-binding advisory polls" on issues of concern the CRC (Cairns Regional Council) has made no effort to
	gauge objectively community reaction and response to this unprecedented development proposal. Only the
	Cairns Post has held an online poll (which has no safeguards against rigging the results) and that has been
	widely quoted as being 90% for the project. It is clear from a number online forums that the community is far
	more divided than that - the Cairns Post "moderates" comments to suit but open forums have seen heated
	modified and many issues raised which are not opened by either CKC, the Proponent, politicians of the
214.4	This project should it proceed will change local communities forever. Yet the Proponent has not attended nor
217.7	made provision for community forums - choosing only to engage with the business community through the
	Cairns Chamber of Commerce and local politicians. This project should not be allowed to proceed before a
	proper understanding of the significant impacts of it upon the local community are properly explained to those
	communities and a clear, objective response from the community acquired by the CRC.
237.8	As per 102.8.
237.9	As per 102.9.
237.1	As per 102.10.
237.11	As per 102.11.
237.12	As per 102.12.
237.13	As per 102.13.
237.14	As per 102.14.
245.1	There has been no community consultation on this project, the largest project in the history of Cairns and the
	largest casino mega-resort – not just in Australia, but in the world!

b) Discussion

Many submitters found fault with aspects of the SIA and are calling for further consultation. However, no new or unexpected issues have been raised in the hundreds of comment received on social matters. Aquis has agreed to developing the next stage of the *Community Engagement Strategy* for inclusion in the *Supplementary Information Report*. In summary, the proposed Community Engagement Plan will include:

- Communication and Consultation strategies.
- Who will be engaged with? (Community groups or representatives, Yorkeys Knob or broader Northern Beaches/Cairns Community, Council/Agencies, Tourism/Environmental groups).
- The mechanisms to be used (Community Reference Group, Business Supplier Reference group, Agency Reference Group, Tourism Reference group, Environment Reference group, Social media, Newsletters, project updates).
- Monitoring and Reporting protocols.

c) Conclusions

Aquis has agreed to developing the a *Community Engagement Plan framework* for inclusion in the *Supplementary Information Report* (i.e. Cat 3).





3.14.11 Theme 14.10 Mitigation Strategies

a) Submissions

ID	ISSUE
18.6	Enforce training schemes including apprenticeships. Implement a reporting mechanism.
22.6	There seems to be a concern for employing locals, which is wonderful, but I could not find anything definitive
	about it. I would like to see the resort employ locals and use local tour companies and businesses wherever
	possible, to the extent that they supply lessons in relevant languages (e.g. Cantonese and Mandarin) where
	not knowing that language would be a barrier to employment. It is also not very clear how much access locals
	will have to the resort facilities. If locals are able to use sporting facilities, wander the grounds and visit the
	aquarium, just as examples, the resort will be more integrated with the community and provide further
	opportunities for recreation.
52.2	It is also important that we prepare ourselves for the increase in international visitors with cultural training,
	basic mandarin and encouraging our children to develop their knowledge in this area, as they will be next
	generation to potentially work at Aquis. I remember when Melbourne's Crown Casino was ran out of
	temporary location as they constructed where it stands today, that was over 20 years ago and the
	continuation of jobs it still supplies will outlive most of us.
102.14	The strategy does not show evidence of the support that will be provided by a collaboration between industry
	networks, State Government and local business groups such as Cairns Chamber of Commerce, Cairns
	Regional Council, TTNQ, Advance Cairns, TAFE, JCU and NGO's. There is no definition of how businesses
	requiring assistance will be identified, what king of assistance they will be granted or for how long. Suggested
	solution: A strategy that lists what the programs are (aims and objectives), how many assistance programs
	are available, which businesses can access to assistance and how this is defined should be provided.
	Evidence of commitment from the groups listed as collaborating support should be provided in the strategy.
113.17	The mitigation strategies described in the EIS provide insufficient detail and their implementation cannot be
	confirmed because they rely on a large number of partners from government and community. Also of great
	concern is the proposed Strategic Change Management Plan which is recognised in the EIS as the most
	complex, critical and challenging: "Furthermore, the nature and rate of change can be expected to demand a
	high level of cross-sector and cross-government co-ordination and co-operation (across such portfolio areas
	as urban planning and infrastructure; housing; social, cultural, business and tourism development; natural
	resource management) to effectively plan for and manage the Cairns region's social, economic and
	environmental needs and resources in the context of this change.
113.18	The proponent is proposing "to convene a Cairns Change Management Forum involving stakeholder
	agencies to initiate a process that might potentially lead to the development of an integrated change
	management strategy for Cairns, based on visionary thinking about a preferred future for Cairns. It is
	anticipated that such a process would be locally determined and driven, engaging with a high level
	participation from a broad cross-section of stakeholders. The proponent is of the opinion that the nature and
	extent of such a process should be locally determined and driven and is willing to support and partner with
	other agencies to nelp racilitate this. Responsibility for the Forum is to be determined in discussion with the
	Stakeholder Agencies. Thus in this case there is not even a plan to make a Plan in this most challenging
	area. Any such Forum that locusses on seeking community consensus about a preferred future for carms
	should have already taken place with options including a future with and without Aquis thoroughny explored. It
	is evident that the proponents location of change management is getting the community of carries to accept and
119.9	As nor 102.8
118.0	As per 102.0.
118 1/	As por 102.14
122.8	As por 102.14.
123.0	As por 102.8
124.17	Δε ηστ 102.8
129.12	As per 102.0.
120.10	As nor 102.0.
129.19	As por 102.14.
122.12	As per 102.0.
132.13	Δε ηστ 102.3.
132.19	The propagate provide an appropriate financial contribution to propaged partners for work they will need to
100.00	carry out in the development and implementation of all mitigation plans and monitoring
133 31	The mitigation plans be developed and approved by the State government following community consultation
100.01	prior to the application to the CRC for development approval
133 32	A further mitigation and monitoring plan be developed to address the specific social impacts on the
100.02	community of Yorkeys Knob. The Plan should be developed using a process of participatory community
	engagement with residents.
136.30	As per 133.30
136.31	As per 133.31
136.32	As per 133.32
-	





ID	ISSUE
137.10	Should Aquis be approved, further engagement with the community and mental health professionals and
	service providers is required to ensure that mitigation strategies and gambling cessation support services are
	in place. These should be fully funded by Aquis.
140.8	As per 102.8.
140.9	As per 102.9.
140.14	As per 102.14.
147.28	"Some potential social impacts are likely to be mitigated or managed through environmental, economic or
	intrastructure actions by the proponent, CRC, state agencies and/or the community. A range of mitigation
	plans for social impacts are proposed. When implemented these will work towards mitigating the identified
	nigh risk social impacts associated with the project. Some of the mitigation plans and monitoring programs
	isted on page 40 win be leteral beyond the construction phase into the operational stage, and it is essential these continue during the life of the reservice of its eventue of the average of the control of the stage of the sta
1/8 5	The scale of the project is both an opportunity and a challenge. I propose as the final suggestion in this
140.0	submission, that the extraordinary challenges created by Aquis call for an exceptional response by
	governments and all stakeholders (it is different even compared to the large resource projects to which
	Queensland is accustomed). Consultation and mitigation should be customised to meet the very different
	circumstances presented by Aquis. I do not propose that Aquis be down-sized nor relocated (for example, to
	Cairns). While these might be partial mitigation strategies, it is not my intent to suggest these actions. Aquis
	will be big regardless. The implications of the impacts in FNQ of the significantly larger transient and resident
	populations into the region need to assessed more comprehensively and more completely, irrespective of any
1/0 0	Inarginal down-sizing of local re-siling of Aquis.
1-0.0	strengthen the effectiveness of mitigation efforts.
148.9	I would add some suggestions [regarding mitigation strategies] to these intentions; namely that: (1) Co-
	operative endeavours and shared information should apply to all aspects of future mitigation, not only to the
	economic impacts (2) Aquis is as much in need of better information and knowhow as are other stakeholders
	and (3) Governments can be very helpful. Information asymmetries work in many directions. Governments in
	particular, can help to improve data definition and modelling as the project advances and this will help Aquis
	recalibrate its own plans. This is a key reason why I support the early establishment of a custom-designed
	and structured process for the Aquis mega-development involving all parties. I believe this could be achieved
1/18 17	The EIS offers only weak statements in chanters 13 and 14 on Indigenous employment. Suggestions for
140.17	improvement included.
148.19	Aquis is not equivalent to a resource project. Aquis is not a casino project in a large metropolis. Aquis is not a
	residential development project Aquis is not equivalent to the Cairns airport expansion. Aquis is
	unprecedented in terms of its: Size (over \$8b and 30,000 people); nature (integrated, multi-hotel and
	entertainment resort); location (semi-rural); and market (Chinese inbound tourists). Past experience in
	Queensland and Cairns will be of only limited value in helping to anticipate the impacts and adapt as required
	to the new or unexpected. It is therefore not surprising that Aquis may not be consistent with all existing plans
	(e.g. FIVQ Regional Economic Plan and Tourism Queensiand). The EIS recognises that Australian regulatory frameworks may not well equipped for this task at the present time.
148 20	I suggest that governments might consider designing customised and flexible mechanisms for future
140.20	mitigation work. We need more than standard regulatory and consultative responses to help all stakeholders.
157.1	The mitigation strategies to address the social impacts seems to take for granted that people can be
	convinced or trained to accept the extreme change proposed to the environment. There seems to be no
	consideration that people choose to live and holiday in the area due to its lack of large scale development,
	environmental and social appeal and "village" feel.
159.1	I make this submission in response to the Initial Advice Statement [i.e. not EIS] for the AQUIS casino
	proposal, my response is to Section 7.5 and the associated Table 4. I know from general life experience that the mitigation measures proposed are inadequate. Evidence in support of my views are available from a
	number of studies. These studies suggest that the Avoidance and Mitigation Measures proposed by AOUIS
	would only slightly reduce the risk of the social impact of problem gambling.
159.2	I propose an additional mitigation of requiring AQUIS to only allow gambling by people who produce a
	passport. AQUIS spokespeople have been regularly proclaiming that it is all about bringing rich Chinese and
	other Asian tourists to Cairns. If this is so, effectively barring the local population from gambling should be
	quite acceptable to them. Requiring the production of passports would also help in the deterrence and
160 5	detection of money launderers.
165 30	As per 133.30
165.31	As per 133.31
165.32	As per 133.32
167.6	As per 102.9 plus: Construction should not proceed while the water requirements exceed the capacity of CRC
	water supplies.
167.8	As per 102.14.
170.8	As per 102.8.
170.9	As per 102.9.
170.14	As per 102.14.





ID	ISSUE
171.8	As per 102.8.
171.9	As per 102.9.
171 14	As per 102 14
171.14	
174.0	As per 102.0.
174.9	As per 102.9.
174.14	As per 102.14.
183.8	As per 102.8.
183.9	As per 102.9.
183.14	As per 102.14.
184.8	As per 102.8
18/ 9	As par 102.9
104.5	As por 102.14
104.14	
186.8	As per 102.8.
186.9	As per 102.9.
186.14	As per 102.14.
192.11	As per 102.8.
192.12	As per 102.9.
193.9	Language training: Given the claimed great employment benefits for Cairns, it should not be necessary to
	import foreign nationals to provide language skilled staff. Given the lead time from commencement of
	construction to opening of operations, there should be no reason why local prospective staff could not
	undertake an intensive Chipose language training, either through II hiversity or TAFE. Furthermore, the
	propagat would be showing good will god singerity if he contributed financially to the initial as the two would be the start of the sta
	of the source sectors in the form of includence in the contributed intarically to such training, etter by way
	of the course costs of in the form of scholarships for Carris locals to complete the training. Such initiatives
	would reduce or eliminate the need for the developer to seek staff via 457 visas as is reportedly currently
	proposed - but not mentioned in the EIS?
198.8	As per 102.8.
198.9	As per 102.9.
198.14	As per 102.14.
201.2	Outcome: "Plan for and respond to increased demand for community services and facilities associated with
	Aguis, including project construction, operation and population growth," When comparing this development
	with the similar size impact that Daikyo would have had. I cannot see any of the roll on benefits to the broader
	community that the Daikyo investments made
204.3	The Cairly Chamber of Commerce has been working alongside the Aquis group and associated
204.5	arganisations chamber of commerce has been working alongside the Aquis groups and associated
	the ready for dayalogneet of all appendix and all appendix and a set in the fore construction begins. The largest
	the region are ready to development and an capabilities are definited before construction begins. The largest
	portion of expenditure for the project, the construction phase, will see 60% of the total \$8.15 billion incurred
	within the first four years. The Aquis group have engaged with the Cairns Chamber of Commerce and local
	businesses and specialists to collaboratively undertake programs that seek to increase the region's business
	capability, capacity and skillset.
204.4	Additionally, in response to feedback from the Cairns Chamber of Commerce, the project proponents have
	provided a local business / industry commitment policy, which demonstrates that the preference is to utilise
	the local business community for the provision of products, services and affiliated resources via the Local
	Procurement that shows the commitment from the Aguis group to provide opportunities and allow businesses
	to grow their businesses while ensuring that local businesses are first pick for all elements of the project.
204.9	To address the issue of cost of living, the Aguis group is looking to work closely with Cairns Regional Council
201.0	and provide the council with detailed work projections to alleviate the effects of potential cost of living. The
	Aquis group as stated in item 13.5.1 are going to be focussing on mitigation strategies of all points
	Addis group, as stated in term 10.0.1, are going to be focussing on mingation stategies of an points
	addressed above to lessen these impacts. In support of the camps regional council submission to the
	between CPC the grant of Commerce also identifies a flee for a inpartie infrastructure Agreement
	between CRC, the proponent and the State Government to provide the necessary infrastructure
	improvements.
205.2	Gambling by locals constitutes a massive impact to the health and wellbeing of the Cairns community, but the
	EIS suggests that this is a low risk impact and does not contain a mitigation strategy to reduce the incidence
	of problem gambling at the casinos. The low risk rating is inappropriate, and a problem gambling prevention
	strategy must be developed.
205.4	The EIS does not address the social impacts of the proposed casinos adequately. The social impact
	assessment does not address these issues acceptably and merely defers discussion to a Community Impact
	Statement to be released at a later date. The increased loss of money by locals at the casinos is not
	explored. Nor is the number of problem gamblers likely to be associated with the associated with the casino.
	The EIS suggests that problem gambling associated with the proposed Resort is a 'low risk impact' due to the
	low rate of problem gambling. We argue that while there is likely to only be around 950 problem gamblers
	associated with the pronosed Resort this small aroun are likely to shard over \$21.9 million per year at the
	proposed Pasent. The disproposed recording and similar group are interior to spend over \$2.5 million per year at little
	proposed resort. The disproportionale impact of the Resort on this small group means that a low fisk
1	assessment is not appropriate. No mitigation strategy for these impacts is suggested in the EIS.

(Continued over)

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	176





ID	ISSUE
211.2	Chapter 14 identifies Yorkeys Knob (and the nearby beach suburbs of Holloways Beach and Machans Beach) as having a demographic featuring a high proportion of residents with a low socio-economic profile. This area has relatively high levels of single, older and unemployed, with lower levels of median household income. This group of existing residents are more likely to be excluded from the potential benefits of the proposal, while likely to suffer a disproportionately negative impact in terms of cost of living pressures, rental affordability etc. Mitigation plans fail to convince that these issues will not have a high impact on many residents of this region.
225.5	I have no confidence in the muted address of the impact on the Cairns community of a massively increased number of gambling opportunities. I consider that this issue is so important that it deserves to be subject to a more detailed and reliable assessment of the downstream impacts of gambling escalation. Recommendation: That the social impacts of a massive increase of gambling opportunities on the resident population be further researched and a more comprehensive address of gambling impacts, in particular problem gambling, be undertaken.
233.8	Rate of change was identified within the report as a major effect that needed mitigation. The proposals for mitigation may reduce people's trauma from daily disruption and inconvenience due to the development but they don't do anything concrete about the actual disruption – traffic jammed roads, dust, noise, visual pollution, loss of natural habitat to new dams, powerlines, roads lack of infrastructure – schools, hospitals, police, nurses, dentists, doctors etc.
237.8	As per 102.8.
237.9	As per 102.9.
237.14	As per 102.14.

b) Discussion

Some potential social impacts are likely to be mitigated or managed through environmental, economic or infrastructure actions by the proponent, CRC, state agencies and/or the community. A range of mitigation plans for social impacts are proposed. When implemented these will work towards mitigating the identified 'high risk' social impacts associated with the project.

The following mitigation plans are proposed:

- Community Engagement Plan
- Workforce Development and Management Plan
- Local Content Plan
- Construction Management Plan
- Strategic Change Management
- Housing and Accommodation Plan
- Community Services and Facilities Plan
- Community Health and Safety Plan
- Cultural Development Plan
- Responsible Gaming Plan

The mitigation plans require the proponent to collaborate with the CRC, relevant state agencies, and representatives of the community (community reference group) in the development of the monitoring program. Aquis has agreed to provide a more detailed "framework" for the following management plans and document these in the *Supplementary Information Report*.

- Housing and Accommodation Plan
- Community Engagement Plan.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	177





c) Conclusions

The suite of social strategies will all be included in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 5). In addition, further work will be documented in the *Supplementary Information Report* with respect to the following:

- Housing and Accommodation Plan
- Community Engagement Plan.

Aquis has agreed to provide a more detailed "framework" for these plans and document these in the *Supplementary Information Report* (i.e. Cat 3).





3.15 CHAPTER 15 GEOLOGY AND SOILS

3.15.1 Scope

Submissions dealt with under Chapter 15 relate to the following aspects of geology and soils:

- 15.1 Acid sulfate soil
- 15.2 Contaminated soils.

3.15.2 Theme 15.1 Acid Sulfate Soil

This theme was used to collect together all comments regarding the presence and management of acid sulfate soils and soils generally (e.g. erosion). Many of these issues are also dealt with under Theme 23.1: Environmental Management Plan (**Section 3.23**).

a) Submissions

ID	ISSUE
22.4	A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.
32.1	I fully support the development and believe the land is of no significant value for farming due to the nature of the soils.
77.9	Best Practice erosion and sediment control in Cairns entails project planning to schedule activities that result in earthworks being completed in the 'dry' season. Where this is not practical, various mitigation measures are necessary <i>e.g.</i> the use of sediment basins and possible water treatment measures. However, the practical implementation of sediment basins and any associated water treatment measures is well known not to be effective when measured against water quality performance criteria routinely applied in Cairns. In addition to the challenges associated with managing erosion and sediment run-off in Cairns, are the project- specific limitations (flood plain, proximity to sensitive receiving environment and construction period). The implications of the above clarification are relevant to the impact assessment.
80.1	Further investigation is required to fully identify exact location of Acid Sulphate Soils and potential Acid Sulphate Soils.
80.2	The best method of excavation should be chosen to avoid lowering the water table off site and thus generation of ASS with acid drainage into the delta waterways.
127.5	There are Acid Sulphate Soils present on the site and the potential for more to be encountered as earthworks proceed. Location of these soils should be mapped now and an effective treatment plan in place before any approvals are granted, to prevent future leaching into delta waterways. Extensive treatment was needed to nullify this problem on East Trinity disturbed land.
179.10	The building of the Aquis resort on the Yorkeys Knob location will significantly disturb the acid sulphate soils and this will cause a deterioration of the local flora, fauna and coastal water quality.
225.4	I consider the EIS to be inadequate in its address of acid sulphate soils as a potentially serious environment issue. The risks and remediation needs in the event of acid sulphate soil being encountered during earthworks for the proposed development must be incorporated into the Environmental Management Plan - PRIOR TO COMMENCEMENT OF ANY EARTHWORKS. 2. Further, it is important that all pipework connections between the proposed lagoon and Richters Creek be fully gated (two way gated, not tide gated) to provide the opportunity to totally isolate the lagoon from tidal flow in the event of acid sulphate or a serious spill occurring within the resort precinct. These water control works must be in place BEFORE any excavation takes place.

b) Discussion

Most submissions state that ASS is present on the site (confirmed by the EIS) and several have concerns about environmental management, either:

- that its likely efficacy cannot be known until detailed plans are developed, or
- that best practice solutions are not available.

The EIS takes a conservative approach that assumes that all materials to be excavated will be ASS and will therefore require management (p15-16) and includes advice from Golder Associates that such management is a 'mature science' in the Cairns area. Local examples are cited (e.g. Bluewater canal





estate at Trinity Park and the Bluewater estate at Trinity Beach). The construction methodology (s15.4.3) is that:

As a general principle, all land will be drained to the lake during the construction phase so it can collect any runoff and thereby prevent export of sediments and pollutants to the adjacent environment. (p15-19)

c) Conclusions

It is concluded that the issue of ASS is dealt with adequately in the EIS and that the precautionary approach of assuming that all soils will require treatment is appropriate. The lake feature is an opportunity for site management as it can act as a local sump. ASS management is considered to be a mature science in the Cairns area and practical solutions exist. The development of an Acid Sulfate Soil Management Plan will be a feature of operational works (i.e. a Cat 6 issue) and in any case the ASSMP forms part of the Environmental Management Plan which is a project commitment (i.e. Cat 5).

3.15.3 Theme 15.2 Contaminated Soils

a) Submissions

This theme was used to collect together all comments regarding the presence and management of contaminated soils. Many of these issues are also best dealt with under Theme 23.1: Environmental Management Plan (Section 3.23).

ID	ISSUE
22.4	A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.
121.3	It is to be noted too in the GBRMPA report that damage in 1994 from oil spills occurred at Yorkeys ("Three of the most significant oil spills in the GBRWHA include spills near Cape Flattery, Yorkeys Knob (December 1994) and more recently in Gladstone Harbour.
145.1	Even with best management practice the water quality issues from disturbing the soils in construction will have a significant effect on our larvae and juveniles (see attached supporting documentation). Suggested solution: Aquis could construct a pipeline parallel or in conjunction with their own to the 2km offshore sight to supply water to the farm, hatchery and Nursery to ensure clean water is supplied to the farm.

b) Discussion

<u>Management</u>

Submission 22.4 (also included above in the discussion of ASS) notes that environmental management plans are lacking in detail and suggests that this be a condition of approval. This is the case with respect to contaminated soil and in any case will forms part of the Environmental Management Plan which is a project commitment.

Historic Spill

Submission 121.3 raises the issue of an historic spill. This is discussed in the EIS (15.3.1):

It is known that a hydrocarbon spill / dumping event occurred in January 1994 and affected part of Lot 100 on NR3818. However, a report by Kathryn Burns from the Australian Institute of Marine Sciences (see **Appendix Q**) concluded that only limited areas were still moderately-to-slightly contaminated by July 1994, with very sensitive biota already colonising the area. (p15-7)

The site surveys failed to detect any damage from this 20 year old incident.





Ponderosa Aquaculture Facility

The EIS (s11.3.1b)) includes an assessment of likely impacts on the Ponderosa aquaculture facility located upstream of Aquis on Thomatis Creek as required by s7.31 of the ToR. This includes assessment of soils and water quality issues. However, submitter 145 provides a detailed submission on the possible impacts of mobilisation of soil contaminants on the facility, with submission 145.1 claiming that:

- 'Even with best management practice the water quality issues from disturbing the soils in construction will have a significant effect on our larvae and juveniles (see attached supporting documentation).'
- 'Suggested solution: Aquis could construct a pipeline parallel or in conjunction with their own to the 2 km offshore sight to supply water to the farm, hatchery and Nursery to ensure clean water is supplied to the farm.'

The supporting information provided makes the case that even small (normally undetectable) concentrations of some pollutants can jeopardise aquaculture operations. The solution suggested by the submitter is feasible and, along with other options, will be given further consideration during detailed design. In any event, such considerations form part of the proponent's general environmental duty (GED) under the EP Act.

c) Conclusions

It is concluded that the issue of contaminated soils is dealt with adequately in the EIS. As for ASS, the lake feature is an opportunity for site management as it can act as a local sump. The management of contaminated soils forms part of the Environmental Management Plan which is a project commitment (i.e. Cat 5).

Further consideration needs to be given to managing risks to the adjacent aquaculture facility during design. This forms part of the proponent's GED under the EP Act.





3.16 CHAPTER 16 AIR QUALITY

3.16.1 Scope

Submissions dealt with under Chapter 16 relate to carbon footprint and air emissions that are discussed under a single theme:

• 16.1 Air emissions.

3.16.2 Theme 16.1 Air Emissions

a) Submissions

This theme was used to collect together all comments regarding the air emissions. Several of these issues are also dealt with under Theme 23.1: Environmental Management Plan (**Section 3.23**).

ID	ISSUE
22.3	Although the management plan describes plans to reduce and offset the carbon footprint created by the site, there is still a net emission of CO2. I would very much like to see the Aquis resort be carbon neutral. The intent is to design buildings to a 5/6 star standard for energy conservation, including solar hot water and solar panels. I wonder how feasible for the resort to build a small solar plant to reduce its carbon emissions even further. There are also some good suggestions on page 16-14 that I hope Aquis will adopt.
146.2	Pollution social disruption. Every visitor flies here , carbon emissions. major social changes to region stress to existing infrastructure cost of proving new infrastructure distortions to job market , importation of workers. Solution: no casino.
168.30	Using vegetative buffers as methods of control against dust pollution can be effective, however, excess volumes of dust present on leaves of trees and shrubs are known to prevent photosynthesis and thus has potential for harming native habitat. Do not rely on nearby habitats of trees, shrubs, etc. to act as buffers for noise and dust. More reliable, less harmful buffers should be placed to prevent environmental harm.
179.9	The Aquis proposal requires 5000 visitors a day to fly into Cairns. Such a dramatic increase in flight numbers would cause a deterioration in air quality for the Cairns CBD, and suburbs surrounding the airport (North Cairns, Edge Hill, Aeroglen, Stratford, Machans Beach, Holloways Beach and Yorkeys Knob. This will increase the prevalence of lung disease.
179.12	The addition of a million proposed visitors each year to this system would be catastrophic and require the alternative route (Cairns Western Arterial road) to be augmented. This in turn would increase traffic noise, and reduced air quality to the residents living in the suburbs of Caravonica, Red Peak, Stoney Creek, Redlynch, Brinsmead, Kanimbla and Manunda.
181.23	Increase in traffic noise due to traffic possibly from 5 am as people seek to beat the traffic delays/congestion. Associated air pollution from traffic emissions. Vehicle emissions have large impact on health.

b) Discussion

Carbon Footprint

Submission 22.3 would like to see Aquis be carbon neutral footprint and notes EIS suggestions on p 16-14. The suggestion is made to consider that the resort build a small solar plant to reduce its carbon emissions even further.

This is a matter for detailed design. The Sustainability Strategy (Table 23-2 - p23-28) includes commitment to investigate all such measures.

Local Emissions

Several submissions raise concern regarding extra air emissions arising from:

- increased aircraft movements
- increased road traffic movements.





The proponent has no control over these matters, other than contributions to minimising resort traffic as outlined in the discussion on transport augmentation s24.1.3 where there is a commitment to:

... management and mitigation of impacts on the state and local road network ... [by] implementing management and infrastructure solutions as a means of reducing traffic generation by the development. (p24-46)

Research indicates (Table 16-2) that emissions from aircraft operations currently have a very low risk of exceeding relevant air quality guidelines and this is likely to remain the case. Similarly:

Motor vehicle traffic is not expected to reach volumes that would cause exceedances of criteria as the area is well ventilated in the absence of street canyons. (p16-9)

Buffers

Submitter 168.30 notes that 'Using vegetative buffers as methods of control against dust pollution can be effective, however, excess volumes of dust present on leaves of trees and shrubs are known to prevent photosynthesis and thus has potential for harming native habitat. Do not rely on nearby habitats of trees, shrubs, etc. to act as buffers for noise and dust. More reliable, less harmful buffers should be placed to prevent environmental harm.'

Once the resort is constructed, dust emissions are expected to be extremely minimal and the main role of vegetated buffers will be to control drift of chemicals both from and to the site (EIS s16.3a) – p16-13). Dust generation is only likely to occur during construction where it will be managed via an element of the EMP (Construction). This is a project commitment and a requirement of the EPP (Air) and will involve dust suppression by a number of means including water sprays, construction programming, and revegetation of disturbed surfaces (see EIS s16.3a) – p16-13, 14).

c) Conclusions

In conclusion:

- The Sustainability Strategy is a project commitment (Cat 5) and includes the obligation to investigate appropriate measures to reduce carbon footprint.
- Emission from aircraft are unlikely to be of concern and commitments to reduce traffic generation will assist in mitigating emissions from road transport. In any case, motor vehicle traffic is not expected to reach volumes that would cause exceedances of criteria.
- The EIS documents methods for managing dust emissions during construction and operation and these are commitments of the EMP (Construction) (i.e. Cat 5).





3.17 CHAPTER 17 NOISE AND VIBRATION

3.17.1 Scope

Submissions dealt with under Chapter 17 relate to noise emissions during construction and operation that are discussed under the following themes:

- 17.1 Noise construction
- 17.2 Noise traffic
- 17.3 Noise aircraft and helicopters.

3.17.2 Theme 17.1 Noise – Construction

a) Submissions

This theme was used to collect together all comments regarding noise and vibration emissions during construction. Several of these issues are also dealt with under Theme 23.1: Environmental Management Plan (Section 3.23).

ID	ISSUE
94.2	Community consultation on the detailed development of Sporting and Recreation Facilities should be more
	broad than just Yorkeys Knob and should at least include Holloways Beach residents who will be directly
	impacted by the development, particularly through noise during construction and through light pollution during
	operation, along with other Northern beaches communities.
151.5	"Construction impacts such as noise and vibration emissions from construction activities, particularly involving
	heavy equipment, pile-driving and vehicle movements, have the potential to impact on nearby residents" This
	is not going to be a small construction phase. Not only will residents be affected, but the adjacent Cattana
	Wetlands which is fast becoming a bird watching hotspot. It is doubtful that we will see many of the Jabiru,
	Magpie Geese and Pelicans at Cattana or opposite the proposed site. Further studies to add to baseline
	studies of wildlife and birdlife in particular are needed. There should be no construction on weekends to allow
	residents to at least enjoy some quiet time if this monstrosity is approved. Pity those shift workers in the area.
168.30	Using vegetative buffers as methods of control against dust pollution can be effective, however, excess
	volumes of dust present on leaves of trees and shrubs are known to prevent photosynthesis and thus has
	potential for harming native habitat. Do not rely on nearby habitats of trees, shrubs, etc. to act as buffers for
	noise and dust. More reliable, less harmful buffers should be placed to prevent environmental harm.

b) Discussion

Several submitters express concern regarding noise emission from construction. Construction noise will be an element of the EMP (Construction) which is a project commitment and a requirement of the EPP (Noise) and will involve a range of monitoring and management actions (see EIS s17.3a) – p17-12). Submission 151.5 is more specific and suggests that there be no construction on weekends in the interests of amenity. The EIS (s4.2.6) states:

Construction activity will be undertaken during normal working hours for construction. Any construction activities outside normal hours will comply with the prescribed noise standards under the *Environmental Protection Act*. Haulage of excess excavated material from the site to Cairns Airport may be scheduled to occur outside peak traffic hours to minimise impacts on traffic on the Captain Cook Highway.

The proponent understands that the conduct of construction activities outside normal construction industry hours will be required to conform to the duty of care to not cause an environmental nuisance with respect to noise, vibration or air quality. (p 4-26)

Submission 168.30 raises the issue of using vegetation to buffer noise – this is known to be largely ineffective and is not claimed as a mitigation method in the EIS.

c) Conclusions

In conclusion, construction noise will be an element of the EMP (Construction) which is a project commitment (Cat 5) and a requirement of the EPP (Noise) (Cat 6).

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	184





3.17.3 Theme 17.2 Noise – Operation

a) Submissions

This theme was used to collect together all comments regarding noise emissions during the operation phase from road traffic and recreational use.

ID	ISSUE
23.1	The proposed area west of Yorkeys Knob Road to form part of the Sports and Recreation Precinct and
	Environmental Management and conservation Precinct which will bolder the back of my property, in Margo
	Street and another six or seven properties along the cam's Regional Council Easement, should be at least
	200 metres away from the easement west boundary to minimise sound activities being recreational or future
	sport facilities. There must be consideration for these properties that are too close to this project.
131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased
	rates, noise pollution from additional planes and traffic. There will be extra pressure on existing infrastructure
	(roads, water, power etc.) and make life quite uncomfortable for many over the long period of construction.
147.8	"The lighting associated with this major complex will be noticeable over a wide distance, either directly or as
	night-time glow, and from a distance may appear to be similar to or compatible with airport lighting." In my
	view there is far too much light (and noise) pollution in today's world. I also feel for those residents of Yorkey's
	Knob who value natural darkness and, indeed, need it for a good night's sleep. (Particularly if their days are
	disrupted by the noise and activity of major construction over an extended period.) Regardless of how much
	energy-efficient lighting is used, wouldn't it be more of a challenge to use innovative minimal lighting to try to
	blend in with the rural surroundings and be more in keeping with the light levels of Yorkeys Knob?
158.2	It is projected to result in a doubling of international flights at Cairns International Airport. This will result in
	significant additional noise pollution for residents living adjacent to the airport and along the highway corridor
	between Yorkeys Knob and the CBD (e.g., Aeroglen, Stratford areas). Noise pollution will be further
	increased from the movement of guests from the airport to the Resort, again passing by these
	neighbourhoods. Reduce the size of the resort, i.e., by reducing numbers of hotel rooms/guests.
181.23	Increase in traffic noise due to traffic possibly from 5 am as people seek to beat the traffic delays/congestion.
	Associated air pollution from traffic emissions. Vehicle emissions have large impact on health.

b) Discussion

Buffers and Planning for Sports and Recreation Precinct

Submission 23.1 requests enhanced buffers (200 m) between residential areas and development west of Yorkeys Knob Road and south of the CRC easement while several submitters request further consultation regarding planning for the sports and recreation facilities to ensure that they do not cause operation phase noise problems. This is a matter that needs to be addressed during detailed design – it may be that noise barriers will be needed between Aquis facilities and residences. Noise emissions are regulated under the EPP (Noise).

Traffic Noise

Some submitters are concerned about extra operation phase noise arising from movements of guests and staff (158.2), as well as from others (181.23) who chose to travel earlier in the morning to beat the traffic. The EIS (s17.2.2) recognises that there will be operation phase noise emissions from traffic and suggests that some mitigation may be necessary for sensitive receptors (s17.2.3):

Road traffic: Noise mitigation measures will need to be considered for two 2-storey residences at the intersection of Yorkeys Knob Road and Robinson Road, and this may consist of noise barriers or upgrades on the dwelling (e.g. mechanical ventilation, insulation, upgraded windows etc.). (p17-11)

This aspect of noise is a normal consideration when designing roadworks and standards apply.





c) Conclusions

In conclusion:

- Consultation with residents will be required when designing sports and recreation facilities and it may be that noise barriers will be needed between Aquis facilities and residences (Cat 6). In addition, noise emissions are regulated under the EPP (Noise).
- Traffic noise impacts are normally considered when designing roadworks and standards apply (Cat 6). Mitigation may be needed in some instances.

3.17.4 Theme 17.3 Noise – Aircraft and Helicopters

a) Submissions

This theme was used to collect together all comments regarding noise emissions from increased aircraft and helicopter movements.

ID	ISSUE
87.1	I am very concerned about the extra noise that Yorkeys Knob residents will experience with an increase of 22% in flights. This will definitely affect our quiet enjoyment. Aquis should fund the airport owners to develop a facility to have an ocean approach to the airport.
87.2	The section (17.24) is obviously worded in a puerile fashion and uses the English language to support the proponent's position rather than being honest as to the real affect. "The additional flights will not add to the level of noise associated with the operation of the airport, just the frequency of noise episodes associated with the operation of the airport." LOL. This sort of deception should not be allowed.
122.6	In relation to infrastructure I would like to have outlined how the future increased air traffic will be handled. Can the airport in its current size handle the increased future air traffic? Will the flight path stay exactly the same how it is now, which would mean that aeroplanes would fly right above the new resort? Would the current curfew, which protects current residents such as me from excessive noise impacts need to be lifted? Would an additional runway need to be constructed resulting in habitat loss to local mangrove systems? Would increased traffic flows from the airport to the Aquis Resort (and return) result in significant traffic congestion for residents in all northern beach locations? Recommendation: Exact and binding responses to all of the above issues is required.
131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased rates, noise pollution from additional planes and traffic. There will be extra pressure on existing infrastructure (roads, water, power etc.) and make life quite uncomfortable for many over the long period of construction.
147.4	"The proposal allows for multiple heliports with at least one of them accessible above the safe refuge level (<i>i.e. flooding, storm tide</i>)". (See also my comments under Chapter 24- Transport, pages 24-59 to 24-63, Table 24-16.) It makes sense to have a heliport above expected flood level but does the reference to multiple heliports mean there would be numerous helicopter flights, with associated noise, on a regular basis between the airport and the site, particularly at operational stage?
147.26	"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs.
147.27	Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas "I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?
156.2	The increased air traffic will have a direct negative impact on my house and lifestyle at Trinity Beach.
158.2	It is projected to result in a doubling of international flights at Cairns International Airport. This will result in significant additional noise pollution for residents living adjacent to the airport and along the highway corridor between Yorkeys Knob and the CBD (e.g., Aeroglen, Stratford areas). Noise pollution will be further increased from the movement of guests from the airport to the Resort, again passing by these neighbourhoods. Reduce the size of the resort, i.e., by reducing numbers of hotel rooms/guests.
173.4	Recreation: Aquis-City means increasing traffic, increasing traffic noise and especially increasing aircraft noise. By now aircraft noise is a big problem when staying in Yorkeys Knob and according to Aquis EIS flights should more than double. Increasing aircraft noise will make Yorkeys Knob absolutely unalluring for tourists and residents as well. Living in the entry lane of Cairns Airport with increasing flight traffic means stress and not recreation

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	186





ID	ISSUE
179.12	The addition of a million proposed visitors each year to this system would be catastrophic and require the
	alternative route (Cairns Western Arterial road) to be augmented. This in turn would increase traffic noise,
	and reduced air quality to the residents living in the suburbs of Caravonica, Red Peak, Stoney Creek,
	Redlynch, Brinsmead, Kanimbla and Manunda.
179.17	As a resident of Holloways Beach, this proposal to build Aquis at Yorkeys Knob, will significantly increase the
	noise I experience from incoming aircraft flying in an extra million people a year.
181.5	Noise: increased number of flights which will not necessarily be spread out during the day. There will be an
	increased negative noise impact of more late night/early morning flight arrivals.
181.19	Is there potential for increase noise due to helicopter traffic? Some high rolling clients will surely not want to
	jump on a HOV - bus and may prefer to be transported by helicopter. The noise from commuting helicopters
	will impact Yorkeys, Holloways and Machans.
245.16	At Cairns Airport there are 45,800 flights i.e. 91,600 takeoff and landings per year. Many of these are light
	aircraft. However, there are likely to be another estimated 20,000 takeoff and landings as a result of the 1.5
	million new visitors per year, and these will virtually all be jetliners which have the greatest noise impact.
	Noise levels from aircraft taking off and landing [at Machans Beach] are already becoming a problem with
	residents being woken up in the small hours of the morning between 2 am and 5 am. This is also the case for
	residents in the neighbouring suburbs of Holloways Beach, Yorkeys Knob and North Cairns. Helicopter noise
	is also a concern.

b) Discussion

Aircraft Movements

Several submitters are concerned that Aquis will generate significantly more aircraft movements and hence noise. Two submissions (158.2, 173.4) claim that this will involve a doubling of international flights (the EIS states that an extra 22% of flights will be involved) while one claims an additional 1.5 million international trips (the EIS states 1 million). Submitters refer to current high levels of noise at Yorkeys Knob and nearby areas and are concerned that this will increase. The EIS acknowledges that additional air traffic will result in a higher frequency of noise episodes and states (s17.2.4):

All airport operations are under the control of NQA and this control includes the management of noise for all aircraft with permission to use the airport. Like many other aspects of infrastructure, this is a consequential impact that is beyond the ability of Aquis to predict or manage. The Aquis Resort is simply using some of the latent capacity of already approved infrastructure. (p17.2.4)

NQA control arrival and departure times.

Helicopters

Helicopters are proposed for emergency access and possibly for joy flights and airport connections. As noted in the EIS (s17.3a)):

Helipad: Given the size of the resort site, it is considered that a suitable location can be found that allows a reasonable buffer distance to existing and proposed future sensitive receptors. A buffer distance of 0.5 km to 1 km should be achievable. **Appendix O** includes details of neighbour-friendly helicopter operating procedures. (p17-12)

These 'Fly Neighbourly' procedures have been prepared by North Queensland Airports and involve restrictions on helicopter operational procedures (arrival and departure times, routes). Aquis has agreed to work with NQA and ASA to develop best-practice guidelines for reducing the noise impact of helicopter flights generated by the resort (Cat 5).

c) Conclusions

In conclusion:

- Noise from additional aircraft movements is an impact identified in the EIS (i.e. Cat 2). The proponent cannot influence this in any way.
- Helicopter traffic is able to be managed to some extent (arrival and departure times, routes) and Aquis has agreed to work with NQA and ASA to develop best-practice guidelines for this (i.e. Cat 5).





3.18 CHAPTER 18 WASTE MANAGEMENT

3.18.1 Scope

Submissions dealt with under Chapter 18 relate to aspects of waste management in the following themes:

- 18.1 Waste generation
- 18.2 Waste management and disposal.

3.18.2 Theme 18.1 Waste Generation

a) Submissions

This theme was used to gather together all comments regarding waste management generation.

ID	ISSUE
12.3	Concerned about 5,000 tons of solid waste dispersal per annum on a 40 hectare site, which has been
	mentioned in their own stats. It has been pointed out this is more waste than Canberra generates.
15.2	Also what measures will be taken to minimize power and water consumption and recycle waste (read worm
	farms and bio-digesters)?

b) Discussion

Submission 12.3 is concerned about the amount of waste generated (5000 tonnes is claimed), stating that 'this is more waste than Canberra generates.' The EIS (s18.2.3c)) quotes the maximum waste that could be generated during the operation phase, but qualifies this by pointing to practical waste reduction actions:

Adoption of best practice waste management systems during the planning, design and operation of Aquis Resort presents the opportunity to reduce ongoing waste disposal to landfill in the Cairns Region to approximately 1885 tonnes per year. (p18-12)

This is substantially less than that quoted in the submission. The remaining submission points to opportunities to minimise waste production.

Aquis is committed to develop a Waste Management Strategy shown on Figure 18-and 3 documented in EIS Table 23-2. The EIS notes (s18.3.1):

Given the estimated volume of wastes to be generated during the operation phase, particularly organic and recyclable wastes, there are opportunities to seek partnerships with CRC and commercial operators to enhance existing waste management infrastructure to provide improved resource recovery outcomes for the Cairns Region. (p18-12)

In addition, the Sustainability Strategy (also Table 23-2) includes commitments to reduce waste and consider energy generation opportunities.

c) Conclusions

Aquis is committed to producing a Waste Management Strategy that adopts the principles of the Queensland Waste Management Hierarchy and aligns with the CRC waste management strategy where possible (Cat 5). This includes a commitment to avoid, reduce, reuse etc. and to integrate this with the Sustainability Strategy (Cat 5).

3.18.3 Theme 18.2 Waste Management and Disposal

This theme gathers together all comments regarding waste management and disposal. Aspects related to expanding regional waste disposal infrastructure are dealt with under Theme 25.1 Infrastructure – Capacity (**Section 3.25.2**).





a) Submissions

 15.3 The site could be promoted as a type of clean green ecotourism hot spot if properly designed. 85.20 Waste disposal is another matter where the thopography of the region is also posing problems. Cairns is already dumping its garbage in Mareeba (how nice that the surrounding communities have to accept our garbage because Cairns doesn't want to find a place for it here). The process of driving large trucks up the hill is problematic and there have been accidents. How many more trucks will have to make the journey because of extra garbage from Aquis? And what happens when Mareeba is filled (which is probably not that much further off)? 99.17 The impacts of Aquis on the regional population are described as having " some adverse impacts of a "Bigger Cairns'. The consequential impacts of the Aquis project will essentially bring forward and lift long-term population and settlement patterns — an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be more specific." "Some of these impacts include: (1) demand for more water sources (2) more urban development (3) - more waste (black and grey water and household waste) to be managed (4) increased use of energy (5) increased levels of traffic and potential road congestion particularly given the linear shape of Cairns." 133.25 That a full waste management strategy be developed that: describes and details measures, processes and procedures that will be implemented to minimise waste generation and nesource recovery are; outlines what type of monitoring processe/systems will be in place; includes a risk management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to deal in an environmentally appropriate manner, with construction and operation generated waste 133.26 If here is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore	ID	ISSUE
 85.20 Waste disposal is another matter where the topography of the region is also posing problems. Cairns is already dumping its garbage in Mareeba (how nice that the surrounding communities have to accept our garbage because Cairns doesn't want to find a place for it here). The process of driving large trucks up the hill is problematic and there have been accidents. How many more trucks will have to make the journey because of extra garbage from Aquis? And what happens when Mareeba is filled (which is probably not that much further off)? 99.17 The impacts of Aquis on the regional population are described as having " some adverse impacts of a "Bigger Cairns". The consequential impacts of the Aquis project will essentially bring forward and lift long-term population and settlement patterns — an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be more specific." " Some of these impacts include: (1) demand for more water sources (2) more urban development (3) - more waste (black and grey water and household waste) to be managed (4) increased use of energy (5) increased levels of traffic and potential road congestion particularly given the linear shape of Cairns." 133.25 That a full waste management strategy be developed that: describes and details measures, processes and procedures that will be implemented to minimise waste generation and resource recovery are; outlines what type of monitoring processes/systems and mitigation of these including where the waste generation generated waste 133.26 If there is a potential situation where existing infrastructure for waste management swalt be augreded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort to data in an environmentally appropriate manner, with construction and operation generated waste 133.26 As per 133.26 136.25 As per 133.26 136.26 As per 133.26 136.26 As per 133.26 136.26	15.3	The site could be promoted as a type of clean green ecotourism hot spot if properly designed.
 99.17 The impacts of Aquis on the regional population are described as having " some adverse impacts of a 'Bigger Cairns'. The consequential impacts of the Aquis project will essentially bring forward and lift long-term population and settlement patterns — an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be more specific." "Some of these impacts include: (1) demand for more water sources (2) more urban development (3) - more waste (black and grey water and household waste) to be managed (4) increased use of energy (5) increased levels of traffic and potential road congestion particularly given the linear shape of Cairns." 133.25 That a full waste management strategy be developed that: describes and details measures, processes and procedures that will be implemented to minimise waste generation and maximise waste resource recovery; clearly states what the target figures of waste generation and resource recovery are; outlines what type of monitoring processes/systems will be in place; includes a risk management strategy for failures at any stage of the processes/systems and mitigation of these including where the waste generation grossly exceeds predicted amounts; and provides committment and assurances on the responsibility of Aquis Resort to deal in an environmentally appropriate manner, with construction and operation generated waste 133.26 If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade. 133.26 As per 133.26 134.26 As per 133.26 25.3 As per 133.26 25.4 As per 133.26 25.4 As per 133.26 25.6 As per 133.26 25.0 As per 133.26 25.0 As per 133.26 25.0 As per 133.25 25	85.20	Waste disposal is another matter where the topography of the region is also posing problems. Cairns is already dumping its garbage in Mareeba (how nice that the surrounding communities have to accept our garbage because Cairns doesn't want to find a place for it here). The process of driving large trucks up the hill is problematic and there have been accidents. How many more trucks will have to make the journey because of extra garbage from Aquis? And what happens when Mareeba is filled (which is probably not that much further off)?
 133.25 That a full waste management strategy be developed that: describes and details measures, processes and procedures that will be implemented to minimise waste generation and maximise waste resource recovery; clearly states what the target figures of waste generation and resource recovery are; outlines what type of monitoring processes/systems will be in place; includes a risk management strategy for failures at any stage of the processes/systems and mitigation of these including where the waste generation grossly exceeds predicted amounts; and provides commitment and assurances on the responsibility of Aquis Resort to deal in an environmentally appropriate manner, with construction and operation generated waste 133.26 If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade. 136.25 As per 133.26 136.26 As per 133.26 151.3 The CRC waste management Bedminister system rarely operates at full capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal. 165.26 As per 133.26 250.10 As per 133.26 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade. 	99.17	The impacts of Aquis on the regional population are described as having " some adverse impacts of a 'Bigger Cairns'. The consequential impacts of the Aquis project will essentially bring forward and lift long-term population and settlement patterns — an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be more specific." " Some of these impacts include: (1) demand for more water sources (2) more urban development (3) - more waste (black and grey water and household waste) to be managed (4) increased use of energy (5) increased levels of traffic and potential road congestion particularly given the linear shape of Cairns."
 133.26 If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade. 136.25 As per 133.25 136.26 As per 133.26 151.3 The CRC waste management Bedminister system rarely operates at full capacity and the transporting of landfill up the Kuranda Range will continue to cause vehicle delays and landfill capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal. 165.26 As per 133.25 165.26 As per 133.25 250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade. 	133.25	That a full waste management strategy be developed that: describes and details measures, processes and procedures that will be implemented to minimise waste generation and maximise waste resource recovery; clearly states what the target figures of waste generation and resource recovery are; outlines what type of monitoring processes/systems will be in place; includes a risk management strategy for failures at any stage of the processes/systems and mitigation of these including where the waste generation grossly exceeds predicted amounts; and provides commitment and assurances on the responsibility of Aquis Resort to deal in an environmentally appropriate manner, with construction and operation generated waste
136.25 As per 133.25 136.26 As per 133.26 151.3 The CRC waste management Bedminister system rarely operates at full capacity and the transporting of landfill up the Kuranda Range will continue to cause vehicle delays and landfill capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal. 165.25 As per 133.25 165.26 As per 133.26 250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.	133.26	If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.
136.26 As per 133.26 151.3 The CRC waste management Bedminister system rarely operates at full capacity and the transporting of landfill up the Kuranda Range will continue to cause vehicle delays and landfill capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal. 165.25 As per 133.25 165.26 As per 133.26 250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.	136.25	As per 133.25
 151.3 The CRC waste management Bedminister system rarely operates at full capacity and the transporting of landfill up the Kuranda Range will continue to cause vehicle delays and landfill capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal. 165.25 As per 133.25 165.26 As per 133.26 250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade. 	136.26	As per 133.26
165.25 As per 133.25 165.26 As per 133.26 250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.	151.3	The CRC waste management Bedminister system rarely operates at full capacity and the transporting of landfill up the Kuranda Range will continue to cause vehicle delays and landfill capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal.
165.26 As per 133.26 250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.	165.25	As per 133.25
250.10 As per 133.25 250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.	165.26	As per 133.26
250.11 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.	250.10	As per 133.25
	250.11	Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.

b) Discussion

See comments above regarding commitments to reduce waste generation.

Some submitters raise concerns about regional capacity:

- 85.20: 'Waste disposal is another matter where the topography of the region is also posing problems. Cairns is already dumping its garbage in Mareeba (how nice that the surrounding communities have to accept our garbage because Cairns doesn't want to find a place for it here). The process of driving large trucks up the hill is problematic and there have been accidents. How many more trucks will have to make the journey because of extra garbage from Aquis? And what happens when Mareeba is filled (which is probably not that much further off)?'
- 99.17: 'The impacts of Aquis on the regional population are described as having "... some adverse impacts of a 'Bigger Cairns'. The consequential impacts of the Aquis project will essentially bring forward and lift long-term population and settlement patterns an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be more specific." " Some of these impacts include: (1) demand for more water sources (2) more urban development (3) more waste (black and grey water and household waste) to be managed (4) increased use of energy (5) increased levels of traffic and potential road congestion particularly given the linear shape of Cairns."





Aspects related to expanding regional waste disposal infrastructure are dealt with under Theme 25.1 Infrastructure – Capacity (**Section 3.25.2**).

Submission 133.25 (and similar submissions) states:

• 'That a full waste management strategy be developed that: describes and details measures, processes and procedures that <u>will</u> be implemented to minimise waste generation and maximise waste resource recovery; clearly states what the target figures of waste generation and resource recovery are; outlines what type of monitoring processes/systems will be in place; includes a risk management strategy for failures at any stage of the processes/systems and mitigation of these including where the waste generation grossly exceeds predicted amounts; and provides commitment and assurances on the responsibility of Aquis Resort to deal in an environmentally appropriate manner, with construction and operation generated waste.'

As noted above, Aquis is committed to producing a Waste Management Strategy that adopts the principles of the Queensland Waste Management Hierarchy and aligns with the CRC waste management strategy where possible (Cat 5). This includes a commitment to avoid, reduce, reuse etc. and to integrate this with the Sustainability Strategy (Cat 5).

c) Conclusions

The EIS estimates the amount of waste that could be generated and provides recommendations for waste reduction and management. These are project commitments (Cat 5). As part of the Waste Management Strategy, Aquis will engage with CRC to ensure that the strategy aligns with the CRC waste management strategy where possible (Cat 5). This includes a commitment to avoid, reduce, reuse etc. and to integrate this with the Sustainability Strategy (Cat 5).





3.19 CHAPTER 19 BIOSECURITY

3.19.1 Scope

Submissions dealt with under Chapter 19 relate to all aspects of biosecurity that are discussed under a single theme:

• 19.1 Biosecurity.

3.19.2 Theme 19.1 Biosecurity

a) Submissions

This theme was used to collect together all comments regarding biosecurity. These issues are also dealt with under Theme 20.2: Health and Safety – Vectors (**Section 3.20.2**) and Theme 23.1: Environmental Management Plan (**Section 3.23**).

ID	ISSUE
168.28	For a site that has always been solely used for agricultural purposes, there is a surprisingly high range of biodiversity present. Combined with the absence of pollution of surface water and groundwater, these findings suggest that the current site proposed for Aquis is of a healthy state regarding ecological processes, with very little sign of degradation, and does not need human interference for urgent restoration, as seems stressed throughout the EIS. The woodland/vine forest habitat holds the highest diversity, most species being birds, and provides significant values for faunal community due to diverse, complex structure. However, this habitat is reliant on groundwater aquifers for its source of water, and is at risk of degrading should the risk of groundwater contamination become reality. There is further risk of spread of weed, brought in the site during
	construction phase via equipment, particularly quarry trucks, etc.
169.4	I am also concerned that the water base of the project, in which it is planned to breed frogs, will instead breed
	cane toads (a much hardier species), mosquitoes and sand flies in plague proportions.
203.5	Concerns about infestation of weeds and pests in the saltwater lagoon.

b) Discussion

Spread of Weeds via Construction Plant

Submission 168.28 notes that there '...is further risk of spread of weed, brought in the site during construction phase via equipment, particularly quarry trucks, etc.' The possibility of this occurring is recognised in the EIS (s19.1.2):

During construction, there is a high potential for mobile equipment to transport pest plants onto the site. Seeds and plant material can be dislodged from material that has collected on the undersides and crevices of mobile plant equipment, and can then become a nuisance to the area. Where mobile plant machinery, including boats and other aquatic vessels, is washed down by certified weed wash-down personnel off-site, this risk will be minimised. (p19-7)

Aquis has committed to the preparation of a *Weed and Pest Management Strategy* as part of the EMP (Construction) described in EIS Table 23-2. Further, this management plan will be consistent with CRC's Pest Management Plan and include the results of negotiations with CRC regarding the alignment of coordinated weed and pest management with Council's priorities. This includes ensuring any local pest management work addresses all locally-important weeds (e.g. pond apple), that were not located on-site but could still be of concern.

Breeding of Pest Animals in Waterbodies

Submission 169.4 is 'concerned that the water base of the project, in which it is planned to breed frogs, will instead breed cane toads (a much hardier species), mosquitoes and sand flies in plague proportions.' The EIS states that the lake water will have the salinity of seawater and will have vertical sides to discourage breeding of vectors. Aquis has made a commitment that the design of the lake and subsequent management will take into account the likely presence of potential weed (and pest animal) species. This is proposed to be via the *Lake Management Strategy* outlined in EIS Table 23-2.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	191





c) Conclusions

Aquis is committed to the management of pest plants and animal via the *Weed and Pest Management Strategy* as part of the EMP (Construction) (i.e. Cat 5). In addition, the proponent is bound by the requirements of the *Land Protection (Pest and Stock Routes Management Act 2002* (Qld) (i.e. Cat 6).





3.20 CHAPTER 20 HEALTH AND SAFETY

3.20.1 Scope

Submissions dealt with under Chapter 20 relate health and safety issues that are discussed under the following themes:

- 20.1 Vectors
- 20.2 Crocodiles.

3.20.2 Theme 20.1 Vectors

a) Submissions

This theme was used to collect together all comments regarding the insect vectors (i.e. mosquitos and biting midges). These issues are also dealt with under Theme 23.1: Environmental Management Plan (Section 3.23).

ID	ISSUE
12.8	Imagine a financial backer waiting for four years with no returns? Imagine people staying there while stage two is being built? Effectively a casino in a flood plain, swarming with mosquitoes, and with views of a construction site. World class indeed.
127.3	We know from personal experience that the whole area is badly affected by biting midges. Yorkeys Knob has always had the reputation of being the "sandfly capital" of the north. Mosquitoes are always a problem round mangrove areas, and Yorkeys can also host the mosquito that causes dengue fever. Using toxic chemicals to control midges and mosquitos as stated in promotional interviews, and possibly to be one of the conditions, would be a disaster for fish and other marine life in the nearby Fisheries Habitat Reserve.
158.10	The EIS states that "The Staff undertaking the Aquis Resort ecological surveys reported large populations of mosquitoes during the wet season surveys, particularly in the Yorkeys Creek area" (p.20-5). Suggestions made regarding future survey and management techniques.
169.4	I am also concerned that the water base of the project, in which it is planned to breed frogs, will instead breed cane toads (a much hardier species), mosquitoes and sand flies in plague proportions.
194.1	The proposed location of the Resort constitutes 'inappropriate land use' and places both the visitors to Cairns and the residents of Cairns at unnecessary risk due to mosquitos and midges. This risk is a function of locating the resort in a coastal area adjacent to mangroves and the floodplain of the Barron River which provide habitats for generating substantial densities of mosquitoes known to vector endemic diseases including (but not limited to) Ross River, Barmah Forest and dengue viruses which have been isolated from mosquitoes collected in Cairns.
194.2	The resort is projected to annually attract 1 million visitors, many from China where a number of diseases are endemic that are not endemic to Australia including mosquito and tick borne viruses (e.g., Japanese encephalitis, dengue, Chikungunya, Tick borne encephalitis} and mosquito borne protozoa (e.g., malaria) as well as non-mosquito borne diseases such as H1 N1 avian influenza and swine flu and multiple drug resistant tuberculosis. The fact that asymptomatic infections are the dominant manifestation for many of these diseases means that fever and other means of screening for infectious visitors will be ineffective. <i>Suggested solutions:</i> (1). Reduction in the scale of the resort will immediately reduce the risk to Cairns residents of introduced diseases by reducing the number of potential carriers of infectious agents visiting the resort. (2) Relocating this resort to an area with reduced mosquito and midge populations e.g. alternative location proposed by Aquis Aware in the Cairns Central Business District.
197.10	The mosquito and sand-fly/midge hazard is no different to anywhere else but must be contained for so many people there at the site. The planting in large quantities of aromatic yet practical shrubs and trees which are known to be a natural deterrent to these insects are a recommendation.(DEET etc.)

b) Discussion

All of the above submissions confirm statements in the EIS that these insect vectors are present and require management. One submission (127.3) is concerned that 'Using toxic chemicals to control midges and mosquitos as stated in promotional interviews, and possibly to be one of the conditions, would be a disaster for fish and other marine life in the nearby Fisheries Habitat Reserve.'

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	193





Another point raised by two submitters is that the presence of insect vectors poses a sufficient risk to make the project unsustainable:

- 194.1: 'The proposed location of the Resort constitutes 'inappropriate land use' and places both the visitors to Cairns and the residents of Cairns at unnecessary risk due to mosquitos and midges. This risk is a function of locating the resort in a coastal area adjacent to mangroves and the floodplain of the Barron River which provide habitats for generating substantial densities of mosquitoes known to vector endemic diseases including (but not limited to) Ross River, Barmah Forest and dengue viruses which have been isolated from mosquitoes collected in Cairns.'
- 194.2: 'The resort is projected to annually attract 1 million visitors, many from China where a number of diseases are endemic that are not endemic to Australia including mosquito and tick borne viruses (e.g., Japanese encephalitis, dengue, Chikungunya, Tick borne encephalitis) and mosquito borne protozoa (e.g., malaria) as well as non-mosquito borne diseases such as H1 N1 avian influenza and swine flu and multiple drug resistant tuberculosis. The fact that asymptomatic infections are the dominant manifestation for many of these diseases means that fever and other means of screening for infectious visitors will be ineffective. *Suggested solutions:*
 - (1). Reduction in the scale of the resort will immediately reduce the risk to Cairns residents of introduced diseases by reducing the number of potential carriers of infectious agents visiting the resort.
 - (2) Relocating this resort to an area with reduced mosquito and midge populations e.g. alternative location proposed by Aquis Aware in the Cairns Central Business District.

The EIS (s20.2.2) includes a commitment to management based on future advice from CRC and Queensland Health:

Construction-phase and post commissioning –phase mosquito and biting midge management plans will be formulated by the study team prior to the commencement of construction, and will be compatible with the suite of measures currently implemented by CRC's Health Services Unit and the Queensland Health's *Guidelines to Minimise Mosquito and Biting Midge Problems in New Development Areas* (Queensland Health 2002). The measures will be based on avoiding mosquito and midge breeding on the Aquis Resort site, and minimising the potential for biting insects from adjacent wetland areas to access the Aquis Resort site. (p20-6)

Relevant outcomes will be included in the EMP (Construction) and EMP (Operation & Maintenance) which is a project commitment.

Aquis has agreed to provide more detail in the *Supplementary Information Report* on the site selection process, including the alternate CBD location suggested and provide additional comment of the scale project in the *Supplementary Information Report*. Insect vectors may be a relevant consideration.

c) Conclusions

In conclusion, Aquis is committed to including relevant aspects of insect vector management as part of the EMP (Construction) and EMP (Operation & Maintenance) (i.e. Cat 5).

3.20.3 Theme 20.2 Crocodiles

a) Submissions

This theme was used to collect together all comments regarding crocodiles. Crocodile management is also dealt with under Theme 23.1: Environmental Management Plan (**Section 3.23**).

ID	ISSUE
197.9	The matter of the Health and Safety issues with crocodiles is real, not perceived, as this family fish and go crabbing with our children in our 14ft boat up the local creeks including Barron River and Thomatis Creek. There are crocodiles all through there. The AQUIS croc risk mitigation plans in place are fair, reasonable, practical and lifesaving.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	194





b) Discussion

Only one submission mentioned crocodiles and it confirms that crocodiles are a threat and that the proposed management is appropriate. Aquis is committed to the preparation of a *Crocodile Management Strategy* as part of the EMP (Construction) and EMP (Construction).

c) Conclusions

Aquis is committed to the preparation of a *Crocodile Management Strategy* as part of the EMP (Construction) and EMP (Operation & Maintenance) (i.e. Cat 5).





3.21 CHAPTER 21 CULTURAL HERITAGE

3.21.1 Scope

Submissions dealt with under Chapter 21 relate to all aspects of cultural heritage (i.e. indigenous and non-indigenous) under a single theme:

• 19.1 indigenous cultural heritage (no comments were received regarding non-indigenous cultural heritage).

3.21.2 Theme 21.1 Indigenous Cultural Heritage

a) Submissions

This theme was used to collect together all comments regarding NICH. These issues are also dealt with under Theme 23.1: Environmental Management Plan (**Section 3.23**).

ID	ISSUE
160.8	I support this development: will promote cultural heritage.
163.1	The Yorkeys Knob sacred place was a shared environment. Does anyone refer to the Dreaming Story of Buda-Dji (The Carpet Snake, and the three greedy birds). As the main cultural intrinsic belief and respectful practice of the first peoples. These three tribes claiming this place should know this story, and the moral of the Buda-Dji Dreaming story. The story was shared from the coastal people and the mountain people.
163.2	The environmental impact of such a huge scale resort will absolutely devastate the land and the first people. The Dreaming story was shared among these particular tribes that always respected, no-one exclusively owned the land. It was shared. To have sold out the land is one matter, to sell out on the spiritual and mental, emotional and physical well-being of the first peoples now, is already causing damage of the most subtle nature. Money& greed the root of all evil.
163.3	We feel very that your Aquis resort is way beyond scale, out of proportion to the humble lives we have all lived in this land, such is our respect of the Dreaming of this area. We suggest that you humble your proposal, to understand and respect the poor, are the first peoples with their own spiritual connections to a country where you think money and overdeveloping, is a mark of success. Our belief is that with your money, you can build a resort of the biodegradable nature. Small Bayou shelters, made of the fibres of this world heritage environment. Seasonal camping, where humans are next to our mother earth, during their stay. With each of the Bayou being built with the particular engaged cooperation of the tribes that claim their heritage in these lands.
163.4	Disturbed at your vision of residing way up high over the locals, and the poor first peoples and our Dreaming which resonates throughout this environment. Through a cultural tourism experience visitors can learn of the rhythm of Buda-Dji, where Buda-Dji travels and why Buda-Dji shared the miya miya (nautilus shells) from the coast with the yimbi (dilly bags) & mirridjin (medicine) from the mountain Bama people of this special remote region of Nth Queensland. Buda-Dji Dreaming story tells us (Ngirrma) Language (Warrma) dance& song are shared and traded.
163.5	As Djabuganydji elder, I request you downsize and humble your proposal to meet the Aboriginal communities on their perception, that we all can share this world heritage environment, but the true owner is Buda-Dji.
177.1	The EIS refers to a detailed literature study undertaken by Horsfall in 2009 as part of the Queensland Government's Cairns Transit Network study and concludes that "The traditional owners of the land are the Yirrganydji people". However, the report that the EIS refers to is not as conclusive as the EIS is making it out to be. Through this submission we request the EIS to include Djabugay People as Indigenous people (Traditional Owners) with an interest in the proposed development.
177.2	The EIS implies that due to the many disturbances that have taken place in the last 60 years it will be unlikely that any cultural remain will be found. Djabugay People however are concerned that the ground works required for the building of the hotels and casinos, not to mention the creation of lakes, will be such that layers of soil previously undisturbed will be disturbed with the likeliness that cultural remains will be discovered and request that Djabugay Rangers will be allowed to be on site when earth works take place.
227.2	Appendix A of Appendix U [public advertisement for CHMP] is not included, hence EIS chapter is incomplete.

b) Discussion

Submitter 163 deals with a number of issues raised by a Djabuganydji elder regarding oral history of the site while Submitter 177 requests that the Djabugay People be recognised as Indigenous people (Traditional Owners) with an interest in the proposed development.

Aquis have signed a Cultural Heritage Management Plan (CHMP) with the Yirrganydji (Irukandji) people following procedures set out in the *Aboriginal Cultural Heritage Act 2003* (Qld) (ACH Act).

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	196





Since this CHMP was signed, additional Aboriginal organisations have come forward expressing interests in the land. As a reponse to this, Aquis has prepared the following statement:

Aquis has developed a Cultural Heritage Management Plan (CHMP) strictly in accordance with the requirements of the relevant legislation. The CHMP was developed with the Yirrganydji (Irukandji) People as those people are the mandatory party for one lot the subject of the CHMP (as the registered native title claimants) and in relation to the remainder of the area were the sole Submitters to the public notices issued prior to the CHMP being developed. Aquis does not have a discretion to re-open this CHMP process.

In relation to the Djabugay Peoples' concerns regarding impacts upon previously undisturbed cultural remains and the request for the involvement of Djabugay Rangers on site during earth works, Aquis confirms that the CHMP provides for comprehensive processes for the avoidance, or where avoidance is not possible, minimisation of harm to Aboriginal cultural heritage. It is open to the Djabugay People to seek discussions with the Yirrganydji (Irukandji) People directly, in relation to specific individuals to be involved in the delivery of the processes provided for under the CHMP.

In relation to the Djabugay Peoples' request for their inclusion as Traditional Owners with an interest in the proposed development, Aquis would welcome the participation of the Djabugay People in the Interpretative Centre aspect of the project. Inclusion of all traditional owners for the region in this aspect of the project is consistent with Aquis' overarching project theme of 'Reef and Rainforest'. Aquis encourages the Djabugay People to commence a dialogue with the Yirrganydji (Irukandji) People in relation to how they can work together in relation to this centre. Aquis will be having further discussions with the Djabugay People, the Yirrganydji (Irukandji) People and other Traditional Owner groups from the region in relation to this in due course.

In addition to the CHMP process, Aquis proposes to include all Indigenous groups in planning for the Interpretive Centre under the *Interpretation Strategy* (see EIS Table 23-2).

Submission 227.2 is factually correct but is considered to be a minor matter as the relevant processes under the ACH Act have been followed.

c) Conclusions

In addition to the CHMP process, Aquis proposes to include all Indigenous groups in planning for the Interpretive Centre under the *Interpretation Strategy* (see EIS Table 23-2) which is a project commitment (Cat 5).





3.22 CHAPTER 22 MATTERS OF NES

3.22.1 Scope

Submissions dealt with under Chapter 22 relate to the following aspects of Matters of NES:

- 22.1 OUV
- 22.2 Integrity / ecological processes
- 22.3 Species
- 22.4 Cumulative impacts.

Given that Matters of NES is also covered by Chapter 7 of the EIS (Theme 7.1 of this report) there is an unavoidable overlap. There is also overlap regarding Landscape and Visual (Theme 6.2).

3.22.2 Theme 22.1 OUV

a) Submissions

This theme has been used to collect together all issues relating to Outstanding Universal Value (OUV) of the GBRWHA and WTWHA.

ID	ISSUE
97.4	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfil those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community, and the Cairns region namely that: (1) the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA) (2) Be in harmony with nature and be inspired by the natural elements and features of the site.
102.4	The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. Suggested solution: (1) Cairns Regional Council and James Cook University must undertake a detailed community engagement program to assess the community's thoughts on developers being able to override the current four story building height limitations on the northern beaches. (2) The height, scale and material of all buildings be significantly reduced to conform to the current Cairns Plan and be integrated within the landscape character of the northern beaches and the Yorkeys Knob community. The architectural form must resonate with its low-key surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).
126.15	The visual impact of the Aquis Resort has been significantly underestimated and understated. The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. The four story building height limitations on the northern beaches has been ignored as well as the Cairns Plan. More photomontages are required from a wider range of locations including Machans Beach. The landscape character of the northern beaches and the Yorkeys Knob need to be taken into account i.e. The design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).
132.2	There is no detail in the EIS about the impact to the reef and our natural environment for the projected increase in visitors. Basically what people come to see will be ruined by a resort this size. The size of this resort should be reduced to a maximum of 1,000 rooms.
133.5	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site.
168.29	Risks associated with pipeline construction are too severe. Reef and marine life are already at much risk from excess sediment and run-off, creating turbid waters and increasing bacteria, which in turn has been shown to be associated with blooms of Crown of Thorns Starfish. Construction of this pipeline is too close to GBR, construction methods are too threatening, particularly with mangrove habitats nearby, and there are very few effective management methods that can be taken when the pipeline and dredging are occurring so close to the marine park. Increases in concentration of suspended sediments and release of harmful nutrients, particularly ASS, will acidify the water, decrease dissolved oxygen, increase exposure to heavy metals and kill aquatic life, beginning in waterways and later flushed out to the reef.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	198





ID	ISSUE
191.5	Development works will impact on matters of national environmental significance impacting on the outstanding universal value of world heritage areas. For these reasons the co-ordinator general should enforce strict control provision on development works listed in the grounds of submission. Details are: Sedimentation of marine environments; Pollution of marine environments; Disturbance of marine habitats; Preservation of wetland species; Waste management; Impact on world heritage areas; Preservation, protection and management of internationally recognised marine plants; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of internation, protection and management of internation, protection and management of species; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of preservation, protection and management of internationally significant marine environments; Preservation, protection and management of preservation, protection and management of internationally significant marine environments; Preservation, protection and management of preservation, protection and management of internationally significant wetlands; Preservation, protection and management of the development lot.
192.2	The impact on the Great Barrier Reef and the Great Barrier Reef World Heritage Areas (GBRWHA) and their values have also been downplayed and devalued. This is not acceptable given that it is an area of universal and international importance. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required (details provided).
192.5	The proponent has purposely devalued the effect of the project on the GBRWHA. The project will impact the GBRWHA and these impacts must be lessened by scaling back the size of the development in its current location.
192.6	A population of an additional 15 000 people or more will have an ongoing noise impact due to the substantial additional human activities and report operations (pumps and generators). This will have sustained and ongoing impacts to marine life which in turn affects the attributes and aesthetics of the GBRWHA. The proponent needs to scale back the size of the project to lessen its impact on the flora and fauna of the area and its impact on the GBRWHA. The building heights need to be reduced to minimise the impact on migratory bird species and to reduce the impacts of noise and lights on the fauna in the area. By having a scale which is lower in profile and height the impact on the natural environment will be lessened.
214.2	If this project is allowed to proceed in its proposed form ("Tropical Urban") size, scale and location it not only will be yet another nail in the coffin of the reputation of the World Heritage GBR but a threat to the existing tourism and scientific research industries built on decades of best practice and high conservation values. It also would send a message to the world that we do not as a nation understand the unique ecosystems we have responsibility for - and that we do not deserve to be taken seriously as their custodians. This project needs to fit in with the environments it sits within - in its current form it does not and I would beg that we do not allow our current high standards to be lowered to allow it to proceed.
227.1	The EIS does not adequately explain or document the visual amenity impact from the inter-reef area I.e. Half way from coast to Arlington Reef. Wording in the applicable chapter and photo montage under-represent the actual extent of impact on the OUVs of the GBRMPA area from Trinity Bay.

b) Discussion

Between two WHAs

A point raised in a number of submissions is that because the Aquis Resort is located between the WTWHA and the GBRWHA, it should be reduced in scale so that 'its architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).' This is an unreasonable requirement that does not apply to any other development in the strip of land that lies between the two WHAs (basically Paluma to Cooktown).

The following figure (extracted from the strategic assessment of the GBR (GBRMPA 2014a)) shows the spectrum of impacts considered in its assessment. It refer to direct and indirect (e.g. 'downstream') impacts, it does not refer to the views of the port from the GBR (i.e. 'upstream' impacts).







Figure 6.1 Direct, indirect and consequential impacts

The strategic assessment considers all types of impacts on the Region's values. Using ports and shipping as an example: dredging to deepen a port channel is a direct impact, a plume of sediment from that dredging is an indirect impact, and any anchor damage to the seafloor as a result of a ship visiting the port following the dredging is a consequential impact.

Figure 3-2 Types of impacts

Source: GBRMPA (2014a) p6-4.

In the detailed assessment of impact types in the strategic assessment (Table 6.1 by land use and Table 6.2 for 'urban development') the only 'upstream' impact considered by GBRMPA was impacts from artificial light. These two tables included in the consultation draft (i.e. GBRMPA 2013a) were the basis of EIS Table 22-12. The EIS took its lead from the GBRMPA assessment and from this it appears that 'views to a development outside the WHA' is not a relevant consideration. However, an assessment of the likely impact of Aquis on all OUV was completed and this included scenic values. Notwithstanding, Aquis has agreed to provide a further analysis of scenic / aesthetic issues in the *Supplementary Information Report*.





<u>Scale</u>

Several submitters suggest that the resort be scaled back to reduce impact on the GBR:

- 132.2: 'There is no detail in the EIS about the impact to the reef and our natural environment for the projected increase in visitors. Basically what people come to see will be ruined by a resort this size. The size of this resort should be reduced to a maximum of 1,000 rooms.'
- 192.5: 'The proponent has purposely devalued the effect of the project on the GBRWHA. The project will impact the GBRWHA and these impacts must be lessened by scaling back the size of the development in its current location.'
- 192.6: 'A population of an additional 15 000 people or more will have an ongoing noise impact due to the substantial additional human activities and report operations (pumps and generators). This will have sustained and ongoing impacts to marine life which in turn affects the attributes and aesthetics of the GBRWHA. The proponent needs to scale back the size of the project to lessen its impact on the flora and fauna of the area and its impact on the GBRWHA. The building heights need to be reduced to minimise the impact on migratory bird species and to reduce the impacts of noise and lights on the fauna in the area. By having a scale which is lower in profile and height the impact on the natural environment will be lessened.'

In order to address this and other scale-related issues, Aquis has agreed to provide additional comment on the scale of the project in the *Supplementary Information Report*.

World Heritage Values

Submission 192.2 claims that 'The impact on the Great Barrier Reef and the Great Barrier Reef World Heritage Areas (GBRWHA) and their values have also been downplayed and devalued. This is not acceptable given that it is an area of universal and international importance. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required (details provided).' This is not the case. On the advice of the GBRMPA, the EIS used the detailed findings of the strategic assessment of the GBR (GBRMPA 2013a) to:

- identify values that underpin OUV at a GBR level (e.g. EIS Table 22-20 columns 2, 4, 6, 8, and 10 and similar tables for other Matters of NES)
- assess the extent to which these are present on or near the site (e.g. EIS Table 22-20 columns 3, 5, 7, 9, and 11 and similar tables for other Matters of NES)
- identify types of impacts on OUV for urban development (these already had a local to whole-ofreef stratification) – EIS Table 22-12
- assess these impacts at the site and adjacent area level.

The assessment is considered to be robust and accurate. However, Aquis has agreed to provide additional assessment in the *Supplementary Information Report*.

c) Conclusions

It is considered that the assessment of the presence of and impacts on OUV in the EIS is robust and accurate. However, Aquis is undertaking additional work on a range of NES issues for documentation in the *Supplementary Information Report*. Issues relevant to the above that are under consideration are:

- effects on scenic aspects of OUV (especially regarding light emissions and vegetation screening)
- mitigation options such as best-practice light design.





3.22.3 Theme 22.2 Integrity / Ecological Processes

a) Submissions

This theme has been used to collect together all issues relating to impacts of the development on the integrity of the GBRWHA / GBRMP and associated ecological processes.

ID	ISSUE
89.1	I believe that the overall environmental impact is the devastation of the GBRMP and the local waterways cannot be foreseen by a study, done by people who are employed by the contractor.
99.3	With the current public expenditure to reduce the impacts of nutrients and contaminants to the Great Barrier Reef Jacoon, Aguis can only be viewed as a potential and serious threat. Escape of material from site
	excavations during floods would deliver the most immediate impacts but runoff of nutrients (fertilisers, use of recycled sewerage etc.) and contaminants (herbicides, pesticides, building products etc.) into waterways and the GBR lagoon would continue into the future. There is an inordinate focus on the elevation of the buildings focuses on the possibility of damage to the proponent's investment. There is not the same focus on the notation of the buildings of the posticity of damage to the proponent sector.
00.4	potential for serious cumulative damage to environmental assets.
99.4	and Rural Production Area in the FNQ Regional Plan 2009-2013 and in the Rural 1 Planning Area under the CairnsPlan 2009" is a very dangerous precedent. Equally the coastal management remains a crucial issue in relation to the management of the World Heritage listing of the Great Barrier Reef Marine Park. This chapter is spurious in its assertions of compliance with state and regional planning provisions and could easily be challenged in the legal system.
99.6	The location of the proposed Aquis development has enormous potential for impacts on the Great Barrier Reef World Heritage Area as stated in their own descriptions: "is not within any area that is a matter of NES (although maps show that a small creek running into Richters Creek from the Aquis Resort site may actually include the 'low water' line that defines the landward boundary of the GBRWHA)" and "the lake inlet pipeline that has its inlet 2.2 km north-east of the mouth of Richters Creek lies almost entirely within the GBRWHA." As previously stated, the proximity of the Aquis development to the GBRWHA could seriously add to the burden of mitigation of threats to the integrity of the GBRWHA which, at present, has warranted enormous public investment at serious cost to the taxpayer. It is the responsibility of the Queensland government to prevent further impacts that would require further investment. For this reason alone, the Aquis proposal could become a legal and financial liability for the Queensland government (and taxpayer) in the context of existing statutory frameworks and inter-governmental and international agreements.
99.7	Hazards. This chapter does not offer any reassurance in terms of mitigation of impacts from flooding, cyclonic surges or tsunamis on the GBRWHA. It is apparent that flooding (whether from river, cyclonic surge or tsunami) will occur. As previously stated, it is not just the water levels but the potential for contamination of the waters of the GBRWHA that is of serious concern.
99.9	The proponent's lack of concern for off-site impacts prevails in this presentation on flooding: for example, no concern with the runoff from inundated golf course that is considered to be a flood tolerant use and use of suction dredges to remove flood sediments from proposed lake area as well as Richter's Creek. The proponent is certainly concerned with mitigation in terms of the proposed development site but not with any off site impacts. This is not acceptable given the adjacent location to the GBRWHA.
99.20	The cumulative impacts on the Fish Habitat Reserve and Estuarine Protection Zone of the GBR Coast Marine Park associated with the Richters and Yorkeys Creek estuary and on the GBRWHA from nutrients and pollutants delivered via the direct discharge from the Aquis lake into Richter's Creek and run-off from the 'flood tolerant' golf course into the marine environment of GBRWHA remain undescribed. As quoted from The Scientific Consensus Statement (DSDIP (2013) in the report: "The decline of marine water quality associated with terrestrial runoff from the adjacent catchments is a major cause of the current poor state of many of the key marine ecosystems of the Great Barrier Reef." Instead Aquis has chosen to describe such impacts as "negligible" without addressing the cumulative impacts that will result over the years of operations in such a large development with an estimated 1,000,000 users per year. There needs to be much caution in this assessment.
99.21	Any impacts on the water quality of the GBRWHA are not included in cumulative impacts. In fact Aquis displays a complete lack of understanding of the sensitivity of the marine and estuarine environments with which they plan to interface: "As a trend, impacts on biodiversity and water quality are expected to be long term and largely beneficial. Any adverse impacts are considered to be associated with extreme events and are reversible." Unfortunately the impacts of nutrient and pollutants on the GBRWHA has proven to be very difficult if not impossible to reverse. The frequency of "extreme events" (namely flooding) is an annual wet season event without even considering the possibility of a cyclonic surge (or tsunami).
99.22	Aquis have avoided addressing a central issue: What will be the cumulative impact of runoff of nutrients and pollutants from the Aquis site into the estuarine and marine waters of the GBRWHA? Instead Aquis have made spurious assertions that it will be "negligible" and even "beneficial" and less than the current runoff.
130.1	Whilst the EIS nominates adjacency of areas of national environmental significance, it is evident that the overall scope and scale of the development, a high density casino based resort, is environmentally incompatible with the fragile ecosystem of the Great Barrier Reef.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	202





ID	ISSUE
130.2	The proposed development threatens to undermine the environmental health, and long term viability of the Great Barrier Reef, a UNESCO world heritage site and a source of significant tourism revenue to the Queensland and Australian Governments. The overall development strikes me as yet another case of short term thinking, in which the additional jobs and economic growth that may result in the large scale construction and operation of the resort will only be doomed to follow the same decline that the Great Barrier Reef will see environmentally, as a result of the added pressures and loads put onto the ecosystem. Unfortunately, a decline in the ecosystem health of the GBR, already evidenced by widespread coral bleaching, will impact not only this one-off development, but the entire tourism industry.
130.4	mega-development.
168.20	The use of the lake as a form of mitigation towards flooding appears ineffective. The changing of salinity of the lake water will have a serious impact on aquatic life present, and the suggested solution of pumping saltwater into this lake and in turn pumping out freshwater, means this freshwater is pumped directly into the sensitive environment of the GBR, thereby affecting the quality of water, and therefore quality of aquatic life, in this region. There is also the very likely risk, as already mentioned in the EIS, of contamination regarding littering of rubbish by resort guests, which will either remain in the lake or be flushed out to the ocean via the inlet pipeline, creating pollution and harm to aquatic life. Discard the concept of the Lake, altogether - completely unnecessary.
192.4	The dredging of Richters Creek for the seawater inlet and pipeline has not been adequately detailed and its impacts have been purposely understated and undervalued. The dredging of Richters Creek for the proposed inlet pipeline will have a greater impact than what is proposed in the EIS. The EIS needs to include further information on the impact of dredging on the marine environment and where the dredge spoil will be placed. How far out does the pipeline go into the GBRMPA and will the seabed be dredged? What are the impacts to marine life and where is the science to support the view at p7-75 that fauna such as dolphins, dugongs and turtles may move away from the area during the construction of the pipeline and because of increased noise from the resort but that they are expected to return once construction is completed.
192.6	A population of an additional 15 000 people or more will have an ongoing noise impact due to the substantial additional human activities and report operations (pumps and generators). This will have sustained and ongoing impacts to marine life which in turn affects the attributes and aesthetics of the GBRWHA. The proponent needs to scale back the size of the project to lessen its impact on the flora and fauna of the area and its impact on the GBRWHA. The building heights need to be reduced to minimise the impact on migratory bird species and to reduce the impacts of noise and lights on the fauna in the area. By having a scale which is lower in profile and height the impact on the natural environment will be lessened.

b) Discussion

The main issue raised in the above submissions is as raised in the following submissions:

- 99.20: 'The cumulative impacts on the Fish Habitat Reserve and Estuarine Protection Zone of the GBR Coast Marine Park associated with the Richters and Yorkeys Creek estuary and on the GBRWHA from nutrients and pollutants delivered via the direct discharge from the Aquis lake into Richter's Creek and run-off from the 'flood tolerant' golf course into the marine environment of GBRWHA remain undescribed. As quoted from The Scientific Consensus Statement (DSDIP (2013) in the report: "The decline of marine water quality associated with terrestrial runoff from the adjacent catchments is a major cause of the current poor state of many of the key marine ecosystems of the Great Barrier Reef." Instead Aquis has chosen to describe such impacts as "negligible" without addressing the cumulative impacts that will result over the years of operations in such a large development with an estimated 1,000,000 users per year. There needs to be much caution in this assessment.'
- 99.21: 'Any impacts on the water quality of the GBRWHA are not included in cumulative impacts. In fact Aquis displays a complete lack of understanding of the sensitivity of the marine and estuarine environments with which they plan to interface: "As a trend, impacts on biodiversity and water quality are expected to be long term and largely beneficial. Any adverse impacts are considered to be associated with extreme events and are reversible." Unfortunately the impacts of nutrient and pollutants on the GBRWHA has proven to be very difficult if not impossible to reverse. The frequency of "extreme events" (namely flooding) is an annual wet season event without even considering the possibility of a cyclonic surge (or tsunami).'





• 99.6: 'The location of the proposed Aquis development has enormous potential for impacts on the Great Barrier Reef World Heritage Area as stated in their own descriptions: "...is not within any area that is a matter of NES (although maps show that a small creek running into Richters Creek from the Aquis Resort site may actually include the 'low water' line that defines the landward boundary of the GBRWHA)" and "the lake inlet pipeline that has its inlet 2.2 km northeast of the mouth of Richters Creek lies almost entirely within the GBRWHA." As previously stated, the proximity of the Aquis development to the GBRWHA could seriously add to the burden of mitigation of threats to the integrity of the GBRWHA which, at present, has warranted enormous public investment at serious cost to the taxpayer. It is the responsibility of the Queensland government to prevent further impacts that would require further investment. For this reason alone, the Aquis proposal could become a legal and financial liability for the Queensland government (and taxpayer) in the context of existing statutory frameworks and inter-governmental and international agreements.'

The EIS (22.6.1) includes a detailed assessment of integrity, relying to a large extent on the regional; perspective provided in the strategic assessment (GBRMPA 2013a) as described in the previous theme. This involved the consideration of the current state of integrity, current threats, and likely threats provide by Aquis. Using GBRMPA's own assessment of significance (Table 6.1 and 6.2), the assessment concluded s22.4.1b) that the construction and operation of Aquis is likely to have:

- no major adverse impacts (construction and operation)
- potential minor adverse construction impacts of local significance on nine impact categories:
 - acid sulfate soil
 - dredging (dredging will not be undertaken for the off-shore pipeline but this category has been taken to include underwater trench excavation as proposed)
 - light
 - nutrients from catchment run-off
 - pesticides from catchment run-off
 - sediments from catchment run-off
 - small chemical spills
 - urban discharge
 - aesthetic considerations
- potential minor adverse operation impacts of local significance on four impact categories:
 - light
 - small chemical spills
 - urban discharge
 - aesthetic considerations.
- potential minor beneficial operation impacts of local significance on three impact categories:
 - artificial barriers to flow
 - increased freshwater inflow
 - outbreak of crown-of-thorns starfish
- potential major regional beneficial impacts (although as the note following the table argues, these are really only of local scale) on four regional to reef-wide impact categories:
 - modifying supporting terrestrial habitats
 - nutrients from catchment run-off
 - pesticides from catchment run-off
 - sediments from catchment run-off. (p22-55)

It is considered that this is a robust and competent assessment and that neither the values nor the adverse impacts have been under-stated.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	204





Cumulative Impacts on Integrity

Submitter 99 (submissions 99.20 and 99.22) claims that 'Aquis have avoided addressing a central issue: What will be the cumulative impact of runoff of nutrients and pollutants from the Aquis site into the estuarine and marine waters of the GBRWHA? Instead Aquis have made spurious assertions that it will be "negligible" and even "beneficial" and less than the current runoff.' The work described in EIS Chapter 11 is based on industry best-practice and confirms that the use of WSUD features will reduce the annual export of nutrients from the site when compared with the current situation. The submitter does not present any evidence that this assessment is flawed and does not recognise that if export is less than at present, then this will reduce cumulative impacts.

c) Conclusions

It is considered that this is a robust and competent assessment and that neither the values nor the adverse impacts have been under-stated.

3.22.4 Theme 22.3 Species

a) Submissions

This theme has been used to collect together all issues relating to impacts of the development on species listed under the EPBC Act.

ID	ISSUE
14.13	The bats, not that I've ever noticed any for all the times I have been in Yorkeys Knob, will continue to find
	trees that they enjoy even if the local CRC has tried to eradicate them.
192.7	There are a lot of 'not likelys' in the EIS. A not likely is not good enough when it comes to ensuring that the
	GBRWHA is not negatively impacted by the resort. The statements in the EIS must be backed up by scientific
	fact and not mere conjecture.
213.4	Listed Migratory Birds. The wetlands and beaches of the Cairns area and its northern beaches support large
	numbers of resident and migratory birds, many of which are threatened or near-threatened species. The
	Aquis proposal fails to address how it will mitigate for disturbance of these critical waterbird sites that
	increased tourism will potentially impact.

b) Discussion

As noted under Theme 7.3, the issue raised in 192.7 is without substance. The assessment of 'likelihood of occurrence' is a standard ecological assessment technique and the methodology is described in Table 22-7.

Aquis is undertaking additional work on listed migratory birds (and other species) for documentation in the *Supplementary Information Report*.

c) Conclusions

Aquis is undertaking additional work on a range of NES issues for documentation in the *Supplementary Information Report*. Issues relevant to the above that are under consideration are:

• further assessment of impact on terrestrial and aquatic species including migratory birds.





3.22.5 Theme 22.4 Cumulative Impacts

a) Submissions

This theme has been used to collect together all issues relating to cumulative impacts of the development on the GBRWHA / GBRMP, especially by additional visitors. Integrity effects are dealt with under Theme 22.2).

ID	ISSUE
129.2	There is no detail in the EIS about the impact to the reef and our natural environment for the projected increase in visitors. Basically what people come to see will be ruined by a resort this size. The size of this resort should be reduced to a maximum of 1,000 rooms.
148.16	The EIS predicts a doubling of visits to the reef in stage 2 of the project (chapter 13-28). These discussed in terms of positive economic benefits (e.g. by making 'new products' more viable). The adverse impacts are not thought through. For example, there is only one Green Island. It is the most popular reef destination for Chinese international visitors. Once the existing unused capacity at Green Island is taken up and there is pressure on governments to raise the cap, it is not clear how governments or the tourism industry will respond. They cannot build another Green Island. The risks to all parts of the reef of the estimated doubling of visitation before 2030 would seem to call for careful policy and business thinking as soon as possible.
250.12	Matters of National Environmental Significance (MNES). That an analysis be conducted of the likely increase in visitor numbers to specific areas within the World Heritage Areas and other MNES sites and that prior to any approvals, a strategy be developed to mitigate any negative impacts on the natural values of these. The analysis and strategy should state: estimated daily increase in visitor numbers to each site; mode of transportation to these sites and impact of this; site impacts; and management and mitigation methods.

b) Discussion

The concerns raised under the this theme are that Aquis guests will wish to visit the reef and this visitation will cause consequential / cumulative impacts. The EIS (s22.17.8) includes a discussion on this issue of consequential impacts on the GBR as a result of increased reef tourism. This concludes that it is matter beyond the ability of the proponent to predict or manage, as all commercial tours to the GBR are managed by GBRMPA under permit. According to the GBRMPA's Strategic Assessment (GBRMPA 2014a):

Sound governance, industry partnerships and management processes are in place to address tourism issues; the Authority is widely recognised as a world leader in this area. Joint permitting and assessment processes support consistency in the approach across jurisdictions. Most tourists are carried by a small number of highly accredited tour operators. The Authority's permit conditions seek to limit cumulative impacts. The potential problems arising from significant latent capacity within the permit system have been recognised and, at least, partially addressed through the Authority's plans of management, capping permits and a booking system for sensitive sites.

While the permitting system manages tourism well, a tourism permit can be more than 16 pages long and contain more than 50 conditions. (p8-20)

Further details are provided in the associated Program Report (GBRMPA 2014b) which states:

After a peak in 2004–05, visitor days to the Great Barrier Reef Marine Park declined by more than 16 per cent between 2005 and 2011 (Figure 5.4). The decline was attributable to a range of factors, including the high exchange rate of the Australian dollar, increased competition from international destinations, extreme weather events and the global financial crisis. Tourism is showing signs of a sustained recovery across the Marine Park and visitation in 2013 has increased by approximately 60,000 since 2012.⁸ Visitation to the Cairns Planning Area is recovering strongly. Much of this result is attributable to attracting new Chinese tourists and the recovery of some traditional markets such as Japan. Visitation to the Whitsunday Planning Area and southern areas of the Region is also now recovering. (p111)





The role of management is recognised:

The conduct of all tourism operations continues to be closely managed in the Great Barrier Reef, focusing on the areas of highest use and sensitivity. Under the *Great Barrier Reef Marine Park Zoning Plan 2003*, commercial marine tourism may be conducted in almost all zones and localities of the Great Barrier Reef Marine Park so long as a Marine Parks permit has been obtained. Statutory plans of management for the Cairns Area, Hinchinbrook and the Whitsundays set out more detailed tourism management arrangements, including capping some permit types and defining maximum group and vessel sizes in individual locations. In addition, a range of site management arrangements and specific policies, such as those addressing permit latency, apply to tourism operations.

c) Conclusions

The existing evidence is that reef tourism is managed by GBRMP and that this management is effective.

Aquis is undertaking additional work on a range of NES issues for documentation in the *Supplementary Information Report*. Issues relevant to the above that are under consideration are:

• the role of management in protecting OUV.





3.23 CHAPTER 23 ENVIRONMENTAL MANAGEMENT PLAN

3.23.1 Scope

Submissions dealt with under Chapter 23 relate to the Environmental Management Plan and aspects of management required for the construction and operation phases under two themes.

- 23.1 Environmental management construction
- 23.2 Environmental management operation

3.23.2 Theme 23.1 Environmental Management – Construction

a) Submissions

This theme has been used to collect together all issues relating to environmental management during the construction phase.

ID	ISSUE
22.4	A number of the management plans are lacking in detail and will be finalised during the design stage.
	Management plans should be supplied and any precautions or remediation should be undertaken to a
	satisfactory standard as a condition for development approval. This is the case with the soil management plan
	and/or remediation of contaminated areas
22.5	A number of the management plans are lacking in detail and will be finalised during the design stage.
	Management plans should be supplied and any precautions or remediation should be undertaken to a
	satisfactory standard as a condition for development approval. This is the case with the water management
	plan, where a key challenge for the construction is to keep the salinity of the eastern lake from impacting
	groundwater. As mentioned in Appendix L, further modelling needs to be carried out to ensure that lining the
04.5	lake is done in the best way possible.
24.5	Nothing in the EIS shows an insurmountable problem. I'm sure that there will be challenges but the
77.0	environmental issues all appear to be well thought out. Best Practice erosion and sediment control in Cairos entails project planning to schedule activities that result
11.5	in earthworks being completed in the 'dry' season. Where this is not practical, various mitigation measures
	are necessary e.g. the use of sediment basins and possible water treatment measures. However, the
	practical implementation of sediment basins and any associated water treatment measures is well known not
	to be effective when measured against water quality performance criteria routinely applied in Cairns. In
	addition to the challenges associated with managing erosion and sediment run-off in Cairns, are the project-
	specific limitations (flood plain, proximity to sensitive receiving environment and construction period). The
00.4	Implications of the above clarification are relevant to the impact assessment.
93.1	Priority Representation of the EIS and attendance at the Calify Chamber of Commerce Community
	of mosquitoes for the site both during construction and long term. Details provided regarding gaps in initial
	management strategy.
103.1	Whilst the Aguis EIS is a very large document I often found it to be lacking in any real substance or detail
	where this should have been provided. An enormous amount of detail that should be provided as part of the
	current approvals process is subject to future discussion, negotiation and preparation, effectively asking for
	approval on a promise of: (1) yet to be developed Environmental Management Plans for the construction and
400.0	operation of the site, and (2) unspecified and unfunded costly upgrades to infrastructure.
103.6	I ne terms of reference (I oR) require a description of the proposed mitigation measures to deal with identified
	anagement. All that is offered in the FIS is an Environmental Management Framework (nages 23-30 to 23-
	34) that discusses the conversion of management strategies to conceptual management plans (page 23-30 to 23-
	and lists what are effectively chapter headings for the required construction and operational EMPs. The EIS
	even states that contractors will be required to prepare their own Construction EMPs (page 23-33). There is a
	distinct lack of the required description of actual mitigation measures in this chapter of the EIS. Suggested
	solution: Reject the application for this project until the proponent has prepared more adequate EMPs that
	commit them to delivering specific outcomes in the management of environmental impacts from the project.
127.5	I here are Acid Sulphate Soils present on the site and the potential for more to be encountered as earthworks
	proceed. Location of these solls should be mapped now and an ellective treatment plan in place before any approvals are granted to prevent future leaching into delta waterways. Extensive treatment was needed to
	nullify this problem on East Trinity disturbed land.
131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased
-	rates, noise pollution from additional planes and traffic. There will be extra pressure on existing infrastructure
	(roads, water, power etc.) and make life quite uncomfortable for many over the long period of construction.

(Continued over)

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	208




ID	ISSUE
133.33	Reject the application for this project until the proponent has prepared more adequate Environmental
	Management Plans that commit them to delivering specific outcomes in the management of environmental
	impacts from the project.
136.33	As per 133.33
144.5	Supportive of strategies in application.
145.1	Even with best management practice the water quality issues from disturbing the soils in construction will
	have a significant effect on our larvae and juveniles (see attached supporting documentation). Suggested
	solution: Aquis could construct a pipeline parallel or in conjunction with their own to the 2km offshore sight to
	supply water to the farm, hatchery and Nursery to ensure clean water is supplied to the farm.
151.4	The proposed resort needs to be treated like it is a fragile island state. The highest environmental best
454.5	practice standards of an ecotourism facility must be applied in all aspects of construction and operation.
151.5	"Construction impacts such as noise and vibration emissions from construction activities, particularly involving
	neavy equipment, pile-driving and venicle movements, nave the potential to impact on hearby residents. This
	Is not going to be a small construction phase. Not only win residents be anected, but the adjacent cattana Watana with the share to be an extended with the share to be an extended with the share to be an extended with the share to be adjacent cattana between the share to be adjacent
	Mannie Geese and Pelicans at Cattana or onnosite the pronosed site. Further studies to add to baseline
	studies of wildlife and birdlife in particular are preceded. There should be no construction on weekends to allow
	residents to at least enjoy some dujet time if this monstrosity is approved. Pity those shift workers in the area.
160.5	I support this development: supportive of strategies in application.
165.33	As per 133.33
168.7	The biggest construction risk regarding the locality of this project is the control of silt & sediment overflow into
	surrounding waterways. All creeks surrounding the site are considered likely nurseries for many important
	commercial/recreational aquatic species, relevant for the \$9 million fishing industry that many people in this
	town rely on, for both business and recreation. Not only will this sediment affect the water quality of these
	environments, but it will be further washed out into the sea, carried via tidal currents out to the reef, and again
	affecting very sensitive aquatic environments. Whilst various methods of silt & sediment control may be put in
	place during the construction process, again, the risk of flooding and ferocious natural disasters will override
	any environmental control placed for regular maintenance. Floodwaters will see slit control devices washed
160.0	Ut to sea with the seament.
100.0	any include seen with numerous other projects along the coast, that no matter now strongly implemented
	for developments in such close provinity to marine babitats, are too great for our sensitive environment. Do
	not build the resort in close proximity to the Coast in a region prone to Cyclones and Elooding. No amount of
	offsets can make up for damage to sensitive marine environments, particularly the Great Barrier Reef, which
	is already present on the World Heritage List as "In Danger".
225.4	I consider the EIS to be inadequate in its address of acid sulphate soils as a potentially serious environment
	issue. The risks and remediation needs in the event of acid sulphate soil being encountered during
	earthworks for the proposed development must be incorporated into the Environmental Management Plan -
	PRIOR TO COMMENCEMENT OF ANY EARTHWORKS. 2. Further, it is important that all pipework
	connections between the proposed lagoon and Richters Creek be fully gated (two way gated, not tide gated)
	to provide the opportunity to totally isolate the lagoon from tidal flow in the event of acid sulphate or a serious
	spill occurring within the resort precinct. These water control works must be in place BEFORE any excavation
044.4	takes place.
244.1	Given the unprecedenced scale of the project, there is a lack of detail around many of the mitigation measures
	and plans to minimise environmental impacts. For example, the construction methodology that will be used to ensure that the site is secure from floods and does not impact on external greas at all times"t is not
	presented in any detail. More information should be included in the FIS so it can be properly evaluated by
	decision makers and the concerned public before an approval decision is made, rather than having these
	important issues left to be addressed in future studies after approvals are granted.
250.13	Environmental Management Plan. That a comprehensive Environmental Management Plan be developed
	encompassing sound management strategies for each relevant area that demonstrate: processes.
	procedures and standards to which activities will be undertaken; measurable intended outcomes; risks to
	achieving intended outcomes and mitigation/remediation strategies; timelines (to include seasonal
	disruptions) for implementation; and commitment to achieving stated outcomes.





Matters of Detail

Several submissions deal with the matter of detail and timing, suggesting that EMPs should have been included in the EIS. For example:

- 22.4: 'A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval."
- 103.1: 'Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that should be provided as part of the current approvals process is subject to future discussion, negotiation and preparation, effectively asking for approval on a promise of:
 - (1) yet to be developed Environmental Management Plans for the construction and operation of the site, and
 - (2) unspecified and unfunded costly upgrades to infrastructure.'
- 103.6 (part): 'The terms of reference (ToR) require a description of the proposed mitigation . measures to deal with identified environmental impacts and how the proposed activity will be consistent with best practice environmental management. All that is offered in the EIS is an Environmental Management Framework (pages 23-30 to 23-34) that discusses the conversion of management strategies to conceptual management plans (page 23-31) and lists what are effectively chapter headings for the required construction and operational EMPs.'
- 244.1: see Management of Earthworks below.

This was a deliberate decision and reflects the fact that all that is being sought at present is a land use approval. Without the certainty of such an approval the investment in detailed EMPs is unwarranted. The list of strategies covered in EIS Table 23-2 is a comprehensive coverage of the breadth of issues requiring management (and in many cases, design input) and these are all project commitments and in many cases will be the subject of future development approvals and ERAs.

This is a normal situation for EISs, especially for major projects.

Management of Earthworks

The main construction management issues were raised in submissions relate to earthworks (acid sulfate soils and erosion and sedimentation) and in particular in the context of a site that could flood. For example:

- 127.5: 'There are Acid Sulphate Soils present on the site and the potential for more to be encountered as earthworks proceed. Location of these soils should be mapped now and an effective treatment plan in place before any approvals are granted, to prevent future leaching into delta waterways. Extensive treatment was needed to nullify this problem on East Trinity disturbed land.'
- 168.7: 'The biggest construction risk regarding the locality of this project is the control of silt & sediment overflow into surrounding waterways. All creeks surrounding the site are considered likely nurseries for many important commercial/recreational aquatic species, relevant for the \$9 million fishing industry that many people in this town rely on, for both business and recreation. Not only will this sediment affect the water quality of these environments, but it will be further washed out into the sea, carried via tidal currents out to the reef, and again affecting very sensitive aquatic environments. Whilst various methods of silt & sediment control may be put in place during the construction process, again, the risk of flooding and ferocious natural disasters will override any environmental control placed for regular maintenance. Floodwaters will see silt control devices washed out to sea with the sediment.'

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	210





- 168.8: 'It can be seen with numerous other projects along the coast, that no matter how strongly implemented environmental management plans may be, mistakes will always happen, and the consequences, particularly for developments in such close proximity to marine habitats, are too great for our sensitive environment. Do not build the resort in close proximity to the Coast, in a region prone to Cyclones and Flooding.'
- 244.1: 'Given the unprecedented scale of the project, there is a lack of detail around many of the mitigation measures and plans to minimise environmental impacts. For example, the construction methodology that will be used to "ensure that the site is secure from floods and does not impact on external areas at all times" 1 is not presented in any detail. More information should be included in the EIS so it can be properly evaluated by decision makers and the concerned public before an approval decision is made, rather than having these important issues left to be addressed in future studies after approvals are granted.'

This last comment also covers the issue of when an EMP is best prepared as previously discussed.

It is recognised that specialised construction controls and processes will need to be developed to allow for the wet season and these are outlined in the EIS (s4.2.1). As discussed under Theme 15.1 - Acid Sulfate Soil (Section 3.15.2), the identified construction methodology (s15.4.3) is that:

As a general principle, all land will be drained to the lake during the construction phase so it can collect any runoff and thereby prevent export of sediments and pollutants to the adjacent environment. (p15-19)

The development of an appropriate construction schedule and associated environmental management controls is expected to be a condition of future approvals, in particular:

- operational works for all earthworks (also covered by Council's Earthworks and Filling Code)
- ERA 16.1(b) (lake excavation)
- development of an ASSMP prepared in accordance with QASSIT guidelines.

None of the environmental management controls needed are considered to be particularly onerous and in many cases involve standard practice.

Role of Contractors

One submission (103.6) says in part: 'The EIS even states that contractors will be required to prepare their own Construction EMPs (page 23-33).' This is a normal situation for civil engineering projects in which:

- The proponent / planner prepares an overarching EMP (Planning) that outlines mattes requiring environmental management during planning / design, construction and operation.
- As design progresses, the proponent / designer prepares details of all matters to be addressed during the construction phase. This sets out values, identified threats, and desired outcomes. On the basis that it is the work of the contractor that will put the identified values under threat, it is appropriate that the contractor prepares a plan setting out how these will be managed during the contract. This is by what is often called a Contractor's Environmental Management Plan.

The same applies to operation and maintenance.

Public Nuisance

• 151.5: "Construction impacts such as noise and vibration emissions from construction activities, particularly involving heavy equipment, pile-driving and vehicle movements, have the potential to impact on nearby residents" This is not going to be a small construction phase.' 'There should be no construction on weekends to allow residents to at least enjoy some quiet time if this monstrosity is approved. Pity those shift workers in the area.'

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	211





Managing the construction process (including safeguards regarding noise emissions and stipulating working hours are all recognised aspects of the EMP and are standard practice in civil engineering works.

c) Conclusions

It is concluded that all necessary construction controls can reasonably be developed as conditions of further approvals (i.e. a Cat 6 issue) and in any case the preparation of the Environmental Management Plan covering construction aspects is a project commitment (i.e. Cat 5).

3.23.3 Theme 23.2 Environmental Management – Operation

a) Submissions

This theme has been used to collect together all issues relating to environmental management during the operation phase.

ID	ISSUE
24.5	Nothing in the EIS shows an insurmountable problem. I'm sure that there will be challenges but the
	environmental issues all appear to be well thought out.
93.1	There appear on initial review of the EIS and attendance at the Cairns Chamber of Commerce Community Briefing Luncheon, to be a number of deficiencies in the assessment of the threat, impact and management of mosquitoes for the site both during construction and long term. Details provided regarding gaps in initial management strategy.
93.2	It is essential for an effective control program to follow integrated pest management (IPM) principles and practices. This means incorporating a range of techniques which will diminish mosquito populations and the associated risk of mosquito born disease, whilst minimising impacts on the greater environment and achieving these outcomes in a cost effective manner. Although not easy, it is achievable. Emphasis must be placed on enduring and sustainable management and not as we often see, on quick-fix and crisis driven responses. Upon final approvals being issued, this work would ideally begin without delay. It is important for a well put together management plan and control program to have depth in data, and to that end, mosquito surveillance and monitoring programs would, again if at all possible, commence at site possession.
103.1	Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that should be provided as part of the current approvals process is subject to future discussion, negotiation and preparation, effectively asking for approval on a promise of: (1) yet to be developed Environmental Management Plans for the construction and operation of the site, and (2) unspecified and unfunded costly upgrades to infrastructure.
144.5	Supportive of strategies in application.
151.4	The proposed resort needs to be treated like it is a fragile island state. The highest environmental best practice standards of an ecotourism facility must be applied in all aspects of construction and operation.
160.5	I support this development: supportive of strategies in application.
250.13	Environmental Management Plan. That a comprehensive Environmental Management Plan be developed encompassing sound management strategies for each relevant area that demonstrate: processes, procedures and standards to which activities will be undertaken; measurable intended outcomes; risks to achieving intended outcomes and mitigation/remediation strategies; timelines (to include seasonal disruptions) for implementation; and commitment to achieving stated outcomes.

b) Discussion

Operation phase issues raised in submissions include:

- mosquitos (93.1)
- pests (93.2)
- operational issues in general.

These and other operation phase issues are acknowledged and are included in many of the strategies identified in EIS Table 23-2 The development of an EMP (Operation & Maintenance) is a project commitment and this will include elements covering a wide range of issues. This plan will require significant design input and can logically progress as the design proceeds.





c) Conclusions

It is concluded that all necessary operation phase controls can reasonably be developed as conditions of some further approvals (i.e. a Cat 6 issue) and in any case the preparation of the Environmental Management Plan covering operation and maintenance issues is a project commitment (i.e. Cat 5).





3.24 CHAPTER 24 TRANSPORT

3.24.1 Scope

Issues categories associated with EIS Chapter 24 (transport) are:

- 24.1 Transport construction
- 24.2 Transport operation
- 24.3 Infrastructure airport.

3.24.2 Theme 24.1 Transport – Construction

a) Submissions

This theme has been used to collect together all issues relating to transport during the construction phase.

ID	ISSUE
65.1	My concern relates to the huge number of construction material trips by road on the Captain Cook Highway, and the lack of capacity of the current roads and roundabouts to facilitate good flow. It would seem that from the time of construction there will be continual traffic chaos. For example at 8.15 this morning, Wednesday 23 July, when I was travelling from Holloways Beach to the city the traffic was stop-go from Holloways roundabout right into the city. This is normal commuter weekday traffic. With 60% of the construction material trips (page 24-11) with proposed haulage to Cairns Airport (24-24) this will severely increase the travel times and road congestion for Northern Beaches commuters.
73.8	In the four years we have lived at Kewarra Beach traffic congestion has become significantly worse in relation to travelling south whether via the Capt. Cook highway or western access. This is predominantly in the mornings when people are travelling to work and school and again in the evenings, however hold-ups also randomly occur due to factors such as road works, accidents, slow traffic (tourists). Despite assurances of mitigation via staged shift work, movements onto the site etc., a proposal the size of Aquis requires enormous transport support and it is very difficult to envisage mitigation measures being in place which are either in time or sufficiently significant to positively alter the congestion situation. This concern does relate primarily to construction phases. All the promised and planned mitigation/enhancement measures would have to be complete before development began to have any useful effect. I would need to be satisfied of documented agreement and funding between the local and state authorities to have some assurance on this issue.
75.1	Detailed submission provided regarding impacts of construction and operational traffic on the existing network. Detailed response in preparation.
131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased rates, noise pollution from additional planes and traffic. There will be extra pressure on existing infrastructure (roads, water, power etc.) and make life quite uncomfortable for many over the long period of construction.
139.7	In its quite long drawn-out construction phase, it will cause Cairns itself, in addition to that already existing – traffic accidents, road rage, far too few parking spaces – making shopping, visitations to friends, meetings, medical etc. an absolute misery. Just look at every shopping centre now e.g. Earlville, Westcourt, Smithfield etc. and see the thousands of motor vehicles completely covering the landscape.
147.21	Underneath Table 24-4 and in relation to Stage 1 construction only, the report states "Of the 242,143 construction materials trips to and from the site, 60% relate to the haulage of 2.8 million m3 of excavated material." Presumably the 60% refers to trips between Aquis and the airport. And the figure of 242,143 excludes return trips!
181.13	Where will construction workers live - how will they get to work? More road-based transport? Adds to the congestion already inevitable due to construction activity (development and road upgrades) and due to more buses on roads.
181.16	Where is the spoil being taken to, and what are the impacts for traffic along that route?
197.15	During the years of AQUIS <i>construction</i> it will almost certainly incur delays in emergency first response agencies traffic operations. The increased traffic peak periods and capacities will be of concern at say site shift changes. There will naturally be an increase in traffic accidents and incidents commensurate with the project size and increased traffic volumes and activity. The project size, and complexity will increase volumes of heavy vehicles and wide loads etc. and site requirements and logistics will all require heavy vehicle during construction and also on completion and incidents which the QFES currently attends.
224.3	Yorkey's Knob Rd project. Bring forward planning to provide flood immunity to Yorkey's Knob Rd, increase to 4 lanes and alignment to Smithfield bypass roundabout. This project will also support the movement of construction workers to and from site, the transport of construction materials to site and the export of surplus earthworks materials offsite.





Submitters raised concerns in relation to construction materials traffic and heavy vehicle impacts increasing congestion and delay, and increasing the probability of accidents.

The EIS notes that the peak frequency of construction traffic movements is 585 per day in each direction relative to an existing volume of traffic on the Captain Cook Highway of approximately 35 000 vehicles per day. The proportion of construction materials traffic relative to existing back ground traffic is relatively small.

The EIS identifies that the construction contractor will be required to develop and gain approval for a construction traffic management plan (CTMP) which will be subject to approval by CRC and TMR as part of the Operational Works Application prior to works commencing. The CTMP will establish means of managing traffic movements to and from the site of constructions materials and workers so as to maintain safety and efficiency of the trunk road network. This would include requirements for augmentation of trunk road network infrastructure to mitigate impacts arising from the construction phase.

Recognising that the export of surplus materials from the site is a substantial component of the construction materials transport task, the ongoing development of design beyond the land use approval will explore alternative options for disposal of the material within the Barron Delta and alternative non-road based transport options that will mitigate impacts on the road network.

c) Conclusions

Impacts on the road network arising from the construction phases of the project are proposed to be further assessed beyond the land use approval phase when the design is further developed and a managing contractor is appointed to the project. The Managing Contractor will assist with the development of a detailed traffic impact assessment report when the contractor's construction processes, traffic management and workforce management plans are developed and understood. These would form part of the operational works approvals processes subject to approval by CRC and TMR. the development of a CTMP is a project commitment (Cat 5).

3.24.3 Theme 24.2 Transport – Operation

a) Submissions

ID	ISSUE
12.4	Concerned about 100 buses per day from the airport. Aquis appears to have not mentioned the logistics of a shuttle service, it simply ignores it.
14.4	The constant flooding of the poorly built highway might actually be improved if Aquis goes ahead and addresses drainage and water sustainability as some of the key issues in the planning and building processes.
14.5	A road extension between McGregor Road and Dunne road into Yorkeys Knob from Smithfield would alleviate the over-burdened traffic congesting at two of the most hazardous accident prone roundabouts ever built. Caravonica and Smithfield roundabouts cannot and have not in years catered for the traffic using it.
14.6	A small bridge connecting Trinity Park and Yorkeys Knob would also help alleviate this over congestion issue.
43.1	I am strongly opposed to this resort, this type of development is not going to benefit locals, prices will rise, more traffic.
65.2	The EIS states that 'Yorkeys Knob Roundabout will become dysfunctional and require upgrade in order to maintain acceptable LoS outcomes to 2034' (page 22). The State Government, DMR, and CRC are not planning and have no funds to upgrade the Captain Cook Highway, the three roundabouts (Yorkeys Knob, Caravonica and Smithfield) and the Western Arterial Road, which is currently at peak-time capacity.

This theme has been used to collect together all issues relating to transport during the operation phase.





ID	ISSUE
65.3	With culverts on the Captain Cook Highway currently under watch by DTMR with degradation occurring to the structures (two have been repaired in recent years), the fact Aquis is intending to move 2.8 million cubic metres on 7 Axle truck and dog on 147,368 one way trips (page 24-11) over these roads concerns me greatly that a structural failure may occur with major consequences. According to the EIS (page 46), 'future infrastructure that is currently planned would need to be brought forward in time to accommodate the proposed development'.
65.4	There seems to be no timeframe for the action of any government forward planning for transport infrastructure, and without it construction of this mega-resort would leave the Northern Beach residents with daily road traffic dysfunction. With Aquis wanting to start development in 2015, and no government plans to upgrade any of the affected road infrastructure, this will dramatically affect all the 47219 residents currently living (EIS Table 14-3) at Yorkeys Knob and Cairns Beaches, plus anyone else heading north from Cairns to the Tablelands , Port Douglas regions etc.
72.2	The impact of the whole development on existing services and infrastructure would be dramatic and would require upgrades and new works to cope, which in themselves would require careful staging to satisfy the increased demand well above present forward planning scenarios. The public supporting works such as water supply, rubbish removal, sewerage, increased road capacity and disaster management when combined with the building of the resort itself, make for unacceptable disruptions to the remainder of the City and region for years. The present proposal is a classic case of an 'out of sync development' and logistically close to impossible. The community cannot shoulder accelerated infrastructure costs and it is not reasonable to expect the community to suffer congestion from overburdened infrastructure and services while the costs are spread over many years. Out of sync development is not appropriate within our developed economy. <i>Recommendation 2: A proposal of this size needs to be staged over many years if not decades.</i>
72.8	Transport Chapter 24. In addition to the building of an essentially new 4 lane road to Yorkeys and new Round- About at the Cook Hwy intersection, several major roads will be pushed to overcapacity by the increase of 5-10,000 holiday makers wanting to travel to various sights and venues on a daily basis. The Smithfield Round-About, the Kuranda Range Road and the Cook Hwy to Palm Cove will be unable to cope with the increase in traffic. The Yorkeys marina will be too small to handle a reasonable number of new tourist craft as well. <i>Recommendation 7: Impact on wider transport infrastructure must be assessed. The development wherever it may be sited must be staged over many years to allow public infrastructure to catch up with the increase added by the resort complex.</i>
75.1	Detailed submission provided regarding impacts of construction and operational traffic on the existing network. Detailed response in preparation.
85.13	As it is now, there are no decent pathways across town. There is the bypass highway which cost millions to build and is still only one lane for much of its length - and one still has to get into the inner western suburbs to just reach its southern entrance. Who's going to pay for the expensive expansion of the bypass highway? The alternative is to go right through the centre of town. Right now, vehicles stopped at red lights on Sheridan Street during rush hours actually reach down to the next intersection and even "block the box". Sheridan St cannot contain any more cars during rush hours. Many drivers are having to divert to McLeod and Lake streets to get past the constant gueues at red lights.
85.14	Many would logically advocate for more public transport but the Sunbus system we have now is a joke and costs more than the cost of driving one's own vehicle around. Public transport would need to be completely redesigned in order to work efficiently which will probably mean cancelling the Sunbus contract and then dealing with a compensation payout.
85.15	The shifts for workers should be staggered so that "rush hour" for the Aquis project is not at the same times as "rush hour" for other industries such as office workers. Most likely, Aquis would need to arrange for special buses which pick up its own workers from their respective suburbs so that these people do not become part of the rush hour crunch on the local road system.
90.1	The existing arterial road network is currently operating at stress levels and below optimum LoS at peak times with the base load (dia 24-3) showing deterioration as against improvement over time. This is particularly so with Western Bypass Ring Road. This situation is not likely to satisfactorily remedied even if Aquis does not obtain approval. With Aquis approval, transport issues will be exacerbated further creating unacceptable quality of life and environmental issues. Before any approval of this (or similarly large) project, there must be approved plans with secure state government funding to enable arterial roads to be substantially upgraded with LoS forecasts showing improving trends.
95.3	While diverting the Yorkeys Knob road to the Caravonica roundabout might make sense for Western Arterial Road users, it would be a nightmare for Cook Highway users. There are already significant delays to highway traffic at this point in both directions during peak hours, especially northbound traffic (and I've seen a few near-accidents with southbound traffic being brought to an abrupt halt because of traffic backing up out of the turning lane). This is the only roundabout on the Cook Highway that needs traffic lights to moderate traffic jams. I would suggest a long merging lane for city bound traffic on the current Yorkeys Knob roundabout. Once Dunne Road is linked with the Northern Beaches bypass and upgraded I believe it will take a lot of the right-turning traffic off the highway. An overpass - which I know is under consideration for all the highway roundabouts - would also help.
99.15	Throughout the descriptions of hazards and most particularly strategies for evacuation, it is constantly mentioned/ recommended that existing road infrastructure would need to be significantly upgraded to be above projected levels of flooding (whether from the river, cyclonic surge or tsunami). This represents a significant cost to the regional/state governments.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	216





ID	ISSUE
103.7	The major problems for transport posed by the relatively isolated Yorkeys Knob site on a floodplain are there are long links back to built-up areas of Cairns and its airport and these links are all flood-prone. The proposed upgrading of Yorkeys Knob Road with 2x2 lanes and flood immunity to 30% Annual Exceedance Probability (p. 24-51) is pointless alongside the EIS proposal to not upgrade the Captain Cook Highway link south to Cairns and its airport (p. 24-47). The Captain Cook Highway would need to be upgraded to the same flood immunity as the lower-order Yorkeys Knob Road to provide access to Aquis at the specified design flood level.
103.8	The EIS Chapter 24 adopted a modal split for trip generation for construction staff of 90% vehicle, 6% bicycle and 4% pedestrian (p. 24-10) and the same for operation staff (p. 24-13). This could be expected if the proposal was located in the Cairns CBD, but not Yorkeys Knob with its very basic public transport and remoteness from Cairns residential areas. Historically at Yorkeys Knob, there is much less active transport (bicycle and pedestrian) and consequently the vehicular generation in the EIS is underestimated. Cycling and walking are unlikely to increase as a portion of trips in the absence of an off-road path connecting the Northern Beaches and Smithfield to the site thereby enabling cyclists and pedestrians to reduce their exposure to vehicular traffic.
114.4	Yorkeys Knob Road is insufficient as is. One accident can cause total road closure (example: Fri 1 August 2014). Duplication and further flood-proofing of road should only be at Aquis expense (as should all other infrastructure costs which become necessary as a consequence of Aquis).
138.2	The traffic impact from buses moving tourists from the airport to the project does not reflect the peak and trough nature of airline passenger movements. The majority of overseas arrivals to Cairns occur in the 4-8AM timeslot. This isn't likely to change as it is predicated on airline connection factors at their hubs, and other scheduling reasons. This means that 2000-4000 passengers will ARRIVE at the Cairns Airport for movement to the project at the same time 2000-4000 passengers will need to be transported to the Cairns Airport for departure. Up to 200 road buses and associated trucking (to move passenger luggage) will be required – and they'll all be on the Yorkey's Knob to Airport Road at virtually the same time. There isn't adequate parking at the Cairns Airport for this many coaches.
138.3	The project EIS does not discuss any more sensible transport options for the project. This project should be required to build a light rail transport system from the Cairns Airport to the project. Unlike the GoldLinq system just opened at the Gold Coast, a light rail from Aquis to the airport would run over sugar cane land to the airport boundary, making land acquisition cost negligible. A study of this transport option has been done by a Cairns blogger
138.4	The primary area where housing is growing in Cairns is in the Cairns CBD, and south of the city. The Western Arterial Road (which ends near Yorkey's Knob Road) is overdue for duplication of its current 1 lane configuration. This will require bridging the Barron River, the Freshwater Creek and Queensland Rail line, and elevation over the Freshwater Creek floodplain near Brinsmead. Additionally, the road needs to be realigned around the Caravonica School. <i>And even these upgrades will be inadequate to bring the employees and others to Aquis.</i>
138.5	The Aquis light rail line to the airport should therefore be extended from there, down the Cairns Esplanade, to terminate at the Cairns Port Passenger Terminal. This, combined with additional carparking construction, would allow complete movement to/from the city, Aquis, and the airport by tourists arriving by cruise ship or air. It would allow southresident employees to park and ride, eliminating road congestion. And it would allow Aquis visitors to come to the Cairns CBD, get on reef and rainforest tours, and visit the Cairns Museum, proposed Aquarium, and shopping districts with no road congestion. The construction of light rail from Aquis to the Cairns CBD should be a requirement of this project and the Queensland Government.
148.15	The EIS suggestion that there will be no significant impact on Captain Cook Highway is not credible. This statement might have been true prior to the decision to house the estimated 20,000 operating workers offsite. It is no longer believable. The real impact of the daily commute of a peak operating workforce of 20,000 on Captain Cook Highway needs to be addressed.
156.3	Traffic lock ups around Smithfield and Barron River past Kamerunga are terrible at school times already = the resort will have a terrible impact on our traffic conditions as locals divert away from the Yorkeys area.
158.4	The EIS appears to reach a contradictory conclusion. First, it reports that the Resort will develop an independent HOV fleet to run in tandem with existing public transportation (presumably referring to Sunbus) (p.5-78). It then goes on to report that this independent fleet will "result in a significant reduction in pressure on the public transport service" (p.5-79, PO4). Nevertheless, the Resort will endeavour to provide "direct linkages and ease of interchange for passengers between existing and future public passenger transport, including other transport modes" (p.5-79, PO4). However, regular users of Sunbus in Cairns will confirm that the system appears to be under scant pressure as it is, with few riders, infrequent services, and limited routes. Rather than supporting existing public transport, the introduction of an independent system seems more likely to further weaken the existing system (resulting in reduced services and higher fares), an outcome which would impact the general public across Cairns and particularly those members who are most vulnerable (e.g., low-income, elderly, disabled/unable to drive). Solutions involving collaboration between Aquis and Sunbus suggested.





ID	ISSUE
158.5	Provision of facilities is insufficient to guarantee or to increase the use of active transport (cycling, walking), given the reported figures of only 2% of Cairns residents cycling to work and 4% using public transportation or walking (p.14-13). The attractiveness of the location to build the development – a large, empty space accessible to the rest of Cairns almost exclusively by a highway – are the features that make it exceptionally unattractive to cycle to, and virtually inconceivable to walk to. Provide further, specific details as to how active transport by staff (in particular – but also guests, as appropriate) will be encouraged, in order to achieve the stated minimum goal of 10% of staff trips taken using active transport (p.24-73). This goal appears exceedingly ambitious considering the current average of 2% in the region. Consultation with local bicycle advocacy groups recommended.
166.4	The access road improvements required for Aquis will have a positive development on Yorkeys Knob, making it less likely to be cut off by floods.
173.4	Recreation: Aquis-City means increasing traffic, increasing traffic noise and especially increasing aircraft noise. By now aircraft noise is a big problem when staying in Yorkeys Knob and according to Aquis EIS flights should more than double. Increasing aircraft noise will make Yorkeys Knob absolutely unalluring for tourists and residents as well. Living in the entry lane of Cairns Airport with increasing flight traffic means stress and not recreation
179.11	The existing road servicing the Northern Beaches is a bottle neck during peak hours, with traffic stalled between the turn off to the airport at North Cairns and the bridge over the Barron River (5 km). It can take an hour to travel these 5 km's during peak hours. If this road is to be doubled in capacity who will pay for it? In addition the land around the Thomatis Creek Bridge and the Yorkeys Knob round about is a flood zone.
179.12	The addition of a million proposed visitors each year to this system would be catastrophic and require the alternative route (Cairns Western Arterial road) to be augmented. This in turn would increase traffic noise, and reduced air quality to the residents living in the suburbs of Caravonica, Red Peak, Stoney Creek, Redlynch, Brinsmead, Kanimbla and Manunda.
181.14	The Cook Highway to the North of town is in dire need of an upgrade already. Who will pay for infrastructure upgrades? If roads are upgraded at the same time as this development is being constructed then there is an even higher amount of traffic and delays to contend with. The buses to transport clients of this resort will not necessarily be spread out over the day - if flights arrive in a batch early morning then you are adding many extra vehicles per hour at a peak traffic time. Did the EIS factor in that all trips are out and back? Not just one-way? Currently at 8 am it takes 45 minutes to drive into the city. If you add the 550 trips per hour on Yorkeys Road (and beyond to the Cook highway) even if they are staggered, this will have a huge impact on commuting time.
191.3	The project provides for development of road infrastructure and likely environmental impacts but does not provide for connectivity between the development and neighbouring communities via bicycle and pedestrian foot path.
197.13	If the YK road and Captain Cook Highway can be flood proofed i.e. raised, all the way to the Barron River Bridge, from YK road, then great, we residents will be happy to NOT be flooded in.
197.14	The 4 lane highway concept for YK Road is a big plus and will be well received as far as we are concerned. If this separated highway does not have access ways built into the separating strip, between the Captain Cook Highway and the Dunne Road roundabout for turning around, this will cause issues. From an external emergency and medical service response perspective (QFES and QAS) the road system will not incur any significant change in response times to Yorkey's Knob village on completion. BUTthe speed limits will rise and also with speed comes accidents.
197.16	Good, adequate foot paths and cycle-ways will be required from the YK village all the way out to the AQUIS site, on both sides of the new road, defined cycle ways as cycle traffic will be increased due to the closeness of the project to the village. Kids will be cycling to the Smithfield School from YK so the Dunne Road planning should include cycle-ways as well, because people will cycle from Trinity to work at the AQUIS site.
197.17	Local Road Networks: We live on the main road through Yorkeys Knob, called Varley Street. As residents, to us the changes to internal village traffic increasing, does not appear to be excessive. Naturally we will see an increase, but the emphasis will be on the QPS developing appropriate and successful speed mitigating strategies, such as increasing staffing and traffic policing models to cope with the changes. Kids on bikes will need to be more alert. With the increase must come better facilities for bikes in the YK village. The trip times to Cairns CBD from YK during construction will increase but adapting to different times when leaving the house is not a huge lifestyle change. Most residents here have a very tropical "on well, that's life" philosophy.
197.18	Dunne Road will be universally accepted if it is upgraded - it is a nightmare at present and is essential to get NORTH of Smithfield when leaving YK. A roundabout at the intersection of YK Road and Dunne Road will be universally accepted - the population up here is used to working around roundabouts when driving! The by-pass around the Captain Cook Highway, is a great idea.
224.1	Cairns Western Arterial and Capt. Cook Highway upgrade projects have already reached "trigger point". Accelerate the commitment and execution of the program of works to Cairns Western Arterial and Capt Cook Highway.
224.2	Smithfield bypass project to be advanced. Progress Smithfield bypass project to early commencement.
224.3	Yorkey's Knob Rd project. Bring forward planning to provide flood immunity to Yorkey's Knob Rd, increase to 4 lanes and alignment to Smithfield bypass roundabout. This project will also support the movement of construction workers to and from site, the transport of construction materials to site and the export of surplus earthworks materials offsite.





