

Hummock Hill Island Development - EIS

PUBLIC CONSULTATION REPORT

- June 2007
- Revised and updated October 2007 and February 2008





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Sinclair Knight Merz
ABN 37 001 024 095
369 Ann Street, Brisbane 4000
PO Box 246
Spring Hill QLD 4004 Australia
Tel: +61 7 3244 7100
Fax: +61 7 3244 7307
Web: www.skmconsulting.com

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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	3/05/07	Damien Jones	Damien Jones	3/05/07	Methodology & Edit
2	22/05/07	Ken Gilbert	Ken Gilbert	22/05/07	Edit & Additional Copy
3	23/05/07	Damien Jones	Damien Jones	23/05/07	Edit
4	08/06/07	Lesley Morris	Lesley Morris	08/06/07	Final Edit
5		CoG	Ken Gilbert		Coordinator-General Review
6	15/02/08	Emma Ballantine	Lyndon James	20/02/08	Post Consultation Update

Distribution of copies

Revision	Copy no	Quantity	Issued to

Printed:	28 August 2009
Last saved:	27 August 2009 09:04 AM
File name:	I:\QENV\Projects\QE06297\219 - Community Consultation\Reports\HHI EISConsultation - Feb07.doc
Author:	Rowan Foster
Project manager:	Ken Gilbert
Name of organisation:	Eaton Place Pty Ltd
Name of project:	Hummock Hill Island Development - EIS Public Consultation
Name of document:	Public Consultation Report
Document version:	1
Project number:	

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1. Introduction

The following details the public consultation process (November 2006 and February 2008) and addresses section 1.5 of the Terms of Reference (ToR) for the Hummock Hill Island Development's EIS, under Part (4) of the Queensland *State Development and Public Works Organisation Act 1971*.

The consultation engagement process has included a range of key stakeholders and community members, including 'affected persons' and 'interested persons', as defined within the *Environment Protection Act 1994* (EP Act). Whilst the proposed development is strictly a tourist resort and residential community, reference has also been made to the Environmental Protection Agency's guideline 7 (mining): "*Issue Identification and Community Consultation*" as requested under the ToR.

Traditional Owners were consulted separately as part of the EIS process and have been involved in the development of the Cultural Heritage Management Plan (refer Chapter 3.10 and Appendix A7 of the EIS).

The consultation activities have been divided into two phases. Phase 1 covers the consultation activities prior to the submission of the draft EIS. Phase 2 refers to the consultation conducted after the submission of the EIS.



2. Stakeholder Identification

Consultation for the Hummock Hill Island Development has focused on the local and regional communities surrounding the Island, as well as key stakeholders. The 'affected' and 'interested' stakeholders are detailed as follows:

■ **Table 1: Stakeholders**

STAKEHOLDERS	PROFILE
Affected Persons	Directly impacted / indirectly impacted stakeholders
Residents & landowners surrounding Hummock Hill Island	<ul style="list-style-type: none"> Property owners along access roads including Turkey Beach Road, Foreshores Road, Clarks Road, Intrepid Drive Nearby Foreshores and Turkey Beach communities and Mundoolin Rocks property
Local Government	<ul style="list-style-type: none"> Gladstone City Council Miriam Vale Shire Council Calliope Shire Council
Emergency Services	<p>These stakeholders include:</p> <ul style="list-style-type: none"> Department of Emergency Services: <ul style="list-style-type: none"> Queensland Ambulance Service Queensland Fire & Rescue Service Disaster Management Emergency Management Queensland – Helicopter Services Volunteer Marine Rescue Queensland Police Service
Members of Parliament	<p>These stakeholders include:</p> <ul style="list-style-type: none"> State Member for Gladstone Federal Member for Hinkler
Commercial Fishers	<ul style="list-style-type: none"> Owners of commercial fishing licences operating in and around Hummock Hill Island
Recreational Groups	<p>Recreational fishing clubs using the area in and around Hummock Hill Island for recreational purposes:</p> <ul style="list-style-type: none"> Gladstone Sports Fishing Club
Central Queensland Regional Community	The broader central Queensland Community with an interest in the development, its potential impacts and residential and tourism opportunities
Environmental Groups and Organisations	Local environmental groups with an interest in the development include:

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STAKEHOLDERS	PROFILE
Affected Persons	Directly impacted / indirectly impacted stakeholders
	<ul style="list-style-type: none"> ■ Agnes Water Landcare ■ Baffle Creek Catchment Management Group ■ Capricorn Conservation Council ■ Curtis Coast Environmental Protection Association ■ Gladstone Region Local Marine Advisory Committee ■ Miriam Vale Rural Science and Landcare ■ Tannum Boyne Coastcare
Government (State) Departments and Agencies	<p>These agencies and departments have input to the project, for example project approvals, or where aspects of the project impact their areas of jurisdiction. These include:</p> <ul style="list-style-type: none"> ■ Environmental Protection Agency ■ Department of Primary Industries and Fisheries ■ Department of Natural Resources and Water ■ Department of State Development ■ Department of Main Roads
Schools	<p>Schools in the immediate catchment of Hummock Hill Island include:</p> <ul style="list-style-type: none"> ■ Bororen State School ■ Miriam Vale State School
Business / Industry	<ul style="list-style-type: none"> ■ Gladstone Economic and Industry Development Board ■ Gladstone Port Authority
Indigenous Groups, Traditional Owners	<p>These groups include Aboriginal parties (Gidarjil) with an interest in Hummock Hill Island. The Gidarjil people have been involved in the development of the Cultural Heritage Management Plan (refer Appendix A7)</p>
Other	<ul style="list-style-type: none"> ■ Gladstone Aerodrome ■ Surf Lifesaving Queensland ■ Miriam Vale Tourist Information Centre ■ Gladstone Area Promotion and Development ■ Discovery Coast Community Health Service



3. Consultation Process and Methodology

The purpose of the public consultation program is to provide opportunities, encourage and facilitate active community involvement in the EIS process and provide ongoing information about the Hummock Hill Island Development.

This includes assisting 'affected' and 'interested' persons to understand and explore project benefits, impacts and issues through the review of project plans and project documentation (ie. draft Terms of Reference, draft EIS, etc.) and interaction with EIS team members.

The three development principles communicated through the consultation process include:

- Natural environment is maintained, protected and enhanced so that areas of conservation significance are retained as much as possible and the human population can enjoy living in close proximity to, and in harmony with, the natural ecosystems;
- Social environment will be based on a vibrant, dynamic and diverse community with strong environmental awareness and commitment to sustainable living and self development. Individuals and households will come to Hummock Hill Island seeking quality of life in its fullest sense including educational and outdoor recreational experiences; and
- Built environment will be appropriate to the natural environmental setting. Infrastructure systems will be based on latest advances in sustainable living, and suitable for management and basic maintenance by the householders.

3.1 Consultation Objectives

The objectives of the public consultation program for the Hummock Hill Island Development are to:

- Ensure the conduct of an open and accountable community consultation program which meets requirements under the *State Development and Public Works Organisation Act 1971* and *Environmental Protection and Biodiversity Conservation Act 1999*;
- Provide opportunities for 'affected' and 'interested' persons to contribute to the process;
- Obtain qualitative measures of community support and relative levels of concern about particular issues;

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- Assist the EIS project team to understand and respond to community issues where necessary; and
- Ensure all feedback is captured and incorporated into the EIS and supplementary materials.

3.2 Consultation Process

A three-tiered approach included:

- Key stakeholders identified via a desktop study and initial interviews with elected representatives and referral agencies;
- All 'affected' and 'interested' persons offered the opportunity to participate in the study (see section 3.3 below); and
- Feedback collated and considered in conjunction with the relevant technical contact.

3.3 Communication Mechanisms

The consultation strategy has established a number of communication mechanisms to inform key stakeholders about the proposed development and seek their input into the EIS.

The key communication tools include:

- Face-to-face meetings with 'affected' & 'interested' persons;
- Advertisements and media activity in key local, metropolitan and national news media;
- Newsletters and fact sheets;
- Information and feedback tools including project website, freecall 1800 number, reply paid mail service and project email;
- Public displays; and
- Meetings with relevant advisory bodies.

These will continue beyond the EIS process into the construction and operation phases of the Hummock Hill Island Development.



4. Consultation Activities – Phase 1

The consultation activities for Phase 1 included the following:

4.1 Individual Meetings

A number of meetings of approximately 30-45 minutes duration were held with ‘affected’ and ‘interested’ persons to discuss any individual concerns, gain an understanding of any potential impacts and to discuss potential mitigation options. The people consulted and their issues were documented and issues raised have been addressed in the EIS.

The following stakeholders were identified and contacted for individual consultation meetings:

■ **Table 2: Stakeholders contacted for individual meetings**

1) Agnes Water Landcare*	16) Gladstone City Council
2) Baffle Creek Catchment Management Group	17) Gladstone Economic and Industry Development Board
3) Calliope Shire Council	18) Gladstone Port Authority
4) Capricorn Conservation Council (written comment)	19) Gladstone Region Local Marine Advisory Committee*
5) Commercial fishers - Gary & Brad Otto	20) Gladstone Sports Fishing Club (contact provided by Sunfish Queensland)
6) Curtis Coast Environmental Protection Association*	21) Miriam Vale Rural Science & Landcare
7) Department of Education, Training and the Arts*	22) Miriam Vale Shire Council
8) Department of Primary Industries and Fisheries	23) Miriam Vale State School
9) Department of Natural Resources and Water	24) Miriam Vale Tourist Information Centre
10) Discovery Coast Community Health Service*	25) Queensland Ambulance Service
11) Emergency Management Queensland – Helicopter Services	26) Queensland Fire and Rescue
12) Emergency Services – Disaster Management	27) Queensland Police Service
13) Environmental Protection Agency	28) Surf Lifesaving Queensland
14) Gladstone Aerodrome	29) Tannum Boyne Coast Care
15) Gladstone Area Promotion and Development Limited	30) Volunteer Marine Rescue* (written comment provided)

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** Denotes individual meeting offered but not scheduled. These stakeholders have undertaken to comment as required and are awaiting EIS display. A summary of key issues and responses are presented in **Section 6**.*

Additional communication mechanisms (outlined in Section 3.3) will be implemented through the remainder of the EIS process and beyond.

4.2 Direct Mail Correspondence

'Affected' persons in the immediate vicinity of Hummock Hill Island were sent personalised, addressed mail on Monday, 16 April 2007 providing information on the project and the EIS process. The letter extended an invitation to the public display at Turkey Beach on Saturday, 21 April 2007 and also included a map of the Island with a concept plan overlay.

A total of 194 landowners in the following locations were sent direct mail correspondence:

- Turkey Beach Road;
- Foreshores Road;
- Clarks Road;
- Intrepid Drive;
- Bells Road; and
- Harbour Drive.

4.3 Advertisements

Advertisements for the draft Terms of Reference (ToR) were placed in *The Courier-Mail*, *The Gladstone Observer* and *The Australian* newspapers on 18 November 2006. The advertisement was organised by the Coordinator-General and included information on the project and how to make comment on the draft ToR. The advertisement included relevant contact details within the office of the Coordinator-General.

Advertisements to support the planned public display at Turkey Beach on 21 April 2007 were placed in the Public Notice section of *The Gladstone Observer* and *The Morning Bulletin* from Wednesday, 18 April 2007 to Saturday, 21 April 2007 (inclusive).

4.4 Media Activity

A press release was distributed to central Queensland media (print and electronic) on Thursday, 19 April 2007 to publicise the proposed development and the impending public display on Saturday, 21 April 2007 at Turkey Beach. The development and public display

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was covered by local news service WIN News (Rockhampton) as part of its 6pm bulletin on 19 April 2007.

4.5 Community Enquiries

The public consultation program included feedback avenues via telephone (freecall 1800 number), letter (reply paid), email and website (www.hummockhill.com.au).

