

Referral of proposed action

Project title: Turtle Street Beach Resort, Curtis Island

1 Summary of proposed action

1.1 Short description

QRE Pty Ltd propose to develop an eco-sensitive tourist resort at Black Head, Curtis Island on a relatively small part of a large landholding previously used for cattle grazing (the Monte Christo Station). The proposed Turtle Street Beach Resort includes 177 villas and units (297 rooms), resort amenities (beach centre, pools and tennis courts) and a central facility with a reception, conference facilities, shop, bar and restaurant. The proposed Turtle Street Beach Resort has been subject to rigorous State and Local Government assessment processes which commenced in 1989. Since this time the proponent has been involved in a complex approvals and negotiation process with Commonwealth, State and Local Government agencies which has resulted numerous site investigations and a Development Permit (Operational Works) and Planning and Environment Court Consent Order for the proposed tourist resort. Through this process the design of the resort has been refined to become lower in scale and intensity and approximately 32,890 hectares of the original Monte Christo holding has been dedicated to the State for National Park and Conservation Park, and for a Vegetation Off-Set Area (18,950ha) resulting in significant environmental benefits.

The proponent submits that the proposal will not have a significant impact on matters of national environmental significance given the site selection, sensitive design, investigations and comprehensive approval framework in place governing the development of the site.

1.2 Latitude and longitude

Refer to **Appendix 1 – Latitude and Longitude.**

1.3 Locality and property description

The site is located on the eastern side of Curtis Island with the resort node centred on a coastal headland known as Black Head. Curtis Island is located approximately 20 kilometres north of Gladstone and 40 kilometres south-east of Rockhampton. The Island is separated from the mainland by "The Narrows" which forms a protected north-south water course (refer to **Figure 1 – Regional Context Figure**). Significant LNG facilities have been established to the south-west of the site (refer to **Figure 2 – Site Location**).

1.4 Size of the development footprint or work area (hectares)

The site comprises 713 hectares of leasehold land (Lot 8 CP860464, Lot 11 CP860464 and an area of Esplanade of approximately 250m² for barge landing and access at Hobble Gully), with the resort itself concentrated on a very small portion of this total site area, about 20 hectares. The site was originally part of the Monte Christo cattle station which comprised approximately 33,911 hectares of primarily leasehold land (refer to **Attachment 1 – Turtle Street Resort Land Tenures**). The resort and infrastructure area cover a total of 20 hectares or 2.8% of Lots 8 and 11 (713 hectares) and represents 0.0006% of the original holding with only a very small area to be physically developed for tourism accommodation and recreation facilities with the majority of the lease area being left in its natural state. Lots 8 and 11 on CP860464 are part of the original Monte Christo property over which a tourism special lease exists. Part of the site is subject to Nature Refuge Conservation Agreement (refer to **Attachment 2 - Curtis Island Nature Refuge Conservation Agreement**).

Over the years approximately 32,890 hectares of land was surrendered for National Park Conservation Park, and a Vegetation Offset Area (refer to **Attachment 1 – Turtle Street Resort Land Tenures**). The delineation of this area was based on a negotiated outcome whereby:

- approximately 8,640 hectares was surrendered for a National Park; and
- approximately 5,300 hectares was surrendered for a Conservation Park (with leaseback for grazing and tourism purposes); and
- Vegetation offset areas comprising 18,950 hectares (negotiated agreement with LNG consortium and Queensland Government).

In addition to surrendering land that became the first Conservation Park in Queensland, the proponent also surrendered grazing rights over the Conservation Park lease area and the Vegetation offset area with all cattle as of 10 October 2015 removed from the Island. As such, not only did the proponent surrender a significant area of land but has also ceased cattle station operations that have operated for over 150 years. At its peak Monte Christo had approximately 2,000 head of cattle.

1.5	Street address of the site	Black Head, Curtis Island, Queensland, 4680	
1.6	Lot description	The site is described as Lots 8 CP860464 (630 hectares), Lot 11 on CP860464 (83 hectares) and area of Esplanade of approximately 250m ² associated with existing barge landing at Hobble Gully (refer to Figure 2). The site area comprises approximately 713 hectares.	
1.7	Local Government Area and Council contact (if known)	The proposed action is located within the local government area of Gladstone Regional Council. The relevant Council contact is Renqi Shen, PO Box 29, GLADSTONE QLD 4680.	
1.8	Time frame	Detailed design work is scheduled to commence in December 2015, with construction of civil work proposed to commence in the following wet season. The civil/services would be completed by end of 2016 and the accommodation and facilities for all 177 villas completed by the end of 2017. These dates are indicative and would be subject to the construction contractor's preferences and funding.	
1.9	Alternatives to proposed action		No
		X	Yes, you must also complete section 2.2
1.10	Alternative time frames etc	X	No
			Yes, you must also complete Section 2.3. For each alternative, location, time frame, or activity identified, you must also complete details in Sections 1.2-1.9, 2.4-2.7 and 3.3 (where relevant).
1.11	State assessment	X	No
			Yes, you must also complete Section 2.5
1.12	Component of larger action	X	No
			Yes, you must also complete Section 2.7
1.13	Related actions/proposals	X	No
			Yes, provide details:
1.14	Australian Government funding	X	No
			Yes, provide details:
1.15	Great Barrier Reef Marine Park		No
		X	Yes, you must also complete Section 3.1 (h), 3.2 (e)

2 Detailed description of proposed action

2.1 Description of proposed action

QRE Pty Ltd propose to develop an eco-sensitive tourist resort at Black Head on the eastern coast of Curtis Island, Queensland. The proposed resort includes 177 villas and units (297 rooms), resort amenities (beach centre, pools, tennis courts) and a central facility with a reception, conference facilities, shop, bar and restaurant. The position and design of buildings and other works and the physical conditions of this locality are such that the development would have no significant impact on matters of national environmental significance. A combination of strategic landscaping, encouragement of natural vegetation and control of pedestrian access will minimise impacts on the natural values including the beaches and wetland. Further, no guest vehicles will be allowed in the resort precinct (buggies and service vehicles only).

The Development Application was originally approved by Calliope Shire Council in 1991 (now Gladstone Regional Council). The approved plans are included in **Attachment 3 – Development Approvals and Approved Plans**.

Stormwater

Best practice stormwater and drainage design is critical to ensure the natural hydrology is not adversely impacted by the proposed development. Conveyance of flows from new areas of development will be done in a way that is sympathetic to the existing drainage characteristics of the island and receiving environment. New drainage networks will also feature elements to remove sediments and nutrients prior to discharge. Work will be undertaken in accordance with the conditions of the Operational Works approval issued by Council and the Consent Order (refer to **Attachment 3 – Development Approvals and Approved Plans**).

Visual

The project has been designed to minimise visual impacts on the Great Barrier Reef World Heritage Area by ensuring appropriate setback distances to the shoreline and by ensuring that buildings are predominantly below the height of the existing mature trees on the site. The design, colour palette and construction materials of buildings and infrastructure will also compliment the natural environment (refer to **Attachment 3 – Development Approvals and Approved Plans**).

Landscaping

Landscape concept plans have been prepared for the proposed development that identify existing trees and additional areas for supplementary planting (refer to **Attachment 3 – Development Approvals and Approved Plans** and **Attachment 4 – Landscape Concept Background**). All new trees, shrubs and grasses will be from local endemic species and a best practice weed management plan is proposed.

Infrastructure/Services

There is no reticulated water supply, electricity or sewerage currently servicing the Island. The following is proposed:

- Energy – a standalone diesel energy system is proposed for the development and will provide a combined genset supply of 1.2 megawatts. In August 2014, Managing Director, Tim E. Reigel, committed QRE Pty Ltd to a path of research and development of renewable energy sources which will most efficiently and effectively contribute to the resort's clean energy aspirations. This commitment sets the company, its officers and shareholders, the clear objective to reduce the resort's reliance on hard fuels by 20% by the year 2020. The objective shall be met through exhaustive consideration of all green energy sources, with a total contribution to the resort's energy needs of 24 megawatts. Turtle Street shall by 2020, utilize its own standalone solar PV arrays, solar hot water and wind turbine systems; with an inverter system, storage batteries and wind turbine-driven street lighting;
- Water Supply – the main water supply will be from a dam located in the infrastructure and access corridor, with the dam located in the resort node to serve as a backup supply for emergencies (e.g. fire management). A small package water treatment plant is proposed to be located in the resort infrastructure area to treat the raw water from the dam to a potable standard;
- Sewerage – underground sewers are proposed with sewage being pumped to a treatment plant located to the west of the resort node; and
- Waste - solid waste will be generated initially during the construction phase and subsequently due to ongoing resort operations. The preferred option is to recycle as much material as possible and compact and export the waste to the mainland (Gladstone Refuse Centre) by barging operations.

Access

Access to the resort will be via helicopter or plane and an existing dedicated barge landing point located at Hobble Gully located to the south of the resort node. Staff will obtain access via the existing barge service located to the South End. The barge landing facility at Hobble Gully has been constructed in accordance with State approvals and will provide the opportunity to connect to Gladstone Harbour via regular barge and boat services. It will also facilitate the launching of private pleasure craft by resort guests for estuary fishing. Guests who bring small boats with them would launch them either at Hobble Gully or the South End. The barge landing provides access to the resort node at Black Head via some 11.5 km of gravel roadway constructed from redeveloped bush tracks that already exist across the island.

Management anticipates guests to arrive by helicopter or plane to be approximately 35%-40% of total guests. Guests travelling to Turtle Street via Hobble Gully will arrive by water taxi - 3 trips (each way) per day. Servicing of the resort will require an average of one boat or barge (each way) per day. Staff will use existing barge service at South End. Key assumptions include:

- 177 units/villas X 2.5 people per unit = 442 total guest population @ 100% occupancy;
- 70% average occupancy = 310 total guests population on average;
- 65% coming via Hobble Gully = 201; and
- average length of stay of 4 days - approximately 50 people coming and going daily via Hobble Gully.

The proposed access route from Hobble Gully to the resort node is already existing and has been for some time. Extra works are required to ensure the road satisfies Council Specifications but all future works will have little or no impact on the environment.

Resort Roads

No guest vehicles will be allowed in the 12.5 hectare resort precinct (buggies and service vehicles only). The road standard proposed for internal roads is that of a rural road with a design speed of 30 km per hour to provide access for golf buggies and service vehicles. The design encompasses internal roads of a maximum of 6.3m width and a minimum of 5.0m width constructed using site won gravels and insitu material stabilised with a polymer stabiliser to a depth of 150mm and sealed with a 10mm chip seal. The provision of an underground services corridor will be located in the road verge. Roads to the resort and the internal roads of the resort will be constructed using local materials. The road profile is to be to rural road standards with table drain road drainage and utilisation of culverts where necessary.

Airstrip

To accommodate the needs of fly-in fly-out guests a 1,100 metre length airstrip is proposed near the resort. The proposed airstrip is an integral part of the resort infrastructure. Fly-in guests comprise a viable and important secondary market, and to accommodate their needs the proposed airstrip will permit light aircraft to land near the resort. The airstrip will be served primarily by charter services and private light aircraft from Gladstone and Rockhampton.

The location for the airstrip is in the south central portion of Lot 8 CP86046. This location is on an existing broad natural ridge and has been chosen as due to its beneficial topography and alignment. The location is sheltered from the blustery coastal winds, which will allow the strip to be useable in all but the most extreme weather conditions. The alignment also permits a lower level of earthworks and visual disturbance to the natural features of the island. Being only 4km from the resort node its position also offers convenience. The airstrip land was cleared in 2006 and the airstrip is partially built.

Access to Foreshore

Access to the foreshore will be managed by:

- providing a total of three pedestrian access points only to the foreshore from the resort;
- not providing for vehicle access to the foreshore; and
- utilising topography and landscaping to prevent access to the foreshore other than at the designated pedestrian access points.

2.2 Alternatives to taking the proposed action

A number of alternatives to undertaking the proposed action have been considered. In 1990 a development concept was prepared for a much higher intensity form of development including a hotel complex with 250 rooms, 175 cottages and 50 dormitory type accommodation surrounding by a golf course, tennis facilities and other sporting facilities (refer to **Attachment 5 – Development Concept - 1990**). This development concept was refined in 1995 to remove the golf course and include provision for 220 rooms (170 units), a lodge, homestead, camp and a precinct of resort condominiums refer to **Attachment 6 – Development Concept - 1995**). The current development proposal is smaller in scale and intensity to both these alternatives.

2.3 Alternative locations, time frames or activities that form part of the referred action

Not applicable.

2.4 Context, planning framework and state/local government requirements

Background

In 1976 a small group of private US based investors headed by Mr W Reigel purchased the cattle property known as "Monte Christo" on Curtis Island off Gladstone with the view to constructing a tourism resort. The property consisted of 1,030ha of freehold land and 30,378ha of leasehold on land covering approximately two thirds of the entire island. The land holding had been used as a cattle breeding and fattening property for almost 150 years. Since this time the project proponents have been seeking to obtain the necessary land tenure and approvals to construct a tourism resort on Curtis Island. Under the legislation at that time, approval was required from the Local Authority (being Calliope Shire Council) for a Consent Approval and from State Government to change the land tenure from an existing grazing lease to a lease able to accommodate tourism activity. These two levels of government were consulted with to obtain the necessary approvals. At that time, no specific Federal Government approval was required.