ID	ISSUE
225.7	The EIS fails to embrace public transport and the social benefits of integration in to the development. It is recommended that the proposed resort be subjected to re-planning of its transport strategy to more positively integrate enhancement of public transport with benefit to both resort (staff, clients) and the resident community. The resort development has the potential to greatly improve the bikeway system on the northern beaches but the EIS fails to embrace that. Purpose built bikeways represent a public good that could also become a real benefit to the resort itself. A purpose built bikeway system (independent of roadways) from the resort to the northern beaches, Smithfield shopping centre and the university could actually be of great appeal to guests of the resort. Failure to capitalize on this valuable opportunity for a dedicated bikeway system, of benefit to the resort and the resident community would be a lost opportunity of some magnitude. It is recommended that the proposed resort be subjected to re-planning of its transport strategy to accommodate a dedicated system of bikeways connecting to the resort and other destinations such as Cattana Wetlands, Trinity Beach, Smithfield shopping centre, the JCU campus and Palm Cove.
228.1	Page 24-15: Figure 24-8 "Stage 2 construction, Stage 1 and ultimate operations traffic distributions, The distributions reflect anticipated desire lines for the movement of workers, staff and materials", assume a 15% traffic distribution to Yorkeys Knob centre. When fully operational, it means a staggering (roughly) 3,000 people. The number can be deducted taking in consideration that all the pedestrian and bicycles staff, given the vicinity of the centre, will travel to it. Full operational staff, at peak, is given at 19,811 (page 24-13), 4% pedestrian (= 792), plus 6 % travelling by bicycle (= 1,188) and the remaining 5% by car (1.5 pax/car = 660 vehicles for 990 people). The total is 2,970 people for a 660 cars and 1,188 bicycles (+ pedestrian). This scenario gives the minimum traffic impact on the suburb. If less pedestrian or bicycles will travel to the centre, there will be less people travelling to it but more vehicles (cars). The last census (2012) stated that the Y.K. residents were just above 2,000, so it will more than double the population, except all of the residents will be ousted from the suburb. Therefore the Figure 24-9 is incorrect, unreliable and a mere speculation, not based in factual distribution.
228.2	Page 24-4 Figure 24-3 Captain Cook Highway: AADT Vs LoS (2015-2034). shows that the forecast traffic increase on the CCH will be only (roughly) 10% of the existing traffic, from 39,000 to 43,000 in 19 years,, an increase of 4,000 vehicles, which is very big underestimation. Instead Figure 24-5 Yorkeys Knob Road traffic forecast Vs LoS (2015-2034) shows that the forecast traffic increase on the Yorkeys Knob Road will be 110% of the existing traffic, from 6,000 to 14,000 in 19 years, an increase of 8,000 vehicles. Because the Y K R joins and ends or starts on the CCH the two increases do not coincide. 4,000 vehicles are missing. Therefore one of the two Figures is incorrect.
228.3	If then we look at page 24-6 Figure 24-4 CWAR–AADT Vs Capacity (2015-2034) it shows that the forecast traffic increase on the CWAR will be 80% of the existing traffic, from 25,000 to 45,000 in 19 years. Two roads, YKR and CWR, that join and "pour" their traffic on/from the CCH will have a significant increase in traffic in the next 19 years, while the main road, CCH, that receive that traffic will have only a fraction of it, with an insignificant increase. This is a total contradiction. Something is wrong with the given Figures.
230.1	Page 24-9. To further enhance my previous application (228 / ANON-W377-M7CH-7) second part, the Figure 24-6 Dunne Road: annual average daily Traffic LoS (2015-2034) shows that the forecast traffic increase on the Dunne Road will be nearly 100% of the existing traffic, from 2,500 to 5.000 in 19 years, an increase of 2,500 vehicles.
230.2	Dunne Road joins on one side the Yorkeys Knob Road and on the other side the Captain Cook Highway at the McGregor Road Roundabout. If by miracle all the traffic increase of the DR (2,500) is produced by the flow of the traffic increase produced by the YKR (8000) the difference (5,500) will have to go toward the YK Roundabout and flow in that confluence with the CCH. At that point at least 1,500 vehicles are missing in the forecasted traffic increase on the CCH (Figure 24-3) (5,500-4,000=1,500). Not counting that the traffic increase of the DR will flow as well from or to the CCH at McGregor Roundabout. Therefore something is wrong with Figure 24-3, which undermines the traffic increase forecast for the CCH. Or Figures 24-4 and/or Figure 24-5 and/or Figure 24-6 are incorrect or Figure 24-3 is incorrect. Most probably the (only) forecasted 10% traffic increase on the CCH is incorrect.
231.4	If suitable public transport (light rail) is not provided from Aquis to the airport and onto the city, then the road infrastructure will not be able to cope with the massive increase in traffic to and from YK. With staff levels of 20,000 during the operational stage and without any onsite accommodation for them, some 20-40,000 extra vehicle movements can be expected for staff alone. Aquis expects the State Govt to cover the associated costs of duplicating the Western Arterial Road, upgrading the Cook Highway and Yorkeys Knob Road to accommodate the increase in demand. This is too big of an ask. The only solution is to provide light rail, paid for largely by Aquis, which has not been addressed in the EIS.





ID	ISSUE
232.1	Page 24-43 "It has been estimated 10% of travel demands generated by construction workers and staff will have an origin from the Yorkeys Knob community. This equates to approximately 1600 trips per day at full operations of the development. It is anticipated that approximately one third of these trips will be by passive transport given the convenience of the close proximity of the development to Yorkeys Knob, and as an outcome off road facilities would be provided to meet this need. The balance 1200 trips per day by motor car would be spread across three work shifts and this would equate to 400 trips per shift change spread across a two-hour window, generating 200 trips per hour in the peaks." First of all Figure 24-8 shows that at full operation of the development the estimated travel demands will be 15% and not 10%. Even if 1,200 trips per day by motor resolves in 1,800 pax (see page 24-10 1.5 pax/car). To this number we add the passive transport 400 pax, it will total 2,200 pax living in the Yorkeys Knob community. If we increase that number by 5% (from 10% to 15% as par Figure 24-6) it will result in 2,750 pax living in Yorkeys Knob community. The last census (2012) numbered the residents of Yorkeys Knob at just over 2.000. The exponential increase of the Porkeys Knob community it's not considered in any of the CRC development plans and the doubling of the population is therefore unimaginable, at least for now. One of the ways to reach that result will be the eviction of the majority of the present residents, which sounds unrealizable, or a massive construction development to accommodate workers and staff, at a cost for the CRC, and therefore tax payer money to be recovered by rates increase, for the infrastructure necessary for the accommodation's development in the order of hundred of thousands of dollars if not millions. The solution is for Aquis to build accommodations for workers and staff inside the Aquis precinct so to minimise the impact on the local community.
234.1	Page 24-37 the sentence: The operational ESAs generated by Aquis are distributed across the adjacent road network as follows: Captain Cook Highway (South): 60%; Captain Cook Highway (North): 15%; Cairns Western Arterial: 25% is in contrast with Figure 24-8 "Stage 2 construction, Stage 1 and ultimate operations traffic distributions, The distributions reflect anticipated desire lines for the movement of workers, staff and materials" which is 20% for the Captain Cook Highway. Therefore Figure 24-8 is incorrect.
234.2	Table 24-13 is reporting only one way trip. The real traffic generated will be double at 1,743 vehicles (vehicles cannot appear from nowhere to or from the site) which for the 60% (1,045) will be distributed to the CCH South and 15% (261) to the CCH North with a total circulation on the CCH of 1,306 coaches and heavy vehicles per day. If at this number we add, When full operational, 19,811 workers that daily (90% by car, see table 24-6 page 24-13, 1.5 pax/car means 11,866 vehicles, counting 20% staff having a day off and 80% on duty the daily vehicles will be 9,245 one way = 18,490 total vehicles movement. With 30% staff having a day off and 70% on duty vehicles will be 8,320 one way = 16,641 total vehicles movements) will result a total of 19,796 or 17,947 vehicles which is in contrast with Figure 24-23 that estimate an average daily traffic of proximally 13,000. Solution: to reduce some of the traffic is suggested Aquis to build accommodation for staff in the order of 30% of total staff.
234.3	Table 24-13 reports that daily buses trip (one way) will [be] 77. With a 50 seats bus it mean a transport of 3,850 guest. At peak operation, with an estimate a maximum capacity of 11,250 guest (page 24-13) will be needed 3 times of the first estimate trips to transport all the guest, at 225 one way trips (450 return to or from site). Therefore Table 24-13 is not reliable.
245.4	Below we have discussed the likely direct increase in vehicle traffic in the transport corridor from Airport Drive to Yorkeys Knob at 37,000 person trips per day comprising Aquis Casino Mega-Resort guests, day visitors, casino resort workers, and service deliveries. We have not calculated the transport volume that would result from creating a new city centre, which could be double this again. The Cairns Transit Network plan has been developed by Queensland Transport (TMR) over a number of years beginning in 2007. As Cairns is fortunate to be a linear city, the Cairns Transit Network was designed with this in mind. Planning and development would recognise the public transport spine along the Cook Highway. Locating a second city centre at Yorkeys Knob does not accord with the strategic planning and development for new suburbs, new commercial centres around urban hubs or nodes along the spine of transport and public transport corridors.
245.5	1.5 million guests and visitors means an average of about 4,500 per day. Assuming a courtesy coach carries 45 people this would be 1000 extra vehicles per day. But the proportion of upmarket guests taking taxis, limousines and hire cars is likely to be high, and it is unlikely courtesy coaches will always be full. So we could estimate the number of vehicle journeys more in the realm of 5,000 to 10,000 per day, or 10,000 to 20,000 per day when counting the inevitable return journey Aquis Casino Mega-Resort will employ approximately 20,000 staff. If we allow for 25% of this staff commuting through this transport corridor, another 5,000 - 10,000 return journeys, we cannot be certain that even a 10-lane highway could cope. [Further details provided]

Submitters have reinforced that there are current issues with poor level of service on portions of the Captain Cook Highway and on the CWAR and that these require upgrade prior to the development entering into operations. There is general concern about who will bear the costs for upgrade of the road network.

Submitters have also flagged the need for consideration of a light rail network as an alternative means of transport to the development site and that there needs to be a stronger focus on the provision of active transport modes.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	220





The EIS recognises that the Smithfield Bypass and 4 lane upgrade of CWAR is warranted now in order to respond to current poor performance and congestion of the links. Submitters have also expressed a view that the current performance of the Captain Cook Highway generally is worse than that described in the EIS. The proponent is currently working with TMR to further refine and upgrade the road network model to confirm existing and future performance characteristics of the road network.

As indicated in the EIS, the proponent proposes to enter into an infrastructure agreements (IA) with DTMR and CRC. The IA will establish the framework and mechanisms that will be employed to establish impacts directly attributable to Aquis and the associated cost contributions to fund responses to mitigate the impacts on safety and efficiency of the network.

A light rail network has not been considered as part of the EIS as it is not part of the current proposal and would not represent a commercially viable alternative to other transport mode offerings.

The EIS notes that active transport will be encouraged by Aquis and there will be opportunity post land use approval to further develop active transport (AT) strategies and infrastructure responses that will maximise AT outcomes.

c) Conclusions

The need for the upgrade of portions of the Captain Cook Highway and Cairns Western Arterial has been articulated in the EIS. The mechanism for establishing contributions to fund upgrading of the road network will be established through the IA (Cat 5) and the further network modelling and land use planning being undertaken in partnership with DTMR that will extend beyond the land use approval and will inform the development application to Council.

Likewise opportunities for maximising active transport mode choice will be explored further beyond the land use approval phase.

3.24.4 Theme 24.4 Transport – Airport

a) Submissions

ID	ISSUE
30.1	I am concerned that the State Govt, CRC and Fed Govt will not have the necessary supporting infrastructure
	available to support this project. Areas of concern are - airport, all roads from Smithfield to the city, water
	services, sewerage, health facilities, large bus movement and parking, language provision by the education
	system, etc.
79.8	The proposed Aquis Development would be like a sledge hammer blow to the Cairns Region. The stress to
	the residents and infrastructure would be enormous and I believe would outweigh any benefits. We don't
	need another casino, and unless the development is scaled down to about one fifth the size we don't even
	need Aquis; especially in a flood plain. Healthy growth for the Cairns Region would come from the stream of
	projects listed in my submission. Healthy growth comes in Millions not Billions.
80.6	There are air safety concerns on impact of the proposed buildings on radar operations. The radar has to deal
	with natural insertions such as Earl Hill, buildings will provide additional and avoidable problems.
103.9	The site will also impact on Cairns Airport operations much more than the EIS acknowledges. It states "The
	lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-
	time glow, and from a distance may appear to be similar to or compatible with airport lighting" (Executive
	Summary p. 21). This is in stark contrast to the Cairns Airport Pty Ltd's stipulations for the proposal of no
	upward facing lights, no reflective cladding and no light sources stronger than 450 candela (p. 24-59).
103.10	Additionally, there are two aircraft landing paths passing over the Aquis site, of which one actually turns over
	the site. The resulting aircraft noise will restrict Aquis outdoor recreation opportunities, including balconies,
	and will add considerable costs to acoustically insulate tourist rooms. Suggested solution: Relocate the
	project to another site that: (1) Is better served by less flood-prone roads; (2) has a frequent public transport
	system connected to a wider area to disperse employees more throughout the community; (3) has an existing
	network of paths for pedestrians and cyclists; and (4) is not under aircraft landing paths or turning points.
	(Continued over)





ID	ISSUE
122.6	In relation to infrastructure I would like to have outlined how the future increased air traffic will be handled.
	Can the airport in its current size handle the increased future air traffic? Will the flight path stay exactly the
	same how it is now, which would mean that aeroplanes would fly right above the new resort? Would the
	current curfew, which protects current residents such as me from excessive noise impacts need to be lifted?
	Would an additional runway need to be constructed resulting in habitat loss to local mangrove systems?
	Would increased traffic flows from the airport to the Aquis Resort (and return) result in significant traffic
	condiction for residents in all northern beach locations? Recommendation: Exact and binding resonances to
	all of the above is required
126 10	an of the above issues is required.
120.10	Carris will be norme to 250,000 residents over a 10-15 yr period (population is now 150 to 100,000). Water -
	rage to states in full operation Aquis win require 0.5 with Just under final being for potable
	supply On page 63 under the neading 25. Intrastructure it says, The Carris region buik polable water
	supply is currently at capacity and will require augmentation in the very near future. Council nave identified
	two potential sources in the Mulgrave Aquifers and the Barron River at Lake Placid, both of which have a
	number of approvals and permitting issues that require resolution. Augmentation of the bulk water supply is
	required now and no later than 2019 when Stage 1 of the Aquis Resort commences operation."
126.11	I have been involved in the Gordonvale community since 2006. Mulgrave Landcare and Catchment Group's
	extensive research of the Mulgrave River Aquifer Public Environment Report raised the Gordonvale/Aloomba
	community's opposition to the Aquifer based on the inadequate scientific research and modelling of the
	effects on the Rivers and Creeks in the Catchment. More than 200 people attended a council information
	evening and the meeting was postponed until a larger venue was found. The Aquis EIS does not take into
	consideration the community's concern about the Mulgrave Aquifer and the negative environmental outcomes
	of the use of this aquifer.
126.12	In general relation to infrastructure of the Aquis Resort - estimates of the likely cost of providing all the
	infrastructure is not provided, nor is it clear what contribution if any the proponent will make to the upgrading
	of this infrastructure. The economic benefits of the Aguis development need to be weighed against the cost of
	such upgrades ahead of schedule.
127.2	The Resort site is very close under the busy flight path of large passenger aircraft landing at Cairns Airport
	during south-easterly weather, which is about 75% of the time, as Cairns is sited in the trade-wind belt.
128.3	The proposed AQUIS GBR Resort will create significant incremental aviation service access, positively
	addressing the number one barrier to growth in international tourism to the region.
128.8	This new demand will lead to the introduction of new aviation services, vital to the continued growth in
120.0	international tourism to the region Moreover the AQUIS GBB Resort and the type of customer being targeted
	will position Cairns and the GBR region as a mono destination stay
	min poolaon daine and the oblic region de a mone decanation day.
128 11	Cairps and its community stand to benefit from significant increased employment, social infrastructure
128.11	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment
128.11	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment.
128.11 131.5	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew.
128.11 131.5 147.9	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport including lighting requirements.
128.11 131.5 147.9	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots?
128.11 131.5 147.9	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots?
128.11 <u>131.5</u> 147.9 147.26	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and the resort to the
128.11 131.5 147.9 147.26	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the destinations of the propert of the resort.
128.11 131.5 147.9 147.26	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly
128.11 131.5 147.9 147.26	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent between the airport and will be between the airport fields between the airport and experience will be adverse import on a coverse field between the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent</i>
128.11 <u>131.5</u> 147.9 147.26	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of potters.</i>
128.11 <u>131.5</u> 147.9 147.26	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter of northern suburbs.</i>
128.11 131.5 147.9 147.26 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of</i>
128.11 <u>131.5</u> 147.9 147.26 <u>147.27</u>	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project</i></i>
128.11 <u>131.5</u> 147.9 147.26 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project.</i> "Design</i>
128.11 <u>131.5</u> 147.9 147.26 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over</i></i>
128.11 <u>131.5</u> 147.9 147.26 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas " I hope the authorities will give serious consideration to the arrival times of these</i></i>
128.11 <u>131.5</u> 147.9 147.26 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: <i>"Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas " I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity</i></i></i>
128.11 <u>131.5</u> 147.9 147.26 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project.</i> "Design Phase Action" states: <i>"Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas"</i> I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?</i>
128.11 <u>131.5</u> 147.9 147.26 147.27 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas "I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?</i></i>
128.11 <u>131.5</u> 147.9 147.26 147.27 147.27	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas "I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?
128.11 131.5 147.9 147.26 147.27 148.18	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project."</i> Design Phase Action" states: <i>"Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas " I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recent media comments indicate that considerable lobbying of governments at all levels was required to handle the impact of the expansion of Cairns airport. Aquis offers an opportunity for a tra</i></i>
128.11 <u>131.5</u> 147.9 147.26 147.27 148.18	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas" I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recent media comments indicate that considerable lobbying of governments at all levels was required to handle the impact of the expansion of Cairns airport. Aquis offers an opportunity for a transfor</i>
128.11 131.5 147.9 147.26 147.27 148.18 148.18	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas, " I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recent media comments indicate that considerable lobbying of governments at all levels was required to handle the impact of the expansion of Cairns airport. Aquis offers an opportunity for a transformat</i>
128.11 131.5 147.9 147.26 147.27 148.18 173.4	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas" I hope the authorities will give serious consideration to the airyal times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recreation: Aquis-City means increasing traffic, increasing traffic noise and especially increasing aircraft noise. By now aircraft noise is a big problem when staying in Yorkeys Knob and according to Aqui
128.11 131.5 147.9 147.26 147.27 147.27 148.18 173.4	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? <i>"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project.</i> "Design Phase Action" states: <i>"Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas"</i> I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?</i>
128.11 131.5 147.9 147.26 147.27 147.27 148.18 173.4	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas " I hope the authorities will give serious consideration to the arisof these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recent media comments indicate that considerable lobbying of governments at all levels was required to handle the impact of the expansion of Cairns airport. Aquis offers an opportunity for a transformation of compar
128.11 131.5 147.9 147.26 147.27 148.18 173.4	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas
128.11 131.5 147.9 147.26 147.27 147.27 148.18 173.4 179.6	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas, "I hope the authorities will give serious consideration to the arival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recent media comments indicate that considerable lobbying of governments at all levels was required to handle the impact of the expansion of Cairns airport. Aquis offers an opportunity for a transformation of comparable magnitude. We need governments (as well as the proponents and other stakeholders) to be well pr
128.11 <u>131.5</u> 147.9 147.26 147.27 147.27 148.18 173.4 179.6	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas "I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?" Recent media comments indicate that considerable lobbying of governments at all levels was required to handle the impact of the expansion of Cairns airport. Aquis offers an opportunity for a transformation
128.11 131.5 147.9 147.26 147.27 147.27 148.18 173.4 179.6	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? "Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. "Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas, " I hope the authorities will give serious consideration to the arisofmation of comparable magnitude. We need governments (as well as the proponents and other stakeholders) to be well prepared and will result in some planes? Recent media comments indicate that considerable lobbying of governments and other stakeholders) to be well prepared and wring together. Recreation: Aquis-City means increasing traffic, increasing traffic noise and especially increasing a
128.11 131.5 147.9 147.26 147.27 147.27 148.18 173.4 179.6 179.7	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large lit up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? " <i>Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the projet. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas" I hope the authorities will give serious consideration to the arrival times of the segnation of the expansion of Cairns airport. Aquis offers an opportunity for a transformation of comparable magnitude. We need governments (as well as the proponents and other stakeholders) to be well prepared and working together.</i>
128.11 131.5 147.9 147.26 147.27 147.27 148.18 173.4 179.6 179.7	Cairns and its community stand to benefit from significant increased employment, social infrastructure investment and international aviation accessibility through the proposed AQUIS group investment. The port authority also needs to address an airport curfew. I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting requirements. However, wouldn't a large II up complex sited in line with the runway have the potential to cause confusion to aircraft pilots? '' <i>Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort.'' I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs. Table 24-16. This table indicates that careful though thas gone into the issues raised. Including- Use of helicopters tofrom the site. The "Specifics" column states: <i>"The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project.</i> "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated flight paths do not pass over residential/public areas" I hope the authorities will give serious consideration to the arisof these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes? Recent media comments indicate that considerable lobbying of governments and other stakeholders) to be well prepared and will regist in oxies and portyeys Knob absolutely unalluring for tourists and residents as</i>

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	222





ID	ISSUE
179.15	In addition the developer wants the current airport to be significantly expanded, more than double existing capacity. This cost too should also be met by the developer. Existing business that service the domestic airplane sector will be squeezed out to make room for this expansion. These businesses are local and employ locals.
179.17	As a resident of Holloways Beach, this proposal to build Aquis at Yorkeys Knob, will significantly increase the noise I experience from incoming aircraft flying in an extra million people a year.
204.11	As Cairns has the only International Airport within the Far North Queensland region and the connectivity between the targeted Asian markets already holds a dominant presence within Cairns, the result of the Aquis project (as stated in Table 13-12) will increase not only the current number of direct flights to Cairns but also create new opportunities for flights between Cairns and mainland China and other parts of Asia. Indirect flights through Guam, PNG and New Zealand will also have the potential to increase. This will assist the current position of the tourism sector in Cairns and enable local tourism and hospitality businesses to increase capacity and employ more staff.
204.12	The Aquis group have stated that they will support a business case for continued investment into the Cairns Airport to assist with increased flights and visitors. Aquis estimates that the greatest impact on transport for the region will be shared amongst coaches, limousines, taxis and hire cars. This will create opportunities for businesses within the transport sector while relieving frustrations on local residents as coaches require few trips to and from the CBD and airport as they carry greater amounts of people.
245.16	At Cairns Airport there are 45,800 flights i.e. 91,600 takeoff and landings per year. Many of these are light aircraft. However, there are likely to be another estimated 20,000 takeoff and landings as a result of the 1.5 million new visitors per year, and these will virtually all be jetliners which have the greatest noise impact. Noise levels from aircraft taking off and landing [at Machans Beach] are already becoming a problem with residents being woken up in the small hours of the morning between 2 am and 5 am. This is also the case for residents in the neighbouring suburbs of Holloways Beach, Yorkeys Knob and North Cairns. Helicopter noise is also a concern.

Submitters raise concerns that there will be airport capacity issues (amongst other deficiencies in the public infrastructure realm). The assessment described in the EIS in s24.4.2c) states that:

There will be only a minor increase in domestic movements. Overall there will be a 22% increase in flights arriving and departing from Cairns International Airport.

There will be a negligible increase in air freight arising from the operation of Aquis as the type and quantum of goods could not be transported cost effectively by air.

North Queensland Airports (NQA) as the owner and operator of the Cairns Airport have provided written confirmation that there is sufficient capacity at the airport to cater for the increase in demand arising from Aquis. (p24-67)

These statements adequately address the issue and demonstrate that there is no merit in the submission on this matter.

Submitters query the design standard of Cairns International Airport (i.e. that it is designed Code E aircraft i.e. B747 – 400). This information was provided by NQA by email dated 21 October 2013 and has been relied on. However, the issue is not significant as NQA will permit whatever aircraft are suitable for its facilities and Aquis has no concerns regarding this.

Concerns have been raised in relation to the possible impacts on aircraft movements arising from light sources at Aquis under the flight path and additional noise impacts on Northern Beaches suburbs. The EIS indicates that there has been liaison with CASA and that there are no concerns that light will create hazard for aircraft and that current operational noise constraints imposed on Cairns Airport will remain in effect.

c) Conclusions

There are no issues of significance raised by submitters in relation to airport operations or capacity that have not been addressed by the EIS.





3.25 CHAPTER 25 INFRASTRUCTURE

3.25.1 Scope

Issues categories associated with EIS Chapter 25 (infrastructure) are:

- 25.1 Infrastructure capacity
- 25.2 Infrastructure cost
- 25.3 Infrastructure housing.

3.25.2 Theme 25.1 Infrastructure – Capacity

a) Submissions

This theme has been used to collect together all issues relating to the existing capacity of infrastructure and issues associated with limits to this capacity or expanding it.

ID	ISSUE
7.2	I believe we should be promoting Eco tourism and not putting huge demand on our resources, quality of life
	and real community development is of greater value than gambling and greedy investors.
12.5	Aquis assumes a supply of power which Queensland cannot provide within reason.
12.6	Cairns is said to be managing on a water supply with a capability of supply for 75,000 people. Simply put,
	there's barely the resources for the existing population.
14.4	The constant flooding of the poorly built highway might actually be improved if Aquis goes ahead and
	addresses drainage and water sustainability as some of the key issues in the planning and building
	processes.
15.1	These developments use huge amounts of energy just to run them. Has any consideration been given to on-
	site electricity generation such as root top PV or biomass (from cane fields, methane generation (for power
45.0	generation) from sewerage, solar thermal not water?
15.2	Also what measures will be taken to minimize power and water consumption and recycle waste (read worm
15.2	The site could be promoted as a type of clean groop acotourism bet spot if properly designed
30.1	The site could be pointied as a type of clean green ecologism not sport properly designed.
30.1	available to support this project. Areas of concern are a sirrort all reads from Smithial to the city, water
	available to support this project. A read of concern are aligned, all reads from omnument to the city, water services severage health facilities large hus movement and parking language provision by the education
	system etc.
68.2	Agrees that the telecommunication requirements of the Aguis Resort for landlines, mobile and broadband /
	optical fibre coverage will far exceed the capacity of the existing copper infrastructure. A significant upgrade
	will be required to meet the development needs. Disagrees with suggestions for upgrade, preferring that this
	should be a NBN project from the very beginning rolling out the newest technologies that are available now
	just a few kilometres south.
68.3	It amazes me that this EIS and other planning initiatives so neglect the importance of High Speed Data
	Communications as a cornerstone of any developing region.
73.11	I do not believe this chapter sufficiently addresses freshwater provision and requirements for the size of the
	proposed development. Given that the regional council knows of current treshwater supply shortage options
	and has taken little if any action to address this (various scenarios are quoted in this chapter of the ELS), I am
	bafers any development can be considered
74 4	The recent Cairos Hospital upgrade took almost four years to complete (from 2010 to the opening in May
	2014), at a cost of \$456.6 million, and aims to provide a total of 531 beds, but as recently as 16th July 2014.
	approximately one month after the opening, six ambulances were 'left waiting with patients while hospital
	reaches patient bed capacity' (Cairns Post 16 July 2014) and this was the second time in just over a week.
	How does this bode for the significant population growth? Where are the plans more hospital beds?
74.5	The Cairns Regional Council Mayor has even 'sounded a note of caution around the Aquis project' (Cairns
	Post, 24 July 2014, page 5). He admits there will have to be infrastructure improvements in Cairns (meaning
	there are no current plans for such improvements), and who will pay has yet to be negotiated. I am sure the
	rate-payers of Cairns, including the 96% of the Cairns Beaches residents not consulted about this project, will
	not be too nappy about paying more in their rates, and rent, to accommodate changes to facilities, services,
	and infrastructure they would not otherwise have to pay for. This will greatly affect our cost of living. It will also
	anect the investing in our region. Who is going to pay?





ID	ISSUE
79.7 85.16	The EIS states that-"The introduction of solar power generation for this scale of development would be feasible provided that a solution to install the panels on the roof of the major structures could be incorporated". Considering the vast amount of sunshine our region experiences, and the enormous amount of energy required to power a project of this size, solar power would make perfect sense. Both locally and globally we have a responsibility to decrease our carbon footprint. Aquis Resort has the opportunity to contribute to environmental sustainability by installing a state of the art solar power system. Solution: Approval for the Aquis Resort is given on the condition that a state of the art solar power generation system is a major part of the project.
	this project. Who is going to pay for that and how will renewables be factored into it (remember, whether the Abbott Govt likes it or not, we need to be steering away from fossil fuels)?
85.17	Cairns is already near the limits of its water supply and yet, Council has not pursued making the most of our climate by supporting water storage tanks for every home in the area. There are over 57,000 homes in the CRC which could accommodate anything between 2,000L and 10,000L (or more) per property. This would represent a huge reduction in needed water supply as gardening is one of the biggest uses for water in this town.
85.18	Even with conservation education and mandatory water tanks, a project the size of Aquis should not be allowed to tap into what is already a limited access. Aquis will need to identify its own source. Just building another dam is not the answer and there is really nowhere to put one unless farmers are prepared to sell their properties (and, no - don't even think of clearing forest for a dam).
103.11	Chapter 25 discusses potable water requirements, the demand for sewage treatment, electricity and transport and finds that the current Cairns regional water supply system is already at the safe yield threshold and cannot provide the potable water requirements for the project without implementing the proposed Mulgrave Aquifer and/or Barron River projects to provide new raw water resources.
103.12	The EIS underestimates water consumption per guest with a significant impact on the project water demand and wastewater generation rate. There is no information provided on how water demand for the proposed wastewater reuse on gardens was calculated. Low water use (Xeriscape) gardens are proposed on page 25- 12 which would limit irrigation demand. Elsewhere in this chapter there is discussion of optimising wastewater reuse on gardens to reduce potable water demand and maximise wastewater reuse. These goals will be almost impossible to achieve with a low water use garden in a tropical climate with a highly seasonal and variable demand for any additional water on gardens and lawns. Without the presentation of the irrigation modelling and climate data used to produce the proposed reused water demand of 3.88 ML/day for irrigation it is a meaningless figure.
103.13	In particular the water consumption per guest calculated in Table 25-4 has assumed that guests will only have two showers of ten (10) minutes each per day but that also there is no allowance for the of use the spa baths mentioned on the bottom of page 25-11. An industry standard for this type of accommodation would be at least 5 EP (i.e. 5 times 250 litres/day) or 1,250 litres/day, which is significantly more than the 295 litres/day used for water consumption and wastewater generation rates. This would make a more realistic total potable water demand for the project of 20-25 ML/day.
103.14	The Mulgrave Aquifer and Barron River projects are still very much at the planning and design stages with no approvals or funding in place and at least a 5 year approval and construction period. Other proposals for upgrades of the existing systems at Copperlode Dam and Behana Gorge would only add 9.9 and 3.1 ML/day respectively also with at least a 5 year approval and construction period after commitment, and no commitment has yet been made to any of these water supply upgrade projects.
103.15	Other substantial works would be required to upgrade trunk water mains and reservoirs to provide even the underestimated demands of the Aquis project given in the EIS.
103.16	There is currently not an adequate water supply capacity or storage and delivery system for the Aquis project and all current upgrade plans in the regional water supply strategy would have to be committed to immediately to satisfy even the low level of proposed demand in the EIS. This would be essential to provide water to this project without restricting the available supply to the Cairns community. Suggested solution: Reject the application for this project as the EIS is severely lacking in the required detail and content on how potable water requirements will be provided and at whose cost. Is the Cairns community expected to carry the cost of the additional raw water supplies, treatment, reticulation and storage of the water requirements for Aquis?





ID	ISSUE
103.17	The EIS proposes a maximum wastewater reuse of 4.61 ML/day during construction (page 25-16) and an average of 4.16 ML/day during full operations (pages 25-20). This is presented in the EIS as an opportunity to dramatically increase wastewater reuse from the Marlin Coast Wastewater Treatment Plant (MCWWTP) and a corresponding decrease in discharge to Half Moon Creek and the waters of the Great Barrier Reef lagoon. The EIS states (page 25-19) that the MCWWTP currently has only 2 ML/day of Class A reuse water suitable for the construction phase, which is only half of the construction demand for Stage 1. The operational wastewater reuse demand of 4.16 ML/day would require either all Class A+ reuse water or a mix of Class A reuse water for irrigation and Class A+ for other proposed uses (page 25-24). The MCWWTP currently produces only Class A and would require significant upgrades in capacity and additional plant. The EIS passes off this significant investment in municipal resources (i.e. the ratepayers of Cairns) as "options (that) are to be further explored with Council in the concept design phase" (page 25-24) and as part of a "process (that) will be undertaken in support of the Material Change of Use application to be made to CRC and is considered premature for the Environmental Impact Statement" (page 25-31) and, as the lead time for such a project is typically 4-5 years, any upgrade program would need to be committed to immediately to be on-line by 2019. The cost and timeframe for upgrades to the reticulation system is minor compared to the plant upgrades.
103.18	CRC has already got an upgrade strategy to a capacity of 17 ML/day for the MCWWTP to cope with expected population growth of the Northern Beaches/Smithfield/Caravonica area. The 7,500 bed and 12,000 guest Aquis casino/resort would require this upgrade to be committed to immediately and take up more than 50% of the proposed capacity increase even at the understated EIS wastewater generation rate of 5.64 ML/day (page 25-30), but all of it at a more realistic rate.
103.20	Current Ergon upgrade plans are for a new substation in Smithfield in 2024-25 to cope with population growth on the Northern beaches area. The delivery time for these works would be 4 to 5 years (page 25-38) from commitment. Total proposed demand from the Aquis project would be 14 MW at Stage 1 and 29 MW when fully developed (page 25-40). Ergon has advised that the current infrastructure cannot deliver this demand without additional works and upgrades. The current excess capacity in the Yorkey's Knob 22kV feeder is only 1 MVA (page 25-39), which could serve only a fraction of the Aquis power demand. Ergon would not undertake these upgrade works without a connection agreement for the required energy supply for the whole project (page 25-40). Ergon may be unwilling to carry out these works prior to substantial construction of the project as Ergon would be spending \$millions on their works to serve a demand that doesn't currently exist. The EIS proposes on-site generation for the construction phase and to serve initial demand until Ergon upgrades are completed. Suggested solution: Reject this application and relocate the project to another site that already has an adequate electricity supply infrastructure.
103.21	The EIS has identified that the existing telecommunications infrastructure serving Yorkey's Knob would not support even minor construction work communications (page 25-39). Upgrades have not even been planned due to lack of customer demand, which is unlikely to increase given the development constraints on the Barron Delta region around the Northern beach townships. Any upgrade to service Aquis would require a new optic fibre run from the Freshwater Exchange, which would also support the NBN rollout, and a new exchange at Aquis. The capacity of the mobile telecommunications network would need to be substantially upgraded with an on-site tower that would need the new optic fibre and mains power as a prerequisite. Suggested solution: Reject this application and relocate the project to another site that already has an adequate communications infrastructure.
108.1	Cairns and surrounding suburbs already have water restrictions in place throughout the year. There is no mention of future water demands by the 50,000 to 80,000 people, as estimated by the Cairns Post, to be settling into our area.
126.9	"Cairns will be home to 250,000 residents over a 10-15 yr period (population is now 150 to 160,000)". Energy - The large amount of energy required for this resort should be based on the proviso that a state of the art solar power generation system is a major part of the project to decrease the carbon footprint.
133.26	If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.
136.26 141.1	As per 133.26 Water supply. The Wet Tropics are under stress already – increased population, increased demand. Note that in the last few years Cairns Council changed from a 'no rainwater tanks' policy to encouraging rainwater tanks and every year we face water restrictions. This year the wet season looks like failing! Climate change is happening. So we invite a rapid upsurge in population, first of contractors and workers then of tourists expecting the tropical experience. Downsize the project in keeping with real availability of safe, ongoing regional water supplies. Allow for what climate change may do.
160.7	I support this development: utilizes existing tourism infrastructure.
165.26	As per 133.26
0.101	water supplies.





ID	ISSUE
168.14	There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of time, slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housing and transport infrastructure be ready to take on the expected population growth?
179.8	Current water infrastructure for the Northern Beaches and for Cairns is reaching capacity and there are few options available on how to increase this capacity. The Aquis proposal reports that it requires 8.5 megalitres a day. Where will this enormous expansion of water come from and who will pay for the cost of building this infrastructure? Where will the water source and storage come from? The underlying aquifer should not be part of this strategy as this would have a serious impact on the natural ecosystem currently in place.
179.14	The proposed size of Aquis requires an infrastructure that would service a medium sized regional city (i.e. the population numbers are 7 times the size of Innisfail). The power, water and waste management for a city of 32,000 people will require a very large annual budget to firstly build and then maintain. This cost should be solely met by the developers. It remains to be seen as to whether this is even feasible on the Yorkeys Knob site proposed.
181.25	This proposal is too large for Cairns - we do not have the infrastructure or resources to cope with the increase in population that this represents.
193.5	Massive infrastructure: The massive Aquis project as described in the EIS will surely need a massive infrastructure to support the 7,500 hotel rooms/suites, 10,000 m2 high-end retails shopping, restaurant, bars and food & beverage outlets, etc.
208.15	With regard bed numbers greater than our capital cities, the very real infrastructure demands have not been addressed in any meaningful way, clearly a regional town, the size of Cairns is not equipped to absorb this scale- there are existing infrastructure stresses eg waste and water. So in addition to not addressing market concentration issues, the impacts on infrastructure have not been properly discussed.
211.10	The Aquis Resort proposal, by virtue of its proposed scale, and its core business (in essence a gambling hub for a newly affluent Asian middle class) will have a profound impact on existing communities. It is a juggernaut development that will expose Cairns to high levels of dependency on a specific source market, will produce long term strain on existing service and infrastructure provision, and raises uncomfortable questions around law and order issues associated with gaming and the gambling industry.
213.10	Water will be one of the resources highly contended because of Australia's declining and variable rainfall over recent years compared to long-term averages. Some say water and biodiversity depletion will go unheeded by the majority public while they are fixated on idealistic living styles depicted on TV programs or the Internet that distracts them and often promotes a skewed version of the world. AQUIS is one of these developments.
231.5	Aquis potable water needs (3.88ML/day) will require augmentation of existing supplies as they are currently at capacity. Aquis will generate 5.64 ML/day of waste water, but the capacity of the Marlin Coast WWTP is only 2 ML/day; the reusable water requirement will be 4.16 ML/day from the above facility which is also way beyond its current capacity. These figures mean a massive augmentation of current facilities, which Aquis will contribute a "share" of the associated costs. It would be appropriate that Aquis has its own waste water treatment facility.
231.6	Power demands require Ergon to facilitate Aquis' needs by building new infrastructure at taxpayers' expense. Where is Aquis' renewable energy plan? No mention of onsite power generation in the EIS. This needs to be addressed.
244.4	The scale of the project is such that the wastewater generated (ultimately peaking at 22.57 ML/day) represents 2.7 times the current capacity of the Marlin Coast WWTP (8.3ML/day). While the proponent acknowledges that additional capacity is required at the WWTP even prior to stage 1 of the project (peak 12.07 ML/day), no detail is supplied as to how this extra capacity will be achieved. Any exceedence of capacity will result in a reduction in treatment efficiency and given the intension to utilise the treated effluent, potential environmental outcomes of this scenario have not been addressed.
245.10	The Aquis Casino Mega-Resort will require substantial upgrading of infrastructure and services delivery in terms of roads, overpass and roadwidening, water supply, power supply, sewage treatment, public housing (for people on low incomes no longer able to afford rising rents), counselling services for gambling, drug and alcohol addiction, and garbage removal.

Submitters have expressed concerns in relation to the current limitations on existing water resources and electricity and how the development will impact on these resources.

The EIS discusses in detail the water demands generated by the development and the best practice demand mitigation practices to be employed and the utilisation of reuse water. The EIS recognises that the existing supply of bulk water for Cairns is at safe yield and there is a need to give priority to securing additional supply in the near future. The proponent consultant team is working closely with Council to provide certainty on the water supply demand assumptions and to inform Council on their own planning for augmentation of supply.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	227





Likewise the EIS discusses the electricity demands for the development and the need for Ergon to bring forward planned implementation of a new power sub-station on McGregor Road. The proponent consultant team is working closely with Ergon to facilitate the implementation of new supply through a major customer connection enquiry. This will trigger a planning report that will be developed by Ergon outlining supply options and later the design and delivery phases for power infrastructure.

c) Conclusions

The EIS outlines the impacts on power, water and waste water infrastructure elements and resources arising from Aquis and the current limitations on supply. The proponent's consultant team are currently working with the infrastructure providers to ensure there is an appropriate response to the demand generated by Aquis and ongoing demands of Cairns into the future. No further action is required at this time in relation to the EIS.

3.25.3 Theme 25.2 Infrastructure – Cost

a) Submissions

This theme has been used to collect together all issues relating to the responsibility for paying for infrastructure upgrades required by the development of Aquis.

ID	
14.7	Aquis should contribute a sizeable amount of funding towards a new dam with more ecofriendly sustainable
	Hydro Electric Power.
14.8	Aquis should contribute a sizeable amount of funding towards treatment stations to be able to cater for the
	additional population growth.
14.9	Aquis should contribute a sizeable amount of funding towards additional telecommunications and data towers
	to free up the congested airwaves and not inhibit the poor existence of our outdated tele port networks that
	still have not provided ADSL2 to local residents.
69.6	It is difficult to see any economic down-side to the development, provided that is, that local council & state
	government departments properly require the developers to fund not only the added infrastructure as a direct
	result of the proposal, but also the ongoing maintenance costs, & that these do not become a burden on local
	rate payers. It should also be ensured that the vast majority of tax revenue paid by the casino should also be
	returned to Cairns to fund the new infrastructure that will continue to be needed & expanded.
70.3	Who is going to pay for the additional infrastructure needed to supply water, sewage etc. to the site? The
	resort is a stand-alone entity – why should these costs be borne by locals?
72.5	The chapter on social Impacts Chapter 14 and appendix P are way too narrow and do not address regional
	issues and impacts from the largest development ever undertaken in Cairns nor the 'largest resort and casino
	complex in the whole country' especially when proposed for a hazardous site. There needs to be much wider
	consultation regarding local and regional impacts including financial arrangements with the developer. Costs
	likely to be borne by ratepayers / taxpayers need to be addressed as well as potential future liabilities.
74.3	The EIS (14-33) also states that the significant population growth in Cairns City generated by the proposed
	development would affect a range of community services and infrastructure, and will generate considerable
	demand on health and emergency services (initially with construction and once operational). My question to
	the Coordinator-General is who is going to pay for these services?
74.5	The Cairns Regional Council Mayor has even 'sounded a note of caution around the Aquis project' (Cairns
	Post, 24 July 2014, page 5). He admits there will have to be infrastructure improvements in Cairns (meaning
	there are no current plans for such improvements), and who will pay has yet to be negotiated. I am sure the
	rate-payers of Cairns, including the 96% of the Cairns Beaches residents not consulted about this project, will
	not be too happy about paying more in their rates, and rent, to accommodate changes to facilities, services,
	and infrastructure they would not otherwise have to pay for. This will greatly affect our cost of living. It will also
	affect the liveability in our region. Who is going to pay?
85.16	It is likely that a new power plant will need to be constructed to handle the increase of workers and visitors for
	this project. Who is going to pay for that and how will renewables be factored into it (remember, whether the
	Abbott Govt likes it or not, we need to be steering away from fossil fuels)?
85.18	Even with conservation education and mandatory water tanks, a project the size of Aquis should not be
	allowed to tap into what is already a limited access. Aquis will need to identify its own source. Just building
	another dam is not the answer and there is really nowhere to put one unless farmers are prepared to sell their
	properties (and, no - don't even think of clearing forest for a dam).





ID	ISSUE
91.2	The revised proposal does not provide for the cost of works required to be undertaken by, for example CRC & Ergon, to ensure that the existing services will be able to cope with the additional demands that will be generated by an additional 1,000,000 visitors p/annum. In recent times the CRC has been very obliging and not charged the proper head works charges to developers. If that policy is applied to this project then the ratepayers, instead of the developer, will face much higher rates. There is no indication as to what that additional cost will be. Ratepayers should be made aware of these additional costs and their effect on our rate bill. I therefore submit that all additional costs required to be incurred by CRC, Ergon etc. to provide the site with a reasonable level of service should be borne by the developer, not the ratepayers. These service providers should be required to provide ratepayers with details of what those additional costs will be and the effect of these costs on future energy and Council charges.
96.8	The proponent has so far provided only scan information about how much it will contribute to the upgrading of physical and community services infrastructure based on the proportion of the population increase that is the result of Aquis construction workers, operational staff, guests and visitors. If the State government is not prepared to impose the above as a condition of approval then the government must provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue derived from the Aquis Casino to fund all physical and community service infrastructure upgrades required as a result of the increase in population stemming from the Aquis Resort development.
99.10	whether the environment of Carris region can accommodate such a dramatic rise in population and associated demands for housing, infrastructure, utilities and services is described but not adequately assessed. Instead the Aquis EIS makes statements like: "Taking into account of the baseline population growth (55,000), and combining the Aquis operational workforce (55,000 direct and indirect); the city is projected to be home to 250,000 residents; over a 10- 15 year period cannot be understated. Not only would this influx greatly alter the spatial distribution of settlement in Queensland, Cairns would transform into a different class of city to become Australia's largest tropical destination."
99.17	The impacts of Aquis on the regional population are described as having " some adverse impacts of a 'Bigger Cairns'. The consequential impacts of the Aquis project will essentially bring forward and lift long-term population and settlement patterns — an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be more specific." " Some of these impacts include: (1) demand for more water sources (2) more urban development (3) - more waste (black and grey water and household waste) to be managed (4) increased use of energy (5) increased levels of traffic and potential road congestion particularly given the linear shape of Cairns."
99.18	It will be the taxpayer/government who will carry the cost burden of this rapid growth in population and required infrastructure, utilities and services. What really are the benefits to the Cairns region? Is the multiplier adequate to carry the costs of this development? Even the Aquis EIS focuses on the volume of liabilities and that is not reassuring. The "No Development Option" in Chapter 26 does not give much assurance as it does not address: (1) the inordinate leakage of revenue from such large integrated foreign owned projects, (2) the real volume of stimulus for local/regional goods and services, (3) the quality of jobs and wages for local residents (not including the migrant population imported for the project development and management). These issues are pertinent to the assessment of the regional multiplier. Otherwise there may be an illusion of growth with tourism when, in fact, the positive economic impacts are outweighed by the negative economic impacts on the long term. The "large" developments by Daikyo in Cairns and QINTEX in Port Douglas illustrated these points. The negative impacts as addressed in this chapter were evident in the rapid change due to the QINTEX development in Port Douglas and with Daikyo's developments in Cairns.
102.9	The construction and operation of Aquis will require significant upgrade of public infrastructure as documented in Chapters 24 (Transport) and 25 (Infrastructure). Roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to meet the needs of the Aquis development. Suggested solution: (1) The proponent should provide detailed plans for waste management, recycling capacity, water supply and treatment, transport proposals including reef, city and hinterland visitation, health facilities, accommodation, education facilities and recreation opportunities outside the walls of the resort. This must be open to public scrutiny. (2) The proponent should provide an annual contribution to the development, upgrading and maintenance of physical and community services infrastructure between the northern beaches, the hinterland and Cairns City. (3) If the State government is not prepared to impose the above as a condition of approval then the government must provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue derived from the Aquis Casino to fund all physical and community services infrastructure upgrades required as a result of the increase in population stemming from the Aquis Resort development.
108.2	Has funding for a new dam, or other water supply, been examined yet? Who will be funding this, if it comes to fruition?
103.1	Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that should be provided as part of the current approvals process is subject to future discussion, negotiation and preparation, effectively asking for approval on a promise of: (1) yet to be developed Environmental Management Plans for the construction and operation of the site, and (2) unspecified and unfunded costly upgrades to infrastructure.
113.11	The development of the Aquis resort will require significant upgrading of regional physical and community services infrastructure because of the increase in population that will result from its construction and operation.





ID	ISSUE
113.12	The proponent should provide a contribution to the upgrading of physical and community services
	Intrastructure based on the proportion of the population increase that is the result of Aquis construction workers, operational staff, quests and visitors. If the State government is not prepared to impose the above as
	a condition of approval then the government must provide a guarantee to the Cairns community that sufficient
	funds will be provided from the gambling revenue derived from the Aquis Casino to fund all physical and
	community service infrastructure upgrades required as a result of the increase in population stemming from
	the Aquis Resort development.
115.6	The construction and operation of Aquis will require a significant upgrade of public infrastructure. The
	that is the result of the development i.e., construction workers, staff and visitors
116.7	The construction and operation of Aguis will require significant upgrades of public infrastructure as
	documented in Chapters 24 (Transport) and 25 (Infrastructure). Roads, bulk water supply and treatment,
	waste water treatment and power supply will all require upgrading to meet the needs of the Aquis
	development. Suggested solution: The proponent should provide a contribution to the upgrading of physical
	and community services intrastructure based on the proportion of the population increase that is the result of
	as a condition of approval. The infrastructure upgrade costs should not be an impost on Cairns ratepayers.
117.9	As a result of increased population levels as time goes on this will force the State Government to finally
	provide more assistance with hospitals and other appropriate funding for health care. At last a way to get
	better health care!
118.9	As per 102.9.
119.2	From the knowledge I have gained I do not believe that a project of this enormity and speed of delivery can benefit our City as the existing infrastructure is already barely sufficient for the local population. Unless the
	developer can give assurances that adequate water, sewerage facilities, waste management, etc. and access
	to and from the site for the anticipated volume of visitors and workers, at no extra cost to the local ratepayers,
	will be provided by the completion of each Stage I believe this project should not receive approval.
122.7	The construction and operation of Aquis will require significant upgrade of public infrastructure as
	documented in Chapters 24 (Transport) and 25 (Infrastructure). Roads, bulk water supply and treatment,
	development. We need exact projections regarding future infrastructure needs for every stage of the project.
	It is such an important factor for the residents and everybody who lives and stays here in the future. Enough
	supply and guaranteed smooth operation of all the services required need to be outlined. And once this is
	established, it needs to be costed and all the extra cost needs to be covered by the parties who caused these
	circumstances should these costs be put onto local residents and this point needs clarification
123.7	The EIS states that roads, bulk water supply and treatment, waste water treatment and power supply will all
	require upgrading to meet the needs of the Aquis development. Who will be paying the huge bill for these
	massive infrastructure requirements? More transparency and data is required to establish what the proponent
	will pay for and the cost of all this to the rate/tax payer. Solution: (1) The cost of works required to maintain
	Aquis development must be met by the proponent. (2) The proponent will contribute its proportionate share of
	the cost of the upgrades to the State and Local Controlled Road Network taking into account existing
	thresholds for upgrades required to meet planned future growth in Cairns. (3) Cost sharing arrangements
	must be identified and specified for shared road infrastructure.
124.9	The Infrastructure Agreement described in the EIS for road upgrades support the contention in this submission that Aguin does NOT intend to contribute to major external road upgrades required outcide of the
	immediate Aguis vicinity. This is unacceptable as these road upgrades will benefit Aguis both directly and
	indirectly. More transparency and data is required to establish what the cost of all this will be to the rate/tax
	payer. Solution: (1) The cost of works required to maintain the safety and efficiency of the State and Local
	Controlled Road network as a direct consequence of the Aquis development must be met by the proponent.
	(2) The proponent will contribute its proportionate share of the cost of the upgrades to the State and Local Controlled Road Network taking into account existing thresholds for upgrades required to meet planned future
	growth in Cairns. (3) Cost sharing arrangements must be identified and specified for shared road
	infrastructure.
124.10	Roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to
	meet the needs of the Aquis development. Solution: The proponent should provide a contribution to the
	upgrading of physical and community services initiastructure based on the proportion of the population
	government is not prepared to impose the above as a condition of approval then the dovernment must
	provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue
	derived from the Aquis Casino to fund ALL physical and community service infrastructure upgrades required
105.0	as a result of the increase in population stemming from the Aquis Resort development.
125.2	Government to start projects earlier than currently planned
126.22	There was no community consultation in the Gordonvale Aloomba area about the fast tracking of the
	Mulgrave Aquifer.





ID	ISSUE
127.10	We understand Government proposes to foot the bill with public money for necessary infrastructure to benefit
	this Resort. Many residents will strongly resent this expenditure, which will be seen by many as a
	Government spending taxpaver's money to support a foreign investor sending profits overseas.
129.3	Staff accommodation this was removed from the initial proposal. Now the local market is to provide
120.0	properties, projected 20,000 staff when the resort is complete. This could mean 20,000 families – 80,000
	over a people living in Caines to work at the resort the city could not one with this increase in size as regarde
	exite people avoing in Carnis to work at this result, the city could not cope with this increase in size as regards
	available accommodation and related services such as sewage, water, medical and education. Reduce the
	size of this resort to a manageable figure, maximum 1000 rooms.
129.13	As per 102.9.
129.14	The road system will not be able to cope with this size resort, the resort owners should pay for a light rail
	system from Palm Cove to the CBD, for tourists and locals to use.
131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased
	rates, noise pollution from additional planes and traffic. There will be extra pressure on existing infrastructure
	(roads, water, power etc.) and make life quite uncomfortable for many over the long period of construction.
131.6	The large numbers of people required as well as those coming to use the facility will place huge pressure on
	our infrastructure over a long period of time.
132.3	Staff accommodation, this was removed from the initial proposal. Now the local market is to provide
102.0	properties projected 20,000 staff when the reservice complete. This could mean 20,000 families – 80,000
	properties, projected 20,000 start when the resolt is complete. This could mean 20,000 rammes - 0,000
	exita people infing in Carnis to work at this resolt, the city could not cope with this inclease in size as regards
	available accommodation and related services such as sewage, water, medical and education. Reduce the
100.10	size of this resort to a manageable figure, maximum 1000 rooms.
132.13	As per 102.9.
132.14	The road system will not be able to cope with this size resort, the resort owners should pay for a light rail
	system from Palm Cove to the CBD, for tourists and locals to use.
133.26	If there is a potential situation where existing infrastructure for waste management would need to be
	upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate
	the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended
	contribution to this upgrade.
133.27	Chapter 13 Economic Impacts 1. The EIS should provide further information identifying: a) The financial plan
	for the project to confirm that funds are available to develop the Aguis Resort b) The economic risks during
	the construction and operational phase of Stage 1 and Stage 2 c) The risk and potential cost of failure both to
	local businesses and the community d) The nature of a suitable trust fund or insurance/compensation plan to
	be able to mitigate the control in the nature of a suitable indefinition. The spect of upgraving all the
	be able to mitigate the cost of random and its impact on the community e) The cost of upgrading an the
	physical and community services infrastructure required to meet the increase in population generated by the
	Aquis development so that the Cairns City Council and state government are aware of the funding that they
	will need to provide and so the community is aware of potential increases in Council rates to meet these costs
	In light of further information provided as above, a condition of approval (if provided) should be that the
	proponent provide a contribution to the upgrading of physical and community services infrastructure based on
	the proportion of the population increase that is the result of Aquis construction workers, operational staff,
	guests and visitors. If the State government is not prepared to impose the above as a condition of approval
	then the government must provide a guarantee to the Cairns community that sufficient funds will be provided
	from the gambling revenue derived from the Aguis Casino to fund all physical and community service
	infrastructure ungrades required as a result of the increase in population stemming from the Aquis Resort
	development
136.26	As nor 133 26
126.27	As per 132.27
130.27	As per 133.27
131.0	Essential initiastructure – new and upgraded. The EIS does not adequately detail the new initiastructure
	needed. For example, costly upgrades to every category or infrastructure will be required, yet this issue has
	not been adequately addressed and should not be left as an outstanding issue to be resolved. Cairns
	ratepayers and Australian taxpayers should not be left to pick up the bill for inadequate planning assessments
	and controls.
139.3	Where will Aquis get all the water needed, when our own supplies are limited and in the case of very dry,
	drought conditions, which can happen any time in the next ten years?
140.9	As per 102.9.
147.10	Chapter 25 section 25.4.2. As stated in the EIS, Cairns needs to find an additional source of potable water
	supply as a matter of urgency; if Aquis proceeds it will be required "no later than 2019" (Executive Summary
	page 63). Presumably this has proved a difficult task in the past as investigations have been ongoing for a
	number of years. If the authorities decide to use water from the Barron River it would make sense for Aquis. if
	approved, to connect to that supply. In the meantime, it is to be hoped that residents would not be placed on
	water restrictions to facilitate water use by the very substantial construction work involved in this project
147 20	On pages 24-1 to 24-7 section 24.1.1 the FIS states that DTMR has no funding commitment to upgrade of
171.20	the Cairns Western Arterial Road between Freshwater Creek and Caravonica roundabout: Airport
	Avenue Rarron River Barron River Caravonica roundabout other than possible future replacement or
	avenue/barron river, barron river/caravonica roundabout other than possible future replacement of upgrading of ovisting cross drainage structures: Mulgrave Boad to Airport Avenue
147.00	upgrading or existing cross dramage structures, indigrave Koad to Airport Avenue.
147.22	This section of the CWAR is currently at or approaching LOS E and F and warrants upgrading to four lanes in
	the absence of the Aquis resort. Overlaying Aquis resort demands on the traffic profile will significantly
	exacerbate the current performance problems with GWAR."

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	231





ID	ISSUE
147.23	"The road network will experience an additional 2 million ESAs of loading over the eight year construction
	period. Approximately 65% of the additional ESAs is related to the transport of the 2.8 million cubic metres of
	earthworks exported from the site."
147 24	"The payement impacts associated with the operation of Aquis will be relatively significant and will peed to be
	catered for as part of the infrastructure arreement between the proponent and DTMR "This last paragraph is
	of particular importance. Sections of the road surface of the Captain Cook Highway south of Vorkeys Knob
	Road are already pretty rough, and the amount of heavy traffic forecast for the Aguis development both at
	construction and operational states will undoubtedly have a buse impact. In the early 1980s I remember the
	trucks carting quarry materials to the airport when it was being uppraded to international standard. These
	travelled along Kamerunga Road and Aeroglen Drive and as a consequence parts of the road pavement
	became badly deteriorated (and remain so). Even if funding is forthcoming from the proponent and
	overnment if significant roadworks and significant traffic movements occurred simultaneously this would be
	very disruptive to the travelling community and cause delays to DTMR's road reconstruction schedule. Aquis'
	projected eight-year construction time frame, with the additional passenger and goods traffic after completion
	of Stage 1, would be expected to have a considerable impact on the other road users as well as on the ability
	of the roads to stand up to, and safely handle, the traffic.
147.25	Cairns Western Arterial Road: I question whether, even disregarding the disruption to regular traffic, it would
	be logistically possible to upgrade the Freshwater Creek/Caravonica roundabout section to four lane status in
	the time available before the projected commencement of Aquis construction works.
147.33	I fail to understand how the logistics of a project of the proposed scale and size could possibly work. Our
	infrastructure is inadequate for a development like this, and it is unreasonable for public spending for
	upgrading to be brought forward, and people's lives disrupted, for the benefit of a single project.
152.4	The broader Cairns community will be impacted by the sheer size of the project and the subsequent demand
	for housing for construction and resort workers. The local infrastructure, including hospital and schools, all
	publicly funded are inadequate for the increased demand stemming from the increase in population
	associated with the resort. Residents will face increased demand for these services without adequate
	planning or funding allocated to address the inevitable increase in need.
165.26	As per 133.26
165.27	As per 133.2/
167.6	As per 102.9 plus: Construction should not proceed while the water requirements exceed the capacity of CRC
400.40	
168.13	The Resort expects to rely on local and state governments for improved infrastructure to the region, including
	an upgrade to the nearby water i reatment plant, roads (both the highway and Yorkeys Khob Access),
	telecommunications, electricity, as well as extra community services such as police, life & ambulance, school,
170.0	As not 102.0
170.9	As per 102.9.
171.9	As per 102.9.
174.9	As per 102.9.
179.0	current water initiastructure for the Nothern Deadles and for Carins is feaching capacity and there are new
	options available of now to increase this capacity. The Aquis proposal reports that it requires of the meganites a day. Where will this opermous expansion of work come from and whe will have for the cost of building this
	a, whether will also end the water source and storage come from? The underlying aquifer should not be
	nart of this strategy as this would have a serious impact on the natural ecosystem currently in place
179 11	The existing road servicing the Northern Beaches is a bottle neck during neak hours, with traffic stalled
	between the turn off to the airport at North Cairns and the bridge over the Barron River (5 km). It can take an
	hour to travel these 5 km's during peak hours. If this road is to be doubled in capacity who will pay for it? In
	addition the land around the Thomatis Creek Bridge and the Yorkeys Knob round about is a flood zone.
179.14	The proposed size of Aquis requires an infrastructure that would service a medium sized regional city (i.e. the
	population numbers are 7 times the size of Innisfail). The power, water and waste management for a city of
	32,000 people will require a very large annual budget to firstly build and then maintain. This cost should be
	solely met by the developers. It remains to be seen as to whether this is even feasible on the Yorkeys Knob
	site proposed.
179.15	In addition the developer wants the current airport to be significantly expanded, more than double existing
	capacity. This cost too should also be met by the developer. Existing business that service the domestic
	airplane sector will be squeezed out to make room for this expansion. These businesses are local and employ
404.45	
181.15	Who will pay for upgrades to our sewerage systems, waste water systems?
183.9	As per 102.9.
184.9	As per 102.9.
100.9	As per 102.3.
192.12	Who pays for the infrastructure: The hig question that Cairne community has not got the answer to is who is
190.0	not pays for the massive off-site infrastructure and where will the money come from? My concorn is that it
	will be the ratepayer of Cairns Regional Council that will be obliged to pay for augmentation of water supply
	infrastructure and minor roads. Further, that the Old taxpaver will be forced to pay for the substantial amount
	of road upgrades necessary to support the resort.
198.9	As per 102.9.

Aquis Resort at The Great Barrier ReefRevision:Rev 1Environmental Impact StatementDate:October 2014Document No: Community Submissions and Issues R1Page232





ID	ISSUE
199.1	While the proponent has indicated that significant upgrading of existing, and in some cases additional new, infrastructure will be required in order to meet the needs of the development ON TOP of those of the Cairns region, it is not clear where the responsibility for delivery and cost falls. The Cairns region is already falling behind in terms of necessary infrastructure to maintain the current requirements of the population - both within the Cairns region and in the outlying regions (Tablelands, Northern and Southern Coasts) and allow for natural increase.
207.8	With the projected increase in Cairns' resident and tourist population from AQUIS, significant investments in roads, schools, hospital and health services, water and sewerage services, power and other infrastructure will be required. This should not be at the expense of the ratepayer or taxpayers. They costs must be born by the proponent either directly or through projected gambling revenues paid to the government. The EIS does not adequately cover this issue how these will be funded.
214.5	This project will require a lot from local residents not involved in the project - drawing on public funds and resources for infrastructure needs, causing up to 10 years of major inconvenience during construction and changing the very social fabric of the local community.
222.1	If the Barron River does try to divert will taxpayers be asked to mitigate and pay the cost?
231.4	If suitable public transport (light rail) is not provided from Aquis to the airport and onto the city, then the road infrastructure will not be able to cope with the massive increase in traffic to and from YK. With staff levels of 20,000 during the operational stage and without any onsite accommodation for them, some 20-40,000 extra vehicle movements can be expected for staff alone. Aquis expects the State Govt to cover the associated costs of duplicating the Western Arterial Road, upgrading the Cook Highway and Yorkeys Knob Road to accommodate the increase in demand. This is too big of an ask. The only solution is to provide light rail, paid for largely by Aquis, which has not been addressed in the EIS.
231.5	Aquis potable water needs (3.88ML/day) will require augmentation of existing supplies as they are currently at capacity. Aquis will generate 5.64 ML/day of waste water, but the capacity of the Marlin Coast WWTP is only 2 ML/day; the reusable water requirement will be 4.16 ML/day from the above facility which is also way beyond its current capacity. These figures mean a massive augmentation of current facilities, which Aquis will contribute a "share" of the associated costs. It would be appropriate that Aquis has its own waste water treatment facility.
231.6	Power demands require Ergon to facilitate Aquis' needs by building new infrastructure at taxpayers' expense. Where is Aquis' renewable energy plan? No mention of onsite power generation in the EIS. This needs to be addressed.
233.2	This project will relies on the subsidization arising from enormous public expenditure on roads, transport, health infrastructure water, power and training e.g. TAFE. Additional costs will arise from the social disruption caused by increased gambling and problem gambling, housing and construction boom and bust, housing price bubble burst. These costs will arise before the realisation of profits and even if there is economic downturn.
237.9	As per 102.9.

Submitters have expressed concern as to how and whom will pay for the upgrading of trunk infrastructure required to meet the needs of the development. The EIS (s25.1.3d)) states that:

The Proponent proposes that it enter into an Infrastructure Agreement with Council on the basis that:

- the development is considered as separate to and independent of the Council Trunk Infrastructure Contribution Policy
- the cost of dedicated trunk infrastructure to connect the development to the existing water supply network where it has capacity is met by the proponent
- the proponent will contribute its proportionate share of the cost of the upgrades to the transport network, and
- cost sharing arrangements would be identified for shared trunk infrastructure. (p25-27)

The proponent's consultant team is currently working with infrastructure providers CRC in formulating the framework through which a IA will be established. Details of this framework will be provided to the Coordinator-General.

c) Conclusions

The proponent will demonstrate to the Coordinator-General an agreed framework with CRC for the formulation of Infrastructure Agreements that will underpin the funding commitments to augmentation of trunk infrastructure (Cat 5).





3.25.4 Theme 25.3 Infrastructure – Housing

a) Submissions

This theme has been used to collect together all issues relating to the provision of housing needed to accommodate construction and operational staff of Aquis.

ID	ISSUE
139.1	Figures of the number of employees varies between 6,000 and 12,000. This is a huge number and the question must be asked, how on earth can they be accommodated, even if some proportion come from presently unemployed workers from Cairns? The obvious conclusion is that the wealthy Chinese company will be able to offer significant increases in all rental accommodation, in much the same was as applied to other towns in Qld following mining of coal by huge international companies – resulting in local permanent residents have to leave this situation is most unfair and unpatriotic, our own country taken over by foreigners.
147.35	The housing industry would be put under extreme pressure, with rental properties likely to be prohibitively priced. New housing could struggle for supply of materials and labour.
152.4	The broader Cairns community will be impacted by the sheer size of the project and the subsequent demand for housing for construction and resort workers. The local infrastructure, including hospital and schools, all publicly funded are inadequate for the increased demand stemming from the increase in population associated with the resort. Residents will face increased demand for these services without adequate planning or funding allocated to address the inevitable increase in need.
181.13	Where will construction workers live - how will they get to work? More road-based transport? Adds to the congestion already inevitable due to construction activity (development and road upgrades) and due to more buses on roads.
202.4	This project should be allowed to proceed because of its size and impact on cairns community, there is not enough space on this restricted land area between mountains and sea to build enough housing for construction workers and employees for the operation.
203.11	If it went ahead, the project is of a scale that would transform not just Yorkey's Knob, but all of Cairns. To give an indication of scale, there would be 9,000 construction workers required, the majority of these would be from outside the region and would require housing. Property prices would likely increase, as would rental costs as demand for housing increased.
225.6	I consider the assessment of the impact of the project on accommodation costs to be totally inadequate. The discrete topic of student accommodation has been ignored. The expected massive change in accommodation demand in the Smithfield area occasioned by the proposed resort will have a serious impact on affordability of accommodation for students at JCU. This is bound to have knock-on negative impacts on the attraction of JCU for new students, especially overseas students who usually do not have access to cars and prefer affordable accommodation within walking or cycling distance of the campus. That this issue of impact on student accommodation in the Smithfield area, and hence impact on operation of the University campus, requires urgent attention to avert an accommodation crisis caused by lack of planning.
231.1	Cost of Living: The size of this project will have extensive repercussions for the cost of living for the local population, particularly in the area of housing affordability. Under the current design, the previously planned onsite accommodation (Oct'13) for staff has been removed, necessitating a large scale build of units/houses in the area. There is no indication in the EIS of how or where this will be done, except to say, "subject to the level of response from the housing/development industry". With the estimated staff numbers being 20,000, during the operational stages, and the current high level of rentals (52.9%) in Yorkeys Knob (YK), the influx of staff will be competing with available accommodation, until the necessary rental accommodation is built, thus forcing rental rates up and making it untenable for many long term renters in YK and surrounding suburbs; they will need to uproot and look elsewhere, possibly in another town or city where they can afford to rent. For those who own their own homes in YK, it is highly likely that CRC rates will rise, placing extra financial stress on local residents. When the housing developments happens as a result of this massive demand, the inevitable increased need for social services (health & education) is not properly addressed in the EIS, except to pass the buck to the State Govt, justifying it by claiming there would be an increase in state revenue as a result of Aquis.





ID	ISSUE
232.1	Page 24-43 "It has been estimated 10% of travel demands generated by construction workers and staff will have an origin from the Yorkeys Knob community. This equates to approximately 1600 trips per day at full operations of the development. It is anticipated that approximately one third of these trips will be by passive transport given the convenience of the close proximity of the development to Yorkeys Knob, and as an outcome off road facilities would be provided to meet this need. The balance 1200 trips per day by motor car would be spread across three work shifts and this would equate to 400 trips per shift change spread across a two-hour window, generating 200 trips per hour in the peaks." First of all Figure 24-8 shows that at full operation of the development the estimated travel demands will be 15% and not 10%. Even if 1,200 trips per day by motor resolves in 1,800 pax (see page 24-10 1.5 pax/car). To this number we add the passive transport 400 pax, it will total 2,200 pax living in the Yorkeys Knob community. If we increase that number by 5% (from 10% to 15% as par Figure 24-6) it will result in 2,750 pax living in Yorkeys Knob community. The last census (2012) numbered the residents of Yorkeys Knob at just over 2.000. The exponential increase of the Yorkeys Knob community it's not considered in any of the CRC development plans and the doubling of the population is therefore unimaginable, at least for now. One of the ways to reach that result will be the eviction of the majority of the present residents, which sounds unrealizable, or a massive construction development to accommodate workers and staff, at a cost for the CRC, and therefore tax payer money to be recovered by rates increase, for the infrastructure necessary for the accommodation's development in the order of hundred of thousands of dollars if not millions. The solution is for Aquis to build accommodations for workers and staff inside the Aquis precinct so to minimise the impact on the local community.
233.2	This project will relies on the subsidization arising from enormous public expenditure on roads, transport, health infrastructure water, power and training e.g. TAFE. Additional costs will arise from the social disruption caused by increased gambling and problem gambling, housing and construction boom and bust, housing price bubble burst. These costs will arise before the realisation of profits and even if there is economic downturn.

The need to address housing impacts was raised in the context of Theme 14.4 Cost of Living (**Section 3.14.5**) and in Theme 14.10 Mitigation Strategies (**Section 3.14.11**). It has been agreed that mitigation plans require the proponent to collaborate with the CRC, relevant state agencies, and representatives of the community (community reference group) in the development of the monitoring program. In the short term, Aquis has agreed to provide a more detailed "framework" for the Housing and Accommodation Plan and document this in the *Supplementary Information Report*.

c) Conclusions

A Housing and Accommodation Plan will form one of the suite of social strategies to be addressed in the Register of Proponent Commitments to be included in the *Supplementary Information Report* (Cat 5). In addition, further work on the Housing and Accommodation Plan will be documented in the *Supplementary Information Report*.

d) Conclusions

Aquis has agreed to provide a more detailed "framework" for the Housing and Accommodation Plan and document this in the *Supplementary Information Report* (i.e. Cat 3).





3.26 CHAPTER 26 NO-DEVELOPMENT OPTION

3.26.1 Scope

Issues associated with EIS Chapter 26 (Assessment of the 'No Development' Option) are: dealt with in a single theme:

• Theme 26.1 Do nothing option.

3.26.2 Theme 26.1 Do Nothing Option

a) Submissions

This theme gathers together all comments on Chapter 26 regarding the 'no development' 9do nothing) option.

ID	ISSUE
73.12	"Do nothing" is always a considered option. If the development must go ahead, my preference would be for the alternative site and proposal put forward by the Aquis Aware group. To be honest I do not see the need for a development of this scale and nature in a region the size and with the socio-economic complexity of Cairns, let alone with the likely adverse impacts the development will bring, however grand the mitigation measures proposed. Improvements such as natural and cultural interpretation of the site, pollutant mitigation and so on should already be occurring as part of local and state initiatives to enhance our environment and community understanding. There are a myriad of existing recreational opportunities for all residents including pools, gyms, sports halls, the Esplanade, our beaches etc. and of course no guarantee that all the facilities ultimately to be provided at Aquis would be readily available to local residents (this is not the case, for example, at Paradise Palms). It is my view that we should focus on improving and consolidating the quality of existing infrastructure and services without the region taking on a massive new proposal it is unlikely to be able to continue to support should the developer's situation or market forces change. Developments with this focus and of this nature do not belong in small regional areas and certainly not in world heritage areas!
103.22	Chapter 26 canvasses the 'no development' option with only 6 benefits and 17 adverse impacts or 'lost opportunities'. This clearly overlooks many significant benefits of 'no development' such as (1) Maintenance of the village lifestyle of local Yorkeys Knob residents, (2) Maintenance of the Cairns central business district (CBD) as the predominant tourist commercial centre, rather than the intrusion of the proposed Aquis tourist commercial centre where 7,500 tourist rooms are proposed, which is 1.4 times the existing total of 5,339 tourist rooms in the Cairns CBD (Chapter 13), spread over many premises already having problems maintaining viable occupancy rates, and (3) Avoidance of the additional social and economic costs on the Cairns community of a second casino, likely to be larger than Australia's largest, the Melbourne Crown Casino, located in a town of 150,000 residents.
103.23	Chapter 26 lists spurious adverse impacts of 'no development' (p. 24-47) such as "lost opportunity for utilisation of current surplus capacity at Cairns Airport and tourism infrastructure in the region" and "lost opportunity to establish Cairns/ Queensland as an international resort destination" which misrepresents the current strategic planning of Cairns Airport Pty Ltd and local and regional tourism bodies and patronises their competencies.
103.24	Other nominated adverse impacts of "ongoing seasonal air emissions associated with cane farming", "ongoing risk to aviation (bird strike) and potential river migration due to presence of 6 ha of abandoned aquaculture ponds" and "lost opportunity for increased sports and recreation facilities for the Yorkeys Knob community" are clearly overstated when respectively (1) there are contrary comments in the EIS like "Overall, the existing air environment is characterised by common emission sources that can be managed by adequate buffer zones' (Executive Summary p.43), (2) there is no known airport bird strike issue with the abandoned aquaculture ponds and river migration of Richters Creek is a natural occurrence and will occur irrespective of the existence of the abandoned aquaculture ponds, and (3) there is a lack of knowledge of the Yorkeys Knob community of only 2766 residents is blessed with a school with a playing field, a golf course, a marina, numerous pocket parks and kilometres of beachfront.
213.13	Ch 26 I disagree with many of these statements of lost opportunities and/or benefits if no changes were made. [Details provided]





Several submissions again refer to the CBD option which is not really a 'do nothing' issue and is not considered further. The remaining submissions present additional benefits in not proceeding with Aquis as proposed. As the discussion in the EIS (s26) notes:

The impacts of not proceeding with the project can be considered as the converse of those of proceeding i.e. the impacts of proceeding become benefits of not proceeding and vice versa. (p26-1)

It is possible therefore to compile a large list of impacts of a development and present them as benefits in not proceeding. A review of the points raised above reveals no new issues.

c) Conclusions

A review of the points raised above reveals no new issues and that the EIS is adequate in this regard (Cat 2).





4 ANALYSIS OF ISSUES

4.1 BROAD CATEGORIES

The community submissions resulted in a total of 1498 individual issues that spanned one or more of the broad categories described in **Section 2.2.1**. These are as follows. Note that many issues fit in more than one category which accounts for the difference in the numbers quoted.

CATEGORY	NUMBER	%	EIS Chapters
Process	127	8%	1, 26, 27
Project	290	17%	4
Proponent	14	1%	2
Economic	187	11%	13
Environment	474	28%	3, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23
Community	298	18%	14
Infrastructure	209	12%	24, 25
Legislative and Planning Environment	49	3%	5
Other	32	2%	N/A
Total	1680	100%	

TABLE 4-1 BROAD ISSUE CATEGORIES

Not surprisingly, given that it covers 17 of the 26 chapters of the EIS (excluding references), 'Environment' accounts for the greatest number of issues raised for the above categories. 'Project' and 'Community' are approximately equal second at 17% / 18%, followed by 'Infrastructure' and 'Economy' ate 12% and 11% respectively. These results are shown graphically below.







This information is presented for interest only and has no real statistical relevance. As described below, the thematic approach is more indicative of issues and helps focus attention on required actions.

4.2 SCHEDULE OF COMMITMENTS

An Register of Proponent Commitments documenting all commitments raised in the EIS is in preparation and will be included in the *Supplementary Information Report*. Many of these have been discussed in the detailed assessment, although no new commitments have been identified as being necessary.

Revision:	Rev 1
Date:	October 2014
Page	239
	Revision: Date: Page





5 OVERALL SUPPORT

5.1 INTRODUCTION

While the purpose of the analysis of submissions is not to judge support for the project, many submitters specifically offered a view so this was recorded.

For statistical purposes, measurement of support was restricted to the submitter (i.e. not to individual points raised by each submitter) and a simple classification was used as follows:

- support for the project as is
- support for the project if certain changes were made
- opposition for the project as is
- unable to determine from the submission
- submitter requests that further assessment be made.

Where the support also included reasons, these were also assigned to the categories or chapters as described above.

It should be noted that agency and infrastructure provider submissions were not assessed for support.

5.2 DETAILS

5.2.1 Raw Data

Table 5-1 below summarises the assessment of overall support for the project based on raw data (no support was measured for agencies and infrastructure providers).

ITEM	SUPPORT	SUPPORT IF CHANGED	OPPOSE	NOT STATED	FURTHER ASSESSME NT	TOTAL
Number	76	23	62	42	27	230
Percent	33.0%	10.0%	27.0%	18.3%	11.7%	100.0%

TABLE 5-1 DETAILS OF SUPPORT

This data is shown graphically in **Chart 5-1** below.







This data shows that:

- 33% of submitters declared unambiguous support
- 27% declared unambiguous opposition.

Nearly 20% of submitters did not specifically state support or opposition while 11.7 % required further assessment.

5.2.2 Consideration of Support if the Project is Modified

As noted in **Section 3.4.3** several submitters suggested changes to the project. In many cases it was stated or could be inferred from the comments made that, should such changes be made, then the submitter would support the project. In cases where such changes are considered practical (in many cases these suggestions have already been contemplated and will most likely be implemented), the 'Support if changed' count was added to the 'Support' total. Where the changes cannot be incorporated, the count was added to 'not supported'.

On this basis, the results area as shown on **Chart 5-2**. There were very few (3) changes suggested that are compatible with the overall vision for the project. Similarly, if the 'further assessment' category produced suitable results, an additional 27 supporters would be counted.







This analysis shows that support for the project can be summarised as follows:

- support 46.1%
- oppose 35.7%
- not stated 18.3%.

These figures should be used with caution in gaging support as:

- the sample was not randomly selected
- submitters were not asked to indicate support or opposition (although many did)
- it was not always easy to gauge the level of support from the comments.

Fundamentally, the purpose of the submissions was to raise issues, not measure popularity.



6 SUBMITTER DEMOGRAPHICS



6.1 SEX

Submitters were invited to provide details of their sex. Responses have been collated as follows:

- male
- female
- both (i.e. when submission was noted as 'Mr and Mrs' etc.)
- other (agencies, organisations, not stated).

TABLE 6-1 ANALISIS OF SUBMISSION BY SEA	TABLE 6	-1 ANAL	YSIS OF	SUBMISSION	ΒY	SEX
---	---------	---------	---------	------------	----	-----

SEX	NUMBER	%
Male	101	40%
Female	98	39%
Both	4	2%
Other	51	20%
TOTAL	254	100%

This information is shown graphically below.



This data reveals an even balance between male and female submitters (about 40% each) and a small number of joint submissions (4%). The balance consists of agencies (24), organisations and a small number of 'not stated'.

Aquis Resort at The Great Barrier Reef	Revision:	Rev 1
Environmental Impact Statement	Date:	October 2014
Document No: Community Submissions and Issues R1	Page	243





6.2 ADDRESS

6.2.1 Suburb

Submitters were also asked to provide details of their postal address which included suburb and postcode. For the community submissions, a total of 60 suburbs were listed. The following table provides a details of the suburbs that comprise the top 80% of those counted (in descending order).

POSTAL ADDRESS - CITY	NUMBER	%
Cairns	38	17.0%
Yorkeys Knob	38	17.0%
Holloways Beach	12	5.4%
Edge Hill	9	4.0%
Kuranda	9	4.0%
Smithfield	8	3.6%
Machans Beach	8	3.6%
Cairns North	7	3.1%
Freshwater	7	3.1%
Trinity Park	5	2.2%
White Rock	5	2.2%
Clifton Beach	5	2.2%
Stratford	5	2.2%
Trinity Beach	4	1.8%
Mossman	3	1.3%
Redlynch	3	1.3%
Whitfield	3	1.3%
Mt Sheridan	3	1.3%
Westcourt	2	0.9%
Earlville	2	0.9%
Kanimbla	2	0.9%
Bungalow	2	0.9%

TABLE 6-2 ANALYSIS OF SUBMISSION BY SUBURB (TOP 80%)

This analysis shows that Cairns and Yorkeys Knob were the most common submitter origins, accounting for about one third of all community submissions.




6.2.2 General Spatial Distribution

A detailed analysis of the above reveals the following for general spatial distribution of community submitters.

AREA	NUMBER	%
Cairns (city and southern suburbs)	78	35%
Beaches	84	38%
Western Suburbs	22	10%
Cairns Region	17	8%
Other	22	10%
TOTAL	223	100%

TABLE 6-3 GENERAL DISTRIBUTION OF COMMUNITY SUBMITTERS

The 'other' category includes four submissions from overseas. Aggregating submitter origins into these spatial categories reveals that Cairns, the northern beaches, and the western suburbs together accounted for 83% of submissions. This data is shown graphically below.







6.3 ORGANISATIONS

6.3.1 Submissions Received

Submitters were able to complete the 'Organisation' field on the Citizen Space Database. In addition, OCG included relevant organisation data from other forms of submission (e.g. letters and emails). In addition to agency and infrastructure organisation, the range of responses included 61 submissions as summarised below.

NOTES TYPE NUMBER % Agency * Government agencies and local government. 34% 21 Submissions on company letterhead from organisations not in any of 19 Company 31% the other categories listed in this table. 2 3% Education Schools etc. Formal environment groups (e.g. CAFNEC, Birdlife Northern Environment 6 10% Queensland). Indigenous Indigenous organisation (e.g. Djabugay Native Title Aboriginal 2 3% Corporation). Industry Tourism or other industry groups (e.g. Cairns Chamber of Commerce, 5 8% Advance Cairns, Mulgrave Central Mill). Infrastructure ³ Infrastructure providers (e.g. Ergon Energy, North Queensland 3 5% Airports) Formal community groups (e.g. Aquis Aware Coalition of Concerned Residents 3 5% Citizens, Yorkeys Knob Residents Association). Other Not included - see below. N/A N/A TOTAL 61 100%

TABLE 6-4 ORGANISATIONS MAKING SUBMISSIONS

* Agency and infrastructure provider submissions are dealt with in the Part B report. The balance are described as 'community organisations'.

The following organisations listed in the submissions are not included in the above:

- Organisations in several categories where the submission is not clear about whether or not it is a formal submission of the organisation: e.g.:
 - James Cook University (i.e. staff members)
 - Yorkeys Knob Residents Association (individual members)
- Non-organisation entries (sometimes tongue-in-cheek?) such as:
 - 'supporters maximus'
 - '20 year resident of Yorkeys Knob'
 - 'Private (Civil Engineer)'
 - 'Retired'
 - 'Private citizen'.

Submissions were received from the following community organisations (i.e. excluding agencies, infrastructure providers, and companies). Companies were not included as it is considered that submissions from companies hold no special significance for this assessment.





TABLE 6-5 COMMUNITY ORGANISATION SUBMISSIONS

ORGANISATION	TYPE
Advance Cairns	Industry
Aquis Aware Coalition of Concerned Citizens	Community
Association of Marine Park Tourism Operators (AMPTO)	Industry
Australian Marine Conservation Society	Environment
Barron Catchment Care	Environment
Barron Delta Action Group Incorporated	Community
Birdlife Northern Queensland	Environment
Cairns and Far North Environment Centre	Environment
Cairns Chamber of Commerce	Industry
Djabkai Galga Culture Program	Indigenous
Djabugay Native Title Aboriginal Corporation	Indigenous
Ferner School of Environment and Society, The Australian National University; Centre for Gambling Education and Research, Southern Cross University	Education
Mulgrave Central Mill	Industry
St Marys College	Education
Tourism Tropical North Queensland	Industry
Wildlife Preservation Society of Queensland	Environment
WWF Australia	Environment
Yorkeys Knob Residents Association	Community

6.3.2 Analysis of Community Organisation Submissions

No special weight has been given to submissions from community organisations in this report on the basis that its purpose is to assess the issues of concern, not the number of times they are raised. An issue raised by one submitter has been taken to be just as valid as one raised many submitters or a group. That is not to say that the Coordinator-General may not be guided by such submissions.

All submissions from all community organisations (other than agency and infrastructure providers) have been considered in the detailed thematic analysis described in **Chapter 3**.





7 REFERENCES AND DATA SOURCES

- Great Barrier Reef Marine Park Authority. 2013a. *Great Barrier Reef Region Strategic Assessment: Strategic Assessment Report.* Draft for public comment. GBRMPA, Townsville.
- Great Barrier Reef Marine Park Authority. 2013b. *Great Barrier Reef Region Strategic Assessment: Program Report.* Draft for public comment. GBRMPA, Townsville.
- Great Barrier Reef Marine Park Authority. 2014a. *Great Barrier Reef Region Strategic Assessment: Strategic Assessment Report.* GBRMPA, Townsville.
- Great Barrier Reef Marine Park Authority. 2014b. *Great Barrier Reef Region Strategic Assessment: Program Report.* GBRMPA, Townsville.

APPENDIX A SCHEDULE OF SUBMISSIONS

	N					-	- T T	1	1 1			1 1		1				I I I	-							1 1		- T											<u> </u>		T	<u> </u>			
D	NO	Process																																				Π.		5					
																																						Π.		ucti	u				
		Proponent								E																												Π.		Istri	erati				
		Project								I Pi								ater ter																s no			s	Π.		Co	opo				
		Project		ಕ	ent		ect		at	ona	₽	es						e va											s					erati	osa	Ś	dile	Π.		- te	- int-				
		Environment		onta		lit o	proj		ů.	Regi	ilide .	ISSI			rce		iour	oun oun		2					a				sue					gene	disp	ç	ŝ		rity.	eme	eme	;	ī₹	<u></u>	,
		Francesia		/ 00	Pro 1	tabi	t0 t	w	opu	an, F	suita	nic	ES	a	sou	_	oth	S. Su	ge	ualit	ŧ	ţ		_	loc				iy is	lies	р	5		- 0	÷	Š	ັ້ວ	3	pec	nag	nag	ion	paci	ost usir	tion
		Economic	S S	tion	ject o iec	Sui	ojec	sue	aba	sPla	я́/ч	sce	& SI	aun	s Re	eve	on s	se se	aina	er qu	_ le	eme		Ition	e /	Se	200	e.	unit	ateg	Lan	uctic	uo	mer	mer	ety	ety		- s s	Nal C	Mai	erat	S Ca	위원	ð
		Community	f El(Pro	/ uo	t pr	n is	re/	airn	loac	and ions	ES "	8 F	eries	tion	ects	our o	r dr	wate	/irol	nag	Ħ	nina	fsho	L ic	ing	Jang	L L L	str	e so ited	Istri	erati	crar	age	Saf	Saf	NEN	<u>"</u>	NE ²	- Co	, g	nre	ture	Jent
			c A O	info	t of	ripti	tty o	ctio	failu viab	e, C	appl	ape ;	of N ems	lora	ishe	d wa igrat	vels g eff	Res	vate	ing	en	ma		e p	Ch Ch	Sel Sel	Li S			tion	ultat	ty	do	Man	Man	and	and Heri	o	, of	nme	ume Tr	ju j	Inct	ruct	es lop
		Infrastructure	qua(acity	esci	gest	al co	ect 1	d us	alla	t en	ers syst	d F	8 E	atec	din <u>ç</u>	ter	rmv	ceiv	ce pl	zard	loud	rket	ie of	man	stol	tura	nera	itiga	d si	uali se -	- se	ste	ste	lth 2	al al	tters	tters	viro	/irol	usp usp	asti	fras	evel
		Legislative and Planning Environment	Ade	Furt	Suit	te D	Suit	ç Ö	Proj	and		-igh	Matt Ecos	Liste	Fish	Rive		Va Va	Sto	Rec	Haz	На;	ШЩ	Mai	Bel	Hui 1	ŝ	Cul	Gel	ΣO	ACI	Noi Noi	Noi	Va	Wa	He.	Ulft L	Mai	Ma	Eng	En	Tra	Infr	- Infr	lo-d
			1.1	1.3	2.1	3 Si	4.2	4.4	4.51	5.11	6.10	6.2 I 6.3 I	7.2 I	7.31	7.5	8.21	9.1 I	10.1	11.1	11.2	11.4	12.2	13.1	13.3	13.5 14.1	14.2	4.4	14.6	14.8	14.1	15.2	16 A 17.1	17.2	18.1	18.2 19 F	20.1	21.0	22.1	22.3	22.4	23.2	24.2	25.1	25.2 25.3	26 N
																	-																												
4	4.4	Comment / Category																																						Ŧ					
.1	1.1	that there is less impact on land and ocean.											x																									Π.							
1	1.2	People need to see chart on comparative export of contaminants (cane																	х																										
1	13	farm VS development).					_						×				_				_										_			_				H	\rightarrow	+	-	++			
	1.0	Massive plantings of native flora are planned for edges.				Ĺ	,						^																																
2	2.1	This has to be better for the environment than the practice of cane farming												х					х																			Π.							
3	3.1	I think the whole project is a complete waste of time and money. It is for				×	(×											H	++		H	++			
		gamblers. The people of Cairns do not possess the financial health and																																				Π.							
3	32	calibre to withstand this form of capitalism. The Cairos community are doing it tough as it is without the need for any					++			×		_			_		-	┨┼┼			-						+		++		_			-			-	H	++		++	++		_	╂┼╤
	0.2	unnecessary invasion of crown land.								Â																																			
4	4.1	This project [EIS] seems to adequately address any & all issues that could be of concern	х																																			Π.							
4	4.2	Progress this project, and ensure sufficient ongoing supervision of the	x	:																																		H	++		Ħ	++			
		processes incorporated into this document both during the construction &																																				Π.							
4	4.3	Green light please.				×											_				_													_				H	++	+		++			
5	5.1	I wish Aquis every success with their proposal. They have put so much	x																																										
5	52	time, effort and money in to getting this EIS right the first time.					,								+								×			×											_	H	++	+	++-	++			
Ũ	0.2	and given our local Community the chance to move ahead.					`																~			Ê												Π.							
5	5.2	Don't let the collice anti-aventhing minority datas you						_														-								+		_	+			+		⊢	++	_	4	++		_	4
6	6.1	Positive impact considering your transparency.	x												+																							H	++			++			
7	7.1	I am opposed to this type of development, it will change our beautiful city	/			×	(x																			
7	7.2	torever.				×											_				_			x			,							_				H	++	+		++	x		
-		on our resources, quality of life and real community development is of	f																																			Π.							
7	73	greater value than gambling and greedy investors.					,																							+			+				_	H	++	_	++-	++		_	4
'	1.5	natural unspoilt beauty of our environment.				Ĺ	,																																						
7	7.4	I am opposed to this.				×	(_														-								+			+			+		⊢	++	_	4	++		_	4
8	8.2	Don't forget that international race track GP bikes, V8s and Formula 1 /				ŕ	x																											-				H	++			++			
6	0.4	driver training facility.														╡										\parallel	++	++		+					\square			\vdash	++			++			44
9	9.1	I find that this project is amazing in the concept and the way that your group has gone about it is amazing.	х			×	<																															Π.							
9	9.2	Other developers should take notes.	x																																										
9	9.3	I certainly hope the Fung family gets it all going as a long term resident 40 years good luck on your incredible venture and don't listen to the minority.				×	<																															Π.							
		knockers who are just that.																																											
10	10.1	Full support for project.				×	(_								<i>,</i> ,															\vdash	\rightarrow		-	++			
10	10.2	people, which Cairns desperately needs. Employment neans incomes																				×																Π.							
4.0	10.0	which are recycled/reinvested in the Cairns economy.					+		\square			\square		\square												\square	++		++	\downarrow						\downarrow		\vdash	\blacksquare			++			\square
10	10.3	rorkeys Knob Residents' Association is not representative of community.																																											
10	10.4	Go Aquis.				×	(Ħ												Ħ	#			##			
11	11.1	Having reviewed the EIS, as a resident of Cairns I'm very satisfied with the process undertaken and level of detail provided	x																																										
11	11.2	Fully support the project.				×	(Ħ							
12	12.1	Flooding, even at its worst does not come close to the more obvious and		T	ΙT		$ \top$				IT			x			x					T				[ΙŢ	ΙT	ΙT	T						Ī		IT							
12	12.2	Concerned about trucks coming from Redlynch quarry through the school						x						\square		╶┼╶╏										++	++	++										\vdash	++			++			H
		zones for an unprecedented construction period																																											

ID	No	Process Proponent Project Environment Economic Community Infrastructure	quacy of EIS d for conditions ther information / contact	process / government acity of Project Proponent	ability of Project Proponent bescription / Suitability	ability of project gested changes to project istruction issues	al content ject failure / abandonment	ject viability d use, CairnsPlan, Regional Plan	lic land rall approach / suitability	dscape and scenic issues the missions	ters of NES & SES systems	ed Flora & Fauna logical Processes	ו & Fisheries Resources /ated water level	er migration od levels and behaviour	oding effects on others ater Resources - Surface water	ater Resources - Groundwater ormwater drainage	ke environment ceiving water quality ke elumbing	zard environment	zard management ıployment	onomy urism	irket domination nefits offshore / local	te of Change man Services	estyle Changes st of Living	mbling litural Change	w and Order eneral community issues	A and consultation	id sulfate soils	Auality	ise - construction ise - operation	ise - Aircraft and helicopters aste Management - generation	aste Management - disposal ecurity	alth and Safety - Vectors	aim and Sarety - Crocodiles ural Heritage	ttters of NES - OUV ttters of NES - Integrity	tters of NES - Species tters of NES - Cumulative	vironmental Management - Construction vironmental Management - Operation	ansport - Construction ansport - Operation	port rastructure - Capacity frestructure - Cast	וודמצורטכנערפ - טסאנ rastructure - Housing	levelopment Option
		Legislative and Planning Environment	1.1 Ade 1.2 Nee 1.3 Fur	2.1 Cap	2.2 Suit 3 Site [4 4 Suit	4.1 Sur 4.2 Sug 4.3 Cor	4.4 Loc 4.5 Pro	4.6 Pro 5.1 Lan	5.2 Put 6.1 Ove	6.2 Lan 6.3 Ligl	7.1 Mat 7.2 Ecc	7.3 List 7.4 Ecc	7.5 Fisl 8.1 Elev	8.2 Riv 9.1 Floo	9.2 Flo	10.2 W	11.2 La 11.3 Re	12.1 Ha	12.2 Ha 13.1 En	13.2 Ec 13.3 To	13.4 Ma 13.5 Be	14.1 Ra 14.2 Hu	14.3 Lit 14.4 Co	14.5 Ga 14.6 Cu	14.7 La 14.8 G€	14.9 SI	15.1 Ac	16 Air (17.1 NG 17.2 NG	17.3 No 18.1 W	18.2 W	20.1 He	21 Cult	22.1 Mã 22.2 Mã	22.3 Ma 22.4 Ma	23.1 En 23.2 En	24.1 Tr 24.2 Tr	24.3 Al 25.1 Inf 25.2 L	25.3 Inf	26 No-6 27 Refe
12	12.3	Concerned about 5,000 tons of solid waste dispersal per annum on a 40 hectare site, which has been mentioned in their own stats. It has been						Ħ	T																			Ħ		x		T							Т	
12	12.4	Concerned about 100 buses per day from the airport. Aquis appears to have not mentioned the logistics of a shuttle service, it simply ignores it.							T									T										Ħ									x			
12	12.5	Aquis assumes a supply of power which Queensland cannot provide within reason.																										Π										x		
12	12.6	Cairns is said to be managing on a water supply with a capability of supply for 75,000 people. Simply put, there's barely the resources for the existing population.																										Н										x		
12	12.7	The moral, ethical and aesthetic aspect requires more hours than I'm prepared to spend spelling out.			x	(Π								
12	12.8	Imagine a financial backer waiting for four years with no returns? Imagine people staying there while stage two is being built? Effectively a casino in a flood plain, swarming with mosquitoes, and with views of a construction			×	x																						Π				x								
13	13.1	Love the whole development and concept.			×	:																										Ħ								
13	13.2	It can't be built quick enough for my liking.			×	(-										x x			x			+		++		_		+			_					
14	14.1	If an investor Foreign or otherwise, wants to improve swamp land to make Cairns benefit from issues such as constantly high unemployment, and the fall-out from young adult and youth suicide from lack of direction and un- financial means I am all for it.																	x				x																	
14	14.2	I am a local born and bred in this town. While I fondly recall the way Cairns was (40 years ago) I also embrace the fact that with Multiculturalism, World Wide advances etc. we must move forward. This means having employment and infrastructure for our children to be able to stay in their home town rather than leave to find a job	ł																×				x					l												
14	14.3	Yorkeys Knob and much of the surrounding area was at best a low lying flood zone - great for sugar cane crops not much else maybe rice if the tried growing it	y		x			Π																				П				Π								
14	14.4	The constant flooding of the poorly built highway might actually be improve if Aquis goes ahead and addresses drainage and water sustainability as some of the key issues in the planning and building processes.	d											x														Π									x	x		
14	14.5	A road extension between McGregor Road and Dunne road into Yorkey Knob from Smithfield would alleviate the over-burdened traffic congestin at two of the most hazardous accident prone roundabouts ever buil Caravonica and Smithfield roundabouts cannot and have not in year catered for the traffic using it	s g t. s																																		x			
14	14.6	A small bridge connecting Trinity Park and Yorkeys Knob would also help alleviate this over connection issue																										П				Ħ					х			
14	14.7	Aquis should contribute a sizeable amount of funding towards a new dam with more ecofriendly sustainable Hydro Electric Power.																								$\uparrow \uparrow$		Ħ				Ħ						×		
14	14.8	Aquis should contribute a sizeable amount of funding towards treatment stations to be able to cater for the additional population growth.																										П				Π						×		
14	14.9	Aquis should contribute a sizeable amount of funding towards additional telecommunications and data towers to free up the congested airwaves an not inhibit the poor existence of our outdated tele port networks that still have not provided ADSL2 to local residents.	d																																			×		
14	14.10	Legislation should enforce that all workers on the site be existing Australiar residents and priority given to Cairns locals who desperately need work rather than outsourcing jobs to other cities	l l				x																					Ħ				Π								
14 14	14.11	There should also be strong encouragement to use Australian made & supplied Building Materials so that a real flow on effect occurs for the few remaining crippled businesses in this town. It seems they have enough plans for parkland and recreation facilities.			×		×																									Ħ								

ID	No						1	TT															TT	пп	1 1 1								пт		<u>r r r</u>			T
	NU	Process																																E				
		FIDCESS																																a ğ				
		Dropoport																																ti r				
		Proponent							an																									nst era				
		Design of														erter													2 2					<u>8</u>				
		Project			t t		Ħ		nal							vat													ati e	g	es							
				act	o nel		je	len	jio	Ē	5			ŝ	⊨ ///	8 É									es					ŝ.	odi Ddi			en				
		Environment		ant out	a e	ĒŢ.	pro	L L L	Şeç	i pi	8			ő	ers	u ta		>			-	5			suc			-			8 S		ies i		ы Б	£	Ð	
					5 4	ide	5	မ	, F	i iti	2 0	n	_ s	no	È à	มือ	e	alit	보 분			2			is c	es	_ ,	- 1			s Š	≥	eg eg	ag	u ⊑i	aci	on	<i>;</i>
		Economic	2		벐분	st lit	es es	an	lai	IS S			Ina	kes /el	e e	1 1	it Jaç	: B	ner		5		ŝ		tion it	egi					농 농	or	S D		ati	C ja	b lo lo	É
			s i		o je	<u>S</u>	ngu	at	1SF	E E	ہ ہ	ð	Fat	s je	s dr	š š	ner	a e	nu Jeu		atio	0 0	ge 3	r ge	Ite	- ii at	Ľ				fet et	e -	ပ်ပ်ပ		Ser Dis		위비	,
		Community		ů ľ	2 4	n g	ha	e z	ii ii	o a	Ü	2	a S	ter i	sci al o	j j		vat	jaç	Ħ	ji ji	s ng	ing in	an	ust mu	st	teo	rat	age	ลี เ	Sa Sa	Lag	ΨΨΨ	uta uta	ŭõ	ILLE		i l
		Commanity	of of	s for	3 5 5	e E	o d	ilu	ü abi	pid	ssi s	n Sr	E P	vat	effe est	esc Sc	/irc		nar nar	v ner	00 40	ة K		ြ ပြ ပြ	<u></u>	ate	nai		an		2 2	of 1	2 2 3	nel	뉟뉟	i tr		ίs
		Infractructure	S S		E C	真重	ste	fa	se, <i< td=""><td>ap</td><td>Ē</td><td></td><td>ica Fo</td><td></td><td></td><td>r a a a a a a a a a a a a a a a a a a a</td><td>Nu a</td><td>olu vin</td><td>d de</td><td>N N</td><td>t q</td><td></td><td>f le</td><td>nal In</td><td>d al</td><td>ati</td><td>Ē</td><td></td><td></td><td>i i i</td><td>aiai</td><td>S S</td><td>S S S</td><td></td><td><u>ā</u> ā,</td><td>stru</td><td>e tr</td><td>Ce</td></i<>	ap	Ē		ica Fo			r a a a a a a a a a a a a a a a a a a a	Nu a	olu vin	d de	N N	t q		f le	nal In	d al	ati	Ē			i i i	aiai	S S	S S S		<u>ā</u> ā,	stru	e tr	Ce
		mnastructure	anb 1		acit	abi	ges	st c	n sc	ic all	e i	sys	b g g	ate 🗞	등 등	ter ter	E e	e ci	car.	pd pd	iris y	9 9	st o	ur nb	ar	d s	ua	Se se	ste st		돌 돌	tter	tter	ir di	lsu Isu	asi	asi	en
		Legislative and Dianning Environment	dec		uita a	d iii	iĝn	jo S	a ci	ubl vei	- Ho		col ste	ish lev		N S	al Sto	ak Sec	Taz Taz	E N		at	S E S	Gal	SIA				N S S	OSC -	ě ě	ultu Mai	Vat Nat		Lra Lra		L L	fel
		Legislative and Planning Environment	₹ Z		N C I	S S	S C		<u>ت</u> ہ			≥ш	ΞΨ			10.1	- 2	. 6. 4	<u>1</u>	11		<u>, - </u>	i Ω 4.	7 1	8. 0.	₽ - ?	A N		2 - 6	i B		ŭ =	2 0 1	1 - N	- N 0	<u>, – </u>	i m ž	2
					5 5	ω 4	4 4	4 4	5.1	6.1	901		~ ~	N 8 0	6.6	99	7 7	7 7	12	13	13 13		4 4	4 4 4	14	12 4	1 9 1	1 - 1 -	9 9 1	9 0 9	8 8	21	22	23 23	24 24	25 25	25 25	27
14	14.13	The bats, not that I've ever noticed any for all the times I have been in																															х					
	_	Yorkeys Knob, will continue to find trees that they enjoy even if the local																																				
		CRC has tried to eradicate them.																																				
14	14.14	There is still more than plenty swampland for the mosquitos, birds, bugs,										х																										
		and other wildlife.																																				
14	14.15	Please discontinue the bureaucratic hold ups to progress and find solutions		x																х																		
		to make the resort go ahead while an investor is interested in making it																																				
		happen.																																				
14	14.16	People need jobs now. Jobs give purpose and financial means. This builds																		х			х															
		self-esteem and community.																																				
14	14.17	Community growth through infrastructure and employment in this manner is																		хх			х															
		better than ridiculous government incentives such as a Baby Boom Bonus																																				
		Scheme which has negatively impacted on homeless unwanted foster																																				
		children and wasted taxpayer funds.																																				
15	15.1	These developments use huge amounts of energy just to run them. Has					х																													x		
		any consideration been given to on-site electricity generation such as roof																																				
		top PV or biomass (from cane fields, methane generation (for power																																				
_		generation) from sewerage, solar thermal hot water?						+ $+$								$ \rightarrow $							+ $+$	+ + + +	+ $+$ $+$													_
15	15.2	Also what measures will be taken to minimize power and water					х																						x							x		
		consumption and recycle waste (read worm farms and bio-digesters)?						+ $+$								$ \rightarrow $							+ $+$	+ + + +	+ $+$ $+$													_
15	15.3	The site could be promoted as a type of clean green ecotourism hot spot if					х																						×							x		
-	10.1	properly designed.									-																_											_
16	16.1	As a long term resident of Cairns and business owner here for nearly 40																		х																		
		years, I have observed the many economic cycles that have affected the																																				
		community, especially the business community. While Australia was																																				
		allegedly undergoing fairly sound economic growth for a decade before the																																				
		GFC, Cairns saw virtually none of that and our economy has been dragging																																				
10	10.0	along the bottom rung of the ladder.									- 1																				\rightarrow							-
10	16.2	A strong local economy has benefits for every resident.																		X												_						
10	10.3	A guis on gentling and the week orguments but forward by the usual rept of																						x														
		Aquis on gambling and the weak arguments put forward by the usual fent-a	-																																			
16	16.4	Lam also sick of social both Enderal and State governments stop their																																				-
10	10.4	funding at Townsville. Cairns is a vastly different community to Townsville				^																																
		that is shackled by the Public Service mentality. Most workers in Townsville																																				
		have never had to justify their existence by hard work and enterprise unlike																																				
		Cairns. It is far beyond time that Cairns dot the break that it deserves and																																				
		Aquis will be that saviour.																																				
16	16.5	Every major project will have some downsides but the benefits far outweigh				х																																
	-	them.																																				
16	16.6	I have always been and will continue to be a very vocal supporter and one				х																																
		who has some influence in my wide data-base of contacts.																																				
16	16.7	Please keep forwarding me updates on progress.		х																																		
17	17.1	The overwhelming majority of the Cairns community support this visionary				х		T																			T											
L		project.																																				
18	18.1	Remove the convention/exhibition centre facility. Cairns already has one.					х																				T											
		Go into a JV and upgrade/expand the existing facilities.					\square																															
18	18.2	Remove the aquarium from the proposal. Cairns is about to get one on			$ \top$		x																															
		Florence Street. Let's give this one a chance to work and provide a shuttle																																				
		bus for resort residents into Cairns.					\square	\square								\square																						
18	18.3	Why have another golf course? Paradise Palms is up for sale – how about					х																															
		buy this one and enhance this facility. Plus Yorkeys Knob has a golf course																																				
		also – what's going to happen to that facility?			++		\square	\square			+					\vdash							+	+ + + +	+ + +								\vdash		▋┤┤			
18	18.4	Enforce a local industry participation plan (LIPP). Employment, materials						х														x																
		and produce must be sourced locally first. Implement a reporting																																				
	40.5	mechanism.			++		\vdash	++			+					⊢⊢						++	+ $+$	+++	+ $+$ $+$								+ + +		▋┼┼			+
18	18.5	Enjorce an indigenous Employment Policy of 10%. Implement a reporting																				×																
		Inechanism.																																				

α Process P	10	N.L.					1		1						-			1					-	1						1 1	- 1		<u> </u>						1	1 1	1		—			_
Proponent Freed	U	NO	Process																																						ion					
Image: problem Image:			Drepenent																																						ructi					
Project Project <t< td=""><td></td><td></td><td>Proponent</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Plan</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>'n</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td>onst</td><td></td><td></td><td></td><td></td><td></td></t<>			Proponent								Plan								'n																-						onst					
Image: service of the servic			Project			e II		t		ŧ	nal F	_ 4	,						wate	wate															ation	sal		les		e	+ C					
			Environment		ontact	oponel	ility	proje		nmen	Regio	ability	anee			Irces		riour	Irface	Apuno.		2				a				senes				;	gener	dispo	ectors	locodi	Irity	ies ulative	Jemen	n	14.4	Au .	bu	
Provide and a serie of a ser			Economic	4	ins ion / c	ect Pro	Suitab	ject jes to	nes	bando	Plan,	/ suit		' SES	una	Resol	ivel	behav	nS - Su	es - Gr inage	ent	dra	ment		aci	re / loc	ŝ	es	0	inity is	tegies	ls and	ction	u u	and h	nent -	ty - Ve	- CI	- OUV - Integ	- Spec	Manag Manag	struct		- Cost	Housi	<u>.</u>
			Community	EIS	mati	Proje	2 / u	hang	r iss זו	re / a litv	airns	oach	suo	ES 8	& Fa	ries	ter le ion	and	ource	r dra	nme	bing	iron 1age	¥	+cuic	[sho	vice	ing	ange		stra	e soi ted L	stru	ratio	sratt agen	agen	Safe	sate tage	VES VES	VES	ntal ntal	D O O	-	ture -	Ire -	
				icy of	infor	y of F	riptic	ity of ted c	onter	failur viabi	se, Ce	appr	nissi	of NI tems	-lora	Fishe	d wat ligrat	svels or effo	Reso	Reso water	indiv		d env d mar	ymer		ts off	n Ser	rle CF	ling al Ch		ation	ulfate minat	ity.	- obe	- Airc Mana	Mana	and	Aerit	s of h s of h	s of h s of h	nme	- troc		structu	lopm	ces
Legislative and Planning Environment Legislatintervalue Legislative and Planning Environment Legislati			milastructure	edua	rther	o pro pacit itabil	Desc	gges	nstru cal c	oject	sn pu	erall	bt er	itters osys	ted F	ih & l	evate	od le	ater	torm	ake e	ake p	azaro	mplo	ouris	enefi	are c umai	ifest) ost o	amb	ener	Mitig	cid s ontal	Qual	oise	oise aste	aste secu	ealth	ealth tural	atter	atter	nvirc nvirc	rans	irpor	Infra	frast	eren
Image: Note: Note			Legislative and Planning Environment	1 Ad	3 Ful	2 Su	Site	2 Su	3 Co	5 Pro 6 Pro	1 Lai		3 Lig	1 Ma 2 Ec	3 Lis	5 Fis	1 Ele 2 Riv	1 Flo	2 T N	0.2 V	1.2 L	. 1 - 1 . 1	2.1 H	3.1 E	3.3 T 0	3.5 B	4.2 H	4.3 Li	4.5 G 4.6 C	1 (D) (C) - (C) (C) - (C) (C) - (C) (C) (C) - (C)	4.10 I	5.2 C	5 Air 7 1 N	7.2 N	8.1 W	8.2 W 9 Bio	1 H H	I Cul	2.1 M	2.3 M 2.4 M	3.1 E 3.2 E	11 11 11 11 11 11 11 11 11 11 11 11 11	4.3 A	5.2 - I	5.3 In 5 No-	7 Ref
In Low bars abors including sympthesis, including algorithms, including sympthesis, includin				÷ ,	- -	- ~ ~	i m	4 4	4 4	4 4	- ici i	ຕ່ອ່ຜ		7.	7.	7.	ຜ່ຜ່	<u>б</u> о	, É	7	÷		7	÷	<u>- -</u> -			7 7	77			1	÷ [18	÷	Ň	N N	5 S	5 5	й К	ñ 7	5	5	5 5	27
1 1 Normal registration and subtained and a subtained and subtained and a subtained and subtained and subtained a	18	18.6	Enforce training schemes including apprenticeships. Implement a reporting									Ħ				T											х				х		Ħ				H									
International contract of the construction	18	18.7	My most major concern is that offshore organisations and workers will						х																								ΙT				H					\square				
00 0.	19	19.1	What about the social impacts? Will you responsibly assess them?	x	x																									×	:											E				
30 30 30 30 30 30 4 4 30 30 30 30 30 30 4 4 31 30 30 30 30 4 4 31 30 30 30 4 4 31 30 30 30 4 4 32 30 30 30 4 4 31 10 4 4 32 31 10 4 4 32 31 10 4 4 33 10 10 4 4 34 10 10 10 10 10 35 10 10 10 10 10 34 10 10 10 10 10 35 10 10 10 10 10 10 36 10 10 10 10 10 10 10 37 10 10 10 10 10 10 10 10 37 10 10 10 10 10 10 10 10 10 10 1	20	20.1	Thanks Mr Fung. We love your beautiful resort design and can't wait for it to begin.	0				(
203 Use an boxing boxing on the selection and different meeting up with our care is the selection and different from selection and the selection and different from selection and the selection and different from selection and the selection and the selection and different from selection and the se	20	20.2	We live up the road at Caravonica and feel this will finally bring Cairns into the 21st Century and also bring us work and more tourism.)	(x	х																					
21 If the solution is algorithm is algorithm. The light is algorithm is algorithm is algorithm is algorithm is algorithm. The light is algorithm is algorithm is algorithm is algorithm is algorithm. The light is algorithm is algorithm is algorithm is algorithm is algorithm is algorithm is algorith	20	20.3	We are looking forward to the seafood buffet and meeting up with our					(х								П									
Image: professional on balantial of governments and probability of government and probability of governments and probability of governmentand and probability of governments and probability of go	21	21.1	I have concerns regarding this proposal and a possible lack of	x	x	:		+																																		H				+
wrong wrong <th< td=""><td></td><td></td><td>professionalism on behalf of government and possibly the proponent, so</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>			professionalism on behalf of government and possibly the proponent, so																																											
21 112 Integrayed and the data with a box of the data			wrong.																																		L.					4				
21 31.5 Non-owner and the EIS when the government seems to be "presenting" to x x x x 22 22.1 bits record the indication: any introgenerative seems to be "presenting" to x x x x 24 22.1 bits record the indication: any introgenerative seems to be "presenting" to x x x x 24 22.1 bits record to indication: any introgenerative seems to be "presenting" to x x x x 24 22.1 bits record to indication: any introgenerative seems to be "presenting" to x x x x 25 22.2 bits record to indication: any introgenerative seems to be any other to assessments be indicative record to record the matching and attractice. x x 26 22.2 22.2 The gradenerative seems to the the the tensor for the seems to the the tensor for the seems to the the tensor for the seems to the tensor for the seems tensor for the seems to the tensor for the seems to th	21	21.2	This project is high risk, if it was all Fung's risk fine but the risk will be shared, and we deserve better than what we have had from government so									н.																																		
22 22.1 The resort is duatically different from anything the tabue base in the wheel conserves and the conserves and the wheel conserves and the conserves and the wheel conserves and the conserves and th	21	21.3	Tar. Why even read the EIS when the government seems to be "pretending" to go through the motions?		×	:						H.																					H									H				
22 22.2 2.4 A number of the same share how	22	22.1	The resort is drastically different from anything that has been built in Cairns	;				(х							T							x			x					H				H					\square				
void famous for being the gateway to two Wold Heritage listed sizes: the Word famous for being the gateway to two Wold Heritage listed sizes: the Word famous for the scalable gate of the Size and			before and will change the Northern Beaches and the whole Cairns region irreversibly. I question if it is a direction Cairns wants to go. The region is																																											
22 22.2 The light pollution associated with the site sound like it will be significant. This is not mention any investigation of effects on wildle or the likelihood of blotting on the server shift have been proposed in 6.3.2 of the ESG not mention any investigation of effects on wildle or the likelihood of blotting on the server shift have been proposed in 6.3.2 of the ESG not mention and the site sound like it will be significant. This is not mention any investigation of effects on wildle or the likelihood of blotting on the server shift have been proposed in 6.3.2 of the ESG not mention any investigation of effects on wildle or the likelihood of blotting on the server shift have been proposed in 6.3.2 of the ESG not mention any investigation of effects on wildle or the likelihood of blotting on the server shift have been proposed in 6.3.2 of the ESG not mention any investigation of effects on wildle or the likelihood of blotting on the server shift have been proposed in 6.3.2 of the ESG not mention any investigation of effects on wildle or the likelihood of blotting on the negative visit and the set in the set set in the set in the set of the set is all and effect the set is all and e			world famous for being the gateway to two World Heritage listed sites: the																																											
known for its outstanding natural attractions, will also become known for the massive development, the first of its type in Australia. This is not mecessarily destrable. x x x 22 22.2 The light politication associated with the site sounds like it will be significant. Mightion mesures that have been proposed in 6.3.2 of the EIS do not mechanize your associated with the site sounds like it will be significant. Mightion mesures that have been proposed in 6.3.2 of the EIS do not method any investigation of diffects on wildle or the heart brings into a count. The light politication wildle or the meshon brace attraption to account. The would benefit the resort because mension of CO2.1 would benefit there is shill and there is shill and there is shill and there in the resort because method that there is shill and there would benefit there is shill and there is shill and there in the resort because method that there is shill and there would benefit there is shill and there is shill and there is design builtings to 3.6 start startadard for energy conservation, including solar hot water and solar panels. I would end the there is shill and there for the shill be interested by the shift be other as the light of the relies shill and there for the shift and solar panels. I would end the theorem shift and there for the shift and solar panels. I would end the theorem shifts the that hope for the shift and solar panels. I would end the theorem shifts the that hope for the shifts and shift and the shifts the shifts and the resort pounds. 22 22.4 A number of the meshogen shifts that hope for the shifts and solar panels. I would end that hope for the shifts and solar panels. I would end that hope for the shifts and solar panels how panels how the shifts how as a shift hat thope for the shifts and shifts how the the shifts how as t			casino resort changes the image of the Cairns completely. Cairns, now																																											
necessarily desirable. x <td></td> <td></td> <td>known for its outstanding natural attractions, will also become known for this massive development the first of its type in Australia. This is not</td> <td></td>			known for its outstanding natural attractions, will also become known for this massive development the first of its type in Australia. This is not																																											
 22 22.2 The light pollution associated with the set sounds like it will be significant. Mitigation measures that have been proposed in 6.3.2 of the EIS do not mention any investigation of effects on wildlife or the likelihood of blotting out the night key, which would be interstet to enjoy a view of the stars. The lighting design should take both these things into account. This would been fit the react because many northern hemisphere visitors would be interested to see the southern sky from the resort grounds. 22 22.3 Although the management plan describes plans to reduce and offset the carbon footprint created by the site, there is still an elem mission of CO2.1 would very much like to see the Aquis resort be carbon neutral. The intent is to design buildings to a 6.5 still stars and and or page 16-14 that hope Aquis will about. 22 22.4 A number of the management plans should be supplied and any precursions or medication should be undertaken to a substard or discusting standard as a condition for development approval. This is the case with the soil management plan starsdard for energing on a calcular point and ary precursions or medication of activating potential. The intent is no disclar panele. I wonder how fassible for the finalised during the design stage. Management plans should be supplied and any precursions or mendication or development approval. This is the case with the soil management plan starsdard for energing and calcular potential or disclar panele. That hope Aquis will about. 			necessarily desirable.																																							44				
amention any investigation of effects on wildlife or the likelihood of blotting out the right sky, which would make it impossible to enjoy a wiew of the stars. The lighting design should take both these things into account. This would benefit the resorb toecause many norther memisphere visions would be interested to see the southern sky from the resort toecause many northern hemisphere visions would be interested to see the southern sky from the resort toecause many northern hemisphere visions would be interested to see the southern sky from the resort grounds. X 22 22.3 Although the management plan describes plans to reduce and offset the carbon footing rotated by the sine, here is still an entenission of CO2.1 would very much like to see the Aquis resort be carbon neutral. The intent is to design buildings to a 5/6 star standard for energy conservation, including sdard have the magement plan relation on page 16-14 that 1 hope Aquis will adopt. X X 22 22.4 A number of the management plans relacking in detail and will be finaled during the design stage. An under of the management plans stalkadary standard for energy conservation, including sdard to renergy conservation, and any precursion so regreef of that li hope Aquis will adopt. X X X 22 22.4 A number of the management plans relacking in detail and will be finaled during the design stage. An undertaken to a satisfactory standard as a condition for development approxal. This is the case with the subjact areas as some good subgestors and to any precision should be supplied areas. X X X X 22 22.4 A number of the management plans re	22	22.2	The light pollution associated with the site sounds like it will be significant Mitigation measures that have been proposed in 6.3.2 of the EIS do no	t. ot									x		X																															
22 22.3 Although the management plan describes plans to reduce and offset the carbon footprint created by the site, there is still a net emission of CO2.1 would yery much like to see the south on uteral. The intent is to design buildings to a 50 star standard for energy conservation, including solar hot water and solar panels. I wonder to we appendix there is a still and the south grounds. x 22 22.4 Although the management plan services even the south grounds. x x 22 22.4 A number of the management plans are lacking in detail and will be finalised during the design strate. The instance during the design strate plans to reduce and offset the south strate and solar panels. I wonder to we day setting the design strate plans to reduce and offset the carbon neutral. The intent is to design buildings to a 50 star standard for energy conservation, including solar hot water and solar panels. I wonder thow teasible for the resort brow teasible for the finalised during the design strate plans to reduce and offset the carbon missions even further. There are also some good suggestions on page 16-14 that I hope Aquits will adopt. x <td< td=""><td></td><td></td><td>mention any investigation of effects on wildlife or the likelihood of blotting</td><td>g</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			mention any investigation of effects on wildlife or the likelihood of blotting	g																																										
would benefit the resort because many northern hemisphere visitors would be interested to see the southern sky from the resort grounds. x 22 22.3 Athough the management plan describes plans to reduce and offset the carbon footprint created by the site, there is still a net emission of CO2.1 would very much like to see the Aquis resort be carbon neutral. The intent is to design plant to reduce its carbon emissions even further. There are also some good suggestions on page 16-14 that 1 hope Aquis will adopt. x x 22 22.4 A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil soil should be observed to remediation of contaminated areas. x x x			stars. The lighting design should take both these things into account. This	s																																										
22 22.3 Although the management plan describes plans to reduce and offset the carbon footprint created by the site, there is still and emission of CO2.1 would very much like to see the Aquis resort be carbon neutral. The intent is to design buildings to a 5/6 star standard for energy conservation, including solar hot water and solar panels. I wonder how feasible for the resort to build a small solar plant to reduce its carbon missions even further. There are also some good suggestions on page 16-14 that I hope Aquis will adopt. X			would benefit the resort because many northern hemisphere visitors would be interested to see the southern sky from the resort arounds.	d																																										
carbon footprint created by the site, there is still a net emission of CO2.1 would very much like to see the Aquis resort be carbon neutral. The intent is to design buildings to a 5/6 star standard for energy conservation, including solar hot water and solar panets. I wonder how feasible for the resort to build a small solar plant to reduce its carbon emissions even further. There are also some good suggestions on page 16-14 that 1 hope Aquis will adopt. 22 22.4 A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.	22	22.3	Although the management plan describes plans to reduce and offset the			-		x				\vdash																					x				\vdash					⊢	$\left \right $		_	_
22 22.4 A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and and any precoautions or remediation for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.			carbon footprint created by the site, there is still a net emission of CO2. I																																											
including solar hot water and solar panels. I wonder how feasible for the resort to build a small solar plant to reduce its carbon emissions even further. There are also some good suggestions on page 16-14 that I hope Aquis will adopt. 22 22.4 A number of the management plans are lacking in detail and will be infinalised during the design stage. Management plans should be supplied and any precautions or remediations or the case with the soil management plan in regard to (a) the danger of activating potential acid suphate soils and (b) any necessary investigation and/or remediation of contaminated areas.			is to design buildings to a 5/6 star standard for energy conservation,																																											
22 22.4 A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas. Image: Image			including solar hot water and solar panels. I wonder how feasible for the																																											
Aquis will adopt. 22 22.4 A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid subplate soils and (b) any necessary investigation and/or remediation of contaminated areas.			further. There are also some good suggestions on page 16-14 that I hope																																											
finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.	22	22.4	Aquis will adopt.					+					+														+	+		++		y y	\square				$\left \right $				v	₽₽	+		_	
and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.	~~	22.4	finalised during the design stage. Management plans should be supplied																													^ ^									Â					
soil management plan in regard to (a) the danger of activating potential acid sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.			and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the																																											
sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.			soil management plan in regard to (a) the danger of activating potential acid	d																																										
			sulphate soils and (b) any necessary investigation and/or remediation of contaminated areas.																																											

ID No	Process																																	ruction	tion				Τ
	Proponent Project		t i	ant	*		nal Plan	5	s					water	vater													ters	ation sal		es			e t - Const	t - Upera				
	Environment	contact	nent oponer	^P ropone bility	o projec		Regio	itability	c issue			ources	wiour	thers	iroundv	lity				ocal				issues	_ v			helicop	- genera		crors		grity scies	nulative	gemen	_	icity st	sing	
	Economic	ilS itions ation /	Jovernr oject Pr	roject F / Suital	roject anges to	ssues	y auano nsPlan	ch / su	d sceni	s & SES	Fauna	es Reso	n Nd hehs	ts on of rces - S	rces - G Irainage	ment ter qua	onment	gement		lation 1ore / lo	ces nges	5	ge	nunity	urrategie	soils d Land	ruction	tion aft and I	ement	1.409	arety - v afety - C	ge :S - OU ^r	S - Inte S - Spe	al Mana	al Mana onstruc	חבומויר	e - Capa re - Cos	e - Hous nt Optic	
	Community	icy of E or condi inform	cess / ç y of Pr	ity of P cription	lity of p sted cha	ontent	viabilit se, Cair	and approa	ape an	of NES	tems Flora & ical Pro	Fisherie d water	nigratio	ig effec Resour	Resoui water d	inviron ving wa	d enviro	d mana syment	h u l	t domir its offsl f Chan	n Servi /le Cha	of Living ling	al Char	al com	ation st	ulfate s minateo	lity - const	- opera - Aircra	Manag Manag	irity .	and Se	s of NE	s of NE s of NE	s of NE onment:	onmenti oort - C		tructure	tructure	Ces
	Legislative and Planning Environment	Adequa Need fo Further	EIS pro Capacit	Suitabil te Desc	Suitabil Sugges	Constru Local c	Project Land us	Public I Overall	Landsc	Matters	Ecosys Listed F Ecologi	Fish & I Elevate	River m	Floodin Water	2 Water Storm	2 Lake e 8 Receiv 1 Lake p	Hazard	Emplo Econo	Econo Touris	Benefi Benefi Rate o	E Humai Lifesty	l Cost o Gamb	Cultur	Gener	0 Mitig	Contal	Air Qual Noise	Roise Noise	Waste Waste	Biosecu	Prealth	Matter	2 Matter 8 Matter	Enviro	Transp Transp	Airpor	l Infrast 2 - Infras	Infrast Vo-deve	Referen
		1.1 1.2 1.3	1.4 2.1	2.2 3 Si	4.1 4.2	4.3	4.0 5.1	5.2 6.1	6.2	7.1	7.2 7.3 7.4	7.5 8.1	8.2	9.2 10.1	10.2	11.2	12.1	12.7	13.2	13.4 13.5 14.1	14.2	14.4	14.6	14.8	14.1	15.1 15.2	16 <i>1</i> 17.1	17.2	18.1 18.2	191	20.7	21 (22.3	22.4	23.2 24.1 24.1	24.3	25.1	25.3 26 l	271
22 22.5	A number of the management plans are lacking in detail and will be finalised during the design stage. Management plans should be supplied and any precautions or remediation should be undertaken to a satisfactory standard as a condition for development approval. This is the case with the water management plan, where a key challenge for the construction is to keep the salinity of the eastern lake from impacting groundwater. As mentioned in Appendix L, further modelling needs to be carried out to ensure that lining the lake is done in the best way possible.														x																			×					
22 22.6	There seems to be a concern for employing locals, which is wonderful, but could not find anything definitive about it. I would like to see the resort employ locals and use local tour companies and businesses wherever possible, to the extent that they supply lessons in relevant languages (e.g. Cantonese and Mandarin) where not knowing that language would be a barrier to employment. It is also not very clear how much access locals will have to the resort facilities. If locals are able to use sporting facilities, wander the grounds and visit the aquarium, just as examples, the resort wi be more integrated with the community and provide further opportunities for recreation.	I I r			x	×																			x														
22 22.7	Rising costs of accommodation are a real concern for many people in the community, especially for low-income households. There is some acknowledgement of this in the EIS. I would like there to be a condition written into the development approval that protects vulnerable groups. One particular group I would like to highlight is students. Given that many suburbs close to the JCU Campus are also near the Aquis site, rental accommodation is likely to become more expensive for them. The JCU Cairns campus does not, at this stage, have any on campus accommodation that might be insulated from rent increases, and on-campus accommodation could not cater for every student in any case. Living near the campus is beneficial, providing easy access to classes, on-campus facilities, social activities and volunteer opportunities, so it is essential that students are not priced out of the local area.																				x	x																	
23 23.1	The proposed area west of Yorkeys Knob Road to form part of the Sports and Recreation Precinct and Environmental Management and Conservation Precinct which will border the back of my property, 11 Margo Street and another six or seven properties along the Cairns Regional Council Easement, should be at least 200 metres away from the easement West boundary to minimise sound activities being recreational or future sport facilities. There must be consideration for these properties that are too close to this project.				x																							x											
24 24.1	Submitter organisation [name withheld] would like to express total support for this project.				x																																		
24 24.2	Converting cane farms to an environmentally sound tourism facility will provide a net gain for the area and the reef.										X																									\square			
24 24.3	I ourism infrastructure in the Cairns region has become stale and this project will be a game changer in many ways. Not only will it attract more tourists, it will provide the certainty needed for the marine tourism industry to invest in new vessels and infrastructure.																	X																					
24 24.4	With this project as the catalyst, once again Cairns could be the world leader in reef tourism with the best marine fleet in the world.																		x																				
24 24.5	Nothing in the EIS shows an insurmountable problem. I'm sure that there will be challenges but the environmental issues all appear to be well thought out.	x																																x	(
25 25.1	I feel this area has been well thought out, and I am very positive about the whole Aquis proposal.				x																																		
26 26.1	The Aquis project is a financially efficient, socially effective and culturally appropriate project for the economy of Cairns and Queensland.				x													x	(x															

ID No	Brances																Ш																	Ę				
	Process																																	uctio				,
	Proponent						lan																											onstr				,
	Project		t t	ent	5		nal P		s					wate	vater		н.											ters	sal		les			ŭ ŭ				,
	Environment	ontact	ient oponei	ropon ility	proje		Redio	tability	issue			urces	/iour	ners urface	vpuno.	ţ				cal				ssues				elicop	genera	ectors	rocodi	1	grity cies	gemen	tion	city	ug	
	Economic	ns n / c	ernn ct Pr	ect P uitab	ect es to	les		/sui	cenic	SES	una	Reso	oeha	on ot	s - G	qual	nent		5	e / lo	s			ation	egie: s	and	tion	and h	ent - ent -	- V	с - С	VU0	Spe	lanag	struc	Capa	Cosi	Dtio
	Community	f EIS nditio	/ gov Proje	f Proj on / S	f proj	n isst nt	ility airnsl	oach	and so	ES &	& Fai	eries F ter lev	and	ects c	ource.	onme water bing	vironn nager	n t	ninati	fshor ange	vices hange	ing	ange rder	mmul nsult;	strat e soil	ted La	Istruc	craft a	agem	Safet	Safet tage	NES -	NES - NES -	ntal N ntal N	- Cons	nre - (ture - ure - H	Jent
	Infrastructure	lacy o for cor	ocess ity of	scriptic	oility of ested c	contel contel	t viab	land I appr	cape a	s of N stems	l Flora gical F	Fishe	migrat levels	ing eff er Reso	r Reso nwate	envird iving 1 pluml	rd env	loyme	ism et don	fits of of Chi	an Ser tyle CI	of Liv bling	and O	aral co and co	gation sulfat	amina alitv	e - con	e - ope e - Airo	e Man e Man	curity th and	th and al Heri	ers of	ers of ers of	ronme	sport -	structi	astruc	/elopn nces
	Legislative and Planning Environment	Vdequ leed 1 urthe	EIS pr	suitab e Des	suitab sugge	Const	rojec	ublic	ands	latter cosv	isted	ish 8 Ievat	River	'loodi Wate	Wate Storr	Lake Rece Lake	Haza Haza	Emp	Touri	Bene Rate	Hum	Cost Gam	Cultu	Gene SIA a	0 Miti Acid	Cont ir Qu	Noise	Noise	wast Wast	iosec Healt	Healt	Matte	Matte	Envil	Tran: Tran:	Airpo Infra:	- Infra	o-dev efere
	Legislative and Flamming Environment	1.1 A 1.2 N 1.3 F	1.4 E	2.2 S 3 Sit	4.15	4.3 C	4.6 F	5.2 F 6.1 C	6.2 L	7.1 N 7.2 E	7.3 L	7.5 F 8.1 E	8.2 F 9.1 F	9.2 F 10.1	11.1	11.2 11.3 11.4	12.1	13.1	13.3	13.5 14.1	14.2 14.3	14.4 14.5	14.6 14.7	14.8 14.9	14.1 15.1	15.2 16 A	17.1	17.3	18.1	19 B 20.1	20.2 21 C	22.1	22.2 22.3	23.1 23.2	24.1 24.2	24.3 25.1	25.2	26 N 27 R
26 26.2	The timing, planning and research of this project is in keeping with the	x			x												H	x						x								H						
26 26.3	Additionally, this project will positively affect other states in many ways																H	×	x													E t						
	including tourism flow pathways between states, employment benefits and increase in economic outputs.																																					
26 26.4	The project has been well researched and provides numerous fiscal advantages in the areas of tourism, employment, state and national economic growth as well as other direct and indirect impacts on the future	×			x		н											x x	x					x														
27 27.1	progress of the city of Cairns, Queensland and Australia. I am a resident in Yorkeys Knob and am very pleased to know that a project	t			x												H															H						
	of this size will hopefully be given our government's blessing to commence in the near future.																н.																					
27 27.2	This project will benefit persons residing in Cairns and other states and will be great for tourism and ongoing amployment																Г	×	x					x														
27 27.3	I look forward to the commencement of this project.				x																																	
28 28.1	I think this project is of great importance to Cairns.																	х						х														
28 28.2	Having lived in Cairns and needing to move due to lack of work opportunities I look forward to seeing this development proceed.																	×																				
28 28.3	Cairns has suffered from a chronic lack of investment in the last 15 years																	x																				
29 29.1	This will be the best thing to have hit Cairns and the far north ever!				x																																	
29 29.2	It cannot come too soon!				x																~							_		_								
30 30.1	necessary supporting infrastructure available to support this project. Areas																				^															^ ^ I		.
	of concern are - airport, all roads from Smithfield to the city, water services,																																					
	sewerage, health facilities, large bus movement and parking, language provision by the education system, etc.																																					
31 31.1	I have suggested that a stem cell regenerative medical clinic be included				х																																	
	region. However, there is no mention of such a consideration among the																																					.
22 22 1	plans.			Y					+								\vdash												+			\vdash						
52 52.1	value for farming due to the nature of the soils.			^																					Â													
32 32.2	Being on the fringe of existing infrastructure with absolute minimal loss of vegetation this development subject to proper engineering standards should be expedited for the benefit of the Queensland economy.			×	x		н			x								x														Ш						
33 33.1	I just really need to see this all happen. It is going to be so good for Cairns																П	x											Т									
34 34.1	Fantastic use of land.				x																																	
35 35.1	I am more than impressed with the current proposal.				x																																	
36 36.1 36 36.2	It is downgraded cane land and the EIS should pass this application as		x	х	x																																	
27 27 1	soon as possible.																\vdash															\vdash						_
37 37.1	last 5 years and business has been very hard for small operators. A large																		×																			.
	number of small and large cafes have closed down and there are a lot of																																					
	empty retail spots in the CBD, as well as lots of empty offices premises in the city.																																					
37 37.2	Aquis will bring a lot of tourists in Cairns and its operation will require																	x x	х					+														
	thousands of permanent positions in Cairns. It will bring a much needed																																					
	destinations in Asia for many years to come.																																					
37 37.3	I think Aquis is an excellent economic opportunity for Cairns and it will bring a lot of induced social benefits as well.	9															\square	x						×														
38 38.1	I feel the statement adequately addresses all aspects concerning the environmental impacts and the results are very positive towards the	x																																				
	development of the project.																\square												\square			\square						
39 39.1	I firmly believe that the sooner this project goes ahead the better!				х																																	