All feedback has been documented in an online communication database throughout the life of the development.

Consultation staff continued to respond to any enquiries about the proposed development and the EIS process between Phases 1 and 2.

■ **Table 3: Enquiries Received (as at 18 October 2007)**

Correspondence Type	Count
Public display enquiry	32
Meeting	13
Feedback form	9
Project enquiry line (1800 number)/telephone call	9
Email	6
Letter	4
Website sessions (online traffic/volume) – see next table	574

A summary of project website usage and downloads, between May and October 2007, is provided below:

■ **Table 4: Website usage (May to October 2007)**

Type	Total
Number of visitors to website (sessions)	574
Number of hits recorded	2,847
Number of .PDF files downloaded	101
Number of times “EIS Process” PDF downloaded	25
Number of times “EIS Draft Terms of Reference” PDF downloaded	52

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4.6 Advisory Agency Briefing

Advisory Agencies were invited by the Coordinator-General to attend a briefing about the project on 13 December 2006 in Gladstone. These included:

■ **Table 5: Advisory Agencies**

1) Department of Communities	11) Department of State Development, Trade and Employment
2) Department of Education, Training and the Arts	12) Department of Transport
3) Department of Emergency Services	13) Environmental Protection Agency
4) Department of Health	14) Queensland Police Service
5) Department of Housing	15) Department of Environment and Water Resources
6) Department of Local Government, Planning, Sport and Recreation	16) Miriam Vale Shire Council
7) Department of Main Roads	17) Calliope Shire Council
8) Department of Mines and Energy	18) Civil Aviation Safety Authority
9) Department of Natural Resources and Water	19) Air Services Australia
10) Department of Primary Industries and Fisheries	

The briefing included an overview of the project and an update on the progress of environmental studies. It was also an opportunity to comment, raise issues and provide feedback on the draft ToR.

4.7 Public Display

Approximately 60 people attended a public display on Saturday, 21 April 2007 at the Turkey Beach Rural Fire Brigade Shed. The venue was selected following discussion with Miriam Vale Shire Council on the most appropriate location to target 'affected' and 'interested' persons. SKM consultation staff and the proponent were available to discuss the project and to provide additional information to visitors in an informal and relaxed environment.

The public display material included:

- An aerial photo of the site of the proposed development and concept plan overlay including lease and environmental boundaries;
- A map of the Island delineating land use and key areas of development; and
- Seven posters providing details on the project, the EIS process, environmental management and approach to sustainability.

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The environmental and social concerns identified during the initial public display session are included in **Section 6**.



5. Consultation Activities – Phase 2: Draft EIS Public Display

As is required by under the *state Development and Public Works Organisation Act, 1971* (SDPWO Act) the Draft EIS document was made available for public comment. As such, a series of public displays was conducted to engage ‘affected’ and ‘interested’ persons related to the Hummock Hill Island development.

5.1 Unaddressed Mail Delivery – Letter to Residents

To increase public awareness of the Draft EIS public displays approximately 6000 unaddressed letters were distributed to residents in the Turkey Beach, Miriam Vale, Benaraby and Calliope area. Letters were distributed during the week commencing 14 January 2008 and provided information on the EIS, locations of public displays and locations to view copies of the Draft EIS.

A copy of the unaddressed mail correspondence is presented in **Appendix A**.

5.2 Advertisements

Advertisements for the Draft EIS public displays were placed in *The Gladstone Observer* on 11 January 2008 and in the *Bundaberg NewsMail* on 16 and 17 January 2008 (two advertisements were placed for the price of one). The advertisements included relevant information on the location of the displays, how to view a copy of the EIS documents, project contact details and how to make a submission to the Coordinator-General.

Copies of the advertisements are presented in **Appendix B**.

5.3 Public Displays

Following the completion of the Draft EIS public displays were held at the following locations:

- Turkey Beach Rural Fire Brigade Shed – Tuesday, 22 January 2008
- Miriam Vale Community Centre – Wednesday, 23 January 2008
- Benaraby Progress Hall – Thursday, 24 January 2008

Nineteen (19) people attended the staffed public displays, with a further five (5) people seeking out the Draft EIS document at Gladstone Library, Gladstone City Council and Calliope Libraries.

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Venues were selected for their geographic location in relation the development and based on local knowledge gained from the initial (Phase 1) public display. It was appropriate at this stage of the EIS process to engage as many stakeholders as possible and thus three centrally-located venues were chosen. SKM EIS staff and the proponent were available to discuss the project and to provide additional information to visitors in an informal and relaxed environment.

The public display materials included:

- A series of nine posters providing details on the project, the EIS process, environmental management and outcomes of the Draft EIS;
- Aerial photo of the site of the proposed development, including concept plan overlay (AO-sized);
- A map of the proposed 'Town Centre Precinct';
- A map of the proposed Golf Course or 'Open Space Precinct';
- A map of the proposed 'Village Centre Precinct'; and
- Copies of the Draft EIS.

Copies of the Phase 2 public display materials are presented in **Appendices B, C and D**.

5.4 Public Response

■ Table 6: Public display attendance

Display	Number of Attendees
Turkey Beach Rural Fire Brigade Shed	7
Miriam Vale Community Centre	4
Benaraby Progress Hall	8



5.5 Feedback Mechanism Activity

General feedback or enquiries received via the project's feedback mechanisms post EIS submission (ie. since 18 October 2007, in Table 3 in section 4.5) is included below:

■ **Table 7: Enquiries Received (19 October 2007 – 19 February 2008)**

Correspondence Type	Count
Feedback form (resulting from January 2008 displays)	1
Project enquiry line (1800 number)/telephone call	1
Email	0
Letter	0

5.6 Outcomes

Although there was not a high degree of community response to this round of public displays, the comments received reflected acceptance and interest in the future development. Since the public displays, 33 submissions have been received by the Coordinator-General's Office (as of Friday, 15 February 2008). The quality of community feedback has been encouraging and will aid the drafting of the supplementary report.



6. Consultation Issues and Outcomes

Consultation with 'affected' and 'interested' persons has identified a range of issues and comments, including a number of positive comments. These have subsequently been addressed in the EIS and include environmental and social concerns (described below).

The key environmental issues of concern referred to flora and fauna, utilities, construction, traffic and transport, and project design. A number of general issues were also discussed (eg. consultation process).

A response to each comment was provided by the Proponent during consultation. Further information, when requested, was supplied within 14 days (eg. copy of the Initial Advice Statement).

6.1 Fauna and Flora

Fauna and flora issues were identified as a key area of concern. Potential for direct and indirect impacts to existing fauna and flora (aquatic and terrestrial) was discussed within the context of the proposed development and environmental change in general.

Specific issues relating to fauna and flora and a reference to mitigation measures contained within the EIS are described below:

■ **Table 8: Comments and Issues – Flora and Fauna**

Flora and Fauna Comments and Issues Raised During Consultation	Addressed in EIS Section
Fauna <ul style="list-style-type: none"> Concerns the development will lead to loss of fauna including: <ul style="list-style-type: none"> Koala habitat Migratory shore birds Wallum froglets Consideration given to bans on domestic pets and animals to reduce loss of native wildlife 	14.2
Flora <ul style="list-style-type: none"> Loss of rare and endangered ecosystems Any re-vegetation areas and developed gardens should be restricted to use of native species 	14.2
Aquatic Biology <ul style="list-style-type: none"> Concerns the development would impact key aquatic biology: <ul style="list-style-type: none"> Great Barrier Reef World Heritage Area turtle population and nesting sites existing dugong sanctuary 	15.1

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Flora and Fauna Comments and Issues Raised During Consultation	Addressed in EIS Section
<ul style="list-style-type: none"> o seagrass o fish habitats and concerns the area will be over fished with increased population 	

6.2 Utilities

Another key area of concern referred to utility services including water, power, telecommunications and waste. The potential impact on existing services and infrastructure has been identified as an important issue for nearby landowners.

Specific issues relating to utilities and a reference to mitigation measures contained within the EIS are described below:

■ Table 9: Comments and Issues – Utilities

Utilities Comments and Issues Raised During Consultation	Addressed in EIS Section
Water	
■ Method and proposed infrastructure for water supply	3.4.1
■ Concern that water taken for desalination supply may not be of suitable quality	
■ Source of water supply for proposed golf course	
■ Potential that the development could affect the natural flow of existing water courses	8.2.1
■ The need to utilise stormwater run-off for gardens and golf course	3.4.2
Power	3.4.3
■ The existing power supply to nearby communities is insufficient and exhausted and will not support a new development	
Telecommunications	3.2.3
■ Existing infrastructure in the area will not support a new development	
Waste	11
■ Location and methods for storage and removal of waste	

6.3 Construction

Skill shortages and accommodation constraints were the most frequent issues identified regarding construction activity.

Specific issues relating to construction and a reference to mitigation measures contained within the EIS are described below:

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■ **Table 10: Comments and Issues – Construction**

Construction Comments and Issues Raised During Consultation	Addressed in EIS Section
<ul style="list-style-type: none"> Concern that skill shortages will make it difficult to provide an adequate construction workforce 	16.2.3
<ul style="list-style-type: none"> Potential accommodation shortages for construction workers, with surrounding accommodation limited 	16.2.4
<ul style="list-style-type: none"> Impacts on local employment during construction, including number of workers employed 	16.2.5 & 17.2.4
<ul style="list-style-type: none"> Management of spoil removal from construction worksites 	3.5.8
<ul style="list-style-type: none"> Consideration needs to be given to likelihood of crime during construction 	16.2.7
<ul style="list-style-type: none"> Impacts of sediment / run-off in the water as part of vegetation clearing 	3.4.2
<ul style="list-style-type: none"> Consideration given to greenhouse gas emissions 	10.1.1
<ul style="list-style-type: none"> Possible air quality impacts depending on prevailing breezes 	10.2
<ul style="list-style-type: none"> Likelihood of adverse impacts from litter during construction and operation 	11.5

6.4 Traffic and Transport

Traffic and transport issues are key community concerns. Increased traffic and local access were frequently raised issues for residents and landowners near Hummock Hill Island.

Specific issues relating to traffic and transport and a reference to mitigation measures contained within the EIS are described below:

■ **Table 11: Comments and Issues – Traffic and Transport**

Traffic and Transport Comments and Issues Raised During Consultation	Addressed in EIS Section
<ul style="list-style-type: none"> The development will increase traffic on existing road infrastructure, including Turkey Beach Road, Foreshores Road and Clarks Road 	6.1.5
<ul style="list-style-type: none"> The need to upgrade direct access roads 	3.4.4 & 6.2.2
<ul style="list-style-type: none"> Potential for impacts on local traffic access, specifically to Foreshores and Turkey Beach communities 	16.2.6
<ul style="list-style-type: none"> The need to apply speed limits (road and water) to minimise wildlife accidents 	14.4.2 & 15.3.1
<ul style="list-style-type: none"> Proposed methods of access to the Island 	3.4.4
<ul style="list-style-type: none"> The need to maintain boat access to the Island 	6.1.6 & 6.2.3
<ul style="list-style-type: none"> Increased boat traffic on waterways presents additional risks 	9.4.2 & 15.1.3
<ul style="list-style-type: none"> Concern the orientation and aspect of airstrip is incorrect 	6.2.4
<ul style="list-style-type: none"> Likelihood that aircraft noise will impact nearby residents 	12.2.2

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6.5 Project Design

A number of issues raised related to the project design including development footprint, visual amenity, and location of specific facilities. Enquiries on land tenure were also frequently raised.