Commonwealth Approvals

A previous larger development concept on the site (refer to **Attachment 6 - Development Concept - 1995**) was accepted by the then Commonwealth Environment Minister as meeting the object of the *Environmental Protection (Impact of Proposals) Act 1974*. This concept was for a much larger site with a significantly larger footprint (refer to **Attachment 7 – Minister for the Environment Determination - 1996**).

In August 2013, Senator the Hon Don Farrell, Federal Minister for Sport and Minister Assisting the Minister for Tourism also granted Tourism Major Project Facilitation status to the Turtle Street Beach Resort project (refer to **Attachment 8 – Major Project Facilitation Status**).

Tenure Approvals

Monte Christo Properties was acquired in 1976 and an application for a change of tenure made to the state government in 1983. The application was suspended until 1987 whilst the Commonwealth considered the establishment of a naval base on Curtis Island. The naval base did not proceed and the proponents were invited to make a new application for a change of tenure, which they did. Complex and protracted negotiations ensued with the Lands Department and the National Parks department until agreement was reached and a 75 year tourism lease for the resort area was issued in 1999. However, marketing and financial consultants advised that a minimum 100-year lease was required. For the next 4 years, QRE negotiated with the Queensland government to increase the term of the lease and a new 100-year lease was issued in December 2003.

Planning Framework and Development Approvals

The proposed action is consistent with the current Gladstone Regional Council Planning Scheme (commenced on 12/10/2015) which includes Lot 8 on CP860464 in the Major Tourism Zone. It is also consistent with the superseded planning scheme applying to the Island (Calliope Planning Scheme), which states that the intended outcome for Black Head is:

Development of the area known as Black Head, Curtis Island and identified as Lots 8 and 11 CP860464 as a tourist resort which includes the following facilities:

- (a) central resort facilities and resort accommodation designed to a high architectural standard;*
- (b) a landing in Hobble Gully;*
- (c) vehicular access from the landing to Black Head;*
- (d) an airstrip;*
- (e) a dam in Hobble Gully; and*
- (f) water supply and sewerage infrastructure;*

and preserves Curtis Island's natural features and integrates the natural recreational opportunities.

Development Approval was originally received from Calliope Shire in December of 1991 and renewals have been routinely received from the Calliope Shire Council until November 2009 when the newly amalgamated Gladstone Regional Council voted to not extend the approvals. Council was not opposed to the resort (which is appropriately designated in Council's planning scheme). Rather, its concern was that the original conditions of approval were outdated and a more contemporary set of conditions was required. QRE appealed this decision, protecting its rights in the Planning and Environment Court and engaged in a dialogue with Gladstone Regional Council to reach a negotiated settlement which was reached and ratified by the Planning & Environment Court on 17 February 2012. This agreement included a set of conditions that reflect the current Council planning scheme and State environmental policies. As part of the agreement with Gladstone Regional Council, QRE lodged an application for operational work permits for the development by 17 February 2013 and ultimately received the operational work approval in July 2013. On 12 June 2015 Gladstone Regional Council approved the extension of the currency period for this approval to 26 July 2017.

A current development permit and Planning and Environment Court Consent Order exists on part of the site for a tourist resort. These approvals represent the culmination of an approvals and negotiation process that commenced in 1989 and has involved extensive consultation and studies over many years with Gladstone Regional Council (and the former Calliope Shire Council), State agencies and the Commonwealth (refer to **Attachment 3 – Development Approvals and Approved Plans**).

Vegetation (including Mangrove Clearing) Approvals

In 2002, QRE was advised that development couldn't begin until a tree clearing permit for the project was obtained. QRE commissioned all required reports including vegetation studies and acid sulphate reports and the company finally received the tree clearing permit in March 2006. The State required all Broad Scale clearing permits to be exercised prior to December 31 2006 or otherwise they would have lapsed. It is also important to consider that most direct impacts, that is those associated with clearing, were approved by the Queensland Department of Natural Resources and Mines on 29 November 2005 (refer to **Attachment 9 - EPBC Act Assessment**). A separate approval to clear approximately 250m² of mangroves was also obtained from the Queensland Department of Primary Industries and Fisheries (refer to **Attachment 10 – Marine Plant Permit**). Clearing rights granted under these approvals were exercised prior to 31 December 2006. The 2015 EPBC Act assessment identifies that the area cleared in 2006 pursuant to a State Government approval would not have resulted in a significant impact on matters of national environmental significance (refer to **Attachment 9 - EPBC Act Assessment**).

Cultural Heritage Approvals

A cultural heritage assessment for the development was prepared by ARCHAEO in 2006 in accordance with the *Aboriginal Cultural Heritage Act 2003*. QRE entered into a Cultural Heritage Agreement with Aboriginal groups that had an interest on Curtis Island in 2006 (refer to **Attachment 11 – Cultural Heritage Assessment**).

Queensland Tourism Investment Attraction

In September 2013, the Queensland Department of Tourism, Major Events, Small Business and Commonwealth Games' Tourism Investment Attraction Unit (TIAU) selected the Turtle Street Beach Resort project to join a number Queensland tourism projects to be promoted globally by the TIAU in collaboration with Trade and Investment Queensland, Tourism Australia and Austrade.

QRE now has all Local Government and State approvals in place to develop 177 villas and units (297 rooms) and associated facilities on the site.

Commonwealth Legislation

The following table lists the key relevant Commonwealth legislation applying to the project.

Table 2.4.1. Commonwealth Legislation.

Legislation	Description	Relevance to the Project
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	The <i>Environment Protection and Biodiversity Conservation Act 1999</i> ('EPBC Act') establishes a Commonwealth process for assessment of proposed actions that have the potential to have an impact on matters of national environmental significance or on Commonwealth land. The EPBC Act requires that actions, which have the potential to have an environmental impact on Commonwealth land, be assessed for the purpose of Commonwealth decision making. The Commonwealth Minister for the Environment will determine whether approval is necessary under the EPBC Act and, if so, the type of assessment that will be undertaken.	The proponent submits that given the substantial planning work to avoid impacts on environmental values, including matters of national environmental significance, that the project should not be declared a controlled action under the EPBC Act (refer to Attachment 9 – EPBC Act Assessment).

State Legislation

The following **Table 2.4.2** provides a summary of the key State (Queensland) statutes applying to the development.

Table 2.4.2. Key State Legislation.

Key Legislation	Description	Relevance to the project
<i>Aboriginal Cultural Heritage Act 2003</i>	The <i>Aboriginal Cultural Heritage Act 2003</i> recognises the existing right of ownership of cultural heritage by Aboriginal people ensuring	A cultural heritage assessment for the development was prepared by ARCHAEO in 2006 in accordance with the <i>Aboriginal</i>

Key Legislation	Description	Relevance to the project
	native title is not affected. The legislation seeks to protect areas of significance to Aboriginal people. The 'duty of care' provisions includes a legal responsibility or statutory 'duty of care' requiring those conducting activities in areas of significance to take all reasonable and practical measures to avoid harming cultural heritage.	<i>Cultural Heritage Act 2003</i> . The site falls within the external boundary of the registered Native Title application of the Port Curtis Coral Coast (PCCC) native title claimants QC01/29. As no triggers exist that require QRE to undertake a Cultural Heritage Management Plan, pursuant to Part 7 of the Act, a decision was made to enter into an Agreement, in accordance with Section 23(3) of the Act (refer to Attachment 11 – Cultural Heritage Assessment).
Coastal Protection and Management Act 1995	The principal objectives of the <i>Coastal Protection and Management Act 1995</i> are the protection, conservation, rehabilitation and management of the state's coastal resources and biodiversity by the provision, in conjunction with other legislation, of a coordinated and integrated management and administrative framework for the ecologically sustainable development of the coastal zone.	The proposed development is compliant with the Coastal Management and Biodiversity Overlay Code of the Calliope Planning Scheme.
Environmental Protection Act 1994	The object of the Act is to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development).	Approval for Environmentally Relevant Activities ('ERAs'), including but not necessarily limited to sewage treatment, water treatment and fuel storage may be required under the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection Regulation 2008</i> . Further applications will be submitted for ERAs as required.
Land Act 1994	The <i>Land Act 1994</i> deals with the allocation of tenure and other dealings involving State land, including through the granting of leases.	The land holding contains State-owned land. Land tenure issues relevant to the project have been resolved.
Nature Conservation Act 1992	The <i>Nature Conservation Act 1992</i> ('NCA') protects areas that have been dedicated for conservation as well as individual specimens of plants and animals, and seeks to achieve "...an integrated and comprehensive conservation strategy for the whole of the State..." (section 5 of the NCA). The most relevant portions of the NCA to the proposed development are the sections relating to Wildlife and Habitat Conservation.	The Nature Refuge which has been declared over part of the site requires the land to be managed in accordance with the principles contained in the <i>Nature Conservation Act 1992</i> (refer to Attachment 2 – Curtis Island Nature Refuge Conservation Agreement).
Sustainable Planning Act 2009	The <i>Sustainable Planning Act 2009</i> ('SPA') and the <i>Sustainable Planning Regulation 2009</i> ('SPR') provide the statutory framework for the making and assessment of development applications. The SPA delivers an Integrated Development Assessment System ('IDAS') for integrating State and local government assessment and approval processes for development.	A current Planning and Environment Court Consent Order, as well as an Operational Work approval exists on part of the site for a tourist resort (refer to Attachment 3 – Development Approvals and Approved Plans). These approvals represent the culmination of an approvals and negotiation process that commenced in 1989 and has involved extensive consultation and studies over many years with Gladstone Regional Council (and the former Calliope Shire Council), State agencies and the Commonwealth.
Vegetation Management Act 1999	Clearing of native vegetation is regulated by the <i>Vegetation Management Act 1999</i> ('VMA'). Clearing remnant vegetation on a regulated vegetation management map, if not exempt, can only be done under a permit. Common exemptions include clearing for necessary fence lines, necessary road or vehicular tracks, fire management lines and fire breaks. A development application that includes vegetation clearing will require referral and assessment by the Department of Natural Resources and Mines (DNRM).	Previous approvals were issued by the State in 2006 for vegetation clearance (refer to Attachment 9 – EPBC Act Assessment). A Property Map of Assessable Vegetation (PMAV) has also been issued by the State for the site and demonstrates that the resort footprint aligns with cleared areas (refer to Attachment 12 – Property Map of Assessable Vegetation).

2.5 Environmental impact assessments under Commonwealth, state or territory legislation

Not applicable.

2.6 Public consultation (including with Indigenous stakeholders)

A cultural heritage assessment for the development was prepared by ARCHAEO in 2006 in consultation with the Port Curtis Coral Coast native title claimants. The Aboriginal Parties agreed to provide field representatives to undertake the assessment to determine whether there are any significant Aboriginal areas or objects as defined by the Act (refer to **Attachment 11 – Cultural Heritage Assessment**).

2.7 A staged development or component of a larger project

Not applicable.

3 Description of environment & likely impacts

3.1 Matters of national environmental significance

A search for matters protected by *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) based on a 10 kilometre buffer to exclude mainland attributes (refer to **Attachment 9 – EPBC Act Assessment**) has identified that the following matters of national environmental significance may occur in, or may relate to the locality:

- World Heritage Properties – 1 (Great Barrier Reef);
- National Heritage Places – 1 (Great Barrier Reef);
- Wetlands of International Importance – None;
- Great Barrier Reef Marine Park – 4;
- Commonwealth Marine Areas – None;
- Listed Threatened Ecological Communities – 2;
- Listed Threatened Species – 30;
- Listed Migratory Species – 55;
- Listed Marine Species – 96;
- Whales and other cetaceans – 12;
- Invasive Species – 20; and
- Nationally Important Wetlands – 3 (Great Barrier Reef Marine Park, Port Curtis and The Narrows).

3.1 (a) World Heritage Properties

Description

The site is located within the Great Barrier Reef World Heritage Area that extends over 2,000 kilometres and covers 348 000 km² on the north-east continental shelf of Australia. As the world's most extensive coral reef system, it is one of the best known marine protected areas. The Great Barrier Reef's diversity reflects the maturity of the ecosystem which has evolved over many thousands of years (Department of the Environment, 2015¹). Within the Great Barrier Reef there are some 2,500 individual reefs of varying sizes and shapes, and over 900 islands, ranging from small sandy cays and larger vegetated cays, to large rugged continental islands rising, in one instance, over 1,100 metres above sea level. Collectively these landscapes and seascapes provide some of the most spectacular maritime scenery in the world. The latitudinal and cross-shelf diversity, combined with diversity through the depths of the water column, encompasses a globally unique array of ecological communities, habitats and species. This diversity of species and habitats, and their interconnectivity, make the GBR one of the richest and most complex natural ecosystems on earth (Department of the Environment, 2014²).