ID No	Process																																uo	5			
	Proponent																																tructi	ation			
	Project						I Plan							ter .	D.													s no					Cons	Opera			
	Project	act	nent	onent	ject		gional	lity	nes			S	_	ce wa										es				opter nerati	posal	ors			tive ent -	ent -			
	Environment	cont	ment	Prop ability	to pro		, Reç	litabi	ic iss	S	s	ource	aviou	Surfa		ality	+ +			ocal				issu n	s		_	helic - ger	- dis	Vecto		egrity ocioe	mula	agem	r.	acity st	sing
	Economic	S ions tion /	overn ject P	oject Suita	oject nges t	sues	sPlar	th / St	scen	& SE	auna	s Res level	d beh	s on c	ainag	ent er quá	umen.		tion	bre/1	es ges		e .	unity Itatio	ategio	Land	on	t and ment	ment	ety -			Nan Man	Man	eratio	- Cap	- Hou
	Community	of El(onditi orma	ss/go	of Pr tion /	of pre	ion is: ent	bility Cairn	d proac	e and	NES IS	ra & F Proc	heries /ater	ation Is and	sourc	ter dr	ironm g wate nbing	nvirol Ianag	lent	Dmine	offsho	ervic Chan	iving J	Chang	nsuo:	on str ate sc	lated	onstru perati	ircraf anage	anage /	d Saf	eritagi	f NES	f NES	nental t - Co	t - Op	sture	sture -
	Infrastructure	luacy for c	roces city o	bility scrip	bility ested	tructi I cont	ect via use,	c land all ap	scap6 emis	ers of ysten	d Floi ogical	& Fisl ated w	migr leve	ding e er Re	mwai	e envi eivinç e plur	ard ei ard m	nom	rism ket do	efits (nan S style	t of L nblinç	and (eral c and c	tigatio I sulfa	tamir Jality	se - ol	se - A ste Ma	ste Ma curity	Ith an	ral He	ters of ters o	ters o ironr	ironn	spor	astruc rastru	astruc velop
	Legislative and Planning Environment	1.1 Adeo 1.2 Need 1.3 Furth	1.4 EIS p 2.1 Capa	2.2 Suita 3 Site De	4.1 Suita 4.2 Sugg	4.3 Cons 4.4 Loca	4.6 Proje 5.1 Land	5.2 Publi 6.1 Over	6.2 Land 6.3 Light	7.1 Matte 7.2 Ecos	7.3 Liste 7.4 Ecolo	7.5 Fish 8.1 Eleva	8.2 River 9.1 Flood	9.2 Flood 10.1 Wat	11.1 Stol	11.2 Lak 11.3 Rec 11.4 Lak	12.1 Haz 12.2 Haz	13.1 Em 13.2 Eco	13.4 Mar	13.5 Ben 14.1 Rate	14.2 Hun 14.3 Life	14.4 Cos 14.5 Gan	14.6 Cult 14.7 Law	14.8 Gen 14.9 SIA	14.10 Mi 15.1 Acid	15.2 Con 16 Air Qi	17.1 Noi: 17.2 Noi:	17.3 Noi: 18.1 Was	18.2 Was 19 Biose	20.1 Hea	21 Cultu	22.2 Mat 22.2 Mat	22.4 Mat 23.1 Env	23.2 Env 24.1 Trai	24.2 Trai 24.3 Airp	25.1 Infra 25.2 - Inf	25.3 Infra 26 No-de 27 Refer
39 39.2	I am sure all care has been taken to preserve the reef. However, nature									x				11																H.							
39 39.3	There are NO jobs in Cairns. The government is in a terrible financial state		x															x																			
	on a sure way of creating employment, which is essential for people's pride and dignitul expert understand why the government is taking as least to																																				
20 20 4	give the complete go ahead!																													\vdash							
39 39.4	be increased.																		×											\square							
39 39.5	Sometimes I believe the politicians are void of common sense! I for one can't wait to see it all started!				x																																
40 40.1	I am firmly behind this proposal provided the government can do the necessary due diligence on the environment and social/economic impact.		×		x																									L							
40 40.2	I believe this is a positive project for Cairns and will complement what we already have without doing any harm.				x																									Ħ							
40 40.3	I hope Mr Newman and his team stick to their promise of supporting the pillars. This project covers 4 of the 5 pillars.		x																																		
41 41.1	I lived in Cairns but due to a lack of suitable work at a high enough level I moved.																	x																			
41 41.2	I own property in Cairns that I now rent and would like to return to Cairns. Aquis provides a means of economic prosperity for the region and obviously increase work opportunities																	x												П							
41 41.3	I fully support this project.				x																																
42 42.1	Tourism brings new faces, new ideas and a positive attitude.																	×	x					x													
42 42.3	This is a fantastic opportunity to get a non-mining economic driver into North Qld.																	x																			
42 42.4 43 43.1	Please don't drop the ball here over a green frog! I am strongly opposed to this resort, this type of development is not going to																				x	x								H					x		
43 43.2	benefit locals, prices will rise, more traffic. I support Eco tourism not this, end of our lovely lifestyle if this goes ahead.				x								+						x		x					-				\vdash			+				
44 44.1	I would just like to express a personal support for the project.				x																						_			┢┼╴		++					
45 45.1	I like the transparency from all involved in the project.	x																																			
45 45.2 46 46.1	Flooding (Chapter 9). Flooding is not an issue for this project. Humans												x					X																			
	have built undersea tunnels (England to France), built casinos on land																																				
46 46.2	Approve this project now! with sensible and reasonable conditions.	x			х																																
47 47.1	I have been a resident of Cairns for the past 15 years and watched this town slowly die economically. A resort and boost to our economy of this sort	t																x x																			
	is desperately needed. Each day I see people struggle to find work, pay the bills and survive. This needs to go ahead to save Cairos																																				
48 48.1	I believe the economic impacts will be a great thing for Cairns. It can't																	x																			
40 40 4	economy.																																				
49 49.1	not left as a "white elephant" and a blight for Cairns. The first is that the owners the Fund family appear to have the capital and expertise		×																											L.							
40 40 0	(experience) to build this scale of project.																							\square						\square		$\downarrow \downarrow$	11				
49 49.2	not left as a "white elephant" and a blight for Cairns. The second is that the			x																																	
	location makes sense. Close to an international airport, beautiful rainforest coastal environment, all the amenities and infrastructure. a major																																				
	agricultural and fishing asset and within an acceptable flying distance for																																				
									1												1 1														1 1		

ID	No																								ГГ												T	
		Process																																o				
																																		ion uct				
		Proponent							an																									nstr erat				
		Droject							Ē							ter												S	u _		ŝ		ć	8 8				
		Project		5	ent nen		sct	ţ	ona	2	ß					a va												ptei	rati osa	s S	dile		é	÷±				
		Environment		tac	bo na	ţ	roje	me	egi	bilit	inse			ces	rs or	ace					_			sens				icol	ene ispo	to:	ö	₹	ativ	mel		>	5	
		Environment		COL	Prop	ilid	d O	nob	, R	uital	2 0	20	ø	oni	avid	Sur	e		÷		oca			iss	L S			hel	9 10	Vec	2 C	≥ egri	mu	age		st	sing	5
		Economic	s		st P	ect	es t les	Jan	lan	/sr		2 C	sse	/el	o eho	- - - -	nt	Jen	nen		e/l	s		jt	egie	sand	tio	r and	ent	- -	-	D L D D	s n	lan	atic	S a	, lou	ž
			ition	atio	roje d	roj	ssu	/at	2 Inst	c h	s s	ð.	Fai	es F	ts n	ê ê	ter mei	b uu	ger		hor	res nge	6		trat		Inc	aft a	lem	afet	afet ge	မ် မိ	S S	als	ber			é
		Community	of E		of P	of p	on i	ent ure	Cair	_ 20	sion a	N R	Pro.	atel	s al		ron wa	vire	ana		offsl	Sha	vin,		ons n st	ate	nst	era	nag nag	р Хр	d Si	Z Z	Z Z	ent	י י	ture ctu	ue ture	ž –
		In ferral sectors and the sect	C C	infe la	it of c	it pt	ictic	fail	vial še, (app	niss	tem	: al	h s	igra g ef	Res	nvii nvii	lun	ũ n	Èε	t s of t do	le C			atio	nin	₽S	- op	Ma	and	Hei	s of	s of	E E		truci		Ses 7
		Intrastructure	d fo		abil acit	esc	ges	al co	a ct	all	ten	ers	i gi	& ate	din e	ter ter	rm, ie e	ce p	plo	uris 1	nefi	nar sty	and and a	v ar	tiga	d si	se	se .	ste	alth	alth Iral	tter	tter:	/iro		ast	ast	enc
		Legislative and Planning Environment	\de lee		nit ap	e D	in di	roj	and	In Dial	a igh	latt cos	ister :	lev ish		V a	Red I Sto	Har	Em	LO EC	Bel	Life	C G	Gel La	SIA	Aci Co	No O	Noi	Wa Wa	ios	ultt.	Ma	n at Ma	Ú Ú	Tra ∆ir	- Infr	- line	efel
		Legislative and Flamming Environment	4 F. 7	i [Ω] 4		- Sit	30.25	.5 F	<u>е</u> –	2 7 6	ν N N	- 1 N	ю. 4 Г		2 <u>- </u> 2	0.2	1.12	2.1	3.1	3.3	3.5	4.2	4.5	4.4	4.9 4.1(5.2	6 A 7.1	7.2	8.1	9 B 0.1	0.2 1 C	2.1	2.4	3.2	4 4 4	5.1	5.3 6	7 R
				- - -	- ~ ~	ω 4	4 4	4 4	5 4	5 0 0	9 0 1	7		8	∞ ດ ດ		- - -							- - -						7	0 0	~ ~	0 0	0 0	N 0 0	1 0 0	0 0	1 0
49	49.3	I Inlike other huilders who have come and gone (broke) in Cairos, this		+ +	Y	Y										╏╴┤╴╏								++														+
43	43.5	appears to be backed by the right proponents, in the right area, at the right			^	L ^																																
		time politically and economically.																																				
49	49.4	This will be a great asset for this region and Queensland in general.				x										⊢⊢∔				+ $+$ $+$			\rightarrow														4	
50	50.1	All looks very positive.				X						v				┠┼┨									++													+
51	51.1	Double Island and there were other live coral formations present on the reel	ef									^					1																					
		flats at some time in the recent past. Northerly flowing inshore currents and	1																																			
		runoff from rivers and creeks from the Baron River floodplain, including																																				
		Thomatis and Moon Creeks, affect this and other inshore coral reef																																				
51	51.2	habitats, particularly to the north.		+ +							-		Y			╏╴┤╴┨									+													-
01	01.2	the existing corals and species diversity at Double Island reefs.											Â				Î																					
51	51.3	Double Island is one of our most underrated and precious local inshore	x									х																										
		coral reef habitats remaining. I would therefore like to recommend that the																																				
		EIA directly addresses this issue and make amends to include a more																																				
		Double Island, and to include a detailed long-term EIA of nearby inshore																																				
		coral reefs, including Double Island and other monitoring sites, to assess																																				
		spatial and temporal change, as well as species diversity. Submitter is																																				
		willing to share field data and to assist in further development processes.																																				
																\square																						
51	51.4	From an ecological point of view, I would suggest a comprehensive coral	х									х																										
		reet ecology survey of Double Island and surrounding sites be initiated prior	r																																			
52	52.1	Description of proposed project (Chapter 4) 4.1.2. It is important for the		+ +																					+													+
		local community to understand the potential of jobs the project will create																																				
		and to know that is not just the construction industry but the ongoing																																				
50	50.0	positions long after the 10 year construction stage is over.		+ +																				++	+ +		\square					┢┼┼┥					4	_
52	52.2	It is also important that we prepare ourselves for the increase in international visitors with cultural training basic mandarin and encouraging																				x	×		×													
		our children to develop their knowledge in this area, as they will be next																																				
		generation to potentially work at Aquis. I remember when Melbourne's																																				
		Crown Casino was ran out of temporary location as they constructed where	9																																			
		it stands today, that was over 20 years ago and the continuation of jobs it																																				
52	52.3	This project is cementing the future of Cairns and its positives far outweigh				X										╏┼┼┨				x				x														+
		its negatives. I look forward to seeing its progress and visiting it in 20 years'	2																																			
		time.					\square	- -			+					⊢⊢↓								++			\square											
53	53.1	I he benetits to the FNQ society if managed correctly will be extreme.					\vdash				+					┠┼┤			+	x	×	+ $+$	++	X	$\left \right $		$\left \cdot \right $		\vdash			┠┼┼	┝┼┨		++			-
53	03.Z	business are used firstly before venturing through Queensland, then						^													X																	
		Australia then China. This is the perfect opportunity for FNQ to seriously																																				
		reduce its jobless rate, all those on a benefit will need to be trained to fill																																				
50	50.0	positions created by this economic windfall to our area.		+ +																				++	+ +		\square					┢┼┼┥					4	_
53	53.3	an sure many southern Queensianders and Australians, especially in Construction will migrate north for better work prospects which in itself will																	x				×															
		create more custom for all. This in turn will benefit Aguis as FNQ will be a																																				
		supportive culturally diverse community which will engage the Aquis visitor.																																				
							\square	\square								\square							$ \rightarrow $	++	\square													
53	53.4	As a construction-related business owner I have had to reduce my staff																	x																			
		possible through local distributors, we have had to venture to Townsville to																																				
		find work as more southern companies move north looking to maintain their	r																																			
		cash flows, with such competition we have also had to look at southern																																				
_	F 4 4	distributors in order to reduce costs.					\vdash				+					┠┼┤┫							\rightarrow	++	$\left \right $		\square					┠┼┤	┝┼┦		+			_
54	54.1	I ne Aquis Resort is going to put Cairns on the world map with the potential																		×																		
							1															1 1			1 1													

ID No																								TT																		T	
	Process																																					tion					
	Proponent																																					trucation					
	Froponent								Plan																							E						ons					
	Project		ಕ	ent nent		ect		ti l	onal F	ty	ß						e wate										s			ш		pters	osal	's diles			ve	nt - C nt - O					
	Environment		conta	ropon ⁹	bility	o proj			, Regi	itabili cissu				ources		aviour thers	round		lity				ocal				issue	_ s		ш		helico - gene	- disp	/ector		V egrity	ecies nulati	igeme igeme	n stion	tcity	st	sing	
	Economic	su	on /	ect I	uital	les to	s	panc	Plan	/ su		SEG	una sses	Resc		beha	s 5	nage	dna	nent		5	e/lo	s			nity	atior	s and		u u	and	ent			- OU	- Spe	Aan <i>a</i> Aana	struc	Cape	C	Dptic	
	Community	ditio	/ gov	Proje	n / S broi	hang	t iss	e/a	irns	bach	sna	s S	& Fa	ries l er le	u o	and cts (urce	drai nme	/ater ing	ronr agei	÷	inati	shor	/ices	bu	ange	nmu	strat	soil ed L	1	ratio	raft ; igem	agem	Safe	age	IES -	IES -	ntal N ntal N	Con Ope	re - (ure -	re -	
	Community	cy of	infor ess	/ of F ty of	tv of	ed cl	onten	viabil	e, Ca and	appro	nissio	of NE ems	lora S	ishei at	grati	vels ; g effe	Reso	vater nviro	ing v lumb	envi man	/men		s off	Ser le Ch	Livi	al Chi		d cor	ulfate	t.		Mana	Mana ity	and	Herit	s of N s of N	s of N s of N	nmer	날	uctu	truct	uctu	ses
	Infrastructure	d for	prod	acity	lesci abili	gest	al co	ject 1	d us lic la	erall a	nt em	syst	ed Fl	A & F	er mi	od le	ater	ke el	ceiv ke pl	zard zard	lold	urisr	in net te of	estv	st of	ltura	w an nera	A and litiga	id su	Quali	- ise -	ise -	aste	alth	ural	Itters	Itters	virol	dsug	port rastr	lfras	level	renc
	Legislative and Planning Environment	Ade	EIS	Suit	ite D Suit	Sug		o, d o, d	<u>Pub</u>	Ove	Lig	Eco Mat	List Eco	Fist	Riv	Floc	2 M 8	1 Sto	3 Re 4 La	1 Ha 2 Ha	1 En 2 Ec	3 To	5 Be	2 Hu 3 Lif			/ La 8 Ge	9 SI/	1 Ac	Air	2 No	3 No	2 Wa Bios	1 He	Cult	1 Ma 2 Ma	3 Ma 4 Ma	1 En 2 En	2 Tra	3 Air 1 Inf	3 Inf	No-c	Refe
		1.1	1.3	2.1	3 S	4.2	4 4 4 5 4 5	4.5 4.6	5.1 5.2	6.1 6.2	6.3	7.1	7.3	7.5	8.2	9.1 9.2	- - -	1 1	1 - 1	12.	13.	13.	13.6	14.	4 4	4	14.	14.	15.	16	17.	17.	18.	20.	21	22.22	22	23.	24.	24.	25.	26	27
54 54 2	To down-size the theatres from 2500 seat to 600 seat is crazy. With the		_			Y	+ +	+	_		+	+			+		+		_							++		_		H				\vdash			_		\vdash	_		+-	_
01 01.2	average stay of 4 days a person may have to stay for at least 10 days just					^					Ш																																
	to see a show. Aquis must have at least 1 theatre with at least 2500 seats to allow the performance of a world class show such as Cirque De Solei,										ш																																
	this resort must have a one off-world class act performing 365 days a year.										Ш																			ш													
55 55.1	It is people / companies which invest in such scales that also invest in			x	x							+									x									H													-
	environmental values and costs. I am sure that protest group's members										ш																																
	and money!																																										
56 56.1	As one of the two local real estate agencies in Yorkeys Knob, I have had the opportunity to closely address what the potential social impacts on the										Ш										хх			x						ш													
	Yorkeys Knob community could be. Although there will undoubtedly be a										ш																																
	during the building stage of the project, once completed the population										ш																																
	should stabilize again. This slight modification of the social structure will										Ш																																
	this change. In the long term the changes that this project will bring to the										ш																																
	community of Yorkeys Knob will be of greater advantage to the community										ш																																
											1				ш		\square									\downarrow				ш				\square									
56 56.2	I and my team are strongly in favour of this project proceeding to completion and we would be happy to voice our support as needed.				х						ш																																
57 57.1	Landscape and visual amenity (Chapter 6). Very pleased with the way it									х																Π				П													
58 58.1	Well done Aquis for your vision and perseverance. This will be a fantastic				x				+			+									x									H												t i	
58 58 2	boost for Cairns.		_	\vdash	×				_		+	_			+		+									+				++										_		+-	-
	forward to seeing this progress.			\square	Â						1																			Ш													
59 59.1	I have read the complete EIS and consider that it fully addresses the terms of reference.	X																																									
59 59.2	I consider that the potential environmental impact will only be positive and				х																																						
	our environment.																																										
60 60.1	Pensioners and low income earners will not be able to afford to live in Yorkeys Knob because of rising rates rents and cost of living. If they have										Ш														х																		
	to move elsewhere, they have to pay for house hunting (travel &										Ш																																
	accommodation), removal cost, which many of them cannot afford. They will be exposed to a lot of stress and also distress by losing their social										Ш																																
	environment (i.e. friends and acquaintances). If there are no substantial										Ш																																
	residents will be ruined financially and subsequently their mental and										ш																																
	physical health might be severely impaired. It is doubtful whether expected										ш																																
61 61.1	While attending a meeting where several hundred concerned residents turned up. I carefully listened to one of the speakers who is a specialist on										ш					×																											
	flooding and extreme weather events in Far North Queensland. The																																										
	speaker indicated in his view that there was no data or methodology given to prove that there would definitely not be any flooding in the surrounding										ш																																
	areas though the new development will be built up on 7 m above sea level																																										
61 61.2	Design and size of the resort does not blend in with the Cairns and				x	++	+	┽┨		x	┼╂				┼╂		┼┨								++	+	+			╂╂				┠┼					┠┼╴			+	
62 62 1	surrounding environment.	st	_	\vdash		++	++	+	_	\vdash	┼╂	_			+		+					++		++	++	++	++			╂╂				₽₽					\vdash			+	
02 02.1	support for the Aquis project.																													Ш									\square				
62 62.2 63 63 1	We acknowledge and support all EIS findings. This project will be great for economy of Cairns and Queensland	X	-	\vdash		++	++	+		\vdash	┼╂				+		┼┨				x			+	++	+	+			╂╊				┠┼╴			-		\vdash			+	
							i				1 1						1				-			1 1		1 1		1		-							1					- 10 C	100

ID No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 ElS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability 4 4 Suitability, of Ansional	 A.1 Suttability of project A.2 Suggested changes to project A.3 Construction issues 	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11 1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 121 Hazard environment	12.2 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy 43.3 Tourism	13.5 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.1 Cost of Living	14.4 Cost Of Living 14.5 Gambling	14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity	20.1 Treatti and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation	25.1 Infrastructure - Capacity 25.2 Infrastructure - Capacity	25.3 Infrastructure - vos. 25.3 Infrastructure - Housing	26 No-development Option 27 References
64 64.1	I believe the Aquis Resort will benefit all aspects of the community, including the environment. People need to be made aware of the chemical pesticides that cane farmers use have much more impact on the surrounding area than Aquis. Even if cane farmers improve their use of chemicals to reduce their toxic effects on the Great Barrier Reef, the environmental group WWF says the deal does not go far enough in reducing nitrogen run-off. It feeds the crown of thorns starfish and the crown of thorns starfish eats the coral and has a massive impact (ABC news). Currently Qld cane farmers have not adopted any plans or strategies to amend the release of toxins into the ocean. The Great Barrier Reef will benefit from the 343 hectares of land and the corresponding chemicals that that land produces when Aquis is built.														X																									
65 65.1	My concern relates to the huge number of construction material trips by road on the Captain Cook Highway, and the lack of capacity of the current roads and roundabouts to facilitate good flow. It would seem that from the time of construction there will be continual traffic chaos. For example at 8.15 this morning, Wednesday 23 July, when I was travelling from Holloways Beach to the city the traffic was stop-go from Holloways roundabout right into the city. This is normal commuter weekday traffic. With 60% of the construction material trips (page 24-11) with proposed haulage to Cairns Airport (24-24) this will severely increase the travel times and road congestion for Northern Beaches commuters.	; ;																																		x				
65 65.2	The EIS states that 'Yorkeys Knob Roundabout will become dysfunctional and require upgrade in order to maintain acceptable LoS outcomes to 2034 (page 22). The State Government, DMR, and CRC are not planning and have no funds to upgrade the Captain Cook Highway, the three roundabouts (Yorkeys Knob, Caravonica and Smithfield) and the Western Arterial Road, which is currently at peak-time capacity.	,																																			x			
65 65.3	With culverts on the Captain Cook Highway currently under watch by DTMR with degradation occurring to the structures (two have been repaired in recent years), the fact Aquis is intending to move 2.8 million cubic metres on 7 Axle truck and dog on 147,368 one way trips (page 24-11) over these roads concerns me greatly that a structural failure may occur with major consequences. According to the EIS (page 46), 'future infrastructure that is currently planned would need to be brought forward in time to accommodate the proposed development'.	5 5																																			x			
65 65.4	There seems to be no timeframe for the action of any government forward planning for transport infrastructure, and without it construction of this mega resort would leave the Northern Beach residents with daily road traffic dysfunction. With Aquis wanting to start development in 2015, and no government plans to upgrade any of the affected road infrastructure, this will dramatically affect all the 47219 residents currently living (EIS Table 14.3) at Yorkeys Knob and Cairns Beaches, plus anyone else heading north from Cairns to the Tablelands, Port Douglas regions etc.																																				X			
66 66.1	The issue of the large scale effects of outdoor lighting on the surrounding community and greater Barron delta are not adequately addressed in this EIS, although the impact is widely acknowledged. Section 6.4 makes this admission: 'The lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-time glow, and from a distance may appear to be similar to or compatible with airport lighting.'								×																															

ID	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	Adequacy of EIS Need for conditions Further information / contact	EIS process / government Capacity of Project Proponent	Suitability of Project Proponent ite Description / Suitability	Suitability of project Suggested changes to project Construction iscues	Project failure / abandonment	Froject vlability Land use, CairnsPlan, Regional Plan Dublic land	Overall approach / suitability I andscane and scenic issues	Light emissions Matters of NES & SES	Ecosystems Listed Flora & Fauna	Ecological Processes Fish & Fisheries Resources	Elevated water lever River migration	Flood levels and behaviour Flooding effects on others	1 water kesources - surrace water 2 Water Resources - Groundwater 1 Stormwater drainane	l Storinwater dramage 2 Lake environment 3 Receiving water quality	4 Lake piumping 1 Hazard environment	2 Hazard management 1 Employment 2 Economy	3 Tourism 4 Market domination	5 Benefits offshore / local 1 Rate of Change 2 Human Services	2 Lifestyle Changes 3 Lifestyle Changes 4 Cost of Living	5 Gambling 6 Cultural Change	7 Law and Order 8 General community issues	9 SIA and consultation 10 Mitigation strategies	1 Acid sulfate soils 2 Contaminated Land	Air Quality 1 Noise - construction	2 Noise - operation 3 Noise - Aircraft and helicopters	1 Waste Management - generation 2 Waste Management - disposal	e waste management - uisposa Biosecurity	1 Health and Safety - Vectors 2 Health and Safety - Crocodiles	Cultural Heritage 1 Matters of NES - OUV	2 Matters of NES - Integrity 3 Matters of NES - Species	4 Matters of NES - Cumulative 1 Environmental Management - Construction	2 Environmental Management - Operation 1 Transport - Construction	2 Transport - Operation 3 Airport	1 Infrastructure - Capacity 2 - Infrastructure - Cost	3 Infrastructure - Housing Mo-develonment Ontion	No-development option References
			1.1	1.4 2.1	3.0	4 4 4	4.5.4	5.1 5.1	6.1	6.3 7.1	7.2	7.5		9.1	2 2 2		12.	13, 13, 12,	13. 13.	14.	4 4	4 4	14	14	15.	16	17.	8 6	19	20.	21 22	52	22.	23.	24	25.	25.	27
66	66.2	In my submission to the terms of reference my suggestion was that Australian standard 4283-1997 be adopted as a remedial measure to ameliorate the effects of the lighting levels of such a large development. This is not addressed significantly in the EIS, with the only concession to this being the following statement in section 6.3.2: 'However the extent to which lights affect surrounding areas can be limited by lighting design.' This does not put sufficient onus on the developer to adopt best practice. The Barron delta is currently one of the few areas in the greater Cairns region that enjoys relatively low levels of 'Light Pollution'. The community is showing great interest in participating in Astronomy Nights in the Barron Delta that I have been conducting, this experience will be greatly diminished. One of the experiences that will both surprise and delight potential international visitors is the clear dark sky we enjoy in Australia & the stories written in the sky and acknowledged by the indigenous First Australians in their song lines. This is particularly true for the predominately Asian market that this development is targeting, who have very poor visibility of their night sky due to high level of pollution.								x																												
66	66.3	A lower impact development proposal with low levels of outdoor lighting, along with the adoption of the highest standards would protect these values & also native fauna susceptible to light spill.				x				x	×	:														Π												
66	66.4	There is no mention of the effects of light pollution on not just the Fauna but the diminishing effect on the transparency and limiting magnitude for astronomical observations. <i>Recommendation: Full compliance with the</i> <i>highest standards as set out in Australian Standard AS 4282-1997 for the</i> <i>control of the obtrusive effects of outdoor lighting.</i>				x				x	×																											
66	66.5	The social impact of such a large scale gambling establishment, given the current adverse impacts of gambling in the region. <i>Recommendation: The proposed scale of gambling is far too large for the region and should be vastly scaled back.</i>			×	(X									Π							x				Π												
66	66.6	The impact on the visual amenity of the region is an overwhelming large one. All of the residents with views of the rural baron delta, will be confronted with an 80 meter high visual obstruction, not in keeping with the character of the FNQ landscape and environment. Recommendation: Rescale the development to one that is in keeping with the character of the region & which does not detract from the residences and developments already in place.				x			×																													
66	66.7	Disruption of the existing fresh water table by the large scale removal of arable land and its replacement with seawater. Recommendation: Disallow the excavation of arable land and its replacement with an introduction of salt water lagoons.						x																		Π												
67	67.1	EIS states "provide compensating waterways with appropriate flood plain storage (e.g. lake) to prevent floodwaters affecting external properties' and "a large lake that allows floodwaters to flow around the central island." Question: Will the lake not already be full of water? If so, how will this help in a flood situation? Solution: Maintain the water level of the lake low enough to allow for floodwater if necessary?												x																								
68 68	68.1 68.2	I am highly in favour of the project generally. Agrees that the telecommunication requirements of the Aquis Resort for			×	(F				┦				\square				\square	+				H		F		\mp		+				x	F	
		landlines, mobile and broadband / optical fibre coverage will far exceed the capacity of the existing copper infrastructure. A significant upgrade will be required to meet the development needs. Disagrees with suggestions for upgrade, preferring that this should be a NBN project from the very beginning rolling out the newest technologies that are available now just a few kilometres south.																																				

ID No																							1	1		ТТ																
	Process																																				ion					
	Proponent								н.																												ation					
	Project							Plan	н.						ter	er															, u						Cons					
	Project	gt	Jent	onent	iect	Ject	ent	lional	ity	g l			ŝ	_	ce wa	dwat										s				onter	erati	oosal	rs odiles			ive	ent -					
	Environment	conta	ment	Propo			donm	, Reg	itabil c issi				ource	aviou	thers	Broun	llity					ocal				issue	. v			helic	- gen	- disp	/ecto Crocc		۷ ¢grity	ecies mulat	agem	ction	acity	st	sing	
	Economic	ons /	verni ect P	ject Suita	olect des t	sens	abanc	sPlan	h / su			auna esses	Reso	beha	on o es - S	es - G	ent r qua	ment	men		tion	re/lo	s		e	unity tatior	Itegie	and	ction	nd	nent	nent	ety - /		- Inte	- Cui	Mana	nstruo eratio	Capé		Optic	
	Community	of EIS ondition	s/go	of Pro	of pro	on iss	ure/; bility	Cairns	roac	sions	S S	Proc.	eries ater l	ation s and	fects	sourc er dra	vate	uiron viron	anage	ILIa	mina	offsho nange	srvice Chanç	ving	hang	mmo	n stra	te so ated I	nstru	eratio	nagei	nagei	d Safe d Safe	ritage	NES	NES	ental	- Cor	ture -	cture	ture - ment	
	Infrastructure	lacy of for co	roces	oility o	oility o	conte	ct via	use, (s land	II app	emiss	/stem	gical	k Fish ted w	migra level	ing ef er Res	er Res mwat	envi eiving	plum Ird en	rd m	uou Mon	ism tet do	of CI	an Se ttyle (of Li bling	and C	eral c	gatio	sulfa	ality e - co	e - op e - Ai	te Ma	te Ma surity	th and th and	al Hei	ers of ers of	ers of ers of	ronm	sport	ort struc	astru	struc velop	nces
	Legislative and Planning Environment	Adeq Need Furth	EIS pi	Suital te De	Suital	Const	Proje	-and Public	Overa	Light	Ecos	Ecolo	Fish &	River	Flood	Wate Stor	Lake	- Lake Haza	Haza	Ecor	Mar	Rate	Lifes	Gam	Cult	Gen	0 Mit	Cont	vir Qu Nois	Nois	Was	Vas	Heal	ultur	Matt	Matt	Envi	Tran	Airp	- Infr Infra	Intra lo-de	tefere
		1.1/	1.4	3.Si	4.1	4.3	4.51	5.21	6.1	6.3	7.2	7.4	7.5 8.1	8.2 9.1	9.2 10.1	10.2	11.2	11.4	12.2	13.1	13.3	13.5 14.1	14.2 14.3	14.5	14.6 14.7	14.8	14.1	15.1	16 / 17.1	17.2	18.1	18.2 19 E	20.1 20.2	210	22.1	22.3	23.1	24.1 24.2	24.3 25.1	25.2	26 h	27 F
68 68.3	It amazes me that this EIS and other planning initiatives so neglect th	e							H									-																					x	+	H	╞
	importance of High Speed Data Communications as a cornerstone of an developing region.	ıy							н.																																	
69 69.1	The economic benefits of this project to the Far North Queensland economy are absolutely fantastic. In particular, the massive boost in full				х														x	xx	×																				Γ	
	time jobs in a region where they have always been greatly needed, the								н.																																	
	growth of existing local industry, the significant number of international								н.																																	
	airline routes to further develop other new tourism, business & education								н.																																	
	related activities in Cairns, will all benefit the Far North region for many many years to come. It will make Cairns a truly international destination for								н.																																	
	many reasons other than just gambling, & provide financial benefits that could otherwise only be dreamed of.								н.																																	
69 69.2	The provision for a major sporting stadium & performing arts centres,				х																																				Γ	
	needed pieces of infrastructure which state & federal levels of government								н.																																	
	continue to do so for many years to come.								H.																															4		L
69 69.3	The likely financial benefits to be gained by local sporting teams in local, state or national sporting competitions, through significant corporate								н.										x																							
	sponsorships which may be provided either directly by Aquis or the many financially profitable businesses which will result from the Aquis								н.																																	
	development, will dramatically boost sporting participation & support in the entire region.								н.																																	
69 69.4	Increased international flight routes & promotion of the Cairns region will enormously increase James Cook University's ability to attract full fee																			х																					Γ	
	paying foreign students for tropical research, & this will in turn allow JCU to								н.																																	
	campus.								Ц.																																Ľ	
69 69.5	In the early 90s & the construction of cairns central shopping centre, will								н.											x																						
	experience significant redevelopment of many old & disused buildings, once again creating a thriving & vibrant business heart which has been								н.																																	
	sadly lacking in the city, no doubt with vastly more inner city living accommodation buildings to support all of the new business required.								н.																																	
69 69.6	It is difficult to see any economic down-side to the development, provided								┢┼┥					_				_	-			(_								_								x	₽	⊢
	that is, that local council & state government departments properly require	f							н.																																	
	the proposal, but also the ongoing maintenance costs, & that these do not								н.																																	
	vast majority of tax revenue paid by the casino should also be ensured that the								н.																																	
	Cairns to fund the new infrastructure that will continue to be needed & expanded.																																									
70 70.1	The scale of this development is disproportional to the size of Cairns. I am extremely concerned about the effect an additional 4000+ hotel beds and a	a			х				н.											х			х																			
70 70 2	large casino will have on our small town. What is going to happen to Cairns City? The proposed development is								\vdash					_				_	-	x	x			_																+	₽	⊢
	larger than the current CBD. Will this draw tourists away from the centre at the cost of local business?																																									
70 70.3	Who is going to pay for the additional infrastructure needed to supply water	r,				++			┠┼╴															\uparrow		\dagger	\dagger									┤╏				x	H	
70 70	these costs be borne by locals?																										\square		Щ											4	Ľ	
70 70.4	What guarantees are there that the additional jobs will be given to locals? The plan includes staff accommodation, and with a primarily Chinese					x																																				
	market in mind it seems very likely a proportion of staff will not be Australian.																																									
																									_			-				100 million (100 million)					-					1000

ID No	Process																																	uo					
	Propoport							н.																										tructi	ation				
	Proponent						Plan	н.						er te														s	Ę					Const	Opera				
	Project	g	Jent	Dueur	ject	ent	ional	ity Les			õ		_	e wa dwat										s				opter	eratio	Proc	rs odiles			ive ent - (ent - (
	Environment	conta	opor	bility	o pro	onm	, Reg	itabili c issu			ource		ivioui thers	urfac		lity				cal				issue	. v			helico	- gen		ecto Sroco		grity scies	nulat	geme	c	icity st	sing	=
	Economic	ons / ion /	vernr ect Pi	Suital	ges to	aband	Plan	/ su sceni	s SES	auna	Resc	evel	beha on of	S - Se S - Se	inage ent	r qua	ment		loi	re/lo	s	0	۵	unity tatior	tegie	and	ction	and	nent		rty - /	-00	- Inte - Spe	- Cur Mana	Mana	eratio	Capa - Cos	Hous	2 Chir
	Community	of EIS Inditio	s / go Proj	or Fro ion / 3 of pro	chan on iss	ant are/a	Cairns	roacl and s	sions VES 8	s a & Fé	Proce	ater le ition	s and fects	source	er dra onmo	wate	viron anage	ent	minat	ffsho	ervice Chang	ving	hang		n stra	te sol ated I	nstru	eratic	nager	200	d Safe Safe	'itage NES	NES	NES ental	ental - Cor	90 -	ture - cture	ture -	Jeir
	Infrastructure	lacy of for co er info	roces: ity of	script bility o	ested	conte	use, C	ill app	emiss rs of 1	/stem	gical k Fish	ted w: migra	level: ing ef	er Res er Res	mwate envir	eiving plum	Ird en	loyme omy	ism tet do	of Ch	an Se		ural C	eral co	igatio	sulta	ality e - co	e - op e - Aii	te Mai	curity	th and th and	al Her ers of	ers of ers of	ers of ronm	ronme	sport	struct	struct	Selup
	Legislative and Planning Environment	Adequ Need Furth	EIS pi Capac	buitat te Des Suitat	Sugge	Projec	Land	Overa	<u>-ight</u> Mattel	Ecosy	Ecolo Fish 8	Eleva	Flood	Wate Wate	Stori	Rece Lake	Haza	Emp	Tour Mark	Bene	Hum	Cost	Cultu	Gene	0 Miti	Acid	vir Qu Nois	Nois	Was	liosed	Heal	Matt	Matt	Envi	Envi Tran	Airpo	Infra - Infr	Infra	tefere
	Logislative and Harming Environment	1.1/ 1.21	2.1	3 Si	4.2	4.4	5.11	6.1 (6.2	6.3 I 7.1 I	7.2	7.51	8.11 8.21	9.1 I 9.2 I	10.1	11.1	11.3	12.1	13.1	13.4	13.5	14.2	14.4	14.5	14.6	14.1	15.1	16.4	17.2	18.1	19 E	20.1	21 C 22.1	22.2	22.4 23.1	23.2 24.1	24.2 24.3	25.1 25.2	25.3 26 N	27 F
70 70.5	I have lived in Cairns for most of my life, and as a young person this is a																												H								\square	H	-
	place I have considered raising my own family in the future – we have a beautiful natural environment and a moderately sized community. I am							н.																															
	once again appalled by the blatant money-grubbing approach of my government/s. Aren't you here to protect us and our future? Mr. Fung will be	e						ы.																															
	laughing all the way to the bank if this is approved, and no doubt the Libera	Ĩ						ы.																															
	candidates will get a few votes in the short term, but history will not look kindly upon those who continue to trash our environment for political gain.																																						
71 71.1	Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be consistent with this throughout not only this chapte	r						н.				х																											
71 71.2	but the entire EIS. Provide all baseline data used within and details of the approach adopted											х																	H								\square	H	-
	by the BMT WBM storm tide study as per section 2.3 of the TOR.																																						
71 71.3	Discuss the quality of the data presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.											х																											
71 71.4	Discuss how the reliability of the data presented in Tables 8-2 and 8-3 was assessed as per section 2.3 of the TOR.											x																											
71 71.5	Provide the uncertainties in the information presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.	3										х																											
71 71.6	Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the severe criticisms in the references cited											х																											
	of the approach adopted by the Queensland Climate Change and							ы.																															
	BMT WBM storm tide study.																																						
71 71.7	Adopt a more robust and reliable approach to deriving storm tide statistics and return intervals as presented in the properly peer reviewed literature as	;						ы.				х																											
71 71 8	provided in the references [provided].											Y																	H								\square		_
/ / //.0	external climate forcings such as the IPO and also its relationship to the El							ы.				^																											
71 71.9	Define exactly what the various AEPs in Tables 9-1 and 9-2 are referring to												x																H									H	-
71 71.10	Provide all baseline data (as per 2.3 of the TOR) to show how the returns				+	+++							x								++	++				-			H								\vdash		-
	intervals for the various flood magnitudes were derived including the PMF.							н.																															
71 71.11	Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived.	/											x																										
71 71.12	Provide details of the land-fill levels used for each of the flood modeling												x																										
71 71.13	Provide model results of the various changes in flood flow characteristics in	1											x																h										
	existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.							н.																															
71 71.14	Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.												x									++			÷	-			H								\vdash		-
71 71.15	The EIS has not met the mandatory requirements of an EIS as stated in	n X																																					
	section 2.3 of the TOR. It is imperative that all available baseline data be supplied within the EIS, that the reliability of that information be tested and	e d						ы.																															
	that uncertainties of that data and approaches used be provided.																																						
72 72.1	The proposal as presented in the Aquis Environmental Impact Statement (EIS) is way too large to fit into the character, amenity and infrastructure of				x																																		
	Cairns City, as well as the region. Inherent in the concept of 'nature based tourism' is sustainable development that integrates visually with the natural																																						
	landscapes, enhances ecological functions and does not override the																																						
	natural world with built structures which tend to dominate the landscape both physically and logistically. <i>Recommendation 1: It needs to be smaller</i>																																						
	overall with less height.																																						

ID No	Process Proponent Project Environment Economic Community Infrastructure Logislative and Diapping Environment	dequacy of EIS eed for conditions urther information / contact	IS process / government apacity of Project Proponent	uitability of Project Proponent Description / Suitability	uitability of project uddested changes to project	eggeoree analyse to project onstruction issues ocal content	roject failure / abandonment roject viability	and use, CairnsPlan, Regional Plan	ublic land verall approach / suitability	andscape and scenic issues	latters of NES & SES	cosystems isted Flora & Fauna	ish & Fisheries Resources	levated water level iver migration	lood levels and behaviour looding effects on others	Water Resources - Surface water Water Resources - Groundwater	Stormwater drainage	Lake environment Receiving water quality	Lake plumbing Hazard environment	Hazard management Emplovment	Economy	Market domination	Benefits of Shange Rate of Change	Human Services Lifestyle Changes	Cost of Living Gambling	Cultural Change Law and Order	General community issues SIA and consultation) Mitigation strategies	Contaminated Land	r Quality Noise - construction	Noise - operation Noise - Aircraft and heliconters	Waste Management - generation	Waste Management - disposal osecurity	Health and Safety - Vectors	iteauu anu sarety - crocoures Jitural Heritage	Matters of NES - OUV Matters of NES - Integrity	Matters of NES - Species Matters of NES - Cumulative	Environmental Management - Construction	Environmental management - Operation Transport - Construction	Transport - Operation Airport	Infrastructure - Capacity	- Imiasuucture - voor Infrastructure - Housing	o-development Option sferences
72 72.2	The impact of the whole development on existing services and infrastructure would be dramatic and would require upgrades and new works to cope, which in themselves would require careful staging to satisfy the increased demand well above present forward planning scenarios. The public supporting works such as water supply, rubbish removal, sewerage, increased road capacity and disaster management when combined with the building of the resort itself, make for unacceptable disruptions to the remainder of the City and region for years. The present proposal is a classic case of an 'out of sync development' and logistically close to impossible. The community cannot shoulder accelerated infrastructure costs and it is not reasonable to expect the community to suffer congestion from overburdened infrastructure and services while the costs are spread over many years. Out of sync development is not appropriate within our developed economy. <i>Recommendation 2: A proposal of this size needs to be staged over many years if not decades.</i>	11.	1.4	2.2	4.1	4.3	45	5.1	5.2	6.2	5-2 5-2	7.2	7.5	8.1	9.1	10.1	11.1	11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	11.1	12.2	13.2	13.4	14.1	14.2	14.5	14.6	14.6	14.1	15.2	16/	271		18.2	20.1	210	22.1	22.3	23.1	24.1	24.3	25.1	25.3	261
72 72.3	The siting of the resort; on a known flood plain, in a high frequency cyclone zone where some of the world's highest wind velocities have been recorded, where there is a natural process of major river migration occurring, and where disasters such as cyclones, storm surge and floods can occur together, offer a very difficult situation to control leading to high public safety and property risk. The size and dominance of the project on the landscape and the local community when coupled with the unsuitability of the site makes the project unfeasible; too much of a risk and too much o an ask of the community and government. <i>Recommendation 3: Select another site for the project.</i>																		x																								
72 72.4	Another major point is the precedent that approving a resort complex on a known flood plain where there has been in effect a 'moratorium' on development for decades will send all the wrong signals to the community, developers, local governments and to the insurance industry. With several catastrophic floods across the State in the most recent past, it is a marvel that any government would entertain this proposal. At the local level if it is passed, will it start a 'development run on the Barron Delta'? How will new developments be modelled in; one by one, or do we need a comprehensive plan to deal with future proposals brought on by the Aquis application? Recommendation 4: As part of the approval process by the state and local governments for the Aquis proposal, I believe the Insurance Industry of Australia must be brought in to determine potential impacts to insurance premiums at Yorkeys Knob, the Barron Delta and for greater Cairns. Refer Chapter 14 where the issue is largely omitted.		×					x							x																												
72 72.5	The chapter on social Impacts Chapter 14 and appendix P are way too narrow and do not address regional issues and impacts from the largest development ever undertaken in Cairns nor the 'largest resort and casino complex in the whole country' especially when proposed for a hazardous site. There needs to be much wider consultation regarding local and regional impacts including financial arrangements with the developer. Costs likely to be borne by ratepayers / taxpayers need to be addressed as well as potential future liabilities.	5																									x														X		

ID No	Process Proponent Project Environment Economic Community Infrastructure Logislative and Diapping Environment	dequacy of EIS eed for conditions	IS process / government apacity of Project Proponent	uitability of Project Proponent e Description / Suitability uitability. of project	urabuity or project uggested changes to project onstruction issues	ocal content ocal content rolect failure / abandonment	roject viability and use, CairnsPlan, Regional Plan	ublic land verall approach / suitability	andscape and scenic issues idht emissions	latters of NES & SES cosystems	isted Flora & Fauna cological Processes	ish & Fisheries Resources levated water level	iver migration lood levels and behaviour	looding effects on others	Water Resources - Surface water Water Resources - Groundwater	Stormwater drainage Lake environment	Receiving water quality Lake plumbing	Hazard environment Hazard management	Employment Fconomy	Lourism Tourism Market domination	Benefits offshore / local Rate of Change	Human Services Lifestyle Changes	Cost of Living Gambling	Cultural Change Law and Order	General community issues SIA and consultation	Mitigation strategies	Acid suirate soils Contaminated Land	r Quality Noise - construction	Noise - operation Noise - Aircraft and heliconters	Waste Management - generation Waste Management - discosed	Waste management - นเรษองลา osecurity	Health and Safety - Vectors Health and Safety - Crocodiles	Jitural Heritage	matters or NES - OUV Matters of NES - Integrity Matters of NES - Species	Matters of NES - Cumulative	Environmental Management - Construction Environmental Management - Operation	Transport - Construction Transport - Operation	Airport Infrastructure - Canacity	- Infrastructure - Cost	Infrastructure - Housing o-development Option	sferences
72 72.6	Chapter 12 Hazards pages 12-19 Quote: 'In terms of river migration, it appears that the Barron River / Thomatis Creek bifurcation is likely to be less mobile that it was a few decades ago due to the stabilisation works which have been constructed and that have resulted in an increase in sediment build-up and subsequent vegetation growth. In addition, although the distance to the ocean is shorter through Thomatis / Richters Creek than the Barron River and hence the gradient is greater, the size of the relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel. River migration is considered to be possible but not very likely.' The first concern here is that the EIS study does not project into the future – it makes no prediction as to when changes to the hydrology will favour Thomatis / Richters Creek. The consultants are careful in their wording: 'although the distance to the ocean is shorter through Thomatis / Richters Creek than the Barron River and hence the gradient is greater, the size of the relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel. What they are saying here is that the present river character still favours the Barron channel but that could change with the next wet season. The words 'still favours' provides the expectation that the river is actually behind schedule for a migration into the Thomatis / Richters system. And given that rivers are one of the most dynamic, ever changing natural systems we have, we can be assured present character of the river will change either suddenly and dramatically or incrementally over relatively short time scales measured in years. And that change will favour the path with the steepest gradient. In the future, the law of physics will prevail hence the necessity of expensive rock training works where cost must be factored in and liability assigned. <i>Recommendation 5: In the words of the consultant: 'the result of a cha</i>	11 12 12 12 12 12 12 12 12 12 12 12 12 1	2.1	22 38	42	4.5	4.6	5.2	6.3	7.1	7.3 7.4	7.5	x 8.2	9.2	10.1		11.3	12.1	13.1	13.	13.5		14.1	14.6	14.5		15.	191 1		18.1	191	20.1	21(22.		23.1	24.1	24.3		2°C2	271
72 72.7	Chapter 9 page 23 states: 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' I could not find any information that displayed the results of flood paths with the effects of the completed resort modelled in. I believe that information is critical to the EIS. The BMT WBM study is not available to the public and cannot be used as support. It is unclear to me the height Yorkeys road is to be lifted and the height of the Aquis carparks. I find the relationship between flood ARI and AEP confusing given AEP has been given different values of 1% and 0.1%. The height of the car park would be critical in a flood event because nobody including insurance companies wants to see hundreds of cars flooded because the approved immunity was too low. If vehicles had to be evacuated the congestion in transit and at the destination site could be chaotic. <i>Recommendation 6: Community safety, private property and the insurance issues must be addressed in the proposal. I would recomment and their comments be included in any further work.</i>												x																												

ID No	Process																																			ction	nc				
	Proponent							lan					L		_			н.																		onstru	oeratic				
	Project	5	ent	nent	st		ut	onal P	ry es						e wate Iwater			н.												pters	eration osal	s	diles			ve nt - Co	nt - O				
	Environment	contac	nent opone	^o ropol bility	o proje		lonme	, Regi	itabilit c issu			00041	ources	iviour	urface	0	lity	LL.			ocal					i seneci	s			helico	- gene - dispo	/ector:	Lococ		grity scies	nulativ	geme	uon:	Icity	sing	Ę
	Economic	s ions tion /	overnr ject Pr	oject F Suital	oject iges to	sues	aband	sPlan	h / su sceni	S S F S		esses	evel	d beha	es - S	ainage	ent er qua	ment	liellie		ition ore / Ic	e se	ges	e	2	Itatior	ategie ils	Land	uction	on t and l	ment	etv - V	ety - 0	- OU	- Inte 5 - Spe	s - Cur Mana	Mana	eratio	- Capa	- Cos	Optic
	Community	of Els conditi forma	ss / go of Proj	of Pro	of pro	ion is: tent	ilure / ability	Cairn d	proac e and	ssions NFS	ns ns ra & F	I Proc	vater	ration els and	sourc	iter dr	g wate	nviror	nent	_	omina offsho	chang service	Chan, iving	g Chanc	Order	consu	on stra ate sc	nated	onstru	perati	anage anage	y nd Saf	nd Saf	eritage of NES	of NES	of NES	nental	5 6 	cture .	ucture -	pment
	Infrastructure	quacy d for c her in	proce acity o	ability escrip	ability gestee	struct al con	ect fai ect via	d use, lic lan	rall ap dscap	t emis	syster	logica	ated v	er mig od leve	tter Re	ormwa	ceivin ceivin	zard e	ployn	onomy urism	rket d nefits	te of C man S	estyle st of L	mbling	w and	A and o	itigati id sulf	ntamil Quality	ise - c	ise - o ise - A	iste Mi iste Mi	ecurit; alth ar	alth ar	tters of	tters o	tters o	vironn		port	Ifrastru	levelo rence:
	Legislative and Planning Environment	1.1 Ade 1.2 Nee 1.3 Furt	1.4 EIS 2.1 Cap	2.2 Suit 3 Site D	4.1 Suit 4.2 Sug	4.3 Con 4.4 Loc	4.5 Proj 4.6 Proj	5.1 Lan 5.2 Pub	6.1 Ove 6.2 Lan	6.3 Ligh 7 1 Mat	7.3 List	7.4 Eco	/ .5 FISF 8.1 Elev	8.2 Rive 9.1 Floc	10.1 Wa	11.1 Sto	11.2 La 11.3 Re 11.4 La	12.1 Ha	12.2 Ha 13.1 En	13.2 Ec 13.3 To	13.4 Ma 13.5 Be	14.1 Ra 14.2 Hu	14.3 Lif	14.5 Ga 14.6 Cu	14.7 La	14.9 SI/	14.10 M 15.1 Ac	15.2 Co 16 Air G	17.1 No	17.2 No 17.3 No	18.1 Wa 18.2 Wa	19 Bios 20.1 He	20.2 He	21 Cult 22.1 Ma	22.2 Ma 22.3 Ma	22.4 Ma 23.1 En	23.2 En	24.1 II 24.2 Tr	24.3 Alf 25.1 Inf	25.2 - Ir 25.3 Inf	26 No-d 27 Refe
72 72.8	Transport Chapter 24. In addition to the building of an essentially new 4 lane road to Yorkeys and new Round- About at the Cook Hwy intersection, several major roads will be pushed to overcapacity by the increase of 5- 10,000 holiday makers wanting to travel to various sights and venues on a daily basis. The Smithfield Round-About, the Kuranda Range Road and the Cook Hwy to Palm Cove will be unable to cope with the increase in traffic. The Yorkeys marina will be too small to handle a reasonable number of new tourist craft as well. <i>Recommendation 7: Impact on wider transport</i> <i>infrastructure must be assessed. The development wherever it may be</i> <i>sited must be staged over many years to allow public infrastructure to catcu</i> <i>up with the increase added by the resort complex.</i>	þ																																				x			
72 72.9	The size and dominance of the project on the landscape and on the local community when coupled with the unsuitability of the site makes the project unfeasible in its present form; too much of a risk and too much of an ask of the community and government. Risk liability to the public must be assessed further.	t	×		×																																				
73 73.1	Despite assurances in the EIS that modelling and design can mitigate any predicted flood impacts, it is almost impossible to imagine that a development of this size and scale would not affect water flows and behaviour in the Barron delta area (i.e adversely impact existing residences, businesses etc.). The Barron River Delta Investigation of 1981 referred to in the EIS states (p 396, 8.6.2) "the management of major flood in the delta is a catchment-wide problem and no engineering works are likely to mitigate floods".	s												x																											
73 73.2	This section also refers to the largest recorded flood being in 1977. Other significant earlier floods which are likely to have reached higher levels are also recorded from years such as 1911 and historical records document th massive flood of 1879 which destroyed Old Smithfield.	e												×																											
73 73.3	It is no accident that development has not already occurred in the site proposed by Aquis, given its location within the delta and the flooding history of the area. I would like to support any information with regard to flooding and associated matters which may be submitted by John Nott.													x	Γ																										
73 73.4	The overall response in the EIS to the events of storm tide, flooding and tsunami is to "shelter in place", based on the large number of visitors and staff who would otherwise need to be evacuated. The Cairns Local Disaste Management Group recommends sheltering in place only for people outside of storm tide zones or flood inundation areas. Note this region does not evacuate for wind threat, only storm tide in a cyclone. The recommendation for anyone in a storm tide or flood affected zone would be to leave and move to higher ground (similarly for a tsunami, for which there may be very limited warning). The movement of such large numbers of people, regardless of occupancy levels, will have an impact on both other residents evacuating and the capacity of emergency services.	r 5																×																							
73 73.5	P12-32 also raises the issue of "security and logistical issues in handling a undetermined number of evacuees" in relation to local residents who, it is assumed, may also try to seek shelter at the resort. The Cairns Local Disaster Management Group would not consider establishing a place of refuge within an event impacted area and is required to follow procedures and regulations for establishing such facilities in higher places. The assumption that height above an inundation area would automatically provide a safe place of refuge is neither practical nor sensible, nor can there be any guarantees that the structural integrity of lower floors would withstand an event such a tsunami or possibly even storm surge, depending on height and intensity.	n																X																							

ĪD) N	lo	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment ۴.6 Project فيناقين	4.6 Froject viabuity 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability 6.1 Audoccord and convictions	or Euroscape and scene issues 6.3 Light emissions 7.4 Marchine enco	7.1 Matter's of NES & SES 7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stortmwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing	12.1 hazaru erivrioninen. 12.2 Hazard management 13.1 Emolovment	13.1 Employment 13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Kate of Change 14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction	17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.3 Transnort - Oneration	24.3 Airport 25.1 Infractructure - Canacity	25.2 - Infrastructure - Cost 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Option	27 References
73	3 7	3.6	Further discussion and agreement with the Cairns Local Disaster Management Group is required to make this section reliable. Also note that the Community Risk Assessment 1999 is an outdated document as is the 2011 Cairns LDMP and there is no such entity as the Cairns District Disaster Management Group. The district group covers a wider area of local disaster authorities.																x																					
73	3 7	3.7	P6-8 of this chapter notes it is likely that the tall buildings associated with the development (to achieve the necessary height about flood, storm tide, tsunami inundation) will be seen from parts of the World Heritage area. There can be no escaping the visual impact also from the ocean. In a location renown for where the mountains meet the sea, the proposal for these tall buildings can only become a blot on a beautiful landscape. Although this has already happened with existing development in the Cairns city area, there is no need to extend the "blot" further north along world heritage zones. Many of us live (and far many more visit) here because of the area's outstanding natural values. A view of Aquis is not among these. It would be far preferable to site this development if it must proceed in an already developed location, such as that proposed by Aquis Aware (city vicinity).							x																														
73	3 7	3.8	In the four years we have lived at Kewarra Beach traffic congestion has become significantly worse in relation to travelling south whether via the Capt. Cook highway or western access. This is predominantly in the mornings when people are travelling to work and school and again in the evenings, however hold-ups also randomly occur due to factors such as road works, accidents, slow traffic (tourists). Despite assurances of mitigation via staged shift work, movements onto the site etc., a proposal the size of Aquis requires enormous transport support and it is very difficult to envisage mitigation measures being in place which are either in time or sufficiently significant to positively alter the congestion situation. This concern does relate primarily to construction phases. All the promised and planned mitigation/enhancement measures would have to be complete before development began to have any useful effect. I would need to be satisfied of documented agreement and funding between the local and state authorities to have some assurance on this issue.																																	×				
73	3 7	3.9	I believe the focus of this chapter on the enormous economic benefit to our region is simply a sell to justify the development. While talking up the employment opportunities provided, the proponents are at least honest in admitting that "a large number of positions are likely to be sourced outside the region", so Aquis is unlikely to alleviate our current unemployment situation in any meaningful way. The table of labour required includes limited skills and will make little if no impact on the situation for people who have recently lost their jobs in State-generated restructurings, nor provide a wide career path for graduates (e.g from JCU) or school leavers wanting to pursue a professional future.																																					
73	3 7	3.10	I am also extremely concerned about the economic impact on residents and ratepayers should Aquis not be a success. We live adjacent to Paradise Palms, a failed development in receivership which was also targeted at the Asian market to provide luxury and recreation. It is existing residents who ultimately bear the cost of ongoing service and infrastructure when developments for whatever reason (a drop in the market, natural disaster, loss of funding etc.) occur. A plan for economic cover in the event of failure must be included so locals are not left "holding the baby".																																					

ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further Information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, Carrns Plan, Regional Plan 5.2 Public land 6.1 Overall services / suitebility	e.: Overall approach: / suitaonity 6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES	7.4 Ecological Processes	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	14.1 Rate of Change 14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid suifate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safetv - Vectors	20.2 Health and Safety - Crocodiles 20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airport	25.1 Infrastructure - Capacity	25.2 Infrastructure - 2001 25.3 Infrastructure - Housing	26 No-development Option 27 References
73	73.11	I do not believe this chapter sufficiently addresses freshwater provision as requirements for the size of the proposed development. Given that the regional council knows of current freshwater supply shortage options and has taken little if any action to address this (various scenarios are quoted this chapter of the EIS), I am concerned residents could suffer further shortages. This matter must be resolved in conjunction with the CRC before any development can be considered.	in																																			×		
73	73.12	"Do nothing" is always a considered option. If the development must go ahead, my preference would be for the alternative site and proposal put forward by the Aquis Aware group. To be honest I do not see the need fo development of this scale and nature in a region the size and with the soci economic complexity of Cairns, let alone with the likely adverse impacts t development will bring, however grand the mitigation measures proposed Improvements such as natural and cultural interpretation of the site, pollutant mitigation and so on should already be occurring as part of local and state initiatives to enhance our environment and community understanding. There are a myriad of existing recreational opportunities fr all residents including pools, gyms, sports halls, the Esplanade, our beaches etc. and of course no guarantee that all the facilities ultimately to be provided at Aquis would be readily available to local residents (this is a the case, for example, at Paradise Palms). It is my view that we should focus on improving and consolidating the quality of existing infrastructure and services without the region taking on a massive new proposal it is unlikely to be able to continue to support should the developer's situation market forces change. Developments with this focus and of this nature do not belong in small regional areas and certainly not in world heritage aread	a a io- ne . or or or s!			×																																		c
74	74.1	My concern about the Aquis Great Barrier Reef Resort relates to the soci- impacts (Volume 2, Chapter 14) of the EIS, and how the changes such a construction will bring to the liveability and cost of living for the people in t Cairns beaches, particularly, but also the entire region. The EIS states in Table 14.3 that the sub total population for the Cairns Beaches, including Yorkeys Knob, in the 2011 census was 47,219. I believe this area covers the population of the Cairns Region who will be most severely affected by the construction of this mega-resort.	he																				x x																	
74	74.2	According to 14.2 Stakeholder Engagement, only 1979 responses were generated from community feedback forms, and more than 2000 people contributed inputs through face-to-face meetings. These figures represen less than 4% of the community who responded to feedback forms and, at the most, a total of 8% of the population of the affected area who have been consulted. It is not clear from the EIS if the 1979 responses came from Yorkeys Knob and the Cairns Beaches, so this percentage of the community most affected and actually consulted may be even smaller. These figures are clearly not representative of the community most affect by the construction of the Aquis mega-resort. Ninety-six percent of the community/region have not been canvassed for their opinion, and a construction of this magnitude, which is going to affect the Cairns community, surely warrants a representative consensus of opinion. I find overwhelming that this is the statistical data they are basing their comprehensive community and stakeholder engagement program on (14 19). I believe the local government, who will be held accountable for this construction in the long run, should conduct a referendum to provide statistical data that stands up.	t ed																							x														

ID	No	Process																																				5				Г	
																				н.																		uctic					
		Proponent															Ŀ.	-		н.												E						onsti perat					
		Project		5	ent	Jeur	ect				es						e wat	maie		н.							6				nters	prers ratio	osal	s diles			ve	nt - C					
		Environment		contac	uodo	ility	proj			line i	tabili issu			1001	202	viour	hers urface		ity	н.			cal				ssue					gene	disp	ector		grity	cies ulati	geme	tion r	city		6u u	
		Economic	su	on / c		bect r	ect jes to		Dang		/ sur cenic	SES	nna	SSes	vel	beha	on of s - Si	nage	nt qual	nent		ion	e / lo	es			nity i	tegies	and	ction	u pue	- nent	- tent	ty - C		- DUV	- Spe	<u>Mana</u> Mana	struc ratior	Capa	- Cos	Hous Optio	
		Community	f EIS nditio	rmati	Proje	on / S	r proj shang n isei	ut 1	ility ility		roach and s	ions ES &	& Fa	roce	ter le	and	ects (ource	r drai	onme water bing	/ironr	LT 2	ninati	fshor ange	rvices	ing	nange rder	nmu	straf	e soil ited L	istruc	eratio	agem	agen	Safe	itage	NES .	NES . NES .	ental l ental l	- Con	ure - (ture -	nent (
			acy o or col	r info	ty of	cripti	sted o	contel	t viab	ו land	app:	miss s of N	stems Flora	lical F	ew be	evels	Res Res	Iwate	envir ving plum	d env	oyme	sm st dor	its of of Ch	IN Sel yle C	of Liv Ning	ral CI nd O	ral co	Jation	suirat	- cor	- ope	- Man	e Man urity	ן and and	I Heri	rs of	rs of rs of	onme	port	rt truct	truct	elopn	seou
		Legislative and Diagning Environment	dequi	urthe IS pro	apaci	Des Des	undo	ocal o	rojeci	ublic.	veral andso	ght e atter:	cosy:	colog	levato		Vater	Storm	Lake Recei	Hazar Hazar	Emple	Fouri: Marke	3enef	Huma Lifest	Cost o	Cultu Law a	Genel	Mitiç	Conta	r Qua Voise	Voise	Vaste	Vaste	Healt	ultura	Matte Natte	Matte Matte	Envir	Frans Frans	Airpo nfras	- Infra nfras	nrras o-dev	erer
		Legislative and Planning Environment	1.1 A 1.2 N	1.3 F 1.4 F	2.1 C	2.2 0 3 Site	4.2 S 4.2 S	4 4 7 7 4 7 7 1	4.0 4.6 7 7	5.2 P	6.1 U 6.2 L	6.3 L 7.1 N	7.2 E 7.3 L	7.4 E	8.1 E	9.1 F	9.2 F 10.1	11.1	11.2 11.3 11.4	12.1	13.1	13.3	13.5	14.2 14.3	14.4	14.6 14.7	14.8	14.10	15.2	16 Ai 17.1	17.2	18.1	18.2 19 Bi	20.1 20.2	21 CI	22.1	22.3 22.4	23.1 23.2	24.1 ⁻ 24.2 ⁻	24.3 25.1	25.2	25.J	27 R(
74	74 3	The FIS (14.33) also states that the significant population growth in Cairos					+	++		_		_		++	+					┢┼╴				x					_											_	×		
/4	74.5	City generated by the proposed development would affect a range of																		н.				Â																			
		demand on health and emergency services (initially with construction and appendix construction and emergency services (initially with construction and appendix construction appendix construction and appendix construction appendix c																		н.																							
74	74.4	to pay for these services?																		Ц.														\square							Ш		
74	74.4	(from 2010 to the opening in May 2014), at a cost of \$456.6 million, and																		н.																				x			
		aims to provide a total of 531 beds, but as recently as 16th July 2014, approximately one month after the opening, six ambulances were 'left																		н.																							
		Post 16 July 2014) and this was the second time in just over a week. How																		н.																							
		does this bode for the significant population growth? Where are the plans more hospital beds?																																									
74	74.5	The Cairns Regional Council Mayor has even 'sounded a note of caution around the Aquis project' (Cairns Post, 24 July 2014, page 5). He admits																		н.																				×	x		
		there will have to be infrastructure improvements in Cairns (meaning there are no current plans for such improvements), and who will pay has yet to b	e De																	н.																							
		negotiated. I am sure the rate-payers of Cairns, including the 96% of the Cairns Beaches residents not consulted about this project, will not be too																		н.																							
		happy about paying more in their rates, and rent, to accommodate change to facilities, services, and infrastructure they would not otherwise have to	s																	н.																							
		pay for. This will greatly affect our cost of living. It will also affect the liveability in our region. Who is going to pay?																		н.																							
75	75.1	Detailed submission provided regarding impacts of construction and										_		++						\vdash										_		-	-	\vdash					x x	_	+	+	-
		operational traffic on the existing network. Detailed response in preparation	n.																	н.																							
76	76.1	Yorkeys Knob is a town that offers cheaper accommodation only 15 minutes from Cairos. Its appeal is that it isn't a densely populated area and	4																					х																	\square		
		offers a respite from bars, restaurants, noise and traffic. The EIS refers to the area around the proposed development as "under-utilised (lower	-																	н.																							
		density areas)". They seem not to understand that the very fact it is a lowed density area is the appeal of Varkeys Kaph and that the surrounding suburbs	ər																	н.																							
76	76.2	The FIS also acknowledges that there will be great strain on the					++	++							$\left \right $					\square								+						\square		+					\square	4	
10	10.2	accommodation in the area due to the influx of workers, both during																		н.					Â																		
		area will build extra accommodation for the workers they need. There are																		н.																							
70	70.0	their rents are increased?																		Ц.																							
76	76.3	an existing 18 hole golf course just down the road, built for the Asian	5			×														н.																							
70	70.4	market (as this one is being built for), which is now in receivership.																		Ц.																							
76	76.4	mere is a casino in Cairns as well as two cinemas. Why is there need for more?				×																						\downarrow						\square								Ľ	
76	76.5	surrounding areas when this construction is complete? It is obviously																			x																						
		designed to be fully contained, which does not bode well for the establishe businesses.	d																															\square									
76	76.6	Further, all benefits touted are yet to come to fruition. What happens if this venture fails? If they start construction and it isn't seen through to						×																			×																
		completion, then what happens to the dislocated residents and inter and intra state workers?																																									
76	76.7	What happens to the excess accommodations built to accommodate an as yet unrealised construction and workforce?	s																								x																

ID No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS	1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent	3 Site Description / Surradinty 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.1 Local content	4.5 Project railure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan	5.2 Fublic land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	0.5 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes	Fish a Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing	12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 111 Pate of Channe	14.1 Kurus of ortainge 14.1 Kuruns Services	14.5 Litestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation	18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.3 Transmort - Omeration	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	26 No-development Option 27 References
76 76.8	If they charge the same prices, or higher, as Cairns for tourist accommodation, then what is the point of building this project in this area	Ħ													Ħ		T						П		x	П									Ħ												Π	
77 77.1	that offers an alternative to New York prices in the Cairns area. The proposed project is not "best practice" in terms of catchment management. Some constraints are a function of the immutable characteristics of the site. Specifically, the project site is on a flood plain and is in close proximity to a sensitive receiving environment that is World Heritage listed. The EIS presents a strategy prepared in response to these constraints. Best practice catchment management would be through avoidance i.e. exclude a development of the type proposed. The existing regulatory controls applicable to this site manage the site consistent with the nature of these site constraints (e.g. flood plain) – the approach to these constraints presented is to change the existing regulatory controls (Section 4.6 and 4.7) to allow the project to proceed, and then to adopt design and management measures.					x																																										
77 77.2	The EIS documents commitments and policies that are reported to be made by the proponent. It is not suggested that the approvals and licensing process can be undertaken at this time, or that the proponent can determine the content thereof. The submitter suggests that all commitments be made to be binding by appropriate instruments.	g x																																														
77 77.3	The outcomes of recent audits of regulatory apparatus directly or indirectly relevant to Aquis have not been considered in the EIS. These outcomes should be considered in the impact assessment process. Specifically, the EIS documents the role of the regulatory apparatus; however, it does not assess the ramifications of deficiencies in regulatory mechanisms to the proposed project. Irrespective of corrective actions that may be applied to the regulatory mechanisms, the risks associated with non-performance of the regulatory mechanism warrants thorough assessment.			K																																												
77 77.4	Clarification is needed on whether the Flood Model reported as adopted by CRC was used to test the effectiveness of the lake solution and thereby assess compliance with the Flood Management Code. Further, where the Barron River Delta Flood Model was not used, the implications to the impact assessment and decision making require explanation. Further clarification is required with respect to the <i>'filling to represent the resort platform and other various landforms'</i> – specifically to clarify the height of the filling and what model was used.																x																															
77 77.5	Regarding flooding, clarification is required in regards to assumptions and sensitivity analysis around those assumptions and uncertainty in model outcomes and the use of the variability in input data to demonstrate the likely range of outcomes. Further, where there was no specific sensitivity analysis undertaken or uncertainty of outcomes evaluated, the implications to impact assessment and decision making need to be explained.																x																															
77 77.6	The EIS reports that "Consideration has also been given to the larger floods of 1911 and 1913". There is no apparent detail explaining how this data was used and the ramifications of any analysis using this data to the impact assessment. Clarification is required. Further, where there was no specific modelling undertaken for the highest recorded flood events, rather a reliance on 1997 or post-1997 flood events, the implications to impact assessment and decision making need to be explained.																x																															

ID	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Proiect Proponent	3 Stitute Description / Superior reporter. A Suitability of Superiore	4.1 Sundaminy or project 4.2 Suggested changes to project 4.3 Construction iscues	4.5 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public Jand	6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local 11.1 Devo of Change	14.1 Kate of Griange 14.2 Human Services 14.3 Hitestyla Changes	14.4 Cost of Living 14.5 Cambing	14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 10 Biosconstity	13 prosecutiny 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation	24.1 11 ansport - Consuccion 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
77	77.7	The EIS reports that " <i>The mitigation solution selected for addressing flood impacts on the site is a large lake designed to provide compensatory excavated waterways which also provide compensatory flood storage</i> ". Clarification of the practical extent of mitigation afforded during high rainfall events is required ie as the water body fills to over topping and beyond what predicted impact (positive or negative) occurs?															x														Ι														
77	77.8	Regarding Thomatis Creek, it is relevant to note that (1) the existing bridge crossing Thomatis Creek is understood to have been designed and constructed in accordance with the known risk associated with Thomatis Creek and (2) the risk associated with Thomatis Creek is not an 'out-dated' matter as may be interpreted from the Aquis EIS; rather, the risk remains (irrespective of any proposed development as outlined in the Aquis EIS) as documented in a report commissioned by the Cairns River and Improvement Trust in 2000. Without this clarifying information, the above assertions made in relation to Thomatis Creek in the Aquis EIS are not substantiated. The implications of this are relevant to the impact assessment.														x																													
77	77.9	Best Practice erosion and sediment control in Cairns entails project planning to schedule activities that result in earthworks being completed in the 'dry' season. Where this is not practical, various mitigation measures are necessary <i>e.g.</i> the use of sediment basins and possible water treatment measures. However, the practical implementation of sediment basins and any associated water treatment measures is well- known not to be effective when measured against water quality performance criteria routinely applied in Cairns. In addition to the challenges associated with managing erosion and sediment run-off in Cairns, are the project-specific limitations (flood plain, proximity to sensitive receiving environment and construction period). The implications of the above clarification are relevant to the impact assessment.	t I																											x									x						
77	77.10	The EIS reports the Residual Risk to be less than the Risk for a number of hazards; however, the relevant mitigation measure included a managemen measure. Where a management measure proves ineffective, for whatever reason, the Residual Risk would in fact be no different to the Risk. For the hazards where management measures are included, clarification is required in terms of the efficacy of any management measurement in the determination of Residual Risk. The ramifications of this clarification need to be explained and considered in any assessment. Clarification of the nature and scope of sensitivity analyses, undertaken to test the effect of uncertainty in assumptions and data (used in the risk assessment model), is required. Further, where there was no specific sensitivity analysis undertaken or uncertainty of outcomes evaluated, the implications to impact assessment and decision making needs to be explained.	t t																		x																								
77	77.11	The EIS reports that in the conduct of a component of the Social Impact Assessment, the participants in the social impact assessment risk assessment workshop were instructed to assume, among other things, that "the project is delivered as stated in the project description provided to the Coordinator General and for which the Terms of Reference were drafted". [The submitter did not explain the issue further	t																										x																

ID No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 ElS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River micration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake nlumbing	12.1 Hazard environment	13.1 Employment	13.2 Tourism	13.4 Market domination 13.5 Benefits offshore / local 14.1 Bate of Channe	14.2 Human Services 14.3 Hifestvlia Channes	14.6 Encody to changes 14.6 Cost of Living	14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17 1 Noise - construction	17.2 Noise - operation 17.3 Noise - Airrraft and helicontors	18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Sencine	22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 - Infrastructure - Monsing	25.3 Initastructure - nousing 26 No-development Option	27 References
77 77.12	The EIS does not appear to address the matter of project cessation, at any period during the intended life of the project, which has a reported design life of 100 years. The situation where the project is suspended during its lifecycle is an appropriate and necessary consideration. Should project suspension occur, for whatever reason, there will be materially significant consequences that are dependent on the stage of the project lifecycle at which point suspension occurs. The materially significant consequences span the biophysical environment (e.g. impact to receiving environment), economic (e.g. provision of money to fund relevant actions) and social aspects (e.g. disruption to employment) inclusive of implications to the relevant government resources in response to the event). Where there was no specific assessment undertaken of the implications of project suspension during project lifecycle (e.g. for any time during the 8 year construction phase, and/or throughout the project life as a consequence of an extreme event - environmental, social or economic), the implications to impact assessment and decision making needs to be explained.						ĸ																																		
77 77 14	Clarification is required in regard to consideration attorded to crime and the apparent discrepancy in information presented in the Aquis EIS in regard to not being a 'high risk impact'.	,													L.			L.							x			Ц							Ц					Ļ	
77 77.15	that will occur should the proposed project proceed. The Manual for Assessing Consequence Categories and Hydraulic Performance of Structures sets out the requirements of the administering authority, for consequence category assessment and certification of the design of 'regulated structures', constructed as part of environmentally relevant activities (ERAs) under the Environmental Protection Act 1994 ₃ - Clarification of the application of the manual to the project is required. Further, if concluded that the manual and its associated requirements are applicable to the proposed project, then the implications to project planning design, operations and monitoring require explanation ahead of the necessary impact assessment and decision making.	,	x																																						
77 77.16	Regarding quarantining the lake water from groundwater, there are inheren limitations with any constructed feature which are appropriately managed by design, construction and operational controls. All engineered structures (impoundments) leak, and it is the consideration of the rate and quality of seepage that is warranted. There appears to be no assessment reported in the EIS of the rate of seepage from the impoundment(s).	t													x																										
77 77.17	Regarding lake water quality, there appears no discussion on the waste management hierarchy in the context of the planned and routine discharge of impounded water from the lake into the receiving environment. In addition, the application of best practice management and sustainability principles in regards to the proposed management measures also appears absent. It appears that the approach to management of the Lake assumes, and is reliant upon, the routine discharge of water (on average every 14 days for the lifecycle of the project). Where this approach is not permitted, for whatever reason, though for example, a licence to release may not be granted by the relevant administering authority(s) and/or the water quality (physical, chemical and/or biological) may be unacceptable, the consequences of such a scenario warrant consideration and thorough assessment. Where there was no specific assessment undertaken of the implications of a no release and/or suspension of release scenario applying to the Lake, the implications to impact assessment and decision making needs to be explained.															>																									

ID No	Process																																				ction				Γ	
	Proponent							an																					Н								nstruc eratio					
	Project			ent te		ţ	ıt	onal PI		s						water													Н		oters	sal	1	es l		e	nt - Co nt - Op					
	Environment		contac	opone ropor	oility	o proje	onme	Regic	tabilit	issue			urces		viour	urface round	141	ĥ				cal				senes	ι Ω		Н		nelicop gene	dispo	ectors		/ grity	cies nulativ	gemer gemer	n tion	citv	ina ina	n	
	Economic	suo	tion / c	ect Pr oject F	Suitat	iges to sues	aband	sPlan,	h / sui	scenic	& SES	auna	esses Reso	evel	l beha	es - S	ent	444	ment		tion	ore / lo	SS		e	unity i	Itation ategie:	ils		on	t and h ment -	ment -	ety - V	ery - C	- Inte	- Spe	Mana Mana	nstruc eratio	Capa	- Cos	. Hous Optio	
	Community	of ElS	ss/gc	of Proj	of pro	d chan ion iss	tent lure /	Cairn	d proac	e and		ns ra&F	heries	vater ration	els anc effects	sourc	ironm	mbing	nviror nanagi	/	omina	offsho	chance	iving	y Chang	Order	consu on stra	ate so	ומופח	onstru perati	ircraft anage	anage	nd Saf	eritage	of NES	of NES	nental nental	t - Co	cture -	ucture	cture -	
	Infrastructure	quacy d for c	proce:	acity o ability	escrip ability	gested struct	al con ect fai	ect via d use,	lic lan rall ap	dscap	ers of	syster ed Flo	logica & Fis	ated v	od leve	tter Re tter Re	ormwa ke env	verving ke plui	zard e zard n	noloyn	urism rket d	nefits te of C	man S estyle	st of L	ltural (v and neral (V and o itigati	id sulf	tuality	ise - c	ise - A	iste Ma	alth ar	arun ar ural H∈	tters o	tters o	vironn vironn	Inspor	port	frastru	evelo	rence
	Legislative and Planning Environment	.1 Ade .2 Nee	3 Furt	.1 Cap .2 Suit	Site D .1 Suit	2 Sug 3 Con	.4 Loc: .5 Proj	.1 Lan	.2 Pub 1 Ove	2 Lan	.1 Mat	2 Eco 3 List	.4 ECO .5 Fish	.1 Elev	.1 Floc 2 Floc	0.1 Wa 0.2 Wa	1.1 Stc 1.2 Lal	1.4 Lal	2.1 Ha 2.2 Ha	3.1 Err 3.2 Ec	3.3 To 3.4 Ma	3.5 Be	4.2 Hu 4.3 Lif	4.4 Co	4.5 Ga 4.6 Cu	4.7 Lav 4.8 Ge	4.9 SI/ 4.10 M	5.1 Ac	6 Air G	7.1 No 7.2 No	7.3 No 8.1 Wa	8.2 Wa	0.1 He	1 Culti	2.1 Ma	2.3 Ma 2.4 Ma	3.1 En 3.2 En	4.1 Tra 4.2 Tra	4.3 Air 5.1 Inf	5.2 - In 5.3 - Inf	5.3 Ini	7 Refe
		÷ +		ni ni	ω 4	4 4	4 4	4 0.	<u>.</u> 9	u u	2			∞່ ∞່	66	77	÷ ÷ ÷		÷ ÷	÷ ÷	÷ ÷			÷ -		÷÷	÷÷	÷ ÷	÷			÷÷	5 A	5.7	~ ~ ~	N N	5 5	ňŇ	5 5	5 5	5 7	5
78 78.1	I just want to add my support to the Aquis Project. As a resident of Yorkey. Knob, we will be severely affected by the project. But we give our unequivocal support to the project.	S			x																																					
79 79.1	The EIS suggests that a total of 113 hectares of land (some revegetated) will be kept as natural habitat. The protection of natural habitat and	×																											Н													
	revegetation of 54 nectares of degraded land is certainly an excellent contribution to the natural ecosystem and a positive element of the Aquis Proposal. Lam however concerned that this could be an offer linked to																												Н				Ш.									
	Stage 2 of the development which might never happen? And what would be the tenure on that area if indeed set aside as natural habitat? This land if	be																											Н				Ш.									
	not secured with protective legislation to preserve the natural habitat could later be used for further development in Stage 2. Suggested Solution:																												Н													
70 70 2	Ensure that appropriate legislation is put in place to protect the 113 hectares of natural habitat.																												Ц													
79 79.2	groundwater intrusion from the grant affinitian are could also impact on the groundwater quality of the natural habitat causing significant damage. The EIS mentions a dyke construction to control the lake aquifer. The															×													Н				Ы.									
	construction of the dyke is therefore very possibly significant to the health the natural habitat. Suggested Solution: Ensure that the water table in the	of																											Н				Ш.									
	natural habitat is not compromised by the construction of the lake.																																									
79 79.3	I found almost no mention of cycle transport for the general public in the EIS other than a brief comment on "active transport". Considering the																												Н													
	massive impact the trainic to and from Aquis would have in the construction stage and in ongoing operations, I feel they must bear the cost of some of the transport infrastructure. Part of that cost should be for a cycle way	n																											Н				Ш.									
	connecting the Northern Beaches and Cairns to Aquis. This would encourage cyclists, promote fitness and reduce the number of passenger																												Н				Ш.									
	cars. A well planned bicycle path would be a valuable transport route for both daily commuters and recreational riders. Suggested Solution: Bicycle																												Н													
	paths be included in the development plan.																												Ц				1							4		
79 79.4	The EIS states that "The water quality within the lake will be maintained via a tidal exchange system connected to the Coral Sea" This is an engineering fort that is meet likely deemed to follow due to the approximate and the system of the system o	a																											Н				Ш.									
	environmental challenges and cost of operation inherent in maintaining water quality in the tropics. The increased floodwater from the artificial lake																												Н				Ш.									
	(Figure 10 6) which would overflow into Yorkeys creek as stated in EIS, would be more significant in volume due to the artificial inflow from Richter	rs																											Н				Ш.									
	Creek, and therefore possibly scour out the mouth to create a new major outlet to the sea. This could have a serious impact on the mangrove																												Н				Ш.									
	ecosystem and the beach at the southern end of Yorkeys Knob. Suggeste Solution: Do not interfere with the natural flow of water on a floodplain	d																											Н				Ш.									
	nestied in the middle of an aiready flood-profile residential area that is subject to cyclones, storm surges and unlikely but possible tsunamis. Reduce the size of the artificial lake and ensure that the Yorkeys Creek																												Н				Ш.									
	catchment is not tampered with.																												Н													
79 79.5	After a few years of operation, the lake could prove to be environmentally unsustainable. Maintaining water quality in a very large artificial lake in the				х												x												Π													
	tropics would be difficult, if not impossible. The owners would then need to open a significant channel to the ocean (not just little Yorkeys Creek) to																												Н				Ш.									
	redesigned as a marina complex. Look at how closely the original Aquis design resembled a marina layout. The new design also lends itself to an																																									
	easy conversion to a marina layout. Expensive perhaps but money does n seem to be an issue (so far) with the Aquis Project. Suggested Solution: D	ot																																								
	not approve the giant artificial lake.																																									

ID No	Process																																			tion				
	Proponent						ue																													nstruc				
	Project		ut ut	eu	çţ		inal Pl		s					water	water															oters	sal		2		e	it - Col				
	Environment	contac	opone	nopon	o proje		Redic	tability	issue			urces	viour	hers urface	round		I'A				cal				ssues	s				- genel	dispo	ectors		grity	cies nulativ	gemer gemer	u tion	city	t ing	Ē
	Economic	S ions tion / c	overnn ject Pr	Suitat	oject iges to	sues	sPlan.	ch / sui	scenic	& SES	auna	s Reso level	d beha	s on ot ces - S	ses - G	ient ient		nment ement		ition	ore / lo	se	2	je	unity i	ategie:	oils Land	uction	uo	t and r ment -	ment -	ety - V			s - Spe 5 - Cun	Mana Mana	nstruc	- Capa	e - Cos - Hous	: Optio
	Community	/ of El(conditi iforma	of Proj	ption /	d char	tion is:	ability	oproac	be and ssions	f NES	al Proc	sheries water	Iration els and	effects esourc	esourc	vironm	iy wate imbing	enviror nanag	nent y	lomina	offsho	Service	Living	Ghang Chang		ion str	fate sc inated	/ constru	operati	Aircrar lanage	lanage ty	nd Saf	eritage	of NES	of NES of NES	mental mental	Co	icture .	ucture	pment
	Infrastructure	equacy ed for (ther in	proce pacity	Descri	ggeste	nstruct cal con	ject ra ject vi	olic lar erall ap	ndscap ht emi	tters o	ted Flo	h & Fis vated	er mig od lev	oding ater R	ater R	ake envin	ake plu	azard e azard r	nployr conom	ourism arket d	enefits ate of (uman S	ost of I	amblin ultural	eneral	Aitigati	cid sul	Quality oise - c	oise - d	aste M	aste M securit	ealth a	tural H	atters	atters	iviron	anspo	rport frastru	nfrastr frastru	develo erence
	Legislative and Planning Environment	1.1 Add 1.2 Nec 1.3 Fur	1.4 EIS 2.1 Cal 2 2 Sui	2.2 Sul 3 Site 4 5	4.1 Sul 4.2 Su	4.3 Col 4.4 Loc	4.6 Pro 5.1 Lar	5.2 Pul 6.1 Ov	6.2 Lar 6.3 Lig	7.2 Ecc	7.3 Lis	7.5 Fis 8.1 Ele	8.2 Riv 9.1 Flo	9.2 Flo 10.1 W	10.2 W	11.2 La	11.4 La	12.1 Ha 12.2 Ha	13.1 Er 13.2 Ec	13.3 Tc 13.4 M	13.5 Be	14.2 Hi 14.3 Li	14.4 C	14.5 G	14.7 La 14.8 G	14.10 N	15.1 A(15.2 C(16 Air 17.1 No	17.2 N	1 / .3 NG 18.1 W	18.2 W 19 Bio:	20.1 He	21 Cult	22.2 M	22.3 M	23.1 Er 23.2 Er	24.1 Tr 24.2 Tr 24.2 A	24.3 Ai 25.1 In	25.2 - I 25.3 In	26 No-
79 79.6	The Social Impact Assessment is based on a study carried out on a \$4.2 billion project. On Page 76 Social Impact Assessment- "More broadly, the	x														++										+			+			$\left \right $								
	Project is a significant investment in the Cairns region and Far North Queensland. The investment amounts to some \$4.2 billion." There is however a big difference between the impact of a 4.2 billion project and an																																							
	\$8.15 billion project. This is an unacceptable Social Impact Assessment. The EIS must have an SIA based on the current proposal, not an old one. Suggested Solution: A Social Impact Assessment be commissioned based on the Aquis Proposal, currently claimed to be an \$8.15 billion project.																																							
79 79.7	The EIS states that-"The introduction of solar power generation for this scale of development would be feasible provided that a solution to install	×																																				x		Ħ
	Considering the vast amount of sunshine our region experiences, and the enormous amount of energy required to power a project of this size, solar power would make perfect sense. Both locally and globally we have a																																							
	responsibility to decrease our carbon footprint. Aquis Resort has the opportunity to contribute to environmental sustainability by installing a state of the art solar power system. Solution: Approval for the Aquis Resort is given on the condition that a state of the art solar power generation system is a major part of the project.																																							
79 79.8	The proposed Aquis Development would be like a sledge hammer blow to				x											++			x			+	+		x							⊢⊦					×	×		┢┼╴
	enormous and I believe would outweigh any benefits. We don't need another casino, and unless the development is scaled down to about one																																							
	growth for the Cairns Region would come from the stream of projects listed in my submission. Healthy growth comes in Millions not Billions.																																							
80 80.1	Further investigation is required to fully identify exact location of Acid Sulphate Soils and potential Acid Sulphate Soils.																										x													
80 80.2	The best method of excavation should be chosen to avoid lowering the water table off site and thus generation of ASS with acid drainage into the delta waterways.																										x													
80 80.3 80 80.4	Isolate the proposed salt water lagoon from the local groundwater. There seem to be conflicting proposals with regard to flood management of	F											x	x	x														+			H								
	the site. Golder report records the volumes of material to be removed for the basements of the buildings. These are to be flood proof and house																																							
	kitchens, staff amenities, waste storage etc. Flood section of EIS is proposed that flood paths will not be interrupted as the buildings would be on priore allowing water movement through the site Elood flow																																							
	management, the effect of constrained flows and potential changes to flood height and duration require further investigation.																																							
80 80.5	It is difficult for a lake to act as a retention area when it will generally be full following heavy rain and particularly at high tide when the incoming tide												x																											Π
80 80.6	There are air safety concerns on impact of the proposed buildings on radar operations. The radar has to deal with natural insertions such as Earl Hill,																																				×	×		Ħ
80 80.7	buildings will provide additional and avoidable problems. The proposal does not appear to be appropriate either for the site or in the context of the general Cairns community or businesses			×	:										+							+						H				┠┼			_					╟

ID	No	Process																																			tion					
		Proponent						lan																							Ŀ						in struction peration					
		Project	t	ent	nent	ect	ut	onal P	₽	es			~		e wate	dwater						L				s				onters	eration	osal	's diles			ve	nt - Co					
		Environment	contac	ment ropon	Propo	io proj	qonme	ı, Regi	litabili	ic issu	S	s	ources	aviour	thers	Ground	ality	L	÷		ocal	5				issue	s		-	helico	- gene	dsib -	Vector		IV egrity	ecies mulati	ageme	ction on	acitv	st	sing on	
		Economic	IS tions ation /	ject P	/ Suita	roject inges t isues	/ abano	nsPlan	ch/su	l sceni s	& SE	Fauna cesse:	s Reserved	d behi	s on o	ces - (nent ter qua	g nment	gemen		ation ore / lo	e	ses Jges		ge	nunity ultatio	rategie oils	Land	uction	tion ft and	ement	ement	fety - ¹ fetv - (9	S - OU S - Inte	S - Spi	ll Mana	peratic	- Cap	e - Co.	- Hou it Optio	
		Community	y of E condi	ess/g	iy of P	ed cha etion is	ntent ailure	, Cairr	nd pproa	pe and ission	of NES ems	ora & a	isherie water	gratior vels an	effect Resour	Resour	nvironr ng wat	umbin enviro	manag	2	domin s offsh	Chang	Servic e Char	LIVING	l Chan d Orde	l comr consi	tion st Ifate s	ninated	ty consti	operat Aircra	Manag	lanag ity	and Sa and Sa	Heritag	of NE	of NE	imenta	0 - U	ucture	tructur	ucture opmen	es -
		Infrastructure	dequad eed for irther i	S proc apacity	Descr	uggest	ocal co oject f	oject /	verall a	indsca ght em	atters	sted Fl cologic	sh & F evated	ver mi ood lev	ooding Vater F	Vater F	ake er Receivi	.ake pl lazard	lazard	conor	Jarket Benefit	Rate of	ifestyl	cost of	Sultura .aw an	senera SIA and	Mitiga Acid su	Contain	- Quali	loise -	Vaste I	vaste I osecur	lealth a	Itural I	<u>Natters</u> <u>Natters</u>	Aatters Aatters	inviror	ransp	Virport nfrastr	Infrast	nfrastr -devel	ferenc
		Legislative and Planning Environment	1.1 Ac 1.2 Nc 1.3 Fu	1.4 El 2.1 Cã	2.2 St 3 Site	4.1 SI 4.2 SI 4.3 C(4.4 Lo	5.1 La	5.2 Pt	6.2 La 6.3 Li	7.1 Mi 7.2 Ec	7.3 Li 7.4 Ec	7.5 Fi 8.1 El	8.2 Ri 9.1 Fi	9.2 Fl 10.1 V	10.2 V	11.2 L 11.3 F	11.4 L 12.1 F	12.2 H	13.2 E	13.5 E	14.1 F	14.2 F	14.4 (14.6 C 14.7 L	14.8 G	14.10 15.1 £	15.2 (16 Air 17.1 N	17.2 N 17.3 N	18.1 V	18.2 V 19 Bid	20.1 F 20.2 F	21 Cu	22.1 N 22.2 N	22.3 N 22.4 N	23.1 E 23.2 E	24.1 T 24.2 T	24.3 <i>F</i> 25.1 h	25.2 -	25.3 II 26 No	27 Re
81	81.1	I want to inspire our young people to understand the importance of a sustainable future in this incredibly rich World Heritage and culturally diverse part of Far North Queensland. I choose to live in Cairns because it is a small city with a wonderful community, where everyone, tourist and local alike, will smile when they catch your eye on the street. It is a place where we have a beautiful melting pot of Indigenous Australians, white Australians, other Australians of Chinese, Italian, Sikh and Japanese descent to name just some, recent Immigrants such as the Bhutanese community at my church, and tourists from all parts of the Earth.			×	ς																																				
81	81.2	I choose to live in Cairns because I am a Biologist who is passionate about the Wet Tropics, and our incredibly high biodiversity and beautiful natural areas. I choose to live in Cairns, not because I was born here, but because I love it with my whole beart			×																Ħ																					
81	81.3	I express my extreme distress about the proposed Mega Resort "Aquis". have read some of the EIS prepared by Aquis Resort at the Great Barrie	l x er																												П											
		Reef Pty Ltd, and I believe it thoroughly underestimates the negative impacts the resort would have on the area, specifically with regards the Gambling, Experiential Values and Visual impact, and competition with least businesses to different the size of	e o h																			L																				
81	81.4	residents with its complexity and length. This proposed development is monstrous, and completely contrary to the			x																	$\left \right $	+								H										-	
		very image and lifestyle which Far North Queensland is known for. It is completely out of line with the sustainable, eco-tourism image that we have strived for				-																									L											
81	81.5	If it is approved it will be an eyesore, visible to half the population of Cairns City as we travel to work, to drop our children at school, and attempt to relax at our local beaches which may or may not still be accessible to us. It will completely detract from the natural beauty of the Great Dividing Range, our Rainforest covered slopes and ocean that is home to many endemic species of Plants and Animal.	,						,	(
81	81.6	The immense size of the development, with 7500+ rooms, shopping centre sport complex, entertainment complex, will destroy business for hundreds of local businesses, who have been providing employment and contributing to our community for decades. What about the casino we already have? What about the convention centre we already have? Is it going to be able to survive the competition? What about the many hotels we already have?	, , ,																	x																						
81	81.7	Many hotel rooms are currently vacant and shopping centres (DFO) has a vacancy rate of more than half. The Cairns CBD has just undergone a refurbishment in an attempt to get business back after Cairns Central Shopping Centre was opened in 1998 and took all the business from the CBD. A mega-resort out of town is just going to take business away from each and every small and large business we have in Cairns CBD and surrounding suburbs.																																								
81	81.8	An REIQ spokesperson voiced that many Cairns locals will seek to move away from Cairns because they will not want to live here, they will have to seek a "treechange" elsewhere because the development will completely change the way of life for the people of Cairns. This reinforces my fears tha the development is a negative impact on our way of life and is of great concern to me and my family.	at I																																							

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	 1.3 Further information / contact 1.4 EIS process / government 	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use. CairnsPlan. Regional Plan	5.2 Public land	e.i Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Eich & Eichariae Decourace	8.1 Elevated water level	0.2 Kiver migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Criange 14.2 Human Services	14.5 Litestyle changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 16.2 Contaninated Land	16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 10 Bioconnity	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.1 Transport - Construction 24.2 Transport - Operation	24.5 Aupon 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	7/ Keieleines
81	81.9	The EIS states that there will be no impact on the community because gambling is "already an acceptable form of adult recreation" in the Cairns area. I think this is ridiculous. Gambling is an insidious disease which can strike anyone and they can lose a hundred dollars, a hundred thousand dollars, or a house with very little effort. I do not wish for there to be more gambling in my town. It has done enough damage already. If you are unsure of the impacts, please talk to some of our local NFP organisations, such as Mission Australia, Anglicare or Centacare.																								x																		
81	81.10	This is my city and I love it. Please do not approve this development and ruin so much of why I love this town. We don't want another Surfers Paradise with seedy glitz. We don't want eyesores reminiscent of Dubai. We don't need more gambling, we don't need more people to become homeless because of increased access to gambling, loss of income, or loss of residences because of the increased cost of living.	5																						x	x x																		
81	81.11	This development may provide short term profit for some people, but it will not be sustainable. We especially do not need our precious World Heritage areas to be impacted aesthetically, or physically, because of massive infrastructure, floodplain alteration, artificial lakes and associated algal blooms, increased sewerage outputs.									x								x																									
81	81.12	I don't care that my house will go up in value. It shouldn't always be about money. I want a future for my children where they will be able to afford a house in Cairns, and indeed that Cairns will be somewhere they and we stil want to live in 20 years. I am pretty sure the proponent won't care what Cairns is like in 20 years.																				×		>																				
81	81.13	Please do not approve the Aquis development. To approve it would be a return to the bad old days of Queensland destroying our cultural heritage fo a quick buck, rather than continuing to grow a sustainable future in Eco-Tourism, Construction, Agriculture and Economics. This resort does not belong in Far North Queensland.	r			x																																						
82	82.1 85.1	The project should go ahead. I have little confidence that the Queensland Government will actually do anything that is needed to make this project more realistic. Too many people seem to be obsessed with this project as if is a giant "pot of gold" at the end of a colourful rainbow. Those of us who have tried to question whether that gold is real or is actually just chocolate covered with gold foil that will melt away in our tropical conditions are being dismissed.				x																								Ι														
85	85.2	For Aquis to be successful, it needs to be dramatically scaled down. At the moment, what has been proposed is fantasy land and once it is started, will likely fall over midstream, leaving the people of Cairns with ruins that nobody wants to pay to clean up.					x																																					
85	85.3	The location is completely wrong and should not be developed at all. Up until now, no developments have been considered in the Barron River delta because of repeated flood risk - but suddenly somebody says they will throw big money at us (might is a more accurate word) to ignore all previous knowledge about this site and look the other way while a monstrosity is built. If the proponent wants to build something, it should be outside the flood zone. Otherwise, the developer's proposed 7.5 m high platform (three stories high, in other words) underneath the entire development will look absolutely ridiculous.				x																																						
85	85.4	The credibility of the financing of such a huge project is questionable considering the realities of Chinese financing post-GFC and the rise of 'shadow banking' due to limits having been reached through normal banking channels. How are we to know if all of the massive financing for this project is legally sourced or if it even exists at all?			x																																							

ID No	Process																																tion	c	$\prod_{i=1}^{n}$			
	Proponent							lan						۶.																			onstruc	peratio				
	Project	5	ent	nent	ect		t		es					e wate Iwater									6				ntore	eration	osal	s diles			ve nt - C	nt - O				
	Environment	contac	nent opone	² ropol	o proje		onme	, regi	itabilit c issu			urces	viour	urface	itv				cal				issues					- gene	- disp	ector		grity cies	nulativ geme	geme	c	city	ing sing	ç
	Economic	s ons tion / (overnr ect Pr	oject F Suital	oject iges to	senes	aband	SFIAN	n / su scenic	& SES	auna esses	s Resc evel	I beha	es - S es - G	ent ent	-	ement		tion ore / lo	s	n an	e	unity	Itation ategie	ils Land	Iction	on o	ment	ment	ety - V ety - C	- OUV	- Inte	- Cur Mana	Mana	eratio	- Capa	- COS	Optio
	Community	of Els onditi forma	ss / gc of Proj	of Pro	of pro	ion is: tent	lure/ ability	d d	proac e and	ssions NES	ns ra & F I Proc	heries vater I	ration els and effects	sourc	ter dra ironm	mbing	nviror	, lent	omina offshc	thange tervice	iving	g Chang	Order	consu on stra	ate so nated	onstri	perati	anage	y v	nd Saf	eritage	of NES	of NES nental	nental t - Co	t - 0	cture -	ucture -	oment
	Infrastructure	quacy d for c her int	proce: acity o	ability escrip	ability gesteo	struct al con	ect fai ect via	lic lan	dscap	t emis ers of	syster ed Flo logica	& Fis ated v	er mig d leve ding e	ter Re	ormwa (e env	ke plui	zard e zard n	ployn onom)	rket d nefits	te of C man S	sstyle st of L	tural (v and neral (v and o itigati	id sulf ntamii	tuality	se - 0	ste Ma	ecurity	alth ar alth ar	tters o	tters of tte	tters o	vironn	nspor	astru	astru	evelo
	Legislative and Planning Environment	1.1 Ade 1.2 Nee 1.3 Furt	1.4 EIS 2.1 Cap	2.2 Suit 3 Site D	4.1 Suit 4.2 Sug	4.3 Con 4.4 Loci	4.5 Proj 4.6 Proj	5.2 Pub	6.1 Ove 6.2 Lan	6.3 Ligh 7.1 Matt	7.2 Eco 7.3 Liste 7.4 Eco	7.5 Fish 8.1 Elev	8.2 Rive 9.1 Floc 9.2 Floc	10.1 Wa 10.2 Wa	11.1 Sto 11.2 Lal	11.4 Lal	12.1 Ha 12.2 Ha	13.1 Em 13.2 Ec 13.3 Tou	13.5 Bei	14.1 Rai 14.2 Hu	14.3 CIII 14.4 Co	14.5 Ga 14.6 Cu	14.7 Lav 14.8 Ge	14.9 SIA 14.10 M	15.1 Aci 15.2 Co	16 Air C 17 1 No	17.2 No	18.1 Wa	16.2 wa 19 Bios	20.1 He 20.2 He	21 Cultu 22.1 Ma	22.2 Ma 22.3 Ma	22.4 Ma 23.1 En	23.2 En 24.1 Tra	24.2 Tra 24.3 Air	25.1 Infi	25.3 Infi	26 No-d 27 Refe
85 85.5	It already duplicates several venues that already exist in Cairns, therefore these items should be removed entirely from Aquis and that includes the golf course, the convention centre, the casino (if the proponent buys the one in the CBD), and the aquarium. By leaving them in, the developer implies that Chinese visitors will be patronising only what is available within Aquis and not venturing out to existing venues in Cairns (which in turns means that Cairns' businesses will not benefit by this project).				x													x																				
85 85.6	It proposes too many hotels over and above what is already available and suggests that the Chinese visitors targeted will not be staying anywhere else other than Aquis. This is reinforced by the language barriers - Chinese tourists will be most comfortable where their language is understood and that will be within the walls of Aquis.				x													x																				
85 85.7	Why is such a big development as Aquis only divided into two stages? The proponent is expecting to receive a massive amount of our TRUST that their grandiose development will be a success. The project needs to be divided up into a much larger number of stages and each subsequent stage needs to be approved only AFTER the previous stage is completed and is operating successfully. This will spread the demand for extra infrastructure out as well as allow the developer to demonstrate proof of concept on smaller amounts of investment.				x																																	
85 85.8	Why is gambling banned in China? Why should we consider allowing a Chinese developer to build a casino here and target predominantly Chinese patrons when it is against the law in China? That is "aiding and abetting" as far as I'm concerned. The project does not need to be focussed on a casino but it is because this will allow the most amount of money to be siphoned out of Australia and straight back to China.																				×	(
85 85.9	If the developer wants to buy the casino in town, then THAT is their one casino - they shouldn't be allowed to split their license because, in reality, two separate buildings ARE two separate casinos. This idea that they will buy the one in town and build TWO more casinos at Yorkeys is grossly overstepping the "privilege" and is likely to result in court cases against the Qld Govt from other casino developers in the state who are being limited to one licence.		x		x																																	
85 85.10	Who will comprise the construction workforce? Because the proponent has divided this massive project into only two stages, many components would (theoretically) be built concurrently. That means an awful lot of tradies. If those tradies are Australian, that will mean a duplication of what happened after cyclones Larry and Yasi but on a much bigger scale. Tradies were sourced from within and without the region to work in Innisfail/Cardwell, leaving entire regional areas without any tradies to do work local to those areas. If residents needed somebody, price gouging occurred where tradies were telling customers that they would have to pay exorbitant amounts of money for the same work as before. If they didn't pay, then the tradies were not available. This wasn't just a short term void but stretched out for more than a year after each cyclone. The siphoning of all available tradies to work on Aquis will disrupt community services over a large area of the country for over ten years.					x														x																		

ID	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.5 Further Information / contact 1.4 EIS process / government	 Lapacry or Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability 	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Linkt amissions	7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stortmwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Kate of Change 14.2 Human Services 14.3 Lifestvle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change	14.1 General community issues	14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage 22 1 Matters of NFS - OLIV	22.2 Matters of NES - LOV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.2 Environmental Management - Operation	24.1 rransport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
85	85.11	In contrast, if sufficient tradies cannot be sourced for this project, China will import them from overseas. This simply cannot be allowed. The job situation in Australia is getting worse, particularly since labour conditions here are forcing overseas companies to remove their Australian manufacturing in favour of cheaper operations overseas. If the proponent wants to build a gigantic money-grabber here (so that his Chinese clients can gamble legally), then the project has to source all Australian workers. Additionally, if the foreign workers are paid by their overseas companies, the Australian Govt won't even be able to claim taxes from these workers. They will be "using" our infrastructure and services while not providing any financial benefit.					x													x																					
85	85.12	Wherever the workers come from, they will have to live locally. Cairns is physically not designed for a massive increase in population so the only way to do it is to build far more high-rise developments for middle to low income workers. Media articles focus on rents going up only in the beaches suburbs but more housing on the beaches will not accommodate a huge increase in population. Newcomers will be spread out right across Cairns and even up the hill at Kuranda, Koah and Speewah. Many will end up in the southern suburbs as they are currently cheaper than the northside suburbs.																					x																		
85	85.13	As it is now, there are no decent pathways across town. There is the bypass highway which cost millions to build and is still only one lane for much of its length - and one still has to get into the inner western suburbs to just reach its southern entrance. Who's going to pay for the expensive expansion of the bypass highway? The alternative is to go right through the centre of town. Right now, vehicles stopped at red lights on Sheridan Street during rush hours actually reach down to the next intersection and even "block the box". Sheridan St cannot contain any more cars during rush hours. Many drivers are having to divert to McLeod and Lake streets to get past the constant queues at red lights.																																			x				
85	85.14	Many would logically advocate for more public transport but the Sunbus system we have now is a joke and costs more than the cost of driving one's own vehicle around. Public transport would need to be completely redesigned in order to work efficiently which will probably mean cancelling the Sunbus contract and then dealing with a compensation payout.																																			x				
85	85.15	The shifts for workers should be staggered so that "rush hour" for the Aquis project is not at the same times as "rush hour" for other industries such as office workers. Most likely, Aquis would need to arrange for special buses which pick up its own workers from their respective suburbs so that these people do not become part of the rush hour crunch on the local road system.																																			x				
85	85.16	It is likely that a new power plant will need to be constructed to handle the increase of workers and visitors for this project. Who is going to pay for that and how will renewables be factored into it (remember, whether the Abbott Govt likes it or not, we need to be steering away from fossil fuels)?																																				x	×		
85	85.17	Cairns is already near the limits of its water supply and yet, Council has not pursued making the most of our climate by supporting water storage tanks for every home in the area. There are over 57,000 homes in the CRC which could accommodate anything between 2,000L and 10,000L (or more) per property. This would represent a huge reduction in needed water supply as gardening is one of the biggest uses for water in this town.																																				x			

ID	No	Process Proponent Project Environment Economic Community Infrastructure	equacy of EIS	ed for conditions ther information / contact	process/government pacity of Project Proponent tability of Project Proponent	Description / Suitability	itability of project ggested changes to project	nstruction issues cal content	bject failure / abandonment	Ject Viability nd use, CairnsPlan, Regional Plan	blic land erall approach / suitability	ndscape and scenic issues ht emissions	tters of NES & SES	ted Flora & Fauna Jodical Processes	h & Fisheries Resources	er migration	od levels and behaviour oding effects on others	ater Resources - Surface water ater Resources - Groundwater	tormwater drainage ake environment	eceiving water quality ake plumbing	azard environment azard management	mployment sonomy	ourism arket domination	enefits offshore / local ate of Change	uman Services festyle Changes	ost of Living ambling	ultural Change	eneral community issues	Mitigation strategies	cid suitate soils ontaminated Land	Quality oise - construction	oise - operation oise - Aircraft and heliconters	aste Management - dieneral	aste management - uisposa security	ealth and Safety - Vectors salth and Safety - Crocodiles	tural Heritage	atters of NES - OUV atters of NES - Integrity	atters of NES - Species atters of NES - Cumulative	nvironmental Management - Construction	invironmental management - Operation ansport - Construction	ansport - Operation	frastructure - Capacity	mrastructure - cost frastructure - Housing	development Option erences
		Legislative and Planning Environment	1.1 Ad	1.2 Ne 1.3 Fu 1 4 FIS	2.1 Ca 2.2 Su	3 Site	4.1 Su 4.2 Su	4.3 Co 4.4 Lo	4.5 Pri	5.1 La	5.2 Pu 6.1 Ov	6.2 La 6.3 Li <u>o</u>	7.1 Ma	7.3 Lis 7.4 Ec	7.5 Fis	8.2 Riv	9.1 Flc 9.2 Flc	10.1 M 10.2 M	11.1 S 11.2 L	11.3 R 11.4 L	12.1 H 12.2 H	13.1 E 13.2 E	13.3 T	13.5 B 14.1 R	14.2 H 14.3 L	14.4 C 14.5 G	14.6 C	14.8 G	14.10	15.1 A	16 Air 17.1 N	17.2 N 17.3 N	18.1 M	19.5 v 19 Bio	20.1 H 20.2 H	21 Cul	22.1 N 22.2 M	22.3 M 22.4 M	23.1 E	24.1 T	24.2 T 24.3 A	25.1 Ir	25.3 In	26 No [.] 27 Ret
85	5 85.18	Even with conservation education and mandatory water tanks, a project th size of Aquis should not be allowed to tap into what is already a limited access. Aquis will need to identify its own source. Just building another dam is not the answer and there is really nowhere to put one unless farmers are prepared to sell their properties (and, no - don't even think of clearing forest for a dam).	e																																							××		
85	5 85.19	If Aquis is to go ahead, the technology to be extremely water efficient need to be built in to all structures in the project. Additionally, the 7.5 metre platform which is proposed for under the entire development should have multiple water storage containers inside it to provide water for the building Rainwater from roofs could fill these reservoirs and a treatment system ca also be located inside the platform. With the short amount of time given fo public comment on this contentious project, I have not had the time to read through the EIS - but if it hasn't proposed it already, desalination might need to be in-built into the Aquis project.	ds n d				x																																					
85	5 85.20	Waste disposal is another matter where the topography of the region is all posing problems. Cairns is already dumping its garbage in Mareeba (how nice that the surrounding communities have to accept our garbage becaus Cairns doesn't want to find a place for it here). The process of driving large trucks up the hill is problematic and there have been accidents. How many more trucks will have to make the journey because of extra garbage from Aquis? And what happens when Mareeba is filled (which is probably not that much further off)?	so se e /																														×											
85	5 85.21	Detailed concerns regarding political and military relationships with China and the USA and associated issues.																																										
86	86.1	Finance. I'm concerned about the quality of finance for the project. What kind of assurances does the public have that finance will be available to complete the project as approved? Has the proponent shown the structure of its finance plan? What is the source of funding? Does the proponent have guaranteed funds for the project? Are they subject to conditions the public doesn't know?			x																																							
86	86.2	Although the proponent undoubtedly commands an impressive wealth, he will need to raise the capital in international financial markets. A very likely source of finance will be China. It is well documented that large parts of th Chinese financial market is not backed by real assets. Some reports are warning of an imminent financial collapse. Aquis will be a high risk, gambling stock, with potentially high returns. It is extremely probable that i will attract a high percentage of these highly volatile funds.	, e t		x																																							

) No	 Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment 	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes	8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Delients Virsioue / Iocal 14.1 Rate of Change 14.2 Hirman Services	14.3 Lifestyle Changes	14.5 Gambling 14.5 Gambling	14.7 Law and Order 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species	23.1 Environmental Management - Construction	23.2 EINTOINTERIAL MAILAGENEIL - OPERATION 24.1 Transport - Construction	24.2 I ansport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	20 NO-DEVELOPITICIT OPTION			
86	6 86.	5.3 Benefits of the project depend on assumptions which are not clearly addressed. The EIS discusses the supply factors and assumes that the supply will draw stable and consistent demand. The arrival of tourists to the facility is assumed as a given constant and stable. Tourism operators around the region can certify how volatile tourism arrivals are. They are subject to huge fluctuations. The ups and downs are a combination of internal (supply) and external factors. The external factors are outside the direct control. Tourism is very sensitive to crisis of any nature: international financial markets, Chinese finance bubble, outbreak of infectious diseases (SARS), acts of terrorism, regional armed conflicts, diplomatic rows, nature disasters, political risks. The list is large and it is prudent to evaluate each risk thoroughly. The investors and financial backers will certainly undertake these assessments. The risks mentioned have two possible impacts: (1) direct impact on the operation and revenue of Aquis, (2) indirect impact through the financial markets. The speculative nature of these investments means that they will be pulled out of any project as soon as any of the risks mentioned are materialising. In that case the project will have to deal with the real crisis plus the resulting drying up of finances. Only a proper risk analysis can provide confidence both to the financial markets and the affected community. Conclusion: The project should not be approved unless a solid assessment of the risks in the financial markets in relation to the project is being carried out.	e i al s s																			< l																							
80	6 86. 6 86.	 Market Concentration. [Details statistics provided]. Aquis is going to be bigger than the entire business output in Cairns in a year. ACCC is investigating a possible monopoly situation through Aquis proposed takeover of the Reef Casino. This is an important consideration, however, I think the focus must be broadened. Aquis will not just be the biggest tourism operator. It will be the biggest Casino operator, the biggest transport operator, the biggest pool operator, the biggest tax payer. It will be the biggest single buyer of Catering services, Landscaping services, engineering, power, water, food, etc. In short it will be the biggest single influence on everything happening in Cairns. 																				x																							
86	6 86.	5.6 The EIS has references to impacts on the tourism industry and sugar cane but it doesn't address the effect an imbalance of market power will have. Those effects must be evaluated in the various markets but also on the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in Australia. It is exacerbated if put into a small regional community like Cairns. Dangers of grossly imbalanced powers in small regional town will destroy diversity and resilience. Small business culture will suffer. The town could be entering a dangerous dependency to the one big company.	a																			x																							
80	86.	8.7 Risk of failure to the community. Like any bold economic undertaking, the Aquis proposal carries a lot of inherent risks. The Far North Queensland community has witnessed many failed development projects. False Cape and Hinchinbrook are two recent examples. In both cases the bankruptcy of the proponent has left the communities to deal with the mess. A solid history of proponent in actually completing a project of this magnitude is no demonstrated. On the contrary court judgement from Hong Kong show tha the proponent has a history of unfinished tourism projects and broken agreements for which he has been convicted and fined. Many communities in Australia have been left with unfinished or half-finished ruins with little recourse against the developer.	of ot t					x																																					
D	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.5 Cuitability of Broiset Bronouve	 2.2 Suttability or Project Proponent 3 Site Description / Suitability 	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.1 andecana and cronic iscuss	o.a Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources	o.i Lievateu water lever 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management	13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	16 Air Guairty 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	10.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodilae	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species	23.1 Environmental Management - Construction	23.2 Environmental management - Operation 24.1 Transport - Construction	24.2 I ransport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	26 No-development Option 27 References
-----------------	--------------	--	---------------------------------------	--	--	--	--	--	--	--	--	---------------------	--	--	--------------------------------	---	--	--	--------------------------	---	---	------------------------	--------------	--	---	---	--------------------------------------	--	--	--	------------------------	---	---	------------------------------------	--	---	----------------------	--	-------------------------------	--	--	---	--	-------------------------------	---
86	86.8	The economic and financial risks which Aquis is facing are real and m be taken into serious consideration. Acknowledging the risk makes the overall project more solid. The EIS does not address any of those risk The consequences of any single event in the risk assessment actually occurring vary from catastrophic failure to mere changes in revenue. Business is about risk taking. The rewards will be spectacular for the project owner. Looking at the flipside of the risk, the community is face with a huge bill to clean-up a failed project of this size. It is only logical demand suitable provisions to be in place. In a first step, the risk of fai must be investigated. In a second step, the potential cost of failure to to community must be quantified. Based on such studies, the project mu provide suitable trust funds or insurance plans to be able to mitigate th cost of failure to the community. These arrangements are quite comm especially in larger projects.	d to ure he st e on						x																																				
87	87.1	I am very concerned about the extra noise that Yorkeys Knob resident experience with an increase of 22% in flights. This will definitely affect quiet enjoyment. Aquis should fund the airport owners to develop a fa- to have an ocean approach to the airport.	s will our ility								Π																						x	Π											
87	87.2	 2 The section (17.24) is obviously worded in a puerile fashion and uses English language to support the proponent's position rather than being honest as to the real affect. "The additional flights will not add to the le noise associated with the operation of the airport, just the frequency o noise episodes associated with the operation of the airport" LOL. This of deception should not be allowed. I We are very happy with the EIS report. We think it addresses all the to 	he x vel of sort rms x																														×												
88	88.2	of reference. We think the project is perfectly suited to the area it will be built in	_			-	×														_		+		_									\vdash											_
88	88.3	3 Tony Fung and his Aquis project have treated every step with the great of professionalism and his love for Cairns shows with the design and of they are taking to make this project fulfil the requirements it takes to m happen.	test are ake it				~																																						
<u>88</u> 89	88.4 89.1	 Cairns needs this project. I believe that the overall environmental impact is the devastation of the GBRMP and the local waterways cannot be foreseen by a study, done people who are employed by the contractor 	by		x						Ħ	;	x										x											H				x							-
89	89.2	Build this in central Australia or build aqueducts, do not do this, the or people who will get employment will be Chinese speaking - the builde will be employed short term and this will do nothing for our economy, of the economy of Mr. Fung.	y s etc. nly				x																																						
90	90.1	The existing arterial road network is currently operating at stress level below optimum LoS at peak times with the base load (dia 24-3) showi deterioration as against improvement over time. This is particularly so Western Bypass Ring Road. This situation is not likely to satisfactorily remedied even if Aquis does not obtain approval. With Aquis approva transport issues will be exacerbated further creating unacceptable qua life and environmental issues. Before any approval of this (or similarly large) project, there must be approved plans with secure state govern funding to enable arterial roads to be substantially upgraded with LoS forecasts showing improving trends.	and ng with lity of nent																																							<			
90	90.2	A project of this dimension is out of all proportion to that which the city generally, and Yorkeys Knob particularly, can reasonably absorb. Population increase will unprecedented and unmanageable in the sho medium term. The social effects are best identified in table 14-7 (pote social impacts) and in their scale amount to a social experiment which would not even be considered in a capital city.	t and itial				x																		x	x																			

ID	N	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.5 Project failure / abandonment 4.6 Project viability 5.1 Land use. CairnsPlan. Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes 7.5 Fich & Eichnise Decurres	8.1 Elevated water level	 8.2 KIVer mgrauon 9.1 Flood levels and behaviour 9.2 Flooding effects on others 	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stortmwater crainage 11.2 Lake environment 11.3 Receiving water quality 11.4 Lake nhumbing	12.1 Hazard environment 12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Lifestvle Changes	14.5 Cambling	14.6 Cultural Change 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	15.2 Sometimesce Land 16 Air Quality 17 1 Noise - construction	17.2 Noise - construction 17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safetv - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Iransport - Construction 24.2 Transport - Operation 24.3 Airmort	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26.4 Marchamant Ontion	26 No-development Option 27 References
90	90	10.3 The project's massive visual impact is inappropriate and out of proportion to the entire township and district. It will be a 'landmark' building which will dominate and detract from the very knob from which Yorkeys derives its name. The project will adversely dominate the easterly view (day and night) from every hill-slope vantage from Smithfield to Stratford, from Skyrail, from the Kuranda range road. From an aesthetic point of view, this high rise project should not be in Yorkeys Know or any Cairns beach suburb, it should be in Cairns city, like with like.							x																										
91	1 9	11.1 Understandably the EIS does not provide any information about the effect on the environment should the project prove not to be financially viable. From the information provided in the EIS it appears that there is a definite possibility that this will be the case and the development will be unmarketable and therefore become a future social and environmental problem for CRC and its ratepayers. These comments are based on the following: (1) 7500 rooms available for 365 days - equates to 2,737,500 night rooms per year (2) 20,000 staff at an annual salary of, say, \$45,000 plus such additional labour related costs as worker's compensation, superannuation and training (15%) = \$1.035b. ADD 10% return on investment \$0.815b (total \$1.85b), BUT, excluding the unknown costs relating to CRC rates and charges, energy, administration needs, repairs & maintenance, commissions and other operating costs. Given the above assumptions then the daily charge per room per night would equate to \$676 for 100% occupancy; (\$1.85 x 365 = 2,737,500 rooms per annum) \$751 for 90% occupancy and \$845 for 80% occupancy. Given the operating costs excluded from the above it would be expected that these room rates would, at least, double. If, as suggested in Graph 13.5 on page 13.8 of the EIS, there are only 838,000 "Total Visitor nights at Aquis" then the unit cost, based on salaries and return on investment alone, would exceed \$2,200 per night. These rates do not provide for the repayment of principal. I therefore submit that the project is not going to be able to meet its financial obligations to repay loans and will therefore fail.					x																												
91	9	The revised proposal does not provide for the cost of works required to be undertaken by, for example CRC & Ergon, to ensure that the existing services will be able to cope with the additional demands that will be generated by an additional 1,000,000 visitors p/annum. In recent times the CRC has been very obliging and not charged the proper head works charges to developers. If that policy is applied to this project then the ratepayers, instead of the developer, will face much higher rates. There is no indication as to what that additional costs will be. Ratepayers should be made aware of these additional costs and their effect on our rate bill. I therefore submit that all additional costs required to be incurred by CRC, Ergon etc. to provide the site with a reasonable level of service should be borne by the developer, not the ratepayers. These service providers should be required to provide ratepayers with details of what those additional costs will be and the effect of these costs on future energy and Council charges.																															×		
91	9	11.3 The provision of Staff housing by the developer has been removed from the revised proposal. This means that the staff will need to find accommodation within the local community. This increased demand (20,000 staff) will result in increased competition for housing which, in turn, will put pressure on those not employed by Aquis to "find" extra funds to continue living in their existing rental property. This is another transfer of costs from the developer to the community. The developer should be required to provide the necessary accommodation at their cost with rental agreements with their staff particularly during the construction phase.																	x																

D	Νο	Process Project Environment Economic Community Infrastructure Legislative and Planning Environment	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability 4.1 Suitability of project	4.5 Project values 4.5 Project failure / abandonment 4.6 Project failure / abandonment	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land 6.1 Overall approach / suitability 6.2 Landscape and scenic issues 6.3 Light emissions 6.3 Light emissions 7.1 Matters of NES & SES 7.1 Cecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources 8.1 Elevated water level 8.2 River migration 9.1 Flood levels and behaviour 9.2 Flooding effects on others 9.2 Flooding effects on others 10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater 11.1 Storrmwater drainage 11.2 Lake environment 11.4 Lake plumbing	11.1. Early promining 12.1 Hazard environment 12.2 Hazard management 13.2 Economy 13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local 14.1 Rate of Change 14.2 Human Services 14.3 Lifestyle Changes 14.5 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order 14.8 General community issues 14.9 SIA and consultation 14.10 Mitigation strategies 15.1 Acid sulfate soils 15.2 Contaminated Land 15.2 Contaminated Land 17.1 Noise - construction 17.2 Noise - operation	 17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation 18.1 Waste Management - disposal 18.2 Waste Management - disposal 19 Biosecurity 20.1 Health and Safety - Vectors 20.2 Health and Safety - Vectors 21.1 Cultural Heritage 22.3 Matters of NES - DUV 22.4 Matters of NES - Nuv 22.4 Matters of NES - Species 22.4 Matters of NES - Cumulative 22.4 Matters of NES - Cumulative 22.4 Matters of NES - Cumulative 23.4 Interstor 23.5 Environmental Management - Operation 23.4 Intrastructure - Construction 24.1 Transport - Operation 24.2 Transport - Operation 24.3 Airport 25.3 Infrastructure - Cost 25.3 Infrastructure - Housing 26 No-development Option 27 References
92	92.1	Image:	x						
92	92.2	2 There is nothing good about this project. I am appalled at my Government for even considering it. If it should go ahead, like many of my friends, I will be moving my family and business out of Cairns, after 3 generations of family life here.	x						
93	93.1	1 There appear on initial review of the EIS and attendance at the Cairns Chamber of Commerce Community Briefing Luncheon, to be a number of deficiencies in the assessment of the threat, impact and management of mosquitoes for the site both during construction and long term. Details provided regarding gaps in initial management strategy.							x x
93	93.2	2 It is essential for an effective control program to follow integrated pest management (IPM) principles and practices. This means incorporating a range of techniques which will diminish mosquito populations and the associated risk of mosquito born disease, whilst minimising impacts on the greater environment and achieving these outcomes in a cost effective manner. Although not easy, it is achievable. Emphasis must be placed on enduring and sustainable management and not as we often see, on quick- fix and crisis driven responses. Upon final approvals being issued, this work would ideally begin without delay. It is important for a well put together management plan and control program to have depth in data, and to that end, mosquito surveillance and monitoring programs would, again if at all possible, commence at site possession.		x					
93	93.3	3 I am a supporter of the Aquis project and I hope that my comments have been helpful.	x						
94	94.1	1 In regards Active Transport, it should be a requirement of the developer that access be provided, or at least an easement allowed for, for off- highway cycle/pedestrian paths through the Aquis site to allow for the development of a predominantly coastal, off-highway, cycle path to be developed between the CBD and Palm Cove, including a cycle and pedestrian bridge across Thomatis Creek connecting the Aquis property to Holloways Beach. It should further be a requirement that the proponents of the Aquis resort commit to contribute a percentage level of funding towards the development of such facilities.		x					
94	94.2	2 Community consultation on the detailed development of Sporting and Recreation Facilities should be more broad than just Yorkeys Knob and should at least include Holloways Beach residents who will be directly impacted by the development, particularly through noise during construction and through light pollution during operation, along with other Northern beaches communities.						x	
94	94.3	Much of the early public spruiking of the complex included great detail on a high quality sports stadium facility along with a recreational water park, both of which appear to have quietly disappeared from later iterations of the plans. Each should be included in the development of the facility as both added beneficial facilities for the complex as well as being a community dividend for Cairns generally, but specifically for Yorkeys and Holloways, with perhaps reduced annual pass fees for residents of those two communities specifically.		x					

ID No	Process																																		41 a.a.					
	Proponent							lan							<u>.</u>																					peratio				
	Project		ent	nent	ect		ent	ional P	ty Ies				s		e wate dwater										s				onters	eration	OSa	rs diles			ve ve	ent - O				
	Environment	conta	ment	Propo	to proj		donme	1, Regi	uitabili ic issu	U	0	s	ource	aviour	Surfac Groun	e	ality	+ +			ocal				rissue	es		c	helico	- gene	dsin -	Vectol Croco		egrity	mulati	ageme	iction on	acity	st sing	u
	Economic	itions	jovern oject F	roject / Suit:	roject	ssues	/ aban y	nsPlai	ich / si d scen	S S C E		Cesse	es Res evel	n 1d beh ts on c	- seo	Irainaç ment	ter qu	onmen gemer		lation	ge	ces nges	5	nge er	nunity	trategi	d Land	ructio	tion off and	ement	lalla	afety - afety -	ge ge		- Cr	al Man	onstru perati	e - Cap	re - Co e - Hou	ıt Opti
	Community	y of E condi	ess/g	ty of P intion	ty of p ed cha	ction i	ailure riabilit	e, Cair Ind	approa	ission	ems	ora e al Pro	water	gratio vels ar effec	Resour	ater d	ng wa umbin	enviro mana	ment	n domin	s offsl Chan	Servide Chai	Livinç ng	l Char d Orde	l com	tion st	inate s	ty const	opera	Manag	vianag ity	and Sa and Sa	Heritaç		of NE	menta	ort - C	ucture	tructul	opmer
	Infrastructure	equad ed for	s proc pacity	itabilit	itabilit	nstrud cal co	oject f oject v	nd use blic la	erall a ndsca	ttore	osyste	ologic	sh & Fi evated	ver mi ood lev ooding	/ater F	tormw ake er	eceivi ake pl	azard azard	mploy	ourisn larket	enefit: ate of	uman ifestyl	ost of ambli	ultura aw an	enera	Mitiga	ontam	Qualit oise -	oise -	aste	Secur	ealth a ealth a	tural	atters	latters	nviror	ransp	irport ifrastr	Infrast Ifrastr	devel
	Legislative and Planning Environment	1.1 Ad 1.2 Ne 1.3 Eine	1.4 EIS 2.1 Ca	2.2 Su 3 Sita	4.1 Su 4.2 Su	4.3 Co 4.4 Lo	4.5 Pro 4.6 Pro	5.1 Lai 5.2 Pu	6.1 Ov 6.2 Lai	6.3 Lig	7.2 Ec	7.4 EC	7.5 Fis 8.1 Ele	8.2 Riv 9.1 Flo 9.2 Flo	10.1 W	11.1 S 11.2 L	11.3 R 11.4 L	12.1 H 12.2 H	13.1 E 13.2 E	13.3 To 13.4 M	13.5 B 14.1 R	14.2 H 14.3 L	14.4 C 14.5 G	14.6 C 14.7 Li	14.8 G	14.10	15.2 C	16 Air 17.1 N	17.2 N 17.3 N	18.1 W	19 Bio	20.1 H 20.2 H	21 Cul	22.1 M 22.2 M 22.3 M	22.4 M	23.1 E	24.1 II 24.2 T	24.3 A 25.1 In	25.2 - 1 25.3 In	26 No- 27 Ref
94 94.4	Allowance should also be made for access across the "moat" on the northern side to allow for development of pedestrian and bicycle access directly between the resort and Holloways Beach including a pedestrian/cycle bridge across Thomatis Creek which could ultimately be incorporated into an off-highway cycle path linking Aquis right through to the Cairns CBD going south, and to Palm Cove going North.				x										Ι																									
94 94.5	It should be noted that there is significant difference between the plans and models displayed in the shopfronts during the early consultation phase and the design being put forward in the EIS, including the removal of a number of very popular public facilities including a large Sports Stadium and a Water Park, both desperately needed facilities. I would like to see both included back in the plan, or at least addressed in terms of enabling them as part of a community infrastructure dividend.		x																																					
94 94.6	In Table 4-2 the deletion of the 13 ha Water Park is "Deleted so as to remove competition with existing planned facilities", yet no other such facilities appear likely with the proposal to redevelop the old Vic Hyslop Shark Centre into a Waterpark cancelled due to an inability to secure any finance. This was a well publicised component in the original concept, and an extremely popular one, and should be reinstated.				x																																			
94 94.7	In Table 4-2 there does not appear to be mention of the removal of the proposed 25,000 seat sports stadium, yet it appears to no longer be included. It too should be reinstated in the plans.				x																																			
95 95.1	This page notes the possibility of sewerage system failure and consequent pollution, which would be serious given the size of the development. The same concern applies to accidental spills of hydrocarbons or other chemicals into the lake. While there is a comment earlier that contaminated lake water 'may' be treated by the swimming lagoon filtration system, there seems to be no clear explanation of how the large volume of lake water would be treated before discharge in the case of contamination. The outflow into Richters Creek would ensure that any such contamination would, with prevailing winds and currents, reach most of the northern beaches - Yorkey's, Trinity, Kewarra, Clifton, Palm, Ellis. Given the possible impact, the EIS needs to address the possibility of accidental severe contamination more carefully.															x																								
95 95.2	The EIS addresses the impact of lighting on fauna. However, at the moment it is possible for amateur astronomers to find dark areas at Yorkeys Knob for use of telescopes, with only a small area of the sky in the direction of Cairns city difficult to view. There seems to be no indication of what the impact of the development will be for this amenity. The astronomy societies are leading a movement to minimize light pollution by ensuring that lighting is actually aimed at the ground, not the sky, and is not excessive for the use required, thereby also saving money. See eg.http://www.asnsw.com/node/747. While the measures suggested in the development for minimizing impact on turtles will certainly help, it would be useful to keep 'dark skies' in mind as well.									x		x																												