Specific issues relating to project design and a reference to mitigation measures contained within the EIS are described below:

■ **Table 12: Comments and Issues – Project Design**

Project Design Comments and Issues Raised During Consultation	Addressed in EIS Section
<ul style="list-style-type: none"> Need to minimise the development footprint as part of the size and extent of development lease Consideration given to visual impacts Possible degradation of landscapes Ownership of Island and right to develop Clarification sought on tenure of residential lots once they are bought Location of proposed boat ramp on Colosseum Inlet may be affected by erosion and tidal movements Estimated total development cost upon completion Design must cater for possible climate change impacts, specifically rising sea levels and natural disasters Possible erosion of boat ramp facilities as a result of tidal movements Potential impacts to native title land Need to consider inclusion of emergency services facilities Consideration should be given to designating undeveloped land as either Conservation Park or National Park Potential for mixed range of residential housing and/or lots catering to varying levels of affordability 	<p>3.2 & 3.3.2</p> <p>5.1.4 & 5.2.5</p> <p>5.1.3</p> <p>3.3.5</p> <p>3.3.5</p> <p>9.4.1</p> <p>3.5.1</p> <p>7.1.7 & 7.2</p> <p>9.4.1</p> <p>16.2.8</p> <p>16.1.6</p> <p>3.2 & 3.3.4</p> <p>3.3.3</p>

6.6 Community Links and Facilities

Impacts on current recreation space and usage were identified as important community issues. Hummock Hill Island has a high frequency of visits from community members undertaking recreation activities such as camping and fishing. Other areas of concern included community facilities and local employment.

Specific issues relating to community links and facilities and a reference to mitigation measures contained within the EIS are described below:

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■ **Table 13: Comments and Issues – Links and Facilities**

Community Links and Facilities Comments and Issues Raised During Consultation	Addressed in EIS Section
<ul style="list-style-type: none"> ■ Loss of open space and recreational opportunities (e.g. fishing, camping) ■ Concern over provision of emergency services and relevant access plans and procedures ■ Possibility for local and regional residents to operate business and/or seek employment as part of the development ■ Concern there may not be enough employment in the region to support population growth ■ Schools in the region may not be able to cater for population growth ■ Development may affect economic and social significance to Queensland's central coast ■ Likelihood that the development will result in increased Council fees for existing landowners ■ Concern the development will increase pressure on health facilities/providers ■ Potential for adverse impact on the local housing market, which is already under pressure ■ Concern that a new development will impact the existing lifestyle of nearby residents ■ Need for a lifeguard / surf lifesaving presence on surf beach 	<p>3.3.4</p> <p>16.1.6</p> <p>16.2</p> <p>16.2</p> <p>16.1.6</p> <p>16 & 17</p> <p>3</p> <p>16.1.6</p> <p>16.2.4</p> <p>16.2.2</p> <p>16.2.7</p>

6.7 Project Benefits

Consultation also identified positive levels of support for the proposed development of Hummock Hill Island. While there were specific issues of concern identified, there is also widespread support for the broader benefits of the development.

Project benefits identified through public consultation included:

- Improved access and utilisation of Hummock Hill Island;
- Potential for an increase in property value for nearby landowners;
- Improved tourism and recreational opportunities;
- Increased residential development to support employment growth in the region (e.g. Gladstone industry)
- Opportunities to position this development as 'best practice' and environmentally sound; and
- Potential employment opportunities for local residents during construction and operation phases.

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7. Conclusion

Consultation undertaken to support the draft submission of the EIS for the Hummock Hill Island Development has identified a range of environmental and social issues that have both direct and indirect impacts for 'affected' and 'interested' persons.

The majority of consultation with 'affected' and 'interested' persons has elicited positive responses and general support for the proposed development. Where issues have been identified, as detailed in section 6, the proponent has addressed these issues and described impact mitigation measures within the relevant chapter of the EIS.

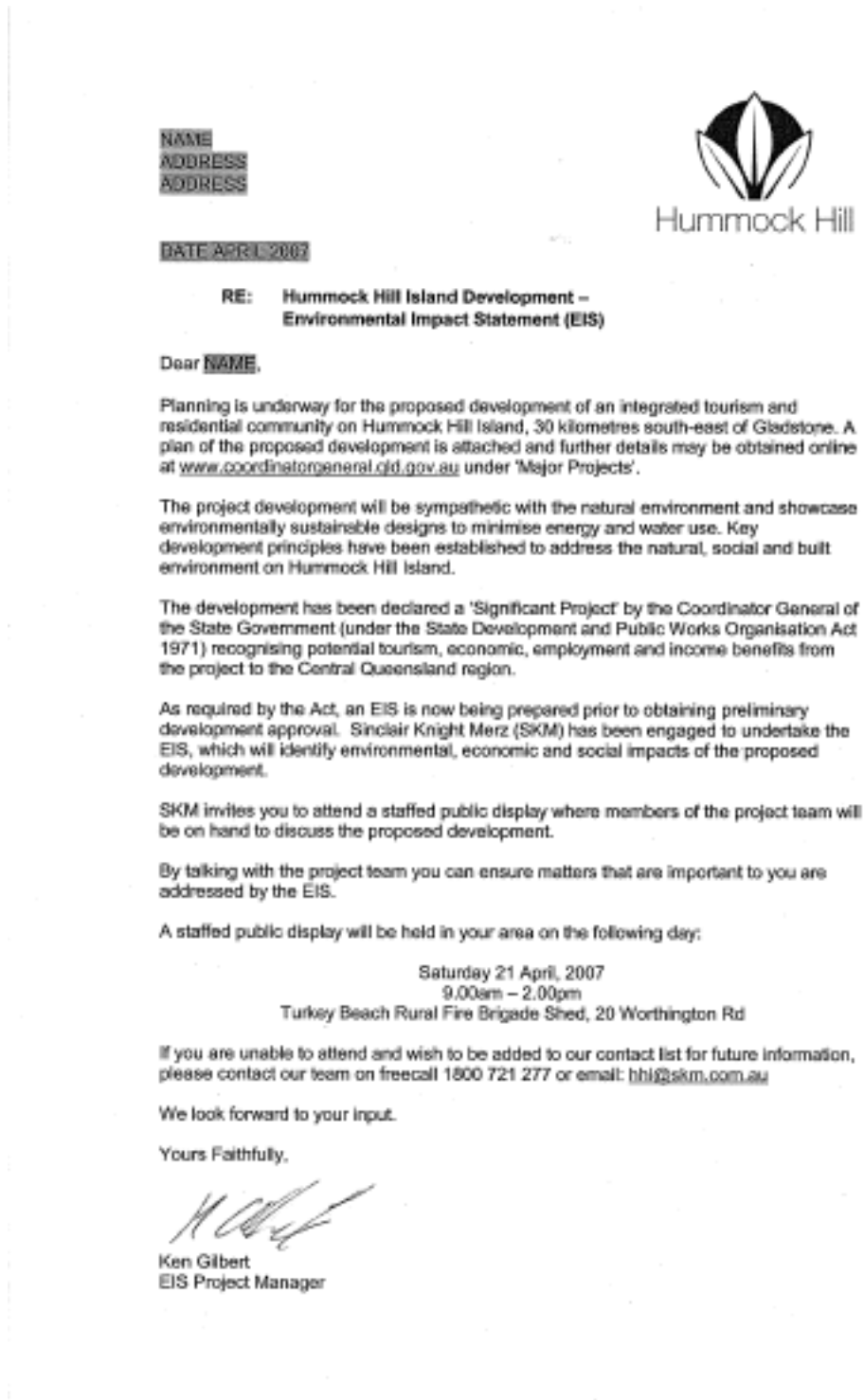
Key outcomes from the public consultation process have achieved the objectives detailed in Section 3.1 including:

- Opportunities for 'affected' and 'interested' persons to contribute to the process;
- Qualitative measures of community support and relative levels of concern about particular issues;
- Assisting the EIS project team to understand and respond to community issues where necessary; and
- Capturing feedback and incorporating it into the draft EIS.



Appendix A Public Consultation Correspondence

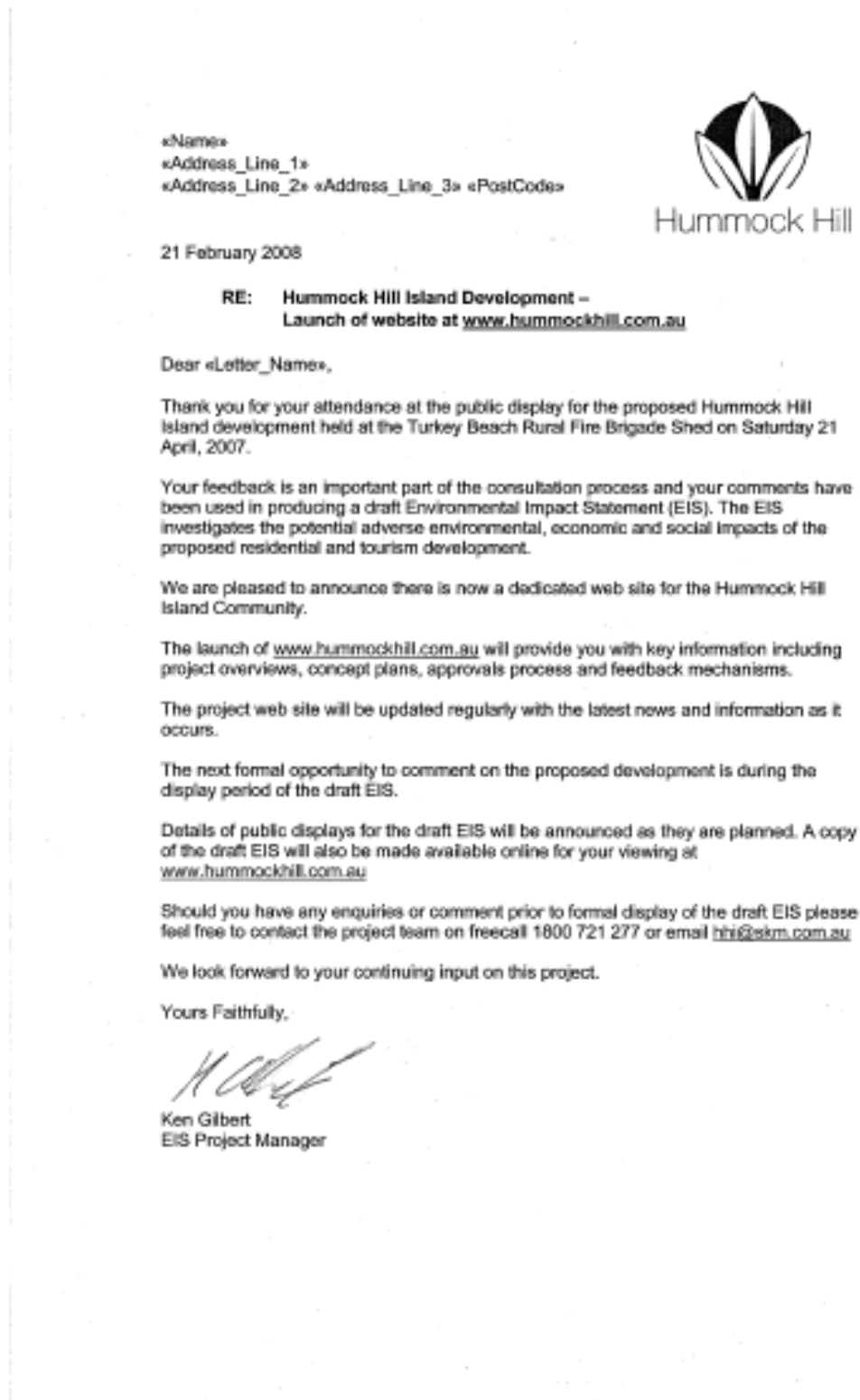
■ Figure 1: Phase 1 Letter to Residents (April 2007)



SINCLAIR KNIGHT MERZ



■ **Figure 2: Web Letter to Residents (post Public Display 1)**



SINCLAIR KNIGHT MERZ



■ **Figure 3: Phase 2 Letter to Residents (January 2008)**

15th January 2008



Hummock Hill

**RE: Hummock Hill Island Development –
Environmental Impact Statement (EIS)**

Dear Resident,

Planning is underway for the proposed development of an integrated tourism and residential community on Hummock Hill Island, 30 kilometres south-east of Gladstone. A plan of the proposed development and further details may be obtained online at www.coordinatorgeneral.qld.gov.au under 'Major Projects'.