World Heritage places have outstanding natural or cultural values of significant importance. The Great Barrier Reef was inscribed on the World Heritage List in 1981 based on the following criteria:

- *Criterion (vii): The GBR is of superlative natural beauty above and below the water, and provides some of the most spectacular scenery on earth. It is one of a few living structures visible from space, appearing as a complex string of reefal structures along Australia's northeast coast.*
- *Criterion (viii): The GBR, extending 2,000 kilometres along Queensland's coast, is a globally outstanding example of an ecosystem that has evolved over millennia. The area has been exposed and flooded by at least four glacial and interglacial cycles, and over the past 15,000 years reefs have grown on the continental shelf.*
- *Criterion (ix): The globally significant diversity of reef and island morphologies reflects ongoing geomorphic, oceanographic and environmental processes. The complex cross-shelf, longshore and vertical connectivity is influenced by dynamic oceanic currents and ongoing ecological processes such as upwellings, larval dispersal and migration.*
- *Criterion (x): The enormous size and diversity of the GBR means it is one of the richest and most complex natural ecosystems on earth, and one of the most significant for biodiversity conservation. The amazing diversity supports tens of thousands of marine and terrestrial species, many of which are of global conservation significance.*

¹Source: <http://www.environment.gov.au/heritage/publications/factsheet-great-barrier-reef-world-heritage-area>

²Source: <http://www.environment.gov.au/epbc/publications/epbc-act-referral-guidelines-outstanding-universal-value-great-barrier-reef-world-heritage>

Nature and extent of likely impact

The proponent recognises that the Great Barrier Reef's World Heritage Values must be protected against the potential for deleterious impacts. Importantly in this regard, no dredging, marinas or other direct impacts on the Great Barrier Reef or associated aquatic, oceanic or foreshore environments are proposed. The Great Barrier Reef and associated environments are a cornerstone to the proposed facility and their protection/enhancement is integral to the proponent. Limited recreational uses are proposed for the marine environment including swimming, fishing, snorkelling and boating subject to compliance with Marine Park Zoning Plans.

The proposed eco-sensitive resort has been designed to protect matters of national environmental significance and the Outstanding Universal Value of the Great Barrier Reef World Heritage Area as demonstrated by the following:

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

- The project has been designed to avoid significant visual impacts on the Great Barrier Reef World Heritage Area by ensuring appropriate setback distances to the shoreline and by ensuring that buildings are predominantly below the height of the existing mature trees on the site. The design, colour palette and construction materials of buildings and infrastructure will also compliment the natural environment (refer to **Attachment 3 – Development Approvals and Approved Plans**).

Criterion (viii): The GBR, extending 2,000 kilometres along Queensland's coast, is a globally outstanding example of an ecosystem that has evolved over millennia. The area has been exposed and flooded by at least four glacial and interglacial cycles, and over the past 15,000 years reefs have grown on the continental shelf AND Criterion (ix): The globally significant diversity of reef and island morphologies reflects ongoing geomorphic, oceanographic and environmental processes. The complex cross-shelf, longshore and vertical connectivity is influenced by dynamic oceanic currents and ongoing ecological processes such as upwellings, larval dispersal and migration.

- The project has been designed to avoid significant impacts on the oceanographic and coastal processes of the Great Barrier Reef by ensuring no dredging, managing access to the foreshore and by adopting best practice stormwater management. Conveyance of flows from new areas of development will be done in a way that is sympathetic to the existing drainage characteristics of the island and receiving environment. New drainage networks will also feature elements to remove sediments and nutrients prior to discharge. Such works will be undertaken in accordance with the conditions of the Operational Works approval issued by Council and the Consent Order.

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

- *Vegetation* – the project has been assessed against the significant impact guidelines for EPBC Act listed threatened ecological communities and species. The results of this assessment indicate that it is unlikely that the proposed resort development will have a significant impact on matters of national environmental significance (refer to **Attachment 9 – EPBC Act Assessment**). Further, limited clearing is required to facilitate development with the dedication/surrender of key areas of environmental significance and previous clearing activities undertaken in 2006 in accordance with State Government approvals (refer to **Attachment 9 – EPBC Act Assessment**). A Vegetation Management Plan has also been prepared by Logic Environmental (2015) to ensure the successful management of the site's vegetation during the operational works phase of the development (refer to **Attachment 13 – Vegetation Management Plan**); and
- *Fauna* - the project has been assessed against the significant impact guidelines for EPBC Act listed threatened species and migratory species which are known or likely to occur within the vicinity of the resort development. The results of this assessment indicate several threatened species potentially exist within/around the site. It should be noted however that none of these species (including the Yellow Chat or Turtles) were observed during the Fauna Survey and Habitat Assessment (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**). Suitable habitat for the Yellow chat is absent from the resort footprint and the beach fronting the resort site is not a recognised turtle rookery. Notwithstanding this lighting will be located, directed, shielded and specified so as to not spill onto the beach (refer to **Attachment 15 - Lighting Design**). A Fauna Management Plan has also been prepared by Logic Environmental (2015) (refer to **Attachment 16 – Fauna Habitat Management Plan**).

3.1 (b) National Heritage Places

Description

The Great Barrier Reef is a World and National Heritage Place. Refer to discussion in 3.1(a) above.

Nature and extent of likely impact

The proponent recognises that the Great Barrier Reef's World Heritage Values must be protected against the potential for deleterious impacts and as such no dredging or marinas are proposed. Refer to discussion in 3.1(a) above.

3.1 (c) Wetlands of International Importance (declared Ramsar wetlands)

Description

The site does not include any wetlands of international importance.

Nature and extent of likely impact

Not applicable.

3.1 (d) Listed threatened species and ecological communities

Description

The EPBC Act Protected Matters Report (based on a 10 km buffer) identified 30 listed threatened species and 2 listed threatened ecological communities as having potential to occur within the site. The results of the EPBC database searches and list of marine species protected by the EPBC Act is available in **Attachment 9 – EPBC Act Assessment**.

Threatened Species

A detailed Fauna Survey and Habitat Assessment was undertaken by Native Foresters in March–June 2015 (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**). In summary the study did not record any EPBC Act threatened species on the site.

Ecological Communities

One Threatened Ecological Community (TEC) - Littoral Rainforest and Coastal Vine Thickets of Eastern Australia, occurs within the vicinity of the resort infrastructure (refer to **Attachment 9 – EPBC Act Assessment**). This Threatened Ecological Community (TEC) was listed on 10 October 2008. Regional Ecosystem (RE) 12.2.2 equates to this TEC and is mapped by the Queensland Government as a component of remnant vegetation adjacent the existing cleared footprint.

Nature and extent of likely impact

The key approach of the resort design with respect to minimising impacts to environmental values is the avoidance of environmentally significant areas in the development footprint and the dedication of some 13,940 hectares to the State for Conservation/National Park and the recent sale of 18,950 hectares as a vegetation offset area for the LNG projects.

Threatened Species

Whilst no listed threatened fauna species were found within the site or its surrounds, the proponent is committed to fauna conservation. The Fauna Habitat Management Plan (refer to **Attachment 16**) seeks to protect key species and native vegetation during resort construction and operation.

Ecological Communities

The Littoral Rainforest and Coastal Vine Thickets of Eastern Australia occurs within the vicinity of the resort infrastructure. No direct impacts to this community are anticipated as a result of the construction and operation of the resort. Indirect impacts as result of incursion of exotic weed species will be avoided by the implementation of proposed management measures including the use of local native plants in landscaping and the removal of significant weeds within the construction area (refer to **Attachment 13 – Vegetation Management Plan**).

It is considered that these measures will serve to protect and enhance the threatened ecological community.

3.1 (e) Listed migratory species

Description

The EPBC Act Protected Matters Report (based on a 10 km buffer) identified 55 listed threatened species as having potential to occur within the site. The results of the EPBC database searches and list of marine species protected by the EPBC Act are available in **Attachment 9 – EPBC Act Assessment**. Detailed ecological assessments undertaken in March – June 2015 found no evidence of the 55 listed migratory species having potential to utilise the site. The resort footprint is entirely terrestrial, with the exception of a small incursion into mangroves for a barge landing that is a tidal environment. The development avoids areas typically important to several migratory species.

Nature and extent of likely impact

Whilst there were no listed migratory species found within the site or its surrounds, the proponent is committed to fauna conservation and has prepared a Fauna Management Plan (refer to **Attachment 16 - Fauna Management Plan**). It is also likely that the proposed rehabilitation and revegetation program (refer to **Attachment 3 – Development Approvals and Approved Plans – Landscape Concept**) will serve to create new habitat for fauna.

While the beach is not recognised as being a turtle rookery, the proposal has been designed to ensure that no light spills from the resort (refer to **Attachment 15 – Lighting Design**).

3.1 (f) Commonwealth marine area

(If the action is in the Commonwealth marine area, complete 3.2(c) instead. This section is for actions taken outside the Commonwealth marine area that may have impacts on that area.)

Description

The project has been designed to ensure that there will be no impact on the Commonwealth marine area – refer to 3.1 (a) World Heritage Properties.

Nature and extent of likely impact

Not applicable.

3.1 (g) Commonwealth land

(If the action is on Commonwealth land, complete 3.2(d) instead. This section is for actions taken outside Commonwealth land that may have impacts on that land.)

Description

The action will not have any impact on Commonwealth land.

Nature and extent of likely impact

Not applicable.

3.1 (h) The Great Barrier Reef Marine Park

Description

Water based activities like sailing, kayaking and paddle boarding are proposed from the front of the resort site whilst motorised boating activities will be from the South End and Hobble Gully. Marine access to the site is proposed via the existing barge landing area at Hobble Gully.

Nature and extent of likely impact

In accordance with the 1996 determination by the then Commonwealth Minister for Environment, Sport and Territories, potential boating impacts will be mitigated by restriction of boating speeds in Hobble Gully and Graham Creek.

3.1 (i) A water resource, in relation to coal seam gas development and large coal mining development

Description

The proposal is not related to water resource used for coal seam gas development or a coal mining development.

Nature and extent of likely impact

Not applicable.

3.2 Nuclear actions, actions taken by the Commonwealth (or Commonwealth agency), actions taken in a Commonwealth marine area, actions taken on Commonwealth land, or actions taken in the Great Barrier Reef Marine Park

3.2 (a)	Is the proposed action a nuclear action?	X	No
			Yes (provide details below)

If yes, nature & extent of likely impact on the whole environment

3.2 (b)	Is the proposed action to be taken by the Commonwealth or a Commonwealth agency?	X	No
			Yes (provide details below)

If yes, nature & extent of likely impact on the whole environment

3.2 (c)	Is the proposed action to be taken in a Commonwealth marine area?	X	No
			Yes (provide details below)

If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(f))

3.2 (d)	Is the proposed action to be taken on Commonwealth land?	X	No
			Yes (provide details below)

If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(g))

3.2 (e)	Is the proposed action to be taken in the Great Barrier Reef Marine Park?		No
		X	Yes (provide details below)

If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(h))

Water based activities like sailing, kayaking and paddle boarding are proposed from the front of the resort site whilst motorised boating activities will be from the South End. Marine access to the site is proposed via the existing barge landing area at Hobble Gully. In accordance with the 1996 determination by the then Commonwealth Minister for Environment, Sport and Territories, potential boating impacts will be mitigated by restriction of boating speeds in Hobble Gully and Graham Creek.

3.3 Other important features of the environment

3.3 (a) Flora and fauna

Flora

The property contains a relatively diverse range of vegetation types dependent upon topography and proximity to the coastline. There are areas of remnant vegetation and cleared areas of non-remnant vegetation associated with the proposed resort development. The Regional Ecosystems (RE) occurring over the site are described in Fauna Survey and Habitat Assessment (refer to **Attachment 14**). A Property Map of Assessable Revegetation (PMAV) has been certified by Queensland's Department of Natural Resources and Mines and replaces the Regional Ecosystem mapping (refer to **Attachment 12**). It demonstrates that the resort footprint aligns with approved cleared areas.

A Vegetation Management Plan has also been prepared by Logic Environmental (2015) to ensure the protection and enhancement of the site's vegetation (refer to **Attachment 13**).