ID	No	Process																																				ction	c				Π
		Proponent Project			aut			t	nal Plan	6						water	vater															ters ation	sal		es	L		e t - Construc	t - Operatio				
		Environment		contact	ropone	projec		onmen	Regio	tability issue				urces	viour	hers urface	roundv		ity				cal				ssues	6		H		gener	dispo	ectors	rocodi		grity cies	gemen	gemen		city	t ing	<u>د</u>
		Economic	S ions	tion / c overnm	oject P	oject nges to	snes	aband	sPlan,	:h / sui scenic	& SES	auna	esses	s keso level	d beha	s on ot ces - Si	ces - G	unugo ient	er qual J	nment ement		tion	ore / lo	es	ges	Je	unity	ategies	oils Land	2	uction	t and h ment -	ment -	ety - V	ety - C e	10 - S	s - Inte s - Spe	S - Cun Mana	l Mana, nstruc	eration	- Capa	- Hous	t Optio
		Community	y of El condit	nforma ess / g	or Fro	y of pr ed chai	tion is ntent	ailure / 'iability	e, Cairn nd	pproac pe and	issions of NES	ems ora & F	al Proc	water	gration /els an	effect: tesoure	tesouro	wironn	ng wat	enviro manag	ment	l Loming	s offsh	Servic	e Chan Living	ng I Chan		l consu tion str	Ifate so	,	constri operati	Aircraf Manage	Manage	and Saf	and Sat Heritag	of NE	of NES	of NE	menta ort - Co	ort - Op	ucture	ructure	opment
		Infrastructure	equac ed for	ther i proc	tabili	itabili ggest	nstrue cal co	ject f	nd use blic la	erall a ndsca	ht em tters (osyste ted FI	ologic	n & Fi vated	er mi od lev	oding ater F	ater F	ake er	eceivi ake pl	azard azard	nploy	ourish	enefit	uman	festyl ost of	ambli	enera	A anc Vitiga	cid su	Quali	oise - oise -	oise - aste l	aste I	ealth a	ealth a	atters	atters	atters	nviror	ansp	frastr	frastr	devel
		Legislative and Planning Environment	1.1 Ad 1.2 Ne	1.3 Fur 1.4 EIS	2.1 Cal 2.2 Sui	3 Site 4.1 Sui 4.2 Sui	4.3 Co 4.4 Loo	4.5 Pro 4.6 Pro	5.1 Lar 5.2 Pul	6.1 Ov 6.2 Lar	6.3 Lig 7.1 Ma	7.2 Eco 7.3 Lis	7.4 EC	7.5 FIS 8.1 Ele	8.2 Riv 9.1 Flo	9.2 Flo 10.1 W	10.2 W	11.2 Lá	11.3 R 11.4 Lá	12.1 Ha 12.2 Ha	13.1 Ei 13.2 Ei	13.2 C 13.3 Tc 13.4 M	13.5 B	14.1 Ka 14.2 Hi	14.3 Li 14.4 Co	14.5 G	14.7 L ²	14.9 SI 14.10 N	15.1 A	16 Air	17.1 No 17.2 No	17.3 No 18.1 W	18.2 W	20.1 H	20.2 H	22.1 M	22.2 M 22.3 M	22.4 M 23.1 Ei	23.2 EI 24.1 Tr	24.2 Tr 24.3 Ai	25.1 In	25.2 - I 25.3 In	26 No- 27 Refi
95	95.3	While diverting the Yorkeys Knob road to the Caravonica roundabout might make sense for Western Arterial Road users, it would be a nightmare for				П																								П										×	Π		
		Cook Highway users. There are already significant delays to highway traffic at this point in both directions during peak hours, especially northbound traffic due are a fewerer excited with earth bound traffic being																												H													
		brought to an abrupt halt because of traffic backing up out of the turning lane). This is the only roundahout on the Cook Highway that needs traffic																												H													
		lights to moderate traffic jams. I would suggest a long merging lane for city bound traffic on the current Yorkeys Knob roundabout. Once Dunne Road																												H													
		is linked with the Northern Beaches bypass and upgraded I believe it will take a lot of the right-turning traffic off the highway. An overpass - which I																												H													
		know is under consideration for all the highway roundabouts - would also help.																																									
96	96.1	Coastal Processes. It is important that the EIS investigate this phenomenon and discuss its implications. At present the EIS states that there is a low													x															H													
		insk of channel widening occurring in Thomatis Creek. But this is based on evidence that does not consider the IPO and the resultant possibility of an EDP. Professor Ion Nott of James Cook University an expert in the field																												H													
		and in the locality, questioned the methodology of the EIS compilers in an address at an Aquis information evening at the Crowther Theatre on July																												H													
96	96.2	10. Investigate the possibility of channel widening in Thomatis Creek due to				+									x													_		₽						H				++	+		
06	06.2	external climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation.																												H						H							
90	90.3	locality, expressed the necessity to have this information — in order to make a proper assessment — in bis address at the Aquis Information													x															H													
		session at the Crowther Theatre on July 10: provide all available baseline data so it is possible for others to assess how the recurrence interval / flood																												H													
96	96.4	magnitude estimates were derived. Submitter noted required information recommended by Professor Jon Nott:				H										x														H						H				+	+++		╞┼╴
		provide details of the land-fill levels used for each of the flood modelling scenarios.																																									
96	96.5	Required information recommended by Professor Jon Nott: provide model results of the various changes in flood flow characteristics in existing														x														H													
06	06.6	neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.			44	₩.														_							\square	_		Н						H				_			
90	90.0	danger that imbalanced powers in a small regional town will destroy diversity and resilience. Small business culture will suffer. The FIS has not																												H													
		adequately assessed the risk for the Cairns community of placing our economic well-being in the success of one development.																												H													
96	96.7	Implications of project failure. Cairns and environs has a long and colourful						x																																			\prod
		history of tailed or ill-planned developments. The proponent should provide a researched cost-analysis of project failure, considering the environment, actively import and economic import. For this of band should be developed																																									
		so that in the case of project failure, the cost of recovery falls upon the proponent and not the tax payer.																																									

ID	No	Process																Π																							uo					Π	
		Proponent Project								al Plan	l							ater	ater															ers	tion	R	s	ç			- Construct	- Operation					
		Environment		ontact	ponent	lity	project		nment	Region	ability issues				rces		iour ers	rface v	mpuno		,				al				30113	2000				elicopte	generat	bendein	ctors		ritv	ies	ulative ement	ement		ity	DE DE		
		Economic	suc	ion / co	ect Pro	Suitabi	ject ges to	sen	abando	s Plan, F	n / suita scenic		K SES	auna	Resou	evel	behav on oth	es - Su	es - Gr inage	ent	hau	ment			tion re/loc	s	es	a	inity ic	tation	itegies IIs	-and	ction	and he	nent - (ety - Ve	- 61	- OUV	- Spec	- Cum Manag	Manag	eration	Capac	- Cost Housir	Option	
		Community	of EIS	format ss / go	of Proj	otion / 3	d chan	ion iss tent	ilure / a ability	Cairns	oproact e and s	ssions	ns a	ra & Fa	heries	vater le ration	els and effects	source	source	rironmo	y wate mbing	nviron nanage	nent		ominat offsho	Shange Service	Chang- iving	g Chang	Order	consul	on stra ate soi	nated I	onstru	peratio	anager	a layer	nd Safe	eritage	of NES	of NES	of NES	nental	rt - Ope	cture -	ucture - cture -	pment	S
		Infrastructure	equacy ed for c	ther in	pacity (Descrip	ggeste	nstruct cal con	oject fa oject vi	nd use,	erall ap dscap	ht emi:	tters of osystei	ted Flo ologica	h & Fis	vated v er mig	od leve odina	ater Re	ater Re	ake env	ake plu	azard e azard n	nployn	ourism	arket d enefits	ate of 0 uman 5	festyle ost of I	amblin ultural	aw and	A and	Mitigati cid sulf	ontami Quality	oise - c	olse - c oise - A	aste M	securit	ealth ai	tural H	atters o	atters	atters (Inviron	anspo	frastru	nfrastr frastru	develo	erence
		Legislative and Planning Environment	1.1 Ad	1.3 Fur	2.1 Cal 2.2 Sui	3 Site	4.1 Sui 4.2 Su	4.3 Col 4.4 Loo	4.5 Pro 4.6 Pro	5.1 Lar 5.2 Puil	6.1 Ov 6.2 Lar	6.3 Lig	7.2 Eco	7.3 Lis 7.4 Eco	7.5 Fis	8.1 Ele 8.2 Riv	9.1 Flo 9.2 Flo	10.1 W	10.2 W	11.2 Lá	11.4 Lá	12.1 H	13.1 EI	13.3 To	13.5 B	14.1 Rá 14.2 Hí	14.3 Li 14.4 Co	14.5 G	14.7 La	14.9 SI	14.10 h	15.2 C	17.1 No	17.2 No 17.3 No	18.1 W	19 Bio	20.1 H	21 Cult	22.1 M 22.2 M	22.3 M	22.4 M 23.1 Ei	23.2 EI	24.2 Tr	24.3 Al	25.2 - I 25.3 In	26 No-	27 Ref
96	96.8	The proponent has so far provided only scan information about how much it will contribute to the upgrading of physical and community services infrastructure based on the proportion of the population increase that is the result of Aquis construction workers, operational staff, guests and visitors. If the State government is not prepared to impose the above as a condition of approval then the government must provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue derived from the Aquis Casino to fund all physical and community service infrastructure upgrades required as a result of the increase in population																																											x		
96	96.9	stemming from the Aquis Resort development. A development of such magnitude will assuredly increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the ability to deal with this increased use of their services. Cairns Base Hospital, which is already stretched to capacity also have to deal with an increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services.																								x				x																	
97	97.1	River migration. The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not been adequately dealt with. The Aquis resort will not exacerbate this change in any way but the presence of the resort will increase the consequences of this change. The EIS states the following on page 8-19 ' there is some risk that river migration could occur (specifically Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12-3), if it did occur it would be catastrophic to the project if unprotected.' At present the EIS states that there is a low risk of channel widening occurring in Thomatis Creek. But this is based on evidence that does not consider the IPO and the resultant possibility of an FDR. Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the EI Nino Southern Oscillation.														x																															
97	97.2	Flooding. 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion. Recommendations (1) Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. (2) Provide details of the land-fill levels used for each of the flood modelling scenarios. (3) Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.															x																														

ID	No																																						
		Process																																	tion				
		Drananant																																	ruct				
		Proponent							lan							<u>ب</u>																			onst				
		Project			t t				al P							vate ater													ers	al		s		C	ŏö				
				act	one		ject	lent	gion	Įţ	Can la			s	_	d w									Se				opte	posi	rs	odile		ive	ent				
		Environment		ont	ro po	illity	pro	nm	Reç	tabil	<u><u>6</u></u>			urce	viou	our		₹			cal				ssue				elic	disl	ecto	õ	grity	cies	gem	L Io	- it	ug	_
		Economic	s	l / c	E P	ttab	s to	pug	an,	suit		ES I	1a ses	esol	eha/	รี เร	age	nali	ert st						tV is	gies	p	ы	h br	żż	Š	Ō		um per	anaç anaç	tion	apac	isno	Ē
		Economic	S	ation	oject	/ Su oje(nge	abé	IsPI)	ູ້	x x	Fau	s Re	d be	ces	nent	g g	le de		atio	es es	des	ge		rate	Lar	ucti	ft ar	ame	fety	fety		- - - - - - - - - - - - - - - - - - -	I Ma	onst	ü -	ĬĬ	5
		Community	of El ndit	rma	Pro	of pr	cha n is	int ure/	airr	road		s s	Pro	erie ater	s an	our	onn	bing	uiro anaç	j	ffsh	ang	ing/	han	ann nu	1 Sti	ated	nstr	crat	nage nage	l Sa	l Sa itag	й х	ΞĽ	enta	ů ě	ure	Inte	nen
			cy c	info	ty of	ity o	ctio	failL	e, C	app	niss	ot n em:	lora cal I	ish s	vels vels	Res	nvir	ing Ium	a a		ts of	f Ch	f Liv	al C			nin	<u>⊇</u> Ū	Air	Mar	and	and Her	s of	s of	ume nme	то го	truct		ie s
		Intrastructure	qua d fo	her	acit	abili	stru	ect	d us	rall c	t en	ers syst	ed F logi	& F ate		ter	ve e	ceiv (e p	zaro	ono no	rket	te of mar	esty st o	Itura	v an nera	itiga	ntar	ise .	se .	ste	alth	alth	tter:	tter:	viro	dsu	ast fras	ast	eve
		Legislative and Planning Environment	Ade	Furt	Suit	Suit	Sug	Proj	and	Dve	-igh		Liste	Fish		Va	Sto Lal	Lat Lat	Ha: Ha:	шшн	Bel	Hu	°C Li	Ga	Ge	N N N		No	NON	Va Va	Hei	ultu	Ma	a Za	EN	Tra		lufi	lo-u
		Legislative and Flamming Environment	1.1/	1.31	2.7	4.7 Sit	4.3	4.51	5.11	5.2 I 6.1 (6.3	7.21	7.41	8.11	11.0	10.1	11.2	11.3	12.2	13.1	13.5	14.1	14.3 14.4	14.5 14.6	14.7	14.1 14.1	15.2	17.1	17.2	18.7	19 B 20.1	20.2 21 C	22.1	22.3	23.1	24.1	25.1	25.3	20 N
97	97.3	The visual impact of the Aquis Resort is totally in contrast with the visual								х																													
		amenity and beauty of the Far North. Recommendations: (1) Further																																					
		community to overriding the current four story building height limitations on																																					
		the northern beaches. (2) Further photomontages be obtained from a wider																																					
		range of locations to more accurately document the visual impact of Aquis from residential areas. Richters creek and the near shore waters																																					
97	97.4	The height and scale of all buildings be significantly reduced to conform to							x	х	>	<																					х						
		vision that will enable it to be integrated within the landscape character of																																					
		the northern beaches and the Yorkeys Knob community, and the Cairns																																					
		region namely that: (1) the design will take its cues from its context, and the																																					
		identity of rainforest and reef (recognising that the site is located between																																					
		the GBRWHA and WTWHA) (2) Be in harmony with nature and be inspired																																					
		by the natural elements and features of the site.																																					
97	97.5	The FNQ Regional Economic Plan was developed by Advance Cairns to							x																						_								_
		provide the blueprint for our future economic development and success to																																					
		2031. The Plan recognises the need to strengthen and diversify the region's																																					
		tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most importantly, what Aquis has to offer is not																																					
		consistent with the Tourism Queensland brand created for our region which																																					
		is "Tropical North Queensland, Adventurous by Nature". The brand,																																					
		adopted in 2010, was based on extensive research and signifies that we have the best Australia has to offer in the realm of tropical experiences and																																					
		nature based adventures. The contradictions of the development proposal																																					
		with the FNQ regional Plan should be assessed thoroughly. Adjustments																																					
		must be made to ensure that the development is aligned with the well-																																					
97	97.6	Devastating implications of project failure: This has the potential to be a				T		х																															
		ruge white elephant. I he size of the Aquis Resort and its place in the regional economy make the consequences of failure devastating at any																																					
		stage from construction to operation. The consequences for the																																					
		environment, employees and business in the supply chain will be far																																					
		community has witnessed many failed development projects. False Cape																																					
		and Hinchinbrook tourist resort are two recent examples. In both cases the																																					
		bankruptcy of the proponent has left the communities to deal with the mess																																					
		analysis of project failure, considering the environment social impact and																																					
		economic impact. From this a bond should be developed so that in the case																																					
		of project failure the cost of recovery falls upon the proponent and not the																																					
		ахрауег.																																					
98	98.1	I wish to comment on a well presented EIS, it addresses all my concerns.	х								┼┨																												
00	08.2	Concerned that VKPA issued on invitation to attend one of their meetings			┠┼┨	+	+	+			┼┨					╉┼┤			╡			$\left \cdot \right $	-	++	++	+				+			┠┼┼			++			
30	30.Z	only to those who were against.		X																																			
98	98.3	Very happy that habitat is being restored.				х																																	T
98	98.4	Ivy ould also like to see a board walk from the resort to the beach.					Х				11											L																	

ID	Νο	Process Proponent Project Environment Economic	S ons	overnment ect Proponent	oject Proponent Suitability	bject iges to project sues	abandonment	sPlan, Regional Plan	h / suitability	scenic issues	& SES	auna esses	. Resources evel	l behaviour	: on others es - Surface water	es - Groundwater ainage	ent er quality	ment	ment	tion	ore / local	es ges		6	ltation	aregres iils	Land	uction on	t and helicopters ment - generation	ment - disposal	ety - Vectors etv - Crocodiles		:- OUV - Integrity	- Species - Cumulative	Management - Construction Management - Operation	nstruction eration	- Capacity	r - Cost Housing	Option
		Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of El: 1.2 Need for condit	1.4 EIS process / g 2.1 Capacity of Pro	2.2 Suitability of Pr 3 Site Description /	4.1 Sultability of pr 4.2 Suggested char 4.3 Construction is	4.5 Project failure /	4.6 Project viability 5.1 Land use, Cairn	5.2 Public land 6.1 Overall approact	6.2 Landscape and 6.3 Light emissions	7.1 Matters of NES 7.2 Ecosystems	7.3 Listed Flora & F 7.4 Ecological Proc	7.5 Fish & Fisheries 8.1 Elevated water	8.2 River migration 9.1 Flood levels and	9.2 Flooding effects 10.1 Water Resource	10.2 Water Resourc 11.1 Stormwater dr	11.2 Lake environm 11.3 Receiving wate 11.4 Lake olumbing	12.1 Hazard enviro	1∠.∠ наzаго manag 13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domina	13.5 Benefits offshu 14.1 Rate of Chang	14.2 Human Servic 14.3 Lifestyle Chan	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Chang 14.7 Law and Order	14.9 SIA and consu	14.10 Mitigation str 15.1 Acid sulfate so	15.2 Contaminated 16 Air Quality	17.1 Noise - constri 17.2 Noise - operati	17.3 Noise - Aircraf 18.1 Waste Manage	18.2 Waste Manage 19 Biosecurity	20.1 Health and Saf	21 Cultural Heritage	22.1 Matters of NES	22.4 Matters of NES	23.2 Environmenta 23.2 Environmenta	24.1 Transport - Co 24.2 Transport - Op	24.3 Airport 25.1 Infrastructure	25.2 - Infrastructure 25.3 Infrastructure	26 No-development 27 References
99	99.1	The proponent does not have a background in project development in tourism of the magnitude as proposed with Aquis. The Renaissance Kuala Lumpur Hotel (the largest hotel in that city) has 921 rooms. Aquis proposal is a huge leap for this developer with 7,500 rooms in 8 hotels. The proponent's involvement in the Dalang Country Gardens does not reassure The magnitude of such development would exceed any comparative development in Queensland, let alone Cairns region. Moreover the infrastructure and utilities and services support in Kuala Lumpur and Dalang are not present in the Cairns region to support this scale of development. The proponent does not display any evident experience or expertise in the development of infrastructure, utilities and services. It therefore appears that the establishment and ongoing maintenance of such necessary support will become the taxpayer's burden (despite any provision of financial contribution by the proponent).		x																																			
99	99.2	This is a floodplain with values that are crucial to the local hydrology that will impact on surface and ground waters, estuarine waters and coastal waters with the associated flora and fauna. These are good reasons why this site is not already built upon: this is a floodplain with a complex hydrology and environments that are of national significance, vulnerability t flooding and cyclonic surge as well as rising sea levels. This is not an appropriate site for the Aquis development.	5								x																												
99	99.3	With the current public expenditure to reduce the impacts of nutrients and contaminants to the Great Barrier Reef Iagoon, Aquis can only be viewed as a potential and serious threat. Escape of material from site excavations during floods would deliver the most immediate impacts but runoff of nutrients (fertilisers, use of recycled sewerage etc.) and contaminants (herbicides, pesticides, building products etc.) into waterways and the GBR Iagoon would continue into the future. There is an inordinate focus on the elevation of the buildings focuses on the possibility of damage to the proponent's investment. There is not the same focus on the potential for serious cumulative damage to environmental assets.									x					x	x																x						
99	99.4	To override relevant regional planning provisions such as "The land is included in the Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2013 and in the Rural 1 Planning Area under the CairnsPlan 2009" is a very dangerous precedent. Equally the coastal management remains a crucial issue in relation to the management of the World Heritage listing of the Great Barrier Reef Marine Park. This chapter is spurious in its assertions of compliance with state and regional planning provisions and could easily be challenged in the legal system.						x			x																						x						
99	99.5	The proponent and advisers are making absolutely nonsensical claims in this chapter, such as: "The Aquis Resort will embody the concept of 'tropical urbanism' and in particular (1) be in harmony with nature and be inspired by the natural elements and features of the site (2) respond sympathetically to the natural environment in terms of orientation and shape to (a) maximise solar benefits and breezes, capture the most valuable views of the reef and rainforest (b) facilitate the flow of water through the flood plain." These sort of statements make a mockery of the EIS process.			*																																		

ID No	Process Proponent						Plan								j.													Π		"Ę						Construction	operation				
	Project Environment Economic Community Infrastructure Legislative and Planning Environment	 1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact 	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content 4.5 Proiect failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna 7 4 Ecolonical Processes	7.5 Fish & Fisheries Resources 8.1 Flevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others 10.1 Water Bostmand, Surface wat	10.2 Water Resources - Surrace water	11.1 Stormwater grainage 11.2 Lake environment 11 3 Receiving water guislity	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change	14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generatio	18.2 Waste Management - disposal	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - C	24.1 Transport - Construction	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	27 References
99 99.6	The location of the proposed Aquis development has enormous potential for impacts on the Great Barrier Reef World Heritage Area as stated in their own descriptions: "is not within any area that is a matter of NES (although maps show that a small creek running into Richters Creek from the Aquis Resort site may actually include the 'low water' line that defines the landward boundary of the GBRWHA)" and "the lake inlet pipeline that has its inlet 2.2 km north-east of the mouth of Richters Creek lies almost entirely within the GBRWHA. As previously stated, the proximity of the Aquis development to the GBRWHA could seriously add to the burden of mitigation of threats to the integrity of the GBRWHA which, at present, has warranted enormous public investment at serious cost to the taxpayer. It is the responsibility of the Queensland government to prevent further impacts that would require further investment. For this reason alone, the Aquis proposal could become a legal and financial liability for the Queensland government (and taxpayer) in the context of existing statutory frameworks and inter-governmental and international agreements.									x																								x							
99 99.7	Hazards. This chapter does not offer any reassurance in terms of mitigation of impacts from flooding, cyclonic surges or tsunamis on the GBRWHA. It is apparent that flooding (whether from river, cyclonic surge or tsunami) will occur. As previously stated, it is not just the water levels but the potential for contamination of the waters of the GBRWHA that is of serious concern.	;								x								x										Π						x							
99 99.8	In the outline of Broad Flood Mitigation Solutions, there are a number of serious disclaimers ("subject to") by the proponent that need to be explored further, for example: (1) "- A lake solution is suitable for the eastern lots (subject to coastal erosion, ecological considerations, and the ability to maintain acceptable water quality by seawater exchange)." and (2) "-Pier solutions are suitable on all lots, subject to coast criteria." and (3) " Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development."	/												x																											
99 99.9	The proponent's lack of concern for off-site impacts prevails in this presentation on flooding: for example, no concern with the runoff from inundated golf course that is considered to be a flood tolerant use and use of suction dredges to remove flood sediments from proposed lake area as well as Richter's Creek. The proponent is certainly concerned with mitigation in terms of the proposed development site but not with any off site impacts. This is not acceptable given the adjacent location to the GBRWHA.									x					>																			×							
99 99.10	The Aquis proponent states clearly: "Surface water is a constraint to the design of the Aquis Resort in terms of Barron River flooding" and plans to mitigate impacts from flooding by "adopting flood-tolerant land uses (e.g. golf courses)" but then state that "Flood-tolerant uses are suitable on all lots, but, of course, are limited in practicality for an integrated resort development" and want to remove "ponds of freshwater attract birds that are undesirable for Cairns International Airport operations and are habitat for mosquitos, biting midges, and crocodiles". So much for the "Tropical Urbanism" as quoted in Chapter 6: "be in harmony with nature and be inspired by the natural elements and features of the site."				×																																				
99 99.11	This EIS is seriously lacking in detail, is often contradictory and contains too many disclaimers. If the Coordinator-General does not take the proponent to task on these features in their responses to the EIS, he will be derelict in his duty in making proper assessment.	x																																							

ID No	Process																																						tion					
	Proponent			н				lan						L																Ш									onstruc peratio					
	Project		Jent	onent		Ject	ent	ional F	, ti	les				,		te wate	dwater										s			Ш		opters	eration	s	odiles			ive	ent - Co ent - O					
	Environment		nment	t Propo	ability	to pro	mnobr	in, Reg	lidetiu	nic isst	ទ		es source	5	haviou	others Surfac	Groun	ge lalitv		± ±			local				y issue	on ies			c.	helico	r - gen rt - disp	- Vecto	Crocc	3	tegrity	umulat	nagem	uction		ost	using	10
	Economic	EIS	gover	Project	n / Sun	issues	t e / abaı	ity irnsPla	a/ que	acii / s	ns S & SE	k Faun	OCESS(er level	on and bel	cts on Jrces -	urces -	ment afer ou	bu	ronmel ageme	_	ination	shore /	ices	6	nge	ler munit	sultatio	soils		structic	aft and	gemen	afetv -	afety -	age ES - O	ES - In FS - SI	ES - C	tal Mar tal Mar	Constr	500	e - Cal Jre - C	e - Hoi	in cr
		acy of or cone	ocess /	ility of	ility of	uction	content t failure	t viabili ise, Cai	land	саре аг	emissio s of NE	stems Flora 8	jical Pr Fisher	ed wate	nigratio levels a	ng effe r Resou	r Resol	enviror	plumbi	rd envii rd man;	oyment omy	sm et domi	fits offs of Char	an Serv Ivle Cha	of Livir	oling ral Cha	and Orc	nd con	sulfate	ality	- cons	e Aircr	e mana e Mana	urity h and S	h and S	II Herita rs of N	rs of N	rs of N	onmen	sport - (t t	structur	structur	nces
	Legislative and Planning Environment	Adequ Need f	EIS pr	Suitab	Suitab	Consti	Projec	Project	Public	Lands	Light e	Ecosy: Listed	Ecolo Eich &	Elevat	Flood	: Floodi 1 Wate	2 Wate	2 Lake	4 Lake	1 Haza 2 Haza	1 Empl 2 Econ	3 Touri 4 Mark	5 Bene	2 Huma 3 Lifes	4 Cost	ือ cam 6 Cultu	7 Law a	9 SIA a 10 Miti	1 Acid	Air Qui	1 Noise	3 Noise	2 Wast	Biosec 1 Healt	2 Healt	Cultura 1 Matte	2 Matte	4 Matte	.1 Envir 2 Envir	1 Trans 2 Trans	3 Airpo	.1 Infras 2 - Infra	3 Infras	Refere
		1.1	1.4	2.2	3.4	4.2	4.4	4.6 5.1	5.2	6.2	6.3 7.1	7.2	7.5	8.1	9.1	9.2	, 10		11.	12	13.	13.	13.	14.	14.	14.	14	14	15.	16	17.	17.	- 18	19	50	21	22	22	23.23	24. 24.	24	25.	25.	27
99 99.12	The stormwater models are derived from urban models and not consistent with the environment of the floodplain (with projected annual flooding) particularly as all flows outside of the lake system (298ha: the majority of the site) are described as being delivered directly to Richter's and other creeks. Table 11-6 relies on irrigation management for runoff of fertilisers, herbicides and pesticides on the golf course and does not address the runoff with annual flooding. Aquis appears to hedging on the efficacy of reliance on the stormwater drainage strategy to mitigate pollutant runoff as stated below: (1) "Assuming that the proposed stormwater drainage strategy is successful in managing irrigation water such that it does not result in any pollutant runoff (and that is certainly the aim of the strategy), a of the pollutant load contained in the imported treated effluent will be captured on-site. (2) The discharge of water from the lake (that will contain treated effluent from the hotel complex) will be discharged directly into Richter's Creek near the mouth of the estuary and it is noted that: "It is expected that the intel quality will be significantly superior to that of the discharge point in Richters Creek." Such degradation of water quality should be of concern	u.															×																											
99 99.13	Identified contradictions: "The influence of the proposed Aquis lake discharge is expected to have only a small influence on the receiving environment of Richters Creek including the near-shore environment. Furthermore, and as demonstrated above, if lake water quality is maintained in a similar or better condition to Richters Creek, then no discernible reduction in water quality is expected. This is a reasonable expectation as the lake model indicates that water quality is likely to be better than that of Richters Creek, particularly during increased flows from the Barron River "																	x																										
99 99.14	Identified contradictions: "Strict receiving waters discharge criteria with discharge only allowable when suitable standards are achieved and only or ebb tide" but "Where discharge criteria cannot be achieved, alternative (i.e emergency) seven day turnover of lake water using the normal inlet and outlet pipework, but pumping for 24 hours a day."	n																×																										Ī
99 99.15	Throughout the descriptions of hazards and most particularly strategies for evacuation, it is constantly mentioned/ recommended that existing road infrastructure would need to be significantly upgraded to be above projecte levels of flooding (whether from the river, cyclonic surge or tsunami). This represents a significant cost to the regional/state governments.	d																																						x				
99 99.16	Whether the environment of Cairns region can accommodate such a dramatic rise in population and associated demands for housing, infrastructure, utilities and services is described but not adequately assessed. Instead the Aquis EIS makes statements like: "Taking into account of the baseline population growth (55,000), and combining the Aquis operational workforce (55,000 direct and indirect); the city is projected to be home to 250,000 residents; over a 10-15 year period cannot be understated. Not only would this influx greatly alter the spatial distribution of settlement in Queensland, Cairns would transform into a different class of city to become Australia's largest tropical destination."																						X																			X		

	Να	 Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment 	1.1 Adequacy of EIS	1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public Jand	6.1 Overall approach / suitability	o.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood Javals and behaviour	9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.5 receiving water quairty 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services	14.4 Cost of Living	14.6 Culturanty 14.6 Culturanty	14./ Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation	18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction	24.1 Transport - Construction	24.2 Hailsburt - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 76 Nodevelonment Option	27 References
9	9 99	9.17 The impacts of Aquis on the regional population are described as having " some adverse impacts of a 'Bigger Cairns'. The consequential impact of the Aquis project will essentially bring forward and lift long-term population and settlement patterns — an increase of 29% alone on baseline and Aquis workforce levels over the next two decades to be moi specific." " Some of these impacts include: (1) demand for more water sources (2) more urban development (3) - more waste (black and grey water and household waste) to be managed (4) increased use of energy increased levels of traffic and potential road congestion particularly given the linear shape of Cairns."	re (5)																						x									x								x		
9	9 99	9.18 It will be the taxpayer/government who will carry the cost burden of this rapid growth in population and required infrastructure, utilities and service. What really are the benefits to the Cairns region? Is the multiplier adequat to carry the costs of this development? Even the Aquis EIS focuses on the volume of liabilities and that is not reassuring. The "No Development Option" in Chapter 26 does not give much assurance as it does not address: (1) the inordinate leakage of revenue from such large integrated foreign owned projects, (2) the real volume of stimulus for local/regional goods and services, (3) the quality of jobs and wages for local residents (not including the migrant population imported for the project development and management). These issues are pertinent to the assessment of the regional multiplier. Otherwise there may be an illusion of growth with tourism when, in fact, the positive economic impacts are outweighed by t negative economic impacts on the long term. The "large" developments I Daikyo in Cairns and QINTEX in Port Douglas illustrated these points. Th negative impacts as addressed in this chapter were evident in the rapid change due to the QINTEX development in Port Douglas and with Daikyo developments in Cairns.	es. ate le ht he by le b's																																							x		
99	9 99	9.19 Aquis' very uncertain statements in the EIS that attempt to introduce positive impacts is contrary to those experiences in the region: (1) "It is anticipated positive economic impacts across the community may have a flow-on effect in terms of positive social impacts. Job opportunities, less unemployment and potentially higher incomes may provide some offset thigher costs of living and allow for different social choices to be made as incomes rise. This may have further positive flow-on effects in the area o human services, law and order, and lifestyle changes across some segments of the community." (2) Instead, previous rapid development in Cairns region has delivered menial and seasonal employment opportunit at the lower end of wages (most management was imported) that were n commensurate with the rise in the local cost of living (rents, rates, goods and services etc.). This is without even considering the social impacts of two casinos.	n o f the ies ot																			x x																						

I	D	No																																							_				\square	
			Process																																						n ctior		н			
			Proponent								_																														struc		н			
			Project								Pla								ļ	e e															su		Ы.				Con		н			
			Project		t	ent	nent	ect		ent	ional	₹	es							e wa										s			ш		opter	osal	s	diles		ve	ent -		н			
			Environment		conta	opon	ropo ility	proj		onme	Regi	tabili	issu			urces		viour	hers	Lound	141	È.				cal				ssue			ш		gene	disp	ectol	2 C	/ grity	cies nulati	geme	tion		t city	ing	=
			Economic		on / c	ct Pr	ject P ŝuitab	ect Jes to	nes	band	Plan,	/sui	cenic	SES	una	sses Reso	vel	beha	on ot	0 - S	int age	hnai	ment		lo	e / lo		n D		nity i	ation	s		u u	and h	- 100	ty - V	- 4	- OUV	- Spe	<u>Mana</u> Mana	struc		Capa - Cos	Hous	2
			Community	f EIS	rmati	Proje	f Pro.	f proj shanç	n issi nt	re/a ilitv	airns	oach	and s	ES &	& Fa	roce	ter le	and	ects	Durce	onme	bing	rironr nagei	ŧ	ninat	fshor	Vices	ing	ange	mmu	nsult strat	e soil ted L		eratio	agen	agen	Safe	Safe tage	NES	NES.	ntal I ntal I	Con		ture -	ure -	eir
				acy o	r info	ty of	lity o cripti	lity o	uctio	t failu viab	se, C	land	ape	s of N	Flora	Fishe	ed wa	nigrat	ng eff	Res	enviro		d env	oyme	sm ,	its of		of Liv	al Ch	nd O	nd co Jation	sulfat	lity	- ope	- Air	e Man Iritv	and	Heri	rs of rs of	rs of rs of	onme	port.	ť	struct	truct	elup
				qedn	urthe	S pro apaci	uitabi • Des	uitabi ugge:	onstr ocal c	roject	n pue	ublic	andso	atter	sted	colog sh &	evate	ver n ood I	oodir	Vater	ake (-ake	Hazar Hazar	Econe	Touris	3enef	Huma	Cost		aw a Genei	SIA al Mitig	Acid s	Qua	voise	Vaste	Vaste	Tealth	Health Iltura	Natte Natte	<u>Natte</u> Natte	Envire	rans	\irpo	Infra	nfras dev	ferer
			Legislative and Planning Environment	1.1 A	1.3 F	2.1 C	2.2 S 3 Site	4.1 S 4.2 S	4.4 7.4 7.0	4.5 P	5.1 La	5.2 P	6.2 Lá	7.1 M	7.3 Li	7.4 E	8.1 E	8.2 R	9.2 FI	10.2 \	11.21	11.41	12.1	13.1 E	13.3 1	13.51	14.21	14.4	14.6 (14.7 14.8 (14.9 { 14.10	15.1 / 15.2 (16 Ai	17.21	17.31	18.2 \ 19 Ri	20.1	20.2 H	22.11	22.3 22.4	23.1 E 23.2 E	24.1	24.3/	25.1 25.2 -	25.3 26 No	27 Re
																						_																								
5	99	99.20	Protection Zone of the GBR Coast Marine Park associated with the											x							×																		x				н			
			Richters and Yorkeys Creek estuary and on the GBRWHA from nutrients																																								н			
			Richter's Creek and run-off from the 'flood tolerant' golf course into the																																								н			
			marine environment of GBRWHA remain undescribed. As quoted from The	e																																							н			
			Scientific Consensus Statement (DSDIP (2013) in the report: "The decline																																											
			catchments is a major cause of the current poor state of many of the key																																											
			marine ecosystems of the Great Barrier Reef." Instead Aquis has chosen to	5																																										
			describe such impacts as "negligible" without addressing the cumulative																																											
			development with an estimated 1,000,000 users per year. There needs to																																											
			be much caution in this assessment.																																								н			
ç	99	99.21	Any impacts on the water quality of the GBRWHA are not included in											х							x	:											tt						х				H			
			cumulative impacts. In fact Aquis displays a complete lack of understandin	g																																										
			plan to interface: "As a trend, impacts on biodiversity and water quality are																																											
			expected to be long term and largely beneficial. Any adverse impacts are																																											
			considered to be associated with extreme events and are reversible."																																											
			proven to be very difficult if not impossible to reverse. The frequency of																																											
			"extreme events" (namely flooding) is an annual wet season event without																																								н			
			even considering the possibility of a cyclonic surge (or tsunami).																																								н			
ŝ	99	99.22	Aquis have avoided addressing a central issue: What will be the cumulative	e										х							x																		х				П			
			estuarine and marine waters of the GBRWHA? Instead Aquis have made																																											
			spurious assertions that it will be "negligible" and even "beneficial" and less	S																													ш										н			
ę	99	99.23	How can the present land use of sugar cane cultivation possibly deliver																	×	:						++	++					Ħ										┼╢		f	
			more nutrients and pollutants than 8 hotels accommodating 12,000 people																																											
			course and landscapes that Aquis plans to irrigate with recycled severage																																											
			water, fertilisers and maintained through the use of herbicides and																																											
			support these assertions, particularly when Aguis makes exceptions with																																											
			"extreme events" that appear to include the annual flooding with the Wet																																											
			Season (without even considering cyclonic surges and tsunamis).																																											
1	00	100.1	Based on the information provided in the Aquis Resort at the Great Barrier					x																									Π													
			Reer Pty Ltd Environmental impact Statement dated June 2014 (Aquis																																											
			development. This type and scale of development does not fit with Barron																																											
	00	100.0	Catchment Care's vision.		++	_		+ + + + + + + + + + + + + + + + + + +	\square	\parallel				\square						+							++	++	\parallel				++			\square			\vdash	\square		\vdash	+			+
1	00	100.2	development have not been adequately addressed in the Aquis EIS. Pleas	e																																										
			refer to each of the specific concerns raised in the attached submission to																																											
			the Coordinator-General made by submission 77. Tim Anderson of NRA																																											
			concerns and request that these matters be addressed.	Ĭ																																										
1	01	101.1	Aquis is just far too large for cairns and it's social, infrastructure, economic						+	+			$\left \right $				$\left \right $			+			+				++	+	+		+		\mathbb{H}				┠┼		\vdash			┠┼╴	┼╂		┢	+
			damage will just be too high. It's straight forward. Detailed submission																																											
L			provided (Submission 1).																																											

ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent	3 Site Description / Suitability 4 1 Suitability of ancient	4.1 Suttability of project 4.2 Suggested changes to project 4.3 Construction iscuss	4.5 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, cairnsrlan, kegional rlan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7 4 Matterie A NES	7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and hebaviour	9.1 Flood levels and benaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11 3 Receiving water ruiality	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural 5 14.5 Cultural 5	14.1 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation	18.1 Waste Management - generation	16.2 Waste management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Oberation	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	20 NO-GEVEIOPITIERI. Upuluri 27 References
10	1 101.2	The public consultation with residents of courses is negligible! Hence the degree of social dissent against Aquis is not known by anyone. As well, as proper public consultation is a mandated EIS ToR criteria, the EIS clearly fails on this criteria alone. Detailed submission provided (Submission 2).	5																																									
10	1 101.3	I would like to make the point that the EIS fails on the grounds that the identified risks posed by Aquis have not been discussed properly with the residents of this region. This is because these risks have only been only described in detail by the proponent in the EIS and elsewhere and in later EIS responses by the public. As such, the public has not been consulted about these risks. This is clear. Given that it is a mandated criteria of the EIS ToR that the community is consulted (and hopefully listened to) about these risks, then the Aquis EIS clearly fails this way also.																																										
10	1 101.4	Aquis' receipt of a Queensland integrated resort licence may not be legal.																																										
10	1 101.5	Concerns about the proponent in terms of his suitability to hold a casino license in Queensland the effect of this on the business viability of Aquis and the wellbeing of the Cairns community. This submission recommends that the Coordinator General should request an investigation by suitable Federal Police to determine if the proponent of Aquis does have a crimina record from Hong Kong. If this is the case, this submission then recommends that Coordinator General consider if the proponent's crimina record is not suitable or not for the proponent of Aquis. Detailed submissio provided (Submission 4).	i I Dn		x																																							
10	1 101.6	I believe that Aquis if built may have substantial negative implications for Australian defence planning and national security. As I understand it, thes possible risks are not being assessed by any Government defence or policing agency and that I believe is a worry for us all. Detailed submission provided (Submission 5)	e						Ш																																			
10	2 102.1	The EIS states the following on page 8-19 'there is some risk that river migration could occur (specifically Richters Creek but also the Barron Rivitself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12-3), if it did occur it would be catastrophic to the project unprotected.' Suggested solution: It is important that the EIS investigate the entire delta area to identify the major changes to channel redirection and widening. Historically this channel has moved north and south of its curren location as evidenced by the aerial photos across time. Recent urban developments in this basin will have additional implications. In addition please provide appropriate modelling of the expected scenarios on the coastal areas north and south of Yorkey's Knob.	er e if ne													x																												
10	2 102.2	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the floor modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion. Suggested solution: (1) The impacts will undoubtedly be greater on the public lands along the shorefront. What guarantee does the public have that redevelopment in th section of the delta basin will NOT negatively impact the coastline to Palm Cove and Machans Beach. (2) Provide all available baseline data for independent assessors to determine how the recurrence interval / flood magnitude estimates were derived and to identify other impacts. (3) Providetails of the land-fill levels used for each of the floor modelling scenarios and expected scenarios should the area be impacted by the so called 100 yr flood event.	d is de														X																											

	0	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Proiect failure / abandonment	4.6 Project viability	5.1 Land use, carrisrian, regional rian 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems	7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cuttural Change	14.7 Law and Order	14.0 Serier at community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation	18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport	23.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing כב את-היהומותיישויל Ontion	27 References
1	02	102.3	The definitions of the ARI and AEP and their relationship to one another are confusing when compared with the definitions and use of the terms in Chapters 8 and 9 of the EIS. For instance is the 100 year ARI = 0.1% AEP or the 1% AEP? Suggested solution: Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.	•												x	>	ĸ																													
1	02	102.4	The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. Suggested solution: (1) Cairns Regional Council and James Cook University must undertake a detailed community engagement program to assess the community's thoughts on developers being able to override the current four story building height limitations on the northern beaches. (2) The height, scale and material of all buildings be significantly reduced to conform to the current Cairns Plan and be integrated within the landscape character of the northern beaches and the Yorkeys Knob community. The architectural form must resonate with its low key surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).							×		x	x																										x								
1	02	102.5	Aquis will be the largest provider of tourism, accommodation, transport and entertainment in the region. The EIS doesn't address the effect an imbalance of market power will have on a small regional community like Cairns. Suggested solution: (1) The EIS has not adequately assessed the risk to the Cairns community of placing our economic well-being on the success of one development. (2) More than doubling the number of hotel beds in Cairns in one complex does not bode well for an often struggling small business community. Sustainable development rests on an ability to share resources and to diversify experience across those resources.																						x																						
1	02	102.6	The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan recognises the need to strengthen and diversify the region's tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most importantly, what Aquis has to offer is not consistent with the Tourism Queensland brand created for our region which is "Tropical North Queensland, Adventurous by Nature". The brand, adopted in 2010, was based on extensive research and signifies that we have the best Australia has to offer in the realm of tropical experiences and nature based adventures. Suggested solution: (1) The contradictions of the development proposal with the FNQ regional Plan should be assessed thoroughly. Adjustments must be made to ensure that the development is aligned with the well-researched and carefully considered regional plan. (2) One of the main attractions of the Cairns Area to locals and visitors alike is the 'small is beautiful' experience. Providing diversity in experiences brings return visits not one amorphous opportunity that will change our image and maybe our activities forever. (3) The Australian taxpayer has not spent years securing the natural and cultural values of this iconic area, investing in Scoping Projects after SP, Branding after Branding only to see it all devolve as visitation turns from nature-appreciation to gambling from INSIDE some glitzy artificial environment.	3																																											

IC) No		Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent	3 Site Description / Suitability 4 1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability	o. i Land use, carrisrian, regional rian 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood lavels and behaviour	9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.5 Necentring water quanty 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change	14.1 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid suitate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and heliconters	1.5. Notes - All data and rencoperts 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction	24.1 Transport - Construction 24.1 Transport - Construction	24.5 Hansport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Ontion	27 References
10	02 10	2.7	The size of the Aquis Resort and its place in the regional economy make the consequences of failure devastating at any stage for the environment and the community. Remember False Cape and Hinchinbrook tourist resor where the bankruptcy of the proponent has left the communities to deal with the mess. Suggested solution: (1) The proponent should provide a researched cost-analysis of project failure, considering the environment, social impact and economic impact. (2) Please ensure regulatory controls are in place to recover costs from the proponent and not the tax payer in the case of project failure. At least a Bond should be developed to protect the local community from such an occurrence.	t					x																																				
10	02 10	2.8	The EIS identifies cost of living pressures as increases in the price of goods and services caused by stronger demand generated by the Aquis Resort. It correctly identifies housing as the most significant of these pressures, in particular housing and rental affordability pressures. Suggested solution: The proponent should provide a detailed assessment on how vulnerable community members such as the disabled, elderly or those of low socio- economic status will be affected. Also provide a mitigation strategy that details who and how reliefs will be provided so living pressures will be alleviated.	S																							x																		
10	02 10	2.9	The construction and operation of Aquis will require significant upgrade of public infrastructure as documented in Chapters 24 (Transport) and 25 (Infrastructure). Roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to meet the needs of the Aquis development. Suggested solution: (1) The proponent should provide detailed plans for waste management, recycling capacity, water supply and treatment, transport proposals including reef, city and hinterland visitation, health facilities, accommodation, education facilities and recreation opportunities outside the walls of the resort. This must be open to public scrutiny. (2) The proponent should provide an annual contribution to the development, upgrading and maintenance of physical and communit services infrastructure between the northern beaches, the hinterland and Cairns City. (3) If the State government is not prepared to impose the above as a condition of approval then the government must provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue derived from the Aquis Casino to fund all physical and community service infrastructure upgrades required as a resul of the increase in population stemming from the Aquis Resort development	y It																																							x		
10	02 10	2.10	In order to assess the potential social impacts the participants were instructed to assume: The project is delivered as stated in the project description provided to the Coordinator General and for which the Terms of Reference were drafted. Suggested solution: The proposal has changed since between the Final Terms Of Reference and the release of the EIS. Therefore the participants have prepared a Social Impact Assessment for what was prepared in the TOR, not for what is in the EIS. There should be an SIA prepared, taking into consideration new changes.	X																																									

ID	No	Process Proponent Project		et	ent nent		ect		ant	onal Plan	iy	es						e water	lwater															pters	eration	0381	S Milec	65117			nt - Construction	nt - Operation				
		Environment Economic Community	acy of EIS or conditions	· information / conta cess / government	ty of Project Propon litv of Proiect Propo	cription / Suitability	ity or project sted changes to proj	uction issues content	: failure / abandonme : viability	se, CairnsPlan, Regi	land approach / suitabili	ape and scenic issu	s of NES & SES	stems Flora & Fauna	ical Processes Fisheries Resources	ed water level	ngration evels and behaviour	ig effects on others Resources - Surfact	Resources - Ground	environment suvironment	vilig water quality olumbing	d environment d management	oyment amv	m sm	its offshore / local	of Change n Services	yle Changes of Living	ling al Chance	al Order	al community issue of consultation	lation strategies sulfate soils	minated Land	- construction	 operation Aircraft and helico 	 Management - gene Management - disp 	urity	and Safety - Vector and Safety - Croco	l Heritage	rs of NES - OUV rs of NES - Integrity	rs of NES - Species	onmental Manageme	port - Construction	port - Uperation rt	tructure - Capacity structure - Cost	tructure - Housing	elopment Uption ices
		Legislative and Planning Environment	1.1 Adequa	1.3 Further 1.4 EIS pro	2.1 Capaci 2.2 Suitabi	3 Site Des	4.2 Sugge	4.3 Constr 4.4 Local c	4.5 Project 4.6 Project	5.1 Land u	5.2 Public 6.1 Overal	6.2 Landso	7.1 Matters	7.2 Ecosys 7.3 Listed	7.5 Fish &	8.1 Elevate	9.1 Flood I	9.2 Floodir 10.1 Water	10.2 Water	11.2 Lake (11.4 Lake	12.1 Hazar 12.2 Hazar	13.1 Emplo 13.2 Econo	13.3 Touris	13.5 Benef	14.1 Rate of 14.2 Huma	14.3 Lifest 14.4 Cost o	14.5 Gamb 14.6 Cultur	14.7 Law a	14.8 Gener 14.9 SIA ar	14.10 Mitig 15.1 Acid s	15.2 Conta	17.1 Noise	17.2 Noise 17.3 Noise	18.1 Waste	19 Biosect	20.1 Health	21 Cultura	22.1 Matte 22.2 Matte	22.3 Matte	23.1 Envir	24.1 Trans	24.2 I rans 24.3 Airpo	25.1 Infras 25.2 - Infra	25.3 Infras	26 No-aevi 27 Referer
10	2 102.1	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services. Suggested solution: A development of this scale will definitely increase the need of social welfare service across Cairns. The proponent should have a thorough consultation with the primary welfare services to address what services are currently be provided, which services will experience an increase of use as a result of the population growth associated with the Aquis development and how the proponent can assist in ensuring the social welfare services have the abilit to deal with this increase use of services as a result of the Aquis development. The proponent must also engage with the hospital to determine the same information as suggested above for social welfare services	x h y y																											x																
10	2 102.1	2 There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services". Suggested solution: There needs to be thorough investigation into the current status of social welfare services and the potential impact of the development on these. There should also be a mitigation plan for any of these impacts.	x of																																											
10	2 102.1	³ "Respondents to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitab as a reliable report on the concerns of the Cairns' population. Suggested solution: To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.	x le																																											
10	2 102.1	4 The strategy does not show evidence of the support that will be provided be a collaboration between industry networks, State Government and local business groups such as Cairns Chamber of Commerce, Cairns Regional Council, TTNQ, Advance Cairns, TAFE, JCU and NGO's. There is no definition of how businesses requiring assistance will be identified, what king of assistance they will be granted or for how long. Suggested solution A strategy that lists what the programs are (aims and objectives), how many assistance programs are available, which businesses can access to assistance and how this is defined should be provided. Evidence of commitment from the groups listed as collaborating support should be provided in the strategy.	ру ::																							x					×															
10	3 103.1	Whilst the Aquis EIS is a very large document I often found it to be lacking in any real substance or detail where this should have been provided. An enormous amount of detail that should be provided as part of the current approvals process is subject to future discussion, negotiation and preparation, effectively asking for approval on a promise of: (1) yet to be developed Environmental Management Plans for the construction and operation of the site, and (2) unspecified and unfunded costly upgrades to infrastructure.	x																																						×	C		x		

ID No	Process Proponent							lan																															Instruction	oeration					
	Project Environment	/ contact	ment	Proponent	ability	to project	donment	n Regional P	II, Negioliai F	uitability iic issues	ι.	2	L S	ources	laviour	others Surface wate	Groundwater	a	ality	± 5			local	5				/ issues	es				helicopters t - generation	t - disposal	Vectors	Crocodiles	2	tegrity becies	umulative agement - Co	agement - Op	on	acity)St ioing	ising ion	
	Economic Community	cy of EIS r conditions	cess / govern	ity of Project	ription / Suit ity of project	ted changes Iction issues	ontent failure / abar	viability e CairnsPla	e, califisha and	approach / s ape and scer	nissions of NES & SF		iora & Fauna cal Processe	risheries Res d water level	igration vels and bet	g effects on	Resources -	water urainag nvironment	ing water qu lumbing	l environmer managemer	yment	Яш ш	: domination ts offshore /	f Change	le Changes	f Living ing	al Change Id Order	al community	ation strategi	ulfate soils ninated Lanc	ity constructio	- operation	- Aircraft and Managemen	Managemen ritv	and Safety -	and Safety - Heritage	s of NES - OI	s of NES - In s of NES - Sp	s of NES - Cu nmental Man	nmental Man	ort - Constru ort - Operati	t ructure - Cap	structure - Co	ructure - Hou lopment Opt	Ses
	Legislative and Planning Environment	1.1 Adequa 1.2 Need fo	1.4 EIS pro	2.2 Suitabil	3 Site Desc 4.1 Suitabil	4.2 Sugges 4.3 Constru	4.4 Local co 4.5 Project	4.6 Project 5 1 1 and us	5.2 Public Is	6.1 Overall 6.2 Landsci	6.3 Light en	7.2 Ecosyst	7.4 Ecologi	7.5 Fish & F 8.1 Elevate	8.2 River m 9.1 Flood le	9.2 Floodin	10.2 Water	11.1 Storm	11.3 Receiv 11.4 Lake p	12.1 Hazard 12.2 Hazard	13.1 Emplo	13.2 Econo 13.3 Touris	13.5 Benefi	14.1 Rate o	14.2 Humar 14.3 Lifesty	14.4 Cost o 14.5 Gambl	14.6 Cultura 14.7 Law ar	14.8 Genera	14.10 Mitiga	15.1 Acid si 15.2 Contar	16 Air Qual	17.2 Noise	17.3 Noise 18.1 Waste	18.2 Waste 19 Biosecu	20.1 Health	20.2 Health 21 Cultural	22.1 Matter	22.2 Matter	22.4 Matter 23.1 Enviro	23.2 Enviro	24.1 Iransp 24.2 Transp	24.3 Airpor 25.1 Infrast	25.2 - Infras	25.3 Intrast 26 No-deve	27 Reference
103 103.2	The EIS discussion of alternative sites is inadequate. A dismissive comment that "The Cairns CBD is not able to accommodate a development of the scale required on any one site, or likely combination of sites. Suitable land is not available in the CBD" (p. 2-5) does not recognise that only the 40ha 'island' built form component of the Aquis proposal needs to be located in the CBD. Co-locating Aquis in the Cairns CBD with its existing range of tourist attractions and services would gain the synergies of proximity to other tourist hotels, shops, marina, railway station, etc. An indicative presentation of this concept was publicly provided by Aquis Aware in the Cairns Post in June 2014.				x																																								
103 103.3	It is noted that the EIS proposal wastefully duplicates an aquarium to that already approved for a site adjoining the Novotel Oasis Resort in the CBD, as well as a convention and exhibition facility to compete against the award winning Cairns Convention Centre in the CBD. However the EIS has a "deletion of the sports stadium due to community concerns about the location outside the CBD" (Executive Summary p. 11).	-			x																																								
103 103.4	The proposed 10,000 m2 retail (p. 4-3) component would be the second largest shopping centre on Cairns' northern beaches to the Smithfield Centre (it is larger than Clifton Village, Trinity Beach or Redlynch Central centres), and be focussed on tourist patronage, in competition to the CBD as the predominant tourist commercial centre.				x																																								
103 103.5	Reject the application for this project as the EIS is deliberately deceptive, severely lacking in the required detail and content on environmental impacts and with totally inadequate proposals for environmental management plans.	x																																											
103 103.6	The terms of reference (ToR) require a description of the proposed mitigation measures to deal with identified environmental impacts and how the proposed activity will be consistent with best practice environmental management. All that is offered in the EIS is an Environmental Management Framework (pages 23-30 to 23-34) that discusses the conversion of management strategies to conceptual management plans (page 23-31) and lists what are effectively chapter headings for the required construction and operational EMPs. The EIS even states that contractors will be required to prepare their own Construction EMPs (page 23-33). There is a distinct lack of the required description of actual mitigation measures in this chapter of the EIS. Suggested solution: Reject the application for this project until the proponent has prepared more adequate EMPs that commit them to delivering specific outcomes in the management of environmental impacts from the project.	j																																					x						
103 103.7	The major problems for transport posed by the relatively isolated Yorkeys Knob site on a floodplain are there are long links back to built-up areas of Cairns and its airport and these links are all flood-prone. The proposed upgrading of Yorkeys Knob Road with 2x2 lanes and flood immunity to 30% Annual Exceedance Probability (p. 24-51) is pointless alongside the EIS proposal to not upgrade the Captain Cook Highway link south to Cairns and its airport (p. 24-47). The Captain Cook Highway und need to be upgraded to the same flood immunity as the lower-order Yorkeys Knob Road to provide access to Aquis at the specified design flood level.																																								x				

D	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.3 Further information / contact	1.4 Ets process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.5 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability	o.z Lanoscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment	13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal	19 biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Construction 24.2 Transport - Operation	24.5 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
10	3 103.8	The EIS Chapter 24 adopted a modal split for trip generation for construction staff of 90% vehicle, 6% bicycle and 4% pedestrian (p. 24-10) and the same for operation staff (p. 24-13). This could be expected if the proposal was located in the Cairns CBD, but not Yorkeys Knob with its ver- basic public transport and remoteness from Cairns residential areas. Historically at Yorkeys Knob, there is much less active transport (bicycle and pedestrian) and consequently the vehicular generation in the EIS is underestimated. Cycling and walking are unlikely to increase as a portion of trips in the absence of an off-road path connecting the Northern Beaches and Smithfield to the site thereby enabling cyclists and pedestrians to reduce their exposure to vehicular traffic.) y of																																						x				
10	3 103.9	The site will also impact on Cairns Airport operations much more than the EIS acknowledges. It states "The lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-time glow, and from a distance may appear to be similar to or compatible with airport lighting" (Executive Summary p. 21). This is in stark contrast to the Cairns Airport Pty Ltd's stipulations for the proposal of no upward facin lights, no reflective cladding and no light sources stronger than 450 candel (p. 24-59).	o Ig Ia																																						>	ſ			
10	3 103.10	Additionally, there are two aircraft landing paths passing over the Aquis site, of which one actually turns over the site. The resulting aircraft noise will restrict Aquis outdoor recreation opportunities, including balconies, and will add considerable costs to acoustically insulate tourist rooms. Suggested solution: Relocate the project to another site that: (1) Is better served by less flood-prone roads; (2) has a frequent public transport syster connected to a wider area to disperse employees more throughout the community; (3) has an existing network of paths for pedestrians and cyclists; and (4) is not under aircraft landing paths or turning points.	m																																						>	ſ			
10	3 103.11	Chapter 25 discusses potable water requirements, the demand for sewage treatment, electricity and transport and finds that the current Cairns regiona water supply system is already at the safe yield threshold and cannot provide the potable water requirements for the project without implementin the proposed Mulgrave Aquifer and/or Barron River projects to provide new raw water resources.	e al ng w																																							x			
10	3 103.12	The EIS underestimates water consumption per guest with a significant impact on the project water demand and wastewater generation rate. There is no information provided on how water demand for the proposed wastewater reuse on gardens was calculated. Low water use (Xeriscape) gardens are proposed on page 25-12 which would limit irrigation demand. Elsewhere in this chapter there is discussion of optimising wastewater reuse on gardens to reduce potable water demand and maximise wastewater reuse. These goals will be almost impossible to achieve with a low water use garden in a tropical climate with a highly seasonal and variable demand for any additional water on gardens and lawns. Without the presentation of the irrigation modelling and climate data used to produce the proposed reused water demand of 3.88 ML/day for irrigation it is a meaningless figure.	re t																																							×			
10	3 103.13	In particular the water consumption per guest calculated in Table 25-4 has assumed that guests will only have two showers of ten (10) minutes each per day but that also there is no allowance for the of use the spa baths mentioned on the bottom of page 25-11. An industry standard for this type of accommodation would be at least 5 EP (i.e. 5 times 250 litres/day) or 1,250 litres/day, which is significantly more than the 295 litres/day used for water consumption and wastewater generation rates. This would make a more realistic total potable water demand for the project of 20-25 ML/day.	-																																							x			

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.3 Further information / contact	1.4 Ets process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	 4.1 Suitability of project 4.2 Suggested changes to project 4.3 Construction issues 	4.4 Local content	 4.5 Project failure / abandonment 4.6 Project viability 5.1 Land use. CairnsPlan. Regional Plan 	5.2 Public land 6.1 Overall annroach / suitability	6.2 Landscape and scenic issues 6.3 Lidht emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.1 Ecological Processes	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	 A rooung enects on oners 10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater 	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - oneration	17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	21.1 Matters of NES - OUV	22.3 Matters of NES - Species	2.14 matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airnort	25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
103	103.14	The Mulgrave Aquifer and Barron River projects are still very much at the planning and design stages with no approvals or funding in place and at least a 5 year approval and construction period. Other proposals for upgrades of the existing systems at Copperlode Dam and Behana Gorge would only add 9.9 and 3.1 ML/day respectively also with at least a 5 year approval and construction period after commitment, and no commitment has yet been made to any of these water supply upgrade projects.																																						x		
103	103.15	Other substantial works would be required to upgrade trunk water mains and reservoirs to provide even the underestimated demands of the Aquis project given in the EIS																																						x		
103	103.16	There is currently not an adequate water supply capacity or storage and delivery system for the Aquis project and all current upgrade plans in the regional water supply strategy would have to be committed to immediately to satisfy even the low level of proposed demand in the EIS. This would be essential to provide water to this project without restricting the available supply to the Cairns community. Suggested solution: Reject the application for this project as the EIS is severely lacking in the required detail and content on how potable water requirements will be provided and at whose cost. Is the Cairns community expected to carry the cost of the additional raw water supplies, treatment, reticulation and storage of the water requirements for Aquis?																																						×		
103	103.17	The EIS proposes a maximum wastewater reuse of 4.61 ML/day during construction (page 25-16) and an average of 4.16 ML/day during full operations (pages 25-20). This is presented in the EIS as an opportunity to dramatically increase wastewater reuse from the Marlin Coast Wastewater Treatment Plant (MCWWTP) and a corresponding decrease in discharge to Half Moon Creek and the waters of the Great Barrier Reef lagoon. The EIS states (page 25-19) that the MCWWTP currently has only 2 ML/day of Class A reuse water suitable for the construction phase, which is only half of the construction demand for Stage 1. The operational wastewater reuse demand of 4.16 ML/day would require either all Class A+ reuse water or a mix of Class A reuse water for irrigation and Class A+ for other proposed uses (page 25-24). The MCWWTP currently produces only Class A and would require significant investment in municipal resources (i.e. the ratepayers of Cairns) as "options (that) are to be further explored with Council in the concept design phase" (page 25-24) and as part of a "process (that) will be undertaken in support of the Material Change of Use application to be made to CRC and is considered premature for the Environmental Impact Statement" (page 25-29). The MCWWTP does not have the capacity to handle even the understated wastewater load of Stage 1 (page 25-31) and, as the lead time for such a project is typically 4-5 years, any upgrade program would need to be committed to immediately to be on-line by 2019. The cost and timeframe for upgrades to the reticulation system is minor compared to the plant upgrades.																																						x		
103	103.18	CRC has already got an upgrade strategy to a capacity of 17 ML/day for the MCWWTP to cope with expected population growth of the Northern Beaches/Smithfield/Caravonica area. The 7,500 bed and 12,000 guest Aquis casino/resort would require this upgrade to be committed to immediately and take up more than 50% of the proposed capacity increase even at the understated EIS wastewater generation rate of 5.64 ML/day (page 25-30), but all of it at a more realistic rate.																																						x		

ĪD) N		Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of ElS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.5 Project failure / abandonment	4.6 Project viability 5.11 and use. CairnePlan. Regional Plan	5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes	/.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stortmwater drainage	11.2 Lake environment 11.3 Receiving water guality	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.4 market domination 13.5 Benefits offshore / local	14.1 Rate or Unange 14.2 Human Services	14.5 Lirestyle Changes 14.4 Cost of Living	14.5 Gamping 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters	i o. i waste management - generation 18.2 Waste Management - disposal	19 Biosecurity 2011 Health and Safaty - Vactore	20.1 Health and Safety - Crocodiles	21 Cultural Heritage 221 Matters of NFS - OIIV	22.2 Matters of NES - JOV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction	24.1 Transport - Construction	24.2 I ransport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	26 No-development Option 27 References
10	03 10	3.19	The EIS states that Aquis will pay in full for the reticulation system required to connect to the MCWWTP but only the portion of the standard headworks charge for the WWTP. However, the calculated headworks charge of \$9.7 million (page 25-38) is unlikely to cover the cost of adding additional capacity to treat the understated EIS wastewater generation rate of 5.64 ML/day and as well as additional plant to treat the proposed reuse demand of 4.16 ML/day to Class A and/or A+ standard. Suggested solution: Reject the application for this project as the EIS is severely lacking in the required detail and content on how wastewater treatment will be provided and at whose cost. Is the Cairns community expected to carry the cost of the additional wastewater treatment requirements for Aquis?																																											
10	03 10	3.20	Current Ergon upgrade plans are for a new substation in Smithfield in 2024- 25 to cope with population growth on the Northern beaches area. The delivery time for these works would be 4 to 5 years (page 25-38) from commitment. Total proposed demand from the Aquis project would be 14 MW at Stage 1 and 29 MW when fully developed (page 25-40). Ergon has advised that the current infrastructure cannot deliver this demand without additional works and upgrades. The current excess capacity in the Yorkey's Knob 22kV feeder is only 1 MVA (page 25-39), which could serve only a fraction of the Aquis power demand. Ergon would not undertake these upgrade works without a connection agreement for the required energy supply for the whole project (page 25-40). Ergon may be unwilling to carry out these works prior to substantial construction of the project as Ergon would be spending \$millions on their works to serve a demand that doesn't currently exist. The EIS proposes on-site generation for the construction phase and to serve initial demand until Ergon upgrades are completed. Suggested solution: Reject this application and relocate the project to another site that already has an adequate electricity supply infrastructure.																																									x		
10	03 10	3.21	The EIS has identified that the existing telecommunications infrastructure serving Yorkey's Knob would not support even minor construction work communications (page 25-39). Upgrades have not even been planned due to lack of customer demand, which is unlikely to increase given the development constraints on the Barron Delta region around the Northern beach townships. Any upgrade to service Aquis would require a new optic fibre run from the Freshwater Exchange, which would also support the NBN rollout, and a new exchange at Aquis. The capacity of the mobile telecommunications network would need to be substantially upgraded with an on-site tower that would need the new optic fibre and mains power as a prerequisite. Suggested solution: Reject this application and relocate the project to another site that already has an adequate communications infrastructure.																																									x		
10	03 10	3.22	Chapter 26 canvasses the 'no development' option with only 6 benefits and 17 adverse impacts or 'lost opportunities'. This clearly overlooks many significant benefits of 'no development' such as (1) Maintenance of the village lifestyle of local Yorkeys Knob residents, (2) Maintenance of the Cairns central business district (CBD) as the predominant tourist commercial centre, rather than the intrusion of the proposed Aquis tourist commercial centre where 7,500 tourist rooms are proposed, which is 1.4 times the existing total of 5,339 tourist rooms in the Cairns CBD (Chapter 13), spread over many premises already having problems maintaining viable occupancy rates, and (3) Avoidance of the additional social and economic costs on the Cairns community of a second casino, likely to be larger than Australia's largest, the Melbourne Crown Casino, located in a town of 150,000 residents.																																											

	D N	o	Process Proponent Project Environment		ntact	nt onent	ponent ty	roject		ment	egional Plan	oility	sues			ces		bur rs	ace water undwater										50					copters	eneration sposal	tors	codiles		tty is	ative	ment - Operation	ç				
			Economic Community Infrastructure Legislative and Planning Environment	I Adequacy of EIS	2 Need for conditions 3 Further information / con	4 EIS process / governmei I Capacity of Project Prop	2 Suitability of Project Pro Site Description / Suitabili	I Suitability of project 2 Suggested changes to p	3 Construction issues 4 Local content	5 Project failure / abandon 5 Proiect viability	Land use, CairnsPlan, R	2 Public land I Overall approach / suital	2 Landscape and scenic is 3 I inht emissions	I Matters of NES & SES 2 Ecosystems	3 Listed Flora & Fauna 4 Ecological Processes	5 Fish & Fisheries Resour 1 Fleveted water level	r Lievated water level 2 River migration	I Flood levels and behavion 2 Flooding effects on othe	.1 Water Resources - Surf. .2 Water Resources - Gro	.1 Stormwater drainage .2 Lake environment	.3 Receiving water quality	.4 Lake plumping .1 Hazard environment	.2 Hazard management	.1 Employment .2 Economy	.3 Tourism .4 Market domination .5 Benefits offshore / loca	.1 Rate of Change .2 Human Services	.3 Lifestyle Changes .4 Cost of Living	.5 Gambling .6 Cultural Change	.7 Law and Order .8 General community iss	-9 SIA and consultation	.1 Acid sulfate soils	.2 Contaminated Land Air Quality	.1 Noise - construction .2 Noise - operation	.3 Noise - Aircraft and hel	.1 Waste Management - g .2 Waste Management - di	Biosecurity 1 Health and Safety - Vec	.2 Health and Safety - Cro	Cultural Heritage .1 Matters of NES - OUV	2 Matters of NES - Integri 3 Matters of NES - Specie	4 Matters of NES - Cumu	.2 Environmental Manage	.1 Transport - Constructic .2 Transport - Operation	.3 Airport 1 Infracturation - Canacit	.2 - Infrastructure - Cost	.3 Infrastructure - Housing No-development Option	References
1	03 1	03.23	Chapter 26 lists spurious adverse impacts of 'no development' (p. 24-47) such as "lost opportunity for utilisation of current surplus capacity at Cairns Airport and tourism infrastructure in the region" and "lost opportunity to establish Cairns/ Queensland as an international resort destination" which misrepresents the current strategic planning of Cairns Airport Pty Ltd and local and regional tourism bodies and patronises their competencies.	6		6	3.5	4 4	4.5	4.1	ŕ	6.5	6.0	7.7	7 <u>7</u>	12			10	11		12	12	13	13	14	14	14	14		10	15	17	17	18	19	3 3 2	22	22	53	23	24	24	25	× 26	27
1	03 1	03.24	Other nominated adverse impacts of "ongoing seasonal air emissions associated with cane farming", "ongoing risk to aviation (bird strike) and potential river migration due to presence of 6 ha of abandoned aquaculture ponds" and "lost opportunity for increased sports and recreation facilities for the Yorkeys Knob community" are clearly overstated when respectively (1) there are contrary comments in the EIS like "Overall, the existing air environment is characterised by common emission sources that can be managed by adequate buffer zones' (Executive Summary p.43), (2) there i no known airport bird strike issue with the abandoned aquaculture ponds and river migration of Richters Creek is a natural occurrence and will occu irrespective of the existence of the abandoned aquaculture ponds, and (3) there is a lack of knowledge of the Yorkeys Knob community of only 2766 residents is blessed with a school with a playing field, a golf course, a marina, numerous pocket parks and kilometres of beachfront.	e or) is																																									x	
1	03 11	03.25	The EIS documentation (p. 2-5) overstates advantages/ features of the site such as: (1) " proximity to airport" as it is 15 km by road from the international air terminal to site, over twice the road distance between the terminal to the CBD, and (2) "separation from residential areas", which ma be argued not to be an advantage at all, and is untrue as the Aquis site abuts Yorkeys Knob, and (3) understates constraints/ disadvantages, by overlooking the impacts of and on airport operations and impacts on natur landscapes and habitats, adjoining or on-site. Suggested solution: Reject the application for this project as the EIS is deliberately deceptive, severely lacking in the required detail and content on environmental impacts.	e ay ral y				x																																						
1	03 1	03.26	In summary I found this EIS, despite its enormous size, to be deceptive an lacking in substance about real impacts and mitigation measures. A lot of smoke and mirrors to disguise what is a completely inappropriate project in the wrong location which would impose an enormous cost on the general community with little benefit except to the casino owners.	nd x n																																										
1	05 1	05.1	The Cairns economy has been absolutely disastrous since the GFC. We were particularly hard hit as we are mostly a tourism based economy, a sector which has been of the slowest to recover. Many of our former clients are no longer in business as a direct result of this down turn.	s															Π					x																						
1	05 1	05.2	Cairns has one of the highest unemployment rates in the country and according to a recent Federal Government study, alarmingly high rates of unemployment for our young people. Cairns has been zoned a priority employment area by the Government according to recent reports from the department of employment. Such is the situation in Cairns that all private recruitment companies, RTOs and government employment services have formed an Employment Services Group (ESG) to work to together in an effort to help address the problem	e																			x																							
1	05 1	05.3	Nowhere else in Australia did unemployment hit as rapidly as it did in Cairns after the GFC and it is still trending down. We have a huge under- employment problem and dropping participation rate - Cairns has an alarming 20% of families that are jobless and as a percentage of total workforce this is very concerning. Even our future growth industry sectors for employment are vulnerable.																				×																							

	No						1 1	1 1			1 1														1 1	1 1 1							1 1			1 1			
U	NO	Process																																					
																				- 1															ion				
		Proponent							an								I. I I																		erat				1
		Project			L.	ŧ			al Pl								vater ater			- 1									ers	tion al		es		Ċ	3 <u>8</u>				
		Environment		ntact	onen	pone	roject	tuom	eaion	bility	saues			ces		our	ace v undw								Sel				icopte	enera	tors	codile	ţ	es lative	ment	E	Ŷ	6	
		Economic		/ col	Prop	ct Pro itabili	s to p	2	an. R	cuita	enic is	ES	1a ies	sour		ehavid othe	- Surf	age : uality		ent		/ loca			tv iss	jon	p	5	Id hel	nt-g nt-d	- Vec	- Cro	DUV	beci	inage inage	tion	apacit	cost ousing	otion
			EIS	nation	roject	Proje ۱/Su	ange	ode / ode	ty rnsPl	ach /	ns ns	S & S	Faul	ies R(L L	ts or	Irces	araın; iment ater q	bu	agem		natio	ices	anges	Inge mini	sultat	soils ed Lar	tructi	ation aft ar	geme	afety	afety	ES - C	ES-0	tal Ma	Opera	e - C	ire - C	d ti
		Community	y of I	nforn	of PI	ty of iptior	ed ch	ntent	viabili e. Cai	nd	pe an	of NE ems	ora 8 al Pro	isheri	gratic	vels a J effec	kesou kesou	viror ng w	umbi	mana	ny ment	n domi s offs	Char Serv	e Criz Livin ng	d Ord	d con: tion s	Ilfate iinate	Cons	opera	<u>Mana</u> Mana	ity and S	and S Herita	of N	of N	ment	- 10 - 10	uctur	tructu uctur	opme
		Infrastructure	equac	ther i	pacity	Descr	ggest	al co	ject v d use	olic la	idsca ht em	ters (syste	ted Fl	h & Fi	er mi	od lev oding	ater F	ormw Ike er sceivi	ke pl	izard	voldn vono:	urisn arket enefit	ate of uman	estyl ost of ambli	w an	A and litiga	sid su ontarr	Qualit	oise -	aste I aste I	secur salth	alth a	atters	atters	NILO NVILO	anspo	rport frastr	nfrast frastr	devel
		Legislative and Planning Environment	1.1 Ade	1.3 Fur	2.1 Cap	3 Site I	4.1 Sur 4.2 Sug	4.4 Loc	4.6 Pro 5.1 Lan	5.2 Put	6.2 Lan 6.3 Lia	7.1 Mat 7.2 Ecc	7.3 List 7.4 Ecc	7.5 Fisl	8.2 Riv	9.1 Flo	10.1 W	11.1 St 11.2 La 11.3 Re	11.4 La	12.1 Ha 12.2 Ha 12.4 F	13.1 Er 13.2 Ec	13.3 To 13.4 Má 13.5 Bé	14.1 Ra 14.2 Hu	14.3 LII 14.4 CC 14.5 Ga	14.6 CL 14.7 La 14.8 Ge	14.9 SI 14.10 N	15.1 Ac 15.2 Cc	16 Air (17.1 No	17.2 No 17.3 No	18.1 W/ 18.2 W/	19 Bios 20.1 He	20.2 He 21 Cult	22.1 Má 22.2 Má	22.3 Ma 22.4 Ma	23.1 Er 23.2 Er	24.1 IF 24.2 Tr	24.3 Ai 25.1 Int	25.2 - li 25.3 Int	26 No-6 27 Refe
105	105.4	The Aquis project is the first time for many years that the business																			x							H											
		community as an overwhelming majority sees a little light for our region to rise from this disastrous economic situation and present some hope for our																																					1
		future and that of our young and future generations. Many CEOs and																		- 1																			1
		business owners are struggling but they see some green shoots with Aquis																																					1
		continue to operate and trade if Aguis does not proceed. This community																																					
		needs the Aquis project.																																					
105	105.5	if Aquis does not go ahead I believe it may not be viable for us to continue																																					
		only would my employees be shattered but it would be another strong blow																																					
		for the region if we were forced to close our business.																																					
105	105.6	We feel that it is an excellent and required business model that Aquis is				,	:													11								H											
		given the approval for the two casino licences. It is an imperative part of																																					
		access to world standard, highly trained staff. The current casino will in																																					1
		effect become the ongoing training ground for staff. It will enable local																																					1
		people to access employment, which is lacking here in the region. We do																																					
		they are granted the second licence. We are a long way from a capital city																																					
		and access to the otherwise required specialist skilled employment pool																																					
		would prove near impossible. The flow on effect will be significant to the																																					1
105	105.7	Submitters support Aquis unconditionally.				,	:										1 1			11			╏┤┼																
107	107.1	Tourism impacts have not been addressed at all. The EIS avoids	х																		>	x																	\square
		addressing this issue, the impact AQUIS will have on existing cairns																																					
		existing tourist visitor market wants. There is no data, there are no surveys,																																					
		no investigations into the impact this development will have on the existing																																					1
		tourism market. The only data we have received is hypothetical projections																																					
		markets and Cairns' image and brand.																																					
107	107.2	Protecting both the existing tourism market and brand and image is critical																			>	x																	\square
		because tourism is Cairns number one business. There have been no																																					
		desirability as a tourism location, or on any negative impacts it could have.																																					
407	107.0	We run a report have at the method barries ()			+		++				\square				+		┞┼┤			+			┡┼┼	++	\parallel	\parallel		\square								+			\square
107	107.3	consistent and substantial negative feedback from our existing customers																			>	x																	
		particularly the domestic and UK, European and North American markets.																																					
		This is feedback that has come voluntarily; the fact that there has been so																																					
		much of it concerns us greatly. Some guests have advised in particular,																																					1
		beaches of Cairns to other locations, such as Mission Beach, Sunshine																																					
		Coast, etc. if this development is built as they have said that the new																																					
		environment will no longer fit with their requirements. These clientele have																																					
		of Cairns for its low density natural environment. They particularly select the																																					
		Cairns Northern Beaches, over Cairns as they do not want a high density																																					
		environment.																																					
107	107.4	We have had constant negative comments on the height, scale, mass of						$\uparrow \uparrow$			x																												\square
		buildings and its inappropriate location in a rural landscape on the bank of a	a																																				
		application phase, not even in the construction phase.																																					1

ID	No	2																																	-				
		Process																ы.																otio	DU CIIO				
		Proponent						5																										-tri	stru ratio				
		Droject						I Pla							ter	fer													s no					200	Ope				
		Fruitenment	tact	nent	ooneni y	oject	nent	giona	ility	sales			ses	ur	s ace wa	Indwa									601				copter	sposa	ors		y s	ative	nent -	_	_		
		Environment	COL	men	Prop	o pr	donr	, Re	litab	ic is	S	s s	ourc	avio	Surfa	e e	ality				ocal					2		_	heli - ge	- di	Vect		egrit	2 mul	agen agen		acity	sing	
		Economic	ons /	vern ect P	ject Suita	ject ges t	ues Iban	Plar	1/ 21	cen	SE	sse	Res	beh	0 uo	es - (inag	ent r qua	men		ion	re/l	es		n 4	atio	ls .	and	ctior	and	nent	t -		s in a		Man	eratio	- Cap	Opti	
		Community	of EIS onditic	ss / go	of Pro tion / \$	of pro	on ISS ent ure / a	bility Cairns	d proach	e and s	NES &	a & Fa Proce	neries vater le	ation Is and	ffects source	source ter dra	ironme j wate nbing	nviron	ent	ominat	offsho hange	ervice Chang	iving	Order	onsult	ate soi	ated L	onstru	ircraft inagen	nagen	d Safe d Safe	ritage f NES	f NES	f NES	iental iental	- Ope	ture -	ture -	
		Infrastructure	tuacy I for co	proces acity o	ability escrip	ability jested	structi I cont	ect via l use,	ic land	Iscape temis	ers of	d Flor ogical	& Fisł ated w	r migr d level	ding e ter Re	ter Ke	e envi eiving e plun	ard er	ploym nomy	Irism ket do	e of C	nan S style (nbling	v and (and c	d sulfa	uality	se - co se - of	se - Ai ste Ma	ste Ma ecurity	lth an	ral He	ters of ters o	terso	ironm ironm	nsport	astruc frastru	astruc evelop	ences
		Legislative and Planning Environment	Adec Neec Furtl	Cape	Suita te D	Suit	Loca Proie	Proj	Publ	Lanc	Matt	Liste	Fish	Rive Floo	Floo Wat	Sto	: Lak Rec	Haz	ECC	Tou Mai	Ber Rat	: Hur Life	C C C C C C C C C C C C C C C C C C C	Lav	SIA	Aci	Vir O	Noi	Noi	Na: Siose	Hea	Sultu	Mat	H Mat		Tra	- Infr	k Infr Vo-d	Refer
			1.1 1.2 1.3	1.4	2.2 3 Si	4.1	4 4 4 5 4 4	4.6 5.1	5.2	6.2 6.3	7.1	7.3	7.5 8.1	8.2 9.1	9.2 10.1	11.1	11.3	12.1	13.1	13.3	13.5 14.1	14.2	14.4	14.7	14.9	15.1	15.2	17.1	17.3 18.1	18.2 19 E	20.1	21 (22.3	22.4	23.2	24.2	25.1 25.2	25.3 26 h	27 F
107	7 107.5	We have also had comments and concerns on the impact the construction				x	:											t to									Ħ												┢
		phase will have on road access and delays this will cause for tourist bus transfers. Any impact on bus transfers will mean guests selecting another location so they can guarantee access to their tours, on time.																L.																					
107	7 107.6	As social media, travel guidebooks such as Lonely Planet etc, review sites																		x																		H	╞
		such as Trip-Advisor, these will be quick to advertise any negative																																					
		effects of AQUIS on northern beaches tourism. This is an affluent market																																					
		segment who can easily move to another location. If 10% of the existing to unism market decided to move their purchasing to another destination this																																					
		will have a substantial effect on Cairns tourism but particularly the Cairns																ы.									н				н.								
107	7 107.7	The loss of existing market share would negate any gains from the																		x						H	H												╞
		proposed development. Though our resort would receive a significant benefit from the short term construction phase, through accommodation																																					
		workers if in the long term the Cairns beaches region loses existing market																																					
		share because of this high density development then this a very serious																																					
		site in Cairns that is more compatible to a development of such magnitude																																					
		and has existing infrastructure and transport in place and does not pose																																					
		system.																																					
107	7 107.8	Others in the tourism industry have expressed similar comments to myself, but feel that they cannot put these out in the public arena as it may impact																		x																			
		on their position as a preferred supplier to AQUIS, as AQUIS invited Cairns	;																																				
		businesses to register on their preferred supplier list. AQUIS will have substantial market domination: the impact of this cannot be																																					
		underestimated.																																					
107	7 107.9	It is imperative that careful research is undertaken with all levels of the tourism market, and in particular the traveling public to gauge the impact																		x																			
		this development will have on them and on the Northern Beaches.																																					
108	3 108.1	Cairns and surrounding suburbs already have water restrictions in place																																			x		╞
		throughout the year. There is no mention of future water demands by the																																					
		into our area.																																					
108	3 108.2	Has funding for a new dam, or other water supply, been examined yet? Who will be funding this, if it comes to fruition?																									Π										x	\square	
108	3 108.3	I wish to have more information on the dispersal of flood waters from the	x							$ \uparrow $					х									++	++		Ħ				┢┼								
		lagoon surrounding the resort. The original information I received, was that the excess water would be drained into Yorkeys Creek - at the portherp																																					
		boundary of the property. I was told that this would be enabled by use of a																																					
		large concrete pipe. I find this solution to be totally unacceptable, since the																																					
		a local swamp habitat, which houses a great deal of wildlife. There is a very																																					
		big risk of this swamp water encroaching onto many adjacent home-sites,																																					
108	3 108.4	I have resided here for thirty years, and I have no wish to move elsewhere.					++	+														$\left \right $	+		++		+						++	┼╂				┍╉┽	
100	100.1	Please don't destroy my peaceful village.				<u> </u>	+			\vdash								\square				- -	++	++	++	+	+				┠┼╴			+					F
105	109.1	read about the planned Aquis project in the internet and are horrified. For				^																																	
		us it seems as if the same mistakes are going to come to Australia as we																																					
		27 storey high gambling casino and hotels don't fit correctly in a semi-rural																																					
		landscape. This can totally change the attitude of Yorkey's Knob.																																					
109	9 109.2	We are seriously thinking about not to visit Yorkeys Knob and the Cairns																		x			+	++	+		+												F
		region again on our next Australia trip.																																					

ID	No	Presses																																		2					Т
		Process																																		Ictio	5				
		Proponent																																		nstru 	erati				
		Project			Ŧ	ent	Ħ		i t		s						water vater			L										ters	ation		es			Cor					
		Environment		ontact	ent ponei	ropon	projec		. unen	negio abilitu	issue			Irces		riour	Inface		ţ	L			a			saues				elicop	genera	ectors	ocodi	ritv	ies ies	Jemen	ion		lity	Du c	
		Economic	suc	ion / c	vernm ect Pro	ject P	ject ges to	nes	ibando	/ cuit	cenic	ses (nuna	Resol	iavei	behav on oth	es - Su	inage ent	r quali	ment		ion	re/loc	es		inity is	tation tegies	ls and	ction	and h	nent -	tv - Ve	- C	- OUV	- Spec	Manaç	manag struct	eration	Capac - Cost	Housi	
		Community	of EIS onditic	ormati	f Proje	of Pro tion / {	of pro	on ISS ent	ure / a bility		and s	NES 8	a & Fa	neries	ation	ls and ffects	source	er dra ronme	j watel nbing	viron	ent	minat	hange	Chang	Change	Drder	onsult in stra	ate soi ated L	nstru	beratic ircraft	nagen	d Safe	d Safe ritage	f NES		ental	ental t - Con	obe	ture -	ture -	
		Infrastructure	quacy for co	ner inf	oroces acity o	ability escrip	ability jested	structi I cont	ect fail ect via	ic land	lscape	ers of	d Flor	& Fish	r migr	d leve ding e	ter Re	rmwat e envi	eiving e plun	ard er	ploym ploym	irism ket do	e of C	style (nbling tural C	/ and (heral c	and c tigatic	d sulfa ntamin	uality se - cc	se - ol se - Ai	ste Ma ste Ma	ecurity Ith an	lith an ral He	ters of	ters of	rironm	nsport	nsport oort	astruc frastru	astruc evelop	ences
		Legislative and Planning Environment	1.1 Adec 1.2 Neec	1.3 Furt	1.4 EIS 2.1 Cap	2.2 Suita 3 Site D	4.1 Suit: 4.2 Suge	4.3 Con 4.4 Loca	4.5 Proj 4.6 Proj	5.2 Publ	6.2 Land	7.1 Matt	7.3 Liste	7.5 Fish	8.1 Elev	9.1 Floo 9.2 Floo	10.1 Wa	11.1 Sto 11.2 Lak	11.3 Red 11.4 Lak	12.1 Haz	13.1 Em 13.2 Ecc	13.3 Tou 13.4 Mai	13.5 Ber 14.1 Rat 14.2 Hun	14.3 Life 14.4 Cos	14.5 Gai 14.6 Cul	14.7 Lav 14.8 Gei	14.9 SIA 14.10 Mi	15.1 Aci 15.2 Coi	16 Air Q 17.1 Noi	17.2 Noi 17.3 Noi	18.1 Wa 18.2 Wa	19 Biose 20.1 Hea	20.1 Hec 20.2 Hec 21 Cultu	22.1 Mat	22.3 Mat	23.1 En	23.2 EN 24.1 Tra	24.2 Ira 24.3 Air	25.1 Infr 25.2 - In	25.3 Infr 26 No-d	27 Refei
11	0 110.1	No real data to say flooding won't occur.		+				+			++		++		+	x				H				++		$\left \right $			⊢⊢	++					++			+		-	+
11	0 110.2	100 Year flooding, is it ARI=0.1%AEP or 1%AEP?														х																									
11	0 110.3	We need better images to be able to decide on landscape and visual.								×																v														<u> </u>	—
	10 110.4	communities.																								^															
11	1 111.1	I am a property and business owner in Cairns and I also own property at	х																																						
		read the EIS and attending the associated Chamber of Commerce meeting	g a.																																						
		I have no concerns over the project whatsoever. I feel all positives and	5,																																						
		negatives have been addressed thoroughly and totally believe the project																																							
		may arise connected to a project of this magnitude.																																							
11	1 111.2	I look forward to the exciting times ahead that Aquis will bring this region													+		H		$\left \right $	H														H				+			
11	2 112 1	and totally support the project. As I have previously been through the building of a casino in my													_											x													_		+
		neighbourhood I strongly object to the construction of this monstrosity in																								Â															
		Yorkeys Knob. I and my teenage children (at the time) had to suffer the																																							
		come home from high school to find the house has been burgled for cash																																							
		and things to sell for cash to support gambling habits. Our dog was																																							
		After a few years both Primary Schools and the High School were closed a	it. as																																						
		families, including mine, moved away from Rivervale as it was no longer																																							
		safe to live there. My concern is that as the road into Yorkeys Knob is only	'																																						
		criminals and the criminal element of Cairns. Our homes will not be safe																																							
		from burglaries and I have concerns for the well being of my dog's health a	as																																						
		it was very distressing to have our family pet murdered by criminals to kee	p																																						
11	3 113.1	The EIS recognizes that one of the three unavoidable impacts of the									х																														
		effect on landscape" (Executive Summary p13). However, the EIS states																																							
		that "Although the various project elements of Aquis Resort have not yet																																							
		been designed in detail, preliminary design concepts for the proposed built form (by Aedas Architects) as included in Chapter 4 (Description of	t																																						
		Proposed Project) are suitable for the purposes of visual impact																																							
		assessment" P6/15). The lack of specificity in regard to design makes																																							
		assessment of the visual impact analysis difficult as the design may chang in the future. However the height of the buildings from 13 - 20 stories to a	ge																																						
		height of 61.5m means that the Aquis Resort will have a significant and																																							
		detrimental impact on the landscape character of the Barron Delta and																																							
11	3 113.2	The key landscape that will be transformed by Aquis is a rural and natural					++	+	┝┼╂		x				+					┢┼							\vdash				┠┼╴		+1		++			┼╏			\square
		landscape comprising cane lands set against a backdrop of rainforest and																																							
		mountain ranges, rivers and creeks which significantly contribute to the character and scenic landscape qualities of the region generally.																																							
11	3 113.3	While the northern beaches would not be regarded as qualifying for the designation of "wildermass" the EIS recognized that "parts of the basis					++				x				+					┢┼									╞┼									┼┨			
		south of Yorkeys Knob, the Richters Creek mouth, the northern part of																																							
		Holloways Beach, and the natural coastal wetland areas, retain their																																							
		naturalness, in that no buildings or structures are visible, despite being in relative close proximity to Cairos" (p.6/7). This feature of the mouth of																																							
		Richters Creek clearly shown in the EIS photo 6-4, is a highly prized and																																							
		unique feature of the northern beaches and its value has been seriously																																							
		underestimated by the EIS.																																							

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability 4 1 Suitability of socioce	4.1 Suttability of project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water 10.2 Weter Posources - Croundurior	11.1 Stormwater drainage	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Lifestvle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cuttural Change 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid Sulfate soils	16 Air Quality 17 1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safetv - Vectors	20.2 Health and Safety - Crocodiles	22.1 Matters of NES - OUV	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
113	3 113.4	The current Cairns Plan protects the current landscape values through the protection of the Barron Delta from urban development and the limitation of buildings to a four story limit. This limit was imposed to protect these landscape values from Japanese development proposals such as the 7 story resort proposed for Clifton Beach. The community still values the current landscape characteristics and has consistently rejected Gold Coast style high rise throughout the time 1989-1992; 1998-2006.	f					x	x																											
113	3 113.5	The EIS maintains that "the architectural response lead to the maintenance of landscape values to the greatest extent possible and limit the visibility of the built form from as many as possible local vantage points, in the knowledge that this will not always be achievable due to the size of the development". The size and location of the development is such that it is in fact impossible to achieve this goal. The EIS fails to document all of the places from which the Aquis Resort will be visible. They include: (1) The lookout on the Red Arrow jogging track on Mt Whitfield, the most popular fitness tack in Cairns (2) The top of Barron View Drive, Freshwater (3) Hillside residences in Smithfield and Yorkey's Knob (acknowledged in the EIS but not shown), and Redlynch, Stratford and Caravonica.	e f						x																											
113	3 113.6	The visual analysis confirms that the community most impacted by the Aquis Resort will be Yorkeys Knob. The Aquis Resort development will change the character of the local area, and introduce a scale and moderni of development in marked contrast to its surrounds, and will accelerate the rate of change. These are considered to be the most significant visual impacts of the resort.	ty						x																											
113	3 113.7	The Social Impact section of the EIS designates the design of the project, including its scale and aesthetic characteristic, as "Out of scope for SIA" (p.14/24). This is a major omission of the EIS that needs to be rectified by undertaking engagement with Yorkeys Knob residents to determine how the fundamental change to landscape character as a result of Aquis impacts on their enjoyment of living in Yorkeys Knob and changes the nature of their community as experienced when driving past Aquis along Yorkeys Knob Road, or viewing it from their homes.																					x													
113	3 113.8	The only visual mitigation strategy described in the EIS that can reduce th visual impact of Aquis Resort is screen planting, but given the height and scale of the development this will obviously be of limited effect and is not adequate. Recommendations (1) Further community engagement be undertaken to assess the attitude of the community to overriding the curre four story building height limitations on the northern beaches. (2) Further photomontages be obtained from a wider range of locations to more accurately document the visual impact of Aquis from residential areas, Richters creek and the near shore waters. (3): The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community. If the proponents want to proceed with a hig rise building then they should relocate the Aquis Resort to the Cairns CBD as proposed by Aquis Aware.	Ant					x															x													
113	3 113.9	The economic and financial risks which Aquis is facing are real and must be taken into serious consideration. The EIS does not adequately address any of the risks identified above. Business is about risk taking. The rewarc will be spectacular for the proponent if successful, but the flipside of the risk, is the community is faced with a huge bill if a project of this size fails.	s				x		x																											

Γ	D	No																															П								<u>د</u>				Π	
			Process																																						on					
			Proponent								an																														nstru erati					
			Project			t i	au			÷	lal P	L.							wate	vater															ters ation	g	0	es		0	t - Co					
			Environment		ontact	oponer	ropone ility	projec		onmen	Regior	tability	Issue			urces		viour hers	urface v	roundw	141	ĥ				cal				senes				:	genera	dispos	ectors	LOCOO	grity	cies nulative	gement gement	tion	city			
			Economic		on / c	ct Pro	ject P šuitab	ect Jes to	nes	band	Plan,	/ suit	Cenic	SES	una	Resol	vel	behav on otl	S - SI	s - G	int	hnai	ment		1	e / lo		es		nity i	ation tegies	s and	tion		and h ient -	- ient	t - <	ר ב-	- OUV - Inteç	- Spec	<u>Manaç</u> Manaç	struc	Capac	- Cost Housi	Optio	
			Community	of EIS	onditio	f Proje	of Proj tion / S	of proj I chang	on issu	ent lure/a	Cairns	proach	sions	NES &	a & Fa	neries	rater le ation	Is and ffects o	source	source ter drai	ironme	y water nbing	anagei	ent	iteritati	offshor	ervices	unange iving) Change	ommu	onsult on strat	ate soil lated L	nstruc	beratio	ircratt ; inagem	nagem	d Safe	d Sare ritage	f NES - f NES -	f NES - f NES -	iental N iental N	t - Con: t - Opel	ture - (icture -	ment (
			Infrastructure	uacy	for c	city o	bility scrip	bility ested	tructi	ct fai	use,	all ap	emis	ers of vsten	d Floi	& Fisl	miar	l leve lina e	er Re	er Re mwai	e envi	erving	ard ei ard m	nom vmon	rism /	efits (an S	style t of L	ural (and eral c	and c	l sulfa tamir	uality	6 - 0	se - A ste Ma	te Ma curity	lth an	ran an ral He	ters o ters o	ters o ters o	ironr ironr	spor	ort astruc	rastruc	velop	ences
			Legislative and Planning Environment	Adeq	Furth	Capa Capa	Suita te De	Suita Sugg	Cons	Proje	Land	Overa	Light	Matte	Liste	Fish	Eleva River	Flood	Wat	Stor	Lak	Lake	Haz	Emp	Tou	Ben	Hun		Gan Cult	Gen	0 Mit	Acic	Air Qu Nois	Nois	Was	: Was Biose	Hea	Cultur	Matt Matt	Matt Matt	Envi	Trar Trar	t Airp	- Infr Infra	lo-de	Reference
			<u>_</u>	1.1	1.3	2.1	3 Si	4.1	4.3	4.5	5.1	6.1 6.1	6.3	7.1	7.3	7.5	8.1	9.1 9.2	10.1	10.2	11.2	11.4	12.1	13.1	13.3	13.5	14.2	14.0	14.5 14.6	14.1	14.0	15.1 15.2	16/	17.2	17.3	18.2 19 E	20.1	21.0	22.1	22.3	23.1	24.1 24.2	24.3 25.1	25.2	26 1	27 F
ŀ	113	113.10	The EIS should provide further information identifying both the risk and							х									H														H				H								Ħ	
			potential cost of failure both to local businesses and the community. Based on such studies, the project must provide suitable trust funds or insurance																																											
			plans to be able to mitigate the cost of failure and its impact on the community.																																											
•	13	113.11	The development of the Aquis resort will require significant upgrading of																																		П							х	П	
			increase in population that will result from its construction and operation.																																											
	113	113.12	The proponent should provide a contribution to the upgrading of physical																H														H				H							х	H	
			and community services infrastructure based on the proportion of the																																											
			operational staff, guests and visitors. If the State government is not																																											
			prepared to impose the above as a condition of approval then the																																										1 T	
			sufficient funds will be provided from the gambling revenue derived from																																										1 T	
			the Aquis Casino to fund all physical and community service infrastructure																																										1 T	
			the Aquis Resort development.																																										\square	
	13	113.13	The consultation, limited as it was, only reflects responses to Stage 1 of the Aquis proposal. Engagement with the community has not occurred in any																											>	ĸ														Π	
			form with respect to Aquis Stage 2 which effectively doubles the size of the																																										1 T	
			development (both hotel rooms and casino floor space) while reducing																																										1 T	
			recreational facilities. Stage 2 was not announced until April 3, 2014 when the Cairos Post reported that the Aguis project is two-phased and totals																																										1 T	
			\$8.15bn with two casinos, well after community consultation ended. Thus																																										1 T	
			the community concerns about the \$8.15B Aquis development which is																																										1 T	
			being considered in the EIS and by the government have not been taken into account in the EIS. The value and significance that can be placed on																																										1 T	
			the outcome of the community consultation undertaken by the proponent is																																										1 T	
			therefore seriously flawed.																																											
ľ	113	113.14	The proponent has failed to conduct appropriate public consultation as mandated by the EIS ToR and key core principals of the SIA Guidelines)	×						Π								Π	
			The finding of the EIS that "the community feedback forms generated 1979																																										1 T	
			responses, 91% of which supported the project going ahead, with 82%																																										1 T	
			for the project as the sample was not representative and respondents were																																										1 T	
			not fully informed about state 2 of the project before making such a judgement.																																											
ſ	113	113.15	Given the limitations of the community consultation strategy described above and which relate only to Stage 1 of Aguis Resort. the proponent	×	(ΙT																												IT								ΙT	
			should be required to undertake further community engagement with																																											
			respect to the current \$8.15B proposal so as to meet the SIA Guidelines. Strategies that should be considered are detailed in the submission.																																											
-	13	113.16	The major social impacts of the increase in local gambling that will occur at			+			$\left \cdot \right $	++		+	+				\vdash		+				_				+	x	x	++			\vdash				\vdash					$\left \right $			H	
			the two casino and housing affordability have not been adequately																																											
- 1									•	1			1										1				1 1	1		i	1		- II.												an 10	

10) N	lo	Process																															ction	u				Τ
			Proponent Project		Ŧ	ent	*		al Plan							vater /ater													ers ation	al	es			: - Constru	t - Operati				
			Environment	ontact	ent poner	opon€ llity	projec	nmen	Regior	ability issues			Irces		'iour Iers	rface v	₽				al				saues				elicopt genera	dispos	ectors ocodil		rity ies	ulative ement	ement ion		ity	bu	_
			Economic	ons ion / co	vernm ect Pro	ject Pr Suitabi	ject ges to ues	Ibando	Plan, I	/ suit	SES	Iuna	Resou	svel	behav on oth	s - Su	inage ent r quali	ment	ment		ion re / loc	s		¢)	inity is tation	tegies Is	and	ction	and he	nent -	ty - Cr		- Integ - Spec	- Cum Manag	Manag	ration	Capac - Cost	Housi	Optice
			Community	of EIS onditio	ss / go of Proje	of Pro	or pro I chang ion iss	ent lure / a	Cairns	proact and s	sions NES 8	ns ra & Fa	Proce	ation	Is and effects	source	ter dra ironme g wate	nbing nviron	anage ient		offsho	hange ervice Chang	iving J	Chang Order	ommu	on stra ate soi	lated L	onstru peratic	ircraft anager	anager /	id Safe	eritage	f NES	f NES tental	t - Con	t - Ope	cture -	sture -	Uleir
			Infrastructure	quacy d for c her inf	proces acity o	escrip	ability gested structi	al cont ect fai	ect via d use, lic land	rall ap	t emis	systen ed Floi	logical & Fisl	ated w	od leve oding e	tter Re tter Re	ormwa ke envi ceivinç	ke plur zard ei	zard m ploym	onomy	rket do nefits o	man S man S	st of L mbling	ltural (v and	vand o	itigatic id sulf:	ntamir Nuality	ise - c(ise - ol	ise - A iste Ma	iste Ma ecurity	alth an alth an	Iters o	tters o tters o	tters o vironm	vironn	Inspor	rastruc	rastruc	everup rences
			Legislative and Planning Environment	1.1 Ade 1.2 Nee 1.3 Furt	1.4 EIS 2.1 Cap	2.2 Suit 3 Site D	4.1 Sult 4.2 Sug 4.3 Con	4.4 Loc: 4.5 Proj	5.1 Lan	6.1 Ove	6.3 Ligh 7.1 Matt	7.2 Eco 7.3 Liste	7.4 Eco 7.5 Fish	8.1 Elev 8.2 Rive	9.1 Floc 9.2 Floc	10.1 Wa 10.2 Wa	11.1 Stc 11.2 Lal 11.3 Re	11.4 Lal 12.1 Ha:	12.2 Ha: 13.1 Em	13.2 Ec	13.5 Be	14.1 Rai 14.2 Hu 14.3 Life	14.4 Co 14.5 Ga	14.6 Cu 14.7 Lav	14.8 Ge 14.9 SIA	14.10 M 15.1 Aci	15.2 Co 16 Air C	17.1 No 17.2 No	17.3 No 18.1 Wa	18.2 Wa 19 Bios	20.1 He 20.2 He	21 Cultu 22 1 Ma	22.2 Ma	22.4 Ma 23.1 En	23.2 En 24.1 Tra	24.2 Tra 24.3 Air	25.1 Infi 25.2 - In	25.3 Infi	27 Refe
1	13 1	13.17	The mitigation strategies described in the EIS provide insufficient detail and their implementation cannot be confirmed because they rely on a large number of partners from government and community. Also of great concern is the proposed Strategic Change Management Plan which is recognised in the EIS as the most complex, critical and challenging: "Furthermore, the nature and rate of change can be expected to demand a high level of cross-sector and cross-government co-ordination and co-operation (across such portfolio areas as urban planning and infrastructure; housing; social, cultural, business and tourism development; natural resource management) to effectively plan for and manage the Cairns region's social, economic and environmental needs and resources in the context of this change.																							x													
1	13 1	13.18	The proponent is proposing "to convene a Cairns Change Management Forum involving stakeholder agencies to initiate a process that might potentially lead to the development of an integrated change management strategy for Cairns, based on visionary thinking about a preferred future for Cairns. It is anticipated that such a process would be locally determined and driven, engaging with a high level participation from a broad cross- section of stakeholders. The proponent is of the opinion that the nature and extent of such a process should be locally determined and driven and is willing to support and partner with other agencies to help facilitate this. Responsibility for the Forum is to be determined in discussion with the Stakeholder Agencies'. Thus in this case there is not even a plan to make a Plan in this most challenging area. Any such Forum that focusses on seeking community consensus about a preferred future for Cairns should have already taken place with options including a future with and without Aquis thoroughly explored. It is evident that the proponents idea of change management is getting the community of Cairns to accept and live with the Aquis development NOT decide if it wants the future that Aquis will bring.																							×													
1	13 1	13.19	Recommendations: (1). The proponent undertake further research to document in greater detail the social impacts identified in Chapter 14 based on international experience of similar projects and that of the resources sector in Australia. The social impact of casinos on local communities must be given greater attention. (2) The proponent provide an appropriate financial contribution to proposed partners for work they will need to carry out in the development and implementation of all mitigation plans and monitoring. (3) The mitigation plans be developed and approved by the State government following community consultation prior to the application to the CRC for development approval. (4) A further mitigation and monitoring plan be developed to address the specific social impacts on the community of Yorkeys Knob. The Plan should be developed using a process of participatory community engagement with residents.	x																																			
1	13 1	13.20	Based on the analysis of information provided by the proponent in the EIS I believe that the Coordinator General reject the application by Aquis Resort at the Great Barrier Reef PTY Ltd to construct the Aquis Resort at Yorkeys Knob. In my view, the environmental, economic and social risks to the Cairns region, and the Yorkeys Knob community in particular, far outweigh the benefits claimed by the proponent.			×																																	
1	14 1	14.1	Aquis alters the 'centre of gravity' for Cairns - away from the CBD to an area that is currently just a suburban hamlet. An \$8.2 billion investment at Yorkeys Knob cannot be created without changing the dynamics of Cairns and its CBD in ways probably not even envisaged. This is a huge risk with potential negative effects on the city so significant that approval as is would be foolhardy.																	x																			

a	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact	1.4 Els process / government 2.1 Capacity of Project Proponent 2.2 Suitability of Proiect Proponent	3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Proiect viability	ניטיט אין	6.1 Overall approach / suitability	6.2 Landscape and scenic issues6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment	1.5 Receiving water quanty 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community is cues	14.9 SIA and consultation	14.10 Mittgation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	18.2 Waste management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Interrity	22.3 Matters of NES - Species	22.4 matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airport	25.1 Infrastructure - Capacity	25.2 - Intrastructure - cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
114	114.2	The social impacts on Yorkeys Knob are massive. Instead of incremental change and development, it is an 'overnight' development which will dislocate people from their community especially due housing pressures.			T						H																x									ľ										
114	114.3	Conversely, should Aquis fail as a business, the social impacts upon Yorkeys and Cairns as a whole will be unmanageable. Housing prices will free-fall, unemployment will rise to unseen levels. Confidence will evaporate for years.							x																																					
114	114.4	Yorkeys Knob Road is insufficient as is. One accident can cause total road closure (example: Fri 1 August 2014). Duplication and further flood-proofing of road should only be at Aquis expense (as should all other infrastructure costs which become necessary as a consequence of Aquis).																																									x			
115	115.1	The EIS states there is some risk of river migration but this has been assessed as low risk. This seems to be based on evidence that does not consider the IPO and the consequent possibility of an FOR. These possibilities need to be investigated.														x																														
115	115.2	There is no base-line data presented or details of methods used to arrive at the conclusion that the resort can be" designed to achieve a no significant worsening impact on private land beyond the site" All base-line data, the details of landfill levels and models need to be provided to assess how these estimates were arrived at.															×	ĸ																												
115	115.3	The visual impact of the resort has been underestimated .It will be visible from most locations in and around Cairns. It is dominating and intrusive in a landscape that is essentially rural and picturesque. This has a significant and negative emotional impact on those of us who chose to live in an aesthetic and natural environment. Further community engagement is needed. The height and scale of buildings needs to conform to the current Cairns Plan and the design needs to be dramatically altered and scaled down to integrate with the natural surroundings and character of Cairns.								×	×	(
115	115.4	As the largest provider of tourism, accommodation, transport and entertainment Aquis will dominate and imbalance the local business economy. The EIS needs to assess the risks of Cairns being dominated economically by one massive development and show how it can aid and sustain local businesses.																						×	:																					
115	115.5	The FNQ community has witnessed many failed developments and have been left to deal with the consequences. A researched cost- analysis of project failure considering the environment, social and economic consequences and impacts, needs to be provided and, a bond developed whereby project failure and subsequent recovery costs are covered by the proponent and not the local tax payer.							x																																					
115	115.6	The construction and operation of Aquis will require a significant upgrade of public infrastructure. The proponent needs to provide a contribution to these upgrades based on the proportion of population increase that is the result of the development, i.e construction workers, staff and visitors.																																										×		
115	115.7	There appears to have been no consultation with health, crisis accommodation or social welfare services. There needs to be a thorough investigation of the current status of these social welfare services and the impact of the development on them.																								x																				

IC) Nc	•	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of ElS	1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.2 Suitebility of Project Proponent	3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.11 and use CairnsPlan Regional Plan	5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Storrmwater drainage	11.2 Lake environment 11 3 Receiving water guiality	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes	14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues	14.5 StA and Consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	16 Air Quality	17.1 Noise - construction	17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity	20.1 Health and Safety - Vectors	20.2 heatin and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction	24.2 I ransport - Uperation 24.3 Airport	25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
1.	16 11	6.2	Aquis would increase Cairns bed numbers from 5,339 to 12,839 which is more than the number of hotel beds in all other capital cities except Sydney. Aquis will be the largest provider of tourism, accommodation, transport and entertainment in Cairns. The EIS doesn't address the effect such an imbalance of market power will have. Such an imbalance in market power in Cairns, a relatively small regional city, could destroy many small businesses on which the economy of Cairns is currently based. This is exacerbated by Aquis being sited away from the Cairns city hub and therefore not integrated into the current economic centre. Aquis would in effect become a new very large centre of economic activity away from Cairns and competing with it. Suggested solution: The EIS has not adequately assessed the risk for the Cairns community of placing our economic well-being in the success of one development. The effects of such an imbalance in market power must be evaluated in the various markets but also on the Cairns community.	t																							5																								
1.	16 11	6.3	Aquis does not conform to the current Cairns Regional Planning Scheme for the northern beaches in height and scale of the buildings. It also conflicts with the FNQ Regional Economic Plan which was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan recognises the need to strengthen and diversify the region's tourism industry and destination appeal, but does not include gambling tourism. Thirdly, what Aquis has to offer is not consistent with the Tourism Queensland brand created for our region which is "Tropical North Queensland, Adventurous by Nature". The brand, adopted in 2010, was based on extensive research and signifies tha we have the best Australia has to offer in the realm of tropical experiences and nature based adventures. Suggested solution: The contradictions inherent in the Aquis development proposal with current Cairns/FNQ regional plans should be assessed thoroughly. Adjustments must be made to ensure that the development is aligned with the well researched and carefully considered regional plans.	t							×																																								
1'	16 11	6.4	Any new development in Cairns should enhance and complement existing services, economic opportunities and attributes of the city. In other words it should comply with all regional and city planning schemes and regulations regarding such aspects as zoning, ecological sustainability, visual impact and controlled economic expansion.								×																																								
1 [.] 1 [.]	16 11 16 11	6.5 6.6	As per 102.7. As per 102.8.	\square	H				\square	х				H				_		H				_		\square			\square			,			F					\square		H	_	H		H			Ŧ	F	
1	16 11	6.7	The construction and operation of Aquis will require significant upgrades of public infrastructure as documented in Chapters 24 (Transport) and 25 (Infrastructure). Roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to meet the needs of the Aquis development. Suggested solution: The proponent should provide a contribution to the upgrading of physical and community services infrastructure based on the proportion of the population increase that is the result of Aquis construction workers, operational staff, guests and visitors. The State government should impose this as a condition of approval. The infrastructure upgrade costs should not be an impost on Cairns ratepayers.																																																

ID	No	Process Proponent Project Environment Economic Community Infrastructure	acy of EIS or conditions r information / contact	ocess / government ity of Project Proponent	ility of Project Proponent cription / Suitability	ility of project sted changes to project ruction issues	content t failure / abandonment t viability	ise, CairnsPlan, Regional Plan	land II approach / suitability	cape and scenic issues emissions	s of NES & SES stems	Flora & Fauna gical Processes	Fisheries Resources ed water level	migration levels and behaviour ng effects on others	r Resources - Surface water r Resources - Groundwater	nwater drainage environment	iving water quality plumbing	rd environment rd management	oyment omy	sm et domination	fits offshore / local of Change	an Services tyle Changes	of Living bling	rral Change and Order	ral community issues nd consultation	gation strategies	sunate sons aminated Land	ality e - construction	e - operation e - Aircraft and heliconters	e Management - generation	e Management - disposal urity	h and Safety - Vectors h and Safety - Crocodiles	n and barety - orocoures al Heritage	ers of NES - OUV ers of NES - Integrity	ers of NES - Species	onmental Management - Construction onmental Management - Operation	sport - Construction sport - Operation	ort structure - Capacity	astructure - Cost structure - Housing	structure - nousing elopment Option	nces
		Legislative and Planning Environment	1.1 Adequ 1.2 Need 1 1.3 Furthe	1.4 EIS pr 2.1 Capac	2.2 Suitab 3 Site Des	4.1 Suitab 4.2 Sugge 4.3 Const	4.4 Local 4.5 Projec	5.1 Land 1	6.1 Overa	6.2 Lands 6.3 Light (7.1 Matter 7.2 Ecosy	7.3 Listed 7.4 Ecolo	7.5 FISh 8 8.1 Elevat	8.2 River 9.1 Flood 9.2 Floodi	10.1 Wate 10.2 Wate	11.1 Storr 11.2 Lake	11.3 Rece 11.4 Lake	12.1 Haza 12.2 Haza	13.1 Emp 13.2 Econ	13.3 Touri 13.4 Mark	13.5 Bene 14.1 Rate	14.2 Hum 14.3 Lifes	14.4 Cost 14.5 Gam	14.6 Cultu 14.7 Law	14.9 SIA a	14.10 Miti	15.2 Cont	16 Air Qu 17.1 Noise	17.2 Noise	18.1 Wast	18.2 Wast 19 Biosec	20.1 Healt	21 Cultura	22.1 Matte 22.2 Matte	22.3 Matte	23.1 Envii 23.2 Envii	24.1 Tran: 24.2 Tran:	24.3 Airpo 25.1 Infra	25.2 - Infr 25.3 Infra	25.3 IIII 4 26 No-dev 27 Defere	ZI REICIC
11	6 116.	As a long time resident of Cairns (35 years) I have observed numerous flood events in the region associated with cyclones or long periods of heav rain. The Aquis development is proposed to be sited on the Barron Delta which, during flood events, becomes inundated leaving only small islands of higher ground exposed. The massive earthworks proposed for Aquis may not protect the resort form inundation. If the high volume, fast-moving flood waters are successfully diverted from the Aquis resort, they could cause worse flooding in nearby areas. I have witnessed several instances where development has been allowed to go ahead, and the natural drainage has been altered to the extent that other existing residential/	e.											x x																											
11	6 116.	We have been warned by climate scientists to expect fewer but more severe weather events in Far North Queensland in future, including cyclones and storm surges. It seems contrary to current scientific knowledge to site an integrated resort on the FNQ coast. Suggested solution: The proponents should investigate other less hazardous sites for the Aquis resort.												x																											
11	7 117.	The adoption of Thomatis / Richters Creek as the main channel for the Barron River has been VERY adequately dealt with.											,	×																											
11	7 117.:	This statement is very well supported by a series of maps showing the results of the flood modelling. WELL DONE!												×																										47	
11	7 117.3	The visual impact of the Aquis Resort in its current design form as described in the EIS is most pleasing and will most definitely improve the landscape of the whole area. It will be wonderful to have such a beautifully designed and elegant structure	,			x			×	:																															
11	7 117.	AQUIS will create wonderful diversity and resilience for small and large businesses to improve their custom and increase their profits by bringing many more people into the whole area of Cairns, Yorkeys Knob and indee far North Queensland. The EIS has very adequately assessed the way tha the Cairns community will increase its general economic well-being with ar ongoing overflow of custom to other restaurants, hotels, sporting activities and the like, ad infinitum throughout the whole area and including Yorkeys Knob.	d t n																x																						
11	7 117.	The EIS appears to definitely satisfy the requirements of The FNQ Region Economic Plan	al					×																																	
<u>11</u> 11	7 <u>117.</u> 7 117.	The environment will be improved. Many thousands of people will have the opportunity of jobs, existing businesses will thrive and increased financial benefits from the ongoing supply chain will be far reaching and ever improving our financial well bein in the general Cairns area and beyond.	g								x								x																					Ħ	
11	7 117.	Real estate values will finally have a chance to improve as more people desire to live in the area. At last a chance to stop our land values going backwards as they have done for so many years recently as a result of poor levels of tourism in recent years and loss of jobs as a result. Now there wil be many more jobs. Young people will not have to go to other cities to get decent job and income.	or I a																x				x																		
11	7 117.	As a result of increased population levels as time goes on this will force the State Government to finally provide more assistance with hospitals and other appropriate funding for health care. At last a way to get better health care!	e																			x																	x		
11	7 117.	0 The whole project is delightfully presented and will be a wonderful asset fo Cairns and its environs. Many more tourists from around the world will war to visit us to view and or stay at this remarkable development. This is the most wonderful opportunity that Cairns has EVER been offered or ever will be offered again. Please let us accept this development and start living in the future for a change instead of in the past.	r It			x																																			

) No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS	1.2 Need for containents 1.3 Purther information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.2 Suitability of Proiect Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project	4.4 Local content	4.5 Project rallure / abandonment 4.6 Project viability 5.1 I and use Cairne Plan, Borional Plan	5.2 Public land 5.2 Public land 6.1 Occurrent January / suitebilite	0.1 Overal approach suitability 0.1 Landscale and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water resources - Sunace water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment	13.1 Employment 13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid Sulfate soils	15.4 Voltatimated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	2011 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species	23.1 Environmental Management - Construction	24.1 Transport - Construction	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-Hevelonment Ontion	20 NO-developilient option
1	17 117.11	I particularly wish to say that I am a local Yorkeys Knob owner and resident and I DO NOT AGREE with the negative efforts that have been made by the so called 'Yorkeys Knob Residents Association' (YKRA) or the Aquis Aware group. The YKRA does NOT represent the residents of Yorkeys Knob and in fact only has about 50 current members, but it somehow gets lot of publicity to make it appear as if they are a group of some notice. They are merely a small negative-style group who for many years have done the best to stop ANY new project they can from proceeding. Their sort of thinking will keep us in the dark ages forever.	a y eir																																							
1	18 118.1 18 118.2	As per 102.1.						+							x	Y			_										+		_		+			++		++				+
1'	18 118.3	As per 102.3.													x	x																										
11	18 118.4	As per 102.4.									х																															
1	18 118.5	As per 102.5.															-					х							4-4	_									- 1	_		
1	18 118.6	As per 102.6.							. ×							_			_			+							+ +	_										_	-	
1	18 118.8	As per 102.7.						-						_					_					×			x x													_		_
1	18 118.9	As per 102.9.																	_					Ê			x x													x		-
1'	18 118.10	As per 102.10.	x																								x															-
11	18 118.11	As per 102.11.																					х				х															
11	18 118.12	As per 102.12.																					х				х															
1	18 118.13	As per 102.13.												_													х				_									_		_
1	18 118.14	As per 102.14.												_													хх		+ +						╏─┼─				+ +	_		_
	19 119.1	connected to increased gambling which is not in the interest of our community.				×																			x				Ц													
1'	19 119.2	From the knowledge I have gained I do not believe that a project of this enormity and speed of delivery can benefit our City as the existing infrastructure is already barely sufficient for the local population. Unless the developer can give assurances that adequate water, sewerage facilities, waste management, etc. and access to and from the site for the anticipate volume of visitors and workers, at no extra cost to the local ratepayers, will be provided by the completion of each Stage I believe this project should not receive approval.	e d																																					×		
12	20 120.1	Submission had no name or content.					$+ \top$	+ 1			+ 1						+1	$+\Box$						\square	\square	\square	\square		μŢ				μŢ			$+ \top$			\perp			_F
12	21 121.1	I he cane lands and grasslands of the assessable area have been unchanged in the 30 years I have driven and observed this surburb. The land use has been severely restricted to the resident population and wet season factors have shown that the land has been rarely accessed by loca residents.	ıl						×																																	
12	21 121.2	The aquaculture ponds are a nuisance to Yorkeys residents and any future change to these, by any development, would be a benefit to locals. As stated in the GRMPA report 2006 on Mangroves and Saltmarshes, the ponds increase the nutrient and suspended sediment levels in surrounding areas, so for the ponds to cease would be of benefit to the Yorkeys environment.																x																								
	21 121.3	It is to be noted too in the GBRMPA report that damage in 1994 from oil spills occurred at Yorkeys ("Three of the most significant oil spills in the GBRWHA include spills near Cape Flattery, Yorkeys Knob (December1994) and more recently in Gladstone Harbour.																										×														
12	21 121.4	The land use of the proposed AQUIS scheme is far from pristine and my comment is that the EIS would improve and contribute to the betterment of the Yorkeys Knob environment.	f										x																													

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS	1.2 Need for containing 1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent	2.2 Suitability or Froject Froponent 3 Site Description / Suitability	4.1 Suttability or project 4.2 Suggested changes to project 4.2 Construction lesting	4.4 Local current issues	4.5 Project railure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems	7.5 Listed Frora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.2 Tourism 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	15. Zontarimiateu Lanu 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	zz.z matters or NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transnort - Construction	24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
12	2 122.1	As a resident of the northern end of Holloways Beach the beauty and natural landscape element of the mouth of Richters Creek is one of the most outstanding and enjoyable locations that contributes a sense of place and identity to where I live. I go there often and this space is shared by many local residents, and surrounding visitors for its wonderful natural vistas (a seemingly wilderness landscape) with rainforest clad mountains, dense mangrove forest lined creek, natural beach scenery and ocean views that are unsurpassed on the Marlin coastline. The visual impact of the Aquis Resort in its current design form as described in the EIS has been significantly underestimated and understated. The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required.	5								x																																		
12	2 122.2	The Aquis Resort with its current design would be breaking the existing local planning regulations with a maximum height of 4 storeys and it is not fitting in with its natural and local surrounding referring to the natural and building environment. Tropical design can be very functional, innovative and beautiful. It should not have this massive visible impact from far away and change the landscape for so many people. Reduction in height and change of design could make it into an outstanding feature instead of being a design statement which seems very much out of place, looking at its architectural features which would fit rather a more built-up city environment. Recommendation: A range of very different designs should be discussed with the community to establish an outcome which the community supports and embraces as proud new addition.	e				x			ĸ																																			
12	2 122.3	The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not been adequately dealt with. The Aquis resort will not exacerbate this change in any way but the presence of the resort will increase the consequences of this change. The EIS states the following on page 8-19 'there is some risk that river migration could occur (specifically Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12 3), if it did occur it would be catastrophic to the project if unprotected.' Recommendation: The necessity of stabilising the banks of Thomatis Creek to ensure the safe future existence of the Resort has to be clarified. If the result of this improved risk assessment show that the banks need stabilizing (either now or in the future) it is important to make sure that this cost is covered by the investor and will not be put onto the council and therefore the local residents and ratepayers.	'- k													x																													
12	2 122.4	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion.															x																												

ID	No	Process																																						tion					T
		Proponent								olan								r														Ш		Ę						onstruc					
		Project		tact	t onent	oonent y	oject		nent	gional F	ility	senes			se		Ŀ	s ace wate	Indwate										les			Ш	ontore	neration	sposal	ors	como:	2	s ative	nent - C nent - O					
		Economic		on / con	ernmen st Propo	ect Prop uitability	es to pr	es	andonr	lan, Re	/ suitab	cenic is:	SES	Ina	ses Resourc	el	behavio	n other s - Surfa	s - Grou 1age	nt quality	tent	nent			e / local	ş			nity issu ation	egies	s	tion	nd hali	ent - ge	ent - dis	y - Vect	- 6	OUV Integrit	Specie	lanagen lanagen	struction		apacity Cost	lousing	
		Community	of EIS	ormatic	is / gov f Projec	of Proje tion / Si	of proje change	on issu	ure/at	bility CairnsF	1 oroach	and so	sions NES &	IS a & Fau	Proces	ater lev	ation Is and b	ffects o source:	sources er drair	ronmer J water	nbing ivironm	anagen	eur	ominatio	offshore	ervices Change	ving	Change Order	ommur onsulta	on strat	ate soils ated La	nstruc	beratior	inagem	nagem	d Safet	u Jailet ritage	f NES -	f NES -	ental M ental M	t - Cons		ture - C	ture - F ment O	
		Infrastructure	equacy	ther inf	proces bacity o	tability Jescrip	tability ggested	nstructi	ject fail	ject via id use,	olic land erall ap	dscape	ht emis ters of	system ted Flor	h & Fisl	vated v	er migr od leve	oding e ater Re	ater Re ormwat	ike envi eceiving	ike plur izard er	azard m	myoiqn :onomy	urism arket do	enefits (ate of C	iman S	ost of Li ambling	ultural (w and (eneral c A and c	Aitigatic	sid sulfa ontamin	Quality oise - co	oise - ol	aste Ma	aste Ma security	ealth an	ural He	atters o	atters o atters o	nvironm nvironm	anspor	rport	frastruc nfrastru	frastruc ⁴ evelop	erences
		Legislative and Planning Environment	1.1 Ade	1.3 Fur	1.4 EIS 2.1 Са <u></u>	2.2 Sui 3 Site I	4.1 Sui 4.2 Sug	4.3 Cor	4.5 Pro	4.6 Pro 5.1 Lan	5.2 Put 6.1 Ove	6.2 Lan	6.3 Lig	7.2 Ecc 7.3 List	7.5 Fisl	8.1 Ele	9.1 Flo	9.2 Flo	10.2 W	11.2 La 11.3 Re	11.4 La 12.1 Ha	12.2 Ha	13.1 Er 13.2 Ec	13.3 To 13.4 Ma	13.5 Be 14.1 Ra	14.2 Hu 14.3 Lii	14.4 Co 14.5 Ga	14.6 Cu 14.7 La	14.8 Ge 14.9 SI	14.10 N	15.1 Ac 15.2 Cc	16 Air (17.1 No	17.2 No	18.1 W	18.2 W	20.1 He	21 Cult	22.1 Ma 22.2 Ma	22.3 Ma 22.4 Ma	23.1 Er 23.2 Er	24.1 Tr 24.2 Tr	24.3 Ai	25.1 Inf 25.2 - Ii	25.3 Int 26 No-(27 Refe
12	22 122.	With the Aquis Resort design sensibly being raised above the thousand year flood line it raises the concern that the water which is currently dissipated in the existing flood plain will get pushed into surrounding areas. This would need to be modelled and is a real concern. I have lived in this area long enough (over 15 years) to see that a high volume of water from the skies and tidal impacts are a very forceful event and cannot easily be contained within existing flood zones. They can create a lot of damage in a very short time and one needs to plan very carefully to avoid major damag to nearby residential areas and the landscape. Recommendation: Release modelling showing flood impacts of the proposed infrastructure footprint or local areas to the public.	a e e															x																											
12	22 122.	In relation to infrastructure I would like to have outlined how the future increased air traffic will be handled. Can the airport in its current size handle the increased future air traffic? Will the flight path stay exactly the same how it is now, which would mean that aeroplanes would fly right above the new resort? Would the current curfew, which protects current residents such as me from excessive noise impacts need to be lifted? Would an additional runway need to be constructed resulting in habitat los to local mangrove systems? Would increased traffic flows from the airport to the Aquis Resort (and return) result in significant traffic congestion for residents in all northern beach locations? Recommendation: Exact and binding responses to all of the above issues is required.	s																														X									x			
12	22 122.	The construction and operation of Aquis will require significant upgrade of public infrastructure as documented in Chapters 24 (Transport) and 25 (Infrastructure). Roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to meet the needs of the Aquis development. We need exact projections regarding future infrastructure needs for every stage of the project. It is such an important factor for the residents and everybody who lives and stays here in the future. Enough supply and guaranteed smooth operation of all the services required need to be outlined. And once this is established, it needs to be costed and all the extra cost needs to be covered by the parties who caused these costs and who will benefit from the newly created infrastructure supply. Recommendation: Under no circumstances should these costs be put onto local residents and this point needs clarification.	5																																								x		
12	22 122.	How the local hospital and social welfare groups will be able to handle the bigger workload caused by so many more people staying in this area need to be clarified and addressed to ensure a good outcome for everybody involved and again to make sure that the arising costs are paid by the responsible parties. Recommendation: The production of Health and Welfare Mitigation Plans that place binding commitments on Governments and responsible government agencies	ls S																																										