As required by the Act, an EIS has been prepared prior to obtaining preliminary development approval. Sinclair Knight Merz (SKM) has been engaged to undertake the EIS, which has identified the environmental, economic and social impacts of the proposed development.

SKM invites you to attend a staffed public display where members of the project team will be on hand to discuss the proposed development and the results of the EIS.

The staffed public display will be held in the following locations:

Turkey Beach Rural Fire Brigade Shed

- 20 Worthington Road
- Tuesday, 22 January, 2008 between 4pm and 8pm

Miriam Vale Community Centre

- Blomfield Street
- Wednesday, 23 January, 2008 between 4pm and 8pm

Benaraby Progress Hall

- Bruce Highway
- Thursday, 24 January, 2008 between 4pm and 8pm

If you are unable to attend the information sessions, please note public displays can also be viewed at the following locations:

Libraries (opening hours vary)

- Miriam Vale Library
- Calliope Library
- Boyne Island Library
- Gladstone City Library

Council Offices (business hours)

- Miriam Vale Shire Council
- Calliope Shire Council Administration Centre
- Gladstone City Council Civic Centre

If you wish to be added to our contact list for future information, please contact our team on freecall 1800 721 277 or email: hhi@skm.com.au

We look forward to your input.

Yours Faithfully,

Ken Gilbert
EIS Project Manager

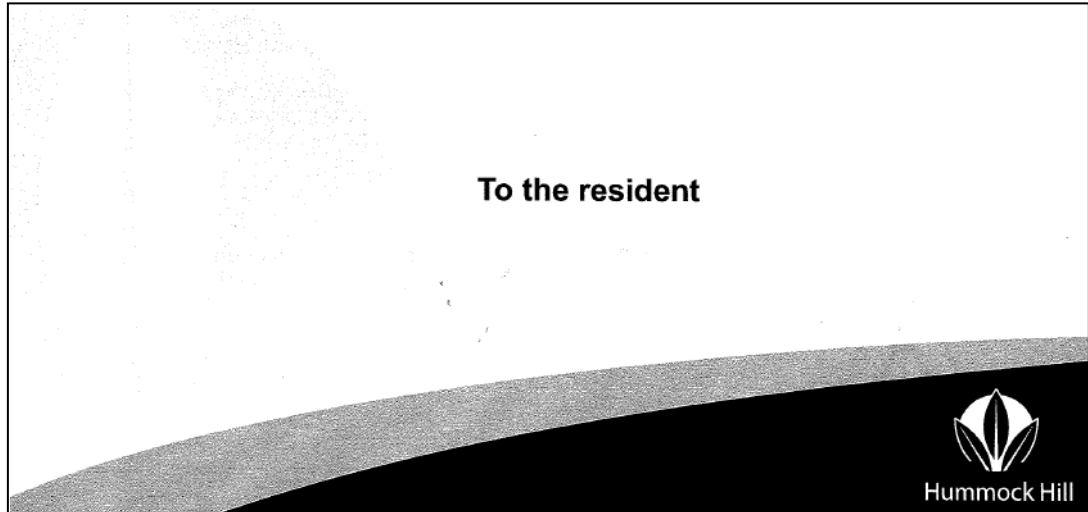


Hummock Hill

SINCLAIR KNIGHT MERZ



- **Figure 4: Phase 2 – Letter to Residents (front panel, when folded to DL)**





Appendix B Media and Advertisements

■ Figure 5: ToR Advertisement (Coordinator-General)



**Draft Terms of Reference for an
Environmental Impact Statement
Hummock Hill Island Resort Project
Invitation for Public Comment**

Eaton Place Pty Ltd proposes to construct an integrated tourism, recreational and residential community on Hummock Hill Island, located in the Miriam Vale Shire, approximately 30km south of Gladstone.

The proposal comprises two resort hotels, a camping ground, residential and holiday accommodation, a golf course and associated sporting facilities, educational precinct, a small commercial centre and small marine commercial facilities.

On 25 October 2006, The Coordinator-General declared the proposal to be a significant project for which an Environmental Impact Statement (EIS) is required in accordance with Part 4 of the *State Development and Public Works Organisation Act 1971* (Qld).

On 13 January 2006, the Commonwealth Department of the Environment and Heritage determined that the project constitutes a controlled action pursuant to s75 of the *Environmental Protection and Biodiversity Conservation Act 1999* (Cwlth).

The Coordinator-General is coordinating assessment of the EIS. The EIS process, accredited under a bilateral agreement, will address matters on behalf of both the Queensland and Commonwealth governments. The preparation of the Terms of Reference is the first stage of the assessment process.

Availability of the draft Terms of Reference
The draft Terms of Reference and an Initial Advice Statement on the project can be viewed at www.coordinatorgeneral.qld.gov.au/eis from **Monday 20 November 2006**.

Invitation to comment
The Coordinator-General invites comments on the draft Terms of Reference for the EIS. Written comments will be accepted until the close of business on **Monday 18 December 2006** and should be addressed to:

**EIS Project Manager
Hummock Hill Island Resort Project
Major Projects
The Coordinator-General
PO Box 15009
CITY EAST QLD 4002
Tel: (07) 3224 4700 Fax: (07) 3225 8282
Email: Russell.Davie@coordinatorgeneral.qld.gov.au**

Comments will be treated as public documents and copies of all submissions will be forwarded to Eaton Place Pty Ltd.



Queensland Government
The Coordinator-General

TMP 006 6302



■ **Figure 6: Phase 1 Public Display Advertisement**





■ **Figure 7: Media Release (Phase 1)**



HUMMOCK HILL ISLAND COMMUNITY PLANS TO BE UNVEILED

Interested persons will have their first opportunity to gain an insight into the proposed Hummock Hill Island Community development when the Initial plans and the Terms of Reference for scientific investigations, are unveiled this week.

The unveiling of the plans is an initial step in the development approvals process and allows members of the public to gain an understanding of the development and to register their interest in being consulted further.

The first public display will be held at the Turkey Beach Rural Fire Brigade Shed, 20 Worthington Road from 9 a.m. to 2 p.m. on Saturday, April 21.

The public display will include an overview of the development plans as well as a copy of the Terms Of Reference for the investigations which are required to be undertaken during the formal environmental impact assessment.

Key principles of the Hummock Hill Island Community include:

- Creating a fully integrated, master-planned residential and tourism community built on the principles of environmentally sustainable development
- Delivering a showcase of new self-reliant resource strategies including those relating to energy production and consumption; water harvesting and distribution; resident terrestrial, coastal and marine ecosystems; waste management; with residents and visitors also being educated about and taking personal responsibility for their own ecological footprints.

These principles will be distributed across commercial elements including:

- 2000 residential allotments for tourists and permanent residents
- 150 room tourism hotel
- 200 room resort hotel
- Conference centre and motel
- Camping facilities including a school camp
- 18-hole golf course and associated sporting facilities



- An education precinct with the option on focussing on local economic drivers including mining, research and sustainable use of the coastal zone
- A Town Centre with low impact commercial and retail development
- Support facilities including restaurants, cafes and community and professional services
- Village centre
- Marine-related services including boat ramp

Those unable to attend the public information sessions soon will be able to access much of the information at a web site currently being created for the Hummock Hill Island Community.

As well, public information brochures soon will be distributed across the community.

Further information is available on 1800 721 277.

Authorised by:	Hummock Hill Island Community
Further information:	Media - John Daffy (07) 3822 4466
	Public displays – Rowan Foster (07) 3244 7274
Date:	April 2007



Figure 8: Phase 2 Public Display Advertisement

HUMMOCK HILL ISLAND COMMUNITY



EIS on public display
The Environmental Impact Statement (EIS) for the proposed development of an integrated tourism and residential community on Hummock Hill Island will be on public display until Monday, 4 February, 2008 at the following locations:

Libraries (opening hours vary)

- **Miriam Vale Library** – 34 Roe Street, Miriam Vale
- **Calliope Library** – 3 Don Cameron Drive, Calliope
- **Boyne Island Library** – Cnr Wyndham & Hayes Ave, Boyne Island
- **Gladstone City Library** – 39 Goondoon Street, Gladstone

Council Offices (business hours)

- **Miriam Vale Shire Council**
36 Roe Street, Miriam Vale
- **Calliope Shire Council Administration Centre**
5 Don Cameron Drive, Calliope
- **Gladstone City Council Civic Centre**
101 Goondoon Street, Gladstone

Public Information Sessions

- **Turkey Beach Rural Fire Brigade Shed** - 20 Worthington Road
Tuesday, 22 January, 2008 between 4pm and 8pm
- **Miriam Vale Community Centre** - Blomfield Street
Wednesday, 23 January, 2008 between 4pm and 8pm
- **Benaraby Progress Hall** - Bruce Highway
Thursday, 24 January, 2008 between 4pm and 8pm

Admission is free. All welcome. A copy of the EIS is available to download online at www.hummockhill.com.au.

The EIS is available for public comment until February 4, 2008.
All EIS submissions should be made in writing and sent to:

The Coordinator-General
Department of Infrastructure
Attn: **Project Manager Hummock Hill Island**
PO Box 15009, CITY EAST
QLD 4002

EIS submissions close at 5pm on February 4, 2008.

For more information about the Hummock Hill Island Community project, contact the project team on (freecall) 1800 721 277.



■ Figure 9: Advertisement – *The Gladstone Observer*, 11 January 2008, p. 6

LOCAL NEWS COMES FIRST

Famous pop artist inspires a day of fun at gallery

There is a Warhol lot of activities

By PATRICIA COATS

YOU could have 15 minutes of fame and a Campbell's soup tin at the Gladstone Art Gallery and Museum next week.

Well, maybe not, but children have the chance to learn about the art of renowned pop artist Andy Warhol when the gallery hosts a day of free Andy Warhol Summer Festival - Queensland activities.

The activities are drawn from the Andy Warhol Summer Festival and Andy Warhol Exhibition being presented at the Gallery of Modern Art in Brisbane.

The festival will be presented simultaneously in 35 regional centres around Queensland and the gallery staff are pleased to be participating.

"This is all part of our holiday fun," Gladstone Mayor Peter Coronas said.

"Kids can have some fun at the gallery... it's an opportunity to do something different."

Activities are aimed at children aged 3 to 12 and will include art and crafts inspired by Warhol's works. The activities will be held from 10.30am to 2.30pm on January 18.

There will be a competition and prizes to be won.


For more information, phone the gallery on 4976 4766.



Gladstone Art Gallery director Pamela Whitlock and Mayor Peter Coronas agree the Andy Warhol Summer Festival activities for children will be a fun and free activity for everyone to participate in these holidays. Picture by KALO FAINU

warh100108-3

HUMMOCK HILL ISLAND COMMUNITY



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Council Offices (business hours)

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QLD 4002

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For more information about the Hummock Hill Island Community project, contact the project team on (freecall) 1800 721 277.

Wet weather to hang around

By GARY THOMPSON

GLADSTONE residents could be forgiven if they were confused by the weather outlook for yesterday, which was supposed to produce the odd shower at best.

The small low-pressure system sitting off the Capricornia Coast was possibly going to generate a breeze but nothing substantial.

On Gladstone's Radar Hill, 14mm of rain fell yesterday and 11mm fell at the airport between 9am and 6pm.

In the near future, the Bureau of Meteorology believes the monsoon trough will remain anchored over the northern and central tropics into next week.