Fauna

A detailed Fauna Survey and Habitat Assessment was undertaken by Native Foresters in March – June 2015 (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**). In summary the study did not record any EPBC Act threatened species on the site but it did record the following species that are not scheduled under the Act:

- Arboreal mammals - Three arboreal mammals were located during the course of the winter survey including the Greater Glider, Squirrel Glider and Sugar Glider in the open eucalypt forest area in the west of the property. The presence of suitable habitat hollow trees in the Western part of the property is continuing to provide suitable conditions for these species with the presence of scats and scratches on trees indicating use of this site by arboreal mammals;
- Terrestrial mammals - the program of Elliot trapping over the site did not identify the presence of any small terrestrial mammals (Dasyurids) in any of the four survey areas. It is also noted that GHD undertook an Elliot trapping program on an adjacent property in 2004 with no Dasyurids, Bandicoots or Rodents detected. One feral species of Black Rat was detected onsite by camera trapping. No evidence of Bandicoot digs were observed onsite. The only large native mammal detected onsite was the Eastern Grey Kangaroo;
- Bats - Nine microbat species were positively identified from the winter survey data. At least five other species may also be present in the survey area. The variety and structural diversity of vegetation communities in the survey area provide a wide range of foraging niches and habitat opportunities for microbats. The bat species richness and relative activity levels detected in the survey are comparable to other sites in Queensland with a similar suite of habitat types;
- Reptiles - The survey identified nine reptiles including eight lizards and one snake. The low diversity of snakes identified is likely to be a result of the winter survey timing. The habitat condition for reptiles across the reserve are considered to be moderate to good with adequate coarse woody debris and litter present across the site;
- Amphibians - The survey identified 5 native frog species and the pest species Cane toad occurring onsite. This represents a reasonable diversity of frog species. The presence of rain and the resultant ephemeral ponding over the site was conducive for the detection of frogs. The Cane toad was found in large numbers onsite. Cane toad tadpoles prey on the tadpoles of native amphibian species. In addition, cane toads are considered likely to cause declines in faunal biodiversity through competition for food with other carnivores, predation upon small vertebrates (such as skinks) and by causing intoxication among larger predators such as goannas (*Varanus* spp.) and raptors; and
- Birds - The diversity of topography and vegetation types occurring over the property provides multiple habitat opportunities for a range of bird species. The winter survey located 7 birds of prey, 5 shorebirds, 1 waterbird and 17 land birds over the site.

A Fauna Habitat Management Plan has also been prepared by Logic Environmental (2015) to manage potential fauna impacts during the construction and operation of the resort (refer to **Attachment 16**).

3.3 (b) Hydrology, including water flows

The hydrology predominantly drains towards the west. Graham Creek is a large mangrove wetland that almost dissects Curtis Island from The Narrows. Two named and one unnamed gullies drain into Graham Creek. Hobble Gully, the most northern creek (where the water storage facility is proposed) is a steep-banked ephemeral creek for much of its length within the study area. Outside of the study area, it becomes a deep tidal mangrove lined creek. To the west of the main channel of Hobble Gully are a series of necklace pools that possibly may be spring fed and contain relatively permanent water. Logbridge Creek is the major drainage creek with steep banks and flows into Graham Creek further to the south. In 2003 approval was issued by the Department of Primary Industries to clear an area of mangroves (approximately 250m²) to allow a barge landing area to be constructed (refer to **Attachment 10 – Marine Plant Permit**).

3.3 (c) Soil and Vegetation characteristics

Geological investigations indicate that the geology at the resort site is dominated by "*sandy loam topsoils (being approximately 300mm depth) overlying between 300 and 600mm of shallow gravelly residual sandy soils or duplex soils with lower silty clay subsoil underlain by hard weathered rock*" (McWilliam Consulting Engineers, facsimile transmission 28.11.2002). The northern portions of the headland include exposed areas of greywacke and mudstone or thin soils derived from the metasediments of the Shoalwater Formation. Deeper soils prevail in the more protected parts of the site. These soils give way to a mixture of sandy, rocky and muddy shores on the western edge of the resort site. In the southern flatter parts of the resort site there are deeper soils and exposed rock (refer to **Attachment 4 – Landscape Concept Background**). The property contains a relatively diverse range of vegetation types dependent upon topography and proximity to the coastline.

3.3 (d) Outstanding natural features

The principal natural features of the original Monte Christo Station included a highly scenic stretch of shoreline on the island's east coast which includes rugged bluffs and headlands, scalloped bays and beaches, sand dune formations, and an extensive marine plain. The site of the proposed beach resort is located close to 'Black Head', a rock promontory with a maximum height of approximately 54 metres. Black Head forms the southern limit of Turtle Street Beach and is the commencement of a 7.5 kilometre stretch of high bluffs extending south to Connor. The site contains the prominent features of Black Head and Turtle Street Beach, together with the sea cliffs and native vegetation. In addition to these coastal features are a series of gullies and creeks, including Hobble Gully and Logbridge Creek.

3.3 (e) Remnant native vegetation

The resort footprint is cleared and is surrounded by various vegetation types, predominantly eucalyptus woodland (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**).

3.3 (f) Gradient (or depth range if action is to be taken in a marine area)

The topography in the resort is diverse. In its eastern part, the terrain comprises of hilly lands with narrow rounded crests on the ridges and spurs and with steep planner slopes within the range of 20% to 40% (1: 5 to 1:2.5). Although the majority of the site has slopes less than 25% (1 in 4) some steep gullies have been left undisturbed and it is proposed that they will remain as features of the landscaping. The exposed eastern rugged coastal fringe is outside the resort area, largely within an Esplanade, and will not be developed.

3.3 (g) Current state of the environment

The site is considered to be in moderate ecological condition with parts of the site having been previously cleared and used for historic grazing purposes. The Fauna Survey and Habitat Assessment found that feral pigs, feral horses (brumbies), wild dogs, feral cats, foxes and stray stock are considered to be the main feral species impacting on conservation values on Curtis Island and these were all detected during the survey. The fox, feral cat, feral dog and in some situations the feral pig are all predatory and have an adverse effect on native fauna and may account for the apparent absence of small and medium size native fauna species over the site. The black rat is also present, with this species competing with native rodents (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**).

3.3 (h) Commonwealth Heritage Places or other places recognised as having heritage values

Not applicable.

3.3 (i) Indigenous heritage values

A cultural heritage assessment for the development was prepared by ARCHAEO to provide the project with compliance with its cultural heritage duty of care, pursuant to the *Aboriginal Cultural Heritage Act 2003*. The study area falls within the external boundary of the registered Native Title application of the Port Curtis Coral Coast (PCCC) native title claimants QC01/29. As no triggers exist that require QRE to undertake a Cultural Heritage Management Plan, pursuant to Part 7 of the Act, a decision was made to enter into an Agreement, in accordance with Section 23(3) of the Act.

In accordance with an existing Memorandum of Understanding (MoU) between the native title claimants of PCCC, availability of people who are the applicant of PCC and therefore can be described as Aboriginal Parties by the Act, and the requirement of Section 23(3) of the Act that an agreement should be with an Aboriginal Party, consultation was commenced with those Aboriginal Parties who specifically speak for Curtis Island, and who would be available to attend

discussions. The Aboriginal Parties agreed to provide field representatives to undertake the assessment to determine whether there are any significant Aboriginal areas or objects as defined by the Act (refer to **Attachment 11 – Cultural Heritage Assessment**).

3.3 (j) Other important or unique values of the environment

The Curtis Island National Park (formerly part of the Monte Christo Station) surrounds the site and protects a variety of vegetation types including open forest, grasslands and wetlands.

3.3 (k) Tenure of the action area (eg freehold, leasehold)

The tenure of the site is leasehold – refer to section to 1.6.

3.3 (l) Existing land/marine uses of area

Until recently, the whole of the Monte Christo Cattle Station, comprising of freehold and leasehold lands, was used as a cattle property. The property was used for cattle grazing purposes for over 150 years and was managed on the basis of limiting herd numbers to a level, which was sustainable even in poor seasonal conditions. As part of a vegetation offset agreement, most of the original holding will become protected land under either National or Conservation park tenure. The principal structures on that land include the homestead complex, cattle yards and cattle fencing (those huts are on land surrendered for National Park). There are no structures on that part of the island, which forms the resort site. On 10 October 2015 cattle grazing ceased on the Island.

3.3 (m) Any proposed land/marine uses of area

Water based activities like sailing, kayaking and paddle boarding are proposed from the front of the resort site whilst motorised boating activities will be from the South End and Hobble Gully. Marine access to the site is proposed via the existing barge landing area at Hobble Gully.

4 Environmental outcomes

The property is considered to be in moderate ecological condition with parts of the site previously cleared and used for historic grazing purposes. The Fauna Survey and Habitat Assessment found that feral pigs, feral horses (brumbies), wild dogs, feral cats, foxes and stray stock are considered to be the main feral species impacting on conservation values on Curtis Island (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**).

It is considered that the project will protect the Outstanding Universal Value of the Great Barrier Reef and will assist in creating new habitat areas for matters of national environmental significance, as demonstrated by the following:

- **Protected Area Estate** - the project has significantly increased the Protected Area estate on Curtis Island, with some 32,890 hectares of the original Monte Christo Station surrendered for National Park and Conservation Park, including a Vegetation Offset area of 18,950 hectares. A large portion of the site is subject to the provisions of a Nature Refuge Agreement, the purpose of which is to protect biological diversity, including native flora and fauna and their habitats;
- **Cessation of Cattle Grazing Operations** - in addition to surrendering land the proponent also surrendered grazing rights over the Conservation Park lease area and the Vegetation offset area. Also, as of 10 October 2015 all cattle have been removed from the Island. As such, not only has the proponent surrendered a significant area of land but also a cattle station that has operated for over 150 years. At its peak Monte Christo would have had approximately 2,000 head of cattle with attenuate impacts;
- **Water Quality** – the project has been designed to avoid impacts on the Great Barrier Reef and will adopt best practice stormwater management measures; and
- **Biodiversity** – All significant weeds and pest species within the construction area are proposed to be treated and/or removed from the property. Significant site revegetation works are proposed to enhance habitat opportunities (refer to **Attachment 13 – Vegetation Management Plan** and **Attachment 16 – Fauna Habitat Management Plan**).

The proposal comes at the end of process which has resulted in significant environmental benefits associated with the increase in the protected area estate on Curtis Island.

5 Measures to avoid or reduce impacts

Avoidance

The site selection and design process has resulted in a reduction in the scale and intensity of the proposed resort from the previous development concepts (1990 and 1995) and has sought to avoid impacts on matters of national environmental significance by:

- dedicating areas of high conservation value to the State for National Park and Conservation Park;
- locating development outside of important habitats e.g. wetlands;
- ensuring activities are small in scale and intensity with no dredging, no marinas and no golf course proposed;
- providing setback distances to the coastal foredunes; and
- ensuring best practice stormwater management.

Reduction of Impacts

Measures to reduce potential environmental impacts have identified in site investigations and these have been embodied in the Development Consent and Operational Work Approval (refer to **Attachment 3 – Development Approvals and Approved Plans**), which includes requirements for:

- Construction Environmental Management Plan (Development Consent – Condition 30);
- Weed control and management (Development Consent – conditions 8 and 16);
- Pest species management (Development Consent – condition 16);
- Revegetation (Development Consent – condition 24);
- Vegetation Protection (Development Consent – condition 23);
- Minimisation of visual impact (Development Consent – conditions 26 and condition 39);
- Protection of cultural heritage (Development Consent – condition 9); and
- Erosion and Sediment Control (Operational Work – conditions 18 and 20).

These conditions and other proposed environmental measures are summarised in the following **Table 5.1**.

Table 5-1. Summary of environmental management measures.

Potential Value and Impact	Environmental Measure	Responsibility	Timing
World Heritage			
General	A Construction Environmental Management Plan will be prepared for the project. The construction contractor will ensure that all workers are trained in the requirements of the Construction Environmental Management Plan and ensure that the project does not have a negative impact on the World Heritage Values of the Great Barrier Reef. The Construction Environmental Management Plan (refer to Condition 30 of Attachment 3 – Development Approval and Approved Plans – Development Consent) shall address: (a) soil erosion and sediment control measures; (b) water quality; (c) vegetation preservation and native fauna habitat; (d) weed management; (e) air quality; (f) noise; (g) waste management; (h) incident management; (i) monitoring and reporting; and (j) integration with the Cultural Heritage Management Plan.	Construction contractor	Construction
Flora			
Weeds	Implement weed control measures to prevent the introduction of plants other than native plants onto the Island by construction vehicles, resort guests, resort vehicles and service providers (refer to Attachment 3 – Development Approval and Approved Plans – Development Consent – Condition 8).	Site Manager and Operator	Construction and Operation
General	Implement the Vegetation Management Plan to successfully manage the sites vegetation during the construction phase of development (refer Attachment 13 – Vegetation Management Plan).	Site Manager	Construction
	Implement the Rehabilitation Strategies as per the approved U Plan Landscape Plans (refer to Attachment 3 – Development Approval and Approved Plans – Development Consent – Condition 24).	Site Manager and Operator	Construction and Operation
Fauna			
General	Implement the Fauna Habitat Management Plan (refer Attachment 16 – Fauna Habitat Management Plan).	Site Manager	Construction
Turtles	Ensure lighting is located, directed, shielded and specified so as to not spill onto the beach (refer Attachment 15 – Lighting Design).	Site Manager and Operator	Construction and Operation
Cultural Heritage			
General	Implement the approved Cultural Heritage Management Plan for the Development (refer to Attachment 11 – Cultural Heritage Assessment).	Site Manager and Operator	Construction and Operation
Visual			
General	Implement the approved plans which requires natural colours and the height and location of buildings and structures to not protrude above any horizon or ridgeline when viewed from any public place readily accessible to the public (refer to Attachment 3 – Development Approval and Approved Plans – Development Consent – Conditions 26 and 39).	Site Manager	Construction

It is considered that the above requirements provide a comprehensive management framework to ensure that the construction and operation of the resort will mitigate any potential environmental impacts and not result in any significant impacts on matters of national environmental significance.