10	D No	Process																												tion					
		Proponent					an																							nstruc	eration				
		Project		ent		ŭ	nt onal PI	>	s				water water												oters	ration	iles	2		- Co	it - Op				
		Environment	contac	nent ropone Propor	bility .	o proje	lonme. Regic	itabilit	c issue		ources	aviour	thers urface fround	0	lity			ocal			issues	<u>د</u> ه			helicol	- gene - dispo	/ectors Crocod		V egrity ries	nulativ	gemei tion		acity	st sing	5
		Economic	s ions ation /	overnr ject Pl oject I	/ Suital oject	nges to	abanc	ch/su	sceni s	& SEX	s Resc s Resc level	d beha	s on of ces - S ces - G	ainage	er qua g	nment jement		ation ore / lc	es iges		r runity	ultatior ategie	oils Land	uction	ion ft and	ement	fety - \ fetv - 0	6 C	S - CU S - Inte	S - Cur	l Mana	Deratio	- Capa	e - Co: - Houis	t Optic
		Community	ou condit condit	of Pro y of Pr	iption y of pr	ed cna ction is ntent	ailure / iability , Cairr	nd pproa	ission.	or NES ems ora & I	al Proc sherie water	gratior /els an	effect tesour	ater di vironn	ng wat umbin	enviro manaç	nent v	domin. s offsh	Chang Servic e Char	Living 19	d Orde comn	const tion st	Ifate s inated	y constr	operat	Aanage Aanage	ity and Sa and Sa	Heritag	of NE 2 NE	of NE	menta		ucture	ucture	opmen
		Infrastructure	equac ed for ther i	pacity tabilit	Descri itabilit	ggeste nstruc cal col	oject fa oject v nd use	blic la	ht em	syste ted Fl	blogic h & Fi vated	er miç od lev	oding ater R ater R	ormw ake en	eceivii ake plu	azard azard	nploy conon	arket (ate of uman festyl	ost of amblir	urrura av and eneral	A and Mitigat	cid su ontam	Qualit	oise -	aste N aste N	ealth a	tural F	atters atters	atters	1viron	anspo	frastri	frastru	develo
		Legislative and Planning Environment	1.1 Au 1.2 Ne 1.3 Fur	2.2 Sui	3 Site 4.1 Sui	4.2 Suj 4.3 Coj 4.4 Loo	4.5 Pro 4.6 Pro 5.1 Lar	5.2 Pul 6.1 Ov	6.2 Lar 6.3 Lig	7.2 Ecc 7.3 Lis	7.5 Fis 8.1 Ele	8.2 Riv 9.1 Flo	9.2 Flo 10.1 W 10.2 W	11.1 St 11.2 La	11.3 R(11.4 La	12.1 H 12.2 H	13.1 EI 13.2 E(13.3 Tc	13.5 B	14.1 Ka 14.2 Hi 14.3 Li	14.4 Co 14.5 G	14.0 Cl 14.7 La 14.8 G	14.9 SI 14.10 N	15.1 A	16 Air 17.1 No	17.2 No 17.3 No	18.1 W 18.2 W	20.2 Ho	21 Cult	22.2 M	22.4 M 23.4 F	23.2 Ei	24.2 Tr 24.2 Tr 24.3 Ai	25.1 In	25.2 - I	26 No- 27 Ref
1:	22 122.9	 I am also very concerned about the cost of living pressures especially for the more vulnerable in the community. I would like to see a more detailed plan on what the impact will be of predicted higher house prices and rental costs, particularly for local residents. Yorkeys Knob and nearby areas are largely family friendly, but a substantial increase in house prices and rental accommodation is likely to change the demographics of these areas in a way that will particularly disadvantage low income residents. Priority should be given to making sure that existing local residents are not disadvantaged by any changes associated with the Aquis Resort. The example of the changes that followed the development of the Marina Mirage complex in Port Douglas provide a stark example of how new developments can significantly disadvantage existing low income and long staying residents by altering their preferred living location and way of life. Recommendation: Provide detailed binding mitigation plans showing how low income residents will be supported and not disadvantaged by the proposed Aquis Resort project. As a local resident who lives within a 1km radius of the proposed building site of the Aquis Resort I would like to raise my concerns relating to how the local community, as well as how I personally will be affected by this project. (1) Future costs which arise as a direct or indirect result of the Aquis Resort should be covered by the parties involved in a fair way. (2) A project of this magnitude bas a bin impact on a community and its environment 																																	
1:	22 122.11	I would like to see a positive outcome for the investor and the future guests of the resort but also very much for other tourists who visit our area and the			×	(x											Ħ	++	H				+	
		local residents. If that demands more planning time or more initial investment – that would be time and money well spent to achieve a successful outcome for everybody. (A very good example for such a project is the local, very successful Skyrail business which has won awards for its final design, low environmental impact and benefit for tourism and the commutity																																	
1:	23 123.1	The EIS states that there will be no significant worsening impact on land beyond the proposed site, in terms of actionable damage and nuisance from floods. However, despite the use of a few map diagrams, there is no baseline or supporting data presented or details of how this conclusion was arrived at. Solution: Provide all available baseline data in detail, so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived.											x																						

ID	No	Process Proponent						I Plan								lter ter													ų	, u					Construction	Operation					
		Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponen 3 Site Description / Suitability	 4.1 Suttability or project 4.2 Suggested changes to project 4.3 Construction issues 	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regiona	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES	7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Flevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface we 10.2 Water Resources - Groundwa	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12 1 Hazard environment	12.2 Hazard management 13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.4 Cost of Living 14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 StA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and heliconter	18.1 Waste Management - disnosa	10.2 waste management - uisposa 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodile:	21 Cultural Heritage	22.1 matters of NES - OOV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 33.1 Environmental Management -	23.2 Environmental Management -	24.1 Transport - Construction 24.2 Transport - Operation	25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 Keterences
123	3 123.2	From a resident's point of view, the visual impact of the Aquis Resort in its current design form as described in the EIS has been significantly underestimated and understated. A 60m high building complex of the height and scale of Aquis placed on a floodplain with no hillside backdrop will surely stick out "like a sore thumb". The EIS under-estimates the importance of how much the visual element will impact on Holloways Bea & Yorkeys Knob residents and whether or not the towers will be visible from the rhomes and gardens. So far, no accurate information has been provided in the EIS to this regard. The general amenity of the northerm beaches coastline has also not been considered. The current 4 story limit on buildings outside of the Cairns CBD allows for an unspoilt coastline as viewed from the waters of the Great Barrier Reef and the proposed development will be totally at odds with this. Solutions: (1). Further community or vastly overriding the current four story building height limitations on the northern beaches with a series of 20 storey towers. (2) Further photomontages be obtained from a wider range of locations to mo accurately document the visual impact of Aquis from residential areas, Richters Creek and the near shore waters. (3) The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan sc that Aquis can genuinely fulfil those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that [point does not continue].	re					x		X																															
123 123	3 <u>123.3</u> 3 123.4	As per 102.7. Aquis claims it would increase Cairns bed numbers by almost 130% to a level only surpassed by Sydney. How will the rest of the CBD cope with th over-supply? The EIS does not cover this point.	is				x																																		
123	3 123.5	Aquis will be the largest provider of tourism, accommodation, transport ar entertainment. The EIS doesn't address the effect an imbalance that such monopoly would cause and the resulting dependence on one sector (gambling) of one tourism market. The danger of this imbalance would be real issue anywhere in a capital city in Australia. It is seriously exacerbate if put into a small regional community like Cairns. Solution: The EIS has n adequately assessed the risk for the Cairns community of placing our economic well-being on the success of one development and a more detailed assessment is required.	d a d ot																																						
123	3 123.6	The EIS does not describe why gambling tourists will visit Aquis over the many other mega-resorts planned around Asia with "softer" currencies an therefore more competitive products. More detail is required.	t l																				x																		
123	3 123.7	The EIS states that roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to meet the needs o the Aquis development. Who will be paying the huge bill for these massiv infrastructure requirements? More transparency and data is required to establish what the proponent will pay for and the cost of all this to the rate/tax payer. Solution: (1) The cost of works required to maintain the safety and efficiency of the State and Local Controlled Road network as a direct consequence of the Aquis development must be met by the proponent. (2) The proponent will contribute its proportionate share of the cost of the upgrades to the State and Local Controlled Road Network taki into account existing thresholds for upgrades required to meet planned future growth in Cairns. (3) Cost sharing arrangements must be identified and specified for shared road infrastructure.	na i																																				X		

) No		Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Eurther information / contact	1.4 ElS process / government 2.4 ElS process / government 2.1 Canacity of Broinst Pronount	 2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability 	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability 5.1 I.a.d. 1000 Octimedian Discipant Disc	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Linht emissions	7.1 Matters of NES & SES 7.1 Eccenterance	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour 9.2 Flooding effects on where	3.2 Friodung enects on other s 10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.1 storement	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy 13.2 Trunicom	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19. Biosecurity 19. Biosecurity 20.11 10.55	20.1 reatin and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Option	27 References
1:	23 123	3.9	Since the announcement of the Aquis proposal in September 2013 there has been virtually zero in the way of community consultation/feedback. I personally know of no-one who has been asked their opinion or involved in any form of public survey. For a proposal of this magnitude I would expect far more PUBLIC canvasing to be carried out to ACCURATELY gauge public opinion/awareness. Solution: The proponent must hold many PUBLIC workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.																							ĸ														
1:	23 123	5.10	The social impacts of gambling have been trivialised in the EIS as a "minor" problem. More research using the appropriate agencies is required in order to assess the realistic risks of having the largest casino in Australia placed in the community.																					x																
1	24 124	.1	As per 102.1.					+++			++				x									$\left \right $								+		$\left \right $			\vdash		H	
1:	24 124	.2	The EIS states: 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the flood modelling. However, there is no baseline data presented or details of the exact methods & calculations used in order to arrive at this conclusion. How on earth can this EIS conclusion be justified without any supporting data?												x																									
1:	24 124	.3	The issue of whether such a raised building mass and flood mitigation process will or will not divert heavier flood waters to the adjacent Yorkeys Knob & Holloways Beach communities has not been adequately covered. Solution: Please provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. Provide details of the land-fill levels used for each of the flood modelling scenarios. Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD. This is a MAJOR issue that affects residents and visitors to the region, that has, so far been trivialised in the EIS.												x																									
1:	24 124	.4	As per 102.4.						~		х																_			H-					_				──	
1:	24 124		Aquis claims it would increase Cairns bed numbers from 5,339 to 12,839 - more than the number of hotel beds in all other capital cities except Sydney.																																					
1:	24 124	1.7	Aquis will be the largest provider of tourism, accommodation, transport and entertainment. The EIS doesn't address the effect an imbalance of market power will have. Those effects must be evaluated in the various markets but also on the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in Australia. It is seriously exacerbated if put into a small regional community like Cairns. There is a huge risk that this "all eggs in one basket" approach that Aquis offers will create an unhealthy dependency on a one development monopoly. Such dangers in a small regional town will destroy diversity and resilience. Small business culture will suffer. Solution: The EIS has not adequately assessed the risk for the Cairns community of placing our economic well-being on the success of one development and a more detailed assessment is required.																		X																			
1:	24 124	.8	As per 102.7.						x		++																										\vdash			1
ID	No	Process																							Π							tion 1				Π				
----	-----------	--	-----------------------------------	-------------------	-------------------	--------------------	-------------------------------	--------------------	--------------------	-------------------	----------------------------	--------------------	--------------------	-----------------------------	--------------------	------------------	------------------	----------------	-----------------------------	-----------------------------	------------------	---------------------------	--------------------	-------------------	-----------	------------------	-------------------	-------------------	--------------------	--------------------	------------------	--------------------	--------------------	-------------------	---------------------	------------------				
		Proponent						lan																	Н							nstruc								
		Project	5	ent		sc	nt	onal PI	y es					e water Iwater											Н	pters	ration	s	diles		é	nt - Co nt - Op								
		Environment	contac	ropone	bility	o proj	donme	, Regi	itabilit c issu	(0)		ources	aviour	tners surface sround	Ð	lity			ocal			issues	د s			helico	- gene - dispo	/ector	Crocod	V egrity	ecies mulativ	ageme	ction	acity	st sing	5				
		Economic	S tions ation /	overni oject P	/ Suita oject	nges t ssues	'abanc	ısPlan	ch/su Isceni	& SE(Fauna cesses	s Reso level	d beh	ces - S	rainag	er qua	nment		ation ore / lo	je ces ndes		ge r nunitv	ultatio	oils Land		tion ft and	ement	fety - \	fety - (Je	S - OU S - Inte	s - Spe	il Mana Il Mana	onstrue oeratic	- Capi	e - Co: - Hou:	t Optic				
		Community	<u>y of El</u> condi nform:	of Pro	iption y of pr	ed cha ction is	ntent ailure / iability	e, Cairi nd	pproa	ission of NES	ems ora & l al Pro	isherie water	/els an	errect tesour tesour	ater d	ng wat	enviro manaç	ment	n domin s offsh	Chang Servic e Char	Living ng	d Orde comn	const tion st	lfate s inated	V too	operat	<u>Manag</u>	ity and Sa	and Sa Heritag	of NE of NE	of NE	imenta	ort - C(ucture	ructur	opmen es				
		Infrastructure	equac ed for ther i	b proc pacity	Descr itabilit	ggest nstruc	cal co oject fi oject v	blic la	erall a 1dsca	ht em tters d	osyste ted Fl ologic	h & Fi vated	od lev	ater F ater F	tormw ake en	eceivi ake pl	azard azard	mploy conon	ourisn arket enefit	ate of uman festvl	ost of amblii	ultura aw and enera	A and Vitigat	cid su ontam	Qualit	oise - oise -	aste l aste l	securi ealth a	ealth a tural F	atters atters	atters	nviron nviron	anspo anspo	irport frastr	nfrast frastr	develo				
		Legislative and Planning Environment	1.1 Ad 1.2 Ne 1.3 Fui	2.1 Ca	3 Site 4.1 Sui	4.2 Su 4.3 Co	4.5 Pro 4.5 Pro	5.1 Lar 5.2 Pul	6.1 Ov 6.2 Lai	6.3 Lig 7.1 Ma	7.3 Lis 7.4 Ec	7.5 Fis 8.1 Ele	8.2 Riv 9.1 Flo	9.2 FIO 10.1 W 10.2 W	11.1 St 11.2 La	11.3 R	12.1 H 12.2 H	13.1 E	13.3 IC 13.4 M 13.5 B	14.1 R 14.2 H 14.3 Li	14.4 C	14.6 C 14.7 L	14.9 SI 14.10 I	15.1 A	16 Air	17.2 N	18.1 W 18.2 W	19 Bio 20.1 H	20.2 H	22.1 M 22.2 M	22.3 M 22.4 M	23.1 EI 23.2 EI	24.1 Tr 24.2 Ti	24.3 A 25.1 In	25.2 - I 25.3 In	26 No- 27 Ref				
12	4 124.9	The Infrastructure Agreement described in the EIS for road upgrades support the contention in this submission that Aquis does NOT intend to contribute to major external road upgrades required outside of the immediate Aquis vicinity. This is unacceptable as these road upgrades will																							Ħ										X					
		benefit Aquis both directly and indirectly. More transparency and data is required to establish what the cost of all this will be to the rate/tax payer.																							Н															
		efficiency of the State and Local Controlled Road network as a direct																							ш															
		The proponent will contribute its proportionate share of the cost of the																							ш															
		upgrades to the State and Local Controlled Road Network taking into account existing thresholds for upgrades required to meet planned future																							ш															
		growth in Carris. (3) Cost sharing arrangements must be identified and specified for shared road infrastructure.																																						
12	4 124.10	Roads, bulk water supply and treatment, waste water treatment and power supply will all require upgrading to meet the needs of the Aquis																							T										×					
		development. Solution: The proponent should provide a contribution to the upgrading of physical and community services infrastructure based on the																							ш															
		proportion of the population increase that is the result of Aquis construction workers, operational staff, guests and visitors. If the State government is																							ш															
		not prepared to impose the above as a condition of approval then the government must provide a guarantee to the Cairns community that																							ш															
		sufficient funds will be provided from the gambling revenue derived from the Aquis Casino to fund ALL physical and community service infrastructure																							ш															
		upgrades required as a result of the increase in population stemming from the Aquis Resort development.																																						
12	4 124.11	The very location of the proposed site, 15kms from the CBD, produces a huge infrastructure requirement and the need to urbanise the entire						x																	Ш															
		Northern access corridor and beyond. Locating Aquis at a more appropriate site in the CBD would alleviate much of these infrastructure costs and also																							ш															
		provide a better spread for the economic benefits. Solution: Investigate thoroughly the CBD option and provide conclusive reasons why the project																							ш															
10	124 12	should not go ahead in that location.							+ +																\square											\square				
12	.+ 124.12	resulting from the project. However, the description of each of these																					^																	
		impacts (p. 14/20-26) understates or avoids addressing them in full. When it comes to "lifestyle change" it proceeds to ignore the negative side and put the negative intersectation on these intersects.	t																																					
		the positive interpretation on these impacts.																																						

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	Adequacy of EIS Need for conditions	Further information / contact EIS process / government	Capacity of Project Proponent Suitability of Project Proponent	te Description / Suitability Suitability of project	Suggested changes to project Construction issues	Local content Proiect failure / abandonment	Project viability and use Cairns Plan Regional Plan	Public land	Overall approach / suitability Landscape and scenic issues	Light emissions Matters of NES & SES	Ecosystems Listed Flora & Fauna	Ecological Processes Fish & Fisheries Resources	Elevated water level	Kiver migration Flood levels and behaviour	Flooding effects on others Water Resources - Surface water	2 Water Resources - Groundwater	l Stortmwater drainage 2 Lake environment Docolving words runliku	t Lake plumbing	I Hazard environment ? Hazard management	l Employment ? Economy	3 Tourism I Market domination	5 Benefits offshore / local Rate of Change	c numan Services 3 Lifestyle Changes	4 Cost of Living 5 Gambling	o currur al change 7 Law and Order 1 General community iscues) SIA and consultation	Acid sulfate soils	2 Contaminated Land Air Quality	I Noise - construction ? Noise - operation	3 Noise - Aircraft and helicopters	2 Waste Management - generation 2 Waste Management - disposal	Health and Safety - Vectors	z Health and Safety - Crocodiles Sultural Heritage	I Matters of NES - OUV ? Matters of NES - Integrity	3 Matters of NES - Species Matters of NES - Cumulative	I Environmental Management - Construction	 Environmental management - Operation Transport - Construction 	2 Transport - Operation 3 Airport	1 Infrastructure - Capacity	s Infrastructure - Housing	Vo-development Option References
124	4 124.1	The EIS indicates that cost of living relates primarily to the cost of housing and accommodation including the cost of property rates to CRC. Housing affordability is likely to be impacted across Cairns in the short- to medium- term, subject to the level of response from the housing/development industry and CRC's response to the project. However, no analysis is provided of likely increase in rents, housing costs or rates. Nor is there an indication as to where and how additional housing will be constructed. These developments will happen, the impact that they may have on the social services and function in Cairns is not dealt with. Solution: (1). The proponent must undertake further research to document in greater detail the social impacts identified in Chapter 14 based on international experience of similar projects and that of the resources sector in Australia The social impact of casinos on local communities must be given greater attention. (2) The proponent provide an appropriate financial contribution of proposed partners for work they will need to carry out in the development and implementation of all mitigation plans and monitoring. (3) The mitigation plans be developed and approved by the State government following community consultation prior to the application to the CRC for development approval. (4) A further mitigation and monitoring plan be developed to address the specific social impacts on the communities of Yorkeys Knob & Holloways Beach. The Plan should be developed using a process of PARTICIPATORY community engagement with residents.	у у	1.3	2.2	41 41	4.2	45	4.6		0.1 0.1 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2	6.3	72	7.4		8.2	9.2	10.		11.	12. 12.	13.	13.	13.	14.	14.	14.	x 14:	15.	15. 16.	12:	17.			20. 21.	22	22	23.	24.	2424	25.	25.	20
124	4 124.1	Since the announcement of the Aquis proposal in September 2013 there has been virtually zero in the way of community consultation/feedback. Th "Community Consultation Group" has been conspicuous by its absence an its lack of liaising with the community has only seemed to take the interess of business leaders to heart. The only survey conducted was one by Aquis themselves at their shop-front location. Given that it featured the now superseded plan model complete with community attractions such as a stadium and waterpark that are now no longer featured, it's fair to say that the results of this survey are misleading and should be discarded. Additionally, respondents to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census). The Community Feedback (CF) form data, method, and subsequent Aquis findings are not suitable as a reliable report on the concerns of the Cairns population.	nd ts s																									x															
124	4 124.1	To date, the only PUBLIC forums held were by the Aquis Aware Group in December 2013 & July 2014 - both very well attended by concerned citizens. Solution: The proponent must hold many PUBLIC workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss th desirability of the many social, economic, and infrastructure impacts alrea identified in the EIS to date.	e dy																									x															
124 124	4 124.1 4 124.1	As per 102.11.					++	+			++				+			++			+					x	+	X X					+	++		┠┼─	++		╉┼	+			_
124	4 124.1	As per 102.10.	x																							^		X															
124	4 124.1 4 124.2	In general I feel that the social impacts have been trivialised in the EIS.			\vdash		++	+ +	+		++				╉			+			+					++	++	x					┿╋	\mathbf{H}		╏┼┤╴	\square			+			
124	. 124.2	that the Aquis proposal has created. It may not be reported in the media sentiments are very high on both sides of the fence and more engagemer is needed. The EIS seems to assume that "91%" of residents favour the proposal and therefore those with anxieties about this are in the minority. This is blatantly & misleadingly incorrect.	nt																																								

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	 4.1 Suttability of project 4.2 Suggested changes to project 4.3 Construction issues 	4.4 Local content 4.5 Project failure / abandonment 4.6 Proiect viability.	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Broosees	r.∺ Econogicar riocesses 7.5 Fish & Fisheries Resources 8.1 Elevated water level	or: Elevator materiation 8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Hitestyle Changes	14.5 Cambing 14.5 Gambing	14.6 Cultural Change 14.7 Law and Order	14.6 General community issues 14.9 SIA and consultation	14.10 mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.5 Noise - Alrcratt and nelicopters 18.1 Waste Management - generation 18.2 Waste Management - discosal	1 6.2 waste management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species 22 4 Matters of NES - Crimitative	23.1 Environmental Management - Construction	24.1 Transport - Construction 24.2 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
124	124.21	I am very much of the opinion that this EIS has not met the conditions of th ToR in cases too numerous to mention. As mentioned in the above sections there is much information and data that has not been provided to support the statements and findings	e x																						T		t						t			
124	124.22	It is also evident that this is not an INDEPENDENT EIS - it has very clearly been produced with the proponent's interest at heart and not that of the general public's. With this in mind this EIS should be rejected and completely reviewed INDEPENDENTLY before being re-submitted.	x																														T			
124	124.23	The EIS acknowledges that the location of the proposed site on the Barron Delta is inconsistent with the preferred Pattern of Urban Development. Both the Far North Queensland Regional Plan and the Cairns Plan require that a development of this type is located within the Urban Footprint to ensure principals of Urban Consolidation are supported. The EIS then goes on to conclude that no alternative site is suitable, further that that the Cairns CBI is not able to accommodate a development of the scale required on any one site, or likely combination of sites. "Suitable land is not available in the CBD". No further details of this evaluation have been provided other than the above statement. However, in assessing CBD sites no acknowledgment has been made of the City Port development and adjacent vacant sites which are currently in State Government, Council or private ownership. The CBD location offers numerous advantages to the Yorkey's Knob Site [detailed]. Recommendation: The proponent should be required to provide data used to back up the statement that the Cairns CBI is not able to accommodate a development such as this. The statement should take into account the density of similar integrated resort developments such as Marina Bay Sands which have been constructed in the heart of Singapore.						x																												
125	125.1	As a 4th generation Cairns resident this project excites me with what it can do for the Cairns Economy. I know so many of my friends from school that had to leave the region for opportunities that Cairns couldn't offer. This will help grow the city to a size that can support many industries, career paths and lifestyles.																x x															L			
125	125.2	Cairns requires further spending on infrastructure already and hopefully Aquis will be a catalyst for Government to start projects earlier than																							П										x	Π
126	126.1	The protection of natural habitat and revegetation of 54 hectares of degraded land is a positive element of the Aquis Proposal but this land if not secured with protective legislation to preserve the natural habitat could later be used for further development in stage 2.	X																																	
126	126.2	Saltwater intrusion from the giant artificial lake could also impact on the groundwater quality of the natural habitat causing significant damage. The EIS mentions a dyke construction to control the lake aquifer. The construction of the dyke is therefore very possibly significant to the health of the natural habitat.	f												×																					
126	126.3	Please ensure that appropriate legislation is put in place to protect the 113 hectares of natural habitat and also ensure that the water table in the natural habitat is not compromised by the construction of the lake. (more comment on this in other sections).	x																																	
126	126.5	The protection of natural habitat and revegetation of 54 hectares of degraded land is a positive element of the Aquis Proposal but I am concerned that this could be an offer linked to stage 2 of the development and if this land is not secured with protective legislation to preserve the natural habitat it could later be used for further development in stage 2.	x		X																															

ID) No		_																					ТТ												ΤΓ						
			Process																																н.		ction					
			Proponent																																н.		stru					
									Pla								er te														s ا				н.		Con					
			Project		at	Jent	st	ţ	onal	>	es						wat														pter	osal	s i	liles	н.	e/	 t t					
			Environment	ontac	ent pone	opor lity	proje	emu	Reali	bilite	issu			rces		ers	ound										eane				licol	dispo	ctors	ö	Ξt	ies	eme	u	141		<u>j</u>	
			Economic	n / cc	t Pro	ect Pr uitabi	es to	es	lan. F	/ suit:	cenic	SES	na	ses	le .	oehav n oth	- Su - Gr	nt qualit	ent	Jent		on s / loc		ş		i vi	tion .	egies	put	tion	ent - o	ent - o	y - Ve	č -	OUV	Spec	lanag	structi	orac	Cost	ption	
			Community	uation	gov rojec	- Noje	proje	issu t al	ity InsF	d de	os pr	S &	k Fat	oces ies F	er lev	and t	ur ces	u au umer ater	ng	agen	_	inatio	nge ices	ange	5	ler	sulta	strat	sd Le	atior	aft a	gem	Safet	safet age	ES -	ES-	tal N	Cons			e - r	
			Community	y of conc	of P	ptiol	d ch	tion illure	Cai	on to	De ar	f NE	ms ora 8	sher	wate Jratic	els a effe	esol	viror ng w	imbi	nan		lomi offs	Char	Chi	640	o o	n s	fate	v v	sons	Aircr	lana	nd S	erita	of N	of N	men	 	t		bme	s
			Infrastructure	for for	city	Scri	este	truc ct fs	use use	c lai	scal	em ers o	yste d Flo	& Fi	miç	ding	er R	e en	e plu ard	ard	nom	ket o	e of	style		and	and	l sul	lam Jalit	se - 0	se - J	ste N	lth a	lth a	ters	ters	iron	nspc	ort	rast	stru	ence
			Legislative and Planning Environment	leed	apa	e De	uita	cons oca	roje	ubli	and	latte	iste	ish	leva		Wat Wat	Rec	Lak	Haz		Mar Ben	Rate	Life	Gan	Law	SIA		ir Q	Nois Nois	Nois	Was	Hea	Hea	Mat	Mat	Env	Trar	Airp	- Inf	- P- P- P-	efer
				1.3 F	2.1 C	Sit	t.1 S	1.3 C	1.6 F	5.2 F	3.2 L	2.1 N	7.3 L	.5 F	3.1 E	0.2 F	0.7	1.3	1.4	2.2	3.2	3.5	4.1	4.4.4	4.5	4.7	4.9	4.1 5.1	15.2 16 A	17.1	7.3 8.1	8.2	<u>8</u> 0.1	20.2	22.1	22.3	23.1	24.1	24.3	25.2	25.3	27 R
							1		4 4,						~ ~ ~	5, 0, 1																										
12	26 126	.6	Also Saltwater intrusion from the giant artificial lake could also impact on														х																									
			the groundwater quality of the natural habitat causing significant damage. The EIS mentions a dyke construction to control the lake aguifer. The																																н.							
			construction of the dyke is therefore very possibly significant to the health of																																н.							
13	26 126	7	the natural habitat. Please ensure that appropriate legislation is put in place to protect the 113	x													-							+						_		-			┢┼╌							┢
1.1			hectares of natural habitat and that the water table in the natural habitat is	^																															н.							
13	26 126	8	not compromised by the construction of the lake. Renumping of water to the artificial lake. The increased floodwater from													×	-							+						_		-			┢┼╌							┢
12	120	.0	the artificial lake which would overflow into Yorkeys creek as stated in EIS,													Â																			н.							
			would be more significant in volume due to the artificial inflow from Richters																																н.							
			outlet to the sea. This could have a serious impact on the mangrove																																н.							
			ecosystem and the beach at the southern end of Yorkeys Knob. It is																																н.							
			the middle of an already flood prone residential area that is subject to																																н.							
			cyclones, storm surges and unlikely but possible tsunamis.																																н.			ы.				
12	26 126	.9	"Cairns will be home to 250,000 residents over a 10-15 yr period				x																	++												+			x			
			(population is now 150 to 160,000)". Energy - The large amount of energy required for this resort should be based on the proviso that a state of the art																																н.							
			solar power generation system is a major part of the project to decrease the																																н.							
11	26 126	10	carbon footprint.																											_					\vdash				v			
14	20 120	.10	(population is now 150 to 160,000)". Water - Page 46 states "in full																																н.				^			
			operation Aquis will require 8.5ML/day with just under half being non																																н.							
			"The Cairns region bulk potable water supply is currently at capacity and																																н.							
			will require augmentation in the very near future. Council have identified																																н.							
			two potential sources in the Mulgrave Aquifers and the Barron River at Lake Placid, both of which have a number of approvals and permitting issues																																н.							
			that require resolution. Augmentation of the bulk water supply is required																																н.							
			now and no later than 2019 when Stage 1 of the Aquis Resort commences operation "																																н.							
12	26 126	.11	I have been involved in the Gordonvale community since 2006. Mulgrave								$\uparrow \uparrow$													++		$\uparrow \uparrow$	$\uparrow \uparrow$								\vdash	++			х			
			Landcare and Catchment Group's extensive research of the Mulgrave River																																							
			community's opposition to the Aquifer based on the inadequate scientific																																							
			research and modelling of the effects on the Rivers and Creeks in the																																							
			and the meeting was postponed until a larger venue was found. The Aquis																																н.							
			EIS does not take into consideration the community's concern about the																																							
			this aquifer.																																							
12	26 126	.12	In general relation to infrastructure of the Aquis Resort - estimates of the																																				х		Г	
			what contribution if any the proponent will make to the upgrading of this																																							
			infrastructure. The economic benefits of the Aquis development need to be																																							
			weigned against the cost of such upgrades ahead of schedule.																																							

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent	3. Stite Description / Suitability	4.1 Sultaning of project 4.2 Suggested changes to project 4.3 Construction issues	4.4. Content recent	 4.5 Project failure / abandonment 4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan 	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing	12.1 hazaru environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 FOURISM 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.5 Erliestyte Criariges 14.4 Cost of Living 14.5 Combline	14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and heliconters	18.1. Wraste Management - generation 18.2 Wraste Management - generation	16.2 waste management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Sheries	22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	25.3 Intrastructure - mousing 26 No-development Option	27 References
126	126.13	The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not been adequately dealt with. 'there is some risk that river migration could occur (specifically Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12-3), if it did occur it would be catastrophic to the project if unprotected. It is important that the EIS investigate this phenomenon and discuss its implications especially in relation to the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the EI Nino Southern Oscillation.													x																											
126	126.14	I do not believe that the social impacts of this development has been adequately conveyed to the citizens of Cairns. The general public do not really comprehend how big this is and how it will effect all of the Cairns area. (More in Consultation and Engagement) The Social Impact Assessment is based on a study carried out on a \$4.2 billion project. On Page 76 Social Impact Assessment- "More broadly, the Project is a significant investment in the Cairns region and Far North Queensland. The investment amounts to some \$4.2 billion." There is however a big difference between the impact of a 4.2 billion project and an \$8.15 billion project. This is an unacceptable Social Impact Assessment. The EIS must have an SIA based on the current proposal, not an old one.																									x															
126	126.15	The visual impact of the Aquis Resort has been significantly underestimated and understated. The social/emotional impact of a building complex of the height and scale of Aquis placed within a rural landscape has been ignored. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required. The four story building height limitations on the northern beaches has been ignored as well as the Cairns Plan. More photomontages are required from a wider range of locations including Machans Beach. The landscape character of the northern beaches and the Yorkeys Knob need to be taken into account i.e. The design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA).							x		x	x																						×								
126	126.16	In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable dataI am horrified that there is no baseline data presented or details of the exact methods used to arrive at this conclusion in the EIS. Please provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived. Provide details of the land-fill levels used for each of the flood modelling scenarios. Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.	a													x																										
126	126.17	Due to the scale of Aquis I believe Aquis is in the wrong spot and support the proposal that Aquis should be closer to the CBD so local businesses can benefit from the resort rather than killing them. Aquis would increase Cairns bed numbers from 5,339 to 12,839 which is more than the number of hotel beds in all other capital cities except Sydney (Statistical Area level 2). It will be the largest provider of tourism, accommodation, transport and entertainment.																			x																					

ID	No		Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1 Adequacy of EIS 2 Need for conditions	3 Further information / contact 4 EIS process / government	1 Capacity of Project Proponent 2 Suitability of Proiect Proponent	Site Description / Suitability	2 Suggested changes to project 3 Construction issues	4 Local content	5 Project faulure / abandonment 6 Project viability 1 Land use. CairnsPlan. Regional Plan	2 Public land 1 Overall annroach / suitrahility	2 Landscape and scenic issues	3 Light emissions 1 Matters of NES & SES	2 Ecosystems 3 Listed Flora & Fauna	4 Ecological Processes 5 Fish & Fisheries Resources	1 Elevated water level 2 River migration	1 Flood levels and behaviour 2 Flooding effects on others	0.1 Water Resources - Surface water 0.2 Water Resources - Groundwater	.1 Stormwater drainage .2 Lake environment .3 Receiving water quality	1.4 Lake plumbing	2.1 Hazard environment 2.2 Hazard management	3.1 Employment 3.2 Economy	3.3 Tourism 3.4 Market domination 3.5 Benefits offshore / local	4.1 Rate of Change 4.2 Human Services 1.1 التحصيرات Changes	4.5 Cambling 4.5 Cost of Living 4.5 Gambling	4.6 Cultural Change	4.0 SIA and consultation	4.10 Mitigation strategies	o.r Acid suirate soils 5.2 Contaminated Land	5 Air Quality 7.1 Noise - construction	7.2 Noise - operation 7.3 Noise - Aircraft and helicopters	3.1 Waste Management - generation 3.2 Waste Management - disposal	ar waste management - dispusat 3 Biosecurity	0.1 Health and Safety - Vectors 0.2 Health and Safety - Crocodiles	l Cultural Heritage 21 Matters of NES - OLIV	2.1 matters of NES - DOV 2.2 Matters of NES - Integrity 2.3 Matters of NES - Species	2.4 Matters of NES - Cumulative 3.1 Environmental Management - Construction	3.2 Environmental Management - Operation	4.1 Transport - Construction 4.2 Transport - Operation	5.1 Infrastructure - Capacity	5.2 - Infrastructure - Cost 5.3 Infrastructure - Housing	3 No-development Option 7 References
	126	5.18	The EIS doesn't address the effect an imbalance of market power will have. Those effects must be evaluated in the various markets but also on the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in Australia. It is seriously exacerbated if put into a small regional community like Cairns.			2 0		1 4 4	4	4 4 v	5.9		2	7	7	∞ ∞	0 0 0	÷ ÷					x	÷ ÷ •						÷ ÷				2 2	2		2			1 0 0	2	5 5
12	6 126	6.19	The EIS has not adequately assessed the risk for the Cairns community of placing our economic well-being in the success of one development.			Π																	x																		Π	
12	6 126	5.20	The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. Gambling tourism is not a priority. Aquis is not consistent with the Tourism Queensland brand created for our region or why people love to live here. We have the best Australia has to offer in the realm of tropical experiences and nature based adventures. Cairns should not be marketed as a gambling destination. It will ruin our image as a nature based destination and could have long term consequences if reliant on China. What will happen to Aquis if there is another GFC, wars, SARS and tropical disease outbreaks, terrorism, world unrest due to climate change. I am concerned that these risks have not been adequately addressed.							x																																
12	6 126	5.21	The consequences of project failure and the implications for the environment, employees and business, community has not been considered in the EIS. Failed development projects in FNQ include False Cape and Hinchinbrook tourist resorts as well as Daikyo's Paradise Palms in nearby Palm Cove. In both cases the bankruptcy of the proponent has left the communities to deal with the mess. There should be measures in place to ensure this does not happen with this massive project. The proponent should provide a researched cost-analysis of project failure.						*																																	
12	:6 126	6.22	There was no community consultation in the Gordonvale Aloomba area about the fast tracking of the Mulgrave Aquifer.																																					>	¢ 👘	
12	126	6.23	The consultation and engagement process did not include any social welfare group in the Cairns community. The Consultation did not list the Cairns Base Hospital or other health services.																								x					L.										
12	6 126	6.24	There is no indication of consultation with the "health, education, crisis accommodation, social welfare, youth and disability services".																								x															
12).25	"Respondents to the Community Feedback Forms were not directly representative of the Cairns LGA population (ABS 2011 Census)". The Community Feedback (CF) form data, method, and findings are not suitable as a reliable report on the concerns of the Cairns' population. To address this limitation, the proponent should hold many workshops across Cairns that attracts a large (e.g. 250 people) and inclusive of more representative (e.g. more ages, more balanced gender, and more independent people) demographic from Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.																																							
12	.0 126	0.20	the area with over 20 years of local experience in revegetation. These struggling community groups should be supported and utilized rather than using outside contractors.						×																																	
12	26 126	5.27	The EIS identifies cost of living pressures as increases in the price of goods and services caused by stronger demand generated by the Aquis Resort. It correctly identifies housing as the most significant of these pressures, in particular housing and rental affordability pressures.																						x																	

ID	No		Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Proiect viability	5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7 31 isted Flora & Fauna	7.4 Ecological Processes	/.o risn & risneries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 40.4 Model Description Cuthers	10.1 Water resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality	11.4 Lake plumonig 12.1 Hazard environment	12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 11 3 Literavia Chancee	14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation	14.10 mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	16.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 realth and safety - crocouries 21 Cultural Heritage	22.1 Matters of NES - OUV 22.3 Matters of NES - Intentity	22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost רב הליהתיוותנוות - אחופוות	25.3 Intrastructure - поизіпу 26 No-development Option	27 References
12	6 12	6.28	The proponent should provide a detailed assessment on how vulnerable community members such as the disabled, elderly or those of low socio- economic status will be affected. Also provides a mitigation strategy that details who and how relief will be provided so living pressures will be alleviated. I believe Cairns' residents will be shocked and outraged at the rate rise that is inevitable resulting from Aquis.																													x																	
12	7 12	7.1	Suitability of site: The project is at present planned to be extremely large and the site is not suitable for such a development, being subject to extreme weather events, e.g. cyclones, storm surges, monsoonal rains, flooding and during summer very humid and uncomfortable for both international and local visitors . The site is situated on the flood plain of the Barron River and is adjacent to Thomatis Creek which adjoins the Barron and is listed on the Cairns Regional Council Barron Smithfield District Plan as a Significant Waterway. This waterway will be adversely affected by the proximity of the Aquis Resort, no matter what conditions are imposed, just by the very nature of such construction next to a natural mangrove creek.				x																x																										
12	7 12	7.2	The Resort site is very close under the busy flight path of large passenger aircraft landing at Cairns Airport during south-easterly weather, which is about 75% of the time, as Cairns is sited in the trade-wind belt.																																											×			
12	7 12	7.3	We know from personal experience that the whole area is badly affected by biting midges. Yorkeys Knob has always had the reputation of being the "sandfly capital" of the north. Mosquitoes are always a problem round mangrove areas, and Yorkeys can also host the mosquito that causes dengue fever. Using toxic chemicals to control midges and mosquitos as stated in promotional interviews, and possibly to be one of the conditions, would be a disaster for fish and other marine life in the nearby Fisheries Habitat Reserve.											x		>	(x										
12	7 12	7.4	It would be useful for the relevant Government Officers to visit the Port Hinchinbrook site to see first-hand the disastrous effects Far North Qld. weather can cause. With climate change effecting global weather patterns, unfortunately the north can expect to see more devastating cyclones. This is a well-established fact now internationally.																				x																										
12	7 12	7.5	There are Acid Sulphate Soils present on the site and the potential for more to be encountered as earthworks proceed. Location of these soils should be mapped now and an effective treatment plan in place before any approvals are granted, to prevent future leaching into delta waterways. Extensive treatment was needed to nullify this problem on East Trinity disturbed land.																														x										x						
12	7 12	7.6	Similarly the proposed lagoon should be isolated efficiently from fresh groundwater, and on no account should this lagoon be saltwater, or should it be connected to Thomatis Creek, as this natural waterway would then be contaminated by rubbish from the resort, and the patrons of the resort/casino. No regulations or policing will stop overseas tourists, in the numbers envisaged, from throwing away and discarding plastics and wrappers etc., as well as foodstuffs, cigarette butts and so on.																	x	x																												
12	7 12	7.7	Flood management of the site seems to be contradictory in the EIS. It states there are basements planned below existing ground level in one section of the EIS yet in another (Flood) section it states the buildings will be on piers allowing flood water to flow freely across the ground. The flood management proposals need more investigation and clear strategies planned and clearly outlined to the residents of Cairns, particularly in the immediate area of the proposed Resort.																x																														

IC		Ю	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	Adequacy of EIS Veed for conditions	-urther information / contact EIS process / government	Capacity of Project Proponent Suitability of Project Proponent	e Description / Suitability Suitability of project	Suggested changes to project Construction issues	-ocal content Project failure / abandonment	Project Viability and use, CairnsPlan, Regional Plan	Public land Dverall approach / suitability	-andscape and scenic issues	Matters of NES & SES	Losystems Listed Flora & Fauna coological Processes	Fish & Fisheries Resources Elevated water level	tiver migration -lood levels and behaviour	-looding effects on others Water Resources - Surface water	Water Resources - Groundwater Stormwater drainage	Lake environment Receiving water quality Lake plumbing	Hazard environment Hazard management	Employment Economy	Tourism Market domination	Benefits offshore / local Rate of Change	Human Services Lifestyle Changes	Cost of Living Gambling	Cultural Change	General community issues	0 Mitigation strategies	Acid sulfate soils Contaminated Land	ir Quality Noise - construction	Noise - operation	Waste Management - generation	waste management - disposal itosecurity	Health and Safety - Vectors Health and Safety - Crocodiles	ultural Heritage Mattore of NES - OUV	matters of NES - COV Matters of NES - Integrity Matters of NES - Second	matters of NES - Species Matters of NES - Cumulative	Environmental Management - Construction Environmental Management - Operation	Transport - Construction Transport - Operation	Airport Infrastructure - Capacity	- Infrastructure - Cost Infrastructure - Housing	Intrastructure - Housing o-development Option	eferences
				1.1	1.3	2.1	3 Si	4.3	4.5	5.1	5.2 6.1	6.2 6.3	7.1	7.3	7.5 8.1	8.2 9.1	9.2 10.1	10.2	11.3	12.1	13.1	13.2	13.5	14.2	14.4	14.6	14.8	4 14	15.1	16/ 17.1	17.2	18.1	191	20.1	21(22.2	22.4	23.1	24.1 24.2	24.3	25.2	261	27 1
1:	27 1	27.8	The whole proposal is inappropriate for the lifestyle of the people of Cairns. We do not need a second Casino, with vague promises to ensure responsible gambling, Gambling is an irresponsible activity, causing many problems in the community.																					x	×																		
1	27 1	27.9	The benefits to the business community are very uncertain, reminiscent of other inappropriately approved projects such as Daikyo's proposal for a large development at Clifton Beach/Palm Cove with an inland boat marina including a dredged, rock-walled entrance channel on the surf beach. Subsequently the approval was withdrawn. Keith William's Port Hinchinbrook was approved by the Government of the day, and has proved to be a disaster.																		x																						
1:	27 1	27.10	We understand Government proposes to foot the bill with public money for necessary infrastructure to benefit this Resort. Many residents will strongly resent this expenditure, which will be seen by many as a Government spending taxpayer's money to support a foreign investor sending profits overseas																																						x	T	
1:	27 1	27.11	In conclusion we ask Government not to approve Aquis, accompanied by a list of conditions not practical to comply with, and therefore ignored by the developers.	x		Ш																																					
1:	28 1	28.1	TTNQ has reviewed the EIS provided by the AQUIS group and confirms the Tropical North Queensland Tourism Industries' comprehensive support of the project.																																								
1:	28 1	28.2	TTNQ recognises the potential for an extraordinary expansion of the quantum and composition of demand for tourism services through the investment of AQUIS in both the Reef Casino Trust and the proposed			Ш																x																					
1:	28 1	28.3	The proposed AQUIS GBR Resort will create significant incremental aviation service access, positively addressing the number one barrier to growth in international tourism to the region.																																					x		T	
1:	28 1	28.4	AQUIS GBR will also develop an entirely new segment of visitation to the region positioning the destination as a mono destination product in the eyes of the Chinese market at large. At present the destination is recognised as																			x																				Π	
1:	28 1	28.5	The prospect of AQUIS group investment in the Reef Casino Trust has opened the door for discussions with the Fung's to commence investment in the positioning of the Cairns and Great Barrier Reef destination now, to prime the Chinese market for a shift to mono destination focus. This will assist greatly in generating new business ex China for the region, well and truly in advance of the opening of the AQUIS GBR Resort.																			x																					
1:	28 1	28.6	AQUIS ownership of the Reef Casino Trust will enable this investment to commence with immediate effect, allowing for a ramping up of new demand during the construction phase of the new resort. This will allow for the training of staff for AQUIS as well as the required development of in-region, Chinese relevant and ready tourism services and attractions, which in turn will build mono destination viability.																			x																					
1:	28 1	28.7	ITINQ is firmly of the view that the destination at large will experience significant incremental growth in tourism demand and expenditure as a result of the development of the AQUIS GBR Resort.																			x																					
1:	28 1	28.8	to the continued growth in international tourism to the region. Moreover the AQUIS GBR Resort and the type of customer being targeted will position Cairns and the GBR region as a mono destination stay.																																					x			
1:	28 1	28.9	The potential for success of the AQUIS investment for the entire tourism industry in Cairns as well as the AQUIS group, will be significantly enhanced through the acquisition of the Reef Hotel and Casino.																			x																					

ID) No																																							
		Process																																		ы				
																																				ion local				
		Proponent							-																											stru				
									Pla	3							er														c					no lo				
		Project			t t		÷			3							vat													ers	al al		es							
				act	nen		jec	i u a	ior	į į	nes			ŝ		-	od v									ş				opt	pos	9	odil			ent				
		Environment		Duti		lity	pro		Sec		iss			L Ce		iou ers	our		≳				a			sue				olic	gen disl	1	S S		ies	em	o	Ę	g	_
				/ 00	2 4	abi	2				ic i	ပ္ပ		sou		oth	Gr.	ge	alit	분 분			00			v is	es	-	c.	he	t -	Š	နှိုင်	3	teg bec	um ag	on	Dac	Isi Isi	ion
		Economic	u S			uit ect	les	an les	Pla	5	cer	S	nuŝ	Res	vel	ber		nag	пb	ner		o	e/	es a		nity	egi	and	tio I	and	nen		눈눈	ō	in R		stru rati	S S	키린	ă
			SI it	ati nati	oje roje	/ S	ang	ssi / a	S S S		s p s	n og	Fa	es	<u>-</u>	nd	rce	drai me	ng ter	onr		Jati	ge ge	Si Di Ce	n ge		trat		truc	aft	Jer Jer	ļ	afe	ge	S S		be be			ŧ
		Community	of E		L L L	f ion	- <u>-</u>	and	a ilit		au	ĨŬ,	ۍ م	eri Pro	ate	s al fec	nos		wa Ibir	vire	ent	<u>a</u> i	off sl	i ha	hai		n S	ate	nst	era rcra	naç	Ϋ́	S S	NE	2 Z	ent ent	o o	tur		me
			5	infe i	t o s	t bt	eq		e. (and	ape ic		loc	ish cal	jg x	vel g ef	Res	vat	ing Tur	u e	ž ž	8 3	S C	le C			tio	nin a	20	- Ai	Ma	ity	ano	S of	s of					ies lo
		Infrastructure	lua		bili	SCI	est		r ct		SCS	SLS S	d F	8 E	<u> </u>	d le	erl		e p	ard	loi loi	ket	e of	sty		era	tiga	tan	se la	e e	ste ste	÷ C	듚뮾	ters	ters	irol	dsr dsr	asti	asti	enc
			ded		uita	Ë D	66r		oje	ildi		atte	ste	s g	eva ver	ŏ ŏ	Vat Vat	stor ak	ec ec	laz		lar	San	n li li		SiA	ž		jä iš		Vas	ose	lea lea	/at	/at		rar		l ji l	fer
		Legislative and Planning Environment	Ă I		N C I	Site	0.00	ם ב כ	ت م		בן בין מ			Щ Ш	E E		11	21	.3 F	2 1	5 7	ε. <u>4</u>	1 2	31.2	1 0 0	8.0	9,	2	< -	3 7	21	Ē	5 1	- C	312	1 1 1	5 5	n - c	- 	N N
					- i i	3.5	4 4	4 4 4	5.4	5.5	9 9		-	2. 2	80 80	9.1	10	7 7	1 1	12	13	13	13	4 4 4	4 4	4 4 4	4 4	15	1	17	18	19	20	21	22	23 23 23	24	25 25	25	26
12	28 128.	10 The concurrent ownership of the Reef Casino and the new AQUIS GBR																			х																			
		Resort presents positive prospects for both Casinos and their respective																																						
10	100	customer segments.	\vdash										+	_								\rightarrow																		_
12	28 128.	11 Cairns and its community stand to benefit from significant increased																			хх																	<		
		employment, social initiastructure investment and international aviation																																						
12	29 129	1 The size of this resort. The EIS states that the development will be 7 500				x																×																		
		rooms. There is only 1 hotel in the world this size and it is in Moscow.																				^																		
		Cairns cannot sustain a development of this size. The largest hotel in Las																																						
		Vegas the MGM Grand is approx 6,800 rooms, Cairns is not Las Vegas.																																						
		This is irresponsible tourism development for an area of the world, which																																						
		has world heritage status and people come here to see the unique natural																																						
		environment, such as the reef and Daintree Rainforest. If this development																																						
		goes ahead at this size then what people come to see will be ruined.																																						
40	100	0. There is no detail in the EIO shout the important to the profound support																																						_
12	129.1	2 I here is no detail in the EIS about the impact to the reef and our natural					х																													<				
		environment for the projected increase in visitors. Basically what people																																						
		should be reduced to a maximum of 1 000 rooms																																						
12	29 129	Should be reduced to a maximum of 1,000 rooms.					v							_																_								v		
12	120.	local market is to provide properties, projected 20,000 staff when the resort					Â																																	
		is complete. This could mean 20.000 families – 80.000 extra people living																																						
		in Cairns to work at this resort, the city could not cope with this increase in																																						
		size as regards available accommodation and related services such as																																						
		sewage, water, medical and education. Reduce the size of this resort to a																																						
		manageable figure, maximum 1000 rooms.																																						
12	29 129.4	As regards employment opportunities for Australians, the government is						х																																
		currently negotiating a free trade deal with China and visas for Chinese																																						
		people to work here on Chinese projects is being discussed																																						
		http://www.smh.com.au/federal-politics/political-news/free-trade-agreement-																																						
		china-wants-to-send-workers-into-australia-20140415-zquve.html. There is																																						
		every chance most of the workers on this resort will be Chinese, with																																						
		Australian statt considered too expensive to employ.																																						
10	20 120	5 As por 102 1					+		+ 1				+ +													++														
12	29 129	6 As per 102.2.					++	++			++				\vdash	x								++		++	+				\vdash				\vdash		╏┼┼┤			
12	29 129	7 As per 102.3.					++	++			++				х	X										++														
12	29 129.	8 As per 102.4.									x													++																
12	29 129.	9 As per 102.5.									\uparrow \uparrow											х									\vdash									
12	29 129.	10 As per 102.6.							х																															
12	29 129.	11 As per 102.7.						Х																																
12	29 129.	12 As per 102.8.					+	$\downarrow \downarrow$							\square					$\square \square$				×	$+ \downarrow \downarrow$	х	х				\square				\square		$\square \square$			
12	29 129.	13 As per 102.9.					++	++							\vdash									\rightarrow	+	x	х				\vdash				\square			x		
12	29 129.	The road system will not be able to cope with this size resort, the resort																																				x		
		owners should pay for a light rail system from Palm Cove to the CBD, for																																						
40	20 100	IOUIISTS AND IOCAIS TO USE.					++	++			+ +				\vdash									++	+ $+$ $+$	<u> </u>	+				\vdash				+ + +		╏┼┼┤			
12	129.	10 As per 102.10.	X				++	++			++				\vdash									, 	+++	X	+				\vdash				$\left \right $		╉╌┼╌┤			
12	29 129.	17 Δs ner 102.11.					++	++			+													$\frac{1}{2}$	+ $+$ $+$		+				\vdash				$\left \right $		╏┼┼┤			
12	29 129.	18 As per 102.12.					+	++																^		- ×	+													
12	29 129	19 As per 102 14					++	++			++													++			x				\vdash				\vdash		╏┼┼┤			
1.2	30 130	Whilst the EIS nominates adjacency of areas of national environmental					++	++			+													++		+ l^	<u>^</u>								x		╏╴┼╶┦			
	00.	significance, it is evident that the overall scope and scale of the																																	`					
		development, a high density casino based resort. is environmentally																																						
		incompatible with the fragile ecosystem of the Great Barrier Reef.																																						
-													and an other distances in the local distances of the local distances																										and an other states of the state of the stat	

ID	No	Process																											П						Π		ų					Π
																													ы								nctic	tion				
		Proponent						olan																					ы		_						onst	pera				
		Project	_	t t		ţ	ŧ	nal F		S					1	wate													ы		oters	sal		iles			C					
		Environment	ontac	pone	upoi lity	proje	nme	Regic	abilit	issue			rces	i	ers	ound		<u>N</u>				al				senes			ы		genel	dispo	ctors	ocoq		rity ies	ulativ	emer	0	ity	P	, _
		Economic	is n / cc	t Pro	uitabi	s to	ando	lan, F	'suita	enic	SES	na ses	esou	12	n oth	no - 5	iage it	qualit	ent			n / loc		s		ity is	tion				nd he	ent - o	- Ve	Ċ-	Δno	Integ Spec	Cum	anag	ation	apac	Cost ousir	ption
		Community	dition	gove rojec Proje	n / St	nange ise u	t ab	ity irnsP	ach/	ns ns	s s	k Fau oces	ies R			urces	drain	ater (ing	ronm ager			inatic shore	nge rices	ange	nge	Jer Jmun	sulta	soils		ation	raft a geme	geme	Safety	Safety	aye ES -	ES -	ES -	tal M	Opera	re - C	- e - H	ent O
		Community	conc conc	ess/ of P	iptio	ed cr	ailure	/iabil e, Ca	appro	ipe ar issio	of NE ems	lora 8 al Pr	isher	gratic	effe	Sesol	virol	ing w umbi	envii man	/meni	ک د	domi s offs	Chai Serv	e Ch	ng I Cha	d Ord	d con	Ifate	Ę,	cons	Aircı Mana	Mana	and S	and S	of N	s of N s of N	of N		- 110	uctur	tructu	opme
		Infrastructure	equac d for ther i	proc acity	Descr	igest	al co ject f	ject v d us	erall a	dsca ht em	ters (ed Fl logic	1 & F	er mi	oding	ater F	ormv ke er	iceivi ke pl	ızard ızard	nploy	onor urisr	arket enefit	ite of iman	estyl ost of	ambli Iltura	w an	A and liticia	id su	Quali	oise -	oise - aste I	aste	secur alth	alth	urar.	atters atters	atters	viror	ansp	rastr	nfrasi rastr	devel
		Legislative and Planning Environment	2 Nee 3 Fur	4 EIS 1 Cap	Site [2 Suc	5 Pro	6 Pro 1 Lan	2 Put	2 Lan 3 Lig	1 Mat 2 Ecc	3 List 4 Ecc	5 Fisl	2 Riv		- 7 M	.1 St .2 La	.3 Re .4 La	.1 Ha	1 E	8.2 Ec	.4 Ma .5 B€	1.1 Ra 1.2 Hu	1.3 Li	5 G	1.7 La	1.9 SI	1 Ac	Air	.1 NG	.3 No	1.2 W	.1 He	Cult	1 M	2 Ma	.4 Ma	Er	1 T -	3 Al	.2 - II .3 Inf	No-o
				- <u>,</u> ,	ν m τ	4 4 4	4 4 4	5.4	0.0	9 9	7.7	7	7.	o 🕺 o	6 6	2 2	7 7	11	12	<u></u>	13	13	14	14	14	14 14	14	15	<u>۽</u>	17	17	÷	19	20	53	22	22	23	54	25	25	26
13	0 130.2	The proposed development threatens to undermine the environmental health and long term vinbility of the Great Barrier Boof, a UNESCO world									x																		П			П				х						H
		heritage site and a source of significant tourism revenue to the Queensland																											ы													
		and Australian Governments. The overall development strikes me as yet another case of short term thinking, in which the additional jobs and																											ы													
		economic growth that may result in the large scale construction and																											ы													
		the Great Barrier Reef will see environmentally, as a result of the added																											ы													
		pressures and loads put onto the ecosystem. Unfortunately, a decline in the																											ы													
		bleaching, will impact not only this one-off development, but the entire																											ы													
13	0 130.3	tourism industry. If Australia is to responsibly and sustainably care for those rare gems of																					_						H				-		╉┥						\vdash	
		natural beauty that provide so much economic stimulation to our economy,																											ы													
		environmentally benign or regenerative projects - those that produce more																											ы												1 1	
		water (collected, treated, etc. than they consume, those that produce more																											ы													
		impact, rapidly regenerating, non-toxic and sustainably procured materials.																											ы													
13	0 130.4	Please consider this submission and the 25-150 year impact on the GBR		x							x																		Ħ						H	х						H
13	0 130.5	Measures Appropriate to Improve Proposal: Should the development go				x																							H						╉						\square	
		forward, I would encourage a council requirement that the resort design and																											ы													
		Living Building Challenge environmental rating system, a world class,																											ы													
		leading edge rating tool for assessing building projects on their ability to absolutely minimise their environmental impact and maximise																											ы													
		environmental regeneration.																											Ш			ш										44
13	1 131.1	I feel that this development is too large in size and will severely impact the lives of residents in increased rates, noise pollution from additional planes				x																							ы	х	х						x	. X			×	
		and traffic. There will be extra pressure on existing infrastructure (roads,																											ы													
		water, power etc.) and make life quite uncomfortable for many over the long period of construction.																																								
13	1 131.2	Whilst I concur that it may be good for economic gain, I worry that the developer won't be contributing enough to the continued welfare of Cairps																		>	x		х												Π							\square
10		residents.				\square																																			Ш	44
13	1 131.3	Cairns is a place of beauty and not a gambling den as they would have it.																							x																	
13	1 131.4	I think the development should be scaled down initially to allow people to adjust to the change.				x																													Į				[
13	1 131.5	The port authority also needs to address an airport curfew.																											П										,	(\square
13	131.0	facility will place huge pressure on our infrastructure over a long period of																																							^	
13	1 131 7	time. What contingencies are in place to ensure the locals don't end up out of				++									_														+			+	_								\vdash	++
13		pocket if the project falls were due to unforeseen circumstances?												$\downarrow \downarrow$		$\downarrow \downarrow$													\square			\square							$\downarrow \downarrow$			↓↓
13	2 132.1	The size of this resort. The EIS states that the development will be 7,500 rooms. There is only 1 hotel in the world this size and it is in Moscow.			×																x								ы													
		Cairns cannot sustain a development of this size. The largest hotel in Las																																								
		This is irresponsible tourism development for an area of the world. which																																								
		has world heritage status and people come here to see the unique natural																																								
		environment, such as the reet and Daintree Rainforest. If this development goes ahead at this size then what people come to see will be ruined.																																								

									1 1										T 1		1				1 1	1 1 1	ттт									1 1		<u> </u>	1 1		
			Dranaaa																																		ç				
			PIOLESS																																						
																																					io i				
			Proponent							2																											sti				
										6	2							r e													E I						De lo				
			Project			. I .	z				5							ate													ers tio	_		ŝ			0 0				
			Troject		5	aut	lei	sct	ţ	i i		es						Ň									<i>(</i> 0				pte	Š	s	i≣ I		é	t t				
			Environment		tac	= Š	<u>د اۃ</u>	jo				ŝ			es		n s	Do ac									je le				De la	ğ	l o	ŏ.	2	ativ	nel	c	~	_	
			Environment		u u	a d	iii g	pr	, j		e de	is:			L C		e je	ju s		₹				Sal			SSI				ge eli	ij	SC 1	ĕ	Ľ.	i i i i	jen	<u>.</u>	Ξ	ng	
					- O		abila	t2	3	ź s		i i i	ŝ		ູ່		e e	าร เว	e	ali	분분			ĕ			iž r	es		c l	Ľ P	4	⇒ ¢	ο	≥ §		lag	5 E	ac	ost Isi	ē
			Economic		s u		nit:	es	es		5	2 le	S	un of	Ses	é	a c		t jač	리	ler ler		5	10	Ś		ti ji	log %	i i	_ £	eni	eu	<u> </u>	÷.	δĒ	ຮັບ	lan lan	ati	ap	ŭ ŭ	ğ
				s.	<u>iti</u>	ě je	S of	oje	ns fe			s,	øð	ar	S E	è	a b s o	ie ie	air	er e	, Lu la		Ĭ	e Gr	ge S	e -	Ita I	- ji at	Ľ	ior uc	t a	Ĕ	fet	e	i iii	6 6 6	ΣΣ	er er	9		2
			Community	Ξ÷		5 2 6	h L	pr.	t is	; <u>E</u>			្ល	200	ië. 6	a G	ct: aŭ	in in	卢	in at		? .	in i	ng ng	alic		nu nsi	St St	5	ati	raf Ige	ge	Saf	ag	ш	úшü	Ita	ပ္ ဇူ	e	re	en (
			Community	of	ŭ la		ti ot	c of	e e	i a c		al	j Z g	a a	r je	ati	ffe	SOI SOI	Lo I		i v	en	E	ha	zi Ci E		u u	e g	ar	Ser	Ina	na '	0,00	ii q			len	11	tt	tu	Ĕ
				S	i ji j		ij (₹	ed ty		via		i g i	e e s	2 2	ist a	∧ rg	g e	s s	vat	l i u	ъ с	E	을 두 명	SU	Li S				₽	S S	Ma	it Na	au	면 a	o o			P P	n,	uc Itru	es o
			Infrastructure	na	<u>e</u> 1	ŭ ŝ i	sci	est	1 0 2	ti i			st			<u> </u>	in le	l r	e a			0 9	et isi o	of	otity	anura	ane	sı	ali	e e	te e	e E	<u>ا</u> ۽ ا	ਭ ਦੇ	ers	ers ers	<u>o</u> <u>o</u>	sp sp	sti	sti	
				ed	t a	ba ba	De	ital gg	nst Sal	è je	blio	j j j	tte	E E		er	8 8	ate	D B		aze	1 2 3	a a a	ate	fes	s H a	A :	i ci di	a di	ois	as	as	eal	tur	attatt	atta	z z	an	fra p	fra	er e
			Legislative and Planning Environment	p .			in e	Sui	<u></u>	2 2 3		a s		is is	<u>s</u> is	e i≩	음음	≥ ≥	L St	تا ھا ا	ΪΪ Ϊ	μÜ	ŭ∣⊢∣≊	a x	Ξ Ľ	ΰŪΪ	S S	5 ¥ ¢	<u>ي</u> ا د	žž	ž≥	≥ <u>.</u>		Ξ	ΞΞ	ΣΣ	<u>ت</u> 1		Ā Ē	- 1	ef o
			Eegislaave and Flamming Environment			4 - 6	Sil	2 3	7 1 3	9 -	1 2	21	1 2	31	2 4	7 7	21	0.1	1.1	1.0	2.1		3.3 3.4	3.5	4 4 4	4.6	4.9		× 4	7.1	7.3	8.2	1212	2 0	5.2	5 2 4	3.1	4.1		5.2	2 2
				÷ ,	┥┽╷	- 01 0	n n	4 4	4 4 4	4 u	0 22 0	9 9 9	~ ~	~ ~		ໝ່ ໝໍ	ര്ര്	7 7	÷ ÷	• ÷ ÷	÷ ÷	₩ ₹	- - -	÷ ÷			÷ ÷					÷ ÷	5 6	6 6	8 N	6 6 F	8 8	6 6	10 N	5 5	N N
13	32 132	.2	There is no detail in the EIS about the impact to the reef and our natural					х																											х						
			environment for the projected increase in visitors. Basically what people																																						
			come to see will be ruined by a resort this size. The size of this resort																																						
			should be reduced to a maximum of 1 000 rooms																																						
10	22 122	3	Staff accommodation, this was removed from the initial proposal. Now the					v				++									+																	+ + +		Y	\vdash
		.5	local accommodation, this was removed from the initial proposal. NOW life					^																																^	
	1		ioual market is to provide properties, projected 20,000 stall when the resort																																						
			is complete. This could mean 20,000 families – 80,000 extra people living																																						
			in Cairns to work at this resort, the city could not cope with this increase in																																						
			size as regards available accommodation and related services such as																																						
			sewage, water, medical and education. Reduce the size of this resort to a																																						
			manageable figure, maximum 1000 rooms.																																						
13	32 132	.4	As regards employment opportunities for Australians, the government is						х																																
			currently negotiating a free trade deal with China and visas for Chinese																																						
			people to work here on Chinese projects is being discussed																																						
			http://www.smh.com.au/federal-politics/political-news/free-trade-agreement-	-																																					
			china-wants-to-send-workers-into-australia-20140415-zouve html. There is																																						
			every chance most of the workers on this resort will be Chinese with																																						
			Australian staff considered too expensive to employ																																						
			Australian stan considered too expensive to employ.																																						
10	22 122	F	As por 102.1		+ +					+ +						~										+ $+$ $+$	+ $+$ $+$														
10	02 102	.5	As per 102.1.													~											+++			_	_			_					_		\vdash
13	32 132	.6	As per 102.2.														x										++			_											⊢⊢
13	32 132	./	As per 102.3.		+									_	2	X D	x																								
13	32 132	.8	As per 102.4.		+ +							х															+++														\vdash
13	32 132	.9	Aquis would also increase Cairns bed numbers from 5,339 to 12,839 which																				х																		
	1		is more than the number of hotel beds in all other capital cities except																																						
			Sydney (Statistical Area level 2. Aquis will be the largest provider of																																						
			tourism, accommodation, transport and entertainment. The EIS doesn't																																						
	1		address the effect an imbalance of market power will have. Those effects																																						
	1		must be evaluated in the various markets but also on the community in																																						
			Cairns. The danger of this imbalance would be a real issue anywhere in a																																						
	1		capital city in Australia. It is seriously exacerbated if put into a small																																						
	1		regional community like Cairos. Dangers imbalanced nowers in a small																																						
	1		regional town will destroy diversity and regilience. Small business culture																																						
	1		will suffer. The EIS has not adequately accessed the rick for the Coirce																																						
	1		will surfer. The LIS has not adequately assessed the fisk for the Califies																																						
			community of placing our economic well-being in the success of one																																						
			uevelopment. Resolt size should be reduced to maximum 1,000 rooms.																																						
-		10	400.0			+		$ \rightarrow $		+		++						\square			++				++	+ + +	+++					+				++		┝╌┼╌┼			\vdash
13	32 132	.10	As per 102.6.							х		++									\vdash				++	+++	+++											+ + +			
13	32 133	.11	As per 102.7.						X			++									\vdash				\rightarrow	+++	+++									++		+ + +			\square
13	32 132	.12	As per 102.8.																						X		x	(
13	32 132	.13	As per 102.9.																								x	(х	
13	32 132	.14	The road system will not be able to cope with this size resort, the resort								T										IT																			х	
	1		owners should pay for a light rail system from Palm Cove to the CBD, for																																						
	1		tourists and locals to use.																																						
13	32 132	.15	As per 102.10.	x																							x														
13	32 132	.16	As per 102.11.																						x		x														
13	32 132	.17	As per 102.12.																						x																
13	32 1.32	.18	As per 102.13.																								x														
12	32 132	10	As per 102 1/									+ +																													

ID No	Process																																		uction				Π
	Proponent						I Plan							ater	ter		L										Ш		rs on			ŝ			Constr				
	Environment	ontact	ponent	oponer	project	nment	Regiona	ability	issues			rces	iour	ers rface w	oundwa	~	L			al				sues			Ш		elicopte generati	lisposa	ctors		ritv	ies Ilative	ement -	ы	ţ		g
	Economic	ons ion / cc	vernme ect Pro	Suitabi	ges to	abando	sPlan, F	h / suita	scenic	ses	auna	Resou	behav	on oth es - Su	es - Gro iinage	ent r qualit	ment	ment		tion re / loc	S	les	e	unity is	tation	ils Is		ction	and he nent - <u>(</u>	nent - o	ety - Ve	eth - Ch	- OUV	- Spec	Manag	structi	Canaci	- Cost	Housir Option
	Community	/ of EIS condition format	ess / go of Proj	ption /	d chan	tion ISS Itent ilure / a	ability , Cairns	nd oproacl	ssions	f NES {	nis ora & Fa al Proce	sheries water lo	ration els and	effects esourc	esourc	vironm ig wate mbing	environ	nanage nent	v -	offsho	Change Service	Chang	g Chang	Order	consul	fate so		constru	Aircraft lanager	lanager tv	nd Safe	nd Sare eritage	of NES of NES	of NES	mental	rt - Cor	cture -	ucture	pment
	Infrastructure	equacy ed for (rther in	S proce pacity	Descrip	ggeste	cal con oiect fa	oject vi nd use	blic lar erall ap	ndscap jht emi	atters o	usyster sted Flo ologica	sh & Fis evated	ver mig ood lev	ater R	tormwa	ake en eceivin ake plu	azard e	azard r mployr	conom ourism	larket d enefits	ate of (uman \$	ifestyle ost of I	amblin ultural	aw and eneral	IA and Miticati	cid sul	Quality	oise - c	oise - / /aste M	/aste M	ealth a	earrn a Itural H	latters	latters	nviron	ranspo	irport	Infrastr	nfrastru -develo ference
	Legislative and Planning Environment	1.1 Ad 1.2 Ne 1.3 Fu	2.1 Ca	3 Site 4.1 Su	4.2 Su	4.3 Co 4.4 Lo 4.5 Pr	4.6 Pr 5.1 La	5.2 Pu 6.1 Ov	6.2 La 6.3 Liç	7.1 Ma	7.3 Lis 7.4 Ec	7.5 Fis 8.1 Ele	8.2 Riv 9.1 Flo	9.2 Flo 10.1 W	10.2 W	11.2 L 11.3 R 11.4 I	12.1 H	12.2 H 13.1 E	13.2 E 13.3 T	13.4 N 13.5 B	14.1 R 14.2 H	14.3 L 14.4 C	14.5 G 14.6 C	14.7 L 14.8 G	14.9 S 14 10	15.1 A	16 Air	17.1 N 17.2 N	17.3 N 18.1 W	18.2 W 19 Bic	20.1 H	20.2 H 21 Cu	22.1 N 22.2 N	22.3 N 22.4 N	23.1 E 23.2 F	24.1 T 24.2 T	24.3 A 25.1 Ir	25.2 -	25.3 Ir 26 No 27 Ref
133 133.1	The impact that cannot be avoided or mitigated, namely the fundamental change in land use and its effect on landscape is judged to be unacceptable. There is insufficient information in the EIS to adequately assess the effectiveness of the mitigation measures proposed to minimize impacts and avoid unacceptable environmental, economic and social risks. The only avoidance/mitigation measure considered appropriate is the relocation of the Aquis Resort to the Cairns CBD as described in this submission. If the Coordinator proposes to approve the application then the following recommendations are made to enhance mitigation measures and minimize the residual risks identified.	x			x																																		
133 133.2	The proponent should be required to provide data used to back up the statement that the Cairns CBD is not able to accommodate a similar development. This statement should take into account the density of similar integrated resort developments such as Marina Bay Sands which have been constructed in the heart of Singapore.			x																																			
133 133.3	Further community engagement be undertaken to assess the attitude of the community to overriding the current four story building height limitations on the northern beaches.						×										L										Ш												
133 133.4	Further photomontages be obtained from a wider range of locations to more accurately document the visual impact of Aquis from residential areas, Richters creek and the near shore waters.							х																			Π												
133 133.5	The height and scale of all buildings be significantly reduced to conform to the current Cairns Plan so that Aquis can genuinely fulfill those parts of its vision that will enable it to be integrated within the landscape character of the northern beaches and the Yorkeys Knob community namely that; the design will take its cues from its context, and the architectural form will resonate with its surroundings and reinforce the identity of rainforest and reef (recognising that the site is located between the GBRWHA and WTWHA); be in harmony with nature and be inspired by the natural elements and features of the site.								x	x																							x						
133 133.6	Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be consistent with this throughout not only this chapter but the entire EIS.											x															Π												
133 133.7	Provide all baseline data used within and details of the approach adopted by the BMT WBM storm tide study as per section 2.3 of the TOR.											×															Π												П
133 133.8	Discuss the quality of the data presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.											x																											
133 133.9	assessed as per section 2.3 of the TOR. Provide the uncertainties in the information presented in Tables 8-2 and 8-3 was											x			_		H										Н				\mathbb{H}		_			⊢			4+
133 133.11	as per section 2.3 of the TOR. Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the severe criticisms, in the references cited, of the approach adopted by the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study and presumably the BMT WBM storm tide study.											x																											T
133 133.12	Adopt a more robust and reliable approach to deriving storm tide statistics and return intervals as presented in the properly peer reviewed literature as provided in the references.											×																											
133 133.13	Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation (ENSO).												x																										
133 133.14	Define exactly what the various AEPs in Tables 9-1 and 9-2 are referring to in terms of ARIs.												x														П												
133 133.15	Provide all baseline data (as per 2.3 of the TOR) to show how the returns intervals for the various flood magnitudes were derived including the PMF.												x																										

ID No									ТТ														ТТ	ТТ	ТТ														
	Process																																		tion				
	Proponent							_																											struct				
	Project		L L	ŧ			i								vater ater														ers	a		n D		1	- Con				
	Environment	ntact	ent oonen	opone ity	projec		nment	region	ssues			rces		our ers	tace v oundw		>				i l								licopt	lispos	ctors		ity	es Ilative	ement	u	ty	5	
	Economic	n / co	ernme st Pro	ect Pro uitabil	es to I	es	ando	lan, r	/ suita enic i	SES	na	ses	le/	oehavi n oth	- Gro	nage nt	qualit	hent		on e / loc:		ŝ		ity is	tion	colico s	and	tion	nd he	ent - c	- Ve	- 2	OUV	Speci	lanag(lanag(structi ation	apaci	Cost lousin	ption
	Community	f EIS ndition rmatic	/ gov Projec	f Proj on / S	f proje chang	n issu nt	re/at ility	airnst	oach and so	ions ES &	& Fat	roces eries F	ter lev tion	and t ects c	ource	r drail onmei	water bing	vironn nagen	t	ninatio	ange vices	hange	8	rder	nsulta etrot	e soil:	ted La	Istruc	craft a	agem	Safet	tage	NES -	NES -	ntal N ntal N	- Cons	ure - C	ture - ure - F	nent C
		acy o or cor er info	ocess ity of	ility of scriptio	ility of sted c	ructio	t failu t viab	land	II appr cape a	emissi s of N	Flora	Fishe	ed wa migrat	levels ng eff	r Reso	envire	iving pluml	rd env	omy	ism et don fits of	of Chi an Ser	tyle C	bling	and O	ind co	sulfat	amina ality	e - con	e Man	e Man	h and	al Heri	ers of	ers of	onme	sport -	structi	astruc	elopn nces
	Legislative and Planning Environment	1.1 Adequ 1.2 Need 1 1.3 Furthe	1.4 EIS pr 2.1 Capac	2.2 Suitab 3 Site Des	4.1 Suitab 4.2 Sugge	4.3 Const 4.4 Local	4.5 Projec 4.6 Projec	5.2 Public	6.1 Overa 6.2 Lands	6.3 Light e 7.1 Matter	7.2 Ecosy 7.3 Listed	7.5 Fish 8	8.1 Elevat 8.2 River	9.1 Flood 9.2 Floodi	10.1 Wate	11.1 Storr 11.2 Lake	11.3 Rece 11.4 Lake	12.1 Haza 12.2 Haza	13.1 Empl 13.2 Econ	13.3 Iour 13.4 Mark 13.5 Bene	14.1 Rate	14.3 Lifes	14.5 Gam	14.7 Law (14.9 SIA a	15.1 Acid	15.2 Conti 16 Air Qui	17.1 Noise	17.3 Noise	18.2 Wast	20.1 Healt	21 Cultura	22.1 Matte 22.2 Matte	22.3 Matte 22.4 Matte	23.1 Envir 23.2 Envir	24.1 Trans 24.2 Trans	24.3 Airpo 25.1 Infra	25.2 - Infra 25.3 Infras	26 No-dev 27 Refere
133 133.16	Provide all available baseline data so it is possible for others to assess how	,												x																H	H								\vdash
133 133.17	the recurrence interval / flood magnitude estimates were derived. Provide details of the land-fill levels used for each of the flood modeling			_								_	_	x			-	+							++				+	+ +			+	_				$\left \right $	H
133 133.18	scenarios. Provide model results of the various changes in flood flow characteristics in			_				-				_	_	x		++		\rightarrow							++				+	++			+	_	_		_	$\left \right $	\vdash
	existing neighboring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.																				L										L								
133 133.19	No approvals should be provided for an artificial lake until such time as the strategies to deal with issues have been developed and are available for consideration															x																							Π
133 133.20	More consideration needs to be given to the issues of ingress and egress o water between the natural waterways and the proposed artificial lake prior to approval, particularly in relation to flooding events and potential for	f														x					T									T	Π								
133 133 21	underground leakage. That if an artificial lake is approved, any out fall from the artificial lake be												_																										
	dealt with in a environmentally considerate manner rather than simply allowed to drain into an estuarine environment.																																						
133 133.22	That the rules for monitoring and managing water quality leaving the site: are better articulated; have clear, monitored and enforceable targets; are designed to ensure that there is at no time any reduction in water guality															x					T									Π	П								
	outside of the development area (i.e. not just matching the worst possible current case for the time of year regardless of actual conditions); include a																				L										L								
	realistic plan for preventing impacts in the case of lake water quality parameter exceeding clear monitored and enforceable targets; include a monitoring for invasive species and lake outfall points.																				L										L								
133 133.23	Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.												_	x																									
133 133.24	The flooding and coastal processes chapters of the EIS need to be revised to include all available base line data, a discussion on how the reliability of											×	<	x																									
	this data, the methods used and the conclusions were tested. These chapters also need to discuss the uncertainties associated with the																																						
	approaches used and the conclusions. Also, the coastal storm surge study used an approach that has been shown to underestimate the size of the																																						
	storm surges likely at the development site. The method used is now autotated. This study people to be redone using the more rebust and reliable																																						
	approaches recommended in the cited references.																																						
133 133.25	That a full waste management strategy be developed that: describes and																													х									H
	minimise waste generation and maximise waste resource recovery; clearly																																						
	are; outlines what type of monitoring processes/systems will be in place;																																						
	includes a risk management strategy for failures at any stage of the processes/systems and mitigation of these including where the waste																																						
	generation grossly exceeds predicted amounts; and provides commitment and assurances on the responsibility of Aguis Resort to deal in an																																						
	environmentally appropriate manner, with construction and operation generated waste																				L										L								
133 133.26	If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades																								$\uparrow \uparrow$					x							×	x	
	brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation the Aquis Resort EIS should																																						
	clearly state its intended contribution to this upgrade.																																						

10	D No		Presses																																			2					Π	
			Proposant																												ш							ructic	tion					
			Proponent							I Plan								ter	ter												ш		s					Const	Opera					
			Fruisenment		t	onent	>	oject	nent	giona	, iii	sues			es		r (s ace wa	ndwa									les			ш	-	copter nerati	sposal	ors odiles		ە ح	ative	nent -					
			Environment		/ con	Propo t Prop	tabilit	s to pr	ndonr	an, Re	itab	nic is	ES	а	es sourc		havio	orner Surfa	Grou	uality	ŧ	t		local				y issu	on Jies	σ			d helid ht - ge	t - dis	- Vect		UV Itegrit pecie	umula	nagen		pacity	ost using	tion	
			Economic	EIS ditions	nation gover	roject Projec	n / Sui	anges issue:	e / aba	ty rnsPla	ach / e	nd sce	ns S & SI	k Faun	ocess ies Re	er leve	nd be	rces -	irces - draina	ater qu	onme	ageme		nation shore /	ices	anges	nge	munit	sultati strateg	soils ed Lan	100	ation	aft an gemer	gemer	afety	ige	ES - D ES - S ES - S	ES - C	tal Ma	Derat	e - Ca	e - Ho	nt Op	
			Community	cy of I	inforn cess /	y of Pı ity of I	riptior ity of p	ted ch ction	ontent failure	viabili e, Cai	and	appe an	of NE	ems lora &	cal Pro	d wate	vels a	Resou	kesou vater (ing wa	envir	yment	Èε	domi ts offs	Chan Servi	f Livin	al Cha	d Ord al com	d cons ation s	ulfate ninate	ity	- opera	- Aircr Manaç	Manag rity	and S and S	Herita	s of N s of N s of N	s of N	nment		ructur	structur	opme	Ses
			Infrastructure	lequad	rther S proc	itabili	Descl	iggest instru	cal co oject (oject v ind us	iblic la	ndsca	ght en atters	cosyst sted F	cologic sh & F	evated	ver m ood le	Vater	vater I itormv	ake el teceiv	azard	azard	conol	larket enefit	luman	cost of	ultura	aw an ienera	ilA and Mitiga	cid su contan	Quali	loise -	loise - Vaste	Vaste	lealth lealth	ltural	latters latters latters	latters	inviro	ransp	nfrasti	Infras	-deve	ferenc
			Legislative and Planning Environment	1.1 Ас 1.2 Ne	1.3 Fu 1.4 El	2.1 Ca 2.2 Su	<u>3 Site</u> 4.1 Sι	4.2 St 4.3 Cc	4.4 Lo 4.5 Pr	4.6 Pr 5.1 La	5.2 Pu	6.2 La	6.3 Lig	7.2 Ec 7.3 Li	7.4 Ec 7.5 Fis	8.1 El	9.1 Flo	9.2 FIG	10.2 V 11.1 S	11.2 L 11.3 R 11.4 I	12.1 H	12.2 H 13.1 E	13.2 E 13.3 T	13.4 N 13.5 B	14.1 R 14.2 H	14.3 L 14.4 C	14.6 C	14.7 L 14.8 G	14.9 S 14.10	15.1 A 15.2 C	16 Air	17.2 N	17.3 N 18.1 V	18.2 V 19 Bid	20.1 H 20.2 H	21 Cu	22.1 N 22.2 N 22.3 N	22.4 N 23.1 F	23.2 E	24.1 1 24.2 T	25.1 lr	25.2 - 25.3 lr	26 No	27 Ke
1	33 133	3.27	Chapter 13 Economic Impacts 1. The EIS should provide further						x				_			H		++					x								┢											x	H	
			information identifying: a) The financial plan for the project to confirm that funds are available to develop the Aquis Resort b) The economic risks																												ш													
			during the construction and operational phase of Stage 1 and Stage 2 c) The risk and potential cost of failure both to local businesses and the																												ш													
			community d) The nature of a suitable trust fund or insurance/compensation plan to be able to mitigate the cost of failure and																												ш													
			its impact on the community e) The cost of upgrading all the physical and community services infrastructure required to meet the increase in																												ш													
			population generated by the Aquis development so that the Carins City Council and state government are aware of the funding that they will need																												ш													
			rates to meet these costs In light of further information provided as above, a sensitive of approval (if provided about the propaget provided as above, a sensitive of approval (if provided about the propaget provided as above, a sensitive of approval (if provided about the propaget provided as above, a sensitive of approval (if provided about the propaget provided above, a sensitive of approval (if provided about the propaget provided above, a sensitive of approval (if provided about the propaget provided above, a sensitive of approval (if provided about the provided above) above (if provided above) (if provided above (if provided above (if provided above) (if provided above (if provided above) (if provided above	a																											ш													
			contribution to the upgrading of physical and community services infrastructure based on the proportion of the population increase that is the																												ш													
			result of Aquis construction workers, operational staff, guests and visitors. I the State government is not prepared to impose the above as a condition of	lf																											ш													
			approval then the government must provide a guarantee to the Cairns community that sufficient funds will be provided from the gambling revenue																												ш													
			derived from the Aquis Casino to fund all physical and community service infrastructure upgrades required as a result of the increase in population																												ш													
			stemming from the Aquis Resort development.																												Ц												Ц	
1	33 133	3.28	Given the limitations of the community consultation strategy used in the EIS which relate only to Stage 1 of Aquis Resort, the proponent should be conviced to used other further community conservations and the the	3																								2	x		ш													
			required to undertake further community engagement with respect to the current \$8.15B proposal so as to meet the SIA Guidelines. Strategies that backle be considered include: a) Commissioning independent surveys																												ш													
			(random or representative) of residents in each of four major areas																												ш													
			communities north of Cairns, Cairns City and the southern suburbs to ascertain their knowledge and concerns and opinions of the proposed																												ш													
			development (during construction and operation of both stage 1 and stage 2) b) Commissioning an independent organisation to undertake workshops																												ш													
			with a representative sample of residents from each of the four target locations in which factual information is provided and views sought of																												ш													
			potential social impacts and how they could be mitigated. c) Establish a reference group made up entirely of Yorkeys Knob residents, the most																												ш													
			impacted of all communities, with the commitment for meaningful engagement throughout both the construction and operational stages. d)																												ш													
			Engagement with a wider range of community organisations is required. In light of the potential issues of housing affordability and increase problem																												ш													
			gambling those organisations providing support services should be consulted to tap into their experience and knowledge. Equally the																												ш													
			implications for greater demand for health and education services need to be explored with the appropriate community organisations and unions, in addition to accomment departments responsible.																												ш													
1	33 133	3.29	The proponent undertake further research to document in greater detail the social impacts identified in Chapter 14 based on international experience o	e f												Π													×		Π											T	Π	
			similar projects and that of the resources sector in Australia. The social impact of casinos on local communities must be given greater attention.																																									
1	33 133	3.30	The proponent provide an appropriate financial contribution to proposed									+													+	++	+		x		\mathbb{H}							+		+		╇	H	
			partners for work they will need to carry out in the development and implementation of all mitigation plans and monitoring.																																									

ID No																																		
	Process																													tion	_			
	Proponent																													struc	ratio			
	Project		t t			t nal Pla						vater													ers ation	a	es			- Con	- Ope			
	Environment	ontact	ent poner opone	lity	projec	nment	ability	issues		rces	iour	ers rface v oundw		2			a a				sues				elicopt genera	dispos	ctors ocodil		rity ies	ulative ement	ement	ity	βL	
	Economic	ns n / cc	ernm ct Pro ect Pr	uitabi ect	es to les	oando Plan, I	/ suit	cenic	ara Ina	sses Resou	vel	on oth s - Su s - Gr	nage	qualit	nent		on e / loc		S		ation	egies s	and	tion	and he	ent -	- Ce		Integ Spec	Cum	lanag structi ation	Capac	Cost Iousii	ption
	Community	of EIS ondition ormatio	s / gov f Proje of Proj	ion / S of proj	chang on issu ent	ure / at bility Cairns [broach	and so sions	s s a & Fai	Proces leries F	ater lev ation s and b	ffects c source: source:	er drai	water	vironn anager	ent	minati	nange ervices	Change ving	hange	ommul	n strat ite soil	ated La	nstruc	rcraft a nagem	nagem	d Safet d Safet	ritage	- NES -	NES - ental N	- Cons - Oper	ture - (cture - ture - F	ment 0
	Infrastructure	I for co	acity of ability of	escript ability e	jested structio	ect fail ect vial l use, (ic land all app	t emiss	ers or system ed Flora	ogical & Fish	ated w r migra d level	ding ef ter Res ter Res	rmwat e envii	eiving e plum	ard en ard ma	ploym nomy	irism ket do iefits o	e of Ch nan S€	style (st of Li	tural C	neral co	tigatio d sulfa	ntamin uality	se - co se - op	se - Ai ste Mai	ste Ma ecurity	lth and	ral Hei	ters of ters of ters of	ters of ironm	nsport	oort astruci	frastru astruct	ences
	Legislative and Planning Environment	Adec Neec Furth	Capa Capa Suita	site De Suita	Cons Loca	Proje	Cver	: Land Lighi Matt	Ecos Liste	Ecol	Elev: Rive	: Floo 1 Wat 2 Wat	1 Sto 2 Lak	3 Rec 4 Lak	1 Haz 2 Haz	1 Em	3 Tou 4 Mar 5 Ber	.1 Rat 2 Hur	3 Life 4 Cos	5 Gar 6 Cul 7 Law	8 Ger 9 SIA	.10 Mi .1 Aci	.2 Cor Air Q	1 Noi 2 Noi	3 Noi 1 Wa	2 Wa: Biose	1 Hea 2 Hea	Cultu	2 Mat 3 Mat	4 Mat	2 Env 1 Tra 2 Tra	3 Airp 1 Infr	2 - Inf 3 Infr	No-de Refer
		<u>+</u> + + + + + + + + +	2.2	3.0	4.4	4.5 5.1	5.2	6.3 7 1	7.2	7.5	8.1 9.1	9.2 10 10	<u>+</u> +	1, 1,	12	13	73 73	14	14	4 1 1	4 4	15	15.	17.	17.	19	50	21	222	22	24	24	25.	26 27
133 133.31	The mitigation plans be developed and approved by the State government following community consultation prior to the application to the CRC for development approved																					x												
133 133.32	A further mitigation and monitoring plan be developed to address the																					х												
	specific social impacts on the community of Yorkeys Knob. The Plan should be developed using a process of participatory community engagement with recidents																																	
133 133.33	Reject the application for this project until the proponent has prepared more																													x				
	adequate Environmental Management Plans that commit them to delivering specific outcomes in the management of environmental impacts from the project.																																	
133 133.34	Reject the application for this project due to lack in the required detail and content on environmental impacts.																										П							
134 134.1	It is encouraging signs for the Cairns population and greater region that the increased employment deviation is expected to be 42% above counterfactual in 2030. This will obviously strengthen the overall economy							Т								x											Г							
	for the region which is something all industries and professionals welcome.																										н.							
	relocate to the region, therefore we expect this will have a direct effect on																																	1
	the Real Estate industry with greater housing demand resulting in an increase to the property pricing. The flow on effect for the community will be																																	
	something never seen before in FNQ.																										н.							
135 135.1	I would just like to add my voice to the "quiet majority" that would like to see this wonderful project started on sooner rather than later. I'm sure the "noisy			x																														
	minority" have all had their say, well it's time for us locals who fully support Aquis to also stand up, and this is me doing just that!																																	
136 136.1	As per 133.1	x		,	ĸ																													
136 136.2 136 136.3	As per 133.2 As per 133.3			x		x					_				+	++							_											
136 136.4	As per 133.4						x																											
136 136.5 136 136.6	As per 133.5 As per 133.6) 	<			x																							
136 136.7	As per 133.7										x																							
136 136.8 136 136.9	As per 133.8 As per 133.9										x												_											
136 136.10	As per 133.10										x																							
136 136.11	As per 133.11										x												_											
136 136.12	As per 133.12 As per 133.13									ŕ	x																							
136 136.14	As per 133.14										x																							\square
136 136.15 136 136.16	As per 133.15 As per 133.16							- 1			x																							
136 136.17	As per 133.17										~	x																						
136 136.18	As per 133.18											х																						
136 136.19	As per 133.19 As per 133.20												x										_											
136 136.21	As per 133.21												x																					\square
136 136.22 136 136 23	As per 133.22 As per 133.23					╎╎┠					v		X		+			┠┼┤			++						\vdash		++					
136 136.24	As per 133.24									,	x x																							
136 136.25	As per 133.25				\square										\square	$- \Box$			\square	$-\Box$	+ -					х	\square							\vdash
136 136.26	As per 133.20 As per 133.27					x		+							┼┨	x		┠┼┤			++					×			++			x	X	
136 136.28	As per 133.28																				x													
136 136.29	As per 133.29					+ + +									+			┞┼┦	\square		x						\vdash		++					
136 136.30	As per 133.31				++	╎╎┠		┼╂							┼╂			┠┼┤	+ + + + + + + + + + + + + + + + + + +	++	++	X					╉┼┼		++					
· · · · · · · · · · · · · · · · · · ·																								_									and the second sec	

IL) No																																		
			Process																																
			1100033																																
			Drananant																													ti i			
			Proponent							un n																						era			
										Ë						e r											<u>ج</u>					ð å			
			Project			포 분		-		al						vat ate											tio	a	es						
					5	ue e		ec	ant	no	es					a A							s				era	S	çi 🤅		Š				
			Environment		ta ta	: 5 Q	<u></u>	2	Ĕ	egi	su			čě	rs	nu ac							ne				ene	sp	5 S	₽	atissi				_
			Litwitonment		l S la	82	iii I	ā	o	Å,	: is			n	he	r S				g			SS	Ś			g	ġ	8 2		L S L	ti gel	c	i t Ci	<u> </u>
			Francesia		~ u	<u>با</u> ۲	t tat	å å	pu	an,	nic Sui	ES	es	<u>s</u> –	ot	ώÖ	ual la	t t					ž	jë o	σ	5	· 눈 i 눈 i	÷	<u> </u>	5 4	a a n	na	<u>.</u>	pa os	3 ₽
			Economic	us	on	<u>e</u> g j	ec	les	ba	Ъ	ce / s	S	un	ve Re	be	ທ ທ	<u>d</u> <u>j</u>	a ne		e jo	es s		, Di	ati	an	ΞŔ	an	Jer	ΞŻ	0 <u>5</u>	ပျ	str Str	rat	P C B	2 B
				ti IS	ati	i oje	S S	ssi	v / a	us	d s	S S	c Fa	s -	ts a	ဗီ ဗီ	terme	ge Du		or	a š b	6	2 2	a lit	히부	Ę ⊆	en	eu	afe	ရ လ လ	່ທີ່ທີ່		be	i e i	i E I
			Community	빌	1 2 3	ĨĂ	ы д.	Ë i j	ii s ii	air	an oa	ы	_ ∞ 2	ter	eciar			na ir	ŧ	fst	hai	inç	žΈ	st	tec	st	ag	ag	ι, κ	L L L			o l		i e i
				<u> 0</u>	le se	<u>ل</u> م ا	, o ti	e e e	ab	U P	d e	SS I	al Films	she wa	els	es es	ig vire	a a	a >	o o		- σ Ū	Ōß	8 5	na	b g	an	an	힘입	er er	6 6 6	r a s	÷	t e t	رو الم ال
			Infrastructure	S Z	i i e	ΞΞ	i <u>i</u> ii	nci ste	ki ta	se, Ian	ap	i o u	ici Flo	iii g	ev og	x x				its	Xe u u	al lin	al	ati	ii a i		Ξ	Σii	a	E S S	ດ ທີ່ ທີ່		. & ±	tru str	<u>1 8 8</u>
			minastructure	n H	Jer of	pi gi	abi			<u>i i c</u>	all	ers	န္ကို ဥစ	ate &	드 등 등	ter ter	Eleje	ar		e k e	st,	tu p	v a Jer	tig .	d s ua	se se	se	ste	훈 훈 문	ter	te te te	ns irc	SU IS	as	e s
				se de	E S	j g ij	ă 🗄	br ü	j jo jo			ata		ec sh	8 8 8	Vai		laz Taz	E 0 5		iel ri gt	in Sar	er av	<u>≰</u> iz i		io io	Va	Va	les les	lat lat	lat lat		<u>iri</u>	불벌불	te è la
			Legislative and Planning Environment	Ϋ́Ž		i Ü õ	Solite	တ် ပြီ မြ	ה ה ו	Ъ Г	Ľ ò	ΞŚΙ	<u>ш</u> і і і і і	ΞŪ		2 7	331	5 7 1	2 2 4	547	3 2 3	5 0 6 0	1 1 8	6 1 6	Ai 2 1	7 7	1	2 V	5 5	5 7 C	ν (C) 4 γ		3/21	3 5 1	S Z Z
				<u>- 2</u>	4	1.2 2.	S + 0		1.5	5.2	5.2	.1.3	2 2 2	3.1	9.1	<u>.</u>		2 2	<u></u>	<u></u>	4 4 4	4 4 4	4 4	4 4 1	0 22	7.7	17.	<u>8</u>				2 2 2	2 2	5.5.	3 8 5
					` `						•••					· ·						```		```		l' l'	· ·	```							
-	00 404		4.00.00																														+ +	+++	
1	36 136	5.32	As per 133.32																					X										┢┷┿┙	
1	36 136	5.33	As per 133.33																										_		>	(+++	4 8
1	36 136	5.34	As per 133.34																																
1:	37 137	7.1	I moved to Cairns from Sydney 10 years ago for the environmental, social				х												x																
			and civic amenity of Cairns and its surrounding hinterland. I live in																																
			Freshwater and love the small village and community atmosphere of our																																
			suburbs and their unique characters. Cairns is truly an amazing place,																																
			gifted with phenomenal natural beauty and unique landscape. This is the																																
			drawcard for national and international visitors Frankly I am alarmed that																																
			the Aquis proposal and EIS has not been laughed off the table. Cairns has																																
			enormous potential as an environmentally and economically - sustainable																																
			'natch of paradica' which allows for multiple and diverse aconomic pursuits																																
			without the proposed behamath; which will such the character from the																																
			without the proposed benefition, which will suck the character from the																																
			place for the sake of factory-process tourism.																																
4	27 42	7.0	I Inquitability of Derron viver date for development. The site is urrong for the							_																								+++	
1.	37 13	.2	Unsuitability of Barron river delta for development. The site is wrong for the															x																	
			development, it is severely constrained by potential river migration																																
			(Richters, Thomatis and Barron Rivers), cyclone and storm surge. The																																
			potential disruption to business caused by any of the uncontrollable weather																																
			based risks/events is considerable. How will guests and staff be evacuated																																
			- where will they stay when a cyclone approaches? At what point will flights																																
			stop due to cyclone activity? News reporting about cyclone/storm surge																																
			causes tourists to go elsewhere. Can Aquis survive many months of no or																																
			low visitor numbers? Dunk Island, post-cyclone Yasi comes to mind - a																																
			'stranded asset' still not open for business three years after Cyclone Yasi																																
1	37 13	7.3	Failure of the Cairos CBD as a vibrant people-space. The CBD area, the																x																
	101	.0	boart of Cairps will be destroyed as the 'neople space. The ODD area, the																^																
			Mo can expect to see even more empty shop fronts in our CRD. Although L																																
			de net support the surrent proposed Aquia development (concert, concert, co																																
			do not support the current, proposed Aquis development (concept, scale of																																
			location) because it is a fundamentally bad fit for Cairns - should it proceed,																																
			then an alternative site should be considered. Locating Aquis in the CBD																																
			with its existing tourist attractions and services would give the CBD a real																																
_			chance of survival.																										_					+++	4 8
1:	37 137	(.4	Dodgy business model and failure – who wears the costs? The risks to the						х																										
			project from uncontrollable factors such as international economic																																
			downturn, infectious disease outbreak that impacts travel (i.e. SARS), pilot																																
			strike, high Australian dollar, economic or social downturn/upheaval in																																
			China are considerable. Should the business fail, at any stage during																																
			development (or after completion) will there be adequate and accessible																																
			financial guarantees for site remediation without cost to the Cairns																																
			ratepayer or Australian taxpayer? The failure of local developments such as																																
			Port Hinchinbrook and False Cape should be a warning																																
1	37 13	7.5	Ill-conceived tourism. The 7 500 proposed new hotel rooms at Yorkeys						+++										v				+ $+$ $+$								┼┼╂		++		
	101	.0	Knoh will challenge the viability of the local hotal industry. The Aquis resort																l l^																
			would shred the Cairne touriet brand" and its nature based tourier																																
			would shred the Califis tourist bland, and its hature-based touristing																																
			coming for the 'Aquie experience'																																
F			coming for the Aquis experience.			╉┼┼╉		++	+ $+$ $+$		+ + +					┝╶┼╴┨	+++						+ $+$ $+$						₽		┽┽╉		+ $+$	+ + +	
1	37 137	6.6	Essential intrastructure – new and upgraded. The EIS does not adequately																															x	
			detail the new infrastructure needed. For example, costly upgrades to every																																
			category of infrastructure will be required, yet this issue has not been																																
			adequately addressed and should not be left as an outstanding issue to be																																
			resolved. Cairns ratepayers and Australian taxpayers should not be left to																																
			pick up the bill for inadequate planning assessments and controls.																																
l																																			
1	37 137	7.7	Reject the application for this project as the EIS does not adequately	хх																															
			consider, address or propose mitigation strategies for the range of																																
			foreseeable deleterious impacts that the development will bring with it.																																

ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suttability of project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment 4.6 Proiser viability	5.1 Land use, Cairns Plan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River micration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water guality	1.1.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.5 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Lifestvle Chanoes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - constration	17.3 Noise - Aircraft and helicopters 18.1 Waste Manacement - ceneration	18.2 Waste Management - disposal	20.1 Health and Safety - Vectors	20.2 Health and Sarety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
137	137.8	Social impact. The Cairns local area and wider region can ill-afford anothe casino. The highly respected Productivity Commission of Australia estimates that only 5% of visits to Australian casinos in 2007 and 2008 were from international visitors. It notes the incredible competitive pressure from multiple casinos in Macau and integrated casino developments in Singapore Two casinos within a local population of 150,000 is overkill. Th local population will be targeted for custom to ensure maximum profitability. Should a 'market downtum' occur for any reason, we can expect this marketing effort at the local population to be intense and sustained. This already happens with the Reef Casino, Cairns which has cars offered as prizes on a regular basis. This marketing is directed at the local population When resident in Sydney, I saw the free bus services provided by the Star Casino to people who lived in the inner west. This must not be allowed in Cairns.	r e																			x																
137	7 137.9	Cairns already has considerable social problems arising from its high unemployment rate, comprised of generally unskilled people who will not b employed in Aquis construction/ancillary services. Another casino and the well-documented social and economic problems that accompany them is not what this community needs.	e																					x														
137	137.10	Should Aquis be approved, further engagement with the community and mental health professionals and service providers is required to ensure tha mitigation strategies and gambling cessation support services are in place These should be fully funded by Aquis.	at																						×													
138	3 138.1	The transport needs for this project are grossly understated. The predicted employee parking needs are short by some 3000 carparks. Cairns is a city where people drive – local bus transport is minimal and poor, and there is no mention of any upgrade to the Cairns bus network to accommodate this project.	5																																			
138	3 138.2	The traffic impact from buses moving tourists from the airport to the project does not reflect the peak and trough nature of airline passenger movements. The majority of overseas arrivals to Cairns occur in the 4-8AN timeslot. This isn't likely to change as it is predicated on airline connection factors at their hubs, and other scheduling reasons. This means that 2000-4000 passengers will ARRIVE at the Cairns Airport for movement to the project at the same time 2000-4000 passengers will need to be transporter to the Cairns Airport for departure. Up to 200 road buses and associated trucking (to move passenger luggage) will be required – and they'll all be of the Yorkey's Knob to Airport Road at virtually the same time. There isn't adequate parking at the Cairns Airport for this many coaches.	t 1																																x			
138	3 138.3	The project EIS does not discuss any more sensible transport options for the project. This project should be required to build a light rail transport system from the Cairns Airport to the project. Unlike the GoldLing system just opened at the Gold Coast, a light rail from Aquis to the airport would run over sugar cane land to the airport boundary, making land acquisition cost negligible. A study of this transport option has been done by a Cairns blogger																																	x			
138	3 138.4	The primary area where housing is growing in Cairns is in the Cairns CBD and south of the city. The Western Arterial Road (which ends near Yorkey' Knob Road) is overdue for duplication of its current 1 lane configuration. This will require bridging the Barron River, the Freshwater Creek and Queensland Rail line, and elevation over the Freshwater Creek (loodplain near Brinsmead. Additionally, the road needs to be realigned around the Caravonica School. And even these upgrades will be inadequate to bring the employees and others to Aquis.	S																																x			

D	No	Image: Second state and second state at a state at	7.4 Ecological Processes 7.5 Fish & Fisheries Resources 8.1 Elevated water level 8.1 Elevated water level 8.2 Flooding effects on others 9.1 Flood levels and behaviour 9.2 Flooding effects on others 10.1 Water Resources - Surface water 10.1 Water Resources - Surface water 10.2 Water Resources - Surface water 10.1 Water Resources - Surface water 10.2 Water Resources - Surface water 11.1 Stomwater drainage 11.1 Stommater 12.1 Hazard environment 12.1 Hazard management 13.3 Fourism 13.4 Environment 13.5 Enoting 14.1 Rate of Change 14.2 Human Services 14.3 Lifestyle Change 14.4 Cost of Living 14.5 Gambling 14.7 Law and Order 14.8 General community issues 14.7 Law and order 14.8 Guitural Change 14.7 Law and Order 14.8 Guitural Change </th
13	38 138.5	138.5 The Aquis light rail line to the airport should therefore be extended from there, down the Cairns Esplanade, to terminate at the Cairns Port Passenger Terminal. This, combined with additional carparking construction, would allow complete movement to/from the city, Aquis, and the airport by tourists arriving by cruise ship or air. It would allow southresident employees to park and ride, eliminating road congestion. And it would allow Aquis visitors to come to the Cairns CBD, get on reef and rainforest tours, and visit the Cairns Museum, proposed Aquarium, and shopping districts with no road congestion. The construction of light rail from Aquis to the Cairns CBD should be a requirement of this project and the Queensland Government.	
13	38 138.6 39 139.1	138 138.6 It is a disappointment to me that the Cairns Regional Council government nor our local MP's have taken the time to make an official visit to either Macau or Singapore to see the colossal impact a project of this magnitude will have on Cairns. x x 139 139.1 Figures of the number of employees varies between 6,000 and 12,000. This is a huge number and the question must be asked, how on earth can they be accommodated, even if some proportion come from presently unemployed workers from Cairns? The obvious conclusion is that the wealthy Chinese company will be able to offer significant increases in all rental accommodation, in much the same was as applied to other towns in Qld following mining of coal by huge international companies – resulting in local permanent residents have to leave this situation is most unfair and unpatriotic, our own country taken over by foreigners.	
13	39 139.2	139 139.2 There will be the normal number of accidents and injuries, plus sicknesses happening among these thousands of employees, all seeking medical attention from the Cairns Base Hospital, which can barely cope with the present population of Cairns and surrounding districts. And there is not much possibility, if any, of adding more facilities so that many will not be able to get hospital/medical attention.	
13	39 139.3 39 139.4	139 139.3 Where will Aquis get all the water needed, when our own supplies are limited and in the case of very dry, drought conditions, which can happen any time in the next ten years? 139 139.4 What right has any government, State or Federal to sell Australia land to a foreign country? Why should we lose our sovereignty? ANZACS and other services did not fight to preserve that sovereignty only to see it forfeited by later government sell-out. It is noted that the foreign investment review board has already given permission for the outright sale of the hundreds of hectares at Yorkeys Knob, making the purchaser complete owner – any Australian walking on such land will be on "foreign soil".	
13	39 139.5 39 139.6	139 139.5 The huge number of employees and visitors on the completed resort will place a severe strain on our food supplies, particularly in seafood. To the detriment of our own population – resulting in fewer supplies and enormous price increases. Image: Complex Co	
		runners and money laundering. Why do our so-called economic advisers, treasurers and other uniformed politicians see huge gambling as a productive enterprise, when it can be nothing more than a corruptive, demeaning and thoroughly disgraceful practice in a Christian society?	
13	39 139.7	139 139.7 In its quite long drawn-out construction phase, it will cause Cairns itself, in addition to that already existing – traffic accidents, road rage, far too few parking spaces – making shopping, visitations to friends, meetings, medical etc. an absolute misery. Just look at every shopping centre now e.g. Earlville, Westcourt, Smithfield etc. and see the thousands of motor vehicles completely covering the landscape. In its quite long drawn-out construction phase, it will cause Cairns itself, in addition to that already existing – traffic accidents, road rage, far too few parking spaces – making shopping, visitations to friends, meetings, medical etc. an absolute misery. Just look at every shopping centre now e.g.	

ID	No					1 1					1 1 1								- T - T	1 1 1	гтг								1 1 1				
טו	NO	Brocess																												E			
		FIDLESS																												a gi			
		Drananant																												tio I			
		Proponent						an																						nst era			
		Designat						P						er											, 5					စ် စိ			
		Project		E	ent	5	÷	nal						wat										ter	atio	20	les		a	÷ ÷			
			act	l le	ŭ,	je	len	jį	i E			ŝ	_	9 2							es			a a a a a a a a a a a a a a a a a a a		ž v	gi		ti	en			
		Environment	ji ji	b at	jî b	pro	L L	Ś	idei			2 2	ers	our Ta	2			a			suc				ger list		3 X	Ξ	ies	em	5	ţ	g
			S S	E S	Pr lig	2	Pp	Ľ.	i nit	S		no	a la	Su Su	alit	포 문		0			i si u	es	_			5	Š	≥ §		ag	5 5	aci	on
		Economic	sc in	E B	uit:	es	an	Jai	s l	SE	se	le/			ac 1ac	ner			ŝ		atio Ith	egi			ente			d E	S D	lan	ati	C ab	<u>p</u> ija
			ati ci o	je S	, Si	ng lo	at la	ISF	- S S	ഗര്	Fat	e F	a p s	ce ce	rair er			ore	es es	ge		oils	Ľ	ft a lior		tet l	efet	တ် တ်	ပ်ပြ	2 2			부었는
		Community	Щ Щ Щ Ц	⁻ g		pi ha	i te le it		na a	E G	∞ 2	ter	an	in in	vat u	ja je	Ħ	ic li	ar vic	an	lan de	sti s	. ted	rat	age	8	Sa Sa	道道	ΪΨΨ	nta	3 ð	tur	len
		Commanity	p is p	of I	Ę d	i g g		ΰŢ	e b e	SSI	l P	vat	effe	esc esc	irc g v			u Ju		iz B C	0 8 8	on	nat		au		erit	5 5	5 5	nei	ż ż	re et	s but
		Infractructure	S Z E	E S) 탄 분	if if		se,	ap ap	o line	FIO FIC	ed /		. ~ ~	vin v			its d	ye a d	alin	alad	ati	i <u>i</u> ji	0 0 4	E E	a II a	Ξ ai	S S	s s	<u>n</u>		stru	c s tr
		Initastructure	her due	aci or	abi	ges		i n i	lall sc	ers	s l be	ate &		ter	iei e			si ke je	e c est	tu p	v al	itig d s	ua	se se	ste ste		alth a	tter	tter	/irc		ast	eve
		Legislative and Disputer Environment	dec	api	D fit	nit nit				att		ish lev		Na Na	Sec at Sto				Life La	C a C	Sel	Aci	<u>s</u> c		Na Na		FI 46	Na ^t	Mai		∆ir ⊿ir	- Iu	fe e e
		Legislative and Planning Environment	Ă Ž Ĕ	<u><u> </u></u>	Site	SSC			L O L	Ξ		Ш		1. 2	3 2 1	7 7 7	- 2 .	ω <u>4</u> Ω	3 2 3	6 5 6	L 8. 6		A N	- - -	1. 2	i i i i i i i i i i i i i i i i i i i	ŭ 17	1- 1-	<u>6</u> 4	1. 2.	- <u>-</u> -	<u>+</u> 4	ຕ Z Z
				1. 4	3.2	4 4 4	4 4 4	10 1	9 9	2.1	N N N	7.5	8 6 6	99	1 1 1	7 7 3	13 13	13 13 13	4 4 4	4 4 4	4 4 4	15	16	4 4 4	3 9 1	10 0	3 2 2	52	22	23	2 24 4	25	25 26 27
139	139.8	There are many other obnoxious effects of this so called magnificent																															
		enterprise – the most important being over-population, our civic fathers who																															
		enthusiastically support the construction don't consider important e.g. our																															
		overcrowded city eventually similar to cities in India. Bandladesh. China.																															
		Japan and Thailand.																															
139	139.9	We have already lost most of the very attractive features of our lifestyle.					+++												x														
		and the excuse given for Aguis construction is guite illogical – we need the																															
		money! Dollars above rationality, such short sighted decision-making.																															
		Politicians and other wealthy people don't have to suffer or care about																															
		common decency, morality, patriotism or dignity.																															
139	139.10	There are many locals who in conversation agree with all the foregoing																															
		sentiments but who do not offer their opinions in writing etc mainly																															
		because they're quite sure their submissions will be summarily dismissed,																															
		ignored. The rantings of uninformed anti-progress critics. However, to them																															
		the desecration of the principles of over once-proud quality of life is the very	, I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.																														
		antithesis of "progress". We do owe something of value to future																															
		generations.																															
139	139.11	There are other objections to this Aquis debacle, but time does not permit																															
		my writing them here – as I must hurry and post this so that it reaches you																															
		by 5 Aug 14.																															
140	140.1	As per 102.1.											х																				
140	140.2	As per 102.2.											x																				
140	140.3	As per 102.3.										х	x																				
140	140.4	As per 102.4.							х																								
140	140.5	As per 102.5.																x															
140	140.6	As per 102.6.						х																									
140	140.7	As per 102.7.					х																										
140	140.8	As per 102.8.																		х	х	х											
140	140.9	As per 102.9.																			х	х										х	
140	140.10	As per 102.10.	х																		x												
140	140.11	As per 102.11.																	х		x												
140	140.12	As per 102.12.																	х		x												
140	140.13	As per 102.13.																			x												
140	140.14	As per 102.14.																			x	х						\square					
141	141.1	Water supply. The Wet Tropics are under stress already – increased				x																										х	
		population, increased demand. Note that in the last few years Cairns																															
		Council changed from a 'no rainwater tanks' policy to encouraging																															
		rainwater tanks and every year we face water restrictions. This year the wet																															
		season looks like failing! Climate change is happening. So we invite a rapid																															
		upsurge in population, first of contractors and workers then of tourists																															
		expecting the tropical experience. Downsize the project in keeping with real																															
		availability of safe, ongoing regional water supplies. Allow for what climate																															
	_	change may do.					+++							++					$ \rightarrow $	+ + + +	\square							\vdash	++		+		
142	142.1	There is no information about whether current visitors like me will want to				х																											
		come back. I'm Japanese visitor who comes to Cairns several times a year																															
		to the Cairns Northern Beaches. I select this area because of lowrise																															
		buildings and natural landscape. I come here to escape from the city																															
		environment where I live in. I do not choose to holiday in highrise																															
		environment. I would change my travel plans to another location where																															
		there are no highrise Casino developments.					+++							++					\rightarrow	+ + + +	\square							\vdash	++		+		
142	142.2	The highrise development you are proposing does not fit into the natural							×																								
		environment and I feel it will destroy the appearance and appeal of the																															
		area.					+++		\vdash	\vdash										\vdash					\vdash			\vdash	+				
142	142.3	I would not recommend Cairns Northern Beaches to my friends or family if																															
		this development when ahead. Instead I would vote against this by traveling																															
		to other locations.					+++			\square				╇┿┙						+++			\rightarrow					\vdash	+				
144	144.1	View project and application details as positive. I am in support of this				x																											
		development.																															