Conditions will remain sultry with further showers, rain and storms across most of the tropics. Moderate to heavy falls will continue and will slowly become focussed over the north-west of the state, where an upper low will maintain greater instability.

The low off the Capricornia Coast will gradually be absorbed into the monsoon trough over the next few days.

The upper trough over Queensland will move off the southern coast by Saturday morning at the latest.

As it moves off the coast, it will induce a low and trough system off the far southern coast of Queensland. This system will hover off the coast during the weekend and into early next week.

The system will maintain strong winds along the coast south of Fraser Island during the weekend. A few showers will occur about this section of coast in the onshore stream.



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- ESBO Products
- KAB - Seats

WE WASH AND TEST AIR FILTER ELEMENTS

OGACS
GLADSTONE AIR CLEANER SERVICES

"Division of Queensland Diesel Spares"
91 Hansen Road Gladstone

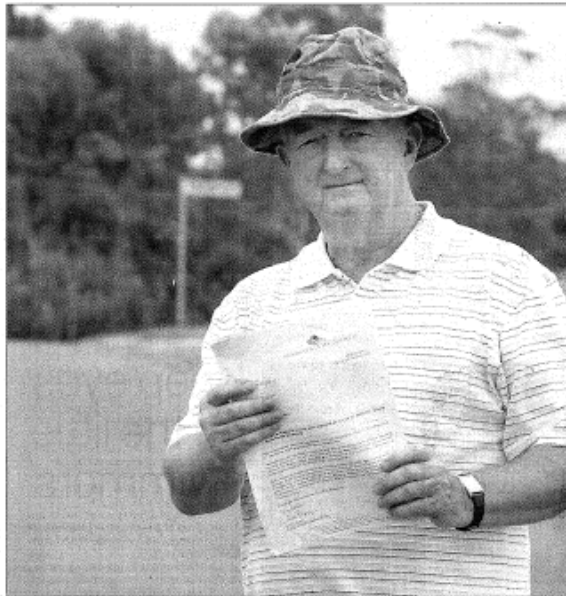
Phone: 07 4972 3411 Fax: 07 4972 1476

Home Delivery Hotline 49703030



■ Figure 10: Advertisement – NewsMail, 16 January 2008, p. 5

Local news



STREET FIGHT: Hillvue Crescent resident Jack Perske will not back down from opposing the public housing development proposal in his street.

DEVELOPMENT

Council boosts housing battle

By NIKITA LEE

HILLVUE Crescent advocate Jack Perske has not let being labelled "anti-public housing" hinder his fight to have a 16-unit development re-designed.

The resident dismissed criticism from Housing Minister Robert Schwartz that he was leading an anti-public housing group and he is encouraged by support from Bundaberg City Council.

A total of 17 submissions against the development prompted council to lodge their own letter to the state government.

"The minister finds it difficult to

answer the facts, so he attacked me personally," Mr Perske said.

"Parking issues and safety concerns for children are at the crux of the matter."

The NewsMail first reported on the Avoca residents' concerns late last year after the two-storey housing proposal was criticised as being out of character for the quiet street.

Council's recent letter to the Department of Housing showed a change of heart to the first letter sent in August, prior to public consultation over the project.

The letter said the project exceeds maximum Residential A

density under the town plan, 88.9 people per hectare as opposed to the standard 50.

Planning and development chair Councillor Mary Walsh said the Housing Department plans were exempt from their control, but they could submit advice.

"We've consulted with the department to provide the best possible outcome by making them aware that councillors have also expressed some concerns," Cr Walsh said.

Housing Minister Robert Schwartz said he would not intervene in the Hillvue Crescent matter.

FROM PAGE 1

Growers' group will help inquiry

"It is like you read in the newspaper," Mr Boyton said.

"I have been in places where I didn't get my super and I'm still waiting for it."

Asar Contracting Services managing director, Joe Ozdemir — who worked on Bundaberg farms for more than 30 years before he became a contractor — said a lot of the problems came from the inconsistency in the industry.

He said the fluctuating nature of fruit picking meant more people did not spend enough time to get know their employer or to perfect the trade.

Mr Ozdemir said he hired about 1300 people last year to work on Bundaberg tomato farms.

He said a lot of people left the job disheartened because they did not make good money straight away.

"You just have to get through the first two weeks then the money picks up," Mr Ozdemir said.

"Of course no one is going to be fast on their first day."

"That's where a lot of the problems come from because people don't earn the money straight away and they think they have been ripped off."

Mr Brown said he was investigating

nine complaints when he arrived in Bundaberg on Monday, but one employer had already been cleared of wrongdoing.

He said the other eight will be investigated in coming weeks.

"At the moment these entities have done nothing wrong," Mr Brown said.

"We are looking into the allegations to either clear them or talk through ways to make things right."

Bundaberg Fruit and Vegetable Growers chief executive Matt Dagan said the organisation would assist Mr Brown in his investigation.

Mr Dagan met with the ombudsman yesterday to talk about his visit.

"We're here to help growers in any situation," Mr Dagan said.

"We there to give them advice where we can."

PHONE&SMS FEEDBACK
4153 8513 or 0429 062 247

WHAT do you think about the Ombudsman's investigation? Let us know by telephone or SMS.

HUMMOCK HILL ISLAND COMMUNITY

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Council Offices (business hours)

- Miriam Vale Shire Council – 30 Roe Street, Miriam Vale
- Calliope Shire Council Administration Centre – 5 Don Cameron Drive, Calliope
- Gladstone City Council Civic Centre – 101 Goodwood Street, Gladstone

Public Information Sessions

- Turkey Beach Rural Fire Brigade Shed - 20 Worthington Road
Tuesday, 22 January, 2006 between 4pm and 6pm
- Miriam Vale Community Centre - Skonfield Street
Wednesday, 23 January, 2006 between 4pm and 6pm
- Banarsky Progress Hall - Bruce Highway
Thursday, 24 January, 2006 between 4pm and 6pm

Admission is free. All welcome. A copy of the EIS is available to download online at www.hummockhill.com.au.

The EIS is available for public comment until February 4, 2006. All EIS submissions should be made in writing and sent to:

The Coordinator-General
Department of Infrastructure
Attn: Project Manager Hummock Hill Island
PO Box 16009, CITY EAST
QLD 4002

EIS submissions close at 5pm on February 4, 2006.

For more information about the Hummock Hill Island Community project, contact the project team on (freecall) 1800 721 277.

Your cat will just love Dr. Mike.

Ph 4151 3550
Dr Mike Woodham
Heidke Street (opp. Subway)
BUNDABERG

DON'T KID YOURSELF...

... THE SLUDGE IN THE BOTTOM OF YOUR WATER TANK WILL DO YOU HARM!

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4151 1731
www.thetankcleaners.com

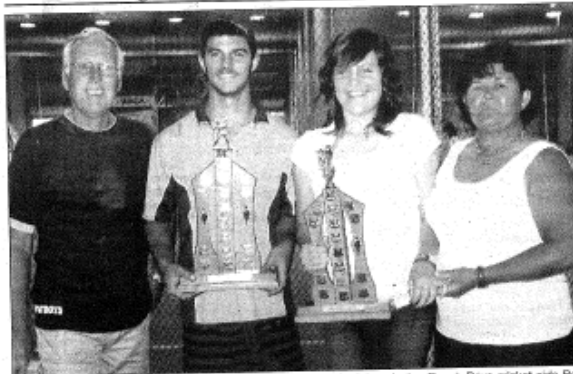
www.news-mail.com.au

NEWS-MAIL, Wednesday, January 16, 2006 – Page 5

SINCLAIR KNIGHT MERZ

■ **Figure 11: Advertisement – NewsMail, 17 January 2008, p. 10**

Community news



Bundaberg Indoor Sports Centre owner John Watson, captain of the winning Beach Boys cricket side Ben Simpson, captain of the winning Young Ones netball side Georgia Seary and event organiser Lyn Newport raised more than \$2000 for the Make-A-Wish Foundation fundraising day, now in its 13th year.

SUBMITTED PHOTO

Journey to Twin Towns

■ THE Hinkler CWA Gold Coast bus trip from March 1 to 2 will depart from Bundaberg at 4am from CWA Rooms in Quay Street.

The trip will include a comfort stop, breakfast and shopping at Eumundi Markets.

Lunch and shopping will be at Cardinale Shopping Centre.

Guests will stay overnight at Greenmount Resort, with entertainment and a meal at Twin Towns.

Sunday morning will include multiple stops on the Gold Coast. The bus will head home in the afternoon, with a comfort stop on the way.

Telephone 4152 1204 for cost and bookings.

■ THE Lifeline Coral Coast Counselling program starts on February 18.

Get an opportunity to experience personal growth, help those in need and receive professional training for a small cost.

The program covers many issues such as drug abuse, mental health issues, domestic violence, child abuse, anger, loss and grief, relationship, trauma and suicide intervention.

Skills covered vary from communication skills to theories and models of counselling.

The benefits to participants are many, including an opportunity for professional and personal development, community awareness and team building skills.

To find out more and to receive an application kit please telephone Lifeline on (07) 4158 2000 during office hours from 8.30am to 4pm.

■ The Hinkler CWA hoy and ent sale will be on Saturday 26 from 1.00pm at North Progress Hall. For free pick up, telephone 4152 1204.

Having fun at the Bundaberg Library are Clayton and Jerrod Southern. acc160152



Broe Miller with her grandson John Miller at the Bundaberg Library for the holiday streamer craft making session. acc160154

HUMMOCK HILL ISLAND COMMUNITY

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Council Offices (business hours)

- Miriam Vale Shire Council
36 Roe Street, Miriam Vale
- Calliope Shire Council Administration Centre
6 Don Cameron Drive, Calliope
- Gladstone City Council Civic Centre
101 Goodwood Street, Gladstone

Public Information Sessions

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The EIS is available for public comment until February 4, 2008. All EIS submissions should be made in writing and sent to:

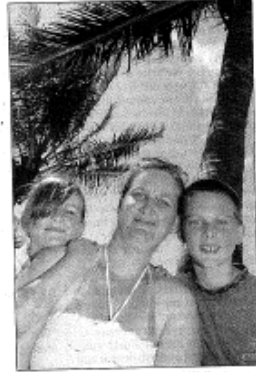
The Coordinator-General
Department of Infrastructure
Attn: Project Manager Hummock Hill Island
PO Box 15008, CITY EAST
QLD 4002

EIS submissions close at 5pm on February 4, 2008.

For more information about the Hummock Hill Island Community project, contact the project team on (toll-free) 1800 721 277.



Kirstyn O'Brien making streamers at the holiday workshop at the Bundaberg Library. acc160150



Rebekah, Maddie and Matthew Walker spend Sunday afternoon at Bargara. acc160151

Wednesday GOLD LOTTO

Winning numbers from Gold Lotto draw no. 2764 are 2, 5, 26, 28, 35, 36.
Supp: 14, 18.

Winning numbers from Oz Lotto draw no. 726 are 5, 7, 13, 14, 16, 18, 35.
Supp: 25, 23.
Dividends: Division 1: nil; Div 2: \$45,141.60; Div 3: \$4,161.45; Div 4: \$292.65; Div 5: \$41.40; Div 6: \$20.50; Div 7: \$12.50.

pop QUIZ

1. Eva Peron was the inspiration for which musical?
2. Who won the 2007 Clive Churchill Medal?
3. Which US president was once described as "fatty ham fried in grease"?

Answers: 1. Evita; 2. Matt Scott; 3. Franklin D. Roosevelt

TODAY IN HISTORY

TODAY is Thursday, January 17, the 17th day of 2008. There are 342 days left in the year.
Highlights in history on this date:
1800 - Minor earthquake recorded in Sydney.

TODAY'S BIRTHDAYS

MAY Gibbs, English-born writer (1876-1969); Na Butrose, Australian publisher (1942-); Muhammad Ali, US boxer (1942-).