6 Conclusion on the likelihood of significant impacts

6.1 Do you THINK your proposed action is a controlled action?

- | | |
|-------------------------------------|---------------------------|
| <input checked="" type="checkbox"/> | No, complete section 5.2 |
| <input type="checkbox"/> | Yes, complete section 5.3 |

6.2 Proposed action IS NOT a controlled action.

The site is part of the former Monte Christo Station which operated as a cattle property for almost 150 years. The proposed Turtle Street Beach Resort has been subject to rigorous State and Local Government assessment process which commenced in 1989. Since this time the proponent has been involved in a complex approvals and negotiation process with Commonwealth, State and Local Government agencies which has resulted in a Development Permit (Operational Works) and Planning and Environment Court Consent Order for the proposed tourist resort. Through this process a total of 32,890 ha (13,940 ha as a direct trade-off to the State Government for the resort lease) and 18,950 ha as a subsequent sale to provide vegetation offset land for the LNG projects, ensuring the long-term protection of these areas for future generations.

Further to the above, the eco-sensitive resort is proposed on a relatively small part of the former Monte Christo Station and has been designed to protect matters of national environmental significance and the Outstanding Universal Value of the Great Barrier Reef World Heritage Area, as demonstrated by the following:

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

- The project has been designed to avoid significant visual impacts on the Great Barrier Reef World Heritage Area by ensuring appropriate setback distances to the shoreline and by ensuring that buildings are predominantly below the height of the existing mature trees on the site. The design, colour palette and construction materials of buildings and infrastructure will also compliment the natural environment (refer to **Attachment 3 – Development Approvals and Approved Plans**).

Criterion (viii): The GBR, extending 2,000 kilometres along Queensland's coast, is a globally outstanding example of an ecosystem that has evolved over millennia. The area has been exposed and flooded by at least four glacial and interglacial cycles, and over the past 15,000 years reefs have grown on the continental shelf AND Criterion (ix): The globally significant diversity of reef and island morphologies reflects ongoing geomorphic, oceanographic and environmental processes. The complex cross-shelf, longshore and vertical connectivity is influenced by dynamic oceanic currents and ongoing ecological processes such as upwellings, larval dispersal and migration.

- The project has been designed to avoid significant impacts on the oceanographic and coastal processes of the Great Barrier Reef by ensuring no dredging, managing access to the foreshore and by adopting best practice stormwater management. Conveyance of flows from new areas of development will be done in a way that is sympathetic to the existing drainage characteristics of the island and receiving environment. New drainage networks will also feature elements to remove sediments and nutrients prior to discharge. Such works will be undertaken in accordance with the conditions of the Operational Works approval issued by Council and the Consent Order.

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

- Vegetation** – the project has been assessed against the significant impact guidelines for EPBC Act listed threatened ecological communities and species. The results of this assessment indicate that it is unlikely that the proposed resort development will have a significant impact on matters of national environmental significance (refer to **Attachment 9 – EPBC Act Assessment**). Further, limited clearing is required to facilitate development with the dedication/surrender of key areas of environmental significance and previous clearing activities undertaken in 2006 in accordance with State Government approvals (refer to **Attachment 9 – EPBC Act Assessment**). A Vegetation Management Plan has also been prepared by Logic Environmental (2015) to ensure the successful management of the site's vegetation during the operational works phase of the development (refer to **Attachment 13 – Vegetation Management Plan**); and

- *Fauna* - the project has been assessed against the significant impact guidelines for EPBC Act listed threatened species and migratory species which are known or likely to occur within the vicinity of the resort development. The results of this assessment indicate several threatened species potentially exist within/around the site. It should be noted however that none of these species (including the Yellow Chat or Turtles) were observed during the Fauna Survey and Habitat Assessment (refer to **Attachment 14 – Fauna Survey and Habitat Assessment**). Suitable habitat for the Yellow chat is absent from the resort footprint and the beach fronting the resort site is not a recognised turtle rookery. Notwithstanding this lighting will be located, directed, shielded and specified so as to not spill onto the beach (refer to **Attachment 15 - Lighting Design**). A Fauna Management Plan has also been prepared by Logic Environmental (2015) (refer to **Attachment 16 – Fauna Habitat Management Plan**).

Accordingly, as the project will not have a significant impact on any matter of national environmental significance and given the comprehensive approval framework in place governing the responsible and sensitive development of the site, the proponent submits that the proposed development is not a controlled action under the EPBC Act.

6.3 Proposed action IS a controlled action

Matters likely to be impacted

<input type="checkbox"/>	World Heritage values (sections 12 and 15A)
<input type="checkbox"/>	National Heritage places (sections 15B and 15C)
<input type="checkbox"/>	Wetlands of international importance (sections 16 and 17B)
<input type="checkbox"/>	Listed threatened species and communities (sections 18 and 18A)
<input type="checkbox"/>	Listed migratory species (sections 20 and 20A)
<input type="checkbox"/>	Protection of the environment from nuclear actions (sections 21 and 22A)
<input type="checkbox"/>	Commonwealth marine environment (sections 23 and 24A)
<input type="checkbox"/>	Great Barrier Reef Marine Park (sections 24B and 24C)
<input type="checkbox"/>	A water resource, in relation to coal seam gas development and large coal mining development (sections 24D and 24E)
<input type="checkbox"/>	Protection of the environment from actions involving Commonwealth land (sections 26 and 27A)
<input type="checkbox"/>	Protection of the environment from Commonwealth actions (section 28)
<input type="checkbox"/>	Commonwealth Heritage places overseas (sections 27B and 27C)

7 Environmental record of the responsible party

	Yes	No
<p>7.1 Does the party taking the action have a satisfactory record of responsible environmental management?</p> <p>Provide details QRE has a proven record of responsible environmental management of the Curtis Island and has surrendered approximately 32,890 hectares of the original Monte Christo holding has been dedicated to the State for National Park and Conservation Park, including a Vegetation Off-Set area of 18,950 hectares.</p>	X	
<p>7.2 Has either (a) the party proposing to take the action, or (b) if a permit has been applied for in relation to the action, the person making the application - ever been subject to any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources?</p> <p>If yes, provide details</p>		X
<p>7.3 If the party taking the action is a corporation, will the action be taken in accordance with the corporation's environmental policy and planning framework?</p> <p>If yes, provide details of environmental policy and planning framework</p>		X
<p>7.4 Has the party taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?</p> <p>Provide name of proposal and EPBC reference number (if known)</p>		X

8 Information sources and attachments

(For the information provided above)

8.1 References

Cardno (2015) *EPBC Act Assessment*, Brisbane.

Department of the Environment (DoE), (Accessed 2 March 2015), *EPBC Act Protected Matters Report*.
<http://www.environment.gov.au/epbc/pmst/>

Department of the Environment (May 2014) *EPBC Act Referral Guidelines for the Outstanding Universal Value of the Great Barrier Reef World Heritage Area*.

Department of the Environment (DoE), *Great Barrier Reef Marine Park Act 1975*, Commonwealth of Australia. Accessed 9 March 2015. Available at: www.comlaw.gov.au

Department of the Environment (DoE), (Accessed 9 March 2015). *Littoral Rainforest and Coastal Vine Thickets of Eastern Australia, Species Profiles and Threats Database*, Available from: <http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=76>

Department of Sustainability, Environment, Water, Population and Communities (2013) *Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies – Significant impact guidelines 1.2. EPBC Act* - http://www.environment.gov.au/system/files/resources/a0af2153-29dc-453c-8f04-3de35bca5264/files/commonwealth-guidelines_1.pdf

Logic Environmental (July 2015), Turtle Street Resort Curtis Island – *Fauna Management Plan*, Brisbane.

Logic Environmental (July 2015), Turtle Street Resort Curtis Island – *Vegetation Management Plan*, Brisbane.

Native Foresters (July 2015), *Fauna Survey and Habitat Assessment (Winter Survey)*, Tuchekeoi.

Queensland Government Legislation (March 2015). Available at: www.legislation.qld.gov.au.

8.2 Reliability and date of information

The source of information is from detailed desktop assessments, site investigations and local knowledge of the site and area. All reports were prepared by suitably qualified people and are considered accurate and reliable.

8.3 Attachments

		✓ attached	Title of attachment(s)
You must attach	figures, maps or aerial photographs showing the project locality (section 1)	✓	Figure 1 – Regional Context
	GIS file delineating the boundary of the referral area (section 1)		Figure 2 -Site Location
	figures, maps or aerial photographs showing the location of the project in respect to any matters of national environmental significance or important features of the environments (section 3)	✓	Figure 2 -Site Location
If relevant, attach	copies of any state or local government approvals and consent conditions (section 2.5)	✓	Refer to Attachment 3 – Development Approvals and Approved Plans
	copies of any completed assessments to meet state or local government approvals and outcomes of public consultations, if available (section 2.6)	✓	Refer to Attachments 1 – 16
	copies of any flora and fauna investigations and surveys (section 3)	✓	Refer to Attachments 9 and 14
	technical reports relevant to the assessment of impacts on protected matters that support the arguments and conclusions in the referral (section 3 and 4)	✓	Refer to Attachments 9 and 14
	report(s) on any public consultations undertaken, including with Indigenous stakeholders (section 3)	✓	Refer to Attachment 11

9 Contacts, signatures and declarations

Project title: Turtle Street Beach Resort, Curtis Island

9.1 Person proposing to take action

1. Name and Title: Tim Reigel, Managing Director
2. Organisation (if applicable): QRE Pty Ltd
Organisation name should match entity identified in ABN/ACN search
3. EPBC Referral Number (if known): N/A
- 4: ACN / ABN (if applicable): ABN 74 067 532 601
5. Postal address: C/- Level 11, 307 Queen St, BRISBANE QLD 4000
6. Telephone: 0011 1 818 766 1524
7. Email: qre@sbcglobal.net
8. Name of designated proponent (if not the same person at item 1 above and if applicable): N/A
9. ACN/ABN of designated proponent (if not the same person named at item 1 above): N/A

COMPLETE THIS SECTION ONLY IF YOU QUALIFY FOR EXEMPTION FROM THE FEE(S) THAT WOULD OTHERWISE BE PAYABLE

- I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:
- an individual; OR
 - a small business entity (within the meaning given by section 328-110 (other than subsection 328-119(4)) of the *Income Tax Assessment Act 1997*); OR
 - not applicable.

If you are small business entity you must provide the Date/Income Year that you became a small business entity:

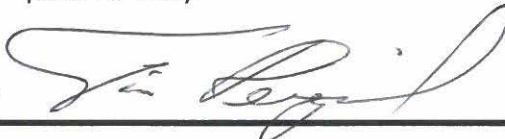
[Note: You must advise the Department within 10 business days if you cease to be a small business entity. Failure to notify the Secretary of this is an offence punishable on conviction by a fine \(regulation 5.23B\(3\) *Environment Protection and Biodiversity Conservation Regulations 2000* \(Cth\)\).](#)

COMPLETE THIS SECTION ONLY IF YOU WOULD LIKE TO APPLY FOR A WAIVER

I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the [EPBC Regulations](#). Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made:

not applicable.

Declaration I declare that to the best of my knowledge the information I have given on, or attached to this form is complete, current and correct.
I understand that giving false or misleading information is a serious offence.
I agree to be the proponent for this action.
I declare that I am not taking the action on behalf of or for the benefit of any other person or entity.

Signature 

Date 13-10-15

9.2 Person preparing the referral information (if different from 8.1)

Name David Perkins
Title Senior Principal
Organisation Cardno (QLD) Pty Ltd

Organisation name should match entity identified in ABN/ACN search


ACN / ABN (if applicable) 57 051 074 992

Postal address Level 11, 515 St Paul's Terrace, Fortitude Valley QLD 4006

Telephone 07 3310 2354

Email David.Perkins@cardno.com.au

Declaration I declare that to the best of my knowledge the information I have given on, or attached to this form is complete, current and correct.
I understand that giving false or misleading information is a serious offence.