ID No	Process																																				tion					
	Proponent							5																													struct					
	Project			t	t l			ial Pla								vater													Н		ers ttion	a		es			- Con					
	Environment	ntact	ent ponen	opone ity	orojec		nment	tegion	bility	sanes			rces		ers	Tace v oundw		>				a				sues			Н		licopt	lispos	ctors		·ity	ies Ilative	ement	ы	ţ		g	
	Economic	ns on / co	ernme ct Pro	ect Pro	ect es to	ser	bando	Plan, F	/ suita		SES	una sses	Resou		oehav on oth	s - Gro	nage	qualit	nent nent			e / loc		ç		nity is	ation edies	s s		tion n	and he	ent - c	ry - Ve	- 6	- OUV Integr	Spec	<u>lanag</u>	structi	Capaci	Cost	Housi Intion	
	Community	of EIS Inditio	s / gov Proje	of Proj ion / S	of proj chang	on issu	ure / al oility	airnsl	roach	tions	NES &	Proce	eries l ater le	tion	fects of	cource	er drai onme	water	vironn anager	ant	minati	ffshor	Invices	ving	hange	ommu	onsult.	te soil		nstruc eratio	craft a	nagem	l Safet	itage	- San	NES -	ental N ental N	- Con:	:ure - (cture -	nent C	
	Infrastructure	uacy c for co er info	roces: city of	bility o	bility c ested	tructic	ct failt	use, C c land	all app	emiss	ers of N ystem	d Flora	& Fish Ited wa	migra	level ding ef	er kes er Res	mwate envir	eiving e plum	ard en ard ma	oloyme nomy	rism ket do	efits o	nan Se	t of Liv	ural C	and O eral co	and co	l sulfat	lality	se - co	se - Air ste Mar	ste Mar curitv	Ith and	ral Her	ters of ters of	ters of	ironme	isport isport	ort astruct	rastruc	struci	ences
	Legislative and Planning Environment	1.1 Adeq 1.2 Need 1.3 Furth	1.4 EIS p 2.1 Capa	2.2 Suita 3 Site De	4.1 Suita 4.2 Sugg	4.3 Cons 4.4 Local	4.5 Proje 4.6 Proje	5.1 Land 5.2 Publi	6.1 Over:	0.2 Land 6.3 Light	7.1 Matte 7.2 Ecos	7.3 Lister 7.4 Ecolo	7.5 Fish 8.1 Eleva	8.2 River	9.1 Flood 9.2 Flood	10.1 Wat 10.2 Wat	11.1 Stor 11.2 Lak	11.3 Rec 11.4 Lak	12.1 Haz 12.2 Haz	13.1 Emp 13.2 Eco	13.3 Tou	13.5 Ben 14.1 Rate	14.2 Hun	14.4 Cos	14.5 Gan 14.6 Cult	14.7 Law 14.8 Gen	14.9 SIA 14.10 Mit	15.1 Acid	15.2 COI 16 Air Qu	17.1 Nois 17.2 Nois	17.3 Nois 18.1 Was	18.2 Was 19 Biose	20.1 Hea	zu.z неа 21 Cultui	22.1 Mati 22.2 Mati	22.3 Mati 22.4 Mati	23.1 Env 23.2 Env	24.1 Trar 24.2 Trar	24.3 Airp 25.1 Infra	25.2 - Inf 25.3 Infr	25.3 Intre 26 No-de	27 Refer
144 144.2	Will be an environmental improvement over a cane farm. With reduction in																	x											╂												_	
144 144.3	herbicides and pesticides silt going onto reef. Will provide economic boost for cairns - a positive economic and social								\vdash		_			H	_	+	_	_		x						x		\square	H		-		\vdash								╋	+
144 144.4	impact. Will generate income to be used to solve greater environmental issues.																			x									H													-
144 144.5 144 144.6	Supportive of strategies in application. Ideal location due to closeness to Asia and already having an established				x																								H				H			_	x x				t	_
145 145.1	International airport. Even with best management practice the water quality issues from disturbing the spile in construction will have a significant effect on sur-				x				┢┼	╞				┼┨				x					++	+				×					\mathbb{H}			+	x				t	
	larvae and juveniles (see attached supporting documentation). Suggested																																									
	own to the 2km offshore sight to supply water to the farm, hatchery and Nursery to ensure clean water is supplied to the farm.																												Н													
145 145.2	Constructing a large lake next door (safehaven) to a food source (fish farm)				x																								H				$\left \right $								÷	┢
	is in combination the best way to breed a large population of predatory marine birds. The solutions offered by EIS will diminish wading bird worker but but believes and the solution and the solution of th																																									
	attached documentation). Suggested solution: provide and maintain nets for the growout operation peet door fat Pondersal and also construct and																																									
	build a larger nursery operation to grow fish to a larger size before release. This will remove much of the food source beside the lake.																												Н													
146 146.1	Significant corruption possibilities. Opportunity for hi and low level																									x			H				H								t	-
	corruption. Chinese are only allowed to take limited amounts of cash out of the country. They use a pawn system to get money in Macau: prostitution, money laundoring, real estatu dealing, durge Solution; casing are not																																									
	allowed in China, why are they allowed here? Solution no casino solutions to these problems are only adhoc or bandaid solution. China has a solution																																									
	export casino to other countries. So we are the suckers??																												Н				L									
146 146.2	Pollution social disruption. Every visitor flies here , carbon emissions. major social changes to region stress to existing infrastructure cost of proving new	,																		x			x			х			х													
	infrastructure distortions to job market , importation of workers. Solution: no casino.													Ц																												
147 147.1	I sincerely believe this development would not be beneficial for Cairns in its present form. I do not consider it is suitable for, or sympathetic to, its				x																																					
	surroundings. The proponent dovidually recognises the many attractions of the Cairns region, but the nature, size, scale and location of the dovide matrix within a the nature of the scalar operation.																																									
	development risk killing the goose which laid the golden egg. Many of the valued Cairns lifestyle attributes have been destroyed due to the rapid increase in population over the last 30 or so years and Aguese.																																									
147 147 2	an even greater dislocation. The concent master plan shown at Figure 4-2 differs completely from the	x							\square					H																_			H								-	
	original (most unappealing) concept which was presented to the public. Initially we were told it was a single-casino proposal worth in excess of \$4	Î																																								
	billion; without explanation it suddenly doubled in size and in cost (\$8 billion plus), now contains two casinos, a different layout and concept. and is an																																									
	extended two-stage project. When was the proponent approved to suddenly change his proposal so dramatically from the one which was originally																																									
	presented? The current concept, but no more than half its size, would be more appropriate.																																									

ID) No																								1																			Т
		Process																													Н				L				uction	10				
		Proponent				J.				I Plan							ater	ter													Н		rs on			s			Constr	Operat				
		Environment		ntact	ent oonent	oponen ity	oroject		Jment	tegiona	bility ssues				ces	our	ers face wa	undwa						le I				senes			Н		licoptel enerati	isposa	ctors	ocodile	Ĭ	es lative	ement -			ť	B	
		Economic		ns on / co	ernme ct Prop	ect Pro uitabili	ect es to p	5	pandor	Plan, R	/ suita cenic i:	SES	eun	sses	vel	oehavi	on othe s - Sur	s - Gro	nt nt quality		nent		u	e / loca	S			nity iss	ation egies	s			and hel	ent - d	y - Veo	- Cro	OUV	Speci	lanage	structio	ation	Cost Cost	Housin	inoind
		Community	of EIS	ormatio	s / gov ŕ Proje	of Proj ion / S	of proj chang	ent .	bility	Cairnsl	oroach and se	sions NES &	s a & Fai	Proce	ater lev	ation s and I	ffects c	source: er drai	ronme water	bing	anager	ent	minati	offshor	srvices Change	ving	hange	ommul	onsult: n strat	te soil		eratio	rcraft a nagem	nagem	d Safet	d Safet ritage	- NES -	- SEN -	ental N	- Cons	- oper	ture - (cture -	ture - F	Jeir
		Infrastructure	quacy (l for co ner info	aroces acity of	ability of	jested	I conte	ect rail	l use, (ic land	all app Iscape	t emiss ers of I	system d Flor:	ogical	or risn ated w	r migra d level	ding ef ter Res	ter Res	e envii eiving	e plum	ard ma	ploym nomy	irism ket do	e of Ch	nan Se style C	st of Li	tural C	r and c	and co tigatio	d sulfa	uality	se - co se - op	se - Ai ste Mai	ste Ma	lth and	lith and ral Hei	ters of ters of	ters of	rir on m	nsport	nsport oort	astruci frastru	astruc	ences
		Legislative and Planning Environment	1.1 Adec	1.2 Need 1.3 Furtl	1.4 EIS 2.1 Capa	2.2 Suita 3 Site Do	4.1 Suita 4.2 Sugo	4.4 Loca	4.5 Proje	5.1 Land 5.2 Publ	6.1 Over 6.2 Lanc	6.3 Ligh	7.2 Ecos 7.3 Liste	7.4 Ecol	/ TISN 8.1 Elevi	8.2 Rive 9.1 Floo	9.2 Floo 10.1 Wa	10.2 Wai	11.2 Lak	11.4 Lak	12.1 наz 12.2 Наz	13.1 Em 13.2 Ecc	13.3 Тоц 13.4 Маі	13.5 Ber 14.1 Rat	14.2 Hur 14.3 Life	14.4 Cos 14.5 Gar	14.6 Cul	14.7 Lav 14.8 Ger	14.9 SIA 14.10 Mi	15.1 Aci 15.2 Cor	16 Air Q	17.2 Noi	17.3 Noi 18.1 Wa	19 Biose	20.1 Hea	20.2 Hea 21 Cultu	22.1 Mat 22.2 Mat	22.3 Mat	23.1 Env	24.1 Tra	24.2 I ra 24.3 Airl	25.1 Infr 25.2 - In	25.3 Infr 26 No-di	27 Refer
14	47 147.	3 The report states that "the built form for Aquis Resort will meet the	x			,	(_		_				-															H	_			+	_	H							_
		architectural vision established for the project". Does this mean that the concept master plan at Fig 4-2 may also be changed? From the various																													Н				L									
		artists impressions it is very difficult to determine the scale and proportion of the structures, and most of the wording on the various plans cannot be read. Page 20 of the Executive Summary states that the resort will be "an																													Н				L									
		intensively developed complex of buildings to 13 and 20 storeys and other major elements". I cannot find any comparison between the height of the	r																												Н				L									
		towers and that of Yorkeys Point. However, from what I have read in various sections of the EIS, it is obvious that the proposal is massive. I an extremely concerned obset the publicited size scale and time frame of the	n																												Н				L									
		development, all of which would have an enormous impact on the smooth functioning of the city and region if the project were to go ahead in																													Н				L									
		accordance with the information in the EIS. With so much development associated with this proposal mooted to happen in a tight timeframe, I fear	r																												Н				L									
		the disruption to many aspects of life in Cairns will be significant.																													Н				L									
14	47 147.	4 "The proposal allows for multiple heliports with at least one of them accessible above the safe refuge level (i.e. flooding, storm tide)". (See als	50																												Π		x		П									
		my comments under Chapter 24- Transport, pages 24-59 to 24-63, Table 24-16.) It makes sense to have a heliport above expected flood level but does the reference to explicitly believed means there would be purposed.																													Н				L									
		helicopter flights, with associated noise, on a regular basis between the airport and the site, particularly at operational stage?																													Н				L									
14	47 147.	"Building heights are restricted to a maximum of 65m above the existing ground level or below the OLS for the Cairns airport whichever is the							T		x				T			t													Ħ				H		H			Ħ				
		lesser". (Fig 4-13) This means the towers would most likely be higher than Yorkeys Point, and would be visually obtrusive.	n																												Ц				H		L							
14	47 147.	5 "Tall buildings on the site will also been seen from offshore, from some elevated houses at Yorkeys Knob and Smithfield, and will be glimpsed above the mangroves as seen from the Cairns Esplanade " I believe								2	x																				Н				L									
		the development would be visible from many more locations than mentioned, such as the lookout on the Red Arrow Walk, elevated houses																													Н				L									
1/	47 147	and streets at Stratford and Freshwater, to mention only a few.																													Ц				H									
	+/ 14/.	that changes were made for the reasons expressed under the Design Refinement Process and Changes to Project Concept (Table 4.2), these	×																												Н				L									
		don't explain why the concept has effectively doubled in size and includes two casinos, not one.																													Ц													
14	47 147.	3 "The lighting associated with this major complex will be noticeable over a wide distance, either directly or as night-time glow, and from a distance may appear to be similar to or compatible with airroot lighting " In my view	,									х																			Н	x			L									
		there is far too much light (and noise) pollution in today's world. I also feel for those residents of Yorkey's Knob who value natural darkness and,																													Н				L									
		indeed, need it for a good night's sleep. (Particularly if their days are disrupted by the noise and activity of major construction over an extended																													Н				L									
		it be more of a challenge to use innovative minimal lighting is used, wouldn' with the rural surroundings and be more in keeping with the light levels of	τ in																																									
		Yorkeys Knob?																																										
14	47 147.	9 I acknowledge airport managers would place certain conditions on the development pertaining to operation of the airport, including lighting transition of the airport. However, wouldn't a large little according to a																																							х			
		runway have the potential to cause confusion to aircraft pilots?																																										

ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 ElS process / government	2.1 capacity of Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 rkare or Unange 14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles	21 Journal remage 221 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species 22.4 Matters of NES - Crimitative	23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Option	27 References
147	147.10	Chapter 25 section 25.4.2. As stated in the EIS, Cairns needs to find an additional source of potable water supply as a matter of urgency; if Aquis proceeds it will be required <i>"no later than 2019"</i> (Executive Summary page 63). Presumably this has proved a difficult task in the past as investigation have been ongoing for a number of years. If the authorities decide to use water from the Barron River it would make sense for Aquis, if approved, to connect to that supply. In the meantime, it is to be hoped that residents would not be placed on water restrictions to facilitate water use by the very substantial construction work involved in this project.	e S																																		x		
147	147.11	I have lived in Cairns since 1974 and since that time have experienced a number of occasions when the Barron River flood plain has done just that- flooded. I am also aware that the few large public enterprises likely to be affected by flooding are all located a fair way from the coast, for example Skyrail, Tjapukai, the go-kart circuit and the golf driving range. The go-kar circuit and golf driving range in particular (which are closer to Thomatis Creek) have experienced several floods but are low infrastructure businesses appropriate to their location. The larger structures have also been designed to reduce any impact from inundation. I have also seen the change in dynamics of the outlets of the Barron River and Thomatis/Richtet Creeks, as well as various others along the far northern beaches. I lived in Yorkeys Knob for nearly seven years, and had the experience of being isolated there during both the March 1977 and January 1979 floods. I also saw first hand that after a swamp near the beach at Yorkeys Knob was filled for development a section of the Yorkeys Knob road would flood where, under similar rainfall circumstances, flooding had not previously occurred.	r											x																									
147	147.12	The report states correctly that "the Aquis resort site is generally flat and is flood-prone". Concerning the effects of climate change, including the statement -"that for Queensland in general it is predicted that there will be a stronger but shorter rainfall season during January and February thus resulting in drier autumns. It is generally anticipated that the number of rainy days will decrease but the amount of rain falling on wet days may increase by up to 20%. Extreme rainfall events are predicted to also become more frequent during the summer months." I consider the Aquis' proposed site to be highly susceptible to the effects of possible flood, cyclone and storm surge activity. With climate change now being a generally accepted science (as well as its effects and impacts worldwide becoming increasingly obvious to the layman), we simply don't know what nature is going to serve up. In recent years there have been some extraordinary levels of rainfall and high winds in Queensland considerably further south of our region, so even the most diligent of planning and design may be ineffective.	r											x			x																						
147	147.14	Section 3.6.2 outlines the threat posed by cyclones and associated storm surges. "Major delta flooding has historically caused major changes in the river and in Thomatis and Richters Creeks and, in the early eighties, it was thought that there was a risk that Thomatis/Richters Creek would become the main Barron River channel This risk has since abated, with the creek entrance at the Barron River bifurcation stabilising and reducing in size over the last 30 years." What evidence was this statement based on?	; ;										x																										

ID No	Process																																	tion					
	Proponent						u							н.																н.				struct					
	Project		Ŧ	ant	×	Ŧ	nal Pla	s						water vater														ters ation	sal	es				t - Cor t - Ope					
	Environment	ontact	ent poner	opone lity	projec	nmen	Regio	ability issue:			Irces		iour	rface		ţ				al				sales				elicopt genera	dispos	ectors		rity	ulative	ement	ion	itv		Вu	
	Economic	ns on / cc	/ernm ct Pro	ect Pr uitabi	ect Jes to Jes	bando	Plan, I	/ suit: cenic	SES	una	sses Resou	vel	behav on oth	s - Su s - Gr	nage	qualit	nent ment		u	e / loc	es		- -	ation	egies s	and	tion. n	and he	ient -	ty - Ve tr		- Integ	- Cum	<u>Manag</u> Manag	struct	Capac	- Cost	Housin	
	Community	of EIS onditio ormati	s / gov	of Pro	on proj chanç on issi	ent ure / a bility	Cairns	roach and s	sions NES &	s a&Fa	Proce	ater le	s and	source	er drai ronme	water Ibing	vironr anage	ent	minati	ffshor ange	chang	ving	hange Drder	ommu	n strat te soil	ated L	nstruc	rcraft	nagen	d Safe d Safe	ritage		NES	ental l ental l	- Con	ture -	cture	ture -	
	Infrastructure	luacy of for co	roces city of	bility of the secript	ested tructio	I conte ct faill sct vial	use, (c land	all app scape	emiss ers of I	ystem d Flora	ogical & Fish	ated w	level ding ef	er Res er Res	mwat e envii	eiving e plum	ard en ard ma	oloymo nomy	rism ket do	efits o e of Ch	nan Se style (t of Li	and C	and c	tigatio d sulfa	tamin Jality	se - co	se - Ai ste Mai	ste Ma	Ith and Ith and	ral Hei	ters of	ters of	ironm	nsport	ort astruc	rastru	astruc	ences
	Legislative and Planning Environment	1.1 Adeq 1.2 Need 1.3 Furth	1.4 EIS p 2.1 Capa	2.2 Suita 3 Site De	4.1 Julia 4.2 Sugg 4.3 Cons	4.4 Loca 4.5 Proje 4.6 Proje	5.1 Land 5.2 Publi	6.1 Over 6.2 Land	6.3 Light 7.1 Matte	7.2 Ecos 7.3 Liste	7.5 Fish	8.1 Eleva 8.2 River	9.2 Floor	10.1 Wat 10.2 Wat	11.1 Stor 11.2 Lak	11.3 Rec 11.4 Lak	12.1 Haz 12.2 Haz	13.1 Em 13.2 Eco	13.3 Tou 13.4 Mar	13.5 Ben 14.1 Rate	14.2 Hun 14.3 Life	14.4 Cos 14.5 Gan	14.6 Cult 14.7 Law	14.0 Gen 14.9 SIA	14.10 Mit 15.1 Acid	15.2 Con 16 Air Qu	17.1 Nois 17.2 Nois	17.3 Nois 18.1 Was	19.2 Was	20.1 Hea 20.1 Hea 20.2 Hea	21 Cultu	22.2 Mat	22.3 Mat 22.4 Mat	23.1 Env 23.2 Env	24.1 Trai 24.2 Trai	24.3 Airp 25.1 Infra	25.2 - Inf	25.3 Infra 26 No-de	27 Refer
147 147.15	As Section 14.1.1 states, there has been rapid expansion in Cairns' population since the late 1940s both in terms of number and nationality. Some of the changes to the character of Cairns and surrounds have been widely beneficial; in other cases- such as loss of green spaces and forester hillsides to housing, increased traffic and limited parking, limited water supply, over-stretched public hospital, loss of visual attractiveness (e.g. power lines, communication towers, hillside and high density development) etcthe amenity and lifestyle quality of the region have suffered.	, ,																			x																		
147 147.16	"More recently, the major contributor to expand the city's population has been from southern Australia. A notable feature compared with other Queensland regional cities is the comparatively high proportion from interstate, attracted to Tropical North Queensland for a variety of reasons, settling into a different natural and social environment." Maybe Cairns' more laidback lifestyle which has attracted these new residents is being changed by their presence and expectations, and the conditions here are starting to resemble those they sought to leave behind? The attractions which the proponent wishes to exploit could well be negatively affected by the construction and operation of Aquis.																				x																		
147 147.17	Pages 14-20 to 14-24. The report has accurately summarised many of the concerns I, and others I have spoken to, have about this project. I have reservations about more issues than time allows me to comment on in this submission.	9																					>	:															
147 147.18	Page 14-25, Table 14-8. I agree that the three issues listed at the top of the table should be given the highest priority. However, I believe that Rate of Change is going to have considerable impact on a much larger area of Cairns than just Yorkeys Knob and the Northern Beaches, and that the Cairns Urban Area should also be shown as Very High. A proposal of such a large scale being developed in a comparatively short time frame is going to significantly affect many more people than just the residents of Yorkeys and the northern beaches.																			x			,																
147 147.19	The Cairns Post has been reporting that Aquis has started providing information sessions for business groups who clearly support the proposal. To date, any group or individual who publicly voices doubts or concern in the media tends to be vilified by the project's supporters. I think it is very important that the proponent arranges a series of community information sessions with a question and answer component as soon as possible and most certainly <i>before</i> any construction commences. I don't think the majority of the residents (myself included) really understand how large the proposed development is, how high the towers would be, the scale of the project, etc. I for one would very much like to have more information to go on because if it is approved, as a resident of Cairns it is obviously going to have a significant effect on many aspects my life.																							x															
147 147.20	On pages 24-1 to 24-7, section 24.1.1, the EIS states that DTMR has no funding commitment to upgrade of the Cairns Western Arterial Road between Freshwater Creek and Caravonica roundabout; Airport Avenue/Barron River; Barron River/Caravonica roundabout other than possible future replacement or upgrading of existing cross drainage structures; Mulgrave Road to Airport Avenue																																				x		
147 147.21	Underneath Table 24-4 and in relation to Stage 1 construction only, the report states "Of the 242,143 construction materials trips to and from the site, 60% relate to the haulage of 2.8 million m3 of excavated material." Presumably the 60% refers to trips between Aquis and the airport. And the figure of 242,143 excludes return trips!																																		x				

ID No	Process																														ction	Ę				
	Proponent						olan							5.		Ŀ											_				onstrue	peratio				
	Project	st	lent	onent	ject	ent	ional F	ity Jes			s			e wate dwate								s				opters	eratio	rs diles			ive ent - C	ent - O				
	Environment	conta	ropor	Propo ability	to pro	qonm	ι, Reg	litabil ic isst	S		s ource		aviou	Surfac Groun	ality	+ 5			ocal			issue	es		_	helico	- gen	Vecto Croco	≥	egrity ecies	mulat	ageme	ы	acity	st sing	5
	Economic	IS tions ation /	Jovern oject P	roject / Suita	roject inges t ssues	/ aban	nsPlar	ch/su	s & SE	Fauna	s Res	level	ts on o	.ces -	nent ter qui	y nmen demen		ation	ge Ses	nges	ge	er nunity	ultatio rategi	olls I Land	ructior	tion ft and	ement	afety -	je S - OL	S - Int S - Sp	S - Cu	al Man. onstru	peratio	- Cap	e - Co	it Opti
	Community	y of E condi nform	ess/g	y of P iption	y of p ed cha ction is	ntent ailure, iability	e, Cair nd	pproa pe and	ission of NES	ems ora &	al Pro	gratio	/els ar effect	tesour tesour	viron ng wa	enviro	ment	domin	s ottsr Chanç Servic	e Chai Livinç	ng I Chan	d Orde comr	tion st	inatec	consti	opera	Vanag Vanag	and Se and Se	Heritaç of NE	of NE of NE	of NE menta	menta ort - C	ort - O	ucture	ucture	opmer es
	Infrastructure	equac ed for rther i	S proc pacity	itabilit Descr	itabilit ggest nstruc	cal co oject fi oject v	nd use blic la	erall a ndsca	ght em Itters o	osyste ited Fl	ologic sh & Fi	evated	od lev	/ater F /ater F	tormw ake en eceivi	azard azard	mploy	ourisn larket	ate of uman	ifestyl ost of	amblii ultura	aw an enera	IA and Mitiga	ontam	oise -	oise -	aste l aste l	ealth a	tural F atters	latters	atters nviron	nviron	ranspo	ifrastr Infract	Intrası Ifrastr	-devel erenci
	Legislative and Planning Environment	1.1 Ad 1.2 Ne 1.3 Fu	1.4 El(2.1 Ca	2.2 Su 3 Site	4.1 Su 4.2 Su 4.3 Co	4.4 Lo 4.5 Pr 4.6 Pr	5.1 La 5.2 Pu	6.1 Ov 6.2 La	6.3 Liç 7.1 Ma	7.2 Ec 7.3 Lis	7.5 Fis	8.1 El6 8.2 Riv	9.1 Flo 9.2 Flo	10.1 M 10.2 M	11.1 S 11.2 L 11.3 R 11.4 L	12.1 H 12.1 H 12.2 H	13.1 E 13.2 E	13.3 T	13.5 B 14.1 R 14.2 H	14.3 L 14.4 C	14.5 G 14.6 C	14.7 L	14.9 S	15.2 C	17.1 N	17.2 N 17.3 N	18.1 M 18.2 M 10 Dio	19 BIG 20.1 H 20.2 H	21 Cul 22.1 M	22.2 M 22.3 M	22.4 M 23.1 E	23.2 E 24.1 T	24.2 T 24.3 A	25.1 In	25.2 - 25.3 In	26 No [.] 27 Ref
147 147.22	"This section of the CWAR is currently at or approaching LoS E and F and																																	×	<	H
	warrants upgrading to four lanes in the absence of the Aquis resort. Overlaying Aquis resort demands on the traffic profile will significantly exacerbate the current performance problems with CWAR."																																			
147 147.23	"The road network will experience an additional 2 million ESAs of loading over the eight year construction period. Approximately 65% of the additional ESAs is related to the transport of the 2.8 million cubic metres of earthworks exported from the site."																																	×		
147 147.24	"The pavement impacts associated with the operation of Aquis will be relatively significant and will need to be catered for as part of the infrastructure agreement between the proponent and DTMR." This last paragraph is of particular importance. Sections of the road surface of the Captain Cook Highway south of Yorkeys Knob Road are already pretty rough, and the amount of heavy traffic forecast for the Aquis development, both at construction and operational stages, will undoubtedly have a huge impact. In the early 1980s I remember the trucks carting quarry materials to the airport when it was being upgraded to international standard. These travelled along Kamerunga Road and Aeroglen Drive and as a consequence parts of the road pavement became badly deteriorated (and remain so). Even if funding is forthcoming from the proponent and government, if significant roadworks and significant traffic movements occurred simultaneously this would be very disruptive to the travelling community and cause delays to DTMR's road reconstruction schedule. Aquis' projected eight-year construction time frame, with the additional passenger and goods traffic after completion of Stage 1, would be expected to have a considerable impact on the other road users as well as on the ability of the roads to stand up to, and safely handle, the traffic.																																	×		
147 147.25	Cairns Western Arterial Road: I question whether, even disregarding the disruption to regular traffic, it would be logistically possible to upgrade the Freshwater Creek/Caravonica roundabout section to four lane status in the time available before the projected commencement of Aquis construction works																																	x	;	
147 147.26	"Finally, the issue of possible helicopter operations between the airport and the resort and between the resort and other destinations was explored. This is not covered in CairnsPlan but is nonetheless relevant to the design and operation of the resort." I live in Stratford and experience constant noise from the airport, mainly from jet take-off and landing backthrust but also from overhead helicopters. I am concerned that frequent helicopter flights between the resort and airport as well as other destinations will have an adverse impact on a number of northern suburbs.																									x							×			
147 147.27	Table 24-16. This table indicates that careful thought has gone into the issues raised. Including- Use of helicopters to/from the site. The "Specifics" column states: "The option of including a helipad in the project scope has been considered and will result in particular requirements being placed on the project. "Design Phase Action" states: "Locate the helipad in an area that ensures anticipated light paths do not pass over residential/public areas " I hope the authorities will give serious consideration to the arrival times of these additional flights so as to minimise the noise impact on the suburbs near/under the flight path or in the vicinity of the airport. Would Aquis be chartering its own planes?																									x							x			

	Na						- T								1											1	1			1.1						1 1			1 1			Ē	-
		Process																												Н								uction					
		Proponent															er													Н		s n						Constru Operati					
		Project		tact	onent	ponent ty	roject	ment			sues			ces		our	ace wa										sen			Н		copter	sposal	tors codiles		ť	s ative	ment - (ment - (ç		~		
		Economic		s n / con	t Prop	ct Pro itabilit	s to pi	sandon			suitat enic is	SES	na	ses esouro	0	ehavic othei	- Surf	age	quality	ent	ent		n / loca		<i>"</i>		ity iss	tion gies	p		uo	int - ge	nt - di	- Vect		ntegri	Specie Cumul	anagei anagei	ructio	4000	Cost	ousinç	1010
		Community	EIS	mation	roject	Proje	proje hange	it e/ab	lity		oach / nd sce	ES & S	& Fau	roces: ries R	er leve	and be	urces	drain	vater o	ironme	nagem ht		inatio	inge vices	anges ng	ange	der nmun	nsultat strate	soils ed Lai		ration	ageme	ageme	Safety Safety	age VES - 0		VES - 3 VES - 0	ntal Ma ntal Ma	Const Opera	Ċ	ture - C	ant Or	ל EI
			acy of	or con r infor	ty of F	llity of criptio	ility of sted cl	conten t failur	t viabi	land	appro	s of NE	Flora	Fishe	ed wat nigrati	evels na effe	Reso	water	ving v	d envi	d man	omy	sm et dom its off	of Cha In Serv	yle Ch of Livi	oling ral Ch	ind Or ral cor	nd cor jation	sulfate	lity	- ope	e - Airc Mana	e Mana urity	h and	I Herit	rs of N	rs of N rs of N	onmer	- troa	12	istructu	etructu	elup
		Legislative and Planning Environment	Adequa	Turthe	Capaci	Suitabi e Des	Suitabi Sugge	-ocal o	roject	ublic	Jveral andso	Aatter:	-isted	colog ish &	slevate River r	⁻ lood I	Water	Storm	Recei	Наzar	Hazar Emplo	Econe	Touri: Marke Benef	Rate (Huma	Lifest Cost (Gamb	Law a Genei	SIA al 0 Mitiç	Acid : Conta	ir Qua	Noise	Noise Waste	Waste	Healt	Ultura	Matte	Matte Matte	Envir	Trans	Airpo	- Infra	Infras dev	eferer
		Ecgisiance and Flamming Environment	1.1/	1.21	2.1 (2.2 3 Sit	4.1 %	4.41	4.61	5.21	6.1 (7.21	7.31	7.51	8.11	9.11	10.1	11.1	11.3	12.1	12.2 13.1	13.2	13.3 13.5 13.5	14.1 14.2	14.3 14.4	14.5	14.7 14.8	14.9 14.1	15.1 15.2	16 4	17.2	17.3	18.2 19 E	20.1	21 C	22.2	22.3 22.4	23.1	24.1 24.2	24.3	25.2	25.3 26 N	27 R
14	147.2	"Some potential social impacts are likely to be mitigated or managed through environmental, economic or infrastructure actions by the proponent, CRC, state agencies and/or the community. A range of mitigation plans for social impacts are proposed. When implemented these will work towards mitigating the identified 'high risk' social impacts associated with the project." Some of the mitigation plans and monitoring programs listed on page 40 will be relevant beyond the construction phase into the operational stage, and it is essential these continue during the life of the resort irrespective of its eventual ownership.	e																									X															
14	147.2	I also have concerns regarding the future status of the completed project. When Christopher Skase's company Quintex was given state government approval in the 1980s to build the Mirage Resort on beachfront land at Pou Douglas, it was constructed as a joint venture with overseas partners. Afte a number of years and in financial trouble, Skase sold his majority share and the whole development became Japanese-owned. Would there be an safeguards that any future owners of Aquis continued to employ as many locals as possible, and use local suppliers and tourism providers? Or wou this integrated resort become "self sufficient" wherein it employed a major of Asian nationals, operated its own reef and coach tours, directly imported foreign-made products, etc.?	t rt ny Id ity d																																								
14	47 147.3	Over the last 30 years or so Cairns and its nearby coastal strip have been threatened with a number of unsuitable developments, and others have failed soon after commencement with resultant damage to the natural environment. Two examples are the destructive earthworks for a development just south of Cardwell, and the abandoned earthworks for a proposed residential development at False Cape. In the first case the deserted site was acquired by Keith Williams who controversially built Por Hinchinbrook, which is currently in receivership after being virtually destroyed by Cyclone Yasi. The Cairns Council was left to undertake remedial works to secure the False Cape site after the financial failure and exit of the developer. Has the Government satisfied itself that if Aquis is allowed to proceed, it has the financial ability to not only satisfactorily complete the approved development, but it is also able to pay its share of infrastructure costs, the cost of various management plans, the provision of promised community facilities, etc.? If the project is approved, the Government should require Aquis to lodge a substantial bond against possible future failure.	t d					x																																			
14	47 147.3	Drawcards such as the Reef and Rainforest and other natural attractions including the Atherton Tableland, Chillagoe, Undara lava tubes, etc. have long been the focus of domestic and international tourism to Far North Queensland. More recently there has been an emphasis on cruiseliner and adventure tourism which relies heavily on our special surroundings.	d																				x																				
14	47 147.3	To promote Cairns as the casino capital of Australia is counter to many people's views of what Cairns and region is all about, and is offensive to many residents and risky for those people susceptible to gambling. There are costly, highly visual, exotic casino developments in places such as Macau, which do not enjoy the natural beauty and range of attractions that Cairns is blessed with.	t																				x																				
14	147.3	I fail to understand how the logistics of a project of the proposed scale and size could possibly work. Our infrastructure is inadequate for a development like this, and it is unreasonable for public spending for upgrading to be brought forward, and people's lives disrupted, for the benefit of a single project.	Ł																			x																			x		
14	47 147.3	The potential loss of business for some existing operators in the city and surrounding region should not be overlooked.											П					Π				х								Π													

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project tailure / apandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7 1 Mattors of NEC & CEC	7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Flavated water lavel	0.1 LIEVALU WAREI IEVEI 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water	11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water guality	11.4 Lake plumbing	12.1 надаго епуполители 12.2 Наzard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local	14.1 Kate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order	14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Option	27 References
147	7 147.35 7 147.36	The housing industry would be put under extreme pressure, with rental properties likely to be prohibitively priced. New housing could struggle for supply of materials and labour. And Cairns does not need more than one casino. There was considerable community and council concern when the existing casino was proposed by the state government in the late 1990s, and a lot of people remain opposed to a large gambling facility. I believe that if Mr Fung is approved to purchase the Reef Casino in town, further casino licences in Cairns should not be	/ d se				< C																					x																		{	
147	7 147.37	Issued to him. I strongly believe that bigger is not necessarily better; I do not believe Aquis is a suitable development for Cairns. However, if the government decides to support a project of this nature, the proponent should be required to defer stage 2 and the scale and size of the whole should be reduced. This would give Cairns time to grow at a more natural pace and be more able to absorb what would still be a mega project in 10 to 15 years' time.	is D			,	K																								I					I											
148	3 148.1	I welcome the promised economic impact of AQUIS and applaud the initiative of the proponent in bringing such a substantial project to the regio and to Australia, with all of its attendant potential benefits for employment and improved life chances for citizens. The EIS promises 20,000 direct new jobs and 35,000 indirect jobs. It promises to transform Cairns into 'a different class of city to become Australia's largest tropical destination' (chapter 13-41). It promises major new government revenue. The proponent, governments and business communities should continue to work to maximise the benefits while minimising adverse economic impacts	on w s.				< l																x x																								
148	3 148.2	The EIS is strong on some flow-on benefits e.g. promotion of new tourism products (chapter 13). It is weak in other areas e.g. promotion of Indigenous employment (chapter 14).	x																																												
148	3 148.3	I do not accept the view that Aquis offers a risk of 'undue market power' as some suggest. The project is designed to bring in new visitors to Far North Queensland rather than compete for the existing market. It promises add- on benefits to other providers	5																					×																							
148	3 148.4	The project will create what amounts to a new town of about 30,000 people within 10-15 years (12,000 guests and 20,000 workers at peak occupancy) Special attention needs to be given in coming months to the challenges of accommodating the size and nature of this project in what is essentially a rural site adjacent to a beach village (Yorkeys Knob) and a relatively small city (Cairns).	e).																						×	(
148	3 148.5	The scale of the project is both an opportunity and a challenge. I propose as the final suggestion in this submission, that the extraordinary challenges created by Aquis call for an exceptional response by governments and all stakeholders (it is different even compared to the large resource projects to which Queensland is accustomed). Consultation and mitigation should be customised to meet the very different circumstances presented by Aquis. I do not propose that Aquis be down-sized nor relocated (for example, to Cairns). While these might be partial mitigation strategies, it is not my inter to suggest these actions. Aquis will be big regardless. The implications of the impacts in FNQ of the significantly larger transient and resident populations into the region need to assessed more comprehensively and more completely, irrespective of any marginal down-sizing or local re-siting of Aquis.	s o nt																												x																
148	3 148.6	The lack of sufficient reliable data, precedents and experience make it difficult for the most sophisticated analysts to assess the impacts of Aquis at this early stage especially for economic and social impacts. I welcome the frank statements made in the EIS about the limitations of some of the existing economic data and the willingness of the proponent to act to strengthen these.	×																																												

ID	No																														_					
		Process																													ctio	E				
		Proponent					4																								stru	eratio				
		Project		ent et					s					water vater												ters	ation sal	0	2		e t - Con	t - Ope				
		Environment	ontact	pponei ropone	ility	projec	onmen	tability	issue			nrces	viour	urface oundv		ţ			cal			ssues				elicop	genera	ectors		grity cies	ulative	gemen		city	bu	_
		Economic	ns n / c	ernn ect Pr	uitab ect	es to les	and	/suit	cenic	SES	sses	/el	behav	19 - S	nage nt	qual	nent		e / lo	s		itv	ation	sud	tion	4 pu	ent -	×		Sper Sper	Curr	lanag	atior	Cost	lous	buc
		Community	f EIS nditio	/ gov Projec f Proj	on / Si f proje	n issu	re/at ility	oach	and so	ES &	& Fat	ter lev	and t ects c	ource	r draii onmei	vater oing	rironn nagen	ŧ	ninati fshor	vices	ing	rder mmur	nsulta	e soil: ted La	struc	eration craft a	agem agem	Safet	tage	NES - NES - NES -	NES - ntal N	ntal N Cons	Oper	ure - C ture -	- ILE - F	leir
		Infrastructure	acy of or cor r infol	ty of llity of	criptic ility of	uction conter	t failu t viabi	land appr	cape a missi	s of N stems	Flora Jical P	ed wa	nigrat levels ng eff	Resc	wate enviro	ving v plumk	d env	oyme	sm et don fits of	of Cha an Ser vle Cl	of Liv	ind Or ral co	nd co jation	sulfato	ality - con	- ope	e Man e Man	h and	I Heri	rs of rs of	rs of l	onme	t bort	tructu	tructi	elup
		Logiclative and Planning Environment	dequ leed f urthe	IS pr apac uitab	e Des uitab	ugge constr ocal (rojec rojec	ublic	ands ight ∈	latter cosy	isted coloç	levat	lood loodi	Wate	Storn Lake	Rece Lake	Hazal	Empl	l ouri Mark Bene	Rate Huma Lifest	Cost Gaml	Cultu Law a Gene	SIA a Mitiç	Acid Conta	r Qua	Noise	Wast	Healt Healt	ultura	Matte	Matte Envir	Envir Trans	Trans	Infras - Infra	Infras	o-nev
		Legislative and Planning Environment	1.1 A 1.2 N 1.3 F	1.4 E 2.1 C 2.2 S	3 Site 4.1 S	4.2 S 4.3 C 4.4 L	4.5 P 4.6 P 5 1 I	5.2 P 6.1 C	6.2 L 6.3 L	7.1 N 7.2 E	7.3 L 7.4 E	7.0 F 8.1 E	8.2 K 9.1 F 9.2 F	10.1	11.1	11.3	12.1	13.1 13.2	13.3 13.4 13.5	14.1 14.2 14.3	14.4	14.0 14.7 14.8	14.9 14.10	15.1	16 Ai 17.1	17.2	18.1 18.2	19 Bi 20.1	21 C	22.3 22.3	22.4	23.2	24.2 24.3	25.1 25.2	25.3 26 N	27 R
14	48 148.7	I suspect similar comments [lack of sufficient reliable data, precedents and	x																						H		╎	÷							+	+
		experience] could be made about environmental data, forecasting and the need for progressive review of the estimated impacts.												<u> </u> -																						
14	148.8	I applaud EIS comments relating to collaboration with all stakeholders to share information, expertise and strengthen the effectiveness of mitigation efforts												н.									x		Ш											
14	148.9	I would add some suggestions [regarding mitigation strategies] to these																					x		T											
		information should apply to all aspects of future mitigation, not only to the																																		
		economic impacts (2) Aquis is as much in need of better information and knowhow as are other stakeholders and (3) Governments can be very																																		
		helpful. Information asymmetries work in many directions. Governments in																																		
		advances and this will help Aquis recalibrate its own plans. This is a key																																		
		reason why I support the early establishment of a custom-designed and																																		
		believe this could be achieved without compromising commercial																																		
		confidentiality of either AQUIS or other businesses.																																		
14	148.10	While local Cairns people have high expectations that are expressed by the																				х														
		realised in Yorkevs Knob (YK) especially for the less advantaged. Points to																																		
		note are: (1) Crowding out in the YK rental market. (2) Recognition of a																																		
		higher than average proportion of Indigenous people in YK. (3) Absence of any discussion of the YK student population. The FIS outlines some																																		
		measures of disadvantage evident in the Yorkeys population (e.g. higher																																		
		ratios of one parent households, more renters, lower income, etc. on pages																																		
		statistics on the well-known deficit in YK public amenities (e.g. street																																		
		footpaths, uniform curbing, community and recreational amenities																																		
14	18 148 11	The Vorkeys Knoh (VK) demographic nicture needs to be further														_						v					╏┼┤╏								4	_
		disaggregated to identify particular sub-groups and plan for the targeted mitigation of any adverse impacts. [Details provided]																																		
14	148.12	EIS promises only 2 tangible benefits that are specific to Yorkeys Knob				(
		from cyclone flooding. The EIS is otherwise coy about the relationship																																		
		between the village and the resort. There are three possible scenarios that need further exploration (details provided). These are (1) Scenario 1: Aquis																																		
		operates as a regional enclave. This scenario is now unlikely but is worth																																		
		sketching for comparison purposes. (2) Scenario 2: A fully connected, open																																		
		these lines, it would encourage constant people movements in both																																		
		directions. Again this seems unlikely. (3) Scenario 3: A partially connected																																		
		preferred one where Aquis doors are partially open, based on a mix of																																		
		proponent interest and the individual choices of local residents and non-																																		
		relationship between Aquis and YK village. 2. Develop a positive vision that																																		
		engages positive people and organisations at Yorkeys (and resist																																		
		responding only to the negative groups) 3. Take co-operative action to ensure that YK also benefits from transformative. well-informed																																		
		enhancements by governments to remedy existing deficits, and by the																																		
		proponent and other stakeholders to capitalise on the opportunities offered by the Aquis development.																																		

ID	No																																					T
		Process																															tior	_				
		Proponent																															truc	atio				
		rippinent													5.																		ons	ber				
		Project			a t	5		÷.	a	s					wat													ters	sal	es	ß		- C	t-0				
		Environmont		t act	vonel	o iei	•	uer .	ility la	sue			ses	Ŀ,	s ace									ser				cop	bods	ors	8	s s	nen	nen		_		
		Environment		men	Prop	o D		u la	itab	cis	6		ourc	avio	Surfa	e	ality			ocal				issi	s			heli	- di	Vect	Š i	ecie	ager	ager	ç	acity	sing	
		Economic	su	ern	uita Ct P	ect	les	oan i	/su	ceni	SE	una	Res) oeh	0 u 0 - s	nag	anb	nen		on e / l		s		nity	egié	and	tion	and	ent			S n S	Cul	lana	atic	S g	Dotio	-
		O constant in a	litio	gov	Proje	and	isst	t a	ach	ns n	s S	Fai oce	ies F	u Pu	rce.	drai	ater	onn		hor	ices	g	nge		soil	d L.	truc	aft	gem	afet	ge		ES -	tal N	Deel	e - (i e	
		Community	of F	forn ss /	er Pr		ion	lure abili		e an	S R	L D C	heri vate	ratio	sou	ter (g wa	nvir	/ Jent	omi	han erv		cha Cha		on s	late	suo	ircr	anaç	S pd S	erita	Z Z Z	of N	t-0	÷	ctur	ome	
		Infrastructure	acy or c	r int	ity o	stec	Cont	t fai	lan ap	cap.	s of sten	Flo	Fis ed v	nigr	r Re	n wa	iving plui	a p L	nyo ma	et de fits	of C	ofL	ral (gatio	ality			e Ma	har	· ·	ers c	onn	bor	Dod t	struc	elot	nces
			equ ed f	s pr	pacitab	itab ode	cal o	ojec -	blic eral	nds(osv	oloc	ih & evat	od	atel atel	torn	ecei ake	azaı	con	ark	ate	ost	ultu	ene	Mitig	ont	oise	oise	ast	ealt	tura	atte	atte nvir	nvir	rans irpo	fras	fras	erel
		Legislative and Planning Environment	Ad		site Ca	Su Su	<u>د</u> ۵	Å Å	S P S	Lio	, Ша	E Lis	Ele	E E	2 - 2	1 S	4 L 7 R	2 H	- 7 F	5 B C	2 H C	∑ 0 C	5 U. ເຍິດ	0 C C	1 9 0 0 0 0 0 0 0 0 0	Air Air		2 Z 7	- 7 G	2 H Z	Cul	9 N N	4 F M M	1 T	2 T 3 A	- 1 In	No.13	Ref
			1.1	L L	3 2 2	4 4	4.4	4 4 1	5.2 6.1	6.3	7.1	7.4	7.5 8.1	9.1	6 7 6	÷ ÷	1 - 1	12	73 73	13 13	14	4 4 4	4 4	4 4 4	15	15	17	17	2 00 0	202	5 2		23	23,24	24	25.	25. 26	27
	0 440.4						+ $+$ $+$			++													++		-					++					$\left \right $			_
14	8 148.1	workers who must travel to work each day. Secondly, the site will welcome				x																																
		the visiting trade of local and other non- Aquis visitors to Cairns who																																				
		choose to come to AQUIS to enjoy planned special events, to see the																																				
		This is good business with 'the willing'.																																				
14	8 148.1	Two vocal groups may have frightened the proponent and could frighten																						х														
		governments from developing a more visionary and proactive vision to the																																				
14	8 148.1	The EIS suggestion that there will be no significant impact on Captain Coo	k l																																x			+
		Highway is not credible. This statement might have been true prior to the																																				
		decision to house the estimated 20,000 operating workers offsite. It is no																																				
		workforce of 20,000 on Captain Cook Highway needs to be addressed.	g																																			
14	8 148.1	The EIS predicts a doubling of visits to the reef in stage 2 of the project (chapter 13-28). These discussed in terms of positive economic benefits																															х					
		(e.g. by making 'new products' more viable). The adverse impacts are not																																				
		thought through. For example, there is only one Green Island. It is the mos	t																																			
		popular reef destination for Chinese international visitors. Once the existing	9																																			
		governments to raise the cap, it is not clear how governments or the																																				
		tourism industry will respond. They cannot build another Green Island. The																																				
		risks to all parts of the reef of the estimated doubling of visitation before																																				
		possible.	° I I I																																			
14	8 148.1	The EIS offers only weak statements in chapters 13 and 14, on Indigenous	;																						х													
14	8 148 1	employment. Suggestions for improvement included. Recent media comments indicate that considerable lobbying of					+ $+$ $+$			+ +													++		+ F				11						x			+
		governments at all levels was required to handle the impact of the																																	, î			
		expansion of Cairns airport. Aquis offers an opportunity for a transformation	n																																			
		proponents and other stakeholders) to be well prepared and working																																				
		together.																																				
14	148.1	Aquis is not equivalent to a resource project. Aquis is not a casino project i	n																						х													
		not equivalent to the Cairns airport expansion. Aquis is unprecedented in																																				
		terms of its: Size (over \$8b and 30,000 people); nature (integrated, multi-																																				
		hotel and entertainment resort); location (semi-rural); and market (Chinese																																				
		limited value in helping to anticipate the impacts and adapt as required to	'																																			
		the new or unexpected. It is therefore not surprising that Aquis may not be																																				
		consistent with all existing plans (e.g. FNQ Regional Economic Plan and Tourism Queensland). The FIS recognises that Australian regulatory																																				
		frameworks may not well equipped for this task at the present time.																																				
14	8 148.2	I suggest that governments might consider designing customised and					+ + +	┼╂		++								┝┼┤			+ + + + + + + + + + + + + + + + + + +		++	+	x				+						+			
		flexible mechanisms for future mitigation work. We need more than																																				
		standard regulatory and consultative responses to help all stakeholders.																																				
14	9 149.1	Pleased and can't wait for Aquis.				x	+			++											┝┼┼		++	++											++			
15	50 150.1	I am supportive of the Aquis project as it stands.				х																													Τ			

ID		,	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 ElS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land	 6.1 Overall approach / suitability 6.2 Landscape and scenic issues 	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems	7.3 Listed riora & rauna 7.4 Ecological Processes	7.5 FISN & FISNERIES RESOURCES 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water guality	11.4 Lake plumping	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestvle Changes	14.4 Cost of Living	14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 171 Noice - concernation	17.1 Noise - Construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation	24.1 Italisport - Construction 24.2 Transport - Operation	25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
15	51 15	1.1	"There will be some reduction in naturalness of the area near the Richters Creek mouth from where parts of the development will be visible. This is of local significance only and the development will not detract from the World Heritage experience." This is HIGHLY SIGNIFICANT for the local communities of Yorkeys Knob & Holloways Beach. The mouth of Richters Creek is a community recreational fishing area, exercise area and relaxation site. It is where many families go to hang out and relax. The southern end of Yorkeys Knob beach at the mouth of Richters Creek is a community area, well used by walkers and for recreational fishing. It is a great adventure to walk down there with the family when the kids are smaller or bigger and throw a line in off the beach. Salmon, mangrove jack, barra, flathead, grunter, crabs, yabbies and wader birds are there and this will all change with the proposal.									x				< Compared and the second seco																														
15	51 15	1.2	The Aquis proposal has already dropped any community infrastructure from the plans - this development is not for the community to enjoy.				х																									П														
15	51 15	1.3	The CRC waste management Bedminister system rarely operates at full capacity and the transporting of landfill up the Kuranda Range will continue to cause vehicle delays and landfill capacity issues in the future. The CRC has already indicated it will not be able to handle the solid waste from this proposal.																																x											
15	51 15	1.4	The proposed resort needs to be treated like it is a fragile island state. The highest environmental best practice standards of an ecotourism facility must be applied in all expects of construction and operation.																													Ш				L				x	x					
15	51 15	1.5	"Construction impacts such as noise and vibration emissions from construction activities, particularly involving heavy equipment, pile-driving and vehicle movements, have the potential to impact on nearby residents" This is not going to be a small construction phase. Not only will residents be affected, but the adjacent Cattana Wetlands which is fast becoming a bird watching hotspot. It is doubtful that we will see many of the Jabiru, Magpie Geese and Pelicans at Cattana or opposite the proposed site. Further studies to add to baseline studies of wildlife and birdlife in particular are needed. There should be no construction on weekends to allow residents to at least enjoy some quiet time if this monstrosity is approved. Pity those shift workers in the area.					x																								x								x						
15	51 15	1.6	"A comprehensive community and stakeholder engagement program has been conducted to receive feedback on the community's response to the project." This is not true. The proponent had a meeting with local businesses only invited to a beer at the YK Boat Club one afternoon - there is no public record of what was said at this meeting that i can find. The population of Yorkeys Knob is 2766 as stated on p14-11. This is not many people to actually survey properly. And if this comprehensive engagement has been undertaken - where are the publicly available results? I know of no one in my street being interviewed. The Aquis shopfront closed months before submission of the EIS. They didn't like answering any hard questions from residents. It was only open during minimal working hours which did no allow for those who work full time to even enter the shopfront for information. The design was totally different to what has now been proposed - why did the proponent not have to rebuild the model and answer community questions during hours that people could attend for a period of time.	S t																										< label{eq:states}																
15	51 15	1.7	Casino - Cairns does not need 2 more casinos. The government will benefit greatly from licence fees. Australian casinos attract the local grind market (70%). The negative impacts of casinos on local communities, infrastructure are well documented and far outweigh the positives. Lifeline and other gambling help bodies will struggle to cope.	t																			x			x		x																		

ID	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Succession 1 1 Suitebility of bootcome	 4.1 Suntability or project 4.2 Suggested changes to project 4.3 Construction issues 	4.4 Local content 4.5 Broinet failure / abandonment	4.6 Project viability 5.1 and use CairnsPlan Regional Plan	5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	0.5 Light emissions	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level	8.2 Kiver migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.1 Water resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stortwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	16.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.3 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation	24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
151	1 151.8	So as Yorkeys Knob does not become the slum on the other side of this resort, the proponent should be improving the streetscape of Yorkeys Kno to retain the community village atmosphere not attract the lowlife that likes to hang around casino edges.	b				×																																						
151	1 151.9	The proponent should have construction access off the Cook Highway where the Golf driving range and go-kart track is to avoid disruption of residents traversing in and out of Yorkeys Knob. "242,143 construction materials trips to and from site" - that is 663 trucks per day over one year!					×																														L								
152	2 152.1	The EIS fails to address adequately the significant social impact a resort o this size will inevitably have on the Cairns community both through the construction phase and once completed.	fx																									x																Π	
152	2 152.2	For residents of Yorkeys Knob and neighbouring communities the resort w reduce their quality of life given that most have deliberately chosen to live small coastal suburb rather than in Cairns city or other metropolitan area. Most have sought the small community feel, have deliberately enrolled the children in the small local school etc. Now they will be subject to a large scale construction and then a monolithic resort with casino in a completely changed community.	rill in ir																							x																			
152	2 152.3	Those who rent in the area will have inflated rents and may have to leave.																								х																		Π	
152	2 152.4	The broader Cairns community will be impacted by the sheer size of the project and the subsequent demand for housing for construction and resor workers. The local infrastructure, including hospital and schools, all public funded are inadequate for the increased demand stemming from the increase in population associated with the resort. Residents will face increased demand for these services without adequate planning or funding allocated to address the inevitable increase in need.	t y g																																								x x		
153	3 153.1	The old aquaculture ponds on the site provide an important refuge of waterbirds during the dry season. As indicated in the EIS, the species usin this wetland include a number of avian species listed under the NCA and EPBC. As stated in s.7.1.9 Overall Biodiversity, "the aquaculture ponds also provide a habitat that is uncommon in the local area and adds significantly to the diversity of habitats available." The drainage and filling of the old aquaculture ponds will remove important habitat for the species that use it. Although the proponent intends to undertake some revegetatio on the site, this will not provide habitat for the species that use the old ponds. The loss of these freshwater ponds as a dry season refuge for waterbirds, including a number of species listed in the NCA and EPBC, is significant. The old aquaculture ponds should be maintained and incorporated into the resort design.	g				x					:	ĸ																																
153	3 153.2	In the context of the proponent's intention to drain and fill the aquaculture, Table 7.12 states that the resort lake "will be designed as a habitat in its own right". Yet in Appendix G – Terrestrial Biodiversity s.8.2, states "When the ponds are lost it would be important to ensure that the lake did not replace them as a preferred habitat" and lists a number of strategies to specifically designed to "reduce the habitat variability and attractiveness o the artificial lake and lagoon areas". This is contradictory. The proponent should be clear as to the intentions for waterbird habitat on the site. If the existing valuable wetland habitat is to be drained, the establishment of a resort lagoon designed to minimise habitat values will not offset that. The nett result will be a significant loss of waterbird habitat in the area. Ideally, the old aquaculture ponds should be maintained and incorporated into the resort design.	f				x												×																										

10		No																													TT		Γ		П							П		c				Π	Т
			Process																																п									on ctio					
			Proponent								5																								п									stru					
			Project			at t		#		Ţ	1al Pla									water	vater														П		ters ation	sal		es				t - Con					
			Environment		ontact	poner	llity	projec		namo	Regior		ability issues				Irces		riour	irface v	vpuno		ţ					a				saues			П		elicopt genera	dispos	ectors	ocodi		lrity iee	ulative	Jement	ion		ity	bu	_
			Economic		on / c	ct Pro	uitabi	ect es to	ser	bando	Plan,		/ suit cenic	G L G	22	una	Resol	vel	behav	nS - Su	s - Gr	nt	quali	nent	nent		u	e / loc	s	2		nity is	egies	s and			and h	ent -	tv - Ve	Ū	VU0	Integ	Cum	<u>Aanag</u> Aanag	struct		Capac	Housi	DIIC
			Community	of EIS		s / gov f Proje of Proi	ion / S	of proj chang	on issu	ure/a	bility Cairns		and s	sions	S S	a & Fa	ieries I	ater le ation	s and	source	source er drai	ronme	water	vironr	anagei ent		minati	offshor	Shange	ving	hange	nmmo	n strat	te soil ated L		eratio	rcraft : nagem	nagem	d Safe	d Safe	ritage NES -	. NES .	. NES .	ental N ental N	- Con		ture - (cture -	ture - I	ment
			Infrastructure	uacy (ler info	city of billity of	script	bility of ested	tructio	ct fail	ect vial use, (c land	all app scape	emiss	ystem	d Flor:	& Fish	migra	level	er Res	er Res	e envii	eiving e plum	ard en	ard ma	nomy	ket do	efits o e of Ch	nan Se style (t of Li	ural C	eral c	tigatio	d sulfa tamin	uality	se - op	se - Ai ste Mai	ste Ma	curity Ith and	lth and	ral Hei ters of	ters of	ters of	ironm	nsport nsport	tio	astruci rastru	astruc	ences
			Legislative and Planning Environment	Adeq		capa Suita	e De	Suita Sugg	Sons	roje	roje and	ldu	Dver:	-ight	COS	-iste	-ish	Eleva		Vat	Vat	Lak	Rec Lak	Haz	Emg	ECO.	Mar	Ben Rate	Hun	Cos		Gen	0 Mit	Acic Con	ir Q	Nois	Nois Was	Was	liose Hea	Hea	ultu Mati	Matt	Mat	Env	Trar Trar	Airp	- Inf	Infra	o-ne
				1.1	1.31	2.1 (3 Sit	4.1	4.3 (4.51	4.6 F 5.1 L	5.21	6.1 (6.2 l	6.31	7.2	7.41	7.51	8.1 I 8.2 I	9.11	3.4 T	10.2	11.2	11.3	12.1	12.2	13.2	13.4	13.5 14.1	14.2 14.3	14.4	7 4.5	14.8	14.1	15.1 15.2	16 A	17.2	17.3 18.1	18.2	19 B 20.1	20.2	21 C 22.1	22.2	22.4	23.1	24.1 24.2	24.3	25.1	25.3	27 R
1	53 1	153.3	In the context of the proponent's intention to drain and fill the aquaculture			H-		x					_		-		+	_					x	H		++					++		-		H			+		+		++				H	_	H	_
			ponds, Table 7.12 states that the resort lake "will be designed as a habitat																																п														
			freshwater. The lagoon lake, however, will be brackish to saline (Appendix																																п														
			G Terrestrial Biodiversity, s. 8.2.1.). The value of the aquaculture ponds																																н														
			the establishment of a saltwater system. The loss of the ecologically																																п														
			important freshwater aquaculture ponds cannot be offset by the creation of																																п														
			maintained and incorporated into the resort design.																																П														
1	54 1	154.1	Can this project include cyclone shelter for local population during disaster conditions? This will be of great benefit to all cairns residents.					x																×	×										Ħ														
1	55 1	155.1	I believe this project will have both short and long term positive effects on	х			,	x																											П														
			positives and negatives of an enormous undertaking but I believe the																																н														
			positives vastly outway the very few negatives.							\square					_									\square											Ц	_				1						н			
1	55 1	155.2	friends who are forced to leave their families due to lack of work and																						х	×									п														
			financial constraints, bring back the vibrancy of a city full of hope and																																														
			growth instead of business closure and unemployment. I believe the vast																																														
1	56 1	156.1	The size and height of the proposed development will negatively impact on										х																						П														
			all the Northern Beaches and the view of the coast from the ocean. It is too																																п														
1	56 1	156.2	The increased air traffic will have a direct negative impact on my house and																																Ħ		х											H	
1	56 1	156.3	lifestyle at Trinity Beach. Traffic lock ups around Smithfield and Barron River past Kamerunga are							+					_			_			-			\vdash			+						_		H	_		+		+					×	+	_	\vdash	_
	50	100.0	terrible at school times already = the resort will have a terrible impact on																																п										Â				
			our traffic conditions as locals divert away from the Yorkeys area.																																п														
1	56 1	156.4	An economic windfall for government and local council does not equate with quality of life for locals.																										x						П														
1	56 1	156.5	The tocus is on a foreign owner requiring no govt investment and providing jobs for construction.																							x									Ш														
1	56 1	156.6	Short sighted viewpoint at best and without considering the locals general lifestyle choices for living in this part of the world. Send it to the Gold Coast																										х						п														
			send it to Townsville - send it anywhere but Yorkeys Knob.																																П														
1	57 1	157.1	The mitigation strategies to address the social impacts seems to take for																										х				х		П														
			granted that people can be convinced or trained to accept the extreme change proposed to the environment. There seems to be no consideration																																п														
			that people choose to live and holiday in the area due to its lack of large																																п														
			scale development, environmental and social appeal and "village" feel.																																н														
1	57 1	157.2	As a frequent traveller to the northern beaches of Cairns I am alarmed and							П			Τ													X				\square					Π			Π											
			the development continues, I will change holiday location to somewhere entirely different to the Cairns region.																																П														
1	58 1	158.1	The projected 1 million guests per year, with 74% coming from outside of								x																								Π							\square							
			numbers (142% increase over 2012, according to the EIS p.5-119).																																п														
			However, the level of certainty that this quantity of visitors will, in fact, be																																														
			short- and long-term viability of the Resort is dependent on achieving these																																														
			numbers of guests is also unclear. To the greatest extent possible the EIS																																														
			and how the Resort plans to market itself and attract quests.																																														

ID) No)	Process																												П							uo	5				Π
			Proponent								_																				Н							structi	ration				
			Project			Ŀ	ŧ	1		į	al Pla							vater													Н		ers	a	se			- Con	- Ope				
			Environment		ntact	onen	opone ity	project	ament.		region	bility ssues			sec		our	face v		>								senes			Н		licopt(ispos	ctors ocodile		ity es	Ilative	ement	5	ť	ō	
			Economic		n / co	t Prop	ect Pro	es to p	ca Dudoi		lan, k	/ suita enic i	SES	Ina	ses tesoui	ē	ehavi	- Sur	age	quality	ent	Jent		on e / loca		s		nity is:	ttion egies	"pu			ent - g	ent-d	y - Vec y - Cro	٨NO	Integr Speci	Cumu	anage tructi	ation	apaci	Cost lousin	ption
			Community	f EIS	rmatic	Projec	f Proj	f proje chang	nt Issu re/at	ility a	airnsr	oach and so	ons ES &	& Fai	roces eries F	ter lev tion	and t	ources	r drair	water	oing vironm	nagen		ninatio	ange vices	hange ing	ange	rder mmur	nsulta strato	e soils ted La		struc	agem	agem	Safet Safet	tage NES -	NES - NES -	NES -	ntal N	Oper	ure - C	ture -	nent O
			Infrastructure	lacy o	ior col er info	tity of	ility o scripti	sted o	contel t failu	t viab	use, ບ : land	II appi	emiss s of N	stems Flora	gical F Fishe	ed wa miarat	levels	r Rest	nwate	iving '	plum rd env	rd ma	omy	ism et dor fits of	of Cha	tyle C of Liv	bling Iral Ch	and O	ind co gation	sulfat amina	ality	e - ope	e - Air e Man	e Man urity	ch and ch and	al Heri ers of	ers of ers of	ers of	onme	sport.	struct	astruc	/elopn nces
			Legislative and Planning Environment	Adequ	Furthe	Capac	Suitab te Des	Suitab Sugge	Local	Projec	Public	Overa Lands	Light e	Ecosy Listed	Ecolo Fish &	Elevat	Flood	Wate	Storr	Rece	Haza	Emol	Econ	Bene	Rate Hum	Lifes Cost	Gam Cultu	Cene) SIA a 0 Miti	Acid Cont	Air Qu	Noise Noise	Wast	: Wast Biosec	Healt Healt	Sultura	Matte Matte	Envir	Envir	Tran;	Infra	: - Infra Infra	lo-dev Refere
				1.1	1.3	2.1	3 Si	4.1	4.4	4.6	5.2	6.1	6.3 7.1	7.2	7.5	8.1	9.1	9.2 10.1	11.1	11:3	11.4	12.2	13.2	13.3 13.4 13.5	14.1 14.2	14.3 14.4	14.5	14.7 14.8	14.9 14.1	15.1 15.2	16/	17.2	17.3	18.2 19 E	20.1 20.2	21 (22.3	22.4	23.2	24.2	25.1	25.2	26 N 27 F
15	58 15	8.2	It is projected to result in a doubling of international flights at Cairns International Airport. This will result in significant additional noise pollution for residents living adjacent to the airport and along the highway corridor between Yorkeys Knob and the CBD (e.g., Aeroglen, Stratford areas). Noise pollution will be further increased from the movement of guests from the airport to the Resort, again passing by these neighbourhoods. Reduce the size of the resort, i.e., by reducing numbers of hotel rooms/guests.	n																												x	×										
15	58 15	8.3	Also consider to what extent noise and light pollution might be minimised i the proposed Resort was located in the CBD, where there is already highe population density, noise, and light pollution as compared with suburban areas such as Yorkeys Knob	f				x									Π														Π												
15	58 15	8.4	The EIS appears to reach a contradictory conclusion. First, it reports that the Resort will develop an independent HOV fleet to run in tandem with existing public transportation (presumably referring to Sunbus) (p.5-78). It							T							Π	T													Π									x			
			then goes on to report that this independent fleet will "result in a significant reduction in pressure on the public transport service" (p.5-79, PO4). Nevertheless, the Resort will endeavour to provide "direct linkages and ease of interchange for passengers between existing and future public	t																											l												
			passenger transport, including other transport modes" (p.5-79, PO4). However, regular users of Sunbus in Cairns will confirm that the system appears to be under scant pressure as it is, with few riders, infrequent services, and limited routes. Rather than supporting existing public transport, the introduction of an independent system seems more likely to																																								
			further weaken the existing system (resulting in reduced services and higher fares), an outcome which would impact the general public across Cairns and particularly those members who are most vulnerable (e.g., low- income, elderly, disabled/unable to drive). Solutions involving collaboration between Aquis and Sunbus suggested.	- 1																																							
15	58 15	8.5	Provision of facilities is insufficient to guarantee or to increase the use of active transport (oveling walking) given the reported figures of only 2% of																												H							Ħ		х			
			Cairns residents cycling to work and 4% using public transportation or walking (p.14-13). The attractiveness of the location to build the development – a large, empty space accessible to the rest of Cairns almost exclusively by a highway – are the features that make it exceptionally	st																																							
			unattractive to cycle to, and virtually inconceivable to walk to. Provide further, specific details as to how active transport by staff (in particular – bu also quests as appropriate) will be encouraged in order to achieve the	ut																											Н												
			stated minimum goal of 10% of staff trips taken using active transport (p.2 73). This goal appears exceedingly ambitious considering the current average of 2% in the region. Consultation with local bicycle advocacy groups recommended.	4-																																							
15	58 15	8.6	The information provided from the Queensland Household Gambling			H																					x				H							H					
			classified as 'problem gamblers' is based on problematic methodology and sampling practices, which minimise the extent of dangerous and unhealthy behaviours associated with gambling. Suggestions made regarding need for additional research	4																																							
15	58 15	8.7	The scale of the development is acknowledged in the EIS to impart a substantial effect on the Cairns landscape, not only from Yorkeys			Π		x				x															\uparrow				Π							† T					Π
			Knob/Northern Beaches, but throughout the wider Cairns area: This appears to be inconsistent with the current character of and vision for the area. Consider the positive implications of reducing the intensity of the proposed development and the height of the current building envelopes (ir	1																																							
			tandem with recommendation for further community consultation regarding the height of buildings).																																			1					

) No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Sutrationity or project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 0.1 Elood lavels and behaviour	9.2 Flooding effects on others 10.1 Water Besources - Surface water	10.1 Water Resources - Sunace water 10.2 Water Resources - Groundwater 11.4 Styrmunder designed	11.1 Lake environment 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment 13.5 Economy	13.2 Economy 13.3 Tourism 13.4 Merket domination	13.4 Market domination 13.5 Benefits offshore / local 14.1 Rate of Chande	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 10 Biscontrity.	20.1 Health and Safety - Vectors	20.2 Heatth and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
15	58 155	8.8 The EIS claims that the proposed Resort will seek to "enhance and promote" "the unique natural and cultural environments endemic to Cairns are part of the attraction which the proposed development seeks to promote with international tourists. The success of the resort depends on these tourists being able to enjoy the values associated with the regions' [sic] quality of life and tourist appeal. Notwithstanding its large scale and built form, the development retains all elements of its natural setting and actively enhances this" (p.5-114; emphasis added). There is a contradiction here between this stated goal, the reported demands and interests of the target market (i.e., Chinese tourists), and the physical appearance and scale of the proposed Resort. Even if the Resort genuinely wishes to make the Tropical Reef and Rainforest central to the experience of its visitors, the choice of location is suboptimal. Submitter suggests alternative placement in Cairns CBD (reasons stated in detail). Small businesses and tour operators in Cairns are unlikely to benefit from the increased number of tourists in the region under the current plan.			x	×																																	
15	58 154 58 154	 8.9 The visual impact of the Aquis Resort as described in the EIS has been significantly underestimated and understated. Images presented appear to have been deliberately curated to disguise the less attractive or visually pleasing aspects of the development from the outside. (1) Undertake additional engagement exercises to assess the attitude of the community to overriding the current four story building height limitations on the Northern Beaches. (2) Produce further photomontages from a wider range of locations to more accurately document the visual impact of Aquis Resort from surrounding residential areas, adjacent hillsides. (3) Night-time views should also be provided to give a sense of the light pollution that can be expected. Only with extensive, wide-scale, 3D perspectives will the visual impact of the proposed Resort from the surrounding areas be fully assessable. 8.10 The EIS states that "The Staff undertaking the Aquis Resort ecological surveys reported large populations of mosquitoes during the wet season surveys, particularly in the Yorkeys Creek area" (p.20-5). Suggestions 							×																						x								
1:	58 150	made regarding future survey and management techniques. 8.11 It is not clear that the Community Engagement and Consultation process was undertaken in a transparent manner, free of bias. The use of "Project Ambassadors" and production of materials about the project funded by the project proponent will necessarily spin the project in a particular way. The findings report that the respondents were not representative of the Cairns LGA population, which places the legitimacy of the findings in question. A truly independent body should undertake a more thorough and representative engagement process workshops across Cairns to describe and discuss the desirability of the many social, economic, and infrastructure impacts already identified in the EIS to date.																							x														
1:	59 159	9.1 I make this submission in response to the Initial Advice Statement [i.e. not EIS] for the AQUIS casino proposal. My response is to Section 7.5 and the associated Table 4. I know from general life experience that the mitigation measures proposed are inadequate. Evidence in support of my views are available from a number of studies. These studies suggest that the Avoidance and Mitigation Measures proposed by AQUIS would only slightly reduce the risk of the social impact of problem gambling.																								×													

ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	 4.1 Suitability or project 4.2 Suggested changes to project 4.3 Construction issues 4.4 Local content 	4.5 Project failure/ abandonment 4.6 Project viability 5.1 and use TorimeBlan Decisional Blan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes 7.5 Eich & Eichoride Decources	/.3 risit a risiteries resources 8.1 Elevated water level 8.2 Diver mirration	9.1 Flood levels and behaviour 9.1 Flood levels and behaviour	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	1.1. Storntwater urantage 11.2 Lake environment 11.3 Receiving water quality 11.4 Lake nlumbing	1.1. Lake pumping 12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling 14.6 Cultural Channe	14.7 Law and Order 14.8 General community iscuse	14.9 SIA and consultation	15.1 Acid sulfate soils	13.2 Containinated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
159	159.2	I propose an additional mitigation of requiring AQUIS to only allow gamblin by people who produce a passport. AQUIS spokespeople have been regularly proclaiming that it is all about bringing rich Chinese and other Asian tourists to Cairns. If this is so, effectively barring the local population from gambling should be quite acceptable to them. Requiring the production of passports would also help in the deterrence and detection of money launderers.	g																				×													
160	160.2	I support this development: built to Australian standards will enhance environmental protection, reduction of farming chemicals entering the environment.									x			×		I									П											
160	160.4	I support this development: positive economic and social impact. I support this development: provide income i.e. tax - to be used to mitigate against environmental impact.															x					×														
<u>160</u> 160	160.5 160.6	I support this development: supportive of strategies in application. I support this development: utilises exiting international airport – reduce expenditure and environmental impact as already established.										t											X		Ħ							x x			H	H
160	160.7	I support this development: utilizes existing tourism infrastructure.																																х		
<u>160</u> 161	160.8	I support this development: will promote cultural heritage. In Section 8 Page 17 the EIS section detailing the Barron River/Thomatis Ck Bifurcation it states 'the creek currently appears stable for most of its fu length' but there is no reference to the evidence. Under the mandatory requirements of the EIS it states that all the evidence must be produced and in this instance it has not been provided to explain how this conclusion was reached?										x																		x						
161	161.2	Pg 19 it states 'recent geological evidence suggests that a breakout in the lower estuary of the main Barron River Channel is more likely than change at the bifurcation - there is no reference in the EIS to where this geological evidence was collected?	s									×				Π									Π											
161	161.3	Pg19 it suggests that a sinking fund contribution will be made to fund additional armour works - there is no further information about how much this would be set up and managed? For a project of this scale which will cause massive changes to Cairns and the Barron River Catchment the proponent should have an obligation to fund ongoing catchment repair works which will positively influence the entire Barron River Catchment well beyond the project site and not just the Thomatis Creek Bifurcation and the one erosion site where the overflow is to be constructed.	1									×																								
162	162.1	'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.' This statement is supported by a series of maps showing the results of the floor modelling. However, there is no baseline data presented or details of the exact methods used to arrive at this conclusion. The EIS should provide all baseline data for adequate assessment and verification by professional an concerned stakeholders and government assessors. This is in order to ascertain the accuracy and reliability of this data for flood modelling scenarios on surrounding areas.	l d										x																							
162	162.2	Provide justification for land fill level scenarios in mitigating the flooding of surrounding residents and to ensure that toxic waters will not enter the Great Barrier Reef Waters or important wetlands for migratory and residen protected bird species.	t										×		x																					
162	162.3	Provide a description of the flooding without development against a description of flooding with the development. Justify the reasoning behind the 7.5m fill for the development, filling of the lagoon and state whether this will have an increase on flooding the surrounding areas during a flood event.	5										x																							
162	162.4	Provide an example of this in another development of this size.																																		

	No						1 1	T T			1 1				1								1 1	T	1	1 1	1													
	NO	Process																																		tion	-			
		Proponent																																		struc				
		Project				±				3							ater iter													s	u _		s			Con	200			
		Fruitenment		tact	nent	y v	oject		nent	30016	sues			es		r s	ace wa									ser				copte	nerati		ors		y stive	nent -				
		Environment		/ coni	ropo	Prop	to pr	-		, itab		S		sourc		other	Surfa Grou	ge ality	Ę	ŧ		local				/ issu	es	-	L	l heli	t - ge t - dis	100/	Croc	2	tegrit becie:	agen	uction	acitv	ost Ising	lon
		Economic	S tions	ation	ject F	oject / Suit	oject	saues	abar /		scer	s SE	Fauna	s Res	level	d beł s on i	ces -	raına er qu	g nmer	Jemei		ation ore /	es ides	2	ge r	nunity	rategi	Lanc	uctio	ion ft and	men		fety -	e S - OI	2 - Sr	I Man	onstru	- Car		t Opt
		Community	of El	forma	of Pro	of Pr	of pr d cha	tent	ability Caire	p p	e and	NES	ns ra&I	herie	vater	els an effect	sour	ironn g wat	nviro	าana(omin	char Char	iving	Chan Orde	comn	on sti	nated	onstr	perat	anage	B A	nd Sa	eritag of NE:	of NE	nenta	ŏ ŭ	cture	uctur	cture pmen
		Infrastructure	luacy for c	ler in	city o	scrip	bility jested		ect via	ic lan	scap.	emis ers of	yster d Flo	& Fis	migi	d leve ding €	er Re er Re	e env eivin	e plui ard e	ard n ployn	nom	ket d efits	e of C nan S stvle	t of L nbling	tural (ieral o	tigati	Itamii	uality se - c	se - o se - A	ste Ma	curity	Ith ar	ters o	ters of ters of	ironn	Ispor	ort astru	rastru	asu u eveloj ences
		Legislative and Planning Environment	Adeq	Furth	Capa	Suita ite De	Suita Sugg	Loca	Proje	Publi	Land	Light Matte	Ecos Liste	Fish	Rive	Floo(Floo	1 Wat 2 Wat	1 Stol 2 Lak 3 Rec	4 Lak 1 Haz	2 Haz	2 Eco	5 Ben	1 Kato 2 Hun 3 Life	4 Cos 5 Gan	5 Cult	8 Gen	10 Mi	2 Con	AIL U	2 Noi: 3 Noi:	1 Was	Biose	2 Hea	cultu 1 Mat	2 Mat 3 Mat	1 Env	1 Trai	3 Airp 1 Infra	2 - Inf 3 Infr	5 IIII.
			1.1	1.3	5.1	3 S	4.1	4 4 4 5 4 4	4.6 4.6 4.6	5.2	6.2	6.3 7.1	7.2	7.5	8.2	9.1 9.2	10.		11.	12.	13.	13.13	4 4 4	4 4	14.	14.	14. 14.	15.0	17.	17.	18	19	20.5	22.	22	23.	24.	24.	25.	26 27
163	163.1	The Yorkeys Knob sacred place was a shared environment. Does anyone																													H		x	(
		greedy birds). As the main cultural intrinsic belief and respectful practice of																																						
		the first peoples. These three tribes claiming this place should know this story, and the moral of the Buda-Dji Dreaming story. The story was shared																																						
		from the coastal people and the mountain people.																													Ш									
163	163.2	The environmental impact of such a huge scale resort will absolutely devastate the land and the first people. The Dreaming story was shared																															x	¢			н.			
		among these particular tribes that always respected, no-one exclusively owned the land. It was shared. To have sold out the land is one matter, to																																						
		sell out on the spiritual and mental, emotional and physical well-being of th first peoples now, is already causing damage of the most subtle nature.	e																																					
163	163.3	Money& greed the root of all evil. We feel very that your Aquis resort is way beyond scale, out of proportion to	0				<	++			++															$\left \cdot \right $	Η				⊢⊢		x	¢			++			
		the humble lives we have all lived in this land, such is our respect of the Dreaming of this area. We suggest that you humble your proposal, to																																			н.			
		understand and respect the poor, are the first peoples with their own spiritual connections to a country where you think money and																																						
		overdeveloping, is a mark of success. Our belief is that with your money, you can build a resort of the biodegradable nature. Small Bayou shelters,																																						
		made of the fibres of this world heritage environment. Seasonal camping, where humans are next to our mother earth, during their stay. With each of	-																																					
		the Bayou being built with the particular engaged cooperation of the tribes that claim their heritage in these lands																																						
163	163.4	Disturbed at your vision of residing way up high over the locals, and the					(_												\vdash		x	<						
		poor first peoples and our Dreaming which resonates throughout this environment. Through a cultural tourism experience visitors can learn of th	e																																		н.			
		rhythm of Buda-Dji, where Buda-Dji travels and why Buda-Dji shared the mixe mixe (nautility shalls) from the coast with the vimble (lautility shalls) from the vimble (lautility shalls) from the vi																																						
		mirid imiga finadinus sherish fiori the coast with the yinth (any bags) a mirid in (medicine) from the mountain Bama people of this special remote																																			н.			
		Language (Warrma) dance& song are shared and traded.																																			н.			
163	163.5	As Djabuganydji elder, I request you downsize and humble your proposal to	0				x																								H		x	(
		this world heritage environment, but the true owner is Buda-Dji.																																			н.			
164	164.1	I think it is very important for you to realize that two community groups are	f								$\uparrow \uparrow$																													Ħ
		many responses seem the same there from these two groups. On the othe	r																																		н.			
		to whether we need to send an EIS response thinking that we expressed	5																																					
		seem to unreasonably change from earlier numbers the supportive numbers																																			н.			
405	105 4	unere but since no changes needed you haven't heard from us.	×																								\downarrow				\square		\downarrow							4
165	165.2	As per 133.1 As per 133.2	X				x ($\pm \pm$																													
165 165	165.3	As per 133.3 As per 133.4							X	×																					Ħ									
165 165	165.5 165.6	As per 133.5 As per 133.6									x			,	(
165 165	165.7 165.8	As per 133.7 As per 133.8			╉┼		++	++	+		+				((_	$\left \right $			++			++	┼╂				\vdash		┼╂				++	┼┠		4-6
165 165	165.9 165.10	As per 133.9 As per 133.10					+	++	\square		\square			·	((\square						++			\square	\square				\square		+				\square			Ŧ
165	165.11	As per 133.11													(

п	No						ТТ																					-						ТТ			ТГ			
	110	Drocess																																	5					
		FIDLESS																																		i c				
		Drenenent																																		E E				
		Proponent							5	Ē																									a c	era				
									ā	Ť							er te													ŝ					ē	<u>s</u> å				
		Project			t t		÷			a							vat vat													atio	a	es								
				g			jec	eni		<u>5</u>	£ ĕ			Ś			d b									ŝ				era	ő	s lib			ive	ent				
		Environment		t t		Ę.	2	1		na :	SSI			e e		on	r ac		_							sue				en	is	19.00		it V	ata			≳	5	
				S B	Į Į Į	pil	0	Į į		۲ .	ci	6		" ln		the si	ji ji	a	lif.			ŭ				iss	ŝ		_	hel - g	<u>Р</u>			> lg i		ction of the	ç	st gci	u si	
		Economic	s		<u>0</u> 5	tia	st c	s la		a	eni	ŭ	na	ses	<u>.</u>	eha C	^o o	t ag	ent i	eu		~				ity tiol	gie	p	U	걸걸	t i	$\overline{\cdot}$					ţi	å ö	i i i i i i i i i i i i i i i i i i i	
		LCOHOMIC		s lio	e e	Su	ge Je	ab a			sce 1	00 05	aui	R R	eve	o p	es es	en	L O	ĕ Ę		r ti	s s	ges	e	taf	ils	Lai	a ci	me	a l	et v		·		St No	era	ΰŸΥ	ΞÖ	
		O a manual the	iti El	ad			au		. <u></u> ∠	Ë i	ac ac	s. S	Ш	o ci	2 2	ts :	22	E E	ng	o g		ho	i ge	ig an	ng Ier	sul m	so st	<u></u>	ati	gei	gei	afe	i ge		3 8 3		å	- e	e u	
		Community	To lo	s/oru	5 4 5	jo -	5 5			_ 2	ala	S 별	a 8	Pr	ate	s a ffec	រត្ត ត្រូ	2 e	id i	anä	eut	ff ai	S a	vin Sh	Drd Pa	u u	te n	ate	er:	na	na		Lita 2	ZZZ	ZZ	e i e	Ÿ	년 년	a tr	
			S S	es	S ⊇	<u>i</u>	ed	ail	/ia	ind c,		of IS	or em	ish is	gr.	le c	še še	vi at	bu un	a E	€ ≥ e	- 8 S	ບັ້	Li e	E O P	οŪ	lita E	들 출	8 8	Ai Ma	ity	an a	Ē	5 5 5			t l	t c	9 6	es
		Infrastructure	for		£ € ≣	SCL	st		t til	Sn 19		rs	H FI	gi F	mi Teo	inc	5 5	e a	iž la 3	ב ב		ji g ji	anof	of	ala	and	ga	ali	 	e e	in te	5 5	all		ers a		ds la	as	vel	n S
			ed i	<u>a</u> t	tat	e le	gg la	cal cal	e je	⊒iji	era	Ite	tec _{SS}	994	er	p p	ateate	S S	S Re	aza	테이	ar a	Tage 1	fes	s Iff a	ene A a	iel liti	5 B	ois	ast	asi	eal	t t	atta	atta	z i z la	p a	nfr a	fra	ere
		Legislative and Planning Environment	Ad A			9					ă a S	a la	<u>is: 10</u>	Lis C	Riv Ele	음음	≥ ≥	בן מ	r r	ΪΪ	ΞŭĔ	- Z m	Ϋ́Ξ	ΞŎ	ΰŪĽ	S S	δĂ	ŭ 🛓	žž	ž≥	≥ iŝ	ŤΪ	in ≥	ΣΣΣ	ΞĽ		ΣĀ	<u> </u>	드승	tef
		Logiolative and Hamiling Environment	5 2	[[[]]	7 9	ŝ,	- 01	5 4 5			10		3 2	5 1	5 7	1 1 1	5 5		1.1	5 2	3.2.3	3.5 3.5	4 4	4.4	4.6	4.9	5.1	5.2	1.1	7.3	9 E	0.2	1 4 5	3 5 6	5 4 5	4 33	4.2	5.1	5.3	7 8
					0 0	€.	t 4 1	4 4 4	t 4 r	0 10	ن ف ف		7	7	∞ ∞	6 6 7					÷ ; ;		÷ ÷	÷ ÷	÷ ÷ ÷	÷ ÷	÷ ÷			÷ ÷	~ ~	ñ ñ	0 0	0 0 0	1 01 0	N N V	N N	ñ ñ	ñ ñ	5
165	165.12	As per 133.12													х																									
165	165.13	As per 133.13													х																									
165	165.14	As per 133.14														x																								
165	165.15	As per 133.15														х																								
165	165.16	As per 133.16														х																								
165	165.17	As per 133.17														х																								
165	165.18	As per 133.18														x																								
165	165.19	As per 133.19																х																						
165	165.20	As per 133.20																х																						
165	165.21	As per 133.21																х																						
165	165.22	As per 133.22																х																						
165	165.23	As per 133.23														x																								
165	165.24	As per 133.24													х	x																								
165	165.25	As per 133.25																													х									
165	165.26	As per 133.26																													х							хх		
165	165.27	As per 133.27						x													x																	x		
165	165.28	As per 133.28																								x														
165	165.29	As per 133.29																								x														
165	165.30	As per 133.30																									x													
165	165.31	As per 133.31																									x													
165	165.32	As per 133.32																									x													
165	165.33	As per 133.33																																	x					
165	165.34	As per 133.34																																						
166	166.1	We fully support the proposed Aguis development. We own three)	< x																			-
		investment properties in the Cairns area, two of them are located very close																																						
		to the Aquis site. Over the 11 years we have owned the properties we have																																						
		watched Cairns slump into economic recession with locals finding it very																																						
		hard to secure work. The employment and economic prospects this																																						
		development will bring to Cairns and ENQ in general are too important to																																						
		miss.																																						
166	166.2	The current land use does not make the best available use of the land					+		x																															
		Aguis will make optimum use of this prime location.							L L																															
166	166.3	We will probably be able to see the Aquis development from both our									x																													
		properties in Yorkeys Knob. We accept that Yorkeys Knob will most likely																																						
		become a busier place in future than we had realised when we bought our																																						
		retirement property there. We consider this a small price to pay for the																																						
		economic benefits Aquis will bring to the region																																						
166	166 4	The access road improvements required for Aquis will have a positive					++				++																										x			
100		development on Yorkeys Knob, making it less likely to be cut off by floods																																			Î I			
166	166.5	Overall, a development of this size and nature will improve not only Cairos				V	++				++										v																1 1			
100	100.0	but the whole of Queensland's and probably even the whole of Australia's				l l^															Î Î																			
		standing in the world tourism market, with flow on benefits																																						
167	167 1	As per 102.2.					+				++					x																								
167	167.2	As per 102.4					++	++			x					- î	++																	++			+ +			
101	1.0	p					1																			1 1											1 1			_
ID	No	Process Proponent Project Environment Economic Community Infrastructure Logiclative and Planning Environment	dequacy of EIS leed for conditions urther information / contact	IS process / government apacity of Project Proponent	uitability of Project Proponent e Description / Suitability uitability. of project	uggested changes to project onstruction issues	ocal content roject failure / abandonment roiser viability	and use, CairnsPlan, Regional Plan	ubiic land Verall approach / suitability	andscape and scenic issues ight emissions	latters of NES & SES cosystems isted Flora & Fauna	cological Processes ish & Fisheries Resources	levated water level	iver migration lood levels and behaviour looding effects on others	Water Resources - Surface water Water Resources - Groundwater	Stormwater drainage Lake environment	Receiving water quality Lake plumbing	Hazard environment Hazard management	Employment Economy	Tourism Market domination Benefits offshore / local	Rate of Change Human Services	Lifestyle Changes Cost of Living	Gamoling Cultural Change	Law and Order General community issues	on and consultation Mitigation strategies	Acid suirate soils Contaminated Land	r Quality Noise - construction	Noise - operation Noise - Aircraft and helicopters	Waste Management - generation Waste Management - disposal	osecurity Health and Safety - Vectors	Health and Safety - Crocodiles	Matters of NES - OUV	Matters of NES - Integrity Matters of NES - Species	matters or NES - Cumulative Environmental Management - Construction	Transport - Operation Transport - Construction Transport - Operation	Airport	Intrastructure - Capacity - Infrastructure - Cost	Infrastructure - Housing o-development Option	eferences	
----------	------------------	---	---	---	--	---	--	------------------------------------	---	--	--	--	---------------------	--	--	---	--	---	-----------------------	---	----------------------------------	-------------------------------------	-----------------------------	---	--	---	-----------------------------------	---	--	--	--------------------------------	----------------------	--	--	--	---------	--	--	-----------	
			1.1 A 1.2 N 1.3 F	1.4 E	2.2 S 3 Sit	4.2 5	4.4 L 4.5 P 4.5 P	5.1L	6.10	0.2 L 6.3 L 7 4 M	7.3 L	7.5 F	8.1E	9.1 F 9.1 F 9.2 F	10.1	11.1	11.3	12.1	13.1	13.3 13.4 13.5	14.1 14.2	14.3	14.5	14.7	14.1	15.2	16 A 17.1	17.2	18.1 18.2	19 B 20.1	20.2	22.1	22.3	23.1	24.1 24.2	24.3	25.2	25.5 26 N	27 R	
16	7 167.	Aquis would also increase Cairns bed numbers from 5,339 to 12,839 which is more than the number of hotel beds in all other capital cities except Sydney (Statistical Area level 2). Aquis will be the largest provider of tourism, accommodation, transport and entertainment. The EIS doesn't address the effect an imbalance of market power will have. Those effects must be evaluated in the various markets but also on the community in Cairns. The danger of this imbalance would be a real issue anywhere in a capital city in Australia. It is seriously exacerbated if put into a small regional community like Cairns. It is unlikely that Cairns can support more than one casino, even with an influx of visitors. There is a serious danger that such an imbalance in a small regional town will destroy diversity and resilience. Small business culture will suffer. The EIS has not adequately assessed the risk for the Cairns community of placing our economic well- being in the success of one development. Consideration should be given to reducing the size of the development and removing the casino(s). At the very least, construction should be spread out so that too much change does not happen at once.																		x																				
16	7 167.	4 The FNQ Regional Economic Plan was developed by Advance Cairns to provide the blueprint for our future economic development and success to 2031. The Plan recognises the need to strengthen and diversify the region's tourism industry and destination appeal. Gambling tourism is notably absent from this list. Most importantly, what Aquis has to offer is not consistent with the Tourism Queensland brand created for our region which is "Tropical North Queensland, Adventurous by Nature". The brand, adopted in 2010, was based on extensive research and signifies that we have the best Australia has to offer in the realm of tropical experiences and nature based adventures. The contradictions of the development proposal with the FNQ regional Plan should be assessed thoroughly. Adjustments must be made to ensure that the development is aligned with the well researched and carefully considered regional plan. This may include significantly reducing the size of the project, and excluding both casinos (there is already one in Cairns).						x																																
16 16	7 167. 7 167.	 5 As per 102.7. 6 As per 102.9 plus: Construction should not proceed while the water 					x		H															>	x											×	(x	H	_	
16	7 167.	As per 102.10. A sper 102.10.	X							╪╂											┢┼┼															Ħ		Ħ		
16	8 168.	Aesthetic harm to surrounding environment, deterring the "eco-centric" base of the Tourism industry of the region							×										,	x				Ť	Î											Ħ				
16 16	8 168.	Rural area being turned into an urban area. SCL is lost as a result. This does not meet the Cairus Plan code, nor does it meet the State Plan.						X X		╪╂			Ħ					╡			┠┼┼	++		++	Ŧ								++			H		Ħ		
16	8 168.	4 The height of the majority of the buildings of Aquis is not keeping in character with surrounding areas. It is an unnecessarily oversized resort considering its geographical location. The number of hotel rooms provided in the Aquis design exceeds the number of hotel rooms in total within other Australian capital cities such as Sydney and Melbourne, who cater for a much higher quota of tourists as compared to Cairns. Base the Resort within the city urban centre, and downsize by taking away all unnecessary retail shops, and let the locals cater to tourist demand with their own businesses in the city centre. Do not proceed with the resort - full stop.							X																															
16	i8 168.	5 Regardless of Gambling issues, majority of the revenue made within this casino will be made by Chinese expatriates, for Chinese investors - nothing local, or even Australian about it. Nowhere else in Australia will you find a city that boasts 2 casinos, let alone 3.																		x																				

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public Jand	6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Fcosvstems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.4 Elousted water lavel	o.i Lievateu water jevei 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stortwater drainage 11.2 Lake environment 11.3 Deceivion weter musitw	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing אח-לפייסוסיטייייייז (Ontion	20 NO-GEVEIUPITIETA UPAGOT
168	168.6 168.7	There is a huge risk involved regarding the large-scale civil construction phase of this site – flooding and cyclones, ASS. The biggest construction risk regarding the locality of this project is the control of silt & sediment overflow into surrounding waterways. All creeks surrounding the site are considered likely nurseries for many important commercial/recreational aquatic species, relevant for the \$9 million fishing industry that many people in this town rely on, for both business and recreation. Not only will this sediment affect the water quality of these environments, but it will be further washed out into the sea, carried via tida currents out to the reef, and again affecting very sensitive aquatic environments. Whilst various methods of silt & sediment control placed for regular maintenance. Floodwaters will see silt control devices washed out to sea with the sediment.	al ut					x							x																								x					
168 168	3 168.8 3 168.9	It can be seen with numerous other projects along the coast, that no matter how strongly implemented environmental management plans may be, mistakes will always happen, and the consequences, particularly for developments in such close proximity to marine habitats, are too great for our sensitive environment. Do not build the resort in close proximity to the Coast, in a region prone to Cyclones and Flooding. No amount of offsets can make up for damage to sensitive marine environments, particularly th Great Barrier Reef, which is already present on the World Heritage List as "In Danger". There is much emphasis placed on the direct and indirect benefits of employment for locals and beyond when it comes to the construction	e ;					x																x															x					
168	8 168.10	 phase, which is predicted to employ 3750 for the first phase, and 3500 for the second phase. However, there is an overlooming threat regarding the forthcoming China/Australia Fair Trade Agreement, with the push from China to be allowed to import Chinese workers to Australia to work on projects funded by Chinese investors. Regardless of whether this phase consists of overseas workers or local 																				x																						
		workers, the fact of the matter is that the construction phase is only short term. Any benefits created from the construction of this resort are short- term only, lasting a total of 8 years when linked directly to the resort. Once construction phase has finished, the majority of relevant trades will be left the town looking for further work. Due to the influx of trades that have moved here for the Aquis opportunity, there will be excess trades and lack of demand. Therefore, they will move on again and find work elsewhere – regular occurrence in mining towns.	in a																																									
168	168.11	During construction phase, for various local trades to take on work related to the Aquis resort means an increase in demand within the city, which in turn will lead to lack of available trades for everyday works. Low availabilit of goods and services along with increase in demand will result in inflatior of prices, making it harder to cope for the low to middle income earners of this city and surrounds. If the economic value of this project is of high valu a definite contract regarding employment methods should be created and signed by all relevant government and investor bodies, to ensure the jobs stay within the local economy.	y e,																									x																
168	168.12	The median rental price for Cairns will rise substantially, making a direct impact on many long-term residents within the town, particularly those within the suburb of Yorkeys Knob, where the majority of the population at single, low to middle income earners, and with a large quota of rental properties. The suburb is likely to transcend into a high-income, high-renta area.	e																							x																		

D	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project	4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use. CairnsPlan. Regional Plan	5.2 Public land	e.i Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Eich & Eichning Pocources	8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater	11.1. Suomwater chamage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing	12.1 hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benerits orrsnore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues	14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation	11.3 Noise - Ali dati anu rencoprets 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodilas	20.2 healuri anu Sarety - Crocouries 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Inteority	22.3 Matters of NES - Species	22.4 matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation	25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
16	8 168.13	The Resort expects to rely on local and state governments for improved infrastructure to the region, including an upgrade to the nearby Water Treatment plant, roads (both the highway and Yorkeys Knob Access), telecommunications, electricity, as well as extra community services such as police, fire & ambulance, school, health services, etc.																																										K		
16	8 168.14	There is such a term as "Urban Sprawl" however this generally tends to happen with a sustained amount of activity, over a prolonged period of tim slowly turning rural areas into urbanised regions, catering for growth at a slow, steady rate. With the introduction of this excessively sized resort, rushed for completion in a very short time frame, this city will see a rapid increase in population and demand for amenities. Will facilities and housin and transport infrastructure be ready to take on the expected population growth?	ne, ng																							< l																	x			
16	8 168.15	Does not meet economic diversification planning assessment with major economic activity outside of nominated activity centres. With such an excessive amount of hotel rooms based in Aquis, and with excessive advertising and features, this mega resort could also take away business from smaller, local hotels and tourist businesses closer to the urban centre of the town, businesses that are still struggling to this very moment, businesses run by local people that give money back to the Australian community. Whilst the resort may bring tourists to the region that provide some sort of economic benefit, others already present here, whom have worked harder and contain better local knowledge, will suffer the consequences.	e																				X																							
16	8 168.16	Base the Resort within the city urban centre, and downsize by minimizing the amount of hotel rooms available, and taking away all unnecessary reta shops to let the locals cater to tourist demand with their own businesses within the city centre	ail				x																																						Π	
16	8 168.17	This resort is built and invested by Chinese, for the Chinese, on Australiar soil. If we want to keep Australia Australian, we need to prevent these sor of monstrosities happening. The majority of the money flowing into the resort will be from foreign hands, as will be the majority of the funds flowin out- straight back into Chinese investiture.	n ts ng																						(
16	8 168.18	The Aquis Resort tends to boast a monstrous amount of absolutely unnecessary attractions, based on the resort grounds, which deem likely t take away from various other attractions already found within the region. Examples are golf course, casino, excessive number of hotel rooms, theatres, sports stadium, one of the world's largest aquariums, Cultural Heritage Centre.	o				x																																							
16	8 168.19	Major Flooding in 1939 resulted in the mouth of the Barron changing its course as far as 2 kilometres north to Ellie Point from Casuarina Point. A combination of floods and natural siltation deposits have a major effect on the course of creeks and rivers in the region, and with floods predicted to become more prominent, the unpredictability of the movement of the three major watercourses surrounding this proposed site is a huge risk. Whilst River Migration is mentioned numerous times in the EIS as a low-risk fact to the resort, in 12.4.1 it is mentioned as one of the two main hazards that could affect the project. Deterring rivers and creeks from following their natural course (brought on by natural processes) via the use of bank stabilization and erosion control techniques, may result in a change of course elsewhere in the watercourse.	or													ť	ĸ	x																												

IC	D N	0	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1 2 Need for conditions	1.3 Further information / contact	1.4 Els process / government 2.1 Capacity of Project Proponent	2.2 Suitability or Froject Froponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Surgested changes to project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content	4.5 Project failure / abandonment 4.6 Proiect viability	5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land	 b.1 Overall approacn / suitability 6.2 Landscape and scenic issues 	6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosvstems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River micration	о.: киver imgrauon 9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11 3 Receiving water guality	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change	14.6 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction	17.3 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	10.2 Waste management - unprova 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 health and Salety - Crocounes 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction	24.4 Halispurt - Operation 24.3 Airport	25.1 Infrastructure - Capacity	25.3 Infrastructure - 2001 25.3 Infrastructure - Housing	26 No-development Option 27 References
1	58 10	68.20	The use of the lake as a form of mitigation towards flooding appears ineffective. The changing of salinity of the lake water will have a serious impact on aquatic life present, and the suggested solution of pumping saltwater into this lake and in turn pumping out freshwater, means this freshwater is pumped directly into the sensitive environment of the GBR, thereby affecting the quality of water, and therefore quality of aquatic life, in this region. There is also the very likely risk, as already mentioned in the EIS, of contamination regarding littering of rubbish by resort guests, which will either remain in the lake or be flushed out to the ocean via the inlet pipeline, creating pollution and harm to aquatic life. Discard the concept of the Lake, altogether - completely unnecessary.												K	×							x																					x							
11	68 10	68.21	Climate Change is the biggest risk factor regarding this whole resort, considering its location in North Queensland, only kilometres away from the shoreline and 'within reach of numerous watercourses, right within the centre of a floodplain. Using historical studies to predict climate change patterns in the future is deemed unreliable, no science is accurate enough to predict future events. The generic assumption stated in the EIS of rainfall events occurring less regularly but with a much higher intensity alone should express the fact that flooding is going to be a much more common event and likely to reach higher levels than 'those seen in recent years, and quite likely higher than those predicted. Whilst there is no real solution to predicting the impacts of Climate Change, the science is quite clear, that the impacts are going to become more prominent and more intense.																	x																															
10	58 10	68.22	Flooding is often approached in regards to storm effects, however, where is the regard for cyclonic winds? The EIS states cyclones hit the region on average once in every two years. Whilst these may not always be capable of causing serious damage, the truth of the matter is that predictions state they will become stronger and larger in size. Building infrastructure may stay intact for the most part during cyclones, however, buildings still have glass windows, roof panels and exterior fittings. Concerns raised regarding wind-borne debris.																						x																										
1	68 10	68.23	There is much emphasis within the EIS about restoring native habitat surrounding the resort site, showing their desire to play a positive role in environmental management. However, this tends to contradict other aspects of the EIS, which seems to preach that birds are unwanted around the region due to nuisance and birdstrike risks, as well as the desire to deter mosquitoes and midges, which pose the threat of health risks to guests of the resort. Whilst the aquaculture ponds are anthropogenic by nature, they are an adapted habitat to various bird species, of which many are endangered. Removal of these ponds will certainly work in deterring birds from the area, however, this is not recommended if a healthy ecosystem is to remain functioning. The deterrence of these birds is also emphasised with the lack of care taken in regards to lighting methods. Again, there is a contradiction within the statement regarding the effect and controls of lighting within the resort.													×	x																																		

	Ν	lo	Process Proponent Project Environment Economic Community Infrastructure	uacy of EIS for conditions	ler information / contact rocess / covernment	city of Project Proponent	bility of Project Proponent scription / Suitability	bility of project ested changes to project	it uction issues	ct failure / abandonment ct viability	use, CairnsPlan, Regional Plan c land	all approach / suitability	scape and scenic issues emissions	ers of NES & SES ystems	d Flora & Fauna odical Processes	& Fisheries Resources	ited water level migration	I levels and behaviour	ang enects on others er Resources - Surface water er Resources - Groundwater	mwater drainage	eriving water quality	e plumping ard environment	ard management	nomy	rism ket domination	efits offshore / local s of Change	nan Services stvle Changes	t of Living	ural Change	and Order eral community issues	and consultation	t sulfate soils	taminated Land Jality	se - construction	se - operation se - Aircraft and helicopters	ste Management - generation ste Management - disposal	curity	Ith and Safety - Vectors Ith and Safetv - Crocodiles	ral Heritage	ters of NES - OUV ters of NES - Integrity	ters of NES - Species	ters or NES - Cumulative ironmental Management - Construction	ironmental Management - Operation	Isport - Operation	ort astructure - Capacity	rastructure - Cost	astructure - Housing	ences
1	68 1	68.24	Legislative and Planning Environment Whilst it is mentioned in Chapter 7 (Flora and Fauna) that lighting will be	1.1 Adec	1.3 Furth	2.1 Capa	3 Site De	4.1 Suita 4.2 Sugg	4.4 Loca	4.5 Proje 4.6 Proje	5.1 Land 5.2 Publi	6.1 Over	6.2 Land 6.3 Light	7.1 Matte 7.2 Ecos	7.4 Ecolo	7.5 Fish	8.1 Eleva 8.2 River	9.1 Flood	9.2 Floor 10.1 Wat 10.2 Wat	11.1 Stol	11.2 Lan 11.3 Rec 11.4 Lab	11.4 Lak 12.1 Haz	12.2 Haz	13.1 Em	13.3 Tou 13.4 Mar	13.5 Ben 14.1 Rati	14.2 Hun 14.3 Life	14.4 Cos	14.5 Gan 14.6 Cult	14.7 Law 14.8 Gen	14.9 SIA	15.1 Aci	15.2 Con 16 Air Qi	17.1 Noi:	17.3 Noi:	18.1 Was 18.2 Was	19 Biose	20.1 Hea 20.2 Hea	21 Cultu	22.1 Mat 22.2 Mat	22.3 Mat	22.4 Mat 23.1 Env	23.2 Env	24.2 Trai	24.3 Airp 25.1 Infra	25.2 - Inf	25.3 Intra 26 No-de	27 Refer
			minimised as much as possible via methods of tinted windows and screens, reduction of wattage in exterior lights and keeping lights off when not needed, the EMP observes that "the lighting associated with this major complex will be noticeable over a wide distance, either directly or as a night time glow, and from a distance may appear similar to or compatible with airport lighting" which affirms the obvious fact that the area is going to be above the recommended brightness throughout the night, and thus will impact on the nocturnal patterns of many species present in the area, particularly birds, as mentioned in Chapter 7 with regards to hunting, foraging, nesting patterns and instinctual habits. Whilst the artificial lighting may disturb natural predatory patterns of fauna in the area and possibly deter them from the region, it will attract a large population of insects, which will represent a nuisance to guests of the resort, and could become excess in population size, due to predators being frightened away from lighting impacts.	- 1																																												
1	68 1	68.25	It is also stated in the EIS that nearby species should not be impacted by the noise and vibration brought on during the construction phase of the resort, due to their being used to the farming equipment and machinery that has been used on the land for years. This is unrelated, considering the average decibel rating for farm machinery is around 100 decibel, whereas heavy construction equipment can gain 120 decibels of noise. It should also be noted that farming machinery is not in use every moment of the day, for every day of the year, with seasonal work occurring, as opposed to the use of construction equipment, which will be more abundant in more areas of the land, and being used regularly for at least 4 years, as predicted for the construction period of the resort.	t											x																																	
1	68 1	68.26	To promote biodiversity and healthy ecological practices within the region, it would be recommended to leave the aquaculture ponds remain, if not all, then at least one. This will keep a range of birds within the region and help uptake of ecosystem balance.	t				×																																								
		00.21	results from significant flooding events, and expresses the notion that this sediment can be spread over the site (to achieve a total of 20 mm deposition) or within the lake (250 mm deposition or decrease in 6.25% lake depth). This is easy to place in writing, but how cost effective or time consuming it will be, particularly if the concept of pushing all sediment into the lake is proposed - to achieve an even depth on the aquatic floor, to be dredged, access may be an issue provided it will be surrounded by resort buildings and guests.																	×																												
1	68 1	68.28	For a site that has always been solely used for agricultural purposes, there is a surprisingly high range of biodiversity present. Combined with the absence of pollution of surface water and groundwater, these findings suggest that the current site proposed for Aquis is of a healthy state regarding ecological processes, with very little sign of degradation, and does not need human interference for urgent restoration, as seems stressed throughout the EIS. The woodland/vine forest habitat holds the highest diversity, most species being birds, and provides significant values for faunal community due to diverse, complex structure. However, this habitat is reliant on groundwater aquifers for its source of water, and is at risk of degrading should the risk of groundwater contamination become reality. There is further risk of spread of weed, brought in the site during construction phase via equipment, particularly quarry trucks, etc.												x																						×											

ID No	Process																																	uo				
	Dispersent																				н.													ruction				
	Proponent						Plan							er	7						н.								ç					Const				
	Project	t	ent	nent	ect	ta	onal	₽	es					e wat	dwate						н.			s				pters	eratio	Cod	's diles			ve int - 0				
	Environment	conta	opon	ropo	proj	5 muo	Regi	tabili	issu			urces	viour	hers urfac	round	ity				cal				ssue	ú			nelico	gene	dein	ector		grity cies	geme	tion	Citv	inc t	bu c
	Economic	ons on / c	vernn sct Pr	Suitat	ject jes to	hand	Plan,	/sui	cenic	' SES	una	Reso	beha	on of ss - S	es - G inage	ent r qua	ment	ment		ion re / lo	ď	es	0	inity	tegie	and	ction	n and F	nent.		- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	-00	- Inte - Spe	- Cun Mana	struc	Cana	- Cos	Hous
	Community	of EIS nditic rmati	s / gov Proje	on / S	r proj chanç	n ISS nt Ire / a	airns	roach	and s ions	IES &	roce	eries ater le	tion and	fects	ource er drai	onme watei	bing vironi	inage		ninat	ange	hang	hange	mmu	n stra	te sol	nstru	eratio	agen	a de l	Safe	itage NES	NES	nES ental I	- Con	- III	sture	ure - nent (
	Infrastructure	acy o or co r info	ity of	cripti	sted (uctio conte	t viab Ise, C	land app	cape	s of N	Flora	Fish	nigra levels	ng efi r Res	r Res 1wate	envir iving	plum d en	rd ma		et doi fits of	of Ch	of Liv	oling ral CI	and O ral co	gatior	aultat	ality • - col	e - ope	e Mar	urity	h and h and	I Her rs of	rs of rs of	onme	port	truct	astruc	elopr
	Logislative and Diapping Environment	dequ eed f	IS pro apaci	e Des	uitab ugge	ocal o	rojec and u	ublic veral	andse ight e	atter	isted colog	ish & levat	iver r lood	loodii Vatei	Vate	Lake	Lake Hazar	Hazal	Econ	Marke	Rate	Lifest	Gamk Cultu	Genel	Mitiç	Acid : Conta	r Qua Noise	Noise Noise	Vaste	OSEC	Healt	ultura Matte	Matte Matte	Matte Envir	Trans	Airpo	- Infra	ntras o-dev
	Legislative and Planning Environment	1.1 A 1.2 N 1.3 F	1.4 E 2.1 C	3 Site	4.1 S 4.2 S	4.4 L	5.1 L	5.2 P 6.1 O	6.2 L	7.1 M	7.3 Li 7.4 E	7.5 Fi 8.1 E	8.2 R 9.1 F	9.2 F	10.2	11.2 11.3	11.4 12.1	12.2 13.1	13.2 13.3 13.3	13.5	14.1	14.4	14.5 14.6	14.7	14.3	15.2 (16 Ai 17.1	17.2 17.3	18.1	19 Bi	20.1	21 Cl	22.2	22.4	24.1 ⁻ 24.2 ⁻	24.3	25.2	25.3 26 Nc 27 Re
169 169 20	Picks associated with pipeline construction are tee source. Pool and									v							v				H											v						44
100 100.29	marine life are already at much risk from excess sediment and run-off,									^							^				н.											Ŷ						
	shown to be associated with blooms of Crown of Thorns Starfish.																				н.																	
	Construction of this pipeline is too close to GBR, construction methods are too threatening, particularly with mangrove habitats nearby, and there are																				н.																	
	very few effective management methods that can be taken when the pipeline and dredging are occurring so close to the marine park. Increases																				н.																	
	in concentration of suspended sediments and release of harmful nutrients,																				н.																	
	exposure to heavy metals and kill aquatic life, beginning in waterways and																				н.																	
																					Ц.				\square													
168 168.30	Using vegetative buffers as methods of control against dust pollution can be effective, however, excess volumes of dust present on leaves of trees																				н.						хх											
	and shrubs are known to prevent photosynthesis and thus has potential for harming native habitat. Do not rely on nearby habitats of trees, shrubs, etc.																				н.																	
	to act as buffers for noise and dust. More reliable, less harmful buffers should be placed to prevent environmental harm.																				н.																	
168 168.31	Many of these areas of ecological significance surrounding the site are aroundwater dependent, particularly in dry caseson. An important risk of														x						П																	
	toying with groundwater sources on site can risk the health of these																				н.																	
	sensitive ecosystems failing. The system most reliant on groundwater is																				н.																	
	quite adjacent to the proposed lake development, meaning it's degradation could imply a reduction in local fauna of the region, as well as a loss in																				н.																	
168 168.32	aesthetic appeal. Throughout this whole document, too many times it is read that "further	x														$\left \right $					H	++		\rightarrow	+	_	_	$\left \right $	H									4+
	assessment of impacts will be made during detailed design". For a project																				н.																	
	(including World Heritage) surrounded by watercourses, native habitat for																				н.																	
	be done before approval of project, and realistically, all relevant																				н.																	
	assessments should have been included with as much detail as possible, for examination in this EIS.																				н.																	
169 169.1	As a resident of Yorkeys Knob, where the proposed resort will be situated, if approved. I am profoundly worried about the long term effects on our																																					
	area's environment, and about the socio-economical implications of such a																				н.																	
169 169.2	I have attached the well though tour review of the project commissioned for																				H.																	
	members of my household.																				\square																	
169 169.3	We also have additional relatively minor concerns. Specifically, in terms of the environment, I believe that a water based project such as this, set in a												x	×							н.																	
	flood plain, will forever change where flood water and sitting pools from inundation will run off, causing for the first time, flooding down the main																				н.																	
	streets of Yorkeys Knob, and of neighbouring Holloways Beach.																				н.																	
169 169.4	I am also concerned that the water base of the project, in which it is planned to breed from will instead breed cape trads (a much bardier																								Ť					×								
170 170 4	species), mosquitoes and sand flies in plague proportions.				+																\vdash				+													44
170 170.1	As per 102.1.												^	x																								
170 170.3 170 170.4	As per 102.3. As per 102.4.								x			X	x																									
170 170.5 170 170.6	As per 102.5. As per 102.6.				+ +	++	x		++											х	\vdash	++		+	$+\mathbf{I}$				\square				-		++			47
170 170.7	As per 102.7.				$\downarrow \downarrow$	x			\square												\square																	
110.0									<u>ı l</u>													^	<u> </u>		. ^								<u> </u>			. I.		

ID	No																																					
		Process																															loi	5				
																																	10	ion				
		Proponent							Ē																								str	arat ar				
									PIa							e r													ç					å				
		Project			at s		Ħ	÷	nal		<i>6</i>					wat												ters	atic		es			í Ľ Í				
				act	oner 1	~	je	Jen	gio	lit	ine			SS	⊨ ,	ud v									es			id o	pos	ors	odi		tive	en				
		Environment		ont	d g	llity	pro	L L L	Reç	abi	iss			ILCO	iot	our		Ę			2				ssu			elic	ger dis	ecto	õ	Lit?	ula			ity	bu	
					P P	tabi	9	pe	'n,	nit.	jc	ទួ	es a	sot	hav	g Su g	ge	ilali	걸걸		ĕ				si n ∣	les		Ч Р		Š.	ວັ	teg UV	nu pec	1ag uct	io I	pac	tior	
		Economic	suc	ver lon	ie igt j	ject	ges	Ibai	Pla)°	cel	S	un	Re	be	6 - s	ina		a ne		re/	ss		a 1	tati	teg Is	ctic an	and	nen	ťV.	τ <u>ζ</u>	이트	Nai C	Mai	erat	C G	9 P	
		0	litic	ao	r je s	Š S	anç	/ a	ty rns	act	ns n	s S	E Fa	es r le	u pu ș	rc rc ts	dra	ng ate	age on		hoi	and	<u>ס</u>	er er	sult in	soi	tru l	atio	gen	afe	afe	នួ ខ្លួ ខ្លួ			be	- e	ut e	
		Community	of l	orn/	j – j	e ti	ч С	ent	bili Cai	- 2	sio	N R	Pr 8	ate	atic Is a	sou	ror i	nbi	ana	ent	offs	Che V	vin _	Ord	ŭ o	ate	ons	Der:	nag	d S	d S rita			- lent	Ĭ	ict III	me	
		Information and and	C C	inf	it c	it p	ted	fail	via ie,	app	nis	tem of	cal	tsir ∧ .	igr	Rei	wat	lun	a e	<u>E</u>	ts do	e S S	f Li ing		d c a	ulfa ulfa	ĕ	- Ai	Ma	an	He	s o	s o u		۲ و	stru	고 o	ces
		Infrastructure	dua 1 fo	her	abil acit	esc	ges	sc c	a us	all	t er	ers	ogi	& ate		te te di	e e	e p	caro	plo Iris	Jefi	stv ai	nbl o	var	an	d s	se	se se	ste	alth	alth Iral	tter	tter iro	/iro	nsp Dor	ast fra:	ast	en.
		Logislative and Blanning Environment	de	ls I	uit: ap:	uiți D	i li	ro co	and	Vel	anc	cos att	col	ish '	o o o	a Va	Lat Sto	La	Hai		Bei	Life I at	ga Co	La	SIA			Noi	Wa Wa	ose	Hr He	Mat	E Mai		Air	- La		efel
		Legislative and Planning Environment	2 N	3 F	2 S S	1 Site	3 C S	5 L	6 P 1 L	2 P	3 L 3 L	2 I V	3 L 4 E	5 F	2 R	2 E	- ~	i 6. 4.	5 7	3.2	3.5	1.2 5	1.5	9.4	8 6 1		5 Ai	7.2	2.7	9 Bi	0.2	5.2	2.4	1 2	3 5	1.0	N 2	R.
			÷. ÷.		~ ~ ~	ω 4	4 4	4 4	5.	0.	9	~ ~	7.	<u>∼</u> . %	ത്ത്	<u>ი</u> – –	÷ ÷	÷ ÷	7 7	# # #	: ₩ ₩		7 7			7 7 7		7 7	₩ ₩	15	2,2(8 8 8	3 5 5	5 6 6	5 5	5 5	<u> </u>	2
17	0 170.9	As per 102.9.																					+ $+$ $+$		x	(x		4
17	0 170.10	As per 102.10.	х																					+	X		+ +											1
17	0 170.11	As per 102.11.													_							×			×		+ +											-
17	0 170.12	As per 102.12.																				-^	+ $+$ $+$		x												Ē	⊢
17	0 170.14	As per 102.14.																							x													
17	1 171.1	As per 102.1.)	x																							
17	1 171.2	As per 102.2.													x	x																						
17	1 171.3	As per 102.3.												х	x																							
17	1 171.4	As per 102.4.								>	х													\rightarrow	\rightarrow													1
17	1 1/1.5	As per 102.5.																			X		+ $+$ $+$				+ +								+ +			-
17	1 171.0	As per 102.0.						v	×																		+ +										P	+
17	1 171.8	As per 102.8						- ^															x		x													1
17	1 171.9	As per 102.9.																							x	<										x		
17	1 171.10	As per 102.10.	х																						х													
17	1 171.11	As per 102.11.																				х			х													
17	1 171.12	As per 102.12.																				х			х													1
17	1 1/1.13	As per 102.13.																						+	X	.	+ +											1
17	1 171.14	As per 102.14.																				++	+ $+$ $+$	+	x 2		+ +											+
17.	2 172.1	a few reasons. Being of Torres Strait Islander descent Lisee a lot of my																																				
		family with no hope of getting employment in Cairns and I have been in this																																				
		industry before and believe they will not need major up-skilling to secure																																				
		work.																																				
17	2 172.2	Secondly this industry doesn't pay very well there needs to be access to																																				
		affordable rental property and increased public transport and maybe an																																				
		onsite child minding facility as a lot of single mothers I know are more than willing to work																																				
17	2 172 3	Lastly as a holder of two trades (Electrician, Refrigeration Mechanic) I									_																+ +											┢
		currently am a FIFO worker in the Pilbara this project will keep me here in																																				
L		Cairns with my family.																																				
17	3 173.1	I'm a tourist from Germany and since 1998 I've spend my holidays 8 times					ΙT	$ \top$												x							T											
		in Australia and stayed 4 times in Yorkeys Knob during the last trips. So all																																				
		In all I've travelled round about 55 weeks through all part of Australia but																																				
		since visiting Gains and especially rorkeys Knob the first time I've always tried to spend some days (usually ca. 10 days) up there. I mention that to																																				
		let you know that I really like Cairns Region and in particular Yorkeys Knob																																				
		and have spend a lot more time there as tourist usually do. After coming																																				
		back from our 4th stay in Yorkeys Knob in summer 2013 I with horror have																																				
		followed the plans and discussion about that Aquis project firmly believing																																				
		that nobody living in Cairns or Yorkeys and loving the typical character of																																				
		Cairns Region and Tropical North Queensland would honestly even think																																				
		about realising that project. I have recommended a Yorkeys Knob stay to																																				
		but I'm absolutely sure that I will never send anybody I like to Vorkovs and																																				
		what is worse for me - I can't imagine to visit Yorkeys again myself when																																				
		this Aquis complex will be built. Raising this 'Aquis-City' will destrov																																				
		everything what for me makes Nothern Cairns Region and Yorkeys Knob																																				
		unique, appealing and a place to come back again and again.																																				
1								1 1																														

ID) No	Ī										1 1																																
			Process																																				ы					
			1100000																																				cti	5		1 7		
			Proponent								_																												stru	ati		1 7		
			Toponon							5	8							5	_															_					ŝuo	per				
			Project							-	8							/ate	ate														ers	al		s			°,	°				
					ŭ	ue le		ject	1		5	ty les						e e	Š										Ś				pte	erat	e e	₂ iij			ent e	ant				
			Environment		nta		ity	jo.			E C	ssu			a c	Ś	on	fac	ĥ		>				-				sue				lico	lisp	ļ			es ity	ati me	u n		Σ	5	
					0	e F	lida	ġ			<u> </u>	ic i	S		s	8	avi	Sur B	Gro		ality	ᆋᄫ			ö				u iš	s			he	б - -		5 5	≥	egr	age	age	5	st	sin	ā
			Economic			t d	lita	S t			8	eni	SE	Ina	See	e l	eha	-			n₽	nen		E S	1	s			tio I	je j	pu	lic	P	ent			6	Sp Inte	an	ani	atio	S a	ou ati	à
				s is		je je	No.	nge D		an		so	ര്	Fau	ces a	e e	a p	s o	ces	ner	er.	Jen ng		atic	e e	es Dge	_	r ge	ulta	oils	La	ion	fta	ě ě	tot	fet	မင်္ပ	ပ်ပ	s N	N Sug	Sec		F C	2
			Community	Ξ		<u>" 2 4</u>	5	d ha		i i i i		and	ES	<u>्</u> र	ro	ter	alio	or ect	j p		vat	naç	ŧ	j	fsh	vic	ing	de	ust mu	e s	ted	str	cra	age	5	Sa Sa	NE	ΫΫ	nta NE	C Ita	õ	tur	lire	Ē
				o d		v of	pti		i lei	a p	ž p	pp e	f N	ns ora	al P	va va	els	esc	esc	vir		alla			Ch	Ser	lg Liv	ΰŌ	8 8	Lat on	v Ina		Air	lan	Σ		of	of of	ne of	u t	ż I	rct pr	ict.	a s
			Infrastructure	ac		iji <u>E</u>	cri	ste			lar	cap.	s o	FIC Ste	i ği	eq		r B	R N	en	plu	ē ē	N D	et c	of	tyle	of blin	and	nd	sul	alit			e e	nrij	h a	L S	ers ers	on	odg	ĝ z	asti	alo stru	nce e
				nbe	h the	tab 2a F	Des	gge ,		be ie	iel iel	era	ht e	ted		vat	e e	ate	ate	ake	sce	aza		ark	ate	les l	am		e A a	is is	gu	ois(oise	ast	Sec	alt a	atte	atte	vir	ans	p D D	nfra	frag	ere
			Legislative and Planning Environment	Ad		Sui Cal	te l	n Su			Pul P	, la Ś	Ma	Li C	ы		호 윤 i	음 ≥	≥ lõ		x 1	ΪΪ	ш	μĔ	n n n	Ξ	Ŭ Ŭ	ΩĽ	õ Ö	ĀĂ	Ľ, Č	ŽŽ	Ž	≥≥	й Зіо́	ĔĬ	Ξ.	ΣΣ	Σū		F A	<u> </u>	<u> </u>	Sef 4
			-9	<u>.</u> c	<u>i</u> ω <u>z</u>	1 - 2	Si Si		2 4 4	<u>9</u>	2	5.0	.1.3	N N	4. 7	2		0.	0.1	-		5 5	3.	3.2	3.5	4 4	4.5	4.4	4 4	5.	5.2	7.7	1	80 80	16		1.1	22.3	23.1	23.2	4 4	25.1	25.3	012
								1 1 1			, .,							°, –																	- (·									
17	72 172	2	Landscape: Aquis City will irreversible chapge this typical rural sugar cape					+	++			v		-						+																		$\left\{ \begin{array}{c} 1 \\ \end{array} \right\}$			╶┼┦	\vdash		-
	13 173.	2	landscape and character. Cairns Nothern suburbs/beaches are attractive									^																														1 7		
			for tourists cause they are 'not' paved with multi-storey buildings. They are																																							1 7		
			green, cosy, secure, quiet and a little bit original - a pleasant contrast to																																							1 7		
			busy Cairns. Rising up multi-storey buildings with thousand of tourist will																																							1 7		
			turn Yorkeys into one of that typical exchangeable Tourist Ghettos you can																																							1 7		
			already find in some places in Australia and especially in many places in																																							1 7		
			Europe (Spain, Italy, Greece etc.). Formerly beautiful landscape and places																																							1 7		
			with tourism that was suited to local conditions were changed into ugly																																							1 7		
			locations with in the end 'cheap tourism' nobody really wants to have																																						/	1 7		
			(please visit google and search for 'Ballermann' and click on pictures –																																							1 7		
			good example for a tourist developement once started with a few external																																							1 7		
			investors. Mallorca would be happy to get rid of it!).																																							1 7		
17	72 172	2	Holiday Activitios: Aquis City with thousands of additional tourists means											_				_						v													_					\leftarrow		_
11	13 173.	5	overcrowded Yorkeys Knob beach, overcrowded places of interest. lot more																					^																		1 7		
			boats at Barrier Reef – not really attractive for all tourists coming to enjoy																																							1 7		
			the uniqueness of Cairns Region.																																							1 7		
17	73 173.	4	Recreation: Aquis-City means increasing traffic, increasing traffic noise and																														х								хх			
			especially increasing aircraft noise. By now aircraft noise is a big problem																																						/	1 7		
			when staying in Yorkeys Knob and according to Aquis EIS flights should																																							1 7		
			more than double. Increasing aircraft noise will make Yorkeys Knob																																							1 7		
			absolutely unalluring for tourists and residents as well. Living in the entry																																							1 7		
			lane of Cairns Airport with increasing flight traffic means stress and not																																							1 7		
17	72 172	5	recreation						++					_						+											_										+	\vdash		_
17	13 173.	5	criminality. One of many reasons why Llove to stay in Verkeys is feeling																									×														1 7		
			secure when walking to the restaurants or beach at night and when leaving																																							1 7		
			my belongings at the beach when having a dip or swim. No approvance or																																							1 7		
			the very during the last 4 stays but with the extreme increase of tourist																																						/	1 7		
			staving at Yorkeys as planned by that Aguis project I'm sure the carefree																																						/	1 7		
			times are gone.																																									
17	74 174.	1	As per 102.1.													×	(
17	74 174.	2	As per 102.2.						\Box									x									\square	\square													\Box			
17	74 174.	3	As per 102.3.					++	++			\square				х	х									\square			\square												\perp			
17	(4 174.	4	As per 102.4.					++	++			x				++			\vdash	+						\vdash	+ + - + + + + + + + + + + + + + + + +	\rightarrow	\rightarrow							╷╷╻					$+\!\!\!+\!\!\!\!$	\vdash	H-	-
17	<u>4 174.</u>	5	As per 102.5.		++			++	++			++			++	++		_	+			+		X		\vdash	$\left - \right $	\rightarrow	++							┽┨		\vdash			$+\!\!\!\!\!$	\vdash		+
1/	14 114.	0 7	As per 102.0.					+	+	x		++							+							\vdash												+ + +			+			
17	7 <u>4</u> 174.	/ 8	As per 102.7.					++	+			++			++				+							+ + -										┽┨		+ $+$ $+$			╶┼┦	\vdash		
17	74 174.	9	As per 102.9					++	++			++				+		-								\vdash	<u>^</u>									╡		\vdash			+	v	H	
17	74 174	10	As per 102.0.	x				++	++			++														\vdash			Y Y							+		\vdash			┯	\uparrow		
17	74 174	11	As per 102.11.	Â				++	++			+														x			x									$\left \right $			+			
17	74 174	12	As per 102.12.						++																	x			x												╶┤─┦			
17	74 174.	13	As per 102.13.						++																				x															
17	74 174.	14	As per 102.14.																										x	(⊐⊤			
17	75 175.	1	Far North Queensland needs this project to stimulate the flat economy so																				х																					
			we can have some work and jobs. Cairns has not had a vibrant economy																																									
			since Japanese Company Daikyo disappeared.					\square				\square														\square	\square											\square			\perp			
17	75 175.	2	Please don't listen to the negative people who are probably the same ones																										х															
4-	70 170	4	who campaigned against skyrail being built.					++	++			++				+			+			+				\vdash	$\left - \right $		+					_		+		\square			$+\!\!\!+$	\square	4	
17	10 1/6.	1	vvnat a great idea for a resort on sugar cane land.				X	+	++			++				++			\vdash	+						$\left \cdot \right $	+ + -	+	-++							╶┼╌┨		$\left \right $			+	\vdash		_
17	10 1/6. 76 176	∠ 3	Cairns needs this project and my husband and Lara all for it				H [×]	++	++			+						_	+			+				\vdash										┽┫		+ + +			┯┩			
17	10 11/0.	J																									1							1				1						

D	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.2 Boosition resonation	11.5 Receiving water quanty 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies	15.1 Acto suirate sons 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and heliconters	18.7 Waste Management - disnosal	10.2 waste management - uisposa 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Oneration	24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing אור-לאיראלאשמיני (האוליטים)	20 No-development Option 27 References
17	7 177.1	The EIS refers to a detailed literature study undertaken by Horsfall in 2009 as part of the Queensland Government's Cairns Transit Network study and concludes that "The traditional owners of the land are the Yirrganydji people". However, the report that the EIS refers to is not as conclusive as the EIS is making it out to be. Through this submission we request the EIS to include Djabugay People as Indigenous people (Traditional Owners) with an interest in the proposed development.	1																													Γ			x								
17	7 177.2	The EIS implies that due to the many disturbances that have taken place in the last 60 years it will be unlikely that any cultural remain will be found. Djabugay People however are concerned that the ground works required for the building of the hotels and casinos, not to mention the creation of lakes, will be such that layers of soil previously undisturbed will be disturbed with the likeliness that cultural remains will be discovered and request that Djabugay Rangers will be allowed to be on site when earth works take place.																																	×								
17	8 178.1	The EIS already admits there is a level of uncertainty associated with the project, given its proposed location in a low-lying coastal area in a floodplain. For example, the EIS states, "It is known from a number of studies that the Barron River has a history of switching channels and exhibiting other characteristics of a mobile delta. The coastal processes that would be involved in shoreline migration from its current position to a new year 2100 location as a result of SLR is impossible to predict, given the complex array of tidal creeks in the Barron River delta and beyond." In addition, "It is unlikely that the Aquis Resort will further impact coastal processes at any time. This situation is impossible to predict as it involves vagaries of climate change, community values, and government policy." Given the implicit uncertainties involved, is a massive development of this nature sensible, especially in light of uncertainties associated with projecter sea level rises and intensified cyclone activity, and in close proximity to the already stressed Great Barrier Reef?	e d																																								
17	8 178.2	Such a significant economic investment will later require further engineering solutions to mitigate flooding and storm surge damage. These will not only be very expensive, they will further modify and stress the highly sensitive marine environment.	g			x																																					
17	9 179.1	A project of this size is inappropriate for the location. Cairns already has one Casino; no other Capital City in Australia has three Casino's let alone a small regional area like Cairns. This project is the biggest in the southern hemisphere and its main object is gambling. With gambling comes associates vices like drugs and prostitution. Gambling addiction has brought significant social disharmony to the locations where Casino's have been introduced. The location for such a proposal should be isolated and away from towns and suburbs e.g. Las Vegas is situated in a desert.	a			x																			x	x																	
17	9 179.2	Cairns requires a diversity of economic platforms, currently there is an established tourism industry and also an existing Casino. The Aquis proposal will be in competition with some existing businesses and does not provide an economic alternative or diversity to provide a buffer when tourism is down due to a high Australian dollar.																			x																						
17	9 179.3	A project of this size will adversely affect the water quality of the surrounding beach and creeks. Population numbers quoted, i.e. 1200 guests and 20,000 operational staff will see an increasing the population of Cairns by 20%, but for the immediate vicinity of Yorkeys Knob and Holloways Beach the population will increase by 533%. Existing and proposed water, sewerage and power infrastructure are unlikely to provide effluent of the water quality required and it is highly likely that the coastal and creek water quality will deteriorate.																×																									

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	 4.1 Suttability or project 4.2 Suggested changes to project 4.3 Construction issues 	4.4 Local content 4.5 Project failure / abandonment 4.6 Project viability 5.1 And use / Sirns Plan Borional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems 7 3 Listed Elora & Fauna	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River minration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stortmwater drainage 11.2 Lake environment 11.3 Receiving water quality 11.4 Lake blumbind	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.0 Curtural Unange 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Erivitoninental Management - Consuccion 23.2 Environmental Management - Operation 24.1 Transnort - Construction	24.2 Transport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-develonment Ontion	27 References
179	179.4	In addition the project is proposed to be built on the Barron River Flood Plain which is subject to frequent large floods. Note the current mouth of the Barron River moved 2 km's north from its then location near the northern part of the Cairns Esplanade in 1939 after a heavy rain (not even a cyclone). Thomatis / Richters Creek is highly likely to become the new mouth of the Barron River in the future due to the annual tropical monsoonal rains.	à									×																							
179	179.5	The EIS for Aquis has not been transparent in providing flooding data to support their statement that there is a low risk of channel widening occurring in Thomatis Creek. My experience from living in Cairns for the past 28 years has demonstrated that Yorkeys Knob is the most succeptable area to flooding in Cairns. The building of two towers 60 meters tall next to Thomatis Creek has a high potential to cause major flooding of Holloways Beach.	2										x																						
179	179.6	The proposal to build two residential towers 60 meters tall contravenes existing planning requirements that limit building heights in areas near the airport. The erection of these towers is a safety hazard for incoming planes.										H				L.																x			
179	179.7	In addition the proposal is to increase the number of plane flights far in excess of current abilities of the Cairns Airport.										Ш												П						Т		x			
179	179.8	Current water infrastructure for the Northern Beaches and for Cairns is reaching capacity and there are few options available on how to increase this capacity. The Aquis proposal reports that it requires 8.5 megalitres a day. Where will this enormous expansion of water come from and who will pay for the cost of building this infrastructure? Where will the water source and storage come from? The underlying aquifer should not be part of this strategy as this would have a serious impact on the natural ecosystem currently in place.																															xx		
179	179.9	The Aquis proposal requires 5000 visitors a day to fly into Cairns. Such a dramatic increase in flight numbers would cause a deterioration in air quality for the Cairns CBD, and suburbs surrounding the airport (North Cairns, Edge Hill, Aeroglen, Stratford, Machans Beach, Holloways Beach and Yorkeys Knob. This will increase the prevalence of lung disease.																						x											
179	179.10	The building of the Aquis resort on the Yorkeys Knob location will significantly disturb the acid sulphate soils and this will cause a deterioration of the local flora, fauna and coastal water quality.																					x												
179	179.11	The existing road servicing the Northern Beaches is a bottle neck during peak hours, with traffic stalled between the turn off to the airport at North Cairns and the bridge over the Barron River (5 km). It can take an hour to travel these 5 km's during peak hours. If this road is to be doubled in capacity who will pay for it? In addition the land around the Thomatis Creek Bridge and the Yorkeys Knob round about is a flood zone.																														x	x		
179	179.12	The addition of a million proposed visitors each year to this system would be catastrophic and require the alternative route (Cairns Western Arterial road) to be augmented. This in turn would increase traffic noise, and reduced air quality to the residents living in the suburbs of Caravonica, Red Peak, Stoney Creek, Redlynch, Brinsmead, Kanimbla and Manunda.																						×	X							x			
179	179.13	The proposed architecture is not consistent with the Queenslander tropical life style. It looks more fitting for the surface of Mars or Dubai. Given the size and location of the proposal it should be of a pleasing visage with outstanding architectural merit. A design that would add to the artistic appeal of the Cairns geography.							x																										

ID No	Process																											Π								ction					
	Proponent						lan																					Ш								onstru					
	Project	t	ent	nent	ject	ent	ional P	4	les			s			e wate dwater										ŝ			Ш		eration	osal	rs diles			ive	ent - Co					
	Environment	conta	ropon	Propo ability	to proj	qonme	. Redi	itahili	ic issu	s		ource		aviour	Surfac Groun	e	ality	+ +			ocal				issue	n es			-	- gene	- disp	Vector		IV egrity	ecies mulati	ageme ageme	ction		acity st	sing	;
	Economic	IS tions ation /	jovern oject P	roject / Suita	roject Inges 1	/ aban	/ nsPlar	ch/si	a scen	s & SE	Fauna	is Res		id beh ts on c	ces - (rainag nent	ter qua g	nmen		ation	nore /	Ses	225	ge	nunity	ultatio rategie	oils I Land		tion	ement	ement	fety -	le	S - OU S - Int	<u>S - Sp</u>	al Mana	onstru peratic	Ċ	e - Co	- Hou	2
	Community	y of E condi nform	of Pro	ty of P iption	ty of pi ed cha	ntent ailure	iabilit e. Cair	nd	pe and	of NES	ora &	isherie water	gratio	vels ar effect	kesour	ater d ivironr	ng wa umbin	enviro mana	ment	domin	s offsh Chano	Servic e Chai	Livinç	l Chan		tion st	llfate s ninatec	ľV tope	operat	Manag	Manag ity	and Sa and Sa	Heritaç	of NE of NE	of NE of NE	Imenta	ort - C	-	ucture	ucture	es
	Infrastructure	lequac ed for rther i	S proc	Descr	iitabilii Iggest	cal co oiect fi	oject v nd use	iblic la	ndsca	ght em atters c	osyste sted Fl	sh & Fi	ver mi	ood lev	/ater F /ater F	tormw ake en	eceivi ake pl	azard azard	mploy	ourisn larket	enefit: ate of	uman ifestv	ost of	ultura	aw an ienera	IA and Mitigat	cid su ontam	Qualit	loise -	aste l	Vaste N securi	ealth a	ltural F	latters latters	latters latters	nviron nviron	ranspo	irport	Infrastr	frastr -devel	ference
	Legislative and Planning Environment	1.1 Ad 1.2 Ne 1.3 Fu	2.1 Ca	2.2 Su 3 Site	4.1 Su 4.2 Su	4.3 CC 4.4 Lo 4.5 Pr	4.6 Pr 5.1 La	5.2 Pu	6.2 La	6.3 Lig 7.1 Ma	7.2 Ec 7.3 Lis 7.4 Ec	7.5 Fis	8.2 Ri	9.1 Flo 9.2 Flo	10.1 W 10.2 M	11.1 S 11.2 L	11.3 R 11.4 L	12.1 H 12.2 H	13.1 E 13.2 E	13.3 T 13.4 N	13.5 B 14.1 R	14.2 H 14.3 L	14.4 C	14.6 C	14.7 L	14.9 S 14.10	15.1 A 15.2 C	16 Air	17.2 N	18.1 W	18.2 M 19 Bic	20.1 H 20.2 H	21 Cu	22.1 N 22.2 N	22.3 N 22.4 N	23.1 E 23.2 E	24.1 T 24.2 T	24.3 A	25.2 - 25.2 -	25.3 Ir 26 No	27 Ref
179 179.14	The proposed size of Aquis requires an infrastructure that would service a medium sized regional city (i.e. the population numbers are 7 times the size of Innisfail). The power, water and waste management for a city of 32,000 people will require a very large annual budget to firstly build and then maintain. This cost should be solely met by the developers. It remains to be seen as to whether this is even feasible on the Yorkeys Knob site proposed.																																					>	x x		
179 179.15	In addition the developer wants the current airport to be significantly expanded, more than double existing capacity. This cost too should also be met by the developer. Existing business that service the domestic airplane sector will be squeezed out to make room for this expansion. These businesses are local and employ locals.																																					x	x		
179 179.16	A development like Aquis is in complete contradiction to the existing village atmosphere of Yorkeys Knob, Holloways Beach and Machans Beach. It is totally inappropriate to build two Casino's next to a primary school. No consideration has been given by the developers to what the local residents associations want. Which is to have this proposal built somewhere else.																					x																			
179 179.17	As a resident of Holloways Beach, this proposal to build Aquis at Yorkeys Knob, will significantly increase the noise I experience from incoming aircraft flying in an extra million people a year.																											Π	×									x			
179 179.18	The surrounding beaches at Yorkeys Knob and Holloways Beach and the entry of Richters Creek into the ocean are currently a fecund ecosystem with many migratory birds visiting each year. With such a huge development proposed I fear that these fragile ecosystems will deteriorate or even cease to exist.										×																														
180 180.1	My personal view is that while Cairns is in need of employment opportunities because the development will dominate the landscape, the Cairns brand will be swamped and the paradise we have now will be destroyed. Cairns will look like any other city in the world.				x																																				
180 180.2	As we do not know all the peoples behind Chair Fung we do not know why the structure looks like a glimpse of Dubai. We think the water surrounding the development looks like a moat around a castle, and we wonder how the Australian Defence Forces would secure the building in the event of a war.	•		1	×																																				
180 180.3	We also wonder what sorts of criminals would be attracted to Cairns and whether employees would be screened. We have heard reports that questions have been raised regarding these types of concerns. We hope the government is not hoping that the criminals south of Cairns will move up here and become Mr Fung's personal security army.																								(
180 180.4	We also wonder whether the Casino will be using sex workers from down south or China, thereby causing an increased presence of AFP Officers and State Police. We have read in the news that a Chinese person has been diagnosed with the plague. As tuberculosis is on the rise in Papua New Guinea and Torres Strait, we would be prime targets for an epidemic to spread throughout Australia.	Ŀ																				x																			
180 180.5	With respect for our future security and Australia, we believe there is a more appropriate solution to Cairns stability.				×				\parallel														\parallel	\parallel				\prod									\square	\square			
	quantities of food, together with the fishing industry, we urge you to accept the responsibility of finding better investment opportunities for the region. Let not this government make the same mistakes as in the past. Through all the turmoil of recent governments, we urge this government to make this the luckiest country. We need your vision. Our forebears didn't fight for our land and freedoms to be trounced upon. Please listen to what your forebears taught you.	6	*									X																													

ID No																																					ТТ			
	Process																																		tion					
	Proponent																																		struc	ation				
	Project						i	L Har							ter															, u					Cons	Oper				
		act	nent	oneni	oject		. internet	giona	lity			es		<u>ہ</u> ا	ce wa										es				- protect	Jerati	posa	odiles		_	ttive	ient -				
	Environment	cont	ment	Prop abilit/	b b c			, Ke	ic iss	S		ourc		aviou	Surfa Grou	e	ality	+ +			ocal				issu	es -			Policy	- gei	- dis	Vecto	≥	egrit	mula	agen	on o	acity	sing	u
	Economic	ons /	vern ect P	oject Suita	oject ges t	sens		shar	h / sl	s SE	auna	esse	evel	l beh	es - (ainag	er qua	men			tion re/l	s	ges	e	unity	ategi	ils Land	Ictior	no	ment	ment	ety -	- OU	- Sp	Man.	Man	eratio	- Cap	P Hon	Ö
	Community	of EIS onditi	ss / go f Proj	of Pro	of pro	on iss ent	bility	Cairn	e and	sions NES a	ns a&F	Proc	ation	ls and ffects	sourc	ter dra ironm	y wate nbing	nviron	ent		offsho	ervice	Chang iving) Chang	omm comm	on stra	ate so	onstru	perati	anagei	inagei	d Saf	f NES	f NES	f NES	iental	o - -	ture -	sture -	ment
	Infrastructure	quacy I for c	proces acity o	ability escrip	ability jested	structi I cont	ect rai	i use, ic land	all ap	t emis ers of	systen d Floi	ogical & Fisl	ated w	d leve ding e	ter Re	rmwai e envi	eivinç e plur	ard el	ploym	Irism	iket do nefits (nan S	style st of L	tural (heral o	tigatic	d sulf: ntamir	uality se - co	se - ol	ste Ma	ste Ma ecurity	lith an lith an	ral He ters o	ters o	ters o	ironn	nspor	astruc	astruc	ences
	Legislative and Planning Environment	Adec Need Furth	EIS F	Suita ite De	Suita	Cons	Proje	Publ	Over Land	Light Matte	Ecos Liste	Fish	Eleva	Floo	1 Wat 2 Wat	1 Stol	3 Rec	1 Haz 2 Haz	1 Em	Z ECO	5 Ben	2 Hur	4 Cos	5 Gar	8 Ger	10 Mi	2 Cor	Air Q 1 Noi	2 Noi	1 Wa	2 wa: Biose	1 Hea 2 Hea	Cultu 1 Mat	2 Mat 3 Mat	4 Mat	2 Env	2 Trai	- Infr	3 Infr	No-at
		1.1	1.4	2.2 3 S	4.1 4.2	4.3 4.4	4.6	5.2	6.1 6.2	6.3 7.1	7.2 7.3	7.5	8.1 8.2	9.1 9.2	10,10	11.	- F	12.1	13.	13.1	13.4	4 4	14.	14.	14.9	4 4	15.	16.1	17.	18	19	20.	21 (22	22.	23.1	24.5	25.	25.	27
181 181.1	P2-2 "Mr Fung's wealth" what actual wealth? Where is this documented. Where can I see where the funding for this project is coming from?		x																																					
181 181.2	And what assurances are in place should a cyclone wipe out the site during construction say, that the site will be remediated, not abandoned?	3	T		H		:							H	H				Ħ									H		T						T				
181 181.3	Building on a flood plain: how have these flood models been devised; have))												x	H												-		++											-
181 181.4	they been peer reviewed and if so, by whom? Yorkeys is low lying, where will flood waters escape to, will homes in Yorkeys be at a higher risk of flooding because of this development? Will													x	H													H												
181 181.5	this cause our insurance prices to increase? Noise: increased number of flights which will not necessarily be spread out during the day. There will be an increased negative noise impact of more		H		H									H	H	H			Ħ										×	T						t				
181 181.6	late night/early morning flight arrivals. Light: this development is going to emit light at night (and presumably all				┠┼─				++			x	┠┼╴		H							++	+	+	++		+		++	H							++	+	+	+
	night) equivalent to a small airport. Is this going to impact on residents in the immediate area who are accustomed to dark nights?														н.																									
181 181.7	Gambling is a toxic activity that impacts negatively on lives. People identify																							x																
	from a nature-based tourism destination to a gambling destination?														н.																									
181 181.8	Ability of local community organisations, police etc. to cope with side effects	s													H							х		,	:				+											-
	of gambling - psychosocial impacts and crime. Someone has to provide the service - who will fund this in a sector that is largely service by non-profits?	e													н.																									
181 181.9	Increase in rent prices and house prices means lower income people are																						х																	
	priced out of the market. If I decide that due to increased traffic, noise etc. I wish to leave Yorkeys during construction, where could I then afford to														н.																									
181 181.10	move to? This will force people out of Cairns. Ability of hospitals and schools to cope with extra demand for places. The														⊢⊢							x					_		++											
181 181 11	hospital is already stretched to full capacity.	or l			\vdash				++				┠┼╴		H				Y			++	+	\rightarrow	++		_		++	$\left \cdot \right $								++	+	+
	if employees are impacted in their ability to get to work in a reasonable time frame due to increased traffic.	e													н.				Â																					
181 181.12	Where is the benefit for the Cairns community as a whole from this development? Los Blow is Edmonton, or Bungalow will get to benefit from				х										П																									
	this development - they have to travel to the site to access any of the facilities														н.																									
181 181.13	Where will construction workers live - how will they get to work? More road	-				x									H																					x			x	
	based transport? Adds to the congestion already inevitable due to construction activity (development and road upgrades) and due to more														н.																									
181 181.14	buses on roads. The Cook Highway to the North of town is in dire need of an upgrade														H												+		++								х			-
	already. Who will pay for infrastructure upgrades? If roads are upgraded at the same time as this development is being constructed then there is an														н.																									
	even higher amount of traffic and delays to contend with. The buses to																																							
	day - if flights arrive in a batch early morning then you are adding many																																							
	extra vehicles per hour at a peak traffic time. Did the EIS factor in that all trips are out and back? Not just one-way? Currently at 8 am it takes 45																																							
	minutes to drive into the city. If you add the 550 trips per hour on Yorkeys																																							
	have a huge impact on commuting time.																																							
181 181.15	Who will pay for upgrades to our sewerage systems, waste water systems?	?			\vdash																					┼┨								+			++	x		
181 181.16	Where is the spoil being taken to, and what are the impacts for traffic along that route?				\square	x			$\uparrow \uparrow$																	╡┨										×				
																																		1 1						