QUOTE FROM HISTORY

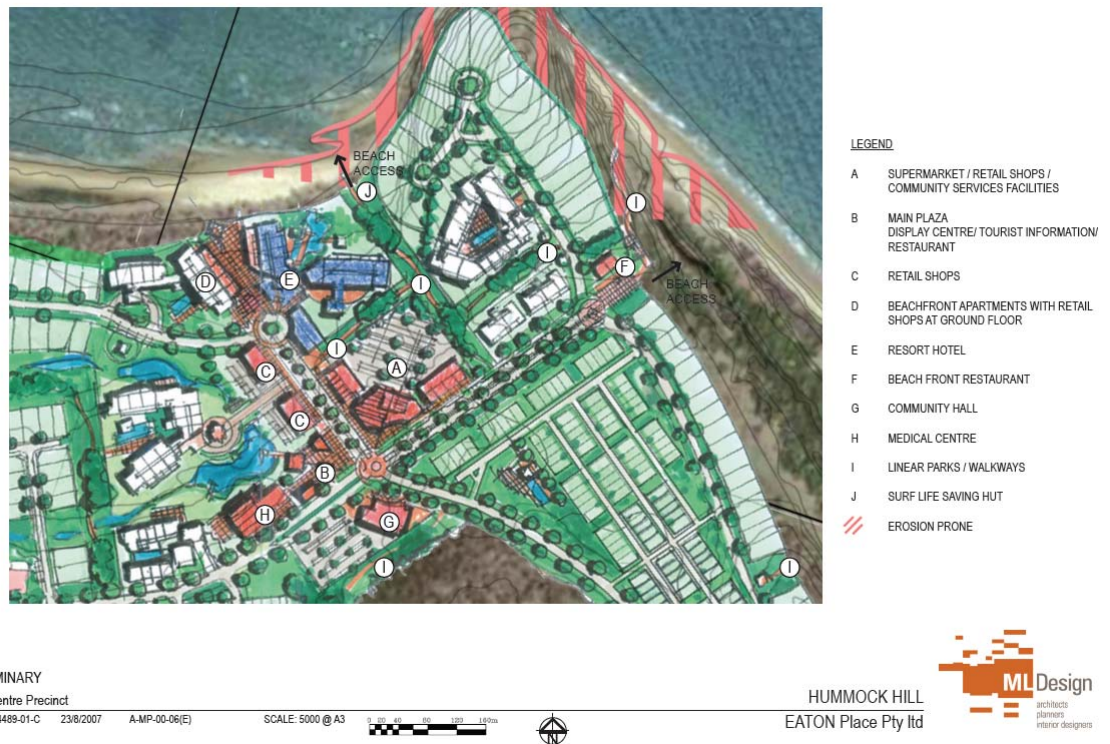
"If Kuwait grew carrots we wouldn't give a damn." - Lawrence Korb, former US assistant defence secretary, on the motives for "Operation Desert Storm," which was launched against Iraqi positions on January 17, 1991.

www.news-mail.com.au



Appendix C Public Display Maps – Phase 2

■ Figure 12: Map One – Town Centre Precinct



SINCLAIR KNIGHT MERZ



■ **Figure 13: Map Two – Village Centre Precinct**



SINCLAIR KNIGHT MERZ



■ **Figure 14: Map Three – Golf Course/Open Space Precinct**






Appendix D Public Display Posters – Phases 1 and 2

■ Figure 15: Poster One – “An Overview” (Phase 1)

An Overview

Hummock Hill

Island Community




Hummock Hill Island Community is an integrated residential and tourism community proposed for Hummock Hill Island, 30 kilometres south-east of Gladstone.

The development, proposed by Eaton Place Pty Ltd, will comprise of two resort hotels, camping grounds, holiday and residential dwellings, a golf course, education precinct, commercial centre and marine commercial facilities.

The Hummock Hill Island project offers a unique opportunity to develop a community founded on strong and sustainable economic and environmental principles. Three key development principles have been established for the proposed development:

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

As part of the project planning, Eaton Place is preparing an Environmental Impact Statement (EIS). Potential environmental, economic and social impacts associated with the proposed development are being assessed as part of the EIS. These assessments will determine the likely benefits and ensure planning can be undertaken to address any desirable aspects.



Hummock Hill

SINCLAIR KNIGHT MERZ



■ **Figure 16: Poster Two – “What Would the Development Include?” (Phase 1)**

What would the development include?

The Hummock Hill Island Community is based on an integrated master planned community, which includes:

- A residential and tourist development - approximately 2000 residential lots and units
- A footprint that avoids or minimises intrusion in areas of environmental sensitivity including of concern and endangered regional ecosystems, coastal zone and wetlands
- 150 room tourist hotel (4-5 star)
- 200 room resort hotel
- A campground facility including school camp
- A conference centre and motel
- The development of an 18 hole golf course and associated sporting facilities
- An educational centre focusing on research and development into sustainable use of the Coastal Zone
- A Town Centre including low level commercial and retail development, restaurants/cafes and community and professional services
- A village centre providing local level retail
- A marine commercial precinct associated with a boat ramp, providing services to recreational boating and fishing activities
- Controlled access to parts of the northern coastline beach and to the beach on Colosseum Inlet adjacent to the proposed boat ramp
- Community facilities along the beachfront open to the public

Additional services and activities will be considered as Hummock Hill Island Community develops. There will be an opportunity for a school on the island as the community grows.

Key Infrastructure Development

Infrastructure	Approach
BUILDINGS & STRUCTURES	Low rise housing and structures under the tree canopy to minimise visual impacts
ROAD UPGRADES	Upgrade road to Hummock Hill Island and the intersection with Bruce Highway
BRIDGED ACCESS	Bridged access to the island will minimise potential impacts to existing waterway
BOAT RAMP	Small craft access only to Colosseum Inlet
WATER & WASTEWATER	Zero wastewater discharge into the environment
POWER	Discussions with the State Government on sustainability issues



Hummock Hill



- **Figure 17: Poster Three – “Hummock Hill Island Community Declared a Significant Project” (Phase 1)**

Hummock Hill Island community declared a ‘Significant Project’



The proposed Hummock Hill Island Community was declared a ‘Significant Project’ by the Coordinator General of the State Government on 25 October 2008.

‘Significant Project’ status recognises the potential tourism, economic, employment and income benefits from the project to the Central Queensland region. It also delivers vital assistance, with the State Government managing the environmental and approvals process.

Region Development

The project will be a significant development for the State of Queensland and the Central Queensland Region in particular:

- Total development value of \$570 million over about 18 years from 2007 to 2024, including \$125 million in physical infrastructure;
- An estimated total direct and indirect contribution to the region of \$350 million;
- 3000 person years of direct employment during construction, with an average of 160 jobs per year until 2024, and a peak employment of 320 persons;
- The bulk of construction expenditure likely to take place in the local and regional economy, with all of the construction materials able to be sourced from within Queensland;
- A final population (permanent and temporary) of about 4,500, generating the equivalent of about 400 permanent jobs per annum;
- Significant opportunities for skilled and unskilled employment for local residents in both construction and operation;
- Community benefits including greater training and job opportunities for local people in the region, particularly the young;
- An educational centre that will support research in environmental management and provide facilities for residents and tourists to undertake study programs; and
- A new source of tourist attractions in the region which will benefit existing residents as well as increased overall lifestyle attractions of Central Queensland.

As a ‘Significant Project’, an Environmental Impact Statement (EIS) is required under the State Development and Public Works Organisation Act prior to obtaining preliminary development approval.



Hummock Hill




■ Figure 18: Poster Four – “Environmental Impact Statement” (Phase 1)





■ Figure 19: Poster Five – “Environmental Management” (Phase 1)

Environmental Management



Preservation of the environmental qualities of the Hummock Hill Island is a priority in all planning. The development incorporates environmental best practice and will utilise innovative, sustainable designs.

Environmental opportunities and constraints are being assessed to ensure that the development takes place within the sustainable limits of the existing environment on Hummock Hill Island.

Environmental Care
Responsible environmental management and steps to minimise adverse impacts are critical to the success of the Hummock Hill Island Community.

It is proposed a significant area of the island would remain undeveloped and managed for conservation values and compatible recreational usage. As a result the proposed development is expected to have a minimal impact on the adjacent natural environment.

A number of strategies will be put in place to ensure the Hummock Hill Island Community has minimal impact on the environment, such as:

- Water supply through a combination of rainwater tanks and reticulated water
- Utilisation of alternative energy solutions
- Lightweight construction
- Solar hot water and electricity
- Orientation
- Shaded walls
- Enhanced ventilation
- Thermal mass
- Low rise housing and building structures
- Comprehensive Stormwater Capture and Management
- Recycled Wastewater Use
- Minimal building footprint to preserve existing vegetation



Environmentally Sustainable Development



- Retention of vegetation outside the building footprint designated for construction of houses and outbuildings
- Conservation value and controls given to land of high conservation significance
- Guidelines advising on preferred landscapes and maintenance of remnant vegetation on and adjacent to residential lots

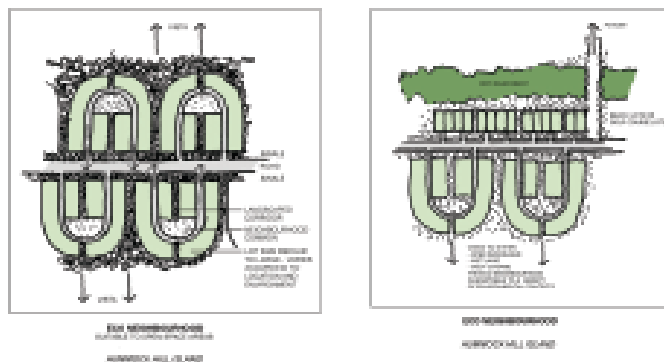


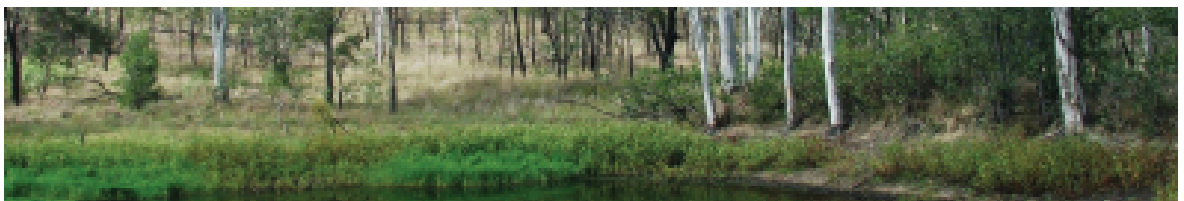
Figure: A proposed design for residential lots





■ **Figure 21: Poster Six – “About the Developer” (Phase 1)**

About the Developer



The Hummock Hill Island Community is being developed by Eaton Place Pty Ltd.

Over the past 10 years, Eaton Place and associate companies have been responsible for major property developments in NSW, consisting of shopping centres, home unit developments and commercial properties with a value of over \$250 million.

Eaton Place has commissioned a highly experienced project team that is consulting on the planning, development and management of the Hummock Hill Island Community. Consulting firms include:

- Cardno MBK - Engineering, Water Treatment, Stormwater and Waste Management
- CES - Coastal hydrodynamics
- Focus Economics - Economic Studies
- GHD - Initial Advice Statement and Planning
- ML Design - Architects
- MPI - Sustainability
- Qasoo Surveys - Surveys
- Sinclair Knight Merz - Environmental Studies and Approvals

Community Engagement

Eaton Place Pty Ltd is committed to involving stakeholders and community members throughout the EIS process and beyond. A range of consultation opportunities including newsletters and displays are planned to provide more information on the Hummock Hill Island Community.

Opportunities for public comment will be announced as planning progresses.