Signature 

Date 13.10.15

Appendix 1 – Latitude and Longitude

Lot 11 CP860464

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
1	317477.77	7380546.48	-23.675571	151.210141	23° 40' 32.05" S	151° 12' 36.50" E
2	317495.43	7380606.06	-23.675035	151.210321	23° 40' 30.12" S	151° 12' 37.15" E
3	317610.55	7380994.08	-23.671545	151.211497	23° 40' 17.56" S	151° 12' 41.38" E
4	317741.16	7380943.71	-23.672014	151.212771	23° 40' 19.25" S	151° 12' 45.97" E
5	318021.18	7380868.23	-23.672727	151.215507	23° 40' 21.81" S	151° 12' 55.82" E
6	318240.47	7380821.26	-23.673176	151.217651	23° 40' 23.43" S	151° 13' 03.54" E
7	318390.13	7380779.7	-23.673568	151.219113	23° 40' 24.84" S	151° 13' 08.80" E
8	318372.69	7380714.8	-23.674152	151.218934	23° 40' 26.94" S	151° 13' 08.16" E
9	318369.2	7380702.83	-23.67426	151.218898	23° 40' 27.33" S	151° 13' 08.03" E
10	318355.78	7380680.3	-23.674462	151.218764	23° 40' 28.06" S	151° 13' 07.55" E
11	318355.78	7380648.82	-23.674746	151.21876	23° 40' 29.08" S	151° 13' 07.53" E
12	318354.48	7380634.42	-23.674876	151.218746	23° 40' 29.55" S	151° 13' 07.48" E
13	318346.28	7380624.11	-23.674968	151.218664	23° 40' 29.88" S	151° 13' 07.19" E
14	318302.61	7380599.9	-23.675182	151.218233	23° 40' 30.65" S	151° 13' 05.63" E
15	318269.04	7380568.67	-23.67546	151.2179	23° 40' 31.65" S	151° 13' 04.43" E
16	318260.77	7380536.84	-23.675746	151.217815	23° 40' 32.68" S	151° 13' 04.13" E
17	318276.53	7380515.75	-23.675939	151.217967	23° 40' 33.38" S	151° 13' 04.68" E
18	318295.22	7380495.78	-23.676121	151.218148	23° 40' 34.03" S	151° 13' 05.33" E
19	318312.1	7380472.86	-23.67633	151.21831	23° 40' 34.78" S	151° 13' 05.91" E
20	318320.85	7380447.95	-23.676556	151.218393	23° 40' 35.60" S	151° 13' 06.21" E
21	318317.02	7380408.06	-23.676915	151.218351	23° 40' 36.89" S	151° 13' 06.06" E
22	318312.04	7380386.87	-23.677106	151.218299	23° 40' 37.58" S	151° 13' 05.87" E
23	318301.49	7380360.76	-23.677341	151.218193	23° 40' 38.42" S	151° 13' 05.49" E
24	318297.2	7380334.38	-23.677578	151.218147	23° 40' 39.28" S	151° 13' 05.32" E
25	318283.21	7380306.9	-23.677825	151.218007	23° 40' 40.16" S	151° 13' 04.82" E
26	318282.6	7380276.67	-23.678098	151.217997	23° 40' 41.15" S	151° 13' 04.78" E
27	318296.83	7380254.82	-23.678297	151.218134	23° 40' 41.86" S	151° 13' 05.28" E
28	318301.21	7380230.3	-23.678518	151.218174	23° 40' 42.66" S	151° 13' 05.42" E
29	318302.25	7380179.33	-23.678979	151.218178	23° 40' 44.32" S	151° 13' 05.44" E
30	318338.39	7380135.66	-23.679377	151.218527	23° 40' 45.75" S	151° 13' 06.69" E
31	318345.82	7380113.28	-23.67958	151.218597	23° 40' 46.48" S	151° 13' 06.94" E
32	318353.38	7380069.88	-23.679973	151.218666	23° 40' 47.90" S	151° 13' 07.19" E
33	318399.54	7380001.79	-23.680593	151.21911	23° 40' 50.13" S	151° 13' 08.79" E
34	318415.69	7379961.75	-23.680956	151.219263	23° 40' 51.44" S	151° 13' 09.34" E
35	318440.63	7379885.05	-23.681651	151.219498	23° 40' 53.94" S	151° 13' 10.19" E
36	318467.7	7379864.26	-23.681842	151.219761	23° 40' 54.63" S	151° 13' 11.13" E
37	318500.44	7379794.58	-23.682475	151.220074	23° 40' 56.91" S	151° 13' 12.26" E
38	318524.65	7379761.68	-23.682774	151.220307	23° 40' 57.98" S	151° 13' 13.10" E
39	318518.69	7379700.68	-23.683324	151.220241	23° 40' 59.96" S	151° 13' 12.86" E
40	318526.46	7379672.83	-23.683577	151.220314	23° 41' 00.87" S	151° 13' 13.13" E
41	318534.96	7379665.88	-23.683641	151.220396	23° 41' 01.10" S	151° 13' 13.42" E
42	318504.75	7379649.32	-23.683787	151.220098	23° 41' 01.63" S	151° 13' 12.35" E
43	318145.57	7379646.13	-23.683775	151.216577	23° 41' 01.59" S	151° 12' 59.67" E
44	317981.82	7379693.75	-23.683327	151.214977	23° 40' 59.97" S	151° 12' 53.91" E
45	317867.7	7379788.99	-23.682454	151.21387	23° 40' 56.83" S	151° 12' 49.93" E
46	317867.91	7380083.3	-23.679797	151.213908	23° 40' 47.26" S	151° 12' 50.06" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
47	317456.32	7380474.18	-23.676221	151.209922	23° 40' 34.39" S	151° 12' 35.71" E