ID	No	Brassag																																			Π				2			Т	Π	T	
		Process																																							uctio	u					
		Proponent								an																															nstri	erati					
		Project		1	ent ent		ಕ		Ŧ	nal PI		s						water	water																ation	sal		iles	L		e t - Co	it - Op					
		Environment		ontac	opone	ility	proje		onmer	Regio	tability	issue			rces	200	/iour	ners urface	puno.		ίt				cal					ssues					gener	dispo	ectors	rocod		grity cies	ulativ	gemen	5	sity		bu c	_
		Economic	-	on / c		uitab	es to	es	and	lan,	/ sui	enic	SES	na	Ses	/el	ehav	n ot	Ū	nt	qual	ent			ol /e		s			ation	egies	put	tion	2	ent -	ent -	<u>^</u>	י ר	No .	Inte Spe	Cum	lana	ation	apa	Cost	lous	1
		Community	of EIS	ormatic	s / gov Projec of Proie	ion / Si	of proje change	on issu ent	ure / at	airnsF	roach	and so	VES &	s a & Fau	Proces eries F	ater lev	s and b	fects o	ources		water	vironm	ent		minatio	ange	hange	6uiv	Inder	ommur onsulta	n strate te soils	ated La	nstruc	eration	u ait a 1agem	nagem	l Safet	l Safet itage	NES -	NES - NES -	NES - ental N	ental N	- Oper	:ure - C	cture -	ure - r nent O	
		Infrastructure	uacy c	er info	city of bility of	script	bility c ested	tructic	ct failu ct viat	use, C	c land all app	scape	rs of h	d Flora	gical & Fish	ted wa	levels	ling ef er Res	er Res	envir	eiving e plum	ard en		nomy rism	ket do efits o	of Ch	style C	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and O	eral co and co	igatio sulfat	tamina	se - col	se - op	te Mar	te Mar curitv	th and	Ith and al Her	ers of	ers of ers of	ers of	ironme	Ispur.	on struct	rastruc	velopr	ences
		Legislative and Planning Environment	Adeq	urth Is n	capa Suita	e De	suita Sugg	Cons ocal	oroje Proje	and	overa	and:	Aatte	iste	ic olo	Eleva		-looc Wat	Wat	Lak	Rec Lake	Haz	Emp	Tou	Marl Ben	Rate		Gan	Law	Gen	0 Mit Acic	Con	Nois	Nois	Was	Was	Hea	Hea	Matt	Matt	Matt	Envi	Trar	Airp	- Infi - Infi	o-de	efere
		Legislative and Hamming Environment	1.1/	1.3 F	2.10	3 Sit	4.1	4.3 (4.4 L	4.5 F 4 6 F	5.11	5.2 F	6.2 l	7.1 1	7.31	7.5 5	8.1	9.1 F	9.2 F 10.1	10.2	11.2	11.3 11.4	12.1	13.1	13.2	13.4 13.5	14.1	14.3	14.5	14.7	14.8 14.9	14.1	15.2	17.1	17.2	18.1	18.2 19 B	20.1	20.2 21 C	22.1	22.2	22.4	23.2	24.2	24.0	25.2	25.3 26 N	27 R
10				++	++																							++															\rightarrow				
18	1 181.17	and what the impact of this will be in real terms. This development is not										x																																			
		just Yorkeys Knob, it will be seen from all parts of Trinity Bay. It will change the look of Cairos for a city in the rainforest to a huge resort with outlying																																													
10	101.10	suburbs, and a remote town centre.									_							_		_		\square		_		\square											H		\square						\square		
187	1 181.18	development, and ensure development conditions are enforced or met?	X																																												
181	1 181.19	Is there potential for increase noise due to helicopter traffic? Some high rolling clients will surely not want to jump on a HOV - bus and may prefer to																																×													
		be transported by helicopter. The noise from commuting helicopters will impact Yorkeys. Holloways and Machans																																			L		L								
18′	1 181.20	What actually are the employment opportunities long-term. Once						х															x														П										
		their families? Is there any contract to provide employment and training																																													
		especially language training to locals, including indigenous and people with a disability, both of whom are under-represented in the local workforce?																																													
18	1 181 21	Will there be a bond held for any natural events (flooding, cyclone) that			++		+		v	+		$\left \right $		_		++			- 1	_		\vdash				⊢∔	++		++								$\left \cdot \right $		H					+	\vdash	_	_
10	1 101.21	happen at any time during construction/operation to pay for clean-							Â																																						
18′	1 181.20	up/restoration/remediation? Long-term sustainability: once the Chinese market moves onto to the next							x	+		\vdash								_		\vdash															H		H					+	\vdash	-	+
		in-destination for gambling in 5 to 10 years' time, or sooner, what can a resort this size then be used for? It will still be too big to fill for tourism																																			L		L								
18	1 181 23	purposes will we be left with a big white elephant?			++						_							_								\vdash		++						Y		_	\vdash						\rightarrow	+	\vdash	_	_
10	101.20	beat the traffic delays/congestion. Associated air pollution from traffic																																Â													
		emissions. Venicle emissions have large impact on health.																																													
181	1 181.24	This proposal features an industry that creates social problems and fuels social problems, whilst offering as a solution "referral to gampling bottines"																								×																					
		The onus to manage the consequences is shunted back on to the																																													
181	1 181.25	community. This proposal is too large for Cairns - we do not have the infrastructure or							\vdash			\vdash				H				_		H															H		H				+	x	\vdash		+
		resources to cope with the increase in population that this represents.																																													
18′	1 181.26	The environment here represents an economic asset that is going to be																						x																							
181	1 181.27	No community should have to wear the high negative social impacts outlined in Chapter 14 Table 2. What is the level of unacceptable risk? Is																											2	< l																	
101	0 100 1	there any level?			++															_						\square				,							H		H				\rightarrow		\square	_	_
104	2 102.1	the Aquis development effectively monopolises the cultural, social and																										^	ľ																		
		economic activities in the area. The social coherence is under threat as																																													
		that will suffer under all its negative impacts. The EIS states that there will																																													
		be a significant impact on the lifestyle of the local population and that residents will be required to grow with it, adapt, and take advantage of the																																													
		newly offered activities, page 14-26. The main activity that will be on offer is																																													
		interest.																																													
182	2 182.2	At the very least, there needs to be a proper investigation into the impact or the local population by analysing data from other locations where large	ו																									х		<]							lĺ										
		scale casinos have opened. The research from Dr Martin Young, Southern																																													
		the areas surrounding gambling venues.																								Ш																					
183 183	3 183.1 3 183.2	As per 102.1.		+	$+ \mp$		┦┦		+	+		+	+			x		x	$+\mathbf{I}$			┡				┢┼	$+ \overline{+}$	+	+	+		+		+ +	H		┢┤		┢┼	+	-	+	+	+	+	4-	╞
183	3 183.3	As per 102.3.														х	х																												\square		

Process Process <t< th=""><th>ID</th><th>No</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>ТТ</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>$\top \top$</th><th></th><th></th><th></th><th></th><th></th></t<>	ID	No																								ТТ								$\top \top$					
			Process																																ioi				
																																			'uct				
			Proponent							E																									Istr				
			Device t							Ä							er													۶ u					<u>b</u> C				
			Project		÷	ent p		ŭ	¥	nal	~ s						wat													atio	20	iles		g	+ +				
			Environment		tac		~	oje	ner	gio	ility			ses		n s	ind, ace									ser						od		ativ S	nen	_			
			Environment			n op i	iii	pr	onr	Re	tab is			nro		her		1	≧			le c	2			SSI	<i>w</i>			die ge	<u>ة</u>	ic ect		ruls cie	gen		city	t ing	<u>د</u>
			Economic	u	2 / C	L L	itat	s to	and	an,	sui Bnic	ES	na	ses	-	eha n ot	ο Ω	t age		ent			2			iolity	die:	p				> 0		u be lite	ana	tio	apa	soc	gi
			Economic	6	tio	ject o jec	Sui	ge	abe	sPI	P/	ي د	aur	ess Re	ě :		es es	ain:		Ĕ Ĕ		tio	e s	ges	e	Itat	are ils	Lar	o rti	me		et d			Ma Na	era	ပို	÷ ¥	ŏ
			Community	He i	ma	n G L	Drd	har	e/	E E	nd a	Suc	8 T	ries	on	and	n n	dr.	ing	ag	<u>_</u>	sho	vice u	ng	anç der	mu su su	STI STI	eq	rati	age	an a	Saf	E ES	비 비 비	Ital	ပ ရ	ē	.e.	ent
			Community	/ of	le le	of F	/ of	i d c	ilur	abi	e a	f NI	ms ora	P P	rati	effe	ose ose	viro		nar			Ser 24	Σ įΞ	o Cha	000	fate	nat	be so	ans		밀밀	of N	5 2 2	ner	눈 눈	ctr	ict n	m s
			Infrastructure	acy	r in	ity	ilit ilit	ste	t fa	ISe, ISe	cap	s of	FIc	Fis	ed .	ng d	žŘ	en/			2 B	et d	an of 1	of I	and	nd nd	sul	alit) an		<u>.</u> 2 2	n rit	h a	H I	irs of the second	onr	og og i	r F	astru	elo nce
				nbe	the	tab	Des	gge ust	ijec		eral	ht e	ted	h &	er I	odi	ate	orn	ake	aza	<u>a</u> lö.	ark	The second	fest	ultu w a	A a	Did N	on:	oise	ast	Sec	ealt	atte	atte	vir v	ans	fras	fras	dev
			Legislative and Planning Environment	Ad		Sui Cal	Sui	Sugar	Pro C		La S L	Ma	Lis Ec	Fis Ec	i Si E	음 음 음	≥ ≥		בן בן א	ΪΪ	ΞЩ		ĽΨ	ΞŬ	ר ט פֿ	S S	Ā	ŭ ¦-	Ž Ž Ž	ž Š Š	- Sig	ĬĬ					ž E j		se d
No. 1			y		v C. V	2.7	3 Si	4 4	4.5	4 <u>6</u> 7 9	1.0	5.3	7.2	7.5	8.1	9.7	0.0	11.1		12 1	13.1	13.1	4 4	14	14.6	14.8	15.1	15.	17.1	8 8	10	20.	22.1	2 22 2	23.1	24.2	25.1	25.3	261
19. 10. 1				Ľ.											~~~						· ·			· · ·		ÌÌÌ		```	` ` `	, ,									
10 10	183	3 183.4	As per 102.4.								x																							++		++			-
10 10 10 1	183	3 183.5	As per 102.5.																			x																	
101 102 1	183	3 183.6	As per 102.6.							x																													
No. No. <td>183</td> <td>3 183.7</td> <td>As per 102.7.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>х</td> <td></td> <td>++</td> <td></td> <td>$\rightarrow \rightarrow$</td> <td></td> <td></td> <td>_</td>	183	3 183.7	As per 102.7.						х																									++		$\rightarrow \rightarrow$			_
No. N	183	3 183.8	As per 102.8.																					x		X X								++	+	\rightarrow		~	_
101 1	183	3 183 1	As per 102.9.	x																						× ×								++		++	ť	×	
100 102 1	183	3 183.11	As per 102.11.	Â																			x			x								++		++			
111 1111 111 111	183	3 183.12	As per 102.12.																				х			х													
11.1 11.5	183	3 183.13	As per 102.13.																							х													
No. N	183	3 183.14	As per 102.14.																		++					X X	(_						++	╆┷╋				_
1010 10100 1010 1010	184	184.1	As per 102.1.												х	v																		++	╋	++			_
No. N	184	1 184.3	As per 102.2.												x y	× ^					++											- 1		++		++			_
18. 1	184	1 184.4	As per 102.4.								x				^																			++		++			
110: 10:4 Asper 10:0. V	184	184.5	As per 102.5.																			х																	
114. 142. Mager 102. 14. 142. Mager 102. Mag	184	184.6	As per 102.6.							х																										\square			
No. N	184	184.7	As per 102.7.						х												++							_						++	╆┷╋	++			_
18 143 Apper 102 10. K X	184	184.8	As per 102.8.																					x		XX	(/							++	╋	++		~	_
141 144:1 A: per 102:1: x	184	1 184 1	As per 102.3.	x																	++					×						- 1		++		++	ť	^	_
144 144:1 As per 102:12. x	184	184.11	As per 102.11.	^																			x			x								++		-+-+			_
114.1 14.4	184	184.12	As per 102.12.																				х			х													
164 1	184	184.13	As per 102.13.																							х										\square			
195 195.1 J-Backed plotting lumps under a law and law and a law and law and a law and a law and a law and a law and	184	184.14	As per 102.14.																		++					X X	(_						++	╆┷╋				_
marked adventures in the area, area of construction' digring up blow any outputs white in the area. adventure in the area of nort?). Building during these and environmental areas. 175 195.2 195.2 100 million any outputs and hooding occurs. Do you understand? 186 86.4 As per 102.1. 1	185	185.1	[Attached photograph (from Google Earth) shows part of study area.												x																								
inside or duing duiging will insult in widening (1) of the data in a method ways. By method point for Barron River re- areas. inside of duing duing the set of conf.			marked 'adventures in the area area of construction' digging up before any																																				
devisiting destructive ways, is my reared on r071/2 building during these conditions should be attracted for the attractive of the attractive o			'roads' or during digging will result in widening (?) of the delta in a																																				
index. and and environmental andin environmentenever (and environmentenevironmente environmental a			devastating destructive ways. Is my rea real or not?"]. Building during these																																				
ateals x <td></td> <td></td> <td>conditions should not be attempted for damage to roads and environmental</td> <td></td>			conditions should not be attempted for damage to roads and environmental																																				
105.4 Introductor is this under your destination (by our indestand?) x	105	105.0	areas.																		++													++	+	++			_
Iss Iss <td>105</td> <td>100.2</td> <td>alignment if construction starts and flooding occurs. Do you understand?</td> <td></td> <td>^</td> <td></td>	105	100.2	alignment if construction starts and flooding occurs. Do you understand?												^																								
186.1 As per 102.1. x																																							
186.2 As per 102.2. x	186	6 186.1	As per 102.1.												х																								
100. 100.3 AS per 102.4. AS per 102.4. AS per 102.4. AS per 102.6. AS per 102.6. AS per 102.6. AS per 102.7. AS per 102.7. AS per 102.8. AS per 102.8. AS per 102.8. AS per 102.9. AS per 102.1. AS per 102.1. <td>186</td> <td>3 186.2</td> <td>As per 102.2.</td> <td></td> <td></td> <td></td> <td></td> <td>++</td> <td>+</td> <td></td> <td>++</td> <td></td> <td></td> <td></td> <td></td> <td>х</td> <td>╷╷╻</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\dashv</td> <td>++</td> <td>++</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>++</td> <td></td> <td>++</td> <td></td> <td></td> <td></td>	186	3 186.2	As per 102.2.					++	+		++					х	╷╷╻							\dashv	++	++								++		++			
100100-100-100-100-100-100-100-100-100	186	186.3	As per 102.3.					++	+++						X)	x	╡							+	++	+								++	╋	++			
186 As per 102.6. As per 102.6. As per 102.7. As per 102.7. 186 186.7 As per 102.8. As per 102.8. As per 102.8. 186 186.9 As per 102.8. As per 102.8. As per 102.8. 186 186.1 As per 102.10. X X X X 186 186.1 As per 102.10. X X X X X 186 186.1 As per 102.10. X X X X X X X 186 186.1 As per 102.10. X	186	3 186.5	As per 102.4.								<u> </u>										++	x										- 1		++		++			_
186. As per 102.7. As per 102.7. As per 102.8. As per 102.8. As per 102.9. As per 102.1.	186	5 186.6	As per 102.6.							х																								++-		++			
186 As per 102.9. x	186	6 186.7	As per 102.7.						х																														
186. 186.9 As per 102.10. x <td>186</td> <td>6 186.8</td> <td>As per 102.8.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>$\downarrow \downarrow \downarrow$</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>⊣⊥∎</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>х</td> <td>++</td> <td>хх</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>$\downarrow\downarrow$</td> <td>┢┝┝</td> <td>+</td> <td></td> <td></td> <td></td>	186	6 186.8	As per 102.8.						$\downarrow \downarrow \downarrow$								⊣⊥∎							х	++	хх								$\downarrow\downarrow$	┢┝┝	+			
1 as per 102.10. x	186	<u>5 186.9</u>	As per 102.9.																							X X	(++		\rightarrow	2	x	
No.11 No.12	186	186.1	As per 102.10. As per 102.11	x				++	+ $+$ $+$						╶┼╴╂		┽╋				++		v	++	++	x							+	++	╂┼┼╋	++			_
186 186.13 As per 102.13. Image: Construction of the constructine construction of the construction of the cons	186	5 186.12	As per 102.12.						+ $+$														x		++	x								++		++			
186 148 As per 102.14. x	186	<u>186.13</u>	As per 102.13.																							x													
187.1 In the thirty years I have lived in Far North Qld there has always been one overriding resounding call by the locals to any new major tourism development proposal - 'We don't want Cairns to become the next Gold Coast''. x	186	6 186.14	As per 102.14.																							хх													
Image: Second in grees ounding call by the locals to any new major tourism development proposal - 'We don't want Cairns to become the next Gold Coast". Image: Second the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to reflect, embody and preferably benefit our natural world. Image: Second the same sentiment, not for development to reflect, embody and preferably benefit our natura	187	7 187.1	In the thirty years I have lived in Far North Qld there has always been one				x																																
Image: according the proposal - we don't want Carries to become the next Gold Image: according the next Gold			overriging resounding call by the locals to any new major tourism																																				
187.2 As a local I share the same sentiment, not for development to grind to a halt, rather the wish for development to reflect, embody and preferably benefit our natural world.			Coast".																																				
halt, rather the wish for development to reflect, embody and preferably benefit our natural world.	187	7 187.2	As a local I share the same sentiment, not for development to grind to a					x	+++						╧╋		╡															┽╂		++		++			
benefit our natural world.			halt, rather the wish for development to reflect, embody and preferably																																				
			benefit our natural world.																																				

lur-		-			-		_										1									1 1	<u> </u>		1 1					_						1				-
	D N	D	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	Adequacy of EIS Veed for conditions	Further information / contact	Capacity of Project Proponent	Suitability of Project Proponent te Description / Suitability	Suitability of project Suggested changes to project	Construction issues	Project failure / abandonment Project viability	Land use, CairnsPlan, Regional Plan Public land	Overall approach / suitability andscane and scenic issues	Leituscape and scenic issues Light emissions	Matters of NES & SES Ecosystems	Listed Flora & Fauna Ecological Processes	Fish & Fisheries Resources	River migration	Flood levels and behaviour -looding effects on others	Water Resources - Surface water Water Resources - Groundwater	Stormwater drainage Lake environment	Receiving water quality Lake plumbing	Hazard environment	Hazard management Employment Economy	Tourism	ا Market domination Benefits offshore / local Detto of Channo	: Human Services	e creasyre crianges (Cost of Living Gambling	6 Cultural Change Law and Order	elerer at community issues SIA and consultation	u mirigation strategies Acid sulfate soils	Contaminated Land ir Quality	Noise - construction Noise - operation	t Noise - Aircraft and helicopters Waste Management - generation	waste management - generation : Waste Management - disposal	Health and Safety - Vectors Health and Safety - Crocodiles	t nearm and Sarety - Crocodnes tultural Heritage	Matters of NES - OUV Matters of NES - Integrity	Matters of NES - Species Matters of NES - Cumulative	Environmental Management - Construction Environmental Management - Operation	Transport - Construction Transport - Operation	t Airport Infrastructure - Capacity	- Infrastructure - Cost	Infrastructure - Housing Io-development Option	teferences
				1.1	1.3	2.1	3 S	4.1	4.4	4.5 4.6	5.1 5.2	6.1	6.3	7.2	7.3	7.5	8.2	9.1 9.2	10.	1. 1.	17	12	1 3.	2 2 2	13.	14	+ + +	14.	+ + +	15.	15. 16.	17. 17.	17.	2 <u>8</u>	20.	21	22.	22	23.	24.	24.	25.	25. 26	27
11	87 18	37.3	The local community seem to have thrown their collective weight behind the Fung families proposed development, at least on the face of it. This submission has been designed to throw a little weight behind the locals by putting on paper the request that if the development is approved, its approved with a condition that the locals long resounding call is answered.	ne x																																								
18	87 18	37.4	Cairns and Far North Qld is the gateway to the Great Barrier Reef and World Heritage Rainforests, to me, the current Aguis design could do more	e				x									\uparrow					H																					T	
1	87 10	37.5	to embody this. Sketches supplied showing suggestions.			\square						┞┼	\downarrow				\downarrow					\square				+	+++	+	+					+								$\left \right $		\bot
			the haulage of cane during the harvest season. As large tracks of cane fields give way to urban sprawl these cane lines are removed. Today, before it's too late the opportunity exists for the Qld Government to save this state asset for future use. Why destroy existing transport infrastructure when it could be used for an even greater valued than just hauling cane? The current cane lines connect the southern suburbs of Cairns directly with the Aquis site. The Gold Coast, Sydney and Melbourne are investing in ligh rail, Cairns could too. The difference between Cairns and other cities is we already have the line and corridor infrastructure in place. With a joint venture between the State to grant access to lines and an operator to fund the service in conjunction with developers to increase the population-densities of suburbs the lines currently connect, the extra pressure Aquis and other future development will put on roads could be minimised.	e h ht e																																								
11	88 18	38.1	I do not support this project in any form. The reason being is that proper community consultation has not been what it should with the consultants and the developers failing to talk to the Yorkeys community where resident could ask questions. You may say that there were 2 shops with the project designs available for viewing and staff to answer questions, well I attended the location at Cairns Central Shopping Centre and 3 times at the Yorkeys office and at both centres I got different answers to my questions which indicated that the staff will tell you what they have been told to tell you. The refusal of the developer and consultants to talk to the community was a complete smack in the face and sheer ignorance towards the community. Yet these people sat down and talked to the Chamber of Commerce and other business bodies who probably don't give a damn about Yorkeys locals.	ts d																									x															
18	88 18	38.2	Cairns will NOT benefit to any degree from this project with all money going overseas and will not create a lot of jobs for the locals	g		Ħ																Π			x																		T	
11	88 18	38.3	Before spending huge amounts of public monies and time on evaluating the Aquis EIS why has the government not demanded Mr Fung provide assurance that if the EIS is approved, licence granted etc. he has underwritten finance and can actually then deliver the project? This is usually standard practice for substantial projects such as this. Simply if Fung and this project is to be given any credibility as anything other than 'pie in the sky' we need to see a letter from lending agencies such as bank that they will make all monies available for the construction of Aquis if licences are granted.	se s		x																																						
18	88 18	38.4	Also at a recent community meeting at JCU Smithfield Professor Nott pointed out a number of inconsistencies within the EIS and was noted by your representative who was in attendance have you acted on these	×																																								
18	88 18	38.5	Comments? Cairns, why do we need 3 casinos and that's exactly what there is intended 1 in the city which I believe that if Mr Fung gets his licence after the ASX close at the end of October 2014 he is just as likely to walk away and Aquis will fade into the sunset.	d				x																																			Ī	

ID No	Process								Ш																				П								n					Π	
	Propopont																												н								tructi	ation					
	Proponent			_				I Plan							ter	ter													н		s.						Cons	Opera					
		act	t nent	/	oject		nent	giona	lity	sanca			es	5	s ce wa	ndwat										es			н		copter	posal	ors	odiles		>	itive	- tent					
	Environment	/ cont	nment ropo	Prop ability	to pr		uuopu	n, Re	uitabi		20	E S	source	Javio	others	Grou	ality		- E			local				/ issu	es			_	l helic t - gei	t - dis	Vecto	Croc	2	Decies	agen	agen	u	acity	ost using	io	
	Economic	IS tions ation	joveri oject F	roject / Suit	roject	senes	/ abar v	nsPla	ch/s	S S	× ×	Fauna	es Res level	n d beł	ts on	ces -	nent ter qu	g	Bemei		ation	iore / je	ses nges		ge	nunity	ultatic rategi	oils		tion	ft and emen	emen	fety -	fety -	S - 0	us-s	S - C(al Man	perati	- Cap	e - Cc	t Opt	
	Community	y of E condi iform	ess/g	y of P ption	v of pi d cha	tion is itent	ilure, abilit	, Cair	pproa	ssion		ora & al Pro	sherie water	Iration els ar	effect	esour	vironr ng wat	mbin	nana	nent V	domin	: offst Chanç	Servic Chai	Livinç	Chan	comr	cons ion st	fate s		consti	Aircra	lanag	nd Sa	nd Sa eritaç	of NE	of NE	of NE menta	menta	0 - 1	Icture	ructur	pmer	S
	Infrastructure	quacy d for ther in	proce acity	ability escri	ability geste	struc al cor	ject fa ject vi	d use lic lar	rall a	nacar nt emi	ters o syste	ed Flo logica	A Fis	er mig od lev	oding ater R	ter R	ke en ceivir	ke plu	zardr	nono .	urism irket c	nefits te of (man (estyle	st of I mblin	ltural	w and neral	A and litigati	id sul	Quality	ise - c	ise - / aste N	aste N	alth a	alth a ural H	tters	tters	viron	viron	odsus	rastru	nfrastı rastru	levelo	rence
	Legislative and Planning Environment	1 Ade 2 Nee 3 Furt	4 EIS 1 Cap	2 Suit Site D	1 Suit 2 Sug	3 Con 4 Loc	5 Proj 6 Proj	2 Pub	1 Ove	3 Ligh	1 Mat	3 List 4 Eco	5 Fish 1 Elev	2 Rive	2 Floc	0.2 Wa	Ju 	1.4 La	2.2 Ha	3.2 Ec	3.3 To 3.4 Ma	3.5 Be 1.1 Ra	t.2 Hu t.3 Lif	1.4 Co 1.5 Ga	1.6 Cu	+./ La	t.9 SI/ t.10 M	5.1 Ac	Air G	.1 NO	7.3 No 8.1 Wa	3.2 Wa	0.1 He	0.2 He	2.1 Ma	2.2 Ma	2.4 Ma 3.1 En	3.2 En 1.1 Tra	1.2 Tra	 1 Inf	5.2 - Ir 5.3 Inf	0-0N (7 Rere
			2.	о 1	4 4	4 4	4.4	5.5	9.9	i i i	7.	7.	7. 8.	ര്റ്	9.0	₽ ŧ	= = =	+ +		2 2 2		14	14	14	1	1	1 1	1 1	: °	11	17	÷	5	212	5	5 2	53	23	5 5	5 5	5	5	17
188 188.6	In fact he doesn't have the money to build this project even though he went to Hong Kong to try and get investors and the banks to back him and yet nothing has been signed – their words not mine.		x																																								
188 188.7	This project will bring more crime, more prostitution and money laundering which has been stated in the Chinese papers.)	:			Ш													\square	
188 188.8	I hope that you as the Co-Ordinator General will give serious consideration to this project and the damage that it will cause and more importantly reconsider the EIS report as pointed out by Professor Nott and ask the consultants and the Fungs "where and how did you come to your conclusions?".	×																											l						L								
189 189.1	Mulgrave Mill objects to the proposed preliminary approval, on the basis that it is inconsistent with the CairnsPlan, the FNQ Regional Plan, and State Planning Policy for Strategic Cropping Land [details provided]. It is also of concern that the entire parcel of land be taken out of the Rural 1 Planning Zone, when a significant part of the proposed use will comply with current uses for rural land. For the same reason we object to the creation o the Aquis Local Plan (ALP), with the added concern that this instrument wil facilitate future intensive development of those parts of the project initially described as Sport and Recreation.	f I						x																																			
190 190.1	I would like to support the project. It will provide jobs for many people of								HT.										×	: >	(П						H							H	
190 190.2	I would also like to mention that after it is up and running, I would like to be					x			ET.										11										Ħ				H		H.						╈	П	
100 100 3	Cairns, not imported Chinese workers.								H	44					×				44							+			н						H	+					+	Ц	
190 190.0	company to deal with that themselves, and they would be well able to afford	E E													Â														н														
191 191.1 191 191 2	It is a project of significance for Cairns, Queensland and Australia.	Y			х				E.																				Ħ													Ħ	
191 191 3	impact statement and community consultation process. The project provides for development of road infrastructure and likely	^							H	+						$\left \cdot \right $			+ 1							+			н						\mathbb{H}	+			×		+	\square	
	environmental impacts but does not provide for connectivity between the development and neighbouring communities via bicycle and pedestrian foo path.	t							H																				ll						L				X				
191 191.4	Aquis Resort involves a change from a rural land use (cane farming) to an urban land use (tourism). This involves the reduction of productive agricultural land. Specifically, it will involve the loss of 303 ha of mapped SCL. Land suitable for agriculture is a finite resource and the Aquis Resort site currently produces about 13 000 tonnes of sugar cane per year from approximately 190 ha of farmed land. This negative impact could be mitigated with the preservation of a small allotment of the most suitable sugar cane as an example of connectivity to the lands original use, heritage, environmental habitat and preservation of farming land.				X																																						
191 191.5	Development works will impact on matters of national environmental significance impacting on the outstanding universal value of world heritage areas. For these reasons the co-ordinator general should enforce strict control provision on development works listed in the grounds of submissior Details are: Sedimentation of marine environments; Pollution of marine environments; Disturbance of marine habitats; Preservation of wetland species; Waste management; Impact on world heritage areas; Preservation, protection and management of internationally recognised marine plants; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of management of internationally significant wetlands; Preservation, protection and management of management of fish habitat areas; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of internationally significant marine environments; Preservation, protection and management of fish habitat areas; Preservation, protection and management of internationally management of vegetation adjacent to the development lot.	t								>	<		x																						x								

ID No	Process																																						ction	n				
	Proponent			īt					al Plan								ater ter																rs on			s			Constru	Operati				
	Environment		ent	ponent oponen	lity	project		nment	Regiona	ability	issues			rces		iour ers	rface wa		~					5				sues					licopte	disposa	ctors	ocodile	vitv	ies Iotico	ement -	ement - on		ity	bi	
	Economic	suo	vernme	ect Pro oject Pr	Suitabil	ges to	sens	abando	sPlan, F	h / suita	scenic i	& SES	auna	esses Resou	evel	l behavi	es - Sui es - Gro	ainage	ent er qualit	ment	ement		tion re / loc		ss ges		e	unity is	ategies	ils Land		on	t and he ment - <u>c</u>	ment - c	ety - Ve	ety - Cr	- OUV	- Spec	Manage	Managenstructi	eration	Capaci	- Cost Housir	Option
	Community	sy of Els conditi	ess / go	of Proj ty of Pro	iption / ty of pro	ed chan	ntent	ailure / riability	e, Cairn	inu ipproac	pe and	of NES	ems ora & F	al Proc	water I oration	/els and	kesourc Resourc	ater dra	ng wate	enviror	manag	2 -	domina soffsho	Change	Service e Chan	Living ng	I Chang	comm	tion stra	ilfate so ninated	Ŀ.	operati	Aircrafi Vanage	Manage itv	and Saf	and Saf	of NES	of NES	or NES	ort - Co	ort - Op	ucture -	tructure ucture -	opment es
	Infrastructure	dequad	Urther I IS proc	apacity uitabilit	e Descr uitabilit	uggest	ocal co	roject f	and use	verall a	andsca icht em	Ight em	cosyste isted FI	ish & F	levated iver mi	lood lev looding	Water F Water F	Stormw	Receivi	Hazard	Employ	Econon Tourisn	Market	Rate of	Human Lifestyl	Cost of Gamblii	Cultura	Genera	Mitiga	Acid su Contarr	ir Quali	Noise -	Noise - Waste I	Waste I	Health	Health a ultural F	Matters	Matters	Enviror	Enviror Transp	Transp	Infrastr	- Infrast Infrastr	o-devel
		1.1 A 1.2 N	1.3 F 1.4 E	2.1 C 2.2 S	3 Site 4.1 S	4.2 S	4.3 C	4.5 P 4.6 P	5.1L	6.1 O	6.2 L	7.1 N	7.2E 7.3L	7.5 F	8.1 E 8.2 R	9.1 F 9.2 F	10.1	11.1	11.3	12.1	12.2	13.2	13.4	14.1	14.2 14.3	14.4	14.6	14.8	14.10	15.1	16 Ai	17.2	17.3	18.2 19 Ri	20.1	20.2 21 C	22.1	22.3	22.4	23.2	24.2	25.1	25.2 25.3	26 N
191 191.6	Recommendations: Conditions for development in or adjacent to areas of world heritage status; Conditions for development in areas where there are wetlands of international significance; Condition for preservation and management of development works along the border of the development lot; Increase the buffer zone between the border of the lot and adjacent areas of world heritage status; Increase the buffer zone between the border of the lot and adjacent of the lots and wetlands of international significance; Provide cycle ways in the development and neighbouring areas; This negative impact of farming land loss could be mitigated with the preservation of a small allotment of the most suitable sugar cane as an example of connectivity to the lands original use, heritage, environmental habitat and preservation of farming land; Preservation, protection and management of all vegetation adjacent to the development lot.	r r																																										
191 191.7	The Aquis Resort development is an outstanding development of international significance which if approved will be a magnificent development for the region, state and country. It has been a great honour to be given the opportunity to make a submission for the development.	o			x																										Π													
192 192.1	The visual impact of the Aquis Resort in its current design form as described in the EIS has been significantly downplayed and understated. The modelling used does not demonstrate the real impact of the resort on the immediate area and region in which it is proposed. The social/emotiona impact of a building complex of the height and scale of Aquis placed within a rural landscape has been purposely ignored. Recommendations generall as per YKRA Point 4.	al Iy									x																																	
192 192.2	The impact on the Great Barrier Reef and the Great Barrier Reef World Heritage Areas (GBRWHA) and their values have also been downplayed and devalued. This is not acceptable given that it is an area of universal and international importance. In light of the significant residual visual impacts identified in the EIS (p.6/31) further mitigation strategies are required (details provided).											x																									x							
192 192.3	The proponent has clearly undervalued and understated the impact that the resort will have on local flora and fauna. There are protected fish habitats and marine life that are required to be protected from development.	e										×	×																		Π													
192 192.4	The dredging of Richters Creek for the seawater inlet and pipeline has not been adequately detailed and its impacts have been purposely understated and undervalued. The dredging of Richters Creek for the proposed inlet pipeline will have a greater impact than what is proposed in the EIS. The EIS needs to include further information on the impact of dredging on the marine environment and where the dredge spoil will be placed. How far out does the pipeline go into the GBRMPA and will the seabed be dredged? What are the impacts to marine life and where is the science to support the view at p7-75 that fauna such as dolphins, dugongs and turtles may move away from the area during the construction of the pipeline and because of increased noise from the resort but that they are expected to return once construction is completed.	t e										x							x																		x							
192 192.5	The proponent has purposely devalued the effect of the project on the GBRWHA. The project will impact the GBRWHA and these impacts must be lessened by scaling back the size of the development in its current location.											x																									x							

ID	> N	VO	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	Adequacy of EIS	Further information / contact	Eis process/ government Capacity of Project Proponent Suitability of Project Proponent	te Description / Suitability	Suitability of project Suggested changes to project	Construction issues Local content	Project failure / abandonment	rroject viability Land use, CairnsPlan, Regional Plan	Public land Overall approach / suitability	Landscape and scenic issues	Light emissions Matters of NES & SES	Ecosystems	Listeu riora & raura Ecological Processes	Fish & Fisheries Resources	Elevated water level River migration	Flood levels and behaviour Flooding effects on others	Water Resources - Surface water	2 Water Resources - Groundwater I Stormwater drainage	2 Lake environment	3 Receiving water quality 4 Lake plumbing	I Hazard environment	r nazaru management I Employment	2 Economy 3 Tourism	4 Market domination	5 Benefits offshore / local I Rate of Change	2 Human Services 3 Lifestyle Changes	t Cost of Living	o camping 6 Cultural Change	3 General community issues	9 SIA and consultation 10 Mitigation strategies	I Acid sulfate soils	e contantinated Land Air Quality	I Noise - construction	3 Noise - Aircraft and helicopters	l Waste Management - generation 2 Waste Management - discosal	e waste management - uisposa Biosecurity	I Health and Safety - Vectors	z reatin and safety - Crocodiles Cultural Heritage	I Matters of NES - OUV	2 Matters of NES - Integrity 3 Matters of NES - Species	4 Matters of NES - Cumulative	I Environmental Management - Construction 2 Environmental Management - Operation	1 Transport - Construction 2 Transport - Operation	3 Airport	l Infrastructure - Capacity 2 - Infrastructure - Cost	3 Infrastructure - Housing	Vo-development Option References
19	92 1	92.6	A population of an additional 15 000 people or more will have an ongoing noise impact due to the substantial additional human activities and report operations (pumps and generators). This will have sustained and ongoing impacts to marine life which in turn affects the attributes and aesthetics of the GBRWHA. The proponent needs to scale back the size of the project to lessen its impact on the flora and fauna of the area and its impact on the GBRWHA. The building heights need to be reduced to minimise the impact on migratory bird species and to reduce the impacts of noise and lights on the fauna in the area. By having a scale which is lower in profile and height the impact on the natural environment will be lessened.	1.1		2.1	300	4.1	4.4	4.5	5.1	5.2	6.2	6.3 × 7.1	7.2	7.4	7.5	8.2	9.1	10.	11.	11.		12	13.	13	13	13.	14, 14, 14, 14, 14, 14, 14, 14, 14, 14,	14	± + +	+- +- +-	14, 14,	15.	16	17.	17.	18	19	20.	21	× ×	22	22	23.	24	24	25.	25.	26
19	92 1	92.7	There are a lot of 'not likelys' in the EIS. A not likely is not good enough when it comes to ensuring that the GBRWHA is not negatively impacted by the resort. The statements in the EIS must be backed up by scientific fact and not mere conjecture.																																								x							
19	92 1	92.8	No development should occur in Richters Creek in order to preserve fish habitats and protected areas and to not adversely affect protected flora and fauna species that are on the site and surround the proposed site.											x																																				
19 19	92 1 92 1	92.9 92.10	As per 102.5. As per 102.9. Plus: The proponent needs to change his vision and design to reflect the FNQ Regional Economic Plan and the vision of Cairns as a 'Tropical North Queensland, Adventurous by Nature". The resort needs to be scaled down and reduced and more thought and consideration given to making it reflect the tropics and its unique setting in a more appropriate and sustainable way. This will include changing the materials and concept of the design of the project.					x			x																x																							
19	92 1	92.11	As per 102.8.																											х			x x																—	
19)2 1	92.12	As per 102.10.	х																													x x															x		
19	92 1	92.14	As per 102.11.					_												\square					_				x		++		x									\square								
19	92 1	93.1	I wish to register my strong opposition to the Aquis project as currently proposed. Reject EIS and proposal as currently proposed OR scale down project to less than 50% of current proposal.					x																					x				x																	
19	93 1	93.2	Scale and type of project are not acceptable: I am not anti-development but I consider the type (Casino) and huge scale of the development as proposed represents a serious threat to the lifestyle and social fabric of the residents Cairns community.																										x																					
19	93 1	93.3	Lack of clarity, uncertainty: There is a lot of unclear information and uncertainties in the EIS that the Cairns community needs to be aware of.	x																																														
19	93 1	93.4	Staff: The claimed 20,000 operational staff is assumed to be a gross																						x																									
19	93 1	93.5	Massive infrastructure: The massive Aquis project as described in the EIS will surely need a massive infrastructure to support the 7,500 hotel rooms/suites, 10,000 m2 high-end retails shopping, restaurant, bars and food & beverage outlets, etc.																																												:	x		
19	93 1	93.6	Who pays for the infrastructure: The big question that Cairns community has not got the answer to is who is going to pay for the massive off-site infrastructure and where will the money come from? My concern is that it will be the ratepayer of Cairns Regional Council that will be obliged to pay for augmentation of water supply infrastructure and minor roads. Further, that the Qld taxpayer will be forced to pay for the substantial amount of road upgrades necessary to support the resort.																																													X		

	D No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning E	1.1 Adequacy of EIS	1.2 Need for conditions 1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent 3 Site Description / Suitability	 4.1 Suitability of project 4.2 Suggested changes to project 4.3 Construction issues 	4.5 Project failure / abandonment	4.5 Froject viability 5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	 6.1 Overall approach / suitability 6.2 Landscape and scenic issues 6.3 Light emissions 	7.1 Matters of NES & SES 7.2 Ecosystems	7.4 Ecological Processes	7.5 FISh & FISheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment	13.2 Economy 13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change 14.2 Human Services	14.3 Litestyle Changes 14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	 I waste management - generation 18.2 Waste Management - disposal 19 Biosecurity 	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	24.1 Transport - Construction 24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
1	93 19	3.7 Impact on Cairns community: This project ma job for the local people in Cairns during the c leave long term impact on the community su increase of crime, high cost of rental property able to afford. As with the Federal budget, it residents that will suffer the inflation of rental	y bring a short-term one off- onstruction phase but will th as problem gambling, that many people will not be vill be the lower income costs.														×			x x	x													
1	93 19	3.8 Foreign national staff: The project aims to rel gamblers from China. Understandably Aquis Chinese languages (Mandarin and Cantoness these customers. Although the EIS seems to mention of foreign staff being engaged, medi acknowledging that as many as 1400 Chiness Another more likely reason for Aquis to sourc cheap labour.	y on the so called 'high roller' will need staff who speak e) fluently in order to serve deliberately side step any a quote the proponent as e nationals will be required. e employment from China is				x																											
1	93 19	3.9 Language training: Given the claimed great of Cairns, it should not be necessary to import f language skilled staff. Given the lead time for construction to opening of operations, there is prospective staff could not undertake an intertraining, either through University or TAFE. F would be showing good will and sincerity if he training, either by way of the course costs or Cairns locals to complete the training. Such i eliminate the need for the developer to seek reportedly currently proposed - but not mentic	mployment benefits for oreign nationals to provide m commencement of hould be no reason why local isive Chinese language urthermore, the proponent e contributed financially to such n the form of 'scholarships' for hitiatives would reduce or staff via 457 visas as is oned in the EIS?																			x												
1	93 19	3.10 Financial certainty?: This massive project is a take 5 - 10 years to complete. There is no mu what happens if the project runs out of mone we going to end up with a half-finished project resorts in Asia where the Global Financial cri mega resort development half completed. e.g. Vietnam.	I long term project that may ention in the risk assessment / before it is completed. Are t? There are other mega sis caused the collapse of the . Amatina Mega resort,				xx																											
1	94 19	4.1 The proposed location of the Resort constitute places both the visitors to Cairns and the resournecessary risk due to mosquitos and midge locating the resort in a coastal area adjacent floodplain of the Barron River which provide substantial densities of mosquitoes known to including (but not limited to) Ross River, Barron viruses which have been isolated from mosquirus and the substantial densities of mosquitoes who have been isolated from mosquirus which have been isolated from mosquirus and the substantial densities of mosquirus which have been isolated from mosquirus which have been isolated from mosquirus and the substantial densities of mosquirus which have been isolated from mosquirus and the substantial densities of mosquirus which have been isolated from mosquirus and the substantial densities of mosquirus which have been isolated from mosquirus and the substantial densities of mosquirus which have been isolated from mosquirus and the substantial densities of mosquirus and the substa	es 'inappropriate land use' and dents of Cairns at es. This risk is a function of to mangroves and the labitats for generating vector endemic diseases nah Forest and dengue litoes collected in Cairns.			x																					×							
1:	94 19	4.2 The resort is projected to annually attract 1 m China where a number of diseases are ende Australia including mosquito and tick borne v encephalitis, dengue, Chikungunya, Tick bor borne protozoa (e.g., malaria) as well as non such as H1 N1 avian influenza and swine flu tuberculosis. The fact that asymptomatic infe manifestation for many of these diseases me means of screening for infectious visitors will <i>solutions:</i> (1). Reduction in the scale of the the risk to Cairns residents of introduced dise of potential carriers of infectious agents visiti this resort to an area with reduced mosquito alternative location proposed by Aquis Aware Business District.	illion visitors, many from nic that are not endemic to ruses (e.g., Japanese ne encephalitis) and mosquito mosquito borne diseases and multiple drug resistant ctions are the dominant ans that fever and other be ineffective. <i>Suggested</i> esort will immediately reduce ases by reducing the number og the resort. (2) Relocating and midge populations e.g. in the Cairns Central																								x							

ID	No															<u>г</u> г										1 1	1 1		П	1 1			1 1			1			TT	1		1	<u>г г</u>				T
	110	Process Proponent			L																																				truction	ation					
		Project			t	ent	t		Ħ	nal Plan		s						water	vater															ters	ation sal		les			e	t - Const	t - Opera					
		Environment		contact	opone	ropon aility	proje		onmer	Regio	tability	issue			urces		viour	hers urface	round	<u>, ti</u>	r i				cal				ssues					licop	gener		ectors rocodi		grity	cies nulativ	gemen	gemen tion	_	city	t inc	ing r	:
		Economic	S	tion / c	ect Pr	oject P Suitab	oject iges to	sues	aband	sPlan,	h/sui	scenic	& SES	auna	esses s Reso	evel	d beha	s on ot tes - Si	es - G	ient ent		ement			ition ore / lo	ese	ges	e	unity i	Itation	ils	Land	uction	t and h	ment - ment -		ety - V ety - C	<u>و</u> ۱- ۵	- Inte	- Spe	Mana	mana	eratior	- Capa	- Cos	- Hous Optio	;
		Community	/ of EIS conditi	forma	of Proj	/ of Proprior /	/ of production	tion is: itent	ilure / ability	, Cairn	oproac	e and ssions	f NES	ora & F	al Proc	water	els and	effects esourc	esourc	vironm	mbing	enviror nanag	nent v		offsho	Change	: Chang Living	g Chang	Order comm	consu on stra	fate so	nated	constru	Aircraft	lanage anage	2	nd Saf nd Saf	eritage of NES	of NES	of NES	nental	rt - Co	rt - Op	cture -	ucture	icture -	- s
		Infrastructure	equacy ed for c	ther in proce	pacity of	Descrip	geste	al con	ject fa ject vi	id use,	erall ap	idscap ht emi:	ters of system	ted Flo	h & Fis	vated v	er mig od leve	oding ater Re	ater Re	ke env	ke plu	izard e izard n	nployn	urism	arket d enefits	ate of C aman S	festyle ost of I	amblin Iltural	w and	A and	id sult	Duality	oise - c	oise - /	aste M aste M	securit	ealth ai ealth ai	ural H atters	atters (atters (Niron	anspo	anspo	frastru	nfrastr	frastru develo	erence
		Legislative and Planning Environment	1.1 Ade 1.2 Nee	1.3 Fur 1.4 EIS	2.1 Cap	3 Site I	4.1 Sui 4.2 Sug	4.3 Cor 4.4 Loc	4.5 Pro 4.6 Pro	5.1 Lan 5.2 Put	6.1 Ove	6.2 Lan 6.3 Lig	7.2 Ecc	7.3 List	7.5 Fisl	8.1 Ele	9.1 Flo	9.2 Flo	10.2 W	11.1 St 11.2 La	11.4 La	12.1 Ha 12.2 Ha	13.1 Er 13.2 Ec	13.3 To	13.4 Ma 13.5 Be	14.1 Ra 14.2 Hu	14.3 Li 14.4 Co	14.5 Ga 14.6 Cu	14.7 La 14.8 Ge	14.9 SI 14.10 N	15.1 Ac	15.2 Cc 16 Air (17.1 No	17.3 NG	18.1 W 18.2 W	19 Bios	20.1 He 20.2 He	21 Cult 22.1 Ma	22.2 Ma	22.3 Ma 22.4 Ma	23.1 Er	23.2 Er 24.1 Tr	24.2 Tr	25.1 Inf	25.2 - li	25.3 Int 26 No-6	27 Refe
194	194.3	The EIS proposes to rely on fish to control mosquito populations within the proposed resort. This approach is not evidence based as a recent Cochrane systematic review found no evidence for the effectiveness of fisi in reducing the transmission of malaria. It is unclear how the use of native fishes will significantly impact mosquito numbers as these fish are already resident and systematic reviews have failed to identify studies where fish were effective. There are, in fact, well documented examples where the us of fish resulted in an increase in mosquito numbers. In addition, introduced fish pose significant risks to the environment.	h se d																	x																											
195	195.1	This submission recognizes that Aquis will go ahead, ignoring coastal hazard restraints and high ecological values in the area of the developmer I simple wish to strongly object to the development on environmental, cultural, economic grounds, thus in the future when opponents such as I are proven correct I will feel no obligation to fund or support extracting the Cairns community from the resulting mess left when this development fails	nt. 5.						x																																						
195	195.2	For 30 years I've watched the debacle that's called Port Hinchinbrook. I watched as wonderful people such as Margaret Thorsborne were physically, emotionally, and financially bullied. Seeing first hand the stress in their eyes. Now I witness the stress in the eyes of friends living at Port Hinchinbrook as they deal with the consequences of the wrong infrastructure, in the wrong place, for the wrong reasons. I said nothing 30 years ago, yet knew no amount of money could hold back the sea, mud, and cyclones or be sustainable under those conditions. If we don't learn from history we are destined to repeat it. I've learnt and no longer sit silent while others fight for that which has no voice - our environment and our children's economical sustainable future.																																													
196	196.1	The EIS acknowledges that due to the smaller size of regional labour markets, a large component of the construction labour force will need to come from outside Cairns. The vacancy rates on rental properties are below 2%. At the time of the 2011 Census, median rental prices were \$24 per week, as at April 2014, they had increased to \$330 per week (Anglicar study). It is unrealistic to expect that 40% migration of construction worker into Cairns will be met by the market in the short-term. If onsite constructions for families is immense. Families will be pushed out of the rental market and will need to leave Cairns. It would be highly desirable that the Aquis development have construction worker accommodation on site to not disrupt families who call Cairns home.	0 e s on				X																				x																				
197	197.1	As a family we are well/world travelled, and believe in the issues of home and family progress, investment, and future planning, but mainly we believ in a quality lifestyle. We see AQUIS as enhancing this mantra.	e		L																						x																				
197	197.2	We will see more pride in the suburb we think, if the demographic changes for the better should AQUIS proceed. We think that AQUIS will create a nicer atmosphere here in YK. We dislike the Yorkeys Knob gradual declinu into suburban decay we see happening and getting worse if AQUIS is not allowed to proceed.	e																								x																				
197	197.3	We see AQUIS as providing generations, in fact decades of good employment, opportunity, personal and professional growth and potential for a lifetime career path for many. We have two children still at the local school and who we see as soon taking advantage of employment in a widd range of potential career paths at AQUIS and who will learn an appropriate second language to ensure they fit in with a fantastic opportunity to excel and be successful and lead fine lives. we are not "fazed" by development of regional growth.	e e or																				x																								

ID	No																																		T			TT			
		Process													ы.																					ion					
															ы.																					ruct	tion				
		Proponent							an						ы.																					nst	era				
		Project							al P						Ш.		/atel													sra	tion		s			ပိ	o G				
				act	nen	_	oject	Tent		Į.	iues			se	ы.	<u>ہ</u>	de v									es				onte	hera	S	odil			tive	lent				
		Environment		cont	opo	oility	o pro	100	Rec	idet	iss iss			nrce	Ш.	viou	urfa		Ιţ				22			nss	- 0			oile	ger	S D	iroc		grit) cies	gem	gem	c	t city	ing	=
		Economic	su	ernn	ct Pr	uitat	es to les	puec		1	cenic	SES	na	sses	<u>e</u>	oeha on ot	S - S	nage	qua	nent		uo o	2	s		ityi	ation egie:	and	tion		ent	- HIA	> 0 - 7	no	Inte Spe	Cun	lana	atio	Cos	Hous Intio	2 DIC
		O compare the	EIS	gov	roje(Proj	ן / S Droie	ang	te / a	ty u	44	nd so	ns S &	k Fat	oces ies F	r le	ind t	Irce:	drain	ater	onn		nati	ices	ange Ig	nge	ler mur	sulta	soil:	truc	ation	gem	dem	afet	Ige ES -	ES -	ES - tal N	Cons	Dper			
		Community	/ of	forn ss /	of P	of	d ch	itent	abili		e ar	i NE	ms ra 8	her.	vate	els a	lose	viror	mbi	nana	nent y	lomi	Serv	-ivin	g Cha	Ord	ons	fate nate	, loos	pera	ana	y	s pu	erita of N	of N	of N	rt - C	- -	ctur	ctur	s bin
		Infrastructure	uac) for	er in roce	city bility	scrij	este	c on	ct vi use		scap	emi rs o	/stel	S Fis	ted ,	lev.	e R R	m Wã	plu blu	arde	loyr	rism vet d	of (style t of I	ural	and eral	and igati	tami	e - c		te N	curit	th a	al H ers	ers	ers	ron	spo	stru	istru lo	Nel C
		Logiclative and Dianning Environment	deq	urth IS p	apa uita	e De uita	66n	ocal	roje	ubli	and	ight	cos	ish a	leva		Wat	Stor Lake	Lake	Haza	Emp	Marl	Hum	Life	Gan	Gen	SIA	Acid	r QL Nois	Nois	Was	0Se	Heal	ultur Matt	Matt Matt	Matt Envi	Envi	Tran Airp	- Infi	Infra - de	efere
		Legislative and Planning Environment	-1 A 2 N	.3 F	1 C	Site	1.2 S	1 4 L	- 9	2 F			.3 L	4 5 7 7 7	<u>т</u> Ш	1 F 1.1 F 1.2 F	0.1	1.1	1.3	2.1	3.1 3.2	3.3 3.4	4.1	4.4	4.5	4.7	4.9	5.2	6 Ai 7.1	7.2	5 1.9	9 Bi	0.7	1 C	2.2	3.1	3.2	4.2	5.2	5.3 6 N	7 R
															Ĩ																										
197	197.4	Everything is going up and people are really struggling here. Electricity is a																			х																				
		increase, and as a result we will see increased property equity and this is	6												ы.																										
		not a bad thing. It is not a struggle to pay rates on increased property													ы.																										
197	197.5	values when you have a well paying job. New generations do not want to admire the cane and old trees along the		+			+ +	+			++		+++		\vdash						x								\vdash												_
		beach like old people, they do not want what went 30-40 years before, and													ы.																										
		AQUIS offers a fantastic new NOW and a new FUTURE for them all and their children.													Ш.																										
197	197.6	Hazards: As both of us being experienced in emergency management, risk																		x																					
		analysis and hazard mitigation, we felt the document was well researched and took into account all of the known and perceived risks and hazards.													ы.																										
407	407.7														L -												_													4	
197	197.7	site, all rescue, emergency, health and medical primary immediate													Ш.					×																					
		response as well as emergency training; exercises; building, resources and	ł												ы.																										
		site compliance; alarms monitoring and alarms or incident response management, emergency medical response and other matters including													ы.																										
		major disaster preparedness, before, during construction and on													ы.																										
		completion of the project, be managed by an on-site holistic AQUIS public													ы.																										
		aspects like bomb threats, and the like, all of which can be managed by an													ы.																										
		on-site service delivery with an upgrading plan of support from external													ы.																										
		the tax payer.																																							
197	197.8	The provision by AQUIS of a cyclone resistant shelter for the local																		х																					
		such a HUGE resource is a MASSIVE task of internal training, competent													ы.																										
		and trained staff availability, skilled incident team management (IMT)													ы.																										
		exercises and communications.													Ш.																										
197	197.9	The matter of the Health and Safety issues with crocodiles is real, not																															х								
		boat up the local creeks including Barron River and Thomatis Creek. There													ы.																										
		are crocodiles all through there. The AQUIS croc risk mitigation plans in																																							
197	197.10	The mosquito and sand-fly/midge hazard is no different to anywhere else					+ $+$	+	+		++		$\left \right $		┠┼╴					╏┼─			╉┼╴	$\left \right $	\vdash	$\left \right $			╞┼┝				x		+ +			++			
		but must be contained for so many people there at the site. The planting in																																							
		parge quantities or aromatic yet practical shrubs and trees which are known to be a natural deterrent to these insects are a recommendation.(DEET																																							
4.0=	407.44	etc.)					$\parallel \mid$	\square			$\downarrow \downarrow$				\square									- -					\square						\parallel						+
197	197.11	Francemics: The influx of increasing numbers of tourists arriving in Cairns from overseas, particularly the Asian areas, has in the past let Cairns be																		×																					
		exposed to the effects of pandemics such as "Swine flu" and "Bird Flu" and																																							
		other influenza style ailments. Management will be needed.																																							
197	197.12	Transport Appendix: A very heavy and descriptive document but has a lot	x					\square																											\uparrow						
197	197.13	or great planning and fore-sight. If the YK road and Captain Cook Highway can be flood proofed i.e. raised.					+ +	+			++				⊢⊢					┠┼─				$\left - \right $		$\left \right $			\square						+			x			
	-	all the way to the Barron River Bridge, from YK road, then great, we																																							
		residents will be happy to NUT be flooded in.																																							

ID No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	Adequacy of EIS leed for conditions urther information / contact	ElS process / government 2apacity of Project Proponent witability of Project Proponent	e Description / Suitability suitability of project	Suggested changes to project Construction issues	Project failure / abandonment Project viability and uss / simplan, Borisond Blan	use, cannar an, negonar ran Ublic land Verall approach / suitability	andscape and scenic issues .ight emissions	Adtters of NES & SES cosystems	isted Flora & Fauna cological Processes	ish & Fisheries Resources levated water level	tiver migration lood levels and behaviour looding effects on others	Water Resources - Surface water Water Resources - Groundwater	Stormwater drainage Lake environment	Receiving water quality Lake plumbing	Hazard environment Hazard management	Employment Economy	Tourism Market domination	Benefits offshore / local Rate of Change	Human Services Lifestyle Changes	Cost of Living Gambling	Cultural Change Law and Order	General community issues SIA and consultation	0 Mitigation strategies	Acto suitate soils Contaminated Land	ir Quality Noise - construction	Noise - operation Noise - Aircraft and helicopters	Waste Management - generation Waste Management - disposal	iosecurity Lanith and Safety Vantana	Health and Safety - Vectors Health and Safety - Crocodiles	uitural Heritage Matters of NES - OUV	Matters of NES - Integrity Matters of NES - Species	Matters of NES - Cumulative Environmental Management - Construction	Environmental Management - Operation Transport - Construction	I ransport - Uperation Airport	Infrastructure - Capacity - Infrastructure - Cost	Infrastructure - Housing o-develonment Option	eferences
		1.1	2.1	3 Si 4.1	4.2	4.5	5.2	6.2 6.3	7.1	7.3	8.1	9.1 9.1	10.1	11.1	11.3	12.1	13.1	13.3	13.5 14.1	14.2 14.3	14.4 14.5	14.6 14.7	14.9	14.1	15.2	167	17.2	18.1	19 E	20.2	22.1	22.5	22.4	23.2	24.3	25.1	25.5 26 N	27 F
197 197.14	The 4 lane highway concept for YK Road is a big plus and will be well received as far as we are concerned. If this separated highway does not have access ways built into the separating strip, between the Captain Cook Highway and the Dunne Road roundabout for turning around, this will cause issues. From an external emergency and medical service response perspective (QFES and QAS) the road system will not incur any significant change in response times to Yorkey's Knob village on completion. BUTthe speed limits will rise and also with speed comes accidents.	2																																×	(
197 197.15	During the years of AQUIS <i>construction</i> it will almost certainly incur delays in emergency first response agencies traffic operations. The increased traffic peak periods and capacities will be of concern at say site shift changes. There will naturally be an increase in traffic accidents and incidents commensurate with the project size and increased traffic volumes and activity. The project size, and complexity will increase volumes of heavy vehicles and wide loads etc. and site requirements and logistics will all require heavy vehicle during construction and also on completion and incidents which the QFES currently attends.																																	x				
197 197.16	Good, adequate foot paths and cycle-ways will be required from the YK village all the way out to the AQUIS site, on both sides of the new road, defined cycle ways as cycle traffic will be increased due to the closeness of the project to the village. Kids will be cycling to the Smithfield School from YK so the Dunne Road planning should include cycle-ways as well, because people will cycle from Trinity to work at the AQUIS site.																																	×	¢			
197 197.17	Local Road Networks: We live on the main road through Yorkeys Knob, called Varley Street. As residents, to us the changes to internal village traffic increasing, does not appear to be excessive. Naturally we will see an increase, but the emphasis will be on the QPS developing appropriate and successful speed mitigating strategies, such as increasing staffing and traffic policing models to cope with the changes. Kids on bikes will need to be more alert. With the increase must come better facilities for bikes in the YK village. The trip times to Cairns CBD from YK during construction will increase but adapting to different times when leaving the house is not a huge lifestyle change. Most residents here have a very tropical "oh well, that's life" philosophy.																																	x	¢			
197 197.18	Dunne Road will be universally accepted if it is upgraded - it is a nightmare at present and is essential to get NORTH of Smithfield when leaving YK. A roundabout at the intersection of YK Road and Dunne Road will be universally accepted - the population up here is used to working around roundabouts when driving! The by-pass around the Captain Cook Highway, is a great idea.																																	×	¢			
197 197.19	We in YK and all we meet in Cairns, love the AQUIS concept and the potential it has in improving the whole region for us all and we know it will suddenly begin a dramatic growth cycle unknown or not experienced by many. This will then develop a self-sustaining City of life, fun, and life/leisure experiences. This region deserves to be seen and experienced by many, not just a negative go-nowhere few privileged people.			x																																		
197 197.20	We encourage all others we meet and talk to, to see the many different facets that AQUIS can offer the community. It is an easy sell, unless you get bogged down in negativity as others are doing																																					
197 197.21	There seems to be a fixation on the "Casino" component, and although it is a major part of the AQUIS Resort for the owners, if doesn't have to be inflicted on us in YK and the Cairns Region if we do not want to go to that part, and if so it is "self-inflicted". But the world still travels to Las Vegas don't they? and what is there to do there.? That's right.																					x																

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	2.12 Curation of 1 Sport 1 Sports 1 3 Site Description / Suitability 4 1 Suitability of tool	4.1 Sundaring of project 4.2 Suggested changes to project 4.3 Construction learnes	4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability	o.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES	7.4 Ecological Processes	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment	12.2 hazaru manayement 13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Nate OI Cliange 14.2 Human Services 14.3 Lifostvlo Chandos	14.5 Litestyle criariges 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles	21 Cutturial nermage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.2 Environmental Management - Consucction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost אר מוחלים באיוורלוותים - Houisinci	25.3 Intrastructure - nousing 26 No-development Option	27 References
197	7 197.22	We will all go to AQUIS on a semi-regular basis, a good place to go, to dress up and go outwe want to do thisas for too long this Region has been a backward, thong wearing singlet draped dead zone and not a reat place with few opportunities for quality dressing up and going out, it just doesn't happen here, but this AQUIS will change everything, even this! Bu what we do there is up to us. We positive people will wish to visit different restaurants, aquariums, conferences with our kids, everything, stay a night or two, as long as there is "locals rates" of course.	t																						×																				
197 197	7 197.23 7 197.24	We positive people know there are a lot of other incredible aspects to this great project not just the Casino. We agree with the YK demographics unfortunately, but we see the demographics as changing rapidly if this goes ahead, as we all want it to. We all want a new Yorkeys Knob, this one is hopelessly sad and				×																			x	:																		F	
197	7 197.25	undernourished. The majority (99%) of people in YK agree with AQUIS. It may not seem so as people are generally conservative and do not want to make waves, but the negative "nay-sayers" are the opposite, noisy minority. The positive people everywhere, are just waiting for a new start for their families and lives and futures. We all want jobs for the family, and the kids and their kids. We are sick of dole bludgers, dope smokers and people on welfare a it is so cheap to live here and they come here.	s																																									Ī	
197	7 197.26	We want change. The rate of change experienced as this project progresses may be dramatic, to some, but so is a lot of things in life. Moving house, moving State or Country, having a death in the family, or a sudden job loss. Older people cannot cope with massive and sudden upheaval, but this is normal. It is indicative of a pretty great place to live, a normal, programmed, settled and safe, generous society. In many countrie where upheaval is normal, this AQUIS project would be NOTHING.	's																																										
197	7 197.27	The cost of living is increasing at a rate we cannot cope with as it is, so the AQUIS resort will not make a huge difference to those of us who have job, an income and a life with a future. Economic benefits will be enjoyed b those who are connected in any way with this project and this will be most of Cairns, as it is so small and so most of us will be interconnected at som stage with this project, to our financial benefit. Rates will rise, but so will the value of property and property owner's equity, as will there be plenty of disposable income and the leisure dollar to cope with the increases. Already consumer goods are reasonably priced and facilities adequate so cannot understand why people may not appreciate new buildings and things in life.	a yy e e																							x																			
197	7 197.28	Human services will increase as a necessity and strategies will be put in place obviously so this is not an issue. With population increase, comes service provisions increases.																							x																				
197	7 197.29	Lifestyle changes will definitely be sustained by us all, but not necessarily disliked, as with negative changes there will be equally positive aspects such as an increase in leisure, sports, arts and social activities, such as aquariums and sporting facilities in Cairns. In terms of reacting to AQUIS, this family sees nothing yet, which impacts negatively on us, or our lifestyle We are not gamblers so the issue of problem gambling does not concern us.	,																						x																				

	Process Proponent Project Environment Economic	s ons tion / contact	overnment iect Proponent	oject Proponent Suitability	oject iges to project sues	abandonment	sPlan, Regional Plan	h / suitability scenic issues	& SES	auna esses	: Resources evel	l behaviour s on others	es - Surface water es - Groundwater	ainage ent er guality		ement		tion ore / local	es Bes		e	unity issues Itation	ategies iils	Land	uction on	t and helicopters ment - generation	ment - disposal	ety - Vectors ety - Crocodiles		i - Integrity 5 - Species 5 - Cumulative	Management - Construction Management - Operation	nstruction eration	. Capacity	Cost Housing	Option
	Community Infrastructure Legislative and Planning Environment	Adequacy of El Need for condit Further informa	EIS process / go Capacity of Pro	Suitability of Pr te Description /	Suitability of pr Suggested char Construction is:	Local content Project failure / Proiect viability	Land use, Cairn Public land	Overall approac Landscape and	Light emissions Matters of NES	Ecosystems Listed Flora & F Ecological Proc	Fish & Fisheries Elevated water	River migration Flood levels and Flooding effects	Water Resourc Water Resourc	Stormwater dr. 2 Lake environm 3 Receiving wate	Lake plumbing Hazard enviro	Pazard manag	Economy Tourism	Benefits offsho	Example of Change Human Service Lifestyle Chan	I Cost of Living Gambling	Cultural Chang Law and Order	3 General comm 9 SIA and consu	0 Mitigation str Acid sulfate sc	2 Contaminated Air Quality	Noise - constri Noise - operati	8 Noise - Aircraf Waste Manage	2 Waste Manage Biosecurity	Health and Saf Health and Saf	Matters of NES	2 Matters of NES 3 Matters of NES 4 Matters of NES	Environmental Environmental	Transport - Co Transport - Op	Airport Infrastructure	Infrastructure	Vo-developmen References
		1.1 1.2 1.3	2.1	3 Si	4.4	4.4 4.5	5.1	6.1 6.2	6.3 7.1	7.2	7.5 8.1	9.1 9.2	10.1	11.2	11.4	12.2	13.2	13.5	14.2	14.4	14.6	14.8 14.9	14.1 15.1	15.2 16.4	17.1 17.2	17.3 18.1	18.2 19 E	20.1	21 (22.3	23.1	24.1 24.2	24.3 25.1	25.3	26 r 27 F
197 197.30 F o s c <i>k</i> a a f	From AQUIS we see a very well detailed respect for the environment, care of indigenous issues, care of local sentiment, care of water protection, a share of the "spoils". We see a lot of transparency in the planning, commitment and understanding which has already gone into this project by AQUIS and they do not deserve the negativity issuing from some idiots, it is an embarrassment. We have seen excellent and detailed public dialogue and discussions with all stakeholders, and we respect and appreciate this from AQUIS, thank you.	x																																	
197 197.31 A e e ?	As travellers and recent Middle East ex-pat workers returned (Qatar) we enjoy lively and abstract concept architecture, we see the AQUIS concept as exciting and brave and representing just what we have wanted for many years up here, not square boxes and pillars, thank you.							x																											
198 198.1 <i>F</i>	As per 102.1.											x																							
198 198.2 A	As per 102.2. As per 102.3.										x	X X															_								-
198 198.4 <i>F</i>	As per 102.4.							х																											
198 198.5 A	As per 102.5.						v						┞┼┨				++	х			_						_			++		┢┼┼┥		_	_
198 198.7 /	As per 102.0.					x	^						1 1																						
198 198.8 <i>F</i>	As per 102.8.					- î														x		х	x												
198 198.9 <i>F</i>	As per 102.9.																					х	x										×	(
198 198.10 A	As per 102.10.	х															++					х													_
198 198.11 A	As per 102.11.												╏╴┤╴┨						X			X						- 1							+
198 198.13 <i>/</i>	As per 102.13.												┢┼┤									x													
198 198.14 <i>F</i>	As per 102.14.																					х	х												
199 199.1 V a n it r r (While the proponent has indicated that significant upgrading of existing, and in some cases additional new, infrastructure will be required in order to meet the needs of the development ON TOP of those of the Cairns region, t is not clear where the responsibility for delivery and cost falls. The Cairns region is already falling behind in terms of necessary infrastructure to maintain the current requirements of the population - both within the Cairns region and in the outlying regions (Tablelands, Northern and Southern Coasts) and allow for natural increase.																																	C .	
199 199.2 T d fr c g F c t t t	The current frequent and serious flooding of the area in which the development is proposed to be built - as well as the transport links to and rom it - is well documented. As well it is an area vulnerable to not only cyclones, storm surges, tsunami but also facing ocean level rises due to global warming and climate change. It is highly irresponsible to allow a project of such scale to be developed on such a site. This area is currently cut off several times a year and the prospect of thousands of visitors and workers trapped during severe weather events - not in any way a "remote possibility" but rather a very probable and predictable scenario which could happen on a yearly or more frequent basis - is very disturbing and should be taken very seriously.											x																							
199 199.3 T e e	This project will in all probability not only have unknown and unknowable effects in regard to influencing flooding on surrounding land - including the adjacent beach suburb of Yorkeys Knob - but may also if allowed to go ahead out the lives of its prospective visitors and staff at risk											x																							
199 199.4 T	This land is extremely exposed and vulnerable to the already well known and documented extreme weather events which are characteristic of the											x							+																
199 199.5 T s	region. This development is of too large a scale and too intense a density to be safe given it's low lying, flood prone and beach side proposed location.											x																							

ID	No																																
		Process																											tion	-			
		Propoport																											truc	atio			
		Proponent					20	8					. .																onsi	pera			
		Project			t								vate											ers	a c	es	3		Ŭ	0			
		Environment	400	nt	pone	rojec	ment	bility	senes		ces	our	face v undw				_			senes				icopt	ispos	tors		ity es	lative ment	n	>		
			007		abili	ф 10	a dor	uita 1	ii e	0 <u> </u>	sour	iavi	Sur Gro	ge Iality	Ħ	z	loc			y iss	n ies	-	Ę	hel	t-d	C C C		tegr	umu	uction		ost	ion
		Economic	ons	veri	Suit	ges	abar	h/s	scer		Res	beł	- sa	ent ent r qu	mer	eme	tion re/	jes jes		unit.	tatic	Land	Ictio	anc	nen	t it	c c	- S	- Cı Mar	Mar	Car	Î Ÿ Î Ē	bt
		Community	of EIS onditio	s / go Froi	of Pro tion /	of pro chan on iss	ent ure/a bility	broac	and sions	S S S S S S S S S S S S S S S S S S S	neries ater lo	ation s and	sourc	er dra ronm wate	viron	anage ent	minat	nange ervice Chanç	ving	Drder	onsul n stra	ated I	nstru	beration rcraft	nager	d Safe d Safe	ritage	F NES	F NES ental	- Cor		cture -	ment
		Infrastructure	for co	roces	oility o	ested stuctio	conte ct faill ct vial	: land	scape	rs or stem Flor	Fish ted w	migra level	er Res er Res	mwat envii eiving	e plum	loym Jomy	ism tet do efits o	of Ch an Se style (bling	and C eral c	and co gatio	amin	e - co	e - op e - Ai	te Ma	th and th and	al Hei	ers of ers of ers of	ers of ronm	sport	ort	astru struc	velop
		Legislative and Dianning Environment	deq	IS pl	be:	untal uggi	roje roje	vera	ands ight	cos) isted	ish a	iver	Vate Vate	Stor Lake Rece	Lake	Emp Ecor	Tour Marl Bene	Rate Hum Lifes	Gam	Gen	SIA :		Nois	Nois	Vas	Heal	ultur	Matt	Matt Envi	Tran	Airp	- Infr Infra	o-de
		Legislative and Planning Environment	-1 A 	2 4 7 0 H	Site	3 C S	- 10 10 14 10 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 14 15 15 14 15 1	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	3 L	3 E 8		2 R	0.1 0.2	1.1 1.2	2.1	2.2 3.1 3.2	3.3 ⁻ 3.4 3.5	4.1	4.4	4.7	4.9	5.2	7.1	7.2 7.3	8.2 0 Di	а о 0.1	, C	2.2	3.1	3.2	4 4 4	5.2	6 No
				~ ~ ~	3 2	4 4 4	4 4 4 4	0 2 0	9 9 1		. ~ 8	8 6 6	n ← ←													- ~ ~		5 6 7	7	0 0 0	1 0 0	0 0	~ ~
199	199.6	There are many unanswered questions in regards to the inevitable flooding										x																					
		- e.g. Proponent plans to park up to 3000 cars in the basement - where wi	11																														
		requiring evacuation be safely moved and to where given the Cook																															
		Highway will be cut off to the North and South, including the airport.																															
199	199 7	Although the Proponent proposes engineering solutions for addressing the		_								x				_			+ $+$ $+$		\rightarrow	-			÷Đ						+ 1	+ +	⊢⊢
		site's vulnerability to flooding these are unproven - and do not address the																															
		far more serious need to be absolutely sure flooding is not a risk to lives,																															
199	199.8	This development should only be allowed to proceed in a form of																															H
		appropriate scale and density for which flooding poses NO risk to the local																															
		community or the visitors and staff of Aquis, or emergency services who will be required to deal with thousands of people should a severe weather																															
		event occur at the Aquis site.																															
201	201.1	In the opening description of the social demographic, the EIS has missed																			х												
		Creative Industries. A tendency in an region as attractive as Cairns is for	6																														
		what is commonly known as "sea" and "tree" changers to head north to																															
		arts. research. Therefore the social impacts listed in this report are remiss																															
		and have not considered a huge impact on a significant community.																															
201	201.2	Outcome: "Plan for and respond to increased demand for community																			×	_			+ +								┢┼┾
_0.	20112	services and facilities associated with Aquis, including project construction,																			Â												
		operation and population growth." When comparing this development with																															
		roll on benefits to the broader community that the Daikyo investments																															
000	000.4	made.																														++	++-
202	202.1	There has not been any discussion with community about social impacts.																			×												
202	202.2	There is no evidence to show that flooding will not occur in surrounding areas										×														T							
202	202.3	The tourism businesses will suffer because tourists who come here will															x																
	1	stop, as they come here to enjoy the reef rainforest and if their is																															
202	202.4	This project should be allowed to proceed because of its size and impact					┼┼╂		╞┼╴╊										+++	x												x	\vdash
		on cairns community, there is not enough space on this restricted land area																															
		petween mountains and sea to build enough housing for construction workers and employees for the operation.																															
202	202.5	The 6 weeks period to understand this EIS is ridiculous.		x																													
202	202.6	There also should be an independent EIS done and accepted before this	x																														
203	203.1	The project is located on the Barron River floodplain adjacent to the Great				┼┼┤								x					+++		┼┨												
		Barrier Reef, and is likely to have water quality impacts on the reef.																															
203	203.2	There are concerns about saltwater intrusion into freshwater aquifers due to				+ $+$ $+$	┼┼╊		┝┼┨				x						+++	++-	┼┨				+	++		++			+		\vdash
		the creation of the saltwater lake in an area where the water table to high.																															
203	203.3	The golf course is likely to result in contaminated runoff – fungicides &				┽┼┦	┼┼╊		╞┼┨					x					+++	++-	┼┨				+						+		\vdash
	1	herbicides used on golf courses have the potential to damage freshwater																															
203	203.4	and marine communities. The project will alter water flow in Yorkey's. Richters and Thomatis Creeks				+++	┼┼╂		╞┼┨				+++		x			++	+++	++-	╶┼╶┨				+	++					+		┢┼┝
		and there is potential for contamination of these water courses.																															\square
203	203.5	Concerns about infestation of weeds and pests in the saltwater lagoon.				+++	┼┼╊		┝┼╴┨	X			+++	х				++	+++	++-					х	++					+		\vdash
203	200.0	reducing quality of available habitat.								Â																							

ID No	Process																																					ion					
	Proponent							an						Н																								Istruc					
	Project			ent		5	Ŧ	nal Pl		ŝ				Н	-	water															ters	ation	sal	es			e	t - Col	-				
	Environment		ient	ropon		al no le	onmer	Regio	tability	enssi			urces	-	viour	round		ity				cal					ssues				elicor	gener	dispo	ectors		/ grity	cies nulativ	gemen	tion	_	city t	ing	_
	Economic	ons	overnn act Pr	oject P	oject	senes	aband	sPlan,	h / sui	scenic	& SES	auna esses	Reso evel		t beha	es - 5	ainage ent	er qual	ament			tion ore / lo	ŝ	ges		U	unity i Itation	ategies ils	Land	Iction	on t and h	ment -	ment -	ety - V etv - C		- Inte	- Spe	Mana	nstruc	eratior	- Capa	Hous	Optic
	Community	of EIS	ss / go	of Pro	of pro	ion iss	ilure / ability	Cairn	proac	e and ssions	: NES	ra & F	theries vater	ration	effects	sourc	ironm	g wate mbing	nviror	nent	>	omina offshc	change service	Chan; iving	g Chang	Order	comm	on stra ate so	nated	onstru	perativit	anage	anagei y	nd Saf	eritage	of NES of NES	of NES	nental		do	cture - ucture	cture -	pmein
	Infrastructure	equacy ed for c	proce	tability	tability	Igester Istruct	ject fai	d use, dic lan	erall ap	dscap nt emi:	ters of svster	ed Flo logica	A Fis	er mig	od leve	ater Re	ormwa ke env	ceivin ke plu	zard e zard n	nployn	onom	arket d nefits	tte of C Iman S	estyle st of L	mblin	w and	A and	litigati id sulf	ntami	Quality ise - c	oise - o	aste M	aste M ecurit	alth ai alth ai	ural H	atters o	atters o atters o	viron	anspol	Iport	irastru ofrastr	rastru	levero
	Legislative and Planning Environment	1.1 Ade 1.2 Nee		2.2 Suit	1.1 Suit	1.3 Cor	1.5 Pro	5.1 Lan	0.1 Ove	o.z Lan 3.3 Ligl	.1 Mat	.3 List	.5 Fish 3.1 Elev	3.2 Rive	0.1 Floo 0.2 Floo	0.2 W	1.1 Sto 1.2 La	1.3 Re	2.1 Ha	3.1 En	3.2 Ec	3.4 Ma 3.5 Be	4.1 Ra	4.3 Lif	4.5 Ga	4.7 La	4.9 SI	4.10 N 5.1 Ac	5.2 Cc	6 Air 0	7.3 No	8.1 Wa	8.2 W	20.1 He	21 Cult	22.1 Ma 22.2 Ma	22.3 Ma 22.4 Ma	23.1 En	24.1 Tr	24.2 Hr	25.1 Inf 25.2 - Ir	25.3 Inf	26 No
							1 1	<u> </u>							0, 0,													~ ~												• • •			
203 203.7	Given projected sea level rise and increased intensity of cyclones, is a low- lying coastal area in a floodplain really an appropriate location for such a development?				L									Н					x																								
203 203.8	Placing infrastructure of this scale in such a vulnerable area will increase the chances of future requests for engineering solutions to mitigate flooding and storm surge damage, and these engineering solutions have high	g																	x																								
203 203.9	environmental costs. The Barron River mouth is dynamic and could shift in a major flood event.								H					x					\vdash																				H			H	-
203 203.10	The project may result in silting of the mouth of the Thomatis Creek from the language of the mouth of the Thomatis Creek from the language of								h									x																					H			Ħ	
203 203.11	If it went ahead, the project is of a scale that would transform not just Yorkey's Knob, but all of Cairns. To give an indication of scale, there would be 9,000 construction workers required, the majority of these would be fror	n n		Π					Π															х															Π			x	
	outside the region and would require housing. Property prices would likely increase, as would rental costs as demand for housing increased.				L									Н																													
203 203.12	Rates for properties in Yorkey's Knob would most likely increase as property values increase, meaning that for some people it may no longer b viable to live in the area.	e												Π										х																			
203 203.13	Further gaming machines would encourage gambling, a known cause of social problems in the community.																								х																		
203 203.14	The project would have significant impacts on visual amenity, with building heights of around 80 metres.								x																																		
204 204.1	The EIS for the Aquis project has looked at both the direct and indirect economic impacts and benefits of the project ensuring that this investment is of benefit to the region and its population.	x																																									
204 204.2	Aquis has recognised that Cairns is the prime location for the project due to Cairns' unique tropical climate, natural World Heritage sites, connectivity opportunities to the targeted Asian market, tourism focussed economy and local manufacturing capacities. This is important to Cairns businesses as	0		I	x				L																																		
	this shows a shared view of the region and interest in seeing Cairns' community grow to its full potential.				L				L																																		
204 204.3	The Cairns Chamber of Commerce has been working alongside the Aquis group and associated organisations to develop taskforces of specialists an best practice members to ensure the businesses within the region are	d																										x															
	ready for development and all capabilities are identified before construction begins. The largest portion of expenditure for the project, the construction	ווי			L									Н																													
	priase, will see 60% of the total \$6.15 billion incurred within the first four years. The Aquis group have engaged with the Cairns Chamber of Commerce and local businesses and specialists to collaboratively													Н																													
	undertake programs that seek to increase the region's business capability, capacity and skillset.								н.					Н																													
204 204.4	Additionally, in response to feedback from the Cairns Chamber of Commerce, the project proponents have provided a local business /					×																						х															
	industry commitment policy, which demonstrates that the preference is to utilise the local business community for the provision of products, services and officiated requires via the Local Requirement that they are the													Н																													
	commitment from the Aquis group to provide opportunities and allow businesses to grow their businesses while ensuring that local businesses													Н																													
204 204.5	are first pick for all elements of the project. Additionally, this project is also projected to deliver positive fiscal impacts							_	\mathbb{H}					+		+						x							-	_													_
	for the State and Federal Governments. The Cairns Chamber of Commerce, in collaboration with other regional leadership organisations,																					Â																					
	will be engaging with the State and Federal Governments to leverage this revenue for the benefit of the Far North Queensland region and the population growth that is aplicinated to occur over the respective period of																																										
	time across the region.																																										

ID	No	Process																							П							uo				
		Proponent						_	н.																ш							struct	arioi			
		Project				_		al Pla	н.						vater ater										ш		ers	9	se			- Con	- Ope			
		Environment	ntact	onen: oonen:	ity	project	nment	tegion	bility			rces		our	face v oundw								sanes		ш		Jenera	sods	ctors		ity es	ement	on	ţ		,
		Economic	n / co	ernme st Proj	uitabil	es to p	andoi	Plan, F	/ suita	SES	na	ses	le l	oehavi on othe	s - Sur	nage nt qualit	Jent		on e / loci		0		ation	eglies	gug		ent - g	ent - c	y - Ve	٨NO	Integr Speci	lanage	structi	Sapaci	Cost	ption
		Community	f EIS nditioi rmatic	rojec Projec Frojec	on / Si	chang n issu	nt ire/at	airnsF	roach	ions ES &	s & Fau	Proces	tion	and t	ource	onmel water	vironn	nt	ninati	ange rvices	ing	nange rder	nsulta	e soil:	ited La	eration	craft a lagem	agem	Safet Safet	itage NES -	NES - NES - NES -	ental N	- Cons	ure - C	ture -	nent C
		Infrastructure	lacy o for col er info	rocess sity of	scripti	ested o	conte ct failu	use, C s land	II app	emiss rs of N	/stems	gical F & Fishe	ted wa migra	levels ing eff	er Res	envir eiving		loyme nomy	ism tet dor efits of	of Ch an Se	of Liv bling	and O	and co	sulfat	amina ality	e - cor	e - Air te Man	te Mar surity	th and th and	al Heri ers of	ers of ers of	ronme	sport	ort struct	astruc	velopn
		Legislative and Planning Environment	Adeq Need Furth	EIS pi Capao Suital	Suital	Sugg	Project Project	Land	Overa	Light Matte	Ecos) Listed	Ecolo Fish {	River	Flood	2 Wate	2 Lake	4 Lake	1 Emp	3 Tour 4 Mark 5 Bene	1 Rate 2 Hum	5 Gam	6 Cult	9 SIA	1 Acid	2 Cont Air Qu	2 Nois	3 Nois 1 Was	z was Biose	1 Heal 2 Heal	Cultur 1 Matt	2 Matt 3 Matt	1 Envi	1 Tran 2 Tran	3 Airp 1 Infra	2 - Infr 3 Infra	No-de Refere
			1.1 1.2 1.3	2.1	3 S 4 1	4.2	4.4 4.5	5.1	6.1	6.3 7.1	7.2	7.5	8.1	9.1 9.2	, 6	= = = = =	- 12	13. 13.	13. 13.	14.	14	14.	- - -	15.	15.	14	17.	19	20.	21.	22	23.	24. 24.	24.	25.	26 27
204	204.6	The younger demographic, in the past, have chosen to move away from the region to pursue employment and study opportunities that are lacking within the region. As unemployment is currently seven percent within Far North Queensland, the proposed Aquis project looks to tackle this issue by addressing key sectors within the region to employee local businesses and their employees both directly and indirectly. The Cairns Chamber of Commerce welcomes this approach																x																		
204	204.7	At the peak of construction and operations, the Aquis project is looking to directly employ 20,000 FTE, which will have a positive impact on employment in our region. We anticipate that these opportunities will entice all levels of skilled workers to the region to work on the project as well as indirectly through local supplier companies. We anticipate that this will also assist with retaining our young people within our region.																x																		Π
204	204.8	The Aquis project is looking to indirectly and directly employ low-skilled occupations within the construction, manufacturing, transport and recreation sectors as described in item 13.2.1. As these sectors have low entry barriers and qualifications required these workers can be obtained quickly and trained via local training facilities and businesses. This will look to address the issue of labour, skill and qualification shortages. Aquis is also developing a local content and participation strategy to work with training organisations within the region to train and upskill local workers. The Cairns Chamber of Commerce is already working in collaboration with Aquis, the Federal Government and other partner training organisations to define an up-skilling framework for the region.					x											x																		
204	204.9	To address the issue of cost of living, the Aquis group is looking to work closely with Cairns Regional Council and provide the council with detailed work projections to alleviate the effects of potential cost of living. The Aquis group, as stated in item 13.5.1, are going to be focussing on mitigation strategies of all points addressed above to lessen these impacts. In suppor of the Cairns Regional Council's submission to the COG, the Cairns Chamber of Commerce also identifies a need for a tripartite Infrastructure Agreement between CRC, the proponent and the State Government to provide the necessary infrastructure improvements.																			x		×													
204	204.10	The Aquis Great Barrier Reef Resort, if approved, will be the largest of its kind within the Asia-Pacific region. This will result in large numbers of visitors travelling to the region that will increase visitor expenditure, accommodation capacity, length of stay and the number of tour related business opportunities within Cairns and across the surrounding areas. As more visitors arrive in Cairns through the attraction of Aquis, tour operators that provide business to Cairns' World Heritage sites and other attractions will have the ability to run at full capacity and therefore benefit the tourism sector of Cairns. Local businesses that operate within the tourism and hospitality sectors will also be encouraged to work with Aquis to deliver their products and services to Aquis customers.																	x																	
204	204.11	As Cairns has the only International Airport within the Far North Queensland region and the connectivity between the targeted Asian markets already holds a dominant presence within Cairns, the result of the Aquis project (as stated in Table 13-12) will increase not only the current number of direct flights to Cairns but also create new opportunities for flights between Cairns and mainland China and other parts of Asia. Indirect flights through Guam, PNG and New Zealand will also have the potential to increase. This will assist the current position of the tourism sector in Cairns and enable local tourism and hospitality businesses to increase capacity and employ more staff.																																x		

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	 Adequacy of EIS 2 Need for conditions 3 Further information / contact 	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues 4.1 or al content	4.5 Project failure / abandonment 4.6 Project viability	 5.1 Land use, Carris Plan, Regional Plan 5.2 Public land 6.1 Overall approach / suitability 	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment	11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lirestyle Cnanges 14.4 Cost of Living	14.6 Cultural Change	14.1 Law and Order 14.8 General community issues 14.0 SIA and commutation	14.10 Mitigate construction 14.10 Mitigate construction 14.10 Mitigate construction	15.1 Actd suitate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.5 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
204	4 204.12	The Aquis group have stated that they will support a business case for continued investment into the Cairns Airport to assist with increased flights and visitors. Aquis estimates that the greatest impact on transport for the region will be shared amongst coaches, limousines, taxis and hire cars. This will create opportunities for businesses within the transport sector while relieving frustrations on local residents as coaches require few trips to and from the CBD and airport as they carry greater amounts of people.																																	<		
204	4 204.13	A final benefit for Cairns' tourism sector, with the increased amount of accommodation and attractions through the Aquis project, will be the potential to hold national and international conventions, conferences and events. As Aquis will deliver an entertainment facility, accommodation options and other attractions such as a world class casino, golf course and one of the world's largest aquariums, - our region will then be able to play host to events that currently are unable to be held in Cairns. These events will, in turn, contribute further economic stimulus to our region and the businesses that will service and supply these opportunities.			x																																
204	4 204.14	The Aquis Resort at the Great Barrier Reef Pty Ltd project is strongly supported by the Cairns Chamber of Commerce and its members as it has the potential to change the face of our region for generations to come.																																			
20	5 205.1	The proposed Resort will be associated with an expenditure of \$21.9 millio per annum from problem gamblers, most of whom will be local residents. The project will have a significant social impact on the Cairns Region that is not addressed by the EIS. The proponents recognise that the proposed resort will rely on casino gambling for financial viability. Yet the EIS contains no information about what gambling products will be available at the casinos or the number of gambling positions that will be made available.	n x																		×																
20	5 205.2	Gambling by locals constitutes a massive impact to the health and wellbeing of the Cairns community, but the EIS suggests that this is a low risk impact and does not contain a mitigation strategy to reduce the incidence of problem gambling at the casinos. The low risk rating is inappropriate, and a problem gambling prevention strategy must be developed.																			×		x	x													
20	5 205.3	The proposed resort will rely on casino gambling for financial viability but has remarkably little to say on the risks to community health and wellbeing posed by the establishment of two new casinos. The EIS gives no details about what products casino will offer. This is of crucial importance, as the size and type of gambling opportunities available determine the risk the casino will pose to community health and wellbeing.																			×																
20	5 205.4	The EIS does not address the social impacts of the proposed casinos adequately. The social impact assessment does not address these issues acceptably and merely defers discussion to a Community Impact Statement to be released at a later date. The increased loss of money by locals at the casinos is not explored. Nor is the number of problem gamblers likely to be associated with the associated with the proposed Resort is a 'low risk impact' due to the low rate of problem gamblers associated with the proposed Resort, this small group are likely to spend over \$21.9 million per year at the proposed Resort. The disproportionate impact of the Resort on this small group means that a low risk assessment is not appropriate. No mitigation strategy for these impacts is suggested in the EIS.	t	x																			x	x													

ID No	Process Proponent																																						struction ation					
	Project		ent.	nent		ect	ŗt	onal Plar	>	es						e water	lwater															pters	ration osal		s diles			e e	nt - Cons nt - Oper					
	Environment	contac	nent	ropo	ollity	o proj	onme	Regi	itabili	issu			urces		viour	hers urface	round	. <u></u>					cal					senes	ő			nelico	- gene - disp		ector		grity	nulati	geme	n tion		t	ing.	c
	Economic	ons ion / o	vernn ect Pr	ject F	suitat	ges to	aband	sPlan,	h / sui	scenic	s ses	auna	esses Reso	evel	beha	on ot es - S	es - G	ent	444	ment			rion re/lo	s	sət	a		tation	ategie: ils	Land	ction	on and h	nent - nent -		ety - V ety - C		- Inte	- Cun	<u>Mana</u> Mana	nstruc eratio		- Cos	Hous	Optic
	Community	of EIS onditi	ss / gc	of Pro	of pro	I chan ion iss	lure /	Cairns	d proac	e and		ns ra&F	l Proc	vater I	ation Is and	effects	sourc	ironm wate	nbing	nviron Ianage	ient		offsho	hange	Chanç iving	Chang	Order	Insuo	on stra ate so	lated	onstru	peration ircraft	anagei anagei		nd Saf	ritage	f NES	f NES	nental nental	t - Col		cture -	cture -	omer.
	Infrastructure	quacy d for c her inf	proces	ability	ability	gestec structi	ect fai	d use,	lic lan	dscape	r emis ers of	systen ed Floi	ogical & Fisl	ated v	r migr d leve	ding e ter Re	ter Re	(e env	te plur	zard ei zard m	ploym	urism	nefits	man S	estyle st of L	mbling	v and	and	itigatio d sulf	ntamir	se - c	ise - ol ise - A	ste Ma ste Ma	ecurity	alth an alth an	Iral He	tters o	tters o	/ironn	nspor	bort	astruc frastru	astruc	everu
	Legislative and Planning Environment	1.1 Ade 1.2 Nee	1.4 EIS	2.2 Suit	3 Site D 4.1 Suit	4.2 Sug 4.3 Con	4.5 Proj	5.1 Lano	5.2 Publ 6.1 Ove	6.2 Lan	0.3 LIGN 7.1 Matt	7.2 Eco	7.5 Fish	8.1 Elev	8.2 KIVE 9.1 Floo	9.2 Floo 10.1 Wa	10.2 Wa	11.2 Lai	11.4 Lal	12.1 Ha: 12.2 Ha:	13.1 Em 13.2 Eco	13.3 Tol	13.5 Bel	14.1 Rat 14.2 Hui	14.3 Life 14.4 Co	14.5 Gal 14.6 Cul	14.7 Lav	14.9 SIA	14.10 M 15.1 Aci	15.2 Col 16 Air C	17.1 No	17.2 Noi 17.3 Noi	18.1 Wa 18.2 Wa	19 Bios	20.1 He 20.2 He	21 Cultu	22.2 Ma	22.4 Ma	23.1 En 23.2 En	24.1 Tra 24.2 Tra	24.3 Air	25.1 Infi 25.2 - In	25.3 Infi 26 No-d	Zo INU-U
206 206.2	The project has drastically changed from what was originally described to the people. A 500 page EIS was reported to be lodged November 2013 for an entirely different project. This was never officially released. The details provided to the public appeared to be a cut and paste from Marina Sands i Singapore (before cost blowouts).	n X																																										
206 206.3	A city of 5 million with 50 million passengers going through the airport coul not be duplicated in a small town like Cairns. The number of staff required during construction 10,000 full time staff and 25,000 indirect was not possible to achieve both by provision of employees, infrastructure and inflation impact by June of this year just 6 months after this original EIS wa lodged. If the EIS was as flawed as it appeared then inexperience is evidenced very early.	d x s																				x																						
206 206.4	The Aquis Resort, should it be approved, will increase the level of tourism activity in both Far North Queensland and for the State as a whole." There are no studies provided to justify this.																																											
206 206.5	The casino is relying on Chinese tourism. However Chinese tourists earn just average \$40,000 USD per year household income so although growing in numbers majority cannot afford an AQUIS type of stay. So the numbers do not seem possible based on the number of wealthy travelers that would be interested.	g					×																																					
206 206.6	Casino travelers do not travel long distance, within the state we will have 3 new casinos plus the 4 existing casinos so there is little incentive for intrastate travellers so we do risk being once again over supplied with hote rooms. This means once again we have a long depressed economic cycle after a brief boom. Japan is reviewing the casino industry and also China itself could always legalise itself, especially in special zones.	1					x																																					
206 206.7	There is evidence of growing Chinese tourism but no evidence of Macau type growth outside Asia.						x																																					
207 207.1	I believe that if AQUIS if built it will dominate the economy of the Cairns Area. It will dwarf all other providers of tourism services, accommodation and entertainment. I think it will put too much power in the hands of one organisation, and should that power be misused, will have a disastrous effect on the other tourism based businesses in Cairns. Some examples might be the marketing of packaged deals in which AQUIS controls where its guests go and where they spend there money (have seen this operate myself in other parts of the world), and the charging of excessive commissions to book their guests with other business (e.g. reef trips).																					×																						
207 207.2	Carrs is a tourism based economy, which already leaves us excessively exposed to fluctuations in the tourism market. Should economic conditions turn less favourable, tourism, being a discretionary form of expenditure, is hit hard (as we saw with the recent GFC). Similarly when health concerns make people less inclined to travel (e.g. the SARS outbreak) or when area become less fashionable. Cairns needs to diversify its economic base. This proposal not only makes us even more dependent on tourism, but concentrates that in one sector of the tourism market, being top-end Chinese tourism. This is the opposite of what Cairns needs. Should that sector fails, the consequences for Cairns would be severe. This proposal should be rejected, or at least significantly down-sized.	SSS					x																																					
207 207.3	Cairns has developed it's brand as a centre of nature-based tourism over many years, and this will be increasingly valuable as the world population increased and natural areas become increasingly degraded. It is this natural image that currently brings tourists to Cairns, to stay in our accommodation, eat in our restaurants and engage in the various activities we offer.				x																																							

Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Proponent Pr			\prod	tion																																																																																																														
Project Environment Community Intrastructure Long Status Intrastructure Intrastructure Intrastructure				nstruc																																						an																																																																								
Environment Environment Community Image: Communit				t - Cor				es		sal	ation	ters																Н				water vater	-							6		nal Plá		Ţ		ĸ	+		ant	ž																																																																
Exemands	ng lity	ity	uoi	emen	ulative	rity ies		ocodi	ectors	dispo	genera	elicop						2000	saues						a			Н		ty		oundv	lers	iour		rces				issue	ahilitv	Regio		nmen		projec	nroier	llity	obou	poner	ent	ontact																																																														
Line Community Line	Capac - Cost Housi Option	Capac	nstruct eration	Manag Manag		- Integ - Spec	- 0UV	ety - Cr	ety - Ve	nent -	nent -	and he	ction	inn	Land	ils	tegies	tation	unity is	e			s		rion re/loc			ement	ment	ent r quali	ainage	es - Su es - Gr	on oth	behav	evel	Resol	auna	& SES		scenic	h / suit	sPlan, I		abandc		ges to	ject des to	Suitabi	ject Pr	ect Pro	vernm	ion / co	suo																																																													
Intrastructure Intrast	ture - ucture ture -	ture -	t - Cor	nental		f NES	f NES	d Safe	d Safe	nager	inager	ircraft	onstru neratio	nefri	ated I	ate so	on stra	onsul	Order	Chang	_	iving	ervice	hange	offsho		ent	anage	nbing	y wate	ter dra	sourc	ffects	ation Is and	/ater lo	Proc	3 & F	NES 8	sions	and a	d nroac	Cairns	bility	lure/	ent	on iss	of pro	tion /	of Pro	f Proj	ss / go	ormat	onditi	of EIS																																																												
Legislative and Planning Environment	astruc frastru astruc evelop	port astruc	nspor	/ironm	tters o	tters o tters o	tters o	alth an	alth an	ste Ma ecuritv	ste Ma	se - A	se - ci	uality	ntamin	d sulfa	tigatic	ando	v and (heral c	tural (nbling	st of L	nan S style	e of C	nefits o	irism	pioym biomy	ard m	te plur	ce envi seiving	rmwat	ter Ke	ding e	r migr d leve	ated v	ogical & Fisl	ed Flor	ers of	t emis	an ap	ic land	l use,	ect via	ect fail	al cont	Jested structi	ability	escrip	ability	acity o	oroces	her inf	l for c	quacy																																																												
Other Other <th< td=""><td>25.1 Infr 25.2 - Inf 25.3 Infr 26 No-de</td><td>24.3 Airp 25.1 Infr</td><td>24.1 Trai 24.2 Trai</td><td>23.1 Env 23.2 Env</td><td>22.4 Mat</td><td>22.2 Mat 22.3 Mat</td><td>21 Cultu</td><td>20.2 Hea</td><td>20.1 Hea</td><td>9 Biose</td><td>8.1 Wa</td><td>7.3 Noi</td><td>7.1 NOI</td><td>6 Air Q 7 1 Noi</td><td>5.2 Cor</td><td>5.1 Aci</td><td>4.10 Mi</td><td>4.9 SIA</td><td>4.7 Lav</td><td>4 7 Law</td><td>4.5 Gar</td><td>4.4 Cos</td><td>4.2 Hur</td><td>4.1 Rat</td><td>3.5 Ber</td><td>3.3 Tou</td><td>3.1 EM</td><td>2.2 Haz</td><td>11.4 Lak</td><td>1.2 Lak</td><td>1.1 Sto</td><td>0.1 Wat</td><td>.2 Floo</td><td>8.2 Rive</td><td>8.1 Eleva</td><td>.4 Ecol</td><td></td><td>.1 Matte</td><td>3.3 Ligh</td><td>5.2 Land</td><td>1 Over</td><td>.1 Land</td><td>I.6 Proje</td><td>I.5 Proje</td><td>1.4 Loca</td><td>1.3 Cons</td><td>L1 Suita</td><td>Site De</td><td>2.2 Suita</td><td>2.1 Capa</td><td>.4 EIS p</td><td>.3 Furth</td><td>.2 Neec</td><td>.1 Adec</td><td></td><td></td><td></td><td></td><td>t</td><td>nt</td><td>ent</td><td>mer</td><td>nm</td><td>on</td><td>/iro</td><td>nvir</td><td>inv</td><td>En</td><td>E</td><td>g E</td><td>ng</td><td>ng</td><td>ng</td><td>inç</td><td>inç</td><td>ing</td><td>ng</td><td>ng</td><td>g l</td><td>, Е</td><td>Er</td><td>Env</td><td>nv</td><td>nvi</td><td>vir</td><td>/irc</td><td>ror</td><td>on</td><td>on</td><td>onr</td><td>onr</td><td>nn</td><td>nn</td><td>nm</td><td>nm</td><td>nm</td><td>hm</td><td>ım</td><td>m</td><td>m</td><td>m</td><td>me</td><td>me</td><td>ne</td><td>ne</td><td>ne</td><td>ie</td><td>le</td><td>lei</td><td>iei</td><td>er</td><td>en</td><td>en</td><td>en</td></th<>	25.1 Infr 25.2 - Inf 25.3 Infr 26 No-de	24.3 Airp 25.1 Infr	24.1 Trai 24.2 Trai	23.1 Env 23.2 Env	22.4 Mat	22.2 Mat 22.3 Mat	21 Cultu	20.2 Hea	20.1 Hea	9 Biose	8.1 Wa	7.3 Noi	7.1 NOI	6 Air Q 7 1 Noi	5.2 Cor	5.1 Aci	4.10 Mi	4.9 SIA	4.7 Lav	4 7 Law	4.5 Gar	4.4 Cos	4.2 Hur	4.1 Rat	3.5 Ber	3.3 Tou	3.1 EM	2.2 Haz	11.4 Lak	1.2 Lak	1.1 Sto	0.1 Wat	.2 Floo	8.2 Rive	8.1 Eleva	.4 Ecol		.1 Matte	3.3 Ligh	5.2 Land	1 Over	.1 Land	I.6 Proje	I.5 Proje	1.4 Loca	1.3 Cons	L1 Suita	Site De	2.2 Suita	2.1 Capa	.4 EIS p	.3 Furth	.2 Neec	.1 Adec					t	nt	ent	mer	nm	on	/iro	nvir	inv	En	E	g E	ng	ng	ng	inç	inç	ing	ng	ng	g l	, Е	Er	Env	nv	nvi	vir	/irc	ror	on	on	onr	onr	nn	nn	nm	nm	nm	hm	ım	m	m	m	me	me	ne	ne	ne	ie	le	lei	iei	er	en	en	en
100 Note: N													1			-					~			Ĺ		× ·																.,	7	1	•	1 1		.,	<u> </u>		-	-				ro	ontre	cont		ling	nhling	namhli		onal	ations	matic		inter		ior in	aior	naio	maio	mai	mai	mair	naio	aior		orin	inte	ntori	torns	rnat	natic		tions	ional		nalio	nal a		al a						02	021	aar	aan	aan	<u></u>	<u></u>	<u></u>	amt	mt	mh	mh	mbl	mbli	mbli	mbli
207 207.5 If ADUS proceeds in the current basinesses of Current With AULES. x x 207 207.5 is or traditional method business of Current With AULES. x x 207 207.5 is or traditional method business of Current With AULES. x x 207 207.5 Is or traditional method business of Current With AULES. x x 207 207.5 If ADUS proceeds in the current businesses of Current With AULES. x x 207 207.7 If ADUS proceeds in the current businesses of Current With AULES. x x 207 207.7 If ADUS proceeds in the current businesses of Current With AULES. x x 207 207.7 If ADUS proceeds in the current town sets on the second 1 third method with the coloring with the AULES. x x 207 207.7 If ADUS proceed in AULES. the second 1 third method with the AULES proceed and the proceed with the coloring with the auter auter town with the coloring with the auter auter town with the coloring with the auter auter town with the coloring with the auter auter auter town with the auter aute																					×																																		es	ence	(3) erien	d (3) perie	and (expe	, and d exp	se, an sed ex	base, based	al gai al ba re-ba	ional ature-	dition natur	raditi or na	r trac g for	our trans	our	e ou okinç	ine c ooki	nine look	nine lool	mine s loc	mine s loc	nine s loo	nine look	ine o looki	ie ou okir) our) our	our t ing f	ur tra	trad for	tradi for n	aditi or na	dition natu	itiona	ional ature	onal ture-	nal l ure-l	nal b ure-b	nal b Ire-b	al b re-b	al ba re-ba	al ba e-ba	al ba e-ba	al ba e-ba	ıl bə ə-bə	l ba i-ba	ba: ba: ba:	bas bas	bas bas	bas bas	bas Das	ann Jase Jase	ase ase	ase ase	ase ase	ase, ase	ase, asec	se, sed	se, ; sed	se, a sed	se, sed
Carms that will come with AQUS: 207 207.8 If would reflection with the contrastice and organized by the contrastice and the control of which the control of which the contrastice and the control of which the contrastice and the control of which the control of whic			H						Ľ				T										x			x									H			T											1							ed of	ase ss o	-bas	ire-ba	iture-	nature I busy	nal nat and bu	ional e and	ditior size a	traditi ed size	ur trac ased :	our t ease	or ou creas	for o	n for	on fr	tion f he ir	tion the i	ation the	ation the	ation the i	tion f the ir	ion f	in for e inc	for (or ou	r our reas	our t ease	ur tra ased	r trac sed :	tradi ed si	aditi d size	aditio size	ditior size ;	ition ze a	ition ze a	tiona ze ar	iona e ar	iona e ar	ona e ar	ona e an	onal e an	onal an	nal ani	nal anc	nal i and	nal I and	nal r and	al r and	al n nd i	al na nd ł	l na nd t	l na id b	l na id b	l na d b	nat d bi	nati d bu	nati d bu	nat [,] d bu
With AQUS, we risk koing that and replacing it with an international grant based of the determent of the existing businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines. We have assistantiable and greening inter beard businesses of Carines in Bourent form. Caims with a OLIS proposal should be rejected of downsized. x x 207 207.7 If AQUIS proceeds, this is why many residents, no results. We have assistantiable of greening international grant and replacing internation and grant and replacing internatio	+++++	+	\vdash		+			H			╟┼	+	╋	i-b-			+	-	+		$\left \right $	-		\vdash		x	+	┼╂		+	\vdash				H	_	++	_	H	+		+		$\left \right $		+			┨		_		$ \rightarrow $		-	ns.	airns	Cair	of Ca	s of C	ses of	esses	sines	busin	nt bus	rent t	urrer	curr	e cui	he c	s the	s the	ts th	rts tł	rts tł	rts th	is the	s the	the	าย ตเ	; cur	curre	urren	rent	ent t	nt bu	t bus	busir	Jusin	usine	usine	isine	sine	sine	sine	sine	ines	ines	nes	nes	iess	iess	iess	ess	esse	SSE	sse	sse	sse	ses	ses	ses	ses	ses
Internet Provide and the destination of thedestinate destination of the destinate destination of the desti																												Н																												gh	l ough	nal houg	ional Altho	ationa . Alth	rnatio ort. Alf	nterna esort.	n inte Res	n an i JIS R	vith a QUIS	t with AQU	g it w ne A(ng it the /	cing y the	acinç by th	placi d by	plac؛ ed b	ed b	repla ited	repla ited I	epla ted t	ed b	plac d by	lacin I by f	icing by th	ing i / the	ig it v the A	it wi e AC	it wit AQ	with AQU	with a	th an ≀UIS	n an JIS F	an ir IS R	an ir S Re	an ir S Re	าท in 3 Re	n int 3 Re	n int Re	۱ int Re	int» Re	inte Res	inte Res	inte Res	inte २es	inte lesc	nter lesc	nter lesc	nter aso	terr so	tern sor	ern sorf	ern: sort	erna sort	erna sort	erna ort.	ernat ort.	rnat ort.	erna ort.
207 207.7 If AOUIS proceeds in its current form. Cairns will be changed immensely. It will be a more populous. businer city. In my estimation, most Cairns residents will be reduced of downsized. x 207 207.7 If AOUIS proceeds in its current form. Cairns will be changed immensely. It will be a more populous. businer city. In my estimation, most Cairns residents encly the quieter Cairns lifestyle, indeed, this will be a more populous. Businer city. In my estimation, most Cairns residents will be reduced in ACUIS proceeds. I do not believe readents will be reduced the normal cairns residents should be placed second to politis for foreign investors, or even to provide jobs for those from other area. Think the AUDIS proceeds in the capacity of the corrent Cairns resident and toxits population from AQUIS, significant investments in mode, schools, hoppital and heath means think the sequence of																												Н																											ng	istin ed	exis asec	e ex base	the e re-ba	of the ure-b	nt of th nature	nent o Ig natu	rimei ving i	detrin rowin	ne det d grov	the d and gi	to the	e to t ole ar	be to able ;	I be f nable	vill b ainat	will t aina	will I taina	t will stain	t will stain	: will stain:	will t aina:	vill b ainat	II be nabl	be t able	e to ble a	to th e an	o the and	the and g	the d nd gi	ie de d gro	detr grow	detrir Jrowi	letrin owin	etrim owin	etrim wing	trime winc	rime. ving	rime ving	rime ving	rime ving	ime /ing	ime ing	mer ng	mer ng r	nen ng r	nen 1g r	nen 1g n	ient g ni	ent g na	ənt J na	nt o na	nt c na	nt c nat	nt c nat	nt of nati	າt of natu	nt of natu	nt of natu
 207. 207.7. If AQUIS proceeds in its current form. Carms will be changed immensely. It is used to propulous, busicer residents modely of the for these methods here. The quality of the for current Carms residents modely of the for these residents will be a more provide jobs for those from on the quality of the for current Carms resident and to page second progin investors, or even to provide jobs for those from other retactions. This should be paged second profiles for fores or even to provide jobs for those from other retactions. This should be paged second profiles for fores or even to provide jobs for those from other retactions. The should be paged second profiles for fores or even to provide jobs for those will be adverted or downsized. 207. 207.8 With the projected increase in Carms' resident and tourist population from AQUIS, significant investments in coads, schools, hospital and health services, water and services, power and other infrastructure will be required. The school to profiles for fores or the category or the adverge of the retactions or the category or the category																												Н																											ĸ	nink	I thi	niti	son I	eason	reaso	his rea	or this	⊢ort ed.	is. Fo	UIS. nsize	wnsi	Jown	h AG dow	or do	l or c	d or	3 with ed or	is wi ed o	is wi ed o	s wit ed or	d or	d or o	vith A	th Au r dov	dowi	AQU DWN:	JUIS NNSI:	nsiz	JIS. Isize	is. F	i. ⊢oi 2ed.	For ∋d.	⊢or ti d.	-or ti I.	or tr	or th	or thi	r thi	r thi	r thi	this	this	this	this	this	his	his	าเร เ	IS r	is re	s re	s re	s re	s re	; rea	, rea	rea	rea
eresidents enjoy the quieter Caims lifestyle; indeed, this is why many residents move here. The quility of life of these residents will be reduced if AOUS proceeds. I do not believe that the quility of life of these residents will be reduced of if AOUS proceeds. I do not believe that the quility of proposal should be rejected or downsized. 207 207.8 With the projected increase in Caims' resident and tourist population from AOUS, significant investments in roads, schools, hospital and health services, water and other infrastructure will be required. This should not be at the expense of the ratepayer or traxpayers. They costs must be non by the proponent either directly or through projected gametric ture will be finded. X 207 207.9 The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development into the future. The Regional Economic Plan, in that if repositions Caims as a international gambing destination. Gambing developed through a lengthy consultation consult as one of the regional Economic Plan, in that if repositions Caims as a international gambing destination. Seconds in the PiQo Regional Inscourter to the Regional Economic Plan, in that if repositions Caims as a international gambing destination. Seconds in the PiQo Regional Inscourter to the Regional Economic Plan, in that if repositions Caims as a international gambing destination. X													T										х																										1						lt	ely.	nsel	ense S	imen ns	imme airns	d imr Cairn	nged ir ost Ca	nange most	char n, mo	be ch ition, i	ill be matio	will t	is wil estim	rns w / esti	airns ny es	Cairr my (Cair 1 my	Cair n my	, Ca In m	i, Ca In m	, Cai n my	Cair 1 my	Cairi my (airns ny e	irns y est	ns w estir	s will stim	will t imat	/ill be matio	I be natio	be c ation	e ch; ion, r	cha cha	char n, mເ	chan , mo	han , mo	hanç mo:	iang mos	ang mos	ang mos	ang mos	ang nos	ange nos'	inge 10st	nge iost	nge ost	nge ost	ige/ ost	gec ost (ged st (jed st C	ed st C	ed i t C	ed i t Ca	ed i t Ca	∍d ir ∶Ca	d in Cai	d in Cai	ed in Ca
If AQUIS proceeds. I do not believe that the quality of life for current Cairns resident should be placed scond to politics for foreign investors, or even to provide jobs for those from other areas. I think the AQUIS proposal should be placed scond to politics for foreign investors, or even to provide jobs for those from other areas. I think the AQUIS proposal should be placed scond to politic to foreign investors, or even to be provide jobs for those from other areas. I think the AQUIS proposal should be placed and seven and other infrastructure will be required. This should not be at the expense of the ratepayer or traxpayers. They costs must be born by the proponent either directly or through projected grambing revenues paid to the government. The EIS does not adequately cover this issue how these will be funded. x 207 207.9 The FNC Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development into the future. The AQUIS proposal suns counter to the Regional Economic Plan, in that it repositions cairs as a international gambling destination. Gambling toucing many from the type of tourism in which it has a natural advantage (i.e. a sale developed through world aleas a framework for the regional Economic Plans in moving away from the type of tourism in which it has a natural advantage (i.e. a sale developed through world aleas a framework are to the Regional Economic Plans in moving away from the type of tourism in which it has a natural advantage (i.e. a sale developed through world aleas a framework for the regional Economic Plans in which it has a natural advantage (i.e. a sale developed through aleas a framework and the and the other subtace of the PGN and the concerns me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a sale developed through aleas a framework for the regional Econom																												Н																											ed	uce	edu	ny e red	iany be re	many ill be	hy ma will be	why r nts wil	s is w dents	his is eside	d, this e resio	ed, tł ese re	deed hese	indee thee	; inde or the	e; ind for tl	yle; e foi	tyle; ife fc	style: life fo	style life	style: life	style life f	ityle;	tyle; e fo	le; ir) for	; ind for th	inde r the	าdee thes	leed 1ese	eed, ese r	∋d, tł se re	d, thi e res	this resic	≀his i esid€	nis is ⊧side⊧	is is sider	is is iden	s is v iden	s is v dent	is v dent	is v Jent	is w Jent	is w lent:	is w ent:	s wl ents	s wł ents	s wh nts	, wh	, wh nts	wh ^י ו ts	why its v	why ts v	vhy .s w	/hy s w	/hy s wi	/hy s wi	hy r ه wil	hy m will	ny m will	hy n s will
is browlide jobs for those from other areas. I think the AQUIS proposal should be rejected or downsized. is a should be rejected or downsized. 207 207.8 With the projected increase in Cains' resident and tourist population from AQUIS, significant investments in roads, schools, hospital and health services, water and severage services, power and other infrastructure will be required. This should not be at the expense of the ratepayer or traxpayers. They costs must be born by the proponent either directly or through projected gambling revenues paid to the government. The EIS does not adequately cover this issue how these will be funded. x 207 207.9 The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development to 2031. It delivers sustainable economic method. x 207 207.9 The FNQ Regional Economic Plan was a an itemational gambling destination. Gambling tourism has no place in the FNQ Regional genomic development to 2031. It delivers sustainable economic development into the tuture. The AQUIS proposal runs counter to the Regional genomic Plan, in that it repositions Caims as a international gambling destination. Gambling durism has no place in the FNQ Regional genomic x																												Н																											าร เ	airn: ven	Cai eve	nt C or e	rent s, or	urren ors, o	r curre stors,	for cu nvesto	ife fo 1 inve	of life eign ir	ty of I oreigr	ality o r fore	juality for fc) qua s for	ie qu iits fc	.he q ofits	t the	at the profi	at th prof	nat t o prc	hat tl o pro) at th	at the profi	at the profit	the ofits	ne q fits f	∋ qua ts fo	qual for f	uality or fo	ality r for	lity o fore	ty of oreic	[,] of lif reign	of life eign	if life ign ir	i life gn in	life gn in	life f n inי	ife fo n inv	ife fo inv	fe fo 1 inv	fe fc i inv	inv	e fo inv	e fo inve	∍ for inve) for nve	for nve	for nve	for ives	or o ves	or c ves	or c /est	or cr est	or cu este	or cu estr	r cu əsto	r cur ∋sto	r cur estor	r cu esto
207 207.8 With the projected increase in Caims resident and fourist population from AQUIS, significant investments in rotadis, schools, hospital and health services, water and severage services, power and other infrastructure will be required. This should not be at the expense of the ratepayer or traxpayers. They costs must be born by the proponent either directly or through projected gambling revenues paid to the government. The EIS does not adequately cover this issue how these will be funded. X 207 207.9 The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development to 2031. It delivers sustainable economic development into the future. The AQUIS proposal runs counter to the Regional Economic Gambling tourism has no place in the FNQ Regional Plan, and it concerns me that Caims is moving away from the type of tourism in which it has a natural davantage (i.e. a safe developed torpical Location with world class			Ш					Ц					4															Ц							H				Ц																		al	osal	posa	ropos	S prop	UIS pr			the A	ik the	nink t	think	I thi	3. I th	as. I	eas.	eas.	reas	.reas	reas.	eas.	eas.	.s. I t	. I th	i thin	:hink	ink t	nk th	< the	the /	1e A(e AQ	AQI	AQL	AQL	AQU	.QUI	QUI			201	2018	1018	UIS	UIS	UIS	JIS	JIS	IS	IS p	.S p	Sp	Sp	Sp	3 pr	3 pro	3 pro	3 pro
207 207. 207.9 The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development into the future. The AQUIS proposal runs counter to the Regional Economic development into the fNQ Regional Plan, and it concerns me that Caims is moving away from the type of fourism in which it has a natural advantage (i.e. a safe developed trough a location with world class	×																											Н																											י	rom	h h	ion fi alth	ation nealth	ulatic heal	opulat ind he	t popu al and	rist p bital a	touris ospita	nd tou , hosp	and to ols, hc	nt and ools,	ent a hool:	dent schor	siden schr	esid s, sc	resic ds, s	ds, s	ires ads,	ds,	resi ؛ ds:	resic ds, s	esic s, sc	, sch	schc	ent a	nt ar	t and ools,	and ols, h	s, hc	id tou , hos	tour hosp	ospit	ouris ospita	spita	urist spita	ırıst pital	rist i pital	rist p bital	ist p bital	ist p ital	ist p ital	ist p ital :	st p tal a	st po al a	st po al a	t po al a	t po al a	il ar	pop I an	pop an	oop and	anc	and	and	opu and	and	and I	opu and
207 207.9 The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development into the gevine section with world be section with world class in the ratio claims is an oplace in the FNQ Regional Plan, and it concerns me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a safe development topical location with world class																												Н																											"	will			or	er or	ayer or	epayei	atepa	e rate	the r	of the	se of	nse (ense	pens	, pov expe	s, po expe	s, pc expr	∋s,p ∋exp byth	эs, р э exp by th	s, po exp	s, po expe	, po expe	kpen kpen	Jens	nse	ISE 0	e of	of tl	one of the	f the	he ra	ie raf	e rate	rate	rate	rater	ater ater	ater	atep	atep	atep	itep	tepa	tepa	epa	epa	эра Эра	inita ipay	pay	bay Day)aye	aye ar d	aye aye	aye aye	ayei r dii	ayer ayer	asu ayer r dir	ayer ayer
207 207.9 The FNQ Regional Economic Plan was developed through a lengthy consultation process and is a framework for the region's economic development into the future. The AQUIS proposal runs counter to the Regional Economic Plan, in that it repositions Cairns as a international gambling destination. Gambling tourism has no place in the FNQ Regional Plan, and it concerns me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a safe developed tropical location with world class																												Н																												6	EIS	EIS	he E	The	nt. The ed.	nent. nded.	rnme	vernr be fu	govei vill be	ne gov a will	the (to the	to thes	id to v the	aid f ow th	paid	paid how	s pai how	s pair how	paic how	paid now	baid ow t	aid to w th	d to t the	to th	the ese	the ç se w	ne ge e wil	e gov will	gove will b	over II be	vern be f	/ernr be fu	ernn e fui	ernm e fur	enne ernm e fur	rnm fun	nme fun	nme fun	nme fun	nme func	nme func	ime und	mei und	mer und	mer	ner Inde	nen nde	ient ide	ent ider	ent. dec	ent. dec	ent. ded	ent. ded	nt. led.	nt. T ied.	nt. T led.	nt. 7 Jed.
development to 2031. It delivers sustainable economic development into the future. The AQUIS proposal runs counter to the Regional Economic Plan, in that it repositions Cairns as a international gambling destination. Gambling tourism has no place in the FNQ Regional Plan, and it concerns me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a safe developed tropical location with world class													+																						H							x							1								y	thy	ngthy	ength	a leng	gh a le	ough	hrou	d thro	ped ti	loper	/elop	avelc	deve	s dev	is de	as de	as d	/as d	as di	is de	s de	deve	evel	velo	alope		ped	ed ti	ed thr	i thro	throu	nrou(roug	roug	ougi	ougł	bugh	ough	ough	ugh	ugh	Jgh	igh	gh ;	gh a	gh a	jh a	ha	na	1 a l	al	al	al	a le	a le	a le	a le
Plan, in that it repositions Cairns as a international gambling destination. Gambling tourism has no place in the FNQ Regional Plan, and it concerns me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a safe developed tropical location with world class																												Н																												nto	t into	ent ir	nent	pmer		evelop onal E	deve	nic de	nomic he Re	conon	econ	e ecc	ole er	able (nabl	inab	ainat	aina	aina	ainał	linab	nabl	able	ble e	le ec	eco er to	3CON	cono	onon	nomi he R	JIUN: JMIC	mic c	nic de Regi	ic de	ic de	c de	; dev	de\	dev	dev	dev	dev	Jevi Jevi	leve	leve	eve	eve	ene:	vel	velc	/elc	velo nal	ielo nal l	elo _l	elor elor	əlop əl F	elop al F	elop
me that Cairns is moving away from the type of tourism in which it has a natural advantage (i.e. a safe developed tropical location with world class																												н																											ç	on. erns	ation	natio	stina	lestin	g desti	ling de	nblin	gamb	al gan	unal g	tiona	natior	rnati	erna'	nterr	inter	inter	a inte	a inte	inte	inter	nteri		inci inat	natic	ation	iona	onal	nal g	al ga	gar al P	gamł	amb I Pla	ambl Plar	ambli Plan	mbli Plan	nblir Plan	nblir Nan	nblir Ilan	nblir Ian	ıblin Ian	iblin	blin	olinç	ling	ling	ling	ing	ing	ng (ig (ig d an	ig d	ig d	g de	g de	j de	g de
																												Н																												a	as a	has	it ha	ch it h	hich in the wor	n whic	n in v	ism i	ourisn	i touri	of to	e of	/pe o	tron	e typ	ne typed tr	ne ty	the t	the t	he ty	ne tyr	e typ	type	ype (be of) of t	of tor	f tou	touri	ouris	urism	rism	sm ir	sm ir	m in	m in	n in	n in	י in on v	י in י on v	in v	in v	in v	in w n wi	n w 1 wi	n w 1 wi	n w' n wi	1 wh	wh	wh	whi with	whi	whic	whic	vhic	/hicł	/hicł	vhic ⁱ
reefs and rainforest) to compete in the highly competitive international gambling market, in which it has little advantage.																												Н																													al	onal	ationa	natio	ternati	interr	ive in	etitive	npetiti	ompe je.	com age.	ly con ntage	hly c	ghly vanta	high dvai	high adva	high adva	e hiç adv	e hiç ≱adv	e hig adv	higł higł adva	high Idva	ighly Ivan	jhly anta	ily contag	/ cor tage	com ige.	omp je.	mpe e.	npeti	oetitiv	ətitive	titive	itive	tive	ive i	ive i	ve ir	ve ir	ve ir	/e ir	/e in	e in	e int) int) int	int	inte	inte	nte	nter	nter	nter	iter	terr	tern	tern	tern
207 207.10 It is well documented that gambling tends to attract crime and cause social It is used to be a block of the block			\vdash		+								╋	r					<	x															H									\mathbf{H}		-									al	ocia	e so	se s	ause	caus	nd cau	e and o	me a	crime	ict crii	tract	attra	o attr	to at	s to a	ids ti	nds	nds	end	ends	ənds	nds	nds t	ds to	s to a	o atf	attra	attrac	tract	ract	act cr	t crir	crim	crime	rime	rime	ime	me	me ;	ne ;	nea	ne a	ne a	ie a	e ai	e ar	ə ar	e ar	an	and	anc	and	and	and	and	.nd (nd c	nd c	nd c
dominated by a foreign owned mega-casino complex, would not result in																												Н																												be in	to b ult ir	ns to esult	irns i resu	ot res	g Cairi d not r	ung C	would	allow x, wc	nat all plex, r	mple	ok the	ו nink con כוב לי) thir sino (to ti asino	e to t casin	e to casir	ve to -cas	ve to -casi	/e to casi	e to i casir	e to t asin	io thi sino	no c	hink o co	ink ti	k tha	mpl	nple:	nat a plex.	it allo lex, v	allo∖ ≥x, w	allow x, wc	, wo	, wo	lowi wol	wou	wou	wou	wou'	voul	voul	vino voulo	oulc	ving oulc	ving ould	/ing Juld	ing uld	ng uld	ng (Ild r	ld r	ig C ld n	ld n	ig C id n	g Ca d no	g Ca d no	j Ca 1 no	g Ca d no
community. I think it AQUIS development should not be approved, or																												Н																											15	am	or	, or	ed, o	ved,	proved	approv	e app	t be a	not b	Id not	ould I	hould	shou	t shc	ent s	ient :	nent	nent	ment	nent	ient :	ent s	nt sh	: sho	shou	iould	uld r	ild n	d not	not l	iot be	ot be	t be a	be a	be a	be at	e ar	e ar	e ap	e ap	e ap	; ap	apr	app	app	app	app	ippi	ppr	ppro	prc	pro	pro	pro	prov	prov	prov	prov
208 208.1 As per 102.1.			F -	F	1								Ŧ									-					+							(-				\square												uic	quic	Agu		tho	ho tha	vill bo	النبد	ooky	crool	tic cru	actic	mati		bor	The	,' Th	0' Th					The	Tho	hom		matic		tic c			rook			ok w			k wi					will	will	will	will	A vill	will !	ill k	illh	ill h	ll br	l br	l bc	l bo	ho	bo		ho
reson; accordingly it is reasonable to ask who will bear financial reson; accordingly it is reasonable to ask who hend of Aquis and ratenavers 2																																		Ì																					2	no are ?		nave		al rateo	ncial nd rate	nancia	r finai	eer v ear fi Aguie	l bear	will be	o Will	ho w	who	whc whc	sk w	ask v	ask 1	ask 2 e r	ask 2 e r	ask ask	ask v	sk w	k wh	who u ble	/ho \ hlen	10 Wi lend	will will	will b	ill be	Il bea	bear	ear f	ar fi	ar fir	ar fin	r fin	r fin:	fina fina	fina	fina	fina	fina	ina) is 2	inar	inar s ar	nar	nan	nan Nan	anc	anc	and	inci and	inci: and	inci:	ncia	ncia nd r	ncia nd r	ncia nd r
what proportion ? and please provide specific financial information about this very real concern.																																																								out	ibou	abo	on al	ation	mation	forma	infor	cial in	ancial	inanc	; fina	fic fir	cific f	ecific	peci	spec	spec	spe : s) spe	spe	spec	pec	ecifi	cific	ific fi	c fin	finar	inan	nanc	ancia	ncial	cial ir	ial in	al inf	al inf	linfo	infc	info	info	info	info	info	nfor	hfor	oforr	forr	forr	orn	orm	5rm	,rm;	rma	rma	rma	ma	mat	mat	mat

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	7.1 Matters of NES & SES	7.4 Ecosystems 7.4 Ecolonical Recesses	7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surrace water 10.2 Water Resources - Groundwater	11.1. Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing	12.1 Hazard management	13.1 Employment 13.2 Economy 13.3 Tourism	13.4 Market domination	14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Ouality	17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 matters of NES - DOV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport	25.1 Intrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Option	27 References
208	208.3	Another reason for my question relates to existing foreshore/ beach management costs. Here in Holloways Beach the beach front residents pay significantly higher rates per annum. As an existing resident on Thomatis creek I believe I shouldn't be expected to pay Thomatis Creek managemen costs, which only arise because of Aquis' resort need to protect itself from the folly of building in a tropical river delta.?	t												x																												
208 208	208.4	As per 102.2. As a resident of Thomatis creek I am very concerned about the potential for significant increases to localised flooding. I understand that the resort buildings will be elevated above projected flood levels, therefore the water which would normally flow across the Barron river flood plain, will need to	r													x																											
200	200.6	go somewhere- potentially my street.		_			_			_						×												_			_											_	_
208	208.6	As per 102.3. Again this level of vague and inaccurate information acts as a 'red flag' to residents indicating either the study has been shoddily done – dubious given the scale of the project Or these inaccuracies seek to mask matters of real concern. Clarification and re-doing of the Environmental Impact Statement/ study are requested, by a firm of the residents' choosing.	x												x	x																											
208	208.8	As per 102.4.			\square						х																												\square				
208	208.9	I have very real interest in the design and all of the impacts, visual, noise levels, building height etc arising from a development of this scale. Please note the first concept design was so sensitive to such impacts the towers were going to be higher than Yorkey's Knob !									x																																
208	208.10	Surely, an \$8 Billion dollar development could comprise architectural wonders ? Much of modern tourism involves going to see magnificent man made structures – which were typically built for other purposes – the Taj Mahal was a prince's home; the Tower of London was the most famous goal ever built, so in modern times why not a resort. As a neighbour if I have to lose my untainted view of Cairns wilderness (and believe me it's gorgeous) how about something man made up to that standard ?				x																	l																				
208	208.11	As I have stated in other parts of my response, a development of this scale represents an extraordinary creative opportunity. Surely there are many existing concept designs, which could be circulated for feedback.				x																																					Ī
208	208.12	In recent times , the Cairns Sky Rail project became such a success because the developers were required to find environmentally sensitive ,visually pleasing engineering solutions which met the standards of a 'first world nation'. It is my understanding that the Sky Rail developers have built sky rails all over the world as a result of the excellence they achieved through rigorous public debate and legislated requirements.				x																																					
208	208.13	As per 102.5. Plus: The scale of the Aquis development is massive in global terms and has never been attempted in Australia. There would be many known and unknown consequences- market dominance is clearly an important known consequence. What is planned to 'manage' / mitigate this effect ?																				×																					
208	208.14	As the current inadequate EIS reads, in effect Cairns is set to become 'Fungtown', which simply highlights the lack of local competitive capacity. Of issue is preservation of competitive opportunity for alternative businesses both within tourism and in other industry. Economic diversity is vital for the health of any community, let alone competition preservation within the tourism industry.																				X																					

ID) No	Process Proponent Project Environment		r contact iment	Proponent : Proponent ability	to project		ldonment	n, Regional Plan	uitability nic issues	S		es sources		laviour Athore	otners Surface water Groundwater	ge	ality	at Dt			Drai			y issues	on ies	1	c	I heliconters	t - disposal	-	Vectors Crocodiles	UV 	regrity Decies	Jmulative agement - Construction	agement - Operation Lotion	on	bacity Dist	Bing	ion
		Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Futurer mitormation 1.4 EIS process / govern	2.1 Capacity of Project 2.2 Suitability of Project 3 Site Description / Suit	4.1 Suitability of project 4.2 Suggested changes	4.3 Construction issues 4.4 Local content	4.6 Project viability	5.1 Land use, CairnsPla 5.2 Public land	6.1 Overall approach / s 6.2 Landscape and scer	6.3 Light emissions 7.1 Matters of NES & SE	7.3 Listed Flora & Faun	7.4 Ecological Processe 7.5 Fish & Fisheries Res	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and bel	 9.2 Flooding effects on 10.1 Water Resources - 10.2 Water Resources - 	11.1 Stormwater draina 11.2 Lake environment	11.3 Receiving water qu 11.4 Lake plumbing	12.1 Hazard environmer 12.2 Hazard manageme	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General communit	14.9 SIA and consultation 14.10 Mitigation strateg	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - constructio	17.2 Noise - operation 17.3 Noise - Aircraft and	18.1 Waste Managemen 18.2 Waste Managemen	19 Biosecurity	20.1 Health and Safety - 20.2 Health and Safety - 21 Cultural Horitons	22.1 Matters of NES - O	22.3 Matters of NES - III 22.3 Matters of NES - Si	22.4 Matters of NES - Co 23.1 Environmental Mar	23.2 Environmental Mar 24.1 Transport - Constru	24.2 Transport - Operati 24.3 Airport	25.1 Infrastructure - Cap 25.2 - Infrastructure - Co	25.3 Infrastructure - Hou	26 No-development Upr 27 References
20	08 208.	15 With regard bed numbers greater than our capital cities, the very real infrastructure demands have not been addressed in any meaningful way, clearly a regional town, the size of Cairns is not equipped to absorb this scale- there are existing infrastructure stresses eg waste and water. So in addition to not addressing market concentration issues, the impacts on infrastructure have not been properly discussed.																																				×		
20)8 208.	16 As per 102.6. Plus: This is a central question which really must be spoker to. Globally there are many destinations which feature gambling – Monace Las Vegas and many others. What lessons have been learned from these destinations, can this coexist with adventure based tropical tourism? It is essential that open and transparent public debate and discussion take place in order to best manage negative impacts and to highlight the positi aspects which may be unknown to Cairns locals.	ve						< Compared and the second seco																															
20	08 208.	17 As per 102.7. Plus: This is a significant oversight in the EIS. Please address publically. It is one of the most powerful arguments to support the point above – the need to maintain economic diversity and competition, th only way to mitigate should Aquis resort failure occur.	e					x																																
21	10 210.	Infrastructure Agreement. Will this impact insurance rates for council with having so much more publicly owned infrastructure close to coast and als in a flood zone?	D																											L										
21	1 211.	1 The Aquis Resort at the Great Barrier Reef (Aquis Resort) offers an all or nothing approach by the proponent by flagging only two options, either an \$8B+ development or no development at all. This high stakes approach does not well serve the local Cairns communities upon which this development will most significantly impact, nor does it serve the wider community nor the region, since the proposal is not compliant with the FN Regional Plan, recently drawn up with participation of all levels of the community. This approach fails to present a reasonable set of alternatives for the Cairns community to consider. A proposal on the scale of the Aqui Resort, if approved, would have a very large impact on local communities and on the region, where there would likely be both 'winners and losers' or a grand scale (see below). Alternative options at an intermediate size(s) would allow for a more engaging consultation, more easily identifiable issues and realistic impacts, and a less polarised response by the local community. Recommendation: That the Aquis Resort at the Great Barrier Reef proposal be rejected in its current form, however a proposal on a mo modest scale (1/4 to 1/3 of the current project) be given due consideration	Q s n n re			x																																		
21	1 211.	Chapter 14 identifies Yorkeys Knob (and the nearby beach suburbs of Holloways Beach and Machans Beach) as having a demographic featurin a high proportion of residents with a low socio-economic profile. This area has relatively high levels of single, older and unemployed, with lower leve of median household income. This group of existing residents are more likely to be excluded from the potential benefits of the proposal, while like to suffer a disproportionately negative impact in terms of cost of living pressures, rental affordability etc. Mitigation plans fail to convince that the issues will not have a high impact on many residents of this region.	g s y se																							x														
21	211.	The influx of a high number of temporary workers (construction phase) and the mobile nature of many future Aquis Resort employees (operating phase is likely to increase the pressure on existing rental accommodation on a scale that is unprecedented in the Cairns experience. High density, multi- tenanted use of existing dwellings will change the nature and liveability of existing beachside suburbs, with a likely negative impact on the quality of life of current residents. As a long term resident of Holloways, this is of great concern to me.	d se																				x																	