You can also contact the EIS project team by:

Phoning 1800 721 277 | Emailing hhi@skm.com.au | Faxing (07) 3244 7308
Writing to Hummock Hill Island EIS Consultation,
Reply Paid 248, Spring Hill Qld 4004




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■ **Figure 22: Poster One – “An Overview” (Phase 2)**

An Overview Hummock Hill Island Community




The proposed Hummock Hill Island project is a master planned integrated tourism and residential development to provide a high quality tourism destination for local and International visitors. The project will provide a carefully designed residential setting, with associated recreational facilities to cater for the increasing population of the Gladstone area.

The project will consist of two resort hotels, a motel, camping grounds, holiday accommodation and residential development, golf course and associated sporting facilities, education precinct, a commercial and retail centre, and small scale commercial marine facilities.

The Hummock Hill Island project offers a unique opportunity to develop a community founded on strong and sustainable economic and environmental principles. Three key development principles have been established for the proposed development:

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

As part of the project planning, Eaton Place has prepared an Environmental Impact Statement (EIS). Potential environmental, economic and social impacts associated with the proposed development have been assessed as part of the EIS. These assessments determine the likely benefits and ensure planning can be undertaken to address any desirable aspects.



Hummock Hill



■ **Figure 23: Poster Two – “Project Benefits” (Phase 2)**

Hummock Hill Island Community Project Benefits



The proposed Hummock Hill Island Community was declared a 'Significant Project' by the Coordinator General of the State Government on 25 October 2006.

"Significant Project" status recognises the potential tourism, economic, employment and income benefits from the project to the Central Queensland region. It also delivers vital assistance, with the State Government managing the environmental and approvals process.

Region Development

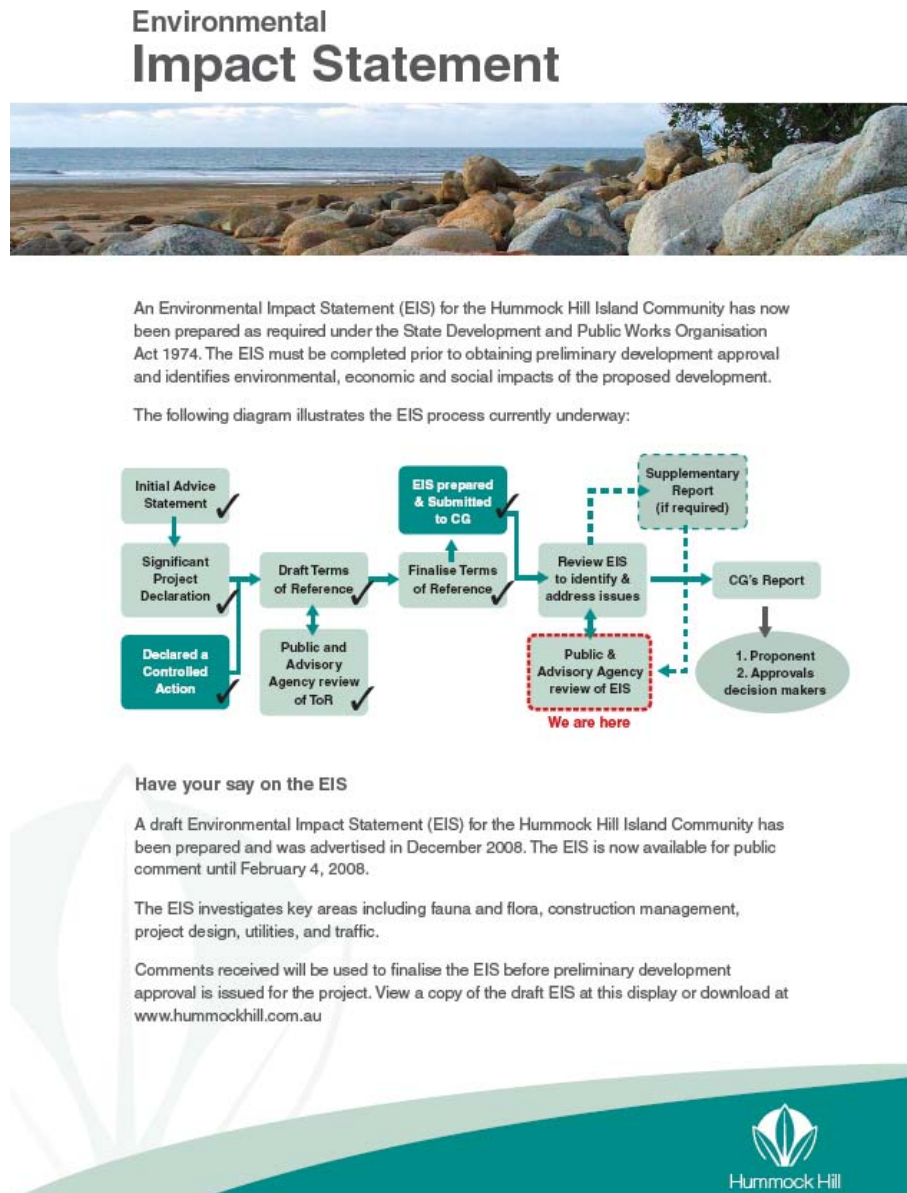
The project will be a significant development for the State of Queensland and the Central Queensland Region in particular:

- Total development value of \$570 million over about 18 years from 2007 to 2024, including \$190 million site development costs (\$43 million in physical infrastructure, \$44 million in social infrastructure and \$103 million in resort residential development);
- An estimated total direct and indirect contribution to the region of \$810 million by 2035;
- 3,300 person years of direct employment during construction, with an average of 190 jobs per year until 2024, and a peak employment of 350 persons;
- The bulk of construction expenditure likely to take place in the local and regional economy, with all of the construction materials able to be sourced from within Queensland;
- A final population (permanent and temporary) of about 4,000, generating the equivalent of about 400 permanent jobs per annum;
- Significant opportunities for skilled and unskilled employment for local residents in both construction and operation;
- Community benefits including greater training and job opportunities for local people in the region, particularly the young;
- An educational centre that will support research in environmental management and provide facilities for residents and tourists to undertake study programs; and
- A new source of tourist attractions in the region which will benefit existing residents as well as increased overall lifestyle attractions of Central Queensland.



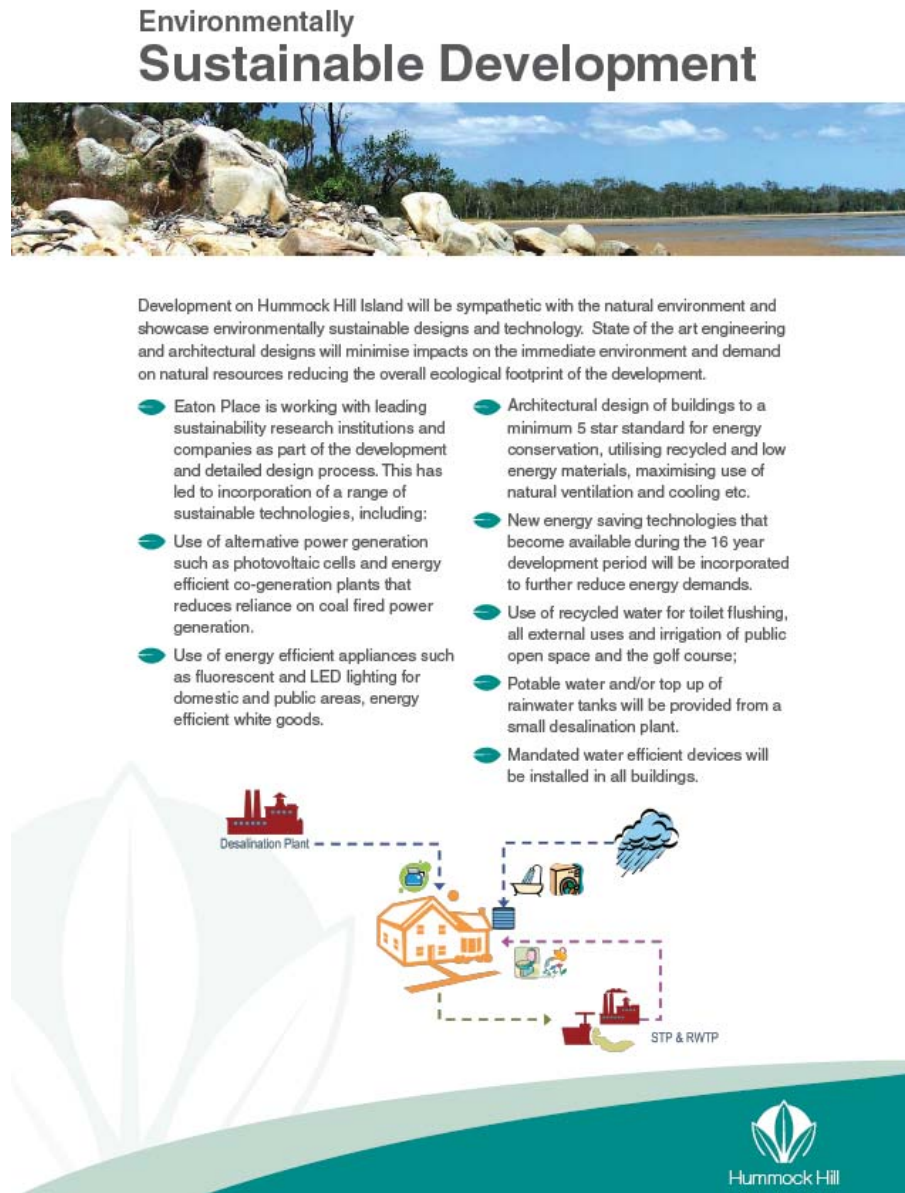


■ Figure 24: Poster Three – “Environmental Impact Statement” (Phase 2)





■ Figure 25: Poster Four – “Environmentally Sustainable Development” (Phase 2)





■ **Figure 26: Poster Five – “About the Developer” (Phase 2)**

About the Developer



The Hummock Hill Island Community is being developed by Eaton Place Pty Ltd.

Over the past 10 years, Eaton Place and associate companies have been responsible for major property developments in NSW, consisting of shopping centres, home unit developments and commercial properties with a value of over \$250 million.

Eaton Place has commissioned a highly experienced project team that is consulting on planning, development and management of the Hummock Hill Island Community. Consulting firms include:

- Sinclair Knight Merz - Environmental Studies and Approvals
- Cardno MBK - Engineering, Water Treatment, Stormwater and Waste Management
- CES - Coastal Hydrodynamics
- Focus Economics - Economic Studies
- GHD - Initial Advice Statement and Planning
- ML Design - Architects
- MPI - Sustainability
- Qasco Surveys - Initial Surveys

Community Engagement

Eaton Place is committed to involving stakeholders and community members throughout the EIS process and beyond. A range of consultation opportunities including newsletters and displays are planned to provide more information on the Hummock Hill island Community.


You can also contact the EIS project team by:
Phoning 1800 721 277 | Emailing hhi@skm.com.au | Faxing (07) 3244 7306
Writing to Hummock Hill Island EIS Consultation,
Reply Paid 246, Spring Hill Qld 4004





■ **Figure 27: Poster Six – “Environmental Impacts” (Phase 2)**

Environmental Impacts



The EIS for The Hummock Hill Island Community considered a number of areas of environmental concern. These key areas include:

Nature conservation - fauna

- Two fauna species listed as Vulnerable are known to exist in the area with the Black-breasted Button Quail and the Beach Stone Curlew having been identified
- In addition, two Endangered Regional Ecosystems were also found known – the Queensland Blue Gum on alluvium and the Poplar Box on alluvium

Our response

- The primary approach is the avoidance of sensitive areas through responsive design

Nature conservation - marine

- Increased boat traffic within estuarine waters and the impact on turtle and dugong in the vicinity of seagrass meadows

Our response

- Public education including signage at boat ramps will be installed showing the locations of seagrass meadows and outlining speed restriction within Boyne Creek and Colosseum Inlet. Close liaison with Qld Parks and Wildlife Service and Qld Department of Primary Industries and Fisheries

Air quality and noise

- The main source of any noise would result from dust generation during earthworks and vehicle movement
- Potential noise and vibration caused during construction

Our response


- Further development of noise controls within the construction EMP, such as location control, screening, buffers, etc

Cultural and European heritage

- Areas of Indigenous and European cultural heritage have been identified during surveys

Our response

- A Cultural Management Plan has been signed between the proponent and the Traditional Owners and has been registered with the Department of Natural Resources and Water



Hummock Hill



■ **Figure 28: Poster Seven – “Environmental Management” (Phase 2)**





■ **Figure 29: Poster Eight – “What Would the Development Include?” (Phase 2)**

What Would the Development Include?