Lot 8 CP860464

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
1	318790.65	7379327.77	-23.686722	151.222862	23° 41' 12.19" S	151° 13' 22.30" E
2	318760.55	7379332.3	-23.686678	151.222567	23° 41' 12.04" S	151° 13' 21.24" E
3	318755.2	7379393.21	-23.686127	151.222522	23° 41' 10.05" S	151° 13' 21.07" E
4	318733.13	7379437.32	-23.685726	151.222311	23° 41' 08.61" S	151° 13' 20.31" E
5	318708.24	7379466.5	-23.68546	151.222071	23° 41' 07.65" S	151° 13' 19.45" E
6	318679.07	7379502.79	-23.685129	151.221789	23° 41' 06.46" S	151° 13' 18.44" E
7	318652.02	7379546.2	-23.684734	151.221529	23° 41' 05.04" S	151° 13' 17.50" E
8	318634.22	7379588.89	-23.684347	151.22136	23° 41' 03.64" S	151° 13' 16.89" E
9	318610.04	7379620.2	-23.684061	151.221127	23° 41' 02.61" S	151° 13' 16.05" E
10	318580.88	7379649.37	-23.683795	151.220844	23° 41' 01.66" S	151° 13' 15.03" E
11	318545.86	7379677.7	-23.683535	151.220505	23° 41' 00.72" S	151° 13' 13.81" E
12	318538.94	7379702.44	-23.683311	151.22044	23° 40' 59.91" S	151° 13' 13.58" E
13	318545.33	7379767.37	-23.682725	151.22051	23° 40' 57.81" S	151° 13' 13.83" E
14	318517.68	7379804.86	-23.682384	151.220244	23° 40' 56.58" S	151° 13' 12.87" E
15	318483.73	7379877.17	-23.681727	151.21992	23° 40' 54.21" S	151° 13' 11.71" E
16	318457.74	7379897.13	-23.681544	151.219668	23° 40' 53.55" S	151° 13' 10.80" E
17	318434.52	7379968.59	-23.680896	151.219449	23° 40' 51.22" S	151° 13' 10.01" E
18	318417.31	7380011.25	-23.680509	151.219285	23° 40' 49.83" S	151° 13' 09.42" E
19	318372.34	7380077.55	-23.679906	151.218852	23° 40' 47.66" S	151° 13' 07.86" E
20	318365.3	7380118.18	-23.679538	151.218788	23° 40' 46.33" S	151° 13' 07.63" E
21	318356.18	7380145.52	-23.67929	151.218702	23° 40' 45.44" S	151° 13' 07.32" E
22	318322.1	7380186.71	-23.678914	151.218373	23° 40' 44.09" S	151° 13' 06.14" E
23	318321.17	7380232.27	-23.678503	151.21837	23° 40' 42.61" S	151° 13' 06.13" E
24	318315.79	7380262.33	-23.678231	151.218321	23° 40' 41.63" S	151° 13' 05.95" E
25	318302.73	7380282.43	-23.678048	151.218195	23° 40' 40.97" S	151° 13' 05.50" E
26	318303.11	7380301.92	-23.677872	151.218201	23° 40' 40.33" S	151° 13' 05.52" E
27	318316.41	7380328.08	-23.677637	151.218335	23° 40' 39.49" S	151° 13' 06.00" E
28	318320.88	7380355.32	-23.677392	151.218382	23° 40' 38.61" S	151° 13' 06.17" E
29	318331.17	7380380.82	-23.677163	151.218486	23° 40' 37.78" S	151° 13' 06.54" E
30	318336.79	7380404.8	-23.676947	151.218544	23° 40' 37.00" S	151° 13' 06.75" E
31	318341.21	7380450.43	-23.676536	151.218593	23° 40' 35.52" S	151° 13' 06.93" E
32	318329.97	7380482.32	-23.676246	151.218487	23° 40' 34.48" S	151° 13' 06.55" E
33	318310.63	7380508.59	-23.676007	151.2183	23° 40' 33.62" S	151° 13' 05.87" E
34	318291.9	7380528.61	-23.675824	151.218119	23° 40' 32.96" S	151° 13' 05.22" E
35	318282.53	7380541.11	-23.67571	151.218029	23° 40' 32.55" S	151° 13' 04.90" E
36	318286.91	7380557.99	-23.675558	151.218074	23° 40' 32.00" S	151° 13' 05.06" E
37	318314.46	7380583.59	-23.67533	151.218347	23° 40' 31.18" S	151° 13' 06.04" E
38	318359.47	7380608.55	-23.67511	151.218791	23° 40' 30.39" S	151° 13' 07.64" E
39	318373.86	7380626.68	-23.674948	151.218935	23° 40' 29.81" S	151° 13' 08.16" E
40	318375.76	7380647.92	-23.674756	151.218956	23° 40' 29.12" S	151° 13' 08.24" E
41	318375.8	7380674.8	-23.674514	151.218959	23° 40' 28.25" S	151° 13' 08.25" E
42	318387.66	7380694.78	-23.674335	151.219078	23° 40' 27.60" S	151° 13' 08.68" E
43	318393.34	7380714.17	-23.67416	151.219136	23° 40' 26.97" S	151° 13' 08.88" E
44	318390.13	7380779.7	-23.673568	151.219113	23° 40' 24.84" S	151° 13' 08.80" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
45	318240.47	7380821.26	-23.673176	151.217651	23° 40' 23.43" S	151° 13' 03.54" E
46	318021.18	7380868.23	-23.672727	151.215507	23° 40' 21.81" S	151° 12' 55.82" E
47	317741.16	7380943.71	-23.672014	151.212771	23° 40' 19.25" S	151° 12' 45.97" E
48	317610.55	7380994.08	-23.671545	151.211497	23° 40' 17.56" S	151° 12' 41.38" E
49	318603.81	7381532.89	-23.666792	151.221299	23° 40' 00.45" S	151° 13' 16.67" E
50	319671.9	7379563.93	-23.684689	151.23153	23° 41' 04.88" S	151° 13' 53.50" E
51	320045.49	7379494.54	-23.685357	151.235184	23° 41' 07.28" S	151° 14' 06.66" E
52	320327.46	7379597.04	-23.684463	151.23796	23° 41' 04.06" S	151° 14' 16.65" E
53	320622.43	7379651.59	-23.684003	151.240858	23° 41' 02.41" S	151° 14' 27.08" E
54	321082.19	7379667.46	-23.683911	151.245368	23° 41' 02.07" S	151° 14' 43.32" E
55	321374.94	7379819.74	-23.682569	151.248256	23° 40' 57.24" S	151° 14' 53.72" E
56	321592.63	7380026.16	-23.680729	151.250415	23° 40' 50.62" S	151° 15' 01.49" E
57	321839.94	7380414.02	-23.677255	151.252886	23° 40' 38.11" S	151° 15' 10.38" E
58	322022.64	7380561.84	-23.675941	151.254694	23° 40' 33.38" S	151° 15' 16.89" E
59	322249.66	7380622.58	-23.675417	151.256927	23° 40' 31.50" S	151° 15' 24.93" E
60	323145.05	7381028.92	-23.671847	151.265753	23° 40' 18.64" S	151° 15' 56.71" E
61	323157.41	7381068.97	-23.671487	151.265879	23° 40' 17.35" S	151° 15' 57.16" E
62	323161.78	7381102.45	-23.671185	151.265926	23° 40' 16.26" S	151° 15' 57.33" E
63	323174.18	7381143.22	-23.670818	151.266052	23° 40' 14.94" S	151° 15' 57.78" E
64	323170.52	7381181.08	-23.670476	151.266021	23° 40' 13.71" S	151° 15' 57.67" E
65	323174.16	7381189.81	-23.670398	151.266057	23° 40' 13.43" S	151° 15' 57.80" E
66	323205.46	7381186.18	-23.670434	151.266364	23° 40' 13.56" S	151° 15' 58.91" E
67	323225.85	7381191.27	-23.67039	151.266564	23° 40' 13.40" S	151° 15' 59.63" E
68	323228.02	7381206.56	-23.670252	151.266587	23° 40' 12.90" S	151° 15' 59.71" E
69	323216.37	7381225.48	-23.67008	151.266475	23° 40' 12.28" S	151° 15' 59.31" E
70	323219.3	7381237.86	-23.669969	151.266506	23° 40' 11.88" S	151° 15' 59.42" E
71	323241.86	7381240.05	-23.669952	151.266727	23° 40' 11.82" S	151° 16' 00.21" E
72	323257.88	7381242.23	-23.669934	151.266884	23° 40' 11.76" S	151° 16' 00.78" E
73	323263.3	7381244.22	-23.669916	151.266938	23° 40' 11.69" S	151° 16' 00.97" E
74	323267.28	7381248.67	-23.669877	151.266977	23° 40' 11.55" S	151° 16' 01.11" E
75	323265.64	7381254.04	-23.669828	151.266962	23° 40' 11.38" S	151° 16' 01.06" E
76	323250.22	7381259.18	-23.66978	151.266811	23° 40' 11.20" S	151° 16' 00.51" E
77	323231.66	7381263.35	-23.66974	151.26663	23° 40' 11.06" S	151° 15' 59.86" E
78	323213.49	7381272.08	-23.669659	151.266453	23° 40' 10.77" S	151° 15' 59.23" E
79	323212.56	7381279.11	-23.669596	151.266445	23° 40' 10.54" S	151° 15' 59.20" E
80	323213.33	7381288.02	-23.669515	151.266453	23° 40' 10.25" S	151° 15' 59.23" E
81	323221.66	7381294.22	-23.66946	151.266535	23° 40' 10.05" S	151° 15' 59.52" E
82	323230.41	7381302.95	-23.669382	151.266622	23° 40' 09.77" S	151° 15' 59.83" E
83	323234.26	7381312.44	-23.669297	151.266661	23° 40' 09.46" S	151° 15' 59.97" E
84	323230.19	7381324.25	-23.66919	151.266623	23° 40' 09.08" S	151° 15' 59.84" E
85	323222.26	7381332.98	-23.66911	151.266546	23° 40' 08.79" S	151° 15' 59.56" E
86	323208.51	7381336.85	-23.669074	151.266412	23° 40' 08.66" S	151° 15' 59.08" E
87	323198.21	7381338.21	-23.669061	151.266311	23° 40' 08.61" S	151° 15' 58.71" E
88	323195.14	7381343.82	-23.66901	151.266281	23° 40' 08.43" S	151° 15' 58.61" E
89	323200.93	7381354.09	-23.668918	151.266339	23° 40' 08.10" S	151° 15' 58.82" E
90	323210.57	7381361.63	-23.668851	151.266435	23° 40' 07.86" S	151° 15' 59.16" E
91	323226.57	7381376.92	-23.668714	151.266593	23° 40' 07.37" S	151° 15' 59.73" E
92	323206.18	7381390.02	-23.668594	151.266395	23° 40' 06.93" S	151° 15' 59.02" E
93	323201.83	7381406.04	-23.668449	151.266354	23° 40' 06.41" S	151° 15' 58.87" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
94	323212.73	7381418.41	-23.668338	151.266463	23° 40' 06.01" S	151° 15' 59.26" E
95	323212.74	7381430.06	-23.668233	151.266464	23° 40' 05.63" S	151° 15' 59.27" E
96	323195.26	7381442.44	-23.668119	151.266294	23° 40' 05.22" S	151° 15' 58.65" E
97	323184.36	7381450.45	-23.668046	151.266188	23° 40' 04.96" S	151° 15' 58.27" E
98	323186.05	7381459.56	-23.667964	151.266206	23° 40' 04.67" S	151° 15' 58.34" E
99	323220.94	7381490.36	-23.667689	151.266552	23° 40' 03.68" S	151° 15' 59.58" E
100	323234.9	7381495.6	-23.667644	151.266689	23° 40' 03.51" S	151° 16' 00.08" E
101	323268.61	7381502.58	-23.667584	151.267021	23° 40' 03.30" S	151° 16' 01.27" E
102	323297.11	7381511.3	-23.667509	151.267301	23° 40' 03.03" S	151° 16' 02.28" E
103	323318.03	7381524.67	-23.66739	151.267508	23° 40' 02.60" S	151° 16' 03.02" E
104	323331.42	7381546.76	-23.667192	151.267641	23° 40' 01.89" S	151° 16' 03.50" E
105	323339.56	7381575.83	-23.666931	151.267725	23° 40' 00.95" S	151° 16' 03.81" E
106	323340.71	7381601.41	-23.6667	151.267739	23° 40' 00.11" S	151° 16' 03.86" E
107	323331.98	7381631.06	-23.666431	151.267657	23° 39' 59.15" S	151° 16' 03.56" E
108	323317.47	7381643.85	-23.666314	151.267516	23° 39' 58.73" S	151° 16' 03.05" E
109	323304.03	7381648.89	-23.666267	151.267385	23° 39' 58.56" S	151° 16' 02.58" E
110	323313.67	7381677.82	-23.666007	151.267483	23° 39' 57.62" S	151° 16' 02.93" E
111	323315.53	7381709.2	-23.665724	151.267505	23° 39' 56.60" S	151° 16' 03.01" E
112	323311.19	7381743.22	-23.665416	151.267467	23° 39' 55.49" S	151° 16' 02.88" E
113	323301.17	7381763.27	-23.665234	151.267371	23° 39' 54.84" S	151° 16' 02.53" E
114	323280.89	7381775.86	-23.665118	151.267173	23° 39' 54.42" S	151° 16' 01.82" E
115	323262.07	7381780.66	-23.665073	151.26699	23° 39' 54.26" S	151° 16' 01.16" E
116	323249.07	7381783.8	-23.665043	151.266862	23° 39' 54.15" S	151° 16' 00.70" E
117	323231.24	7381791.18	-23.664975	151.266689	23° 39' 53.90" S	151° 16' 00.08" E
118	323224.72	7381802.22	-23.664874	151.266626	23° 39' 53.54" S	151° 15' 59.85" E
119	323223.54	7381823.62	-23.664681	151.266617	23° 39' 52.85" S	151° 15' 59.82" E
120	323226.59	7381841.21	-23.664522	151.266649	23° 39' 52.27" S	151° 15' 59.93" E
121	323230.02	7381858.31	-23.664368	151.266685	23° 39' 51.72" S	151° 16' 00.06" E
122	323235.48	7381867.67	-23.664284	151.266739	23° 39' 51.42" S	151° 16' 00.26" E
123	323255.47	7381894.36	-23.664046	151.266938	23° 39' 50.56" S	151° 16' 00.97" E
124	323278.18	7381911.47	-23.663894	151.267163	23° 39' 50.01" S	151° 16' 01.78" E
125	323302.07	7381937.38	-23.663662	151.2674	23° 39' 49.18" S	151° 16' 02.64" E
126	323321.37	7381969.17	-23.663377	151.267593	23° 39' 48.15" S	151° 16' 03.33" E
127	323322.4	7381993.26	-23.66316	151.267606	23° 39' 47.37" S	151° 16' 03.38" E
128	323325.27	7382032.34	-23.662808	151.267639	23° 39' 46.10" S	151° 16' 03.50" E
129	323323.77	7382065.41	-23.662509	151.267628	23° 39' 45.03" S	151° 16' 03.46" E
130	323317.97	7382082.82	-23.662351	151.267573	23° 39' 44.46" S	151° 16' 03.26" E
131	323307.97	7382104.34	-23.662156	151.267478	23° 39' 43.76" S	151° 16' 02.92" E
132	323293.15	7382118.68	-23.662024	151.267334	23° 39' 43.28" S	151° 16' 02.40" E
133	323286.5	7382127.86	-23.661941	151.26727	23° 39' 42.98" S	151° 16' 02.17" E
134	323288.72	7382135.34	-23.661874	151.267293	23° 39' 42.74" S	151° 16' 02.25" E
135	323323.72	7382135.39	-23.661877	151.267636	23° 39' 42.75" S	151° 16' 03.48" E
136	323365.69	7382055.29	-23.662605	151.268038	23° 39' 45.37" S	151° 16' 04.93" E
137	323404.12	7381962.96	-23.663443	151.268404	23° 39' 48.39" S	151° 16' 06.25" E
138	323427.08	7381926.16	-23.663777	151.268624	23° 39' 49.59" S	151° 16' 07.04" E
139	323444.93	7381883.63	-23.664163	151.268794	23° 39' 50.98" S	151° 16' 07.65" E
140	323457.51	7381854.95	-23.664424	151.268914	23° 39' 51.92" S	151° 16' 08.09" E
141	323475.59	7381824.32	-23.664702	151.269088	23° 39' 52.92" S	151° 16' 08.71" E
142	323486.87	7381811.25	-23.664821	151.269197	23° 39' 53.35" S	151° 16' 09.10" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
143	323497.02	7381804.13	-23.664887	151.269295	23° 39' 53.59" S	151° 16' 09.46" E
144	323509.63	7381800.05	-23.664925	151.269418	23° 39' 53.73" S	151° 16' 09.90" E
145	323522.54	7381798.56	-23.66494	151.269545	23° 39' 53.78" S	151° 16' 10.36" E
146	323534.88	7381798.85	-23.664939	151.269666	23° 39' 53.78" S	151° 16' 10.79" E
147	323553.44	7381803.92	-23.664895	151.269848	23° 39' 53.62" S	151° 16' 11.45" E
148	323576.71	7381816.55	-23.664783	151.270078	23° 39' 53.21" S	151° 16' 12.28" E
149	323594.86	7381837.52	-23.664596	151.270258	23° 39' 52.54" S	151° 16' 12.92" E
150	323607.77	7381854.65	-23.664443	151.270387	23° 39' 51.99" S	151° 16' 13.39" E
151	323634.68	7381882.07	-23.664198	151.270654	23° 39' 51.11" S	151° 16' 14.35" E
152	323655.31	7381889.84	-23.66413	151.270857	23° 39' 50.86" S	151° 16' 15.08" E
153	323698.31	7381883.78	-23.66419	151.271278	23° 39' 51.08" S	151° 16' 16.60" E
154	323756.84	7381858.13	-23.664428	151.271848	23° 39' 51.94" S	151° 16' 18.65" E
155	323773.36	7381858.13	-23.664429	151.27201	23° 39' 51.94" S	151° 16' 19.23" E
156	323809.81	7381863.27	-23.664387	151.272368	23° 39' 51.79" S	151° 16' 20.52" E
157	323845.42	7381836.93	-23.664629	151.272714	23° 39' 52.66" S	151° 16' 21.77" E
158	323867.02	7381778.83	-23.665156	151.272919	23° 39' 54.56" S	151° 16' 22.50" E
159	323908.48	7381737.14	-23.665537	151.273321	23° 39' 55.93" S	151° 16' 23.95" E
160	323926.75	7381720.28	-23.665691	151.273498	23° 39' 56.48" S	151° 16' 24.59" E
161	323931.57	7381691.55	-23.665951	151.273541	23° 39' 57.42" S	151° 16' 24.74" E
162	323927.67	7381665.1	-23.666189	151.2735	23° 39' 58.28" S	151° 16' 24.60" E
163	323931.48	7381624.1	-23.66656	151.273533	23° 39' 59.61" S	151° 16' 24.71" E
164	323938.08	7381581.95	-23.666941	151.273592	23° 40' 00.98" S	151° 16' 24.93" E
165	323950.55	7381568.27	-23.667066	151.273713	23° 40' 01.43" S	151° 16' 25.36" E
166	323966.54	7381558.29	-23.667158	151.273868	23° 40' 01.76" S	151° 16' 25.92" E
167	324002.95	7381544.54	-23.667286	151.274224	23° 40' 02.22" S	151° 16' 27.20" E
168	324022.99	7381531.07	-23.66741	151.274419	23° 40' 02.67" S	151° 16' 27.90" E
169	324041.46	7381479.28	-23.667879	151.274593	23° 40' 04.36" S	151° 16' 28.53" E
170	324061.83	7381416.18	-23.668451	151.274786	23° 40' 06.42" S	151° 16' 29.22" E
171	324093.84	7381359.84	-23.668963	151.275093	23° 40' 08.26" S	151° 16' 30.33" E
172	324097.75	7381328.03	-23.669251	151.275127	23° 40' 09.30" S	151° 16' 30.45" E
173	324089.49	7381294.54	-23.669552	151.275042	23° 40' 10.38" S	151° 16' 30.15" E
174	324078.23	7381278.39	-23.669697	151.27493	23° 40' 10.90" S	151° 16' 29.74" E
175	324078.85	7381217.77	-23.670244	151.274929	23° 40' 12.87" S	151° 16' 29.74" E
176	324069.5	7381167.83	-23.670694	151.274831	23° 40' 14.49" S	151° 16' 29.39" E
177	324056.4	7381133.4	-23.671004	151.274699	23° 40' 15.61" S	151° 16' 28.91" E
178	324024.98	7381025.7	-23.671973	151.274378	23° 40' 19.10" S	151° 16' 27.76" E
179	324033.77	7380937.19	-23.672773	151.274454	23° 40' 21.98" S	151° 16' 28.03" E
180	324035.68	7380921.46	-23.672915	151.274471	23° 40' 22.49" S	151° 16' 28.09" E
181	324051.59	7380875.44	-23.673332	151.274621	23° 40' 23.99" S	151° 16' 28.63" E
182	324076.73	7380824.74	-23.673793	151.274862	23° 40' 25.65" S	151° 16' 29.50" E
183	324082.84	7380796.3	-23.67405	151.274918	23° 40' 26.58" S	151° 16' 29.70" E
184	324075.51	7380747.5	-23.67449	151.274841	23° 40' 28.16" S	151° 16' 29.42" E
185	324078.33	7380726.9	-23.674676	151.274866	23° 40' 28.83" S	151° 16' 29.51" E
186	324085.29	7380706.23	-23.674864	151.274931	23° 40' 29.51" S	151° 16' 29.75" E
187	324110.62	7380658.76	-23.675295	151.275174	23° 40' 31.06" S	151° 16' 30.62" E
188	324132.11	7380613.11	-23.675709	151.275379	23° 40' 32.55" S	151° 16' 31.36" E
189	324137.89	7380581.5	-23.675995	151.275432	23° 40' 33.58" S	151° 16' 31.55" E
190	324163.52	7380553.99	-23.676247	151.27568	23° 40' 34.48" S	151° 16' 32.44" E
191	324199.02	7380509.5	-23.676652	151.276023	23° 40' 35.94" S	151° 16' 33.68" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
192	324212.07	7380471.87	-23.676993	151.276147	23° 40' 37.17" S	151° 16' 34.12" E
193	324224.45	7380446.99	-23.677219	151.276265	23° 40' 37.98" S	151° 16' 34.55" E
194	324226.73	7380428.85	-23.677383	151.276285	23° 40' 38.57" S	151° 16' 34.62" E
195	323775.97	7380269.42	-23.678773	151.271847	23° 40' 43.58" S	151° 16' 18.64" E
196	323421.98	7380203.95	-23.679326	151.268369	23° 40' 45.57" S	151° 16' 06.12" E
197	322980.83	7380231.11	-23.679032	151.264048	23° 40' 44.51" S	151° 15' 50.57" E
198	322308.54	7380386.57	-23.677555	151.257476	23° 40' 39.19" S	151° 15' 26.91" E
199	322215.83	7380361.77	-23.677768	151.256564	23° 40' 39.96" S	151° 15' 23.63" E
200	322120.99	7380285.03	-23.678451	151.255625	23° 40' 42.42" S	151° 15' 20.25" E
201	321880.12	7379907.27	-23.681835	151.253219	23° 40' 54.60" S	151° 15' 11.58" E
202	321605.11	7379646.5	-23.684159	151.250491	23° 41' 02.97" S	151° 15' 01.76" E
203	321214.75	7379443.48	-23.685948	151.24664	23° 41' 09.41" S	151° 14' 47.90" E
204	320710.05	7379426.05	-23.686049	151.24169	23° 41' 09.77" S	151° 14' 30.08" E
205	320511.4	7379389.32	-23.686359	151.239738	23° 41' 10.89" S	151° 14' 23.05" E
206	321196.5	7379091.11	-23.689127	151.246419	23° 41' 20.85" S	151° 14' 47.10" E
207	321172.83	7379078.32	-23.68924	151.246185	23° 41' 21.26" S	151° 14' 46.26" E
208	321147.46	7379062.49	-23.68938	151.245935	23° 41' 21.76" S	151° 14' 45.36" E
209	321120.11	7379026.83	-23.689699	151.245662	23° 41' 22.91" S	151° 14' 44.38" E
210	321096.76	7378969.42	-23.690215	151.245426	23° 41' 24.77" S	151° 14' 43.53" E
211	321101.21	7378953.74	-23.690357	151.245468	23° 41' 25.28" S	151° 14' 43.68" E
212	319851.18	7378358.09	-23.695595	151.23314	23° 41' 44.14" S	151° 13' 59.30" E
213	319250.74	7378698.09	-23.692459	151.227295	23° 41' 32.85" S	151° 13' 38.26" E
214	319105.83	7379280.32	-23.687186	151.225946	23° 41' 13.86" S	151° 13' 33.40" E