ID	No	Process Proponent Project Environment Economic	EIS litions nation / contact	government oject Proponent Proiect Proponent	n / Suitability oroject	anges to project issues	/ abandonment ty	rnsPlan, Regional Plan	ach / suitability id scenic issues	ns S & SES	t Fauna ocesses	ies Resources r level	on Ind behaviour	ts on others irces - Surface water	irces - Groundwater drainage	iment ater quality	onment ggement		nation thore / local	ige ices indes	5	nge ler munity issues	sultation trategies	soils d Land	u Latra tribution	ation aft and helicopters	gement - generation gement - disposal	afety - Vectors	ige	ES - OUV ES - Integrity	ES - Species ES - Cumulative	tal management - Construction tal Management - Operation	Construction	e - Capacity	ire - Cost e - Housing	int Option
		Infrastructure Legislative and Planning Environment	1.1 Adequacy of 1.2 Need for con 1.3 Further inforr	1.4 EIS process / 2.1 Capacity of P 2.2 Suitability of	3 Site Description 4.1 Suitability of	4.2 Suggested ch 4.3 Construction	4.4 Local conten 4.5 Project failur 4.6 Project viabil	5.1 Land use, Ca 5.2 Public land	6.1 Overall appro 6.2 Landscape al	6.3 Light emissic 7.1 Matters of NE	7.2 Ecosystems 7.3 Listed Flora { 7.4 Ecological Pr	7.5 Fish & Fisher 8.1 Elevated wate	8.2 River migrati 9.1 Flood levels a	9.2 Flooding effe 10.1 Water Reso	10.2 Water Resol 11.1 Stormwater	11.2 Lake enviro 11.3 Receiving w 11.4 Lake plumbi	12.1 Hazard envi 12.2 Hazard man	13.1 Employmen 13.2 Economy	13.3 Tourism 13.4 Market dom 13.5 Benefits off	14.1 Rate of Chai 14.2 Human Serv 14.3 Lifestvle Ch	14.5 Gambling	14.6 Cultural Cha 14.7 Law and Orc 14.8 General con	14.9 SIA and con 14.10 Mitigation	15.1 Acid sulfate	16 Air Quality	17.2 Noise - oper 17.3 Noise - Airci	18.1 Waste Mana 18.2 Waste Mana	20.1 Health and South and	21 Cultural Herit	22.1 Matters of N 22.2 Matters of N	22.4 Matters of N	23.1 Environmen 23.2 Environmen	24.1 Transport - (24.2 Transport - (24.3 Airport 25.1 Infrastructu	25.2 - Infrastructi 25.3 Infrastructu	26 No-developme 27 References
211	211.4	The scale of the Aquis Resort proposal is also likely to significantly drain the availability of tradespeople to service the existing needs to the Cairns community adding further to cost of living pressures for existing residents. A more modest proposal, one more integrated into the projected growth pathway Cairns is comfortably capable of servicing (as outlined in previous recommendations) should negotiated with the proponent. Recommendation: Construction worker / staff accommodation be provided by Aquis Resort. The EIS (P14-33) refers to possibility of providing such an option. The certainty of the impacts mentioned at left need to mandate such a response from the proponent.																			x															
211	211.5	The proposal is located in the Cairns region for a number of reasons but high among them is the high quality of the surrounding natural environment, primarily the Great Barrier Reef and the Wet Tropics Rainforest World Heritage areas. Without this quality of natural environment this proposal may well be located in Sydney or the Gold Coast, or even elsewhere in the world.			x																															
211	211.6	The Aquis Resort is projected to deliver a financial benefit of \$1B per annum to the Queensland Government. A considerable component (50%) of this benefit, if realised should be returned to the community of FNQ through a 'Royalties to the Region' scheme. This would enable government undertake the mitigation measures (flimsily) outlined in the EIS (Chapter 14) but a serious component of this revenue should also be made available to manage impacts on the natural environment, and to enhance visitor experience. This funding could be directed to the full breadth of catchment management opportunities in the FNQ region, including the Cape York region where modest investments in reef and catchment management could secure the long term health of the most pristine parts of the GBR. Recommendation: Should the Aquis Resort proposal be approved then a 'Royalty for the Region' scheme should be initiated to both assist the mitigation of projected negative impacts from the development, but also to support enhanced environmental management and protection throughout the FNQ region. The 'Royalties for the Region' scheme should be informed through local community consultation and equate to 50% of the projected financial benefits (stated as \$1B).									x								x																	

ID	No	Dreesee																														2	c l				Τ
		Process																													111	C iotio	ion				
		Proponent						lan							<u>ـ</u>																111	the fee	Derat				
		Project		t	ent	t	Ŧ	nal P		,					wate												ters	ation sal		es	111	α ·	5 5				
		Environment	ntact	onel	opon ity	oroje	umen	tegio	bility	ance		sec		our ers	face	_				а			sues				licop	Jener lispo	ctors	ocodi	ity	es Ilativ	men	5	ţ	Ð	
		Economic	s 3 / co	rnme Proj	ct Pro itabil	s to p	opue	an, F	suita		a a	ses	-	ehavi othe	- Gro	age Iualit	ent	eut		/ loci			ity is:	ion gies	p	uo	od he	nt-g nt-d	- Ve	- Cr	DUV ntegr	Speci	anage	tion	apaci	ousin	
		Economic	EIS ition: ation	govel	^r rojet	ange	/ abs	rnsPl	ach /	S S S S	Faur	cess es Re	r leve	nd be ts on	rces	ment ater q	9000	dem	natio	bore ge	nges	a a	er muni	sultat trate	soils d Lar	tructi	aft an	jeme jeme	afety	afety ge		S-S:	al Ma al Ma	pera	e - Ca	d H	
		Community	y of E cond iform	ef Pr	y of F ption	d chi tion i	ilure	, Cair	ppro	SSIO	ms Dra &	al Pro	wate	els al effec	esou	viron og wa	envire	nana	domir	chan Chan	Cha ivin	Chai	Ord	cons ion s	fate : inate	 const 	opera	lanaç lanaç	ty nd S	nd S erita	of NE	of NE	ment		Incture	Icture	s
		Infrastructure	quac d for her ir	proce	abilit	geste	al cor ect fa	d use	rall a	t emi	syste ed Flo	ogica & Fi	ated r mio	d lev ding	ter R	rmwa ke en ceivir	ce plu	ployi	urism rket o	refits e of (estyle stof	mblin tural	v and neral	itigat	d sul	ualit se - e	se - (ste N ste N	ecurit alth a	alth a ıral H	tters	tters	viron	uspo uspo	astru frasti	astru	rence
		Legislative and Planning Environment	Ade(Nee(Furt	EIS	Suit:	Sugi Con	Proj	Land		Ligh	Ecos Liste	Ecol	Elev	Floo Floo	1 Wa	1 Sto 2 Lak 3 Rec	4 Lak	2 Haz 1 Em 2 Ecc	3 Tot	5 Ber 1 Rat	A Cos	5 Gal	7 Lav 8 Gei	9 SIA 10 Mi	1 Aci 2 Coi	Air Q 1 Noi	2 Noi 3 Noi	1 Wa 2 Wa	Biose 1 Hea	2 Hea	1 Mat 2 Mat	3 Mat 4 Mat		2 Tra	2 - In	3 Infr No-d	Refe
			1.1 1.2 1.3	1.4	2.2 3 S	4.2 4.3	4.5	5.1 5.1	0.1 6.1 8.0	6.3 7 1	7.2	7.5	8.1 8.2	9.1 9.2	1 0		12.	5 13 5	13. 13.	14.	4 4 4	4 4	14.	4 4 4	15.	16.	17.	18.	19 20.	20.	22.	2 2 2	23.	24.	25.	25. 26	27
21	1 211	.7 The impact on the visual amenity of the area of a development of the size							x			x																				- 1					-
		and scale of the Aquis Resort has not been adequately considered. The current proposal will tower above the local urban/natural environment at a																													111	- 1					
		scale that is unprecedented in Australia. It will totally dominate the visual																													111	- 1					
		place will be highly altered and for many, lost. As a resident of the northern																														- 1					
		end of Holloways Beach I attach a high level of significance and value to the patural vistas available to the many residents (and others) who frequent																														- 1					
		Richters Creek mouth. The visual amenity here is literally one where																														- 1					
		rainforested mountains, natural waterways and ocean vistas combine to produce the most natural scene available in the coastal region of Cairns.																														- 1					
		This is a wonderful asset and a special feature of just this part of the Marlin																														- 1					
		proponent should scale back the height of the proposal to reduce/eliminate																														- 1					
		this impact and by doing so would mitigate some and perhaps many of the visual impacts that will impact Richters Creek mouth, and other parts of the																														- 1					
		local community. I have attached a panoramic photograph of the view from																														. 1					
		the southern bank of Richters Creek mouth in support of my statement. Recommendation: That the Aguis Resort at the Great Barrier Reef proposa	1																													. 1					
		be rejected in its current form, however a proposal on a more modest scale,	,																													. 1					
		should that be acceptable to the proponent.																													111	- 1					
21	1 211	.8 The willingness of the proponent to make such a significant investment in the local region should elevate consideration, including a building height in							х																												
		excess of the current four storey limit however twenty storeys is excessive.																														- 1					
		A building height somewhere in between should be considered perhaps around eight storeys – two times that currently allowed under the FNQ																														- 1					
		Regional Plan would seem to be a reasonable compromise, allowing for a																														- 1					
		large but reduced scale development to proceed but with more manageable impacts.																																			
21	1 211	.9 I understand and support the need for economic opportunities to be realised, particularly in regional areas where community size, provision of)																										111	. 1					
		infrastructure, diversity of opportunity and distance from large centres often																														- 1					
		limit the available economy. Cairns in Far North Queensland is identified as a world class tropical tourism destination, largely based on its proximity to																														- 1					
		an exceptional natural environment. Its reputation is centred around being																														- 1					
		to offer.																																			
21	1 211	.10 The Aquis Resort proposal, by virtue of its proposed scale, and its core business (in essence a gambling hub for a newly affluent Asian middle																		×	x														×		
		class) will have a profound impact on existing communities. It is a																																			
		juggernaut development that will expose Cairns to high levels of dependency on a specific source market, will produce long term strain on																																			
		existing service and infrastructure provision, and raises uncomfortable																														- 1					
		gambling industry.																																			
21	1 211	.11 I recommend that the proposal be rejected in its current form, purely on the basis that the scale of the project is totally out of synchronisation with the						x																													
		current planning scheme - the product of significant public consultation. I																																			
		and I would support consideration of a scaled down version of the proposal,																																			
		even though personally I do not support the expansion of the gambling industry																																			
21	3 213	1 There have been few ecosystem services (ESs) studies in the Wet Tropics					+++		Х				┝┼╴								++	++		┽┨		H		\vdash			╏┼┼┤	╡╋		++			
		based on social science research. Research shows that people value landscape aesthetics.																																			
-																																					_

. III						1 1 1													ПТ	1 1							1						T	
		 Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment 	1.1 Adequacy of EIS 1.2 Need for conditions	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability 4.1 Suitability of project	4.1 Suggested changes to project 4.2 Construction issues 4.1 Construction issues	 4.4 Local content 4.5 Project failure / abandonment 4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan 	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 materis of NEO & OEO 7.2 Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour 9.2 Flooding officite on others	10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.7 Law and Order 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative 23.4 Environmental Manacement Construction	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation 24.4 Transock Construction	24.1 Transport - Construction 24.2 Transport - Operation 24.3 Airnort	24.3 Ailpoit 25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 76 No-development Option	20 Not development option
2	13 2'	13.2 Figure 6-17 shows a profile view of the AQUIS complex (ur caption mentions that a narrow strip of suitable trees (20 m tall) can effectively hide the development entirely." I find thi Given the volatile nature of the climate in Cairns, a narrow especially when they mature will not stand up to a severe the events, especially because they are on a flood plain (perso from working on re-vegetation projects in the Wet Tropics), responsible and bear the cost to maintain the trees if, and w planted or after a cyclone hits?	screened). The wide and 7 m s hard to believe. strip of trees, opical cyclone nal experience Who will be when, they are						x																									
2	13 21	13.3 Aquatic Ecosystems. Delta regions are vitally necessary fo ecosystems and their biodiversity, not forgetting the signific proposed development is in the bioregion of two World Her rely on it for its health. Sugar-cane fields are more preferab surfaces and deforestation.	healthy ant fact that the tage Areas that le to hard							x																								
2	13 21	13.4 Listed Migratory Birds. The wetlands and beaches of the C its northern beaches support large numbers of resident and many of which are threatened or near-threatened species. proposal fails to address how it will mitigate for disturbance waterbird sites that increased tourism will potentially impac	airns area and migratory birds, The Aquis of these critical																									×	<					
2	13 21	13.5 Much of the AQUIS comments rely on modelling and the lik to property, migration of rivers, erosion, etc. Two maps sho effects that the AQUIS development will be subject to. The that the whole of Yorkey's Knob residents will need to evac tsunami. The second shows that major flood events reach the foothills of the MacAlister Range. Undoubtedly in the fu be hit by a severe tropical cyclone, which presents disaster a serious challenge to limit the loss of life which can accorr events. Following a tsunami scare in Cairns in 2007, a map to Cairns residents to show where water could affect the lo the coastline and to show the direct route that people need the surge. The records show that in the last 100 years there storm surges associated with cyclones affecting the Cairns the last 150 years ten major impacts in the Cairns region. T after the cyclones' landfall and when the winds shifted to th	elihood of risks w the flooding first indicates Jate following a Jate following								X	x x																						
2	13 21	13.6 In relation to section 8.3.1 in Section 6 on beach and river of abandoned aquaculture ponds and river migration, the report this area could be highly volatile to a catastrophe under dirus such as major floods and cyclones. Records show that ever than ones experienced in human history have occurred (Nc 2006; Nott et al. 2007). The section also states, " if it [erosidid occur it would be catastrophic to the project if unprotect be catastrophic for the communities of Yorkeys Knob and H in the short-term (flooding, erosion) and for beaches in thes with Machans Beach in the long term (reduced sediment in nourishment leading to major shoreline erosion)."	rosion, rt highlights that e circumstances hts much larger tt 2005, 2006, on and flooding] ed. It would also lolloways Beach e areas together low of beach									x																						
2	13 21	13.7 With the predictions that cyclones will intensify between 10 climate change, storm surges are likely to cause extensive this area in the future.	20% due to beach erosion in								x																							

ID	Νο	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Sultability of Project Proponent 3 Site Description / Suitability 4 1 Suitability of project	4.1 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Light emissions	7.1 Matters of NES & SES 7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake numbing	12.1 Hazard environment	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.0 Cutudial Criange 14.7 Law and Order 14.8 General community iscuse	14.5 Survey community is a second and the second consultation	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	1./1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation	25.1 Infrastructure - Capacity	25.3 Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References			
213	 3 213.8 3 213.9 	The global situation on coastlines today is that human populations are unable to withstand environmental impacts such as flooding and cyclones because development is carried out in unsuitable places. The developmen of narrow coastal strips, such as the Barron Delta, of highly vulnerable and fragmented ecosystems are a sustainability problem for natural resource managers Increased fragmentation of the natural vegetation will further decrease landscape resilience. An urgent issue to be addressed is the consideration and availability of coastal properties that are not environmentally constrained by low-lying flood-prone areas, waterways or coastal erosion. If not for development close to the shoreline, it would not be a "catastrophe" but normal. Inappropriate development on riparian areas causes not only heartache but also billions of dollars to repair the damage. Nature goes its own way. Armouring the river banks here will not necessarily stop erosion and what about 'over there'. One cannot armour every bank. The costs will fall back on future generations and they will not be happy about it.												x		x																										
213	3 213.10	wetland area whose main purpose support the most biodiverse pool of microbes, plants and animals refuges and to filter water. It is also importantly a nursery for aquatic creatures that support the Great Barrier Reef World Heritage Area. There is already too much development on the delta so any more development with hard surfaces, such as roads and concrete or rock enforced creek and river banks will further degrade water quality, cause fast runoff and increase erosion problems. Water will be one of the resources highly contended because of Australia's													x																						x					
		declining and variable rainfall over recent years compared to long-term averages. Some say water and biodiversity depletion will go unheeded by the majority public while they are fixated on idealistic living styles depicted on TV programs or the Internet that distracts them and often promotes a skewed version of the world. AQUIS is one of these developments.																																								
213	3 213.11	In a risk and hazard assessment carried out in Cairns in 1999, earthquakes were rated the third highest on the scale of risk to the Cairns region following storm tides at No. 2 and cyclones at No 1. Development of the kind that AQUIS proposes is unsuitable for regions of this kind.																x																								
213	3 213.12	Gentrification. An urgent issue to be addressed is the consideration and availability of coastal properties that are not environmentally constrained by low-lying flood-prone areas, waterways or coastal erosion. Gentrification of existing housing stock has been observed over the years and this may have been covered more thoroughly by other AQUIS submissions.																					ĸ																			
213	3 213.13	Ch 26 I disagree with many of these statements of lost opportunities and/or benefits if no changes were made. [Details provided]																									П												<			
214	1 214.1	This project because of its size and scale - acknowledged by the CRC (Cairns Regional Council) as being "of a size and scale that has not been seen in North Queensland, and perhaps across Australia" (from CRC Community Statement 5/8/14) - is totally incompatible with the conservation values we expect for both the Great Barrier Reef and the Wet Tropics World Heritage Area. Projects the Proponent compares Aquis to (such as in Singapore, Macau, Las Vegas) are in high density urban environments - not sitting adjacent to one of the world's acknowledged Natural Wonders.			X																																					
ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 ElS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.5 Construction issues 4.4 Local content 4.5 Proiort failure / abandommant	4.6 Project viability 5.1 and use CairnsPlan Regional Plan	5.2 Public land 6.1 Overall annvoerh / suitshility	6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.4 Ecological Processes 7.5 Etable Fishering Decourses	8.1 Elevated water level	e.z Kriver migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake olumbing	12.1 Hazard environment	13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid Sulfate soils 15.2 Contaminated Land	15.2 Containinated Land 16 Air Quality	1.7.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal	20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airport	2.11 https://www.com/control/cont	25.3 Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
-----	---------	---	---	---	--	--	---	---	---	---------------------------------	---	--	--	--------------------------	--	--	--	---	-------------------------	-----------------	------------------------------	--	--	---	---------------------------------------	---	--	---	---	--	---	----------------------------------	----------------------------------	---	---------------------------	--	--	--	--	---	---	---
214	4 214.2	If this project is allowed to proceed in its proposed form ("Tropical Urban") size, scale and location it not only will be yet another nail in the coffin of the reputation of the World Heritage GBR but a threat to the existing tourism and scientific research industries built on decades of best practice and high conservation values. It also would send a message to the world that we do not as a nation understand the unique ecosystems we have responsibility for - and that we do not deserve to be taken seriously as their custodians. This project needs to fit in with the environments it sits within - in its current form it does not and I would beg that we do not allow our current high standards to be lowered to allow it to proceed.			×	(×																								x							
214	4 214.3	Although changes to the Local Government Act in November 2012 make provision for local councils to hold "non-binding advisory polls" on issues of concern the CRC (Cairns Regional Council) has made no effort to gauge objectively community reaction and response to this unprecedented development proposal. Only the Cairns Post has held an online poll (which has no safeguards against rigging the results) and that has been widely quoted as being 90% for the project. It is clear from a number online forums that the community is far more divided than that - the Cairns Post "moderates" comments to suit but open forums have seen heated debates and many issues raised which are not opened by either CRC, the Proponent, politicians or the media.	5	x																							x															
214	4 214.4	This project should it proceed will change local communities forever. Yet the Proponent has not attended nor made provision for community forums choosing only to engage with the business community through the Cairns Chamber of Commerce and local politicians. This project should not be allowed to proceed before a proper understanding of the significant impacts of it upon the local community are properly explained to those communities and a clear, objective response from the community acquired by the CRC.	;																								x															
214	4 214.5	This project will require a lot from local residents not involved in the project drawing on public funds and resources for infrastructure needs, causing up to 10 years of major inconvenience during construction and changing the very social fabric of the local community.	-			×																																		×	(
214	4 214.6	It will being other threats to community - gambling, drugs, transient populations, prostitution and rising rates and rents. Thus far the voice of the community has been drowned out by speculators. This needs to be addressed before this project receives any further support from either local government or State for whom the well being of the ENTIRE community - not just business - is a responsibility. This applies to the maximum in regards to those most vulnerable.																						x x	x	x																
216	6 216.1	Area is under severe cost of living pressures already so some guarantees are required. Qld rates are not pegged as they are in NSW so we frequently end up subsidising business.	/																					x					Π													
216	6 216.2	One other cost of living impact is the cost of tradespeople during construction. For e.g. last "building boom" I was quoted \$9000 for a few metres of fencing. In other words they were not interested in the job as resorts were more attractive. I suggest that some tradespeople are made available at average Australian rates for plumbing, electrical work and othe routine but necessary works throughout the area.	r																					x																		
220	0 220.1	Cairns currently has 5339 accommodation rooms. Aquis proposed to build another 7,500 rooms, making a total of c.13,000 rooms. Melbourne has 10,891 rooms and Sydney 15,612 rooms. However, Melbourne and Sydney have populations over 4 million while Cairns has a population of c.170,000. Plausible and rigorous research and projections need to be produced to ascertain if this number of rooms are viable and sustainable in Cairns, without causing negative impacts.						x																																		

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS	1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stortwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment	13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Kate of Change 14.2 Human Services	14.5 Litestyle Unanges 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	1.2. Vaste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Haritana	21 Cutrural nerriage 22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative	23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	25.5 No-development Option	27 References
222	2 222.′	If the Barron River does try to divert will taxpayers be asked to mitigate an pay the cost?	nd																																								х		
224	1 224.	Cairns Western Arterial and Capt. Cook Highway upgrade projects have already reached "trigger point". Accelerate the commitment and execution of the program of works to Cairns Western Arterial and Capt Cook Highway.	۱																																						x				
224	1 224.2	2 Smithtield bypass project to be advanced. Progress Smithfield bypass project to early commencement.														\square																		\downarrow							x			Ľ	
224	1 224.3	3 Yorkey's Knob Rd project. Bring forward planning to provide flood immuni to Yorkey's Knob Rd, increase to 4 lanes and alignment to Smithfield bypass roundabout. This project will also support the movement of construction workers to and from site, the transport of construction materials to site and the export of surplus earthworks materials offsite.	ity					x																																	x x				
225	5 225.4	I am not opposed to further development in Cairns provided that development is consistent with the community lifestyle and the well- established nature-based tourism as the 'core business' of Cairns. I consider that approval for one individual (not even a public company answerable to shareholders) with undisclosed sources of foreign funding i unilaterally change the 'core business' of Cairns from nature-based touris to gambling is a high-impact, high-risk scenario for the Cairns community am therefore opposed to the Aquis development at the scale as currently proposed, particularly the scale of gambling dependence.	to m : I			(x																																						
225	5 225.2	I consider that any approval by the State Government of the Aquis project its present form would represent a reckless decision and be a threat to the lifestyle of the resident community, core business and image of Cairns. Approval of the proposed Aquis development, especially given its location is likely to result in a 'Gold Coast' moment for Cairns by setting a precede for further large scale development along the northern beaches of Cairns, thereby plunging Cairns into a development trajectory comparable to that experienced by the Gold Coast; a Cairns that would be very different to the of today.	t in e n, ent , aat				x																																						
225	5 225.3	There is no evidence produced to support the claim that the "Integrated Resort and gaming experiencewill enhance the Cairns and Tropical North Queensland brands" Indeed, with no more hard evidence than the EIS offers, my professional opinion is that the very existence of this massive gambling facility will at the very least confuse and distort the 'clea and green' nature-based image of reef and rainforest; in all probability in the longer term killing off the 'clean and green' nature image that is presently the fundamental value of the Cairns tourism experience. Based on the analysis of information provided by the proponent in the EIS, I recommend that the Coordinator General reject the application. In my viet the environmental, economic and social risks to the Cairns region and the Yorkeys Knob community in particular, far outweigh the benefits claimed I the proponent. The very large scale of the project, its dependence on gambling and foreign investment, ownership by one foreign individual fror undisclosed financial sources is too high an impact and too high a risk to impose on the Cairns community.	ne an d w e by m																				x																						

ID		,	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	 4.3 Construction issues 4.4 Local content 4.5 Project failure / abandonment 	4.6 Project viability 5.1 Land use. CairnsPlan. Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	7.1 Matters of NES & SES	/.z Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Flevated water level	o.1 Elonation 8.2 River migration 9.1 Flood levels and behaviour	9.1.1.1000 reversion obstativour 9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater	11.1 Stormwater uraniege 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils	15. Sontaminated Land 16 Air Quality 17 1 Maine Annetinetion	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors	20.2 reatin and Sarety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	
22	25 22	5.4	I consider the EIS to be inadequate in its address of acid sulphate soils as a potentially serious environment issue. The risks and remediation needs in the event of acid sulphate soil being encountered during earthworks for the proposed development must be incorporated into the Environmental Management Plan - PRIOR TO COMMENCEMENT OF ANY EARTHWORKS. 2. Further, it is important that all pipework connections between the proposed lagoon and Richters Creek be fully gated (two way gated, not tide gated) to provide the opportunity to totally isolate the lagoon from tidal flow in the event of acid sulphate or a serious spill occurring within the resort precinct. These water control works must be in place BEFORE any excavation takes place.																									x									x					
22	25 22	5.5	I have no confidence in the muted address of the impact on the Cairns community of a massively increased number of gambling opportunities. I consider that this issue is so important that it deserves to be subject to a more detailed and reliable assessment of the downstream impacts of gambling escalation. Recommendation: That the social impacts of a massive increase of gambling opportunities on the resident population be further researched and a more comprehensive address of gambling impacts, in particular problem gambling, be undertaken.																						x		x															
22	25 22	5.6	I consider the assessment of the impact of the project on accommodation costs to be totally inadequate. The discrete topic of student accommodation has been ignored. The expected massive change in accommodation demand in the Smithfield area occasioned by the proposed resort will have a serious impact on affordability of accommodation for students at JCU. This is bound to have knock-on negative impacts on the attraction of JCU for new students, especially overseas students who usually do not have access to cars and prefer affordable accommodation within walking or cycling distance of the campus. That this issue of impact on student accommodation in the Smithfield area, and hence impact on operation of the University campus, requires urgent attention to avert an accommodation crisis caused by lack of planning.																																					x		
22	25 22	5.7	The EIS fails to embrace public transport and the social benefits of integration in to the development. It is recommended that the proposed resort be subjected to re-planning of its transport strategy to more positively integrate enhancement of public transport with benefit to both resort (staff, clients) and the resident community. The resort development has the potential to greatly improve the bikeway system on the northern beaches but the EIS fails to embrace that. Purpose built bikeways represent a public good that could also become a real benefit to the resort itself. A purpose built bikeway system (independent of roadways) from the resort to the northern beaches, Smithfield shopping centre and the university could actually be of great appeal to guests of the resort. Failure to capitalize on this valuable opportunity for a dedicated bikeway system, of benefit to the resort and the resident community would be a lost opportunity of some magnitude. It is recommended that the proposed resort be subjected to re- planning of its transport strategy to accommodate a dedicated system of bikeways connecting to the resort and other destinations such as Cattana Wetlands, Trinity Beach, Smithfield shopping centre, the JCU campus and Palm Cove.																																			x				
22	26 22	6.1	Since 1987 there was a building height limit at the "Northern Beaches" of four stories. I consider the proposed Aquis building heights of greater than twenty stories (much higher than anywhere in the Cairns CBD) to be too excessive, especially In a flat suburban district, so therefore do not support the current plans.								x																															

D	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment		1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability 5.4 Lond non Ceirrodhan Brained Blan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues 6.3 Linht emissions	7.1 Matters of NES & SES 7.1 Fronsveterins	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake nhimming	11.4 Lake plumong 12.1 Hazard environment 12.2 Hazard management	12.2 Tazalu IIIaliagenieri. 13.1 Employment	13.2 Economy 13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Chance	14.2 Human Services 14.3 Lifestyle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Soncies	22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation 24.1 Economic Construction	24.1 I ransport - Construction 24.2 Transport - Operation	25.1 Infrastructure - Capacity	25.2 - Intrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
22	227.	7.1 The EIS does not adequately explain or document the visual amen impact from the inter-reef area I.e. Half way from coast to Arlington Wording in the applicable chapter and photo montage under-repre- actual extent of impact on the OUVs of the GBRMPA area from Tri	ity Reef. sent the nity Bay.							×		x																					×	(
22	.7 227.	7.2 Appendix A of Appendix U [public advertisement for CHMP] is not i	ncluded,	×																													x							
22	8 228.	Page 24-15: Figure 24-8 "Stage 2 construction, Stage 1 and ultimat operations traffic distributions, The distributions reflect anticipated of lines for the movement of workers, staff and materials", assume a traffic distribution to Yorkeys Knob centre. When fully operational, i a staggering (roughly) 3,000 people. The number can be deducted consideration that all the pedestrian and bicycles staff, given the virthe centre, will travel to it. Full operational staff, at peak, is given at (page 24-13), 4% pedestrian (= 792), plus 6 % travelling by bicycle 1,188) and the remaining 5% by car (1.5 pax/car = 660 vehicles for people). The total is 2,970 people for a 660 cars and 1,188 bicycles pedestrian). This scenario gives the minimum traffic impact on the lf less pedestrian or bicycles will travel to the centre, there will be legeople travelling to it but more vehicles (cars). The last census (20 stated that the Y.K. residents were just above 2,000, so it will more double the population, except all of the residents will be ousted fror suburb. Therefore the Figure 24-9 is incorrect, unreliable and a me speculation, not based in factual distribution.	te Jesire 15% t means taking in cinity of 19,811 (= r 990 \$ (+ suburb. ess 12) than n the re																																		x			
22	8 228.	8.2 Page 24-4 Figure 24-3 Captain Cook Highway: AADT Vs LoS (201 shows that the forecast traffic increase on the CCH will be only (rou 10% of the existing traffic, from 39,000 to 43,000 in 19 years,, an ir of 4,000 vehicles, which is very big underestimation. Instead Figure Yorkeys Knob Road traffic forecast Vs LoS (2015-2034) shows that forecast traffic increase on the Yorkeys Knob Road will be 110% of existing traffic, from 6,000 to 14,000 in 19 years, an increase of 8,0 vehicles. Because the Y K R joins and ends or starts on the CCH t increases do not coincide. 4,000 vehicles are missing. Therefore o two Figures is incorrect.	5-2034). ughly) icrease 224-5 t the the 00 ne two ne of the																																		x			
22	8 228.	8.3 If then we look at page 24-6 Figure 24-4 CWAR–AADT Vs Capacit 2034) it shows that the forecast traffic increase on the CWAR will be of the existing traffic, from 25,000 to 45,000 in 19 years. Two roads and CWR, that join and "pour" their traffic on/from the CCH will hav significant increase in traffic in the next 19 years, while the main ro that receive that traffic will have only a fraction of it, with an insignif increase. This is a total contradiction. Something is wrong with the Figures.	y (2015- ie 80% , YKR re a ad, CCH, icant given																																		x			
22	9 229.	9.1 When I visit the Yorkeys Knob area, I come to enjoy the quaint, ser peaceful atmosphere. The building of this new Casino complex wo definitely make me choose to spend my holiday time elsewhere in future.	ene and uld he				x																																	
23	0 230.	D.1 Page 24-9. To further enhance my previous application (228 / ANC M7CH-7) second part, the Figure 24-6 Dunne Road: annual average Traffic LoS (2015-2034) shows that the forecast traffic increase on Dunne Road will be nearly 100% of the existing traffic, from 2,500 t in 19 years, an increase of 2,500 vehicles.	N-W377- le daily the o 5.000																																		x			

ID	Νο	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.5 Further Information / contact 1.4 EIS process / government 2.1 Canactiv of Protect Pronoment	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project	4.3 Construction issues 4.4 Local content	4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.1 Water Resources - Groundwater	11.1. Stormwater drainage 11.2 Lake environment 11.3 Receiving water guality	11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change	14.2 Human Services 14.3 Lifestvle Changes	14.4 Cost of Living	14.6 Cultural Change	14./ Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contraminated Land	1 Ar Quality	17.2 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal	2011 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV	22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing	26 No-development Option 27 References
230) 230.2	Dunne Road joins on one side the Yorkeys Knob Road and on the other side the Captain Cook Highway at the McGregor Road Roundabout. If by miracle all the traffic increase of the DR (2,500) is produced by the flow of the traffic increase produced by the YKR (8000) the difference (5,500) will have to go toward the YK Roundabout and flow in that confluence with the CCH. At that point at least 1,500 vehicles are missing in the forecasted traffic increase on the CCH (Figure 24-3) (5,500-4,000=1,500). Not counting that the traffic increase of the DR will flow as well from or to the CCH at McGregor Roundabout. Therefore something is wrong with Figure 24-3, which undermines the traffic increase forecast for the CCH. Or Figures 24-4 and/or Figure 24-5 and/or Figure 24-6 are incorrect or Figure 24-3 is incorrect. Most probably the (only) forecasted 10% traffic increase on the CCH is incorrect.																																						x			
231	231.1	Cost of Living: The size of this project will have extensive repercussions for the cost of living for the local population, particularly in the area of housing affordability. Under the current design, the previously planned onsite accommodation (Oct'13) for staff has been removed, necessitating a large scale build of units/houses in the area. There is no indication in the EIS of how or where this will be done, except to say, "subject to the level of response from the housing/development industry". With the estimated staf numbers being 20,000, during the operational stages, and the current high level of rentals (52.9%) in Yorkeys Knob (YK), the influx of staff will be competing with available accommodation, until the necessary rental accommodation is built, thus forcing rental rates up and making it untenable for many long term renters in YK and surrounding suburbs; they will need to uproot and look elsewhere, possibly in another town or city where they can afford to rent. For those who own their own homes in YK, i is highly likely that CRC rates will rise, placing extra financial stress on loc residents. When the housing developments happens as a result of this massive demand, the inevitable increased need for social services(health education) is not properly addressed in the EIS, except to pass the buck to the State Govt, justifying it by claiming there would be an increase in state revenue as a result of Aquis.	r f t al																						x																	x	
231	231.2	Gambling. By the time Stage 2 of Aquis is complete, it will be harbour 2 casinos, which will make it, by current standards, the biggest casino in Australia. The EIS seems to minimise the effect of problem gambling, by not addressing the issue adequately. The throw away lines, "This type of gambling currently exists in Cairns. Therefore the additional casino would not be altering the social values of the Cairns community, as gambling is a acceptable form of adult entertainment." is irresponsible and reckless. The EIS needs to address this very important issue and provide mitigation strategies, which are missing.	n																						×																		
231	231.3	The Aquis will be built on a flood plain in a cyclone prone coastal area. While it is commendable that the buildings will be 7.5 m above sea level to circumvent known flood levels from previous incidents, upstream and local effects have not been addressed. There is not enough baseline data in the EIS, to make an estimate of the effects of a major climate event. This needs to be provided.													x																												

ID	No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability 4.1 Suitability of project	4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues 6.3 Linht amissions	7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services 14.3 Lifestvle Changes	14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation 18.2 Waste Management - disposal	19 Biosecurity 20.1 Health and Safety - Vectors	20.2 Health and Safety - Crocodiles 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Iransport - Construction 24.2 Transport - Operation	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Yousing	26 No-development Uption 27 References
23	31 231	1.4 If suitable public transport (light rail) is not provided from Aquis to the airpo and onto the city, then the road infrastructure will not be able to cope with the massive increase in traffic to and from YK. With staff levels of 20,000 during the operational stage and without any onsite accommodation for them, some 20-40,000 extra vehicle movements can be expected for staff alone. Aquis expects the State Govt to cover the associated costs of duplicating the Western Arterial Road, upgrading the Cook Highway and Yorkeys Knob Road to accommodate the increase in demand. This is too big of an ask. The only solution is to provide light rail, paid for largely by Aquis, which has not been addressed in the EIS.	rt																													x	x		
23	31 231	1.5 Aquis potable water needs (3.88ML/day) will require augmentation of existing supplies as they are currently at capacity. Aquis will generate 5.64 ML/day of waste water, but the capacity of the Marlin Coast WWTP is only 2 ML/day; the reusable water requirement will be 4.16 ML/day from the above facility which is also way beyond its current capacity. These figures mean a massive augmentation of current facilities, which Aquis will contribute a "share" of the associated costs. It would be appropriate that Aquis has its own waste water treatment facility.																															x x		
23	31 231	1.6 Power demands require Ergon to facilitate Aquis' needs by building new infrastructure at taxpayers' expense. Where is Aquis' renewable energy plan? No mention of onsite power generation in the EIS. This needs to be addressed.																															x x		
23	32 232	2.1 Page 24-43 "It has been estimated 10% of travel demands generated by construction workers and staff will have an origin from the Yorkeys Knob community. This equates to approximately 1600 trips per day at full operations of the development. It is anticipated that approximately one thir of these trips will be by passive transport given the convenience of the close proximity of the development to Yorkeys Knob, and as an outcome o road facilities would be provided to meet this need. The balance 1200 trips per day by motor car would be spread across three work shifts and this would equate to 400 trips per shift change spread across a two-hour window, generating 200 trips per hour in the peaks." First of all Figure 24-8 shows that at full operation of the development the estimated travel demands will be 15% and not 10%. Even if 1,200 trips per day by motor resolves in 1,800 pax (see page 24-10 1.5 pax/car). To this number we add the passive transport 400 pax, it will total 2,200 pax living in the Yorkeys Knob community. If we increase that number by 5% (from 10% to 15% as par Figure 24-6) it will result in 2,750 pax living in Yorkeys Knob community. The last census (2012) numbered the residents of Yorkeys Knob community it's not considered in any of the CRC development plans and the doubling of the population is therefore unimaginable, at least for now. One of the ways to reach that result will be the eviction of the majority of th present residents, which sounds unrealizable, or a massive construction development to accommodate workers and staff, at a cost for the CRC, an therefore tax payer money to be recovered by rates increase, for the infrastructure necessary for the accommodation's development in the orde of hundred of thousands of dollars if not millions. The solution is for Aquis to build accommodations for workers and staff inside the Aquis precinct so to minimise the impact on the local community	d ff d d r																													x		x	
23	33 233	3.1 The economic projections are not sufficiently substantiated. They are "pie i the sky". They are simply not believable. For the supposed billions to be spent on the project how much does the investor expect to get in return?	n				x																												

	D No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability 4.1 Suitability of project	4.1 Suntating on project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment 4.6 Proiser viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES	7.2 Ecosystems 7.3 Listed Flora & Fauna	7.4 Ecological Processes 7.5 Fish & Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water guistity	11.5 Receiving water quanty 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living 14.5 Gambling	14.6 Cultural Change 14.7 Law and Order	14.8 General community issues 14.9 SIA and consultation	14.10 Mitigation strategies 15.1 Acid sulfate soils	15.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Manacement - reneration	18.1 Waste Management - disposal 18.2 Waste Management - disposal	13 blosedurity 20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity	22.3 Matters of NES - Species 22.4 Matters of NES - Cumulative	23.1 Environmental Management - Construction 23.2 Environmental Management - Operation	24.1 Transport - Construction 24.2 Transport - Operation	24.3 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development_Option	27 References
2	33 233	1.2 This project will relies on the subsidization arising from enormous public expenditure on roads, transport, health infrastructure water, power and training e.g. TAFE. Additional costs will arise from the social disruption caused by increased gambling and problem gambling, housing and construction boom and bust, housing price bubble burst. These costs will arise before the realisation of profits and even if there is economic downturn.																			x	x x															x x		
2	33 233	1.3 The project is so big that far more consulting and thought needs to be put into the effect of this project on other tourism in other parts of FNQ ranging from the Cairns CBD to Melbourne whose bed numbers will be equalled b the combination of Cairns and Aquis. The idea that this will not take profit from elsewhere is a fairytale of gigantic proportions. The risks to Cairns economic future is frightening.	g V																X																				
2	33 233	Nowhere is there a credible analysis of the risk and cost of any one of a number of significant scenarios which would grossly affect the viability and future of the Aquis development. For example what planning and coping strategies do the Aquis proponents have in mind for the for the following adverse events?: (1) Cyclone/ tidal surge severely damaging infrastructure of the a) the northern beaches; b) the Cairns Airport; c) Cairns CBD and inner suburbs. (2) Global warming/ cyclones/ dredging/ oil spills damaging the Great Barrier Reef leading to its even more significant degradation. (It already on the verge of being listed as World Heritage Area in Danger). (3 A downturn in the global economy leading to serious decline in tourism expenditure. Would Aquis survive or would it be sold off to someone not ir the slightest committed to whatever meagre mitigation strategies are agreed to in principle. (If we are making enough money out of it) Would Aquis first undercut and undermine other tourist accommodation and reso facilities? (4) The cost of travel escalates due to the cost of carbon pollution. (5) The is a significant downturn in the Chinese economy. (6) Australia loses its appeal to the Chinese as a tourist destination. (7) Tourists are disillusioned with the destination that was promised as a wonderful natural experience of reef and rainforest. Instead they end up in an Aussie version of Dubai where they destroyed all the trees to make wa for roads and flood levies and dammed all the rivers so they could run Jacuzzis and top up an artificial lake where there should have been a swamp.	is) rt				X																																
2	33 233	1.5 The flood information is inadequate. Its methods may be referenced but the input assumptions and data are not stated. To be adequate quality as a valid study it must be reproducible by others expert in the field. Not enoug information has been given. Surely a flood study is not commercial in confidence (unless of course it is self-damming). Meanwhile a lay person with a modicum of common sense can see that building on a flood plain is a stupid thing to do. The lay person can also see that the resort is a big obstacle on the flood plain. It must increase flooding around itself as it displaces water that would otherwise flow over that area. No amount of calculation can change that. Conveniently the report shows a comparison flooding with and without the resort at the point when the water flows over the resort. At this depth of flooding (-8 m) it could be expected that it "mig not" greatly affect the extent of nearby flooding as the water is flowing over the obstacle. However why not show us the comparison for some more typical flood scenario. After all an 8 m flood is meant to be the exterme.	e n of											x																									
2	33 233	What plans are there for Aquis to create a fund to compensate those affected by flood diversion? They certainly can't prevent flood diversion. Have they asked the residents what would be a satisfactory compensation	?											x																									

ID No	Process														Π																						Iction	Π				
	Proponent Project			ŧ											ater Iter															2	ion		s				- Constru Operatio					
	Environment	ontact	ient oponent	roponer ility	project		onment	linifau	issues			urces	L	viour	irface w		ity				-					senes				eliconte	generat	aispose	ectors rocodile		grity	cies nulative	gement -	lion		city	ng	_
	Economic	IS tions ation / c	jovernm oject Pro	roject P / Suitab	roject inges to	ssues	/ aband		cn/sundi scenic	s & SES	Fauna	cesses s Resol	level	nd behav ts on otl	ces - Gr	rainage	nent ter quali	y nment	gement		ation	je je	ses 1ges	_	ge r	nunity i	rategies	oils I Land	ruction	tion ft and h	ement -	ement -	fety - V fety - C	je Di bi	S - OUV S - Inteç	S - Sper	al Manaç	onstruct		- Capa e - Cost	- Housi	
	Community	acy of E or condi inform	ty of Pro	lity of P cription	lity of pi	uction is ontent	viability	ae, call land	approa	mission s of NES	tems Flora &	ical Pro Fisherie	ed water	evels ar	Resour	water d	ving wat	d enviro	d mana	, mu	t domin its offst	of Chang	n Servic yle Chai	of Living ling	al Chan	al comr	ation st	sulfate s minated	lity - consti	- operat	Manag	rity	and Sa and Sa	Heritaç	rs of NE 's of NE	's of NE rs of NE	onmenta	port - C	2 	tructure structur	tructure	elopmen
	Legislative and Planning Environment	Adequation Ade	t EIS pro	2 Suitabi Site Deso	l Suitabi 2 Sugges	Constr Local c	Project Project	Public	2 Landsc	3 Light el Matters	Ecosys Listed I	t Ecolog Fish &	Elevate	Elood F	.1 Water .2 Water	.1 Storm	.2 Lake e .3 Recei	.1 Hazar	.2 Hazar .1 Emplo	.2 Econd .3 Touris	.4 Marke	.1 Rate o	.2 Huma .3 Lifest	.4 Cost o .5 Gamb	.6 Cultur 7 Law a	.8 Gener	.10 Mitig	.1 Acid s .2 Conta	Air Qua .1 Noise	.2 Noise 3 Noise	.1 Waste	.z waste Biosect	.1 Health .2 Health	Cultura	.1 Matter .2 Matter	.3 Matter .4 Matter	.1 Enviro .2 Enviro	.1 Trans	.3 Airpo	.1 Infras .2 - Infra	.3 Infras	No-aeve Referen
200 000 7		 	2.1	3.5	4.4	4 4	7; 4 1, 4 1, 4 1, 4	5.2	6.7	6.3 7.1	7.3	3°2 7'2	<u>80</u> 0	2.8 1.9 2.9	9 9	÷ ;	; ; ;	12	13	13	13	2 4 5	14	14	14	14	4	15	16	17	: 9	19	20	21	22	22	23	24	24	25	25 76	27
233 233.7	The document is full of warrie and does not address many issue properly. I accepts without question the assertions of the proponent re capital to be spent, jobs created and benefits accruing. It does not properly analyse or value the very significant risks of such a huge development. From the poin of view of residents Yorkey's Knob, Cairns, Queensland and Australia it is development of gigantic proportion. The social and economic impacts are equally large. If it fails even a little it will be big failure. The risks are real and have been at least partly outlined by the EIS. However their significance has been vastly understated. The benefits, if they are realised will not be received by those who are most affected by the social impacts. The resort proposal whether it fails or succeeds is likely to widen the gap between advantaged and disadvantaged. The profits will go offshore. If an net economic benefits accrue within Australia they will only be those that could be achieved by other activities which did not have the same disruptive effect.	t x a					¢																																			
233 233.8	Rate of change was identified within the report as a major effect that needed mitigation. The proposals for mitigation may reduce people's trauma from daily disruption and inconvenience due to the development but they don't do anything concrete about the actual disruption – traffic jammer roads, dust, noise, visual pollution, loss of natural habitat to new dams, powerlines, roads lack of infrastructure – schools, hospitals, police, nurses dentists, doctors etc.	ut d																				x					x															
234 234.1	Page 24-37 the sentence: The operational ESAs generated by Aquis are distributed across the adjacent road network as follows: Captain Cook Highway (South): 60%; Captain Cook Highway (North): 15%; Cairns Western Arterial: 25% is in contrast with Figure 24-8 "Stage 2 construction Stage 1 and ultimate operations traffic distributions, The distributions refler anticipated desire lines for the movement of workers, staff and materials" which is 20% for the Captain Cook Highway. Therefore Figure 24-8 is incorrect.	, ct																																				×				
234 234.2	Table 24-13 is reporting only one way trip. The real traffic generated will be double at 1,743 vehicles (vehicles cannot appear from nowhere to or from the site) which for the 60% (1,045) will be distributed to the CCH South and 15% (261) to the CCH North with a total circulation on the CCH of 1,306 coaches and heavy vehicles per day. If at this number we add, When full operational, 19,811 workers that daily (90% by car, see table 24-6 page 24 13, 1.5 pax/car means 11,866 vehicles, counting 20% staff having a day of and 80% on duty the daily vehicles will be 9,245 one way = 18,490 total vehicles will be 8,320 one way = 16,641 total vehicles movements) will result a total of 19,796 or 17,947 vehicles which is in contrast with Figure 24-23 that estimate an average daily traffic of proximally 13,000. Solution: to reduce some of the traffic is suggested Aquis to build accommodation for staff in the order of 30% of total staff.	e de la companya de l																																				X				
234 234.3	Table 24-13 reports that daily buses trip (one way) will [be] 77. With a 50 seats bus it mean a transport of 3,850 guest. At peak operation, with an estimate a maximum capacity of 11,250 guest (page 24-13) will be needed 3 times of the first estimate trips to transport all the guest, at 225 one way trips (450 return to or from site). Therefore Table 24-13 is not reliable.	1																																				x				
236 236.1	The EIS lodged by Aquis Resort at the Great Barrier Reef Pty Ltd is of suc poor standard that it should be regarded as an embarrassment by the proponent and potentially compromises the integrity of the process and the office of the Coordinator-General. This comment relates to the EIS document itself and is not a judgement on the merits or otherwise of the proposal.	h																																								

				_	_		1 1 1	-						_	1 1	_	_	1 1	<u> </u>		<u> </u>		1 1	-		1 1	- T		_		1 1 1	_			_	_
ID	No	Process																														u				
																																ion ucti				
		Proponent						E																								istr erat				
		Draight						I Bi						ter													n no					O Co	<u>-</u>			
		Project		at a	Jeni	ğ	Ħ	ona	> s					e wa waf												ater .	rati	Osal	liles			e t t	:			
		Environment	Itac	one	ty ty	roje	me	egic	bilit			ces	n r	ace					_			ines					ene	s l	cod Cod		es It	mei	E	2	5	
		Environment	C I	mei	Pro	d 0	lon	, R	ital ic is	S	<u>ه</u>	our	avic	Surf	e				oca			iss	L S			. 94	i di	•		≥	ecie	age	a ctio	acit	sing	5
		Economic	ns /	ern ct P	ect uita	ect les t	Jano	Plan	/sr	SE	sse	rel	oeh:	- s - s	nt	Jen 1	nen		e/l	s		nitv	atio	s			ent	ent		D0	Sp.		atic	ap Sap		ž I
			EIS itio	gov	roj	ang	v at	lsu	d sch	S S	Fai	es F	r h st		drail mei	i bi u	ger		hor	ge res	0	er nu	sulta	d La		ation		E la	afet	ge-	- <u>s</u>	al N	ber			<u>í</u>
		Community	of E ord	f Pr	of F tion	orio	ent ure bilii	Cair	a n	NE Sic	Prc 8	ate	atio Is al ffer	nos	ron	vir	ana		offs	han Cha	vin _ ;		suo	ate :	nst	Dera	naç	, la	ο α σ	f NE	f NE	ent ent		ture		
		Infractructure	or co	ty o	srip.	ucti ucti	ont via	se, a	ape	of	Flor	is P Sd	evel	Ree	sinci vinc				t do its o	/le (ling.		atic	iulfs min	È	5 6 7	- Ma	Irity	an	-S o	s s		por Toot	truc 4	truc	Ces
		Innastructure	edua ther	pro	tabi Des(iges Iges	al c ject	i d di	dsc	ters	sys ed l	א ה vate		ater	ke e	ke p	zar	uris	arke	est est	st o	w a	A ar litiq	id s	ana ise	lise	aste	aste	alt	ura	atter	vire	ans	ras	ras	iren.
		Legislative and Planning Environment	Ade Fur	EIS	Sui te E	Suc	Pro Co	Puk	L ove	Mat	Ecc Ecc	Fisl	Flor Flor	× ×	E La	Ha Ha	E Ha		BB		Ŭ Ö	õ n c	IS 0	ĕ Ŭ	j ja la		ž	3ios	H H	ž r	Ň	Ш Ш Ц	μË			Sefe
			1.2	2.1	2.2 3 Si	4.2	4.5	5.2	6.2	7.1	7.2	7.5 8.1	9.1 9.1	10.1	11.1	11.4	3 2 2	13.2	13.5	14.1	14.4	14.7	14.0	15.1	19	17.2	- 10	191	20.2	21 (22.3	23.1	24.1	25.1	25.3	27 5
236	236.2	Poor standard EIS Example 1: Convention Floor Area; Chapter 4	х																																	
		Description of Proposed Project. Table 4.1: "Convention and exposition																																		
		Exhibition Centre is 35 000 m2" Table 4.2: "A 25 000 m2 convention and																																		
		exhibition centre." Pick a number? Any number?																																		
236	236.3	Poor standard EIS Example 2: Theatre Capacity Chapter 4 Description of	х																																	
		Proposed Project: I able 4.2: "Current project 2 x 600 seat theatres." Page 4-5: "The 600 seat theatres will be used as an Entertainment component																																		
		but, with appropriate programming, it can also be made available as an																																		
		additional plenary space to support major conferences". Chapter 13																																		
		Economic: Section 13.3.8, Page 13.33: "The Aquis Resort will have 7500																																		
		seat theatres would be in scale to provide nightly entertainment plus																																		
		contribute to local needs." Yes, discussion of the theatre component in the																																		
		relevant chapter does not even relate to the current proposal. These																																		
		constrained browse through a scant few sections of interest. This is simply																																		
		not a competent document to support an \$8 billion project regardless of any																																		
		merit in the proposal itself.																																		
236	236.4	Terms of Reference: 10 "Appendices to the FIS 10.1 Appendices should	x																							+										+
200	20011	provide the complete technical evidence used to develop assertions and																																		
		findings in the main text of the EIS." There is no such appendix for the																																		
		economic modelling presented in the body of the report. All that appears is																																		
		Resort internal memo regarding economic profile and impacts." This is																																		
		clearly NOT compliant with the TOR and appropriate detail should be																																		
		provided to determine the veracity of any economic modelling.																																		
236	236.5	A real cost – benefit analysis would be nice but possibly a dream? I also	x																							++										+
		after a brief perusal am generally supportive of the summary submission																																		
		released today by Cairns Regional Council which at least addresses many																																		
		concerns on infrastructure, nousing, and planning issues not adequately covered in the FIS document, and where compliance with the Terms of																																		
		Reference is questionable. This particularly relates to housing concerns																																		
		which is principally not addressed in the reference from the required table																																		
		at all but rather in a different section.																																		
237	237.1	As per 102.1.											x																							
237	237.2	As per 102.2.											Х																							
237	237.3	As per 102.3.					+ $+$ $+$					X	х																	_						_
237	237.5	As per 102.5.				++	+++												x		+ + +	++	+				+				+ $+$ $+$		┠┼┼			
237	237.6	As per 102.6.						х																												
237	237.7	As per 102.7.					X															++					+				+++					
237	237.8	As per 102.0.				++	+ $+$ $+$													++	*	++	x x x x				+				+++			x		
237	237.1	As per 102.10.	x																				x													
237	237.11	As per 102.11.				++	+++		$ \downarrow \downarrow $											x	++	++	x		++		╂┼				++		┠┼┼			
237	237.12	2 As per 102.12.				++	+++		┠┼─											X	+++	++	x		++		+		+		+++		╉┼┼			+
237	237.14	4 As per 102.14.																					x x													

ID No										T				П																				E E			П				
	Process																																			tion	-				
	Proponent							_																										ы.		truc	ario				
	roponent							Plar								- er	-														<u>د</u>					ons	200				
	Project		. 1	ent t		t	Ħ	nal		s				LI.		wate	Mai													ters	atio sal		iles	ы.	e						
	Environment		ient	pone	ility	proje	onmer	Regio	tability	issue			urces		viour	Inface		ity	н.			cal				ssnes				elicop	gener dispo	ectors	rocod	grity	cies	gemen	tion	_	t city	ing "	_
	Economic	ons / c	vernm	ect Pro	Suitab ject	ges to ues	abande	sPlan,	/ suit	scenic	k SES	auna	SSES	evel	behav	es - St	inage	ent r quali	ment		io i	re/lo	s	6	æ	unity is tation	itegies Is	and	ction	on and h	nent - nent -	ety - V	ety - C	- OUV	- Spec	Manaç	Istruc		- Cost	Housi	2
	Community	f EIS nditio	/ go	F Proj	on /: f pro	han, n iss	nt re/a	ility	oac	and s	ES &	& F	roce	ter le	and	ource	r dra	wate	/iron	LT age	jenin	fsho	vice	ing	nang	mm	stra e soi	ted I	ıstru	eratic	ager ager	Safe	Safe tage	NES	NES	ntal	s Q		ure - ture	ure -	2
	Infrastructure	lacy o for cor	ocess	iity of ility of	scription	ested c ructio	contei :t failu	st viab use, C	land	cape :	emissi s of N	stems	gical F Fishe	ed wa	levels	r Reso	mwate .	envird iving 1 pluml	rd env	loyme	ism et don	et dor	an Ser	of Liv bling	and O	eral co and co	gation	amina	allry e - con	e - ope e - Aire	e Man e Man	urity th and	th and al Heri	ers of	ers of ers of	ronme	sport -	- Liods	structi	structi /elopn	nces
	Legislative and Planning Environment	Adequ Need 1	EIS pr	Suitat	ite Des Suitat	Sugge Const	Local Projec	Projec Land	Public Overa	Lands	Light (Mattel	Ecosy Listed	Ecolo Fish 8	Elevat	Flood	Wate	Storr	2 Lake 3 Rece 4 Lake	Haza	E E E E	3 Tour	5 Bene	2 Hum	4 Cost	5 Cultu	3 Gene	10 Miti	2 Cont	I Nois	2 Nois 3 Nois	l Wast 2 Wast	Biosec I Healt	2 Healt Cultura	I Matte	3 Matte	l Envi	1 Tran	3 Airpo	l Intra 2 - Infr	3 Infra	Refere
		1.1 1.2	1.4	2.2	3 Si 4.1	4.2 4.3	4.4 4.5	4.6 5.1	5.2	6.2	7.1	7.2	7.5	8.1	9.1 9.1	10.1	11.1	11.2	12,1	13.1	13.0	13.5	14.2	14.4	14.6 14.7	14.8	14.1	15.2	17.1	17.3	18.1 18.2	19 F 20.1	20.3 21 (22.	22.5	23.1	24.1	24.3	25.1	25.3 26	271
244 244.1	Given the unprecedented scale of the project, there is a lack of detail	x			-									H			+				++													H		x				┢╋╌	_
	around many of the mitigation measures and plans to minimise																																	ы.		~					
	environmental impacts. For example, the construction methodology that will																																								
	on external areas at all times" is not presented in any detail. More																																								
	information should be included in the EIS so it can be properly evaluated by	/																																							
	decision makers and the concerned public before an approval decision is																																								
	future studies after approvals are granted																																								
244 244.2	The EIS states that the project will have some environmental benefits such											х	хх																												
	majority of existing mangrove and riparian vegetation, and WWF-Australia																																								
	congratulate the proponents for these initiatives.																																								
244 244.3	WWF-Australia welcomes the proponent's efforts to manage water																×																								
	water guality benefits of the project. The EIS documentation states that the																																								
	project will result in a net reduction of 36% of nitrogen, 63% phosphorus																																								
	and 45% total suspended solids (TSS). However, the model assumptions																																								
	of Reef Water Quality Improvement Plan actions to reduce water pollution																																								
	from agriculture. Current runoff rates from sugarcane are likely to be less																																								
	than this given the investment by the State and Commonwealth																																								
	Governments into reducing the impacts of agricultural runoff. Therefore the																																								
	run over the period 1992 - 2001 vet there is no comment on the																																								
	representativeness of this dataset to current conditions.																																								
244 244 4	The scale of the project is such that the wastewater generated (ultimately				-					+				H			v				++	-		++		$\left \right $		+ +		_				\vdash	$\left \cdot \right $						-
211 211.1	peaking at 22.57 ML/day) represents 2.7 times the current capacity of the																Â																					Í	`		
	Marlin Coast WWTP (8.3ML/day). While the proponent acknowledges that																																								
	additional capacity is required at the WWTP even prior to stage 1 of the																																								
	capacity will be achieved. Any exceedence of capacity will result in a																																								
	reduction in treatment efficiency and given the intension to utilise the																																								
	treated effluent, potential environmental outcomes of this scenario have not																																								
244 244.5	The development will involve filling in man-made aquaculture ponds on the					x				++				+										++		\vdash								┠┼─	+			┥┨			
	project site. Although these ponds are man-made they appear to provide ar																																								
	important habitat for many bird species. The EIS states that surveys show																																								
	the abandoned aquaculture ponds: have the second highest species																																								
	species for the site; are important for wetland species during the dry season																																								
	(July-October); provide habitat for migratory birds. Habitat loss is the																																								
	greatest threat to bird species and 70-90% of wetlands across the Great																																								
	Barrier Reef coastline have already been lost. In this context, man-made																																								
	that the aquaculture ponds to be retained and incorporated into the final																																								
	design.					\square				++				\vdash										+	\square	\square	\square							\vdash	\square						
245 245.1	I here has been no community consultation on this project, the largest																									×															
	in Australia, but in the world!																																								
245 245.2	The Barron Delta has been designated in the FNQ 2031 Strategic Plan as							x																																	
	weil as the Calins Plan 2009 as a Green Zone.																																								

ΙD		 Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment 	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Sultability of project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.3 Light emissions	7.2 Ecosystems	7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour	9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 11.1 Stormwater drainage	11.2 Lake environment 11.3 Receiving water quality 11.4 Lake plumbing	12.1 Hazard environment 12.2 Hazard management	13.1 Employment 13.2 Economy	13.3 Tourism 13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigation strategies	15.1 Acid sulfate soils 15.2 Contaminated Land	16 Air Quality 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	18.1 Waste Management - generation	10.2. waste management - uisposat 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental management - Operation 23.1 Transport - Construction	24.1 It alisport - Construction 24.2 Transport - Operation	24.5 Airport 25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option 27 References
24	45 24	45.3 The Aquis Casino Mega-Resort \$8.15 billion project is an inappropriate scale in terms of the city of Cairns, in terms of the beachside community of Yorkeys Knob, in terms of the visual amenity of locating such an enormous structure in an open area which will dominate the skyline for miles around. It will not only overshadow the community of Yorkeys Knob, it will displace the community of Yorkey's Knob.			×					< l																													
24	45 24	45.4 Below we have discussed the likely direct increase in vehicle traffic in the transport corridor from Airport Drive to Yorkeys Knob at 37,000 person trips per day comprising Aquis Casino Mega-Resort guests, day visitors, casino resort workers, and service deliveries. We have not calculated the transport volume that would result from creating a new city centre, which could be double this again. The Cairns Transit Network plan has been developed by Queensland Transport (TMR) over a number of years beginning in 2007. A Cairns is fortunate to be a linear city, the Cairns Transit Network was designed with this in mind. Planning and development would recognise the public transport spine along the Cook Highway. Locating a second city centre at Yorkeys Knob does not accord with the strategic planning and development for new suburbs, new commercial centres around urban hubs or nodes along the spine of transport and public transport corridors.	s t s		x																															x			
24	45 24	45.5 1.5 million guests and visitors means an average of about 4,500 per day. Assuming a courtesy coach carries 45 people this would be 1000 extra vehicles per day. But the proportion of upmarket guests taking taxis, limousines and hire cars is likely to be high, and it is unlikely courtesy coaches will always be full. So we could estimate the number of vehicle journeys more in the realm of 5,000 to 10,000 per day, or 10,000 to 20,000 per day when counting the inevitable return journey Aquis Casino Mega- Resort will employ approximately 20,000 staff. If we allow for 25% of this staff commuting through this transport corridor, another 5,000 - 10,000 return journeys, we cannot be certain that even a 10-lane highway could cope. [Further details provided]																																		x			
24	45 24	45.6 Casino licensing is a joke. The ACCC is concerned that competition guidelines may be breached with Mr Fung holding a licence for the existing Cairns Reef Hotel Casino and the Aquis Casino. The Aquis Casino has already stated that the latest plan includes two casinos at the Aquis site. But these casinos will be the equivalent in size of 12 Cairns Casinos. It can therefore be argued that Mr Fung is holding the equivalent of licenses for 13 casinos with zero competition from other casinos in the city.		×																																			
24	45 24	45.7 Aquis casino mega-resort, beachhead for international crime syndicates and corrupt flight capital from China. It is not a question of whether the Aquis Casino Mega-Resort will be a focus for international crime syndicates, illegal money-laundering and other criminal activity, it is a question as to what degree it will be a focus.																						x															
24	45 24	45.8 Judging by casino precincts elsewhere in the world including Las Vegas and Macau, the Aquis Casino Mega-Resort will almost certainly see a rise in the levels of prostitution, illegal drug-taking and other criminal behaviour It will put the youth of Yorkeys Knob at serious risk.																						x															
24	45 24	45.9 The Aquis Casino Mega-Resort will likely see a doubling of rents in Cairns and possibly a tripling of rents in Yorkeys Knob. This is great news for property owners but sad news for the most vulnerable in our community who cannot afford to buy property and who live in rental accommodation.																				x																	

IC	D No																																	i T
		Process																												ctio				
		Proponent					an																				н.			nstru	eratio			
		Project		ent ent		5	nt nal Pl		,				water												ters	sal	les			c CO				
		Environment	ontaci	ent ppone ropon	ility	proje	onmer Regio	ability			Irces	riour	ound	ţ			al				saues				elicop	dispo	ectors		Jrity ies	gemen	ion	ity	bu	
		Economic	ns on / c	/ernm sct Pro ject P	Suitab	jes to ues	bando Plan.	/ suit	SES	una	Resol	behav on oth	s - Su	inage ent quali	nent ment		ion e / loc		es		nity is	tegies	and	ction	and h	rent -	ty - C		- Integ	- cum Manaç	struct	Capac	- Cost Housi	Option
		Community	of EIS onditio ormati	s / gov f Proje of Pro	ion / S	chang on issu ent	ure / a bility Cairns	oroach and s	sions NES &	s a & Fa Proce	eries ater le	ation s and ffects	source	ronme water	vironr anage	ent	ffshor	ange ervices	chang	hange	ommu	n strat te soi	ated L	nstruc	rcraft	nagen	d Safe d Safe	ritage		ental	- Con	ture -	cture -	ment
		Infrastructure	uacy (for co	roces city of bility of	script bility	ested tructio	ct fail ct via use. (c land all app	emis: ers of	ystem d Flor	& Fish Ited w	migra I level ding ef	er Res er Res	eiving	ard en	oloym nomy	rism ket do efits c	e of Ch	style (t of Li	ural C	eral c	igatio sulfa	tamin	se - co	se - op se - Ai	te Ma curitv	lth and	ral He	ters of ters of ters of	ironm	15 port	ort astruc	rastru	velop
		Legislative and Planning Environment	1.1 Adeq 1.2 Need 1.3 Furth	1.4 EIS p 2.1 Capa 2.2 Suita	3 Site De 4.1 Suita	4.2 Sugg 4.3 Cons 4.4 Loca	4.5 Proje 4.6 Proje 5.1 Land	5.2 Publi 6.1 Over	6.3 Light 7.1 Matte	7.2 Ecos 7.3 Liste	7.5 Fish 8.1 Eleva	8.2 River 9.1 Flood 9.2 Flood	10.1 Wat 10.2 Wat	11.1 Stor 11.2 Lak 11.3 Rec	11.4 Lak 12.1 Haz 12.2 Haz	13.1 Em _l 13.2 Eco	13.3 Tou 13.4 Mar 13.5 Ben	14.1 Rate 14.2 Hun	14.3 Life 14.4 Cos	14.5 Gan 14.6 Cult	14./ Law 14.8 Gen	14.10 Mit	15.2 Con	17.1 Nois	17.3 Nois 17.3 Nois	18.2 Was 19 Biose	20.1 Hea 20.2 Hea	21 Cultu	22.1 Mat 22.2 Mat 22.3 Mat	22.4 Mar 23.1 Env	24.1 Tran 24.2 Tran 24.2 Tran	24.3 Airp 25.1 Infra	25.2 - Inf 25.3 Infra	26 No-de 27 Refer
24	45 245.10	The Aquis Casino Mega-Resort will require substantial upgrading of infrastructure and services delivery in terms of roads, overpass and roadwidening, water supply, power supply, sewage treatment, public housing (for people on low incomes no longer able to afford rising rents), counselling services for gambling, drug and alcohol addiction, and garbage removal																×														×		
24	45 245.11	Just one casino mega-resort would control 40% of this reconfigured tourist industry in Cairps and 20-25% of the total export economy. This is hardly															x																	
		sensible planning for a local economy. This increases the vulnerability of																																
		the local economy to economic crisis, and reduces economic resilience of the Cairns economy. This not only puts too many eggs in one basket, it																																
2	45 245 12	puts one very big egg in one basket. Aquis Casino Mega Resort is a high risk venture from many angles. There					x						_												_		H-							
_	2.02	is strong competition for Chinese casino tourism both within Australia and					^																											
		New developments in Macau which is now 7 times larger than Las Vegas. More details included. Risk of collapse of Chinese property market.																									н.							
24	45 245.13	We have now seen three completely different artist impressions of what the		x																							H							
		end up looking like? We don't even really know what we are commenting																																
		on. This frequent major shift in the plans of the Aquis Casino Mega-Resort is indicative of the unstable and high risk premise of this project where we																																
		have no idea who the investors will be, apart from Mr Fung who has not																																
		revealed how much of his own money he will be investing. The goal-posts keep changing.																																
24	45 245.14	What we are likely to see is existing businesses in Yorkeys Knob being														x	х																	
		from outside the region. Similarly with jobs – most workers at Aquis do not																																
		currently live either in Yorkeys Knob or even in Cairns. The number of residents who are fluent in Mandarin Chinese and who are interested in																																.
		working at the Aquis Casino Mega-Resort are a very small proportion of																																.
		Mandarin-speaking staff required. While some may ultimately learn to speak Mandarin, by far the greater number will come from outside the																																
		region. Most of the 20,000 jobs at Aquis Casino Mega-Resort will be low-																																
		moving upwards.																																
24	45 245.15	Damage to tourism branding and eco-tourism in Cairns. Concerns detailed															x																	
24	45 245.16	At Cairns Airport there are 45,800 flights i.e. 91,600 takeoff and landings				++												┠┼┼	+	++					x							x		
		per year. Many of these are light aircraft. However, there are likely to be another estimated 20 000 takeoff and landings as a result of the 1.5 million																																
		new visitors per year, and these will virtually all be jetliners which have the																																
		greatest noise impact. Noise levels from aircraft taking off and landing [at Machans Beach] are already becoming a problem with residents being																																
		woken up in the small hours of the morning between 2 am and 5 am. This																																
		Beach, Yorkeys Knob and North Cairns. Helicopter noise is also a concern.																																

ID	No	ProcessProponentProjectEnvironmentEconomicCommunityInfrastructureLegislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions 1.3 Further information / contact	1.4 EIS process / government 2.1 Capacity of Project Proponent	2.2 Suitability of Project Proponent 3 Site Description / Suitability	4.1 Suitability of project 4.2 Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment 4.6 Project viability	5.1 Land use, CairnsPlan, Regional Plan 5.2 Public land	6.1 Overall approach / suitability 6.2 Landscape and scenic issues	6.3 Light emissions 7.1 Matters of NES & SES 7.2 Econordomo	7.3 Listed Flora & Fauna 7.3 Listed Flora & Fauna 7.4 Ecological Processes	7.5 Fish & Fisheries Resources 8.1 Elevated water level	8.2 River migration 9.1 Flood levels and behaviour 9.2 Flooding effects on others	10.1 Water Resources - Surface water 10.2 Water Resources - Groundwater	11.1 Stormwater drainage 11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment 13.5 Economy	13.2 Economy 13.3 Tourism 13.4 Market domination	13.5 Benefits offshore / local 14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gamping 14.6 Cultural Change	14.r Law and Order 14.8 General community issues	14.3 one and consultation 14.10 Mitigation strategies 15.1 Arid sulfate soils	15.2 Contaminated Land	10 million 17.1 Noise - construction	17.2 Noise - operation 17.3 Noise - Aircraft and helicopters	16.1 waste management - generation 18.2 Waste Management - disposal	19 biosecurity 20.1 Health and Safety - Vectors	20.2 reauti aita satety - crocouries 21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Sensine	22.3 matters of NES - Species 22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation 24.1 Transport - Construction	24.2 Transport - Operation 24.3 Airport	25.1 Infrastructure - Capacity 25.2 - Infrastructure - Cost	25.3 Infrastructure - Housing 26 No-development Option	27 References
246	3 246.1	The Aquis project if approved would create a Cairns boom which would be reliant on a Chinese boom. The current fragile Chinese boom, though it could indeed be long term, is also politically fragile, both internally and on a national scale. Internal social tension and border disputes could possibly worsen. The Aquis Resort would rely heavily on a tourism based relationship with China. Tourism is a fragile industry and easily thrown into chaos as seen during the SARS outbreak. Unforeseen events could be our next catastrophic disruption to trade. Tourism, as we know, is particularly vulnerable to image and weather, be it perceived or real. Tony Fung has stated that the Aquis project would not proceed without a Casino. Gambling is (currently) not a problem for me personally; however I don't feel more gambling fund grant might benefit community groups, the funds come from income generated by the punters' financial losses; hardly a thing to be proud of.			×	< Compared and the second seco																														
246	5 246.2	To make our region stronger I think we need to broaden our industry base rather than hope to be propped up by tourism. There are already enough projects in place to keep the region moving at a sustainable pace; much healthier of course than a boom pace. Details provided.															x																			
247	247.1	The floodwater conveyance solution proposed in the EIS as the favoured option (i.e. the 'Wet lake' solution) poses numerous and significant needs and demands in the form of: (a) Initial construction of the necessary infrastructure to make it workable, and (b) related construction and operational phase environmental impacts. The EIS initially posed to possible flood conveyance solution possibilities; a (dry lake' and a 'Wet lake'. The 'dry lake' option was presented as something that could be described as a seasonally dry moat - an annular depression surrounding a central raised area upon which the resort would be built so as to be safe from floodwaters and storm-surge type impacts. The 'dry lake' option was dismissed rather early in the EIS due to what could be summarised as two major concerns. Details of possible 'dry lake' provided.				x																														
248	3 248.1	It is important that any new retail development is respectful of the local planning framework and that any retail development at Aquis Resort does not impact on existing centres and the established retail hierarchy.				x																														
248	3 248.2	The Draft Aquis Local Plan needs to be amended to appropriately identify that the retail component of Aquis Resort will comprise high end speciality retail, such as boutiques and luxury goods and services and not department store type retail.				x																														
248	3 248.3	The definition of Theatre under the Draft Aquis Local Plan needs to be amended to identify that a Theatre does not include a cinema.				х																														
249 250) 249.1) 250.1	Identical to 246 / BHLF-W377-M7B4-J. EIS and project proposal. That this proposal is not approved without further	x			++	+++		+					┢┼┦							+	+	$+\mathbf{T}$				+	╉			$+\mathbf{T}$	$+ \Gamma$	++		H	+
_		sound assessment of social, economic and environmental impacts and clear strategies and plans on how these impacts will be mitigated and risks managed.																																		
250	250.2	Landscape and Visual. That a series of project design images be created from a number of key locations in Cairns, such as just off shore and various residential areas including Machans Beach and that these are made available in further consultation with the public.																																		
250	250.3	Flora and Fauna. That an alternative proposal to filling in the aquaculture ponds be developed to improve and utilise this freshwater habitat as an additional natural feature for the development and to retain habitat for microbats and migratory and threatened bird species.								×																										

IC	D N	2	Process Proponent Project Environment Economic Community	acy of EIS or conditions	information / contact cess / government	ty of Project Proponent lity of Project Proponent	cription / Suitability lity of project	sted changes to project	uction issues ontent	tailure / abandonment viability	se, CairnsPlan, Regional Plan	approach / suitability and scenic issues	missions	s of NES & SES stems	Flora & Fauna ical Processes	Fisheries Resources ed water level	igration evels and behaviour	ig effects on others Resonirces - Surface water	Resources - Surrace water	water drainage snvironment	ving water quality blumbing	d environment d management	byment	amy sm	t domination its offshore / local	of Change n Services	yle Changes of Living	ling al Change	nd Order	a consultation	ation strategies sulfate soils	minated Land	III.y - construction	 operation Aircraft and helicopters 	Management - generation	irity	i and Safety - Vectors i and Safety - Crocodiles	Heritage	rs of NES - OUV s of NES - Integrity	s of NES - Species	onmental Management - Construction	onmental Management - Operation port - Construction	port - Operation rt	tructure - Capacity	structure - Housing	slopment Uption Ices
			Legislative and Planning Environment	1.1 Adequi 1.2 Need fo	1.3 Further 1.4 EIS pro	2.1 Capaci 2.2 Suitabi	3 Site Des 4.1 Suitabi	4.2 Sugge	4.3 constr 4.4 Local c	4.5 Project 4.6 Project	5.1 Land u	6.1 Overall	6.3 Light e	7.2 Ecosys	7.3 Listed 7.4 Ecolog	7.5 Fish & 8.1 Elevate	8.2 River n 9.1 Flood I	9.2 Floodir 10.1 Water	10.2 Water	11.1 Storm 11.2 Lake (11.3 Recei 11.4 Lake I	12.1 Hazar 12.2 Hazar	13.1 Emplo	13.2 Econo 13.3 Touris	13.4 Marke 13.5 Benef	14.1 Rate of 14.2 Huma	14.3 Lifest 14.4 Cost o	14.5 Gamb 14.6 Cultur	14.7 Law a	14.9 SIA al	14.10 Mitig 15.1 Acid s	15.2 Conta	17.1 Noise	17.2 Noise 17.3 Noise	18.1 Waste	19 Biosect	20.1 Health 20.2 Health	21 Cultura	22.1 Matte 22.2 Matte	22.3 Matte	23.1 Enviro	23.2 Envire 24.1 Trans	24.2 Trans 24.3 Airpo	25.1 Infras	25.3 Infras	26 No-uevi 27 Referer
2	50 2:	00.4	Flora and Fauna. That a detailed review be conducted of the potential impacts of significant additional lighting on native fauna. With respect to findings, develop appropriate mitigation strategies for example, to primarily internalise light direction toward resort buildings and away from environmental areas.									L			x																															
2	50 25	60.5	Coastal Processes and Flooding. Provide alternate site for Aquis Resort development; or at the minimum, undertake further extensive predictive modelling to incorporate climate prediction impacts on local processes and to provide greater certainty on the likelihood and cost associated with potential river migration, than presented in the current EIS.													x	x																													
2	50 25	50.6	Water Quality. That no approvals be provided for an artificial lake until such time as the strategies to deal with issues (including separation of the lake from groundwater), have been developed and are available for consideration by the community.																x	x																										
2	50 25	50.7	Water Quality. More consideration be given to the issues of ingress and egress of waters between the natural waterways and the proposed artificial lake prior to approval, particularly in relation to flooding events and potential for underground leakage.																	x																										
2	50 24	50.8 50.9	Water Quality. That, if an artificial lake is approved, any outfall from the artificial lake be piped offshore rather than simply allowed to drain into the estuarine environment.																	×	x																									
2:	50 28 50 28	50.10 50.11	As per 133.25 Waste Management. If there is a potential situation where existing infrastructure for waste management would need to be upgraded or projected future upgrades brought forward (and therefore the associated costs) to accommodate the Aquis Resort construction and/or operation, the Aquis Resort EIS should clearly state its intended contribution to this upgrade.																																X										Ī	
2!	50 25	50.12	Matters of National Environmental Significance (MNES). That an analysis be conducted of the likely increase in visitor numbers to specific areas within the World Heritage Areas and other MNES sites and that prior to any approvals, a strategy be developed to mitigate any negative impacts on the natural values of these. The analysis and strategy should state: estimated daily increase in visitor numbers to each site; mode of transportation to these sites and impact of this; site impacts; and management and mitigation methods.																																					x						
2	50 25	50.13	Environmental Management Plan. That a comprehensive Environmental Management Plan be developed encompassing sound management strategies for each relevant area that demonstrate: processes, procedures and standards to which activities will be undertaken; measurable intended outcomes; risks to achieving intended outcomes and mitigation/remediation strategies; timelines (to include seasonal disruptions) for implementation; and commitment to achieving stated outcomes.																																						x	×				

IC) No	Process Proponent Project Environment Economic Community Infrastructure Legislative and Planning Environment	1.1 Adequacy of EIS 1.2 Need for conditions	1.3 Further Information / contact 1.4 EIS process / government	2.1 Capacity of Project Proponent 2.2 Suitability of Project Proponent	3 Site Description / Suitability 4.1 Suitability of project 4.2 Surmested channes to project	+ Suggested changes to project 4.3 Construction issues	4.4 Local content 4.5 Project failure / abandonment	4.6 Project viability 5.1 Land use, CairnsPlan, Regional Plan	5.2 Public land 6.1 Overall approach / suitability	6.2 Landscape and scenic issues	7.1 Matters of NES & SES	/.z Ecosystems 7.3 Listed Flora & Fauna 7.4 Ecolonical Processes	7.5 Fisheries Resources	8.1 Elevated water level 8.2 River migration	9.1 Flood levels and behaviour 9.2 Flooding effects on others 10.1 Water Resources - Surface water	10.2 Water Resources - Groundwater 41.4 Stremmoter designed	11.2 Lake environment 11.3 Receiving water quality	11.4 Lake plumbing 12.1 Hazard environment	12.2 Hazard management 13.1 Employment	13.2 Economy 13.3 Tourism	13.4 Market domination 13.5 Benefits offshore / local	14.1 Rate of Change 14.2 Human Services	14.3 Lifestyle Changes 14.4 Cost of Living	14.5 Gambling 14.6 Cultural Change	14.7 Law and Order 14.8 General community issues	14.9 SIA and consultation 14.10 Mitigration strategies	15.1 Acid sulfate soils 15.2 Contasulate soils	10.2 Contaminated Land 16 Air Quality	17.1 Noise - construction 17.2 Noise - operation	17.3 Noise - Aircraft and helicopters 18.1 Waste Management - generation	18.2 Waste Management - disposal 19 Biosecurity	20.1 Health and Safety - Vectors 20.2 Health and Safety - Crocodiles	21 Cultural Heritage	22.1 Matters of NES - OUV 22.2 Matters of NES - Integrity 22.3 Matters of NES - Species	22.4 Matters of NES - Cumulative 23.1 Environmental Management - Construction	23.2 Environmental Management - Operation	24.1 I rainsport - Construction 24.2 Transport - Operation	25.1 Infrastructure - Capacity	25.2 - Infrastructure - Cost 25.3 Infrastructure - Housing	26 No-development Option	27 References
25	51 251.1	The scale and close proximity of the development to the Great Barrier Ree World Heritage Area requires a thorough assessment of all environmental impacts and appropriate ways in which these impacts can be mitigated. The approach taken in the EIS, however, is that many strategies and plans will be developed as the project progresses. AMCS is concerned with this approach as many of the potential impacts identified from the development are linked to a management plan, which have not been developed yet. For example, the construction methodology that will be used to "ensure that the site is secure from floods and does not impact on external areas at all times" is not presented in any detail. The management strategies for each impact should be identified and form part of the EIS documentation so they can be properly evaluated by decision makers and the public, rather than leave these important issues to be addressed after approvals are granted.	f x																																							
2	51 251.2	AMCS is pleased to see that the development will retain the majority of mapped natural vegetation and plant an additional 53 hectares of native vegetation and restore approximately 30 hectares of marine plants.										>																													Π	
2	51 251.3	AMCS is concerned about the proposed filling in of man-made aquaculture ponds on the development site. Although these ponds are man-made they appear to provide an important habitat for many bird species. With regard to the impact, it is stated in the EIS that nearby Cattana Wetlands provides a similar habitat and that loss of this habitat should reduce bird strike. However AMCS does not feel this is a sufficient management action. Habitat loss is the greatest threat to bird species and 70-90% of wetlands across the Great Barrier Reef coastline are now gone. AMCS instead recommends that the aquaculture ponds, regardless of their man made status, be retained and incorporated into the final design.																																								
2	51 251.4	Artificial lighting or "ecological light pollution" can have serious impacts on both terrestrial and aquatic fauna and flora. Despite all the impacts that artificial lighting can have, there is currently not any detailed plan within the EIS about the how these impacts will be mitigated. Potential mitigation measures, such as vegetation coverage and strategic light placement are suggested within the EIS, however more detail is needed. AMCS recommends that a more detailed review be conducted of the potential impacts of significant additional lighting on native fauna of the developmen site.	t										x																													

APPENDIX B FURTHER DISCUSSION ON COASTAL PROCESSES (RE SUBMISSION 71)





1 OVERVIEW OF SUBMISSION

The detailed submission 71 includes a discussion of a number of issues including coastal processes (elevated water levels and river migration) as well as flooding which is dealt with in **Appendix C**) and some succinct recommendations. All recommendations have been entered into the submissions database and those relevant to coastal processes are addressed below.

Submitter 71's recommendations numbered 1 to 7 in the detailed submission are as follows:

- 71.1: 'Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be consistent with this throughout not only this chapter but the entire EIS.'
- 71.2: 'Provide all baseline data used within and details of the approach adopted by the BMT WBM storm tide study as per section 2.3 of the TOR.'
- 71.3: 'Discuss the quality of the data presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.'
- 71.4: 'Discuss how the reliability of the data presented in Tables 8-2 and 8-3 was assessed as per section 2.3 of the TOR.'
- 71.5: 'Provide the uncertainties in the information presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.'
- 71.6: 'Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the severe criticisms, in the references cited, of the approach adopted by the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study and presumably the BMT WBM storm tide study.'
- 71.7: 'Adopt a more robust and reliable approach to deriving storm tide statistics and return intervals as presented in the properly peer reviewed literature as provided in the references [provided].'
- 71.8: 'Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation (ENSO).'

The submitter's issues are broken up as follows:

- Issue 1: Definitions of ARI and AEP (71.1)
- Issue 2: Derivation of elevated water levels (and baseline data) (71.2 to 71.7)
- Issue 3: River migration (71.8).





2 ISSUE 1: DEFINITIONS OF ARI AND AEP

2.1 DETAILED SUBMISSION

2.1.1 Extract from Submission

The following is a verbatim extract from the detailed submission.

The Aquis development is proposed to be constructed on the coastal plain within several hundred metres of the high tide mark. The land is generally at 2 to 3 m above Australian Height Datum (AHD) and is subject to marine inundations (storm tide and additional effects due to waves) generated by tropical cyclones. Table 8-2 of the EIS presents the peak storm tide at the Aquis resort site (surge plus tide only) and Table 8-3 presents the peak water level at the Aquis resort site including wave effects. Both of these tables present locations with the inundation heights at five Annual Exceedance Probability (AEP) Levels. The AEP is defined on page 8-2 as the following:

'Annual Exceedance Probability (AEP) – the probability that events of the specified magnitude occur in one year, expressed as a percent (i.e. 1% AEP or 0.1% AEP). This is the preferred terminology.'

Directly below the above definition the EIS then states

'These are related concepts in that ARIs of greater than 10 years are very closely approximated by the reciprocal of the AEP (i.e. 100 year ARI = 0.1% AEP).'

Yet, on the following page (8-3) below Table 8-2 the following statement is given

'Modelling of cyclone-induced water level has been undertaken and this reveals that the peak level for a cyclone with an AEP of 1% (equivalent to an ARI of 100 years) is 3.11 m AHD and for an AEP of 0.01% (equivalent to an ARI of 10,000 years) is 4.69 m AHD.'

These two statements are contradictory. The first states that the 100 year ARI = 0.1% AEP and the second states that an ARI of 100 years is equivalent to an AEP of 1%.

Hence it is difficult to know to what exactly Tables 8-2 and 8-3 are referring. Is the 1% AEP = the 100 yr ARI or not? This is important because previous studies of storm tide recurrence intervals usually refer to the 100 yr ARI as the 1% AEP. Comparison between the information presented in Tables 8-2 and 8-3 and previous studies is difficult as a consequence.

2.1.2 Recommendation

• Recommendation 1: Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be consistent with this throughout not only this chapter but the entire EIS.'

2.2 RESPONSE

2.2.1 Recommendation 1: Stated AEP for Various Events

71.1 states 'Define exactly what the various AEPs in Tables 8-2 and 8-3 are referring to in terms of ARIs and be consistent with this throughout not only this chapter but the entire EIS.'

A review of this issue reveals no error:

• In Table 8-2 (p 8-3) peak stormtide levels are quoted in a range from 1% to 0.01% AEP. These figures are correct for the analysis undertaken (see discussion in **Section 3** below).





• The text below this table states: 'Modelling of cyclone-induced water level has been undertaken and this reveals that the peak level for a cyclone with an AEP of 1% (equivalent to an ARI of 100 years) is 3.11 m AHD and for an AEP of 0.01% (equivalent to an ARI of 10,000 years) is 4.69 m AHD. When a projected 0.8 m SLR predicted for the year 2100 is included, the levels above would rise to 3.91 and 5.49 m AHD respectively.' These figures are correct for the analysis undertaken (see discussion in **Section 3** below).

The submitter (71) states that 'it is difficult to know to what exactly Tables 8-2 and 8-3 are referring. Is the 1% AEP = the 100 yr ARI or not? This is important because previous studies of storm tide recurrence intervals usually refer the 100 yr ARI as the 1% AEP. Comparison between the information presented in Tables 8-2 and 8-3 and previous studies is difficult as a consequence.'

As explained below, other than the editing error explaining the relationship between ARI (Average Recurrence Interval) and AEP (Annual Exceedance Probability), there is no inconsistency.

2.2.2 Recommendation 1: Error Relating ARI to AEP

Other submitters (e.g. 102.3 and the identified duplicates) state: 'The definitions of the ARI and AEP and their relationship to one another are confusing when compared with the definitions and use of the terms in Chapters 8 and 9 of the EIS. For instance is the 100 year ARI = 0.1% AEP or the 1% AEP? Suggested solution: Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.'

This query identifies two cases (in Chapter 8) of an editing error in s8.1.1a) (p8-2) relating AEP to ARI. In the explanation of the principle, (p8-2) an example stated was:

- These are related concepts in that ARIs of greater than 10 years are very closely approximated by the reciprocal of the AEP (i.e. 100 year ARI = <u>0.1%</u> AEP) whereas it should have been:
- (i.e. 100 year ARI = <u>1%</u> AEP).

2.2.3 Conclusions

Other than the editing error in the text explaining the relationship between the old method of addressing probability (ARI) and its successor (AEP), the EIS is correct. As noted above, Tables 8.2 and 8.3 are correct and the context (i.e. a stratification of AEPs) removes all doubt. All other references are correct. The submitters do not raise any technical issue, just request a clarification. This is as stated above.

It is not considered that any technical issue exists as a result of the editing error.





3 ISSUE 2: DERIVATION OF ELEVATED WATER LEVELS

3.1 DETAILED SUBMISSION

3.1.1 Extract from Submission

The following is a verbatim extract from the detailed submission.

This issue concerns the derivation of the data presented in Tables 8-2 and 8-3. Appendix J (Coastal processes), page 13, suggests that the data in these tables were derived by undertaking storm tide modeling. The following statement is provided on page 13 of Appendix J:

'Storm tide modelling involves generating a statistically significant number of random storm surge and tide combinations. The Queensland Government has adopted a technically comprehensive and peer reviewed method of assessing storm tide risk based on methodologies developed by James Cook University and the Australian Bureau of Meteorology. This methodology is detailed in the publication Queensland Climate Change and Community Vulnerability to Tropical Cyclones: Ocean Hazards Assessment Stage 1 – Review of Technical Requirements and Operational Manual (QG 2001and 2004) and all storm tide studies in Queensland are required to adhere to this manual. BMT WBM completed a storm tide study for the Cairns Region in 2013 (unpublished – held by Cairns Regional Council) using this methodology and the tables below are taken from that report.'

The above statement says the publication 'Queensland Climate Change and Community Vulnerability to Tropical Cyclones ...' is peer reviewed. This is not true. This is a Government report that has not been subjected to a standard independent peer review process. This is generally the case for all government reports. These reports may be reviewed internally by government employees but that does not constitute independent peer review.

The above statement also says 'all storm tide studies in Queensland are required to adhere to this manual'. This also is not true. There is no legislation that states this. Hence all storm tide studies in Queensland do not have to adhere to this manual.

Tables 8-2 and 8-3 are taken from the BMT WBM storm tide study which, as the above statement notes, is an unpublished study held by Cairns Regional Council. This study is not available for public viewing. Nor is it available upon request. Hence the baseline data underpinning Tables 8-2 and 8-3 are not available and nor are they presented in the EIS. This contravenes section 2.3 of the TOR.

There is also no assessment of the quality of this information and there is no discussion of how the reliability of this information was tested. Likewise, the uncertainties associated with this information are not provided. The quality of the data, the testing of its reliability and the associated uncertainties are mandatory requirements of the EIS as stated in section 2.3 of the TOR.

Such baseline data and details of the methodologies used need to be presented in the EIS in order for others to be able to attempt to reproduce the data in Tables 8-2 and 8-3 and assess the veracity of the data presented in these tables.

There has been considerable criticism of the approach used in the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study. The following issues have been raised regarding this study.

- 1. The study relies entirely upon a short historical record of tropical cyclones (33 years) that is unrepresentative of the long-term climatology of tropical cyclones in Queensland¹⁻¹².
- 2. The study extrapolates from the 33 year historical record out to 1.5 million years using synthetically generated modeling results, adopting a Monte Carlo selection process. To extrapolate from a 33 year record to 1.5 million years is statistically unsound^{10,11}.





- 3. By making such an enormous extrapolation the study assumes stationarity in the time series (both Type 1 and Type 2 stationarity). Other studies in the properly peer reviewed journal literature demonstrate conclusively that the long-term (century to millennia) record of tropical cyclones in Queensland displays non-stationarity¹⁻¹². This non-stationarity is not accounted for within the study referred to in the EIS.
- 4. The period of 33 years relied upon by the study is the quietest period of tropical cyclone activity in Queensland for the past 600 years¹². Hence any extrapolation from this period MUST underestimate the return interval of various magnitude events.

Hence, the approach adopted by the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study is not technically robust and will generate data that is incorrect. If the BMT WBM study has followed the general approach used in the above study, as is suggested to be the case in the EIS, then the data in Tables 8-2 and 8-3 will be substantial underestimates of the magnitude of events for the given AEPs.

The consultants responsible for this section of the EIS will no doubt respond to this criticism by saying that the methodology used is standard industry practice. This may well be the case but it doesn't mean it is correct as industry has not kept pace with the latest science. This science is available in the peer reviewed journal literature and if industry is concerned about the veracity of this research then it has had over 14 years to dispute it in that literature. This hasn't been the case nor has been it criticized by any persons in this fashion. It should be pointed out that the correct and internationally accepted approach to criticising any scientific research is to deal with it in the peer reviewed literature. In this case industry is using outdated approaches that have been demonstrated conclusively to underestimate the magnitude of various return interval events.

3.1.2 Recommendations

- Recommendation 2: Provide all baseline data used within and details of the approach adopted by the BMT WBM storm tide study as per section 2.3 of the TOR.
- Recommendation 3: Discuss the quality of the data presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.
- Recommendation 4: Discuss how the reliability of the data presented in Tables 8-2 and 8-3 was assessed as per section 2.3 of the TOR.
- Recommendation 5: Provide the uncertainties in the information presented in Tables 8-2 and 8-3 as per section 2.3 of the TOR.
- Recommendation 6: Discuss the quality, reliability and uncertainties of the data presented in Tables 8-2 and 8-3 in light of the severe criticisms, in the references cited, of the approach adopted by the Queensland Climate Change and Community Vulnerability to Tropical Cyclones study and presumably the BMT WBM storm tide study.
- Recommendation 7: Adopt a more robust and reliable approach to deriving storm tide statistics and return intervals as presented in the properly peer reviewed literature as provided in the references [see end of text].

3.2 RESPONSE

3.2.1 Recommendations 2 to 5: Data Sources and Reliability

Section 2.3 of the ToR referred to above states: namely *Provide details about the quality of the information provided, in particular*

- the source of the information;
- how recent the information is;
- how the reliability of the information was tested; and
- any uncertainties in the information.'





The approach adopted by BMT WBM follows the work carried out by the James Cook University Marine Modelling Unit (now part of the Australian Maritime College) and the Bureau of Meteorology, who prepared the Ocean Hazards Assessment Report for the Queensland Government in 2004 based on ongoing research and calibration of the JCU modelling methodology since the 1970s.

Whilst storm tide modelling for the Cairns Regional Council has further refined this work (BMT WBM 2013), the methodology remains essentially the same and changes generally relate to better discretisation of the geography including the Barrier Reef and calibration to a series of storm tide and wave recording stations along the coastline.

The quality, reliability and uncertainty in the modelling methodology is easily inferred from the Ocean Hazards Assessment Stage 1 Report (see below) which covers in detail the methodology, sensitivity and calibration of the modelling technique with preference given to cyclones with well-described attributes and impacts.

In summary, the EIS study did not create this model – rather it used it in accordance with industry best practice. It is considered that there is no need to refer to its underlying assumptions and methodology.

3.2.2 Recommendations 6 and 7: Methodology

a) Best Practice

This methodology and the predicted storm tides used in Appendix K and summarised in the EIS has been used on hundreds of investigations around Australia for ocean hazard assessments, port design, and for development planning, and is endorsed by the Institution of Engineers Australia. The methodology has also been presented at many international forums such as the Economic and Social Commission for Asia and the Pacific and World Meteorological Organisation (ESCAP/WMO) Typhoon Committee forum in Macau, China, December 2013.

Details are available at http://www.typhooncommittee.org/8IWS 2TRCG/general.html.

b) Analysis of EIS and Submitter Findings

Further work has been undertaken by BMT WBM to investigate any disparities between the levels quoted in the EIS and these in the submitter's references. In summary:

- The submitter's calculation of the 100 year ARI (1% AEP) storm tide based on Nott (2003) is 4.6 m AHD (including the wave induced components of wave setup and run-up).
- The corresponding Aquis figure is 3.11 m AHD based on the currently accepted methodology.

Although these differences are significant, two facts are relevant:

- The EIS included consideration of "mega-extreme" events and noted that a 0.01% AEP event (10,000 year ARI) which has a predicted combined storm tide, wave setup and wave run-up level of 4.69 m AHD. The EIS then recommended that any safe refuge considerations (for storm tide etc.) should include the extreme case and recommended that a minimum level of 5.0 m AHD be used.
- The design of floor levels was based on an envelope of storm tide and flooding, with the result being that the more severe flooding considerations were adopted as the basis for setting safe refuge and floor levels. The adopted minimum floor level of 7.5 m AHD:
 - is 0.5 m above the PMF
 - is almost 2 m above the 0.01% AEP storm tide, even allowing for a future sea level rise of 0.8 m.

Such a level is 2.8 m above the submitter's recommended 1% AEP level. Safety is therefore not an issue.





3.2.3 Conclusions

In conclusion, it is confirmed that the methodology used in the EIS is appropriate and is considered best practice, having been used on hundreds of investigations around Australia for ocean hazard assessments, port design, and for development planning, and is endorsed by the Institution of Engineers Australia.

Although the adopted methodology produces lower combined water levels than that suggested by the submitter for the same AEP, this is of no consequence. This is because the design of floor levels was based on an envelope of storm tide and flooding, with the result being that the more severe flooding considerations were adopted as the basis for setting safe refuge and floor levels. The adopted minimum floor level of 7.5 m AHD is almost 2 m above the 0.01% AEP storm tide, even allowing for a future sea level rise of 0.8 m. Such a level is 2.8 m above the submitter's recommended 1% AEP level.

Safety is therefore not an issue.





4 ISSUE 3: RIVER MIGRATION

4.1 DETAILED SUBMISSION

4.1.1 Extract from Submission

The adoption of Thomatis / Richters Creek as the main channel for the Barron River has not been adequately dealt with. The Aquis resort will not exacerbate this change in any way but the presence of the resort will increase the consequences of this change. The EIS states the following on page 8-19

"....there is some risk that river migration could occur (specifically Richters Creek but also the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share due to erosion etc. at the bifurcation. While this has been assessed as having Low risk (Table 12-3), if it did occur it would be catastrophic to the project if unprotected."

In Chapter 12 (page 12-19) the following statement regarding this issue is provided:

'In terms of river migration, it appears that the Barron River / Thomatis Creek bifurcation is likely to be less mobile that it was a few decades ago due to the stabilisation works which have been constructed and that have resulted in an increase in sediment build-up and subsequent vegetation growth. In addition, although the distance to the ocean is shorter through Thomatis / Richters Creek than the Barron River and hence the gradient is greater, the size of the relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel. River migration is considered to be possible but not very likely.'

A factor that has not been considered at all in the EIS is the influence of decadal and sub-decadal climate changes. The Interdecadal Pacific Oscillation (IPO) is a multi-decadal oscillation in sea surface temperatures (SSTs) between the east and west Pacific in both the north and south Pacific Ocean Basins. This phenomenon is well known to produce changes in river flood regimes and the frequency of tropical cyclones making landfall in eastern Queensland. The IPO entered into a positive phase between 1977 and approximately 2005. During positive phases the warmer SSTs occur in the eastern Pacific and SSTs are relatively cooler in the western Pacific. Since approximately 2005 the IPO has entered a negative phase with warmer SSTs now in the western Pacific. Historically negative phases of the IPO have resulted in a further well-known phenomenon known as Flood Dominated Regimes (FDRs) in eastern Australia. During these regimes alluvial stream channels tend to widen and deepen and the reverse is true during the Drought Dominated Regimes (DDRs) of the positive phases of the IPO.

While stabilization of the junction of Thomatis Creek and the Barron River may have helped this stabilization this occurred during a positive phase of the IPO and during a DDR. Hence the propensity for channel widening of Thomatis Creek was very much reduced between 1977 and 2005. Now that the IPO has entered a negative phase the propensity for channel widening of Thomatis Creek has increased.

It is important that the EIS investigate this phenomenon and discuss its implications. At present the EIS states that there is a low risk of channel widening occurring in Thomatis Creek. But this is based on flimsy if any evidence at all and does not consider the IPO and the resultant possibility of an FDR.

4.1.2 Recommendation

• Recommendation 8. Investigate the possibility of channel widening in Thomatis Creek due to external climate forcings such as the IPO and also its relationship to the El Nino Southern Oscillation (ENSO).





4.2 RESPONSE

4.2.1 EIS Background

The following text expands on the issue under discussion, referring to various sections of the EIS.

Some of the flow of the Barron River is carried by the Thomatis / Richters Creek distributary. The point at which the flow splits into the main channel of the Barron River and the Thomatis / Richters Creek distributary is located just upstream of the Captain Cook Highway and some 9.2 km upstream from the mouth of the Barron River at what is referred to as the 'Thomatis Creek bifurcation'. This is some 2.2 km upstream of the Aquis Resort site. This is shown below on **Figure 4-1** extracted from the EIS (p10-9) with the Barron River / Thomatis Creek bifurcation shown.



The EIS (s10.1.1b)) states that:

The Barron River and the Thomatis Creek / Richters Creek systems are hydraulically interconnected, sharing both drainage and tidal flows. Calibrated modelling (see **Chapter 11** (Water Quality) of the net seaward advection (i.e. net volume change) for the Barron River estuary reveals that:

- approximately 70% of the annual net seaward flow from the Barron River is discharged at the mouth of the Barron River
- approximately 30% of the annual net seaward flow from the Barron River is diverted first down Thomatis and then Richters Creek.

The net seaward flow rates are similar to those provided in the Barron River Delta Investigation (Department of Harbours and Marine 1981), indicating that the model is well-calibrated.

A detail of the Barron River / Thomatis Creek bifurcation is shown below.







Figure 8-9 Thomatis Creek entrance (the 'bifurcation') in 2011.

Source: Appendix L (Figure 6-2) with labels added. The Aquis Resort site is approximately 2.2 km downstream of this point (i.e. via Thomatis Creek / Richters Creek).

Figure 4-2. Copy of EIS Figure 8-9.

The EIS (s8.3.1b)) states:

As shown on **Figure 8-9**, the entrance to Thomatis / Richters Creek at the bifurcation has become more constrained due to the stabilisation works which have been constructed and that have resulted in an increase in sediment build-up and subsequent vegetation growth. The stabilisation works are essentially restricting the bifurcation's movement to the east under pressure from the spit growth on the eastern bank due to sediment deposition. The increasing growth of mangroves along the shorelines of Thomatis / Richters Creek is indicative of increasing sediment accretion which is in turn indicative of decreasing tidal flows. It is also noted that while the distance to the ocean is shorter via Thomatis / Richters Creek than via the Barron River and hence the gradient is greater, the size of the relevant channels and their resulting conveyance potential still hydraulically favours the Barron River as the preferred channel.

During the 1970s, there was concern over increasing flows in Thomatis / Richters Creek (then estimated at 35% of Barron River discharge) and the effect that this could have on the stability of the bifurcation. Erosion mitigation works were recommended at that location. Some of these options have since been implemented and the creek currently appears stable for most of its full length, with significant mangrove populations in the lower sections.

The EIS (s12.6.2)

There is some risk that river migration could occur (specifically of Richters Creek but also of the Barron River itself) if there were changes in the Barron / Thomatis Creek flow share. While this has been assessed as having low risk, if it did occur it would be catastrophic to the project (if unprotected). It would also be catastrophic for the communities of Yorkeys Knob and Holloways Beach in the short term (flooding, erosion) and for beaches in these areas together with Machans





Beach in the long term (reduced sediment inflow of beach nourishment leading to major shoreline erosion).

Stabilisation works were contemplated in the Barron River Delta Investigation and the Mulgrave Shire Northern Beaches Report. There may be an opportunity of Queensland Government / Aquis collaboration in funding the previously recommended (or other appropriate) works to further stabilise the Thomatis Creek bifurcation.

If this occurs then there would be considerable community benefit. No commitment to this work has been made and it is clearly a matter for further consideration. (p12-36)

The EIS stresses that the development of the Aquis Resort will not affect the likelihood of changes at the bifurcation. Aquis, however, would be affected should this occur and hence erosion in the vicinity of the development will become part of the package of overall consequences of such a change.

4.2.2 Managing Change

The submitter acknowledges that the bifurcation of the creek with the Barron River has stabilised between 1977 and 2005. He postulates that it could again widen in the future due to external climate forcing. It is agreed that there could be extreme floods in the future that have the potential to erode the creek. However, the Aquis project will not increase the risk of Thomatis Creek widening and associated downstream effects – these will remain regardless of the development and will subject to climate changes identified by the submitter, should they occur. Changes at the bifurcation are not expected to be the sort of changes that will occur suddenly in one event. Rather, should erosion occur at the bifurcation this can be expected to take place of a sufficient length of time that remedial action can be taken.

In terms of the existing townships of Yorkeys Knob and Holloways Beach, irrespective of whether Aquis proceeds or not, these townships are at serious risk of increased flooding and associated damage and risk to life if Thomatis Creek were to significantly widen, hence, there will be the need for action to stabilise the entrance should such a widening threat occur.

The EIS (s8.3.2) states that:

The preferred approach involves:

- ensuring that the lake and Resort Complex Precinct are structurally secure against erosion
- provision of rock protection of the banks of Richters Creek just opposite Lot 2 RP8000898 this is to be integrated with erosion protection works associated with the lake overflow at that location
- draining and filling the disused aquaculture ponds to reduce the risk of river migration along this 'line of weakness'
- stockpiling suitable rock on-site to be used for emergency stabilisation works in the event of serious erosion
- making a sinking fund contribution or providing a bond or bank guarantee to fund additional armour works to stabilise the bifurcation of Thomatis Creek and the Barron River, and for armour to protect from erosion existing river banks of Thomatis / Richters Creek. (p8-19)

On the basis that the risk to the Aquis Resort from such an event could be serious, Aquis has agreed to contribute to a sinking fund to stabilise the Thomatis Creek bifurcation should the Queensland Government and CRC decide that such a project is warranted and firm proposals developed.





4.2.3 Conclusions

The Aquis project will not increase the risk of Thomatis Creek widening and associated downstream effects – these will remain regardless of the development and will subject to climate changes identified by the submitter, should they occur.

In terms of the existing townships of Yorkeys Knob and Holloways Beach, irrespective of whether Aquis proceeds or not, these townships are at serious risk of increased flooding and associated damage and risk to life if Thomatis Creek were to significantly widen, hence, there will be the need for action to stabilise the entrance should such a widening threat occur. Aquis has agreed to contribute to a sinking fund to stabilise the Thomatis Creek bifurcation should the Queensland Government and CRC decide that such a project is warranted and firm proposals developed.

Changes at the bifurcation are not expected to be the sort of changes that will occur suddenly in one event. Rather, should erosion occur at the bifurcation this can be expected to take place of a sufficient length of time that remedial action can be taken.

5 REFERENCES

Refs 1 to 12 included in submission 71.

- 1. Nott, J.F. 2006. Extreme Events: A physical reconstruction and risk assessment. Cambridge University Press, Cambridge U.K. 300p.
- 2. Nott, J.F. 2009. The long-term natural variability of tropical cyclones in Australia. In Elsner, J. and Jagger T. (Ed.) Hurricanes and Global Climate Change, Springer, New York
- 3. Nott, J. and Forsyth, A. 2012. Punctuated global tropical cyclone activity over the past 5,000 years. Geophysical Research Letters, 39, L14703, doi:10.1029/2012GL052236.
- Callaghan, J. and S. Power. 2011. Variability and decline in the number of severe tropical cyclones making land-fall over eastern Australia since the late nineteenth century. Climate Dynamics, 37(3-4): p. 647-662.
- 5. Kuleshov, Y., et al., 2010. Trends in tropical cyclones in the South Indian Ocean and the South Pacific Ocean. Journal of Geophysical Research, 115.
- Nott, J., Haig, J., Neil, H. and Gillieson, D., 2007. Greater frequency variability of landfalling tropical cyclones at centennial compared to seasonal and decadal scales. Earth and Planetary Science Letters, 255, 365-372.
- 7. Nott, J.F. 2005. Storm tide risk in Cairns has it been underestimated? Natural Hazards, 34, 375-379.
- Nott, J. F. 2004. Washed away people and buildings in tropical cyclones: Are Queensland legislation and policies doing enough? Environmental and Planning Law Journal, June issue, 12-19.
- 9. Nott, J. and M. Hayne, 2001. High frequency of 'super-cyclones' along the Great Barrier Reef over the past 5,000 years. Nature, 413(6855): p. 508-512.





- 10. Nott, J. and Jagger, T. 2013. Deriving robust return periods for tropical cyclone inundations from sediments. Geophysical Research Letters, doi:1029/2012GL054455.
- 11. Nott, J. 2012. Storm tide recurrence intervals a statistical approach using beach ridge plains in northern Australia. Geographical Research, 50, 368-376.
- 12. Haig, J., Nott, J. and Reichart, G-J. 2014. Australian tropical cyclone activity lower than at any time over the past 550–1,500 years. Nature, 505, 667-670.
- BMT WBM. 2013. Cairns Regional Storm Tide Inundation Study Final Report and Mapping', January 2013, for Cairns Regional Council.
- Nott, J. F. 2001. Intensity of prehistoric cyclones, *J. Geophys. Res. 108*(D7), 4212, doi:10.1029/2002JD002726, 2001.

APPENDIX C FURTHER DISCUSSION ON FLOOD MODELLING (RE SUBMISSION 71)





1 OVERVIEW OF SUBMISSION

The detailed submission 71 includes a discussion of a number of issues including flooding and coastal processes (which is dealt with in **Appendix B**) and some succinct recommendations. All recommendations have been entered into the submissions database and those relevant to coastal processes are addressed below.

Submitter 71's recommendations numbered 10 and 11 in the detailed submission are as follows:

- 71.9: 'Define exactly what the various AEPs in Tables 9-1 and 9-2 are referring to in terms of ARIs.'
- 71.10: 'Provide all baseline data (as per 2.3 of the TOR) to show how the returns intervals for the various flood magnitudes were derived including the PMF.'
- 71.11: 'Provide all available baseline data so it is possible for others to assess how the recurrence interval / flood magnitude estimates were derived.'
- 71.12: 'Provide details of the land-fill levels used for each of the flood modeling scenarios.'
- 71.13: 'Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.'
- 71.14: 'Clarify whether the 100 year ARI = 0.1% AEP or the 1% AEP.'
- 71.15: 'The EIS has not met the mandatory requirements of an EIS as stated in section 2.3 of the TOR. It is imperative that all available baseline data be supplied within the EIS, that the reliability of that information be tested and that uncertainties of that data and approaches used be provided.'

The submitter's issues are broken up as follows:

- Issue 1: Definitions of ARI and AEP (71.9)
- Issue 2: Derivation of flow VS AEP relationship (and baseline data) (71.10, 71.11, 71.14, 71.15)
- Issue 3: Filling levels (71.12) and impact on adjacent properties (71.13).





2 ISSUE 1: DEFINITIONS OF ARI AND AEP

2.1 DETAILED SUBMISSION

2.1.1 Extract from Submission

The following is a verbatim extract from the detailed submission.

The same confusing statements about the relationship between ARIs and AEPs as outlined in the section Chapter 8 – Coastal processes pertains to Chapter 9 – Flooding. The definitions of the ARI and AEP and their relationship to one another are confused between the statements made on page 9-3 and the information presented in Table 9-1.

2.1.2 Recommendation

• Recommendation 9: Define exactly what the various AEPs in Tables 9-1 and 9-2 are referring to in terms of ARIs.

2.2 RESPONSE

2.2.1 Recommendations 9 and 14: Stated AEP for Various Events

As for the discussion on coastal processes (**Appendix B**), the response to this query identifies two cases (in Chapter 9) of an editing error in s9.1.3a) (p9-3) relating Annual Exceedance Probability (AEP) to Average Recurrence Interval (ARI). In the explanation of the principle an example (p9-3) stated was:

- These are related concepts in that ARIs of greater than 10 years are very closely approximated by the reciprocal of the AEP (i.e. 100 year ARI = <u>0.1%</u> AEP) whereas it should have been:
- (i.e. 100 year ARI = <u>1%</u> AEP).

As noted above, Tables 9.2 and 9.3 are correct and the context (i.e. a stratification of AEPs) removes all doubt. The same error was made in other sections:

- Table 5-4 (p5-125)
- s12.1.3 (p12-3).

All other references are correct. In terms of Table 9-2, the reader can readily refer back to Table 9-1 to determine what ARI corresponds to the AEP values used.

2.2.2 Conclusion

It is acknowledged that there was an editorial error in the text below Table 9-3. However, all other references are correct. In terms of Table 9-2, the reader can readily refer back to Table 9-1 to determine what ARI corresponds to the AEP values used.

The submitter does not raise any technical issue, just requests a clarification. This is as stated above. It is not considered that any technical issue exists as a result of the editing error.





3 ISSUE 2: DERIVATION OF FLOW VS AEP RELATIONSHIP (AND BASELINE DATA)

3.1 DETAILED SUBMISSION

3.1.1 Extract from Submission

The following is a verbatim extract from the detailed submission.

There is no presentation of baseline data to show how the recurrence intervals of the various magnitude floods were derived. How for instance was the Probable Maximum Flood (PMF) determined? There are a number of ways this can be done. Which method was used and what data was used to determine this flood magnitude? While this information may be present within various flood consultancy reports, these reports are not available for public viewing. It is not adequate to reference reports that are not available for public viewing hence the critical data and the methods and approaches used need to be presented within the EIS.

3.1.2 Recommendations

- Recommendation 10: Provide all baseline data (as per 2.3 of the TOR) to show how the returns intervals for the various flood magnitudes were derived including the PMF.
- Recommendation 11: Provide all baseline data to facilitate assessments of how ARI v Flood Flow estimates were derived.

3.2 RESPONSE

3.2.1 Recommendation 10: Data Sources and Reliability

Section 2.3 of the ToR referred to above states: namely *Provide details about the quality of the information provided, in particular*

- the source of the information;
- how recent the information is;
- how the reliability of the information was tested; and
- any uncertainties in the information.'

As explained in the EIS, all flood impact assessment work was based on CRC's Barron Delta Flood Model. Section 9.1.6 states:

MIKE21 software package by the Danish Hydraulics Institute) of the Barron River delta developed originally by Connell Wagner on behalf of Cairns City Council to provide a comprehensive tool to represent the current flooding situation and to assist in planning and assessing future development within the Barron River delta. The model has the capability to predict design flood levels, depths, and velocities over the duration of a flood event that can occur within the delta.

Ground levels within the delta are represented within the model by a regular grid derived from numerous sources including aerial laser survey, ground survey, and bathymetric (below water) survey. In addition to the ground level elements, additional items such as roads, bridges and culverts can be included within the model. Flood flows are applied for a range of predicted flood events from which the model calculates the resulting flood levels, depths, and velocities. By modifying the grid (ground) levels and providing or modifying culverts etc., changes of landform within the delta can be represented by the flood model, allowing the effect on flood levels to be assessed.




Flood modelling within the delta commenced initially in 1981 with ongoing development occurring up until the last revision which occurred in 2007. Modifications to the model generally include:

- revision of ground levels based on revised or additional survey
- development within the delta that has progressively occurred
- refinement of flood flow estimates.

In order to ensure accuracy of the model, the flood model has been calibrated to several historical flood events, in particular the 1977 and 1979 Barron River flood events as these are amongst the largest for which reliable flow data exists. Consideration has also been given to the larger floods of 1911 and 1913.

The 2007 Mike21 Barron River Delta flood plain model was used as the basis for all Aquis Resort assessments as described in **Section 9.2.1f**). (p9-8)

The above reference (s9.2.1f) states:

Planning Controls

Planning controls permit certain development in the delta but require compliance with a number of criteria related to minimum building levels, access provisions, prohibition on affecting other properties (afflux, velocities), and other matters covered in CairnsPlan's *Flood Management Code* and *Excavation and Filling Code*.

Impact assessment was necessary in order to demonstrate compliance with these codes. This assessment requires the use of the Barron River Delta Flood Model described in **Section 9.1.6** as explained below.

Flood Modelling

The 2007 Mike21 Barron River Delta flood plain model was used as the basis for all Aquis Resort assessments, but with a conversion and updating to a new TUFLOW two-dimensional flood model of the delta. TUFLOW is a two-dimensional hydraulic software package developed by BMT WBM and which is used world-wide. The development of a TUFLOW model was decided upon to utilise the flexible culvert modelling capabilities which are more accurate and more powerful than those of the MIKE21 modelling system, and also for speed of model runtimes.

Given the very large number of development refinements investigated, and the large number of design storm and storm tide events investigated, it was impractical to use the MIKE21 model within the limited timetable for the EIS. In converting the MIKE21 model to TUFLOW, where possible all of the features and data were directly transferred to TUFLOW. A comparison of flood levels was conducted between the two models to ensure consistency of results between the two models. As part of the subsequent design refinement stage of the project, it is proposed that the final development configuration will be tested back against the MIKE21 flood model. (p9-13)

This information is provided as background to the detailed recommendations of the submitter.

3.2.2 Recommendation 10: The Flood Model

a) Discussion

Cairns Plan is a publicly available document, and Aquis is required to comply with this plan. The Flood Management Code within Cairns Plan defines required minimum development levels for various land uses, and defines acceptance criteria. The associated planning scheme policy provides guidelines to the information to be provided in support of development proposals. The Aquis EIS generally complies with these guidelines. The Barron Delta is specifically dealt with under performance criteria P5 (see following extract from EIS Table 9-5 (p9-21)).





Performance criteria	Acceptable measures	Comment on compliance
P5. New development does not create an adverse impact on existing properties within Barron River delta as mapped on the Smithfield – Barron District Flood Inundation (ARI 100 year) Overlay Map.	A5.1. No acceptable measures are specified. Note: The Planning Scheme Policy, Reports and Information Council may request, provides a guide to the information which should be provided to demonstrate that the Performance Criteria is achieved.	The proposed development has been demonstrated to show that, subject to suitable detailed design, there will be no significant adverse impact in relation to flooding on existing properties within the Barron River delta.

Figure 3-1. Extract from Table 9-5 (p9-21).

This is the performance criterion that Aquis must meet at the time when a development application is submitted.

The flood model utilised for the Aquis investigations is essentially Council's long established flood model and it is a requirement of Council that this model be used for all flood assessments in the Barron Delta. The flood model of the delta has a long history of refinement from its original establishment in 1988. Key references are as follows:

- 1. 'Barron River Delta Investigations' Department of Harbours and Marine January 1981.
- 2. 'Barron River Delta Study' for Mulgrave Shire Council, Macdonald Wagner, 1988.
- 3. Barron River Airport Bend Study' for Cairns Port Authority, Macdonald Wagner, 1989.
- 4. 'Modelling Update of Coastal Suburbs' for Mulgrave Shire Council, Connell Wagner, 1994
- 5. 'Cairns Beachtown Access Road Study' for Cairns City Council, Connell Wagner 2002.
- 6. 'Lake Place / Caravonica Flood Management Study' for Cairns City Council Connell Wagner 2004.
- 7. 'Review of Barron River Delta Flood Model Final Report' for Cairns City Council, Connell Wagner 2007.

With respect to these:

- Reference 1 provides a wealth of base data which was used to establish, calibrate and inform the flood model, including an assessment of flow versus ARIs.
- Reference 2 details the hydrologic and hydraulic analysis. Both annual maximum flow and catchment hydrologic modelling were used to determine design flood flows.
- Reference 7 provides details of the derivation of the PMF, using industry standard Bureau of Meteorology guidelines.

The methodology employed complies with current industry best practice guidelines including:

- 'Managing the Floodplain: a guide to best practice in Flood Risk Management in Australia' Handbook 7, Commonwealth Government 2013.
- 'Floodplain Management in Australia Best Practice Principles and Guidelines' CSIRO SCARM Report 73, 2000.
- Reference 2 (Macdonald Wagner 1988) was peer reviewed by Professor Russell Mein from Monash University, in relation to design flood flow estimates versus ARI.





Contrary to the claims of the submitter, the flood model is not a 'consultancy report' – it is a tool with statutory status. The *Flood Management Code* and the associated *Excavation and Filling Code* contain performance criteria that Aquis must measure via the model and meet at the time when a development application is submitted.

b) Conclusion

In conclusion, the work referred to in the EIS was based on an existing methodology and model adopted by CRC in 1988 and since refined. The model has statutory status as it is the basis of Council's Flood Management Code within CairnsPlan and has been tested in the Planning and Environment Court on numerous occasions.

The EIS study did not create this model – rather it used it in accordance with industry best practice. It is considered that there is no need to refer to its underlying assumptions and methodology.

3.2.3 Recommendation 11 Baseline Data on ARI VS Flood Flow

a) Discussion

Referring to the above references:

- Reference 1 available from Cairns Library.
- References 2 and 3 available from Department of Environment and Heritage Protection Library and Reference 6 an electronic copy is available from Australia's Web Archive Site: <u>www.pandora.nla.gov.au</u>.
- References 4, 5 and 7 are available from Council upon request. LiDAR data used in the flood study is available from Council, as is the flood model, under individual licensing conditions.

It is also relevant to note that:

- The flood model has been used on over 50 separate development assessments to date, including for setting urban development levels across the delta, for Cook Highway upgrades and for major tourist developments such as Skyrail.
- Coincident storm tide tailwaters used in the flood modelling is based on detailed storm tide modelling by James Cook University (Hardy, Mason, Astorqvia, Marine Modelling Unit, Townsville 2004).

b) Conclusion

In conclusion, the baseline data upon which Council's statutory flood model is adequately documented in publically available information. The EIS study did not create this model – rather it used it in accordance with industry best practice. It is considered that there is no need to refer to the data upon which it is based.





4 ISSUE 3: FILLING LEVELS AND IMPACT ON ADJACENT PROPERTIES

4.1 DETAILED SUBMISSION

4.1.1 Extract from Submission

The following is a verbatim extract from the detailed submission.

The following statement is provided on page 9-23: 'In summary, modelling demonstrates that the resort can feasibly be designed to achieve a no significant worsening impact on private land beyond the site, in terms of actionable damage and nuisance.'

This statement is supported by a series of maps showing the results of the flood modeling. However, as with the data presented in Chapter 8 – Coastal processes, there is no baseline data presented or details of the exact methods used to arrive at this conclusion. For example on page 9-11 in section e) 'Design of mitigation solutions' the following is presented: 'In the modelling: ·

- filling was assumed to provide a minimum immunity to the 1% AEP flood or storm tide (whichever results in the greater level)
- higher filling levels for the Resort Complex were investigated as the design progressed
- compensatory waterways were iteratively designed until acceptable off-site impacts were obtained.'

There is no justification as to why filling to provide a minimum immunity from the 1% AEP flood was used and not a much higher one. The EIS recommends providing a flood immunity for the Aquis resort from the Potential Maximum Flood (PMF) thereby raising the level of the land to 7.5 m AHD.

The statement above says that 'higher filling levels for the resort were investigated' but which higher filling levels? How high did the modeled filling levels get to? It is not possible to assess the veracity of these conclusions unless this level of information is provided.

Furthermore, the highest flood flow presented for the before and after resort construction scenarios is the 1% AEP flood event. What level of land-fill was used in the model for this scenario? Why are the modeled results for the higher-level site land-fills and higher magnitude floods not presented?

If the resort is to be raised to a land level immune from the PMF at 7.5 m AHD then what are the possible outcomes for the surrounding neighbourhoods such as Yorkeys Knob and Holloways Beach during such an event? Is the change in flood heights in these surrounding neighbourhoods with increasingly higher land-fill levels linear at different flood magnitudes? Such information is critical to determine whether the Aquis resort will or will not have a significant adverse impact in relation to properties within the Barron Delta (existing properties at Yorkeys Knob and Holloways Beach).

As with Chapter 8 – Coastal processes, Chapter 9 does not comply with the mandatory requirements of an EIS as set out in section 2.3 of the TOR.

4.1.2 Recommendations

- Recommendation 12. Provide details of the land-fill levels used for each of the flood modeling scenarios.
- Recommendation 13. Provide model results of the various changes in flood flow characteristics in existing neighbouring suburbs with a series of land-fill level scenarios up to and including the PMF at a land-fill level of 7.5 m AHD.





4.2 RESPONSE

4.2.1 Recommendation 12: Minimum Filling to 1% AEP

As explained in s9.2.1, a 1% AEP flood is stipulated in CairnsPlan as the basis of design of habitable structures (along with freeboard requirements). This was the minimum level – higher immunity was investigated as part of the concept design process based on providing a suitable level of safety for the expensive works proposed. For example, s9.2.1b) states:

The adopted site development rules are that the resort should accommodate flooding and conform to the following design cases (with a check to make sure that storm tide and tsunami levels and forces are not higher):

- Lowest habitable floor: based on Barron River flooding (PMF) plus allowance for freeboard.
- Evacuation floor: based on Barron River flooding (PMF) plus allowance for freeboard.
- Design of habitable structures and provision of safe refuge: structural integrity, protection of critical infrastructure, and human safety criteria apply.
- No unacceptable afflux or velocity effects.

The process undertaken is explained quite clearly and it is difficult to see what point the submitter is trying to make. With respect to the comment about there being 'is no justification as to why filling to provide a minimum immunity from the 1% AEP flood was used and not a much higher one. The EIS recommends providing a flood immunity for the Aquis resort from the Potential Maximum Flood (PMF) thereby raising the level of the land to 7.5 m AHD.' In summary:

- 1% AEP is the minimum CRC planning requirement
- higher levels provide improved immunity and hence less risk that expensive infrastructure will be damaged and the operations of the facility jeopardised the levels investigated were the envelope of extreme events, defined as 0.01% AEP storm tide or PMF, whichever is the higher.

Regarding the submitter's comment that 'the highest flood flow presented for the before and after resort construction scenarios is the 1% AEP flood event.' This is correct, as it is the basis of CairnsPlan.

4.2.2 Recommendation 13: Podium Filling to > PMF

Modelling the impacts of a greater flood level was not undertaken as it is only the podium of the Resort Hotel Complex that is greater than 1% ARI. The higher the flood level, the more water passes over the site and the less the impact the blockage to flood flow caused by the Resort Hotel Complex will have.

In terms of flood impacts, it is not industry practice or a requirement of the Planning Scheme to test flood impacts of development under extreme flood events such as the PMF. This is because under such events, existing urban development within the floodplain is already severely flooded and may well be destroyed.

Nonetheless, additional modelling has been undertaken to test the impacts of the Aquis development on flooding during a PMF event, and results are attached in **Figure 4-1**. This figure shows generally a reduction in flood levels across the floodplain upstream of the site, and no significant adverse flooding impacts on existing urban areas. This figure also shows that a PMF would inundate almost all of Yorkeys Knob and Holloways Beach.











4.2.3 Conclusions

In conclusion, modelling of fill levels was for AEPs of 20%, 10%. 5% and 1%. with the latter being the most extreme water level required by CairnsPlan. Modelling the impacts of a greater flood level was not undertaken as it is only the podium of the Resort Hotel Complex that is greater than 1% ARI. The higher the flood level, the more water passes over the site and the less the impact the blockage to flood flow caused by the Resort Hotel Complex will have.

Although it is not industry practice or a requirement of the Planning Scheme to test flood impacts of development under extreme flood events such as the PMF, additional modelling has been undertaken. Modelling of the PMF shows generally a reduction in flood levels across the floodplain upstream of the site, and no significant adverse flooding impacts on existing urban areas. Modelling also shows that a PMF would inundate almost all of Yorkeys Knob and Holloways Beach.

APPENDIX D ADVANCE CAIRNS ADVICE RE REGIONAL ECONOMIC PLAN



28th August 2014

Mr Pat Flanagan Flanagan Consulting CAIRNS QLD

AQUIS GREAT BARRIER REEF RESORT – ALIGNMENT TO TROPICAL NORTH QUEENSLAND REGIONAL ECONOMIC PLAN

Advance Cairns affirms our support for the Aquis Great Barrier Reef Resort project, and confirms the project's alignment with the Tropical North Queensland Regional Economic Plan (TNQREP), a twenty year economic vision for our region's future growth and prosperity.

The four growth strategies of the plan are:

- **1. Actively promote priority growth opportunities.** This strategy aims to support growth in employment and GRP in marine, aviation, education and creative industries. The Aquis project will significantly support this strategy.
- 2. Strengthen and diversify the region's tourism industry and destination appeal. This strategy aims to increase visitor nights, expenditure, additional experiences, additional markets and increased aviation capacity through building on and extending the range of experiences, developing new soft and hard infrastructure and destination marketing. The Aquis project will significantly support this strategy.
- 3. Strengthen primary production and build market opportunities. The Aquis project will increase demand for local food, create new business opportunities, and with increased aviation services provide for new market opportunities.
- 4. Strenghten the small business sector. Increased consequential business activity from the Aquis project will strengthen local small business.

Foundation strategies of the TNQREP are:

- **1. Investment Attraction.** This project brings its own investment and will act as a catalyst for further investment in Tropical North Queensland.
- 2. Optimise Transport Linkages for product export. Increased population and business activity will support transportation optimisation.
- **3.** Developing skills and capacity of the region's workforce. The project will bring an increase in a range of direct and indirect employment throughout the region, both in the project development and operations phases.
- 4. Positioning the region as a leader in sustainable Economic Development. The Aquis project will demonstrate how a project of this scale can be successful in

this region. The project proponents and the region as a whole are keen to work to a world class development.

5. Developing a confident and united region which projects positivity and cohesiveness. The Aquis project has provided a catalyst for cohesive and positive economic growth. To have such a project proposed in our regions demonstrates the region's capability and confidence as a world class tourist destination.

In summary, the Aquis Great Barrier Reef resort aligns completely with the Tropical North Queensland Regional Economic Plan. Whilst the TNQREP does not specifically mention the Aquis project (the plan was developed in 2009-2010, prior to the project announcement), future editions of the document will incorporate actions and opportunities that will flow from this project.

Yours sincerely,

Mark Matthews Chief Executive