The Hummock Hill Island Community is based on an integrated master planned community, which includes:

- A residential and tourist development - approximately 2000 residential lots and units
- A footprint that avoids or minimises intrusion in areas of environmental sensitivity including of concern and endangered regional ecosystems, coastal zone and wetlands
- 150 room tourist hotel (4-5 star)
- 200 room resort hotel
- A campground facility including school camp
- A conference centre and motel
- The development of an 18 hole golf course and associated sporting facilities
- An educational centre focusing on research and development into sustainable use of the Coastal Zone
- A Town Centre including low level commercial and retail development, restaurants/cafes and community and professional services
- A village centre providing local level retail
- A marine commercial precinct associated with a boat ramp, providing services to recreational boating and fishing activities
- Controlled access to parts of the northern coastline beach and to the beach on Colosseum Inlet adjacent to the proposed boat ramp
- Community facilities along the beachfront open to the public
- State of the art emergency services

Additional services and activities will be considered as Hummock Hill Island Community develops. There will be an opportunity for a school on the island as the community grows.

Key Infrastructure Development


Infrastructure	Approach
Buildings & Structures	Low rise housing and structures under the tree canopy to minimise visual impacts
Road upgrades	Upgrade road to Hummock Hill Island and the intersection with Bruce Highway
Bridged access	Bridged access to the island will minimise potential impacts to existing waterway
Boat ramp	Small craft access only to Colosseum Inlet
Water & wastewater	Zero wastewater discharge into the environment
Power	Discussions with the State Government on sustainability issues





■ **Figure 30: Poster Nine – “Development Controls” (Phase 2)**

Development Controls




A comprehensive set of controls and guidelines for living within the natural environment has been developed for Hummock Hill Island within the Draft plan of Development. The Draft Plan of Development provides specific direction on how development should occur, based on the extensive investigations undertaken for this EIS, to achieve environmental protection and a sustainable and vibrant community. This includes:


- Retention of vegetation outside the building footprint designated for construction of houses and outbuildings.
- Undeveloped land will be maintained as a Conservation Zone and managed by a Parks and Gardens Maintenance Office that will manage conservation of undeveloped land on the Island.
- Landscape design guidelines that will provide preferred management options of residential land, undeveloped land and public areas.

The overall outcomes of the Draft Plan of Development for Hummock Hill Island are that the:


- Areas of conservation significance are retained and the human population can enjoy living in close proximity to, and harmony with the natural ecosystems.
- Social environment will be based on a vibrant, dynamic and diverse community that has a strong environmental awareness and is committed to sustainable living and self development.
- Built environment will be appropriate to the scale of the development and the natural environmental setting. Infrastructure systems will be based on latest advances in sustainable living, but will be suitable for management and basic maintenance by the householders.



Low Density Ridgeline Housing Concept Plan



Eco Homesites Concept Plan

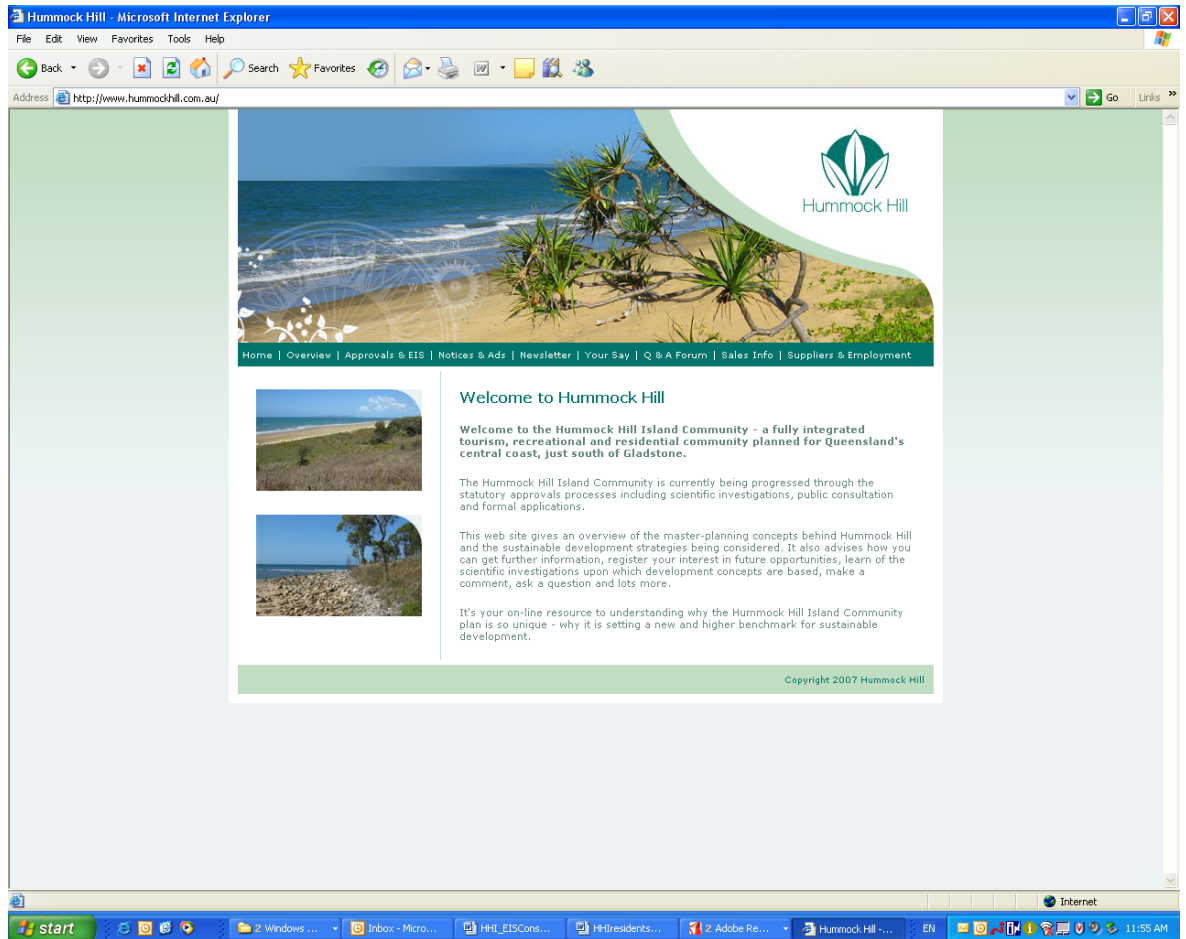


Hummock Hill



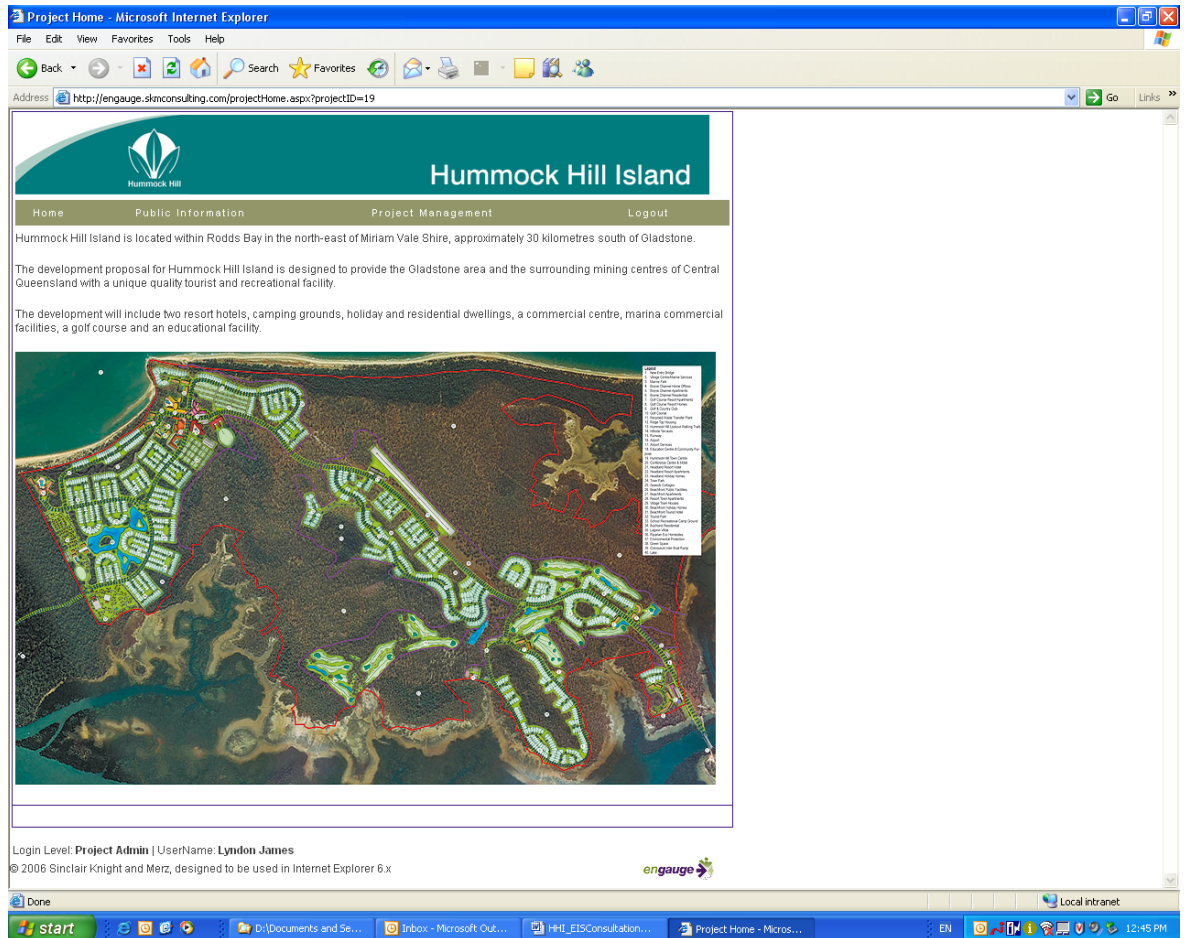
Appendix E Other Items

- **Figure 31: Project Website** (<http://www.hummockhill.com.au>)





■ **Figure 32: Stakeholder Communication Management System *engage* (SKM)**



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- **Figure 33: Public Display feedback form**



FEEDBACK FORM

Eaton Place Pty Ltd would like your comments on planning for the Hummock Hill Island Community.

Please complete these details, and return to us: c/- Hummock Hill Consultation, Reply Paid 246, Spring Hill, QLD, 4004. A stamp is not required.

Thank you, we look forward to hearing from you.

Please tick:

☐ Please register me for further information.

Title: Name:

Organisation/Business Name:

Address:

Number: Street:

Suburb/Town: P/Code:

Postal Address (if different from above):

Phone No (business hours): Mobile:

Email Address:

My interest/comments:

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Thank you for taking the time to complete this form, we appreciate your feedback.

SINCLAIR KNIGHT MERZ