Hobble Gully Barge Site

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
1	318793.52	7376844.53	-23.709142	151.222586	23° 42' 32.91" S	151° 13' 21.30" E

Road (Note: The Road Coordinates represent the Eastern Boundary of the Cadastral Parcels 20SP179434 & 22SP179436)

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
1	318793.52	7376844.53	-23.709142	151.222586	23° 42' 32.91" S	151° 13' 21.30" E
2	318670.97	7376812.02	-23.709421	151.22138	23° 42' 33.91" S	151° 13' 16.96" E
3	318624.06	7376843.38	-23.709133	151.220924	23° 42' 32.87" S	151° 13' 15.32" E
4	318586.53	7376899.79	-23.708619	151.220563	23° 42' 31.02" S	151° 13' 14.02" E
5	318549.31	7376977.82	-23.707911	151.220208	23° 42' 28.47" S	151° 13' 12.74" E
6	318511.09	7377060.21	-23.707163	151.219843	23° 42' 25.78" S	151° 13' 11.43" E
7	318495.29	7377108.89	-23.706721	151.219694	23° 42' 24.19" S	151° 13' 10.89" E
8	318499.76	7377220.45	-23.705715	151.219752	23° 42' 20.57" S	151° 13' 11.10" E
9	318514.4	7377247.76	-23.70547	151.219899	23° 42' 19.69" S	151° 13' 11.63" E
10	318558.14	7377327.01	-23.704759	151.220337	23° 42' 17.13" S	151° 13' 13.21" E
11	318555.95	7377357.55	-23.704483	151.220319	23° 42' 16.13" S	151° 13' 13.14" E
12	318527.02	7377384.4	-23.704237	151.220039	23° 42' 15.25" S	151° 13' 12.14" E
13	318506.04	7377435.32	-23.703775	151.21984	23° 42' 13.59" S	151° 13' 11.42" E
14	318529.47	7377449.8	-23.703647	151.220071	23° 42' 13.12" S	151° 13' 12.25" E
15	318540.3	7377470.43	-23.703462	151.22018	23° 42' 12.46" S	151° 13' 12.64" E
16	318553.29	7377514.93	-23.703062	151.220313	23° 42' 11.02" S	151° 13' 13.12" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
17	318567.62	7377528.63	-23.70294	151.220455	23° 42' 10.58" S	151° 13' 13.63" E
18	318589.27	7377536.16	-23.702874	151.220668	23° 42' 10.34" S	151° 13' 14.40" E
19	318619.77	7377543.08	-23.702815	151.220968	23° 42' 10.13" S	151° 13' 15.48" E
20	318708.67	7377582.8	-23.702467	151.221844	23° 42' 08.88" S	151° 13' 18.63" E
21	318809.42	7377642.31	-23.701941	151.222839	23° 42' 06.98" S	151° 13' 22.22" E
22	318844.04	7377669.21	-23.701702	151.223182	23° 42' 06.12" S	151° 13' 23.45" E
23	318824.44	7377759.79	-23.700882	151.223001	23° 42' 03.17" S	151° 13' 22.80" E
24	318782.32	7377781.34	-23.700683	151.222591	23° 42' 02.45" S	151° 13' 21.32" E
25	318770.89	7377796.87	-23.700541	151.222481	23° 42' 01.94" S	151° 13' 20.93" E
26	318622.33	7377846	-23.700081	151.22103	23° 42' 00.29" S	151° 13' 15.70" E
27	318628.57	7377902.5	-23.699571	151.221098	23° 41' 58.45" S	151° 13' 15.95" E
28	318630.71	7378010.35	-23.698598	151.221132	23° 41' 54.95" S	151° 13' 16.07" E
29	318625.79	7378060.25	-23.698147	151.22109	23° 41' 53.32" S	151° 13' 15.92" E
30	318574.36	7378102.93	-23.697756	151.220591	23° 41' 51.92" S	151° 13' 14.12" E
31	318557.5	7378153.84	-23.697294	151.220432	23° 41' 50.25" S	151° 13' 13.55" E
32	318513.7	7378212.11	-23.696763	151.22001	23° 41' 48.34" S	151° 13' 12.03" E
33	318507.79	7378241.88	-23.696494	151.219956	23° 41' 47.37" S	151° 13' 11.84" E
34	318512.35	7378306.19	-23.695914	151.220008	23° 41' 45.29" S	151° 13' 12.02" E
35	318516.33	7378363.67	-23.695395	151.220054	23° 41' 43.42" S	151° 13' 12.19" E
36	318463.5	7378424.48	-23.69484	151.219544	23° 41' 41.42" S	151° 13' 10.35" E
37	318454.91	7378433.43	-23.694758	151.219461	23° 41' 41.12" S	151° 13' 10.05" E
38	318366.31	7378424.25	-23.694831	151.218591	23° 41' 41.39" S	151° 13' 06.92" E
39	318357.6	7378433.13	-23.69475	151.218506	23° 41' 41.09" S	151° 13' 06.62" E
40	318362.41	7378471.09	-23.694408	151.218558	23° 41' 39.86" S	151° 13' 06.80" E
41	318350.46	7378490.47	-23.694232	151.218444	23° 41' 39.23" S	151° 13' 06.39" E
42	318303.84	7378586.25	-23.693362	151.217998	23° 41' 36.10" S	151° 13' 04.79" E
43	318261.58	7378656.58	-23.692722	151.217593	23° 41' 33.79" S	151° 13' 03.33" E
44	318230.15	7378738.2	-23.691981	151.217294	23° 41' 31.13" S	151° 13' 02.25" E
45	318187.5	7378780.62	-23.691594	151.216881	23° 41' 29.73" S	151° 13' 00.77" E
46	318211.49	7378841.7	-23.691045	151.217124	23° 41' 27.76" S	151° 13' 01.64" E
47	318260.9	7378827.98	-23.691174	151.217607	23° 41' 28.22" S	151° 13' 03.38" E
48	318327.74	7378859.73	-23.690895	151.218266	23° 41' 27.22" S	151° 13' 05.75" E
49	318379.54	7378890.37	-23.690625	151.218778	23° 41' 26.25" S	151° 13' 07.60" E
50	318398.9	7378913.22	-23.69042	151.21897	23° 41' 25.51" S	151° 13' 08.29" E
51	318457.86	7378973.28	-23.689885	151.219556	23° 41' 23.58" S	151° 13' 10.40" E
52	318487.75	7379031.99	-23.689358	151.219856	23° 41' 21.68" S	151° 13' 11.48" E
53	318490.13	7379067.21	-23.68904	151.219884	23° 41' 20.54" S	151° 13' 11.58" E
54	318481	7379090.14	-23.688832	151.219797	23° 41' 19.79" S	151° 13' 11.26" E
55	318471.93	7379137.56	-23.688403	151.219714	23° 41' 18.25" S	151° 13' 10.97" E
56	318466.12	7379252.62	-23.687364	151.219671	23° 41' 14.51" S	151° 13' 10.81" E
57	318494.39	7379305.95	-23.686885	151.219954	23° 41' 12.78" S	151° 13' 11.83" E
58	318487.39	7379322.44	-23.686736	151.219888	23° 41' 12.24" S	151° 13' 11.59" E
59	318491.16	7379350.07	-23.686487	151.219928	23° 41' 11.35" S	151° 13' 11.74" E
60	318504.33	7379365.23	-23.686351	151.220059	23° 41' 10.86" S	151° 13' 12.21" E
61	318515.28	7379371.41	-23.686297	151.220167	23° 41' 10.66" S	151° 13' 12.60" E
62	318519.68	7379400.78	-23.686032	151.220214	23° 41' 09.71" S	151° 13' 12.77" E
63	318530.82	7379417.65	-23.685881	151.220325	23° 41' 09.17" S	151° 13' 13.17" E

ID	X	Y	Lat_DD	Long_DD	Lat_DMS	Long_DMS
64	318537.61	7379446.92	-23.685618	151.220395	23° 41' 08.22" S	151° 13' 13.42" E
65	318529.38	7379474.37	-23.685369	151.220318	23° 41' 07.32" S	151° 13' 13.14" E
66	318536.27	7379498.51	-23.685152	151.220389	23° 41' 06.54" S	151° 13' 13.40" E
67	318532.46	7379530.45	-23.684863	151.220355	23° 41' 05.50" S	151° 13' 13.27" E
68	318536.36	7379565.22	-23.684549	151.220398	23° 41' 04.37" S	151° 13' 13.43" E
69	318520.92	7379592.81	-23.684299	151.22025	23° 41' 03.47" S	151° 13' 12.89" E
70	318504.75	7379649.32	-23.683787	151.220098	23° 41' 01.63" S	151° 13' 12.35" E

List of Figures:

- Figure 1 – Regional Context
- Figure 2 – Site Location

List of Attachments:

- Attachment 1 – Turtle Street Resort Land Tenures
- Attachment 2 - Curtis Island Nature Refuge Conservation Agreement
- Attachment 3 – Development Approvals and Approved Plans
- Attachment 4 – Landscape Concept Background
- Attachment 5 –Development Concept – 1990
- Attachment 6 – Development Concept – 1995
- Attachment 7 – Minister for the Environment Determination – 1996
- Attachment 8 – Major Project Facilitation Status
- Attachment 9 – EPBC Act Assessment
- Attachment 10 – Marine Plant Permit
- Attachment 11 – Cultural Heritage Assessment
- Attachment 12 – Property Map of Assessable Vegetation
- Attachment 13 – Vegetation Management Plan
- Attachment 14 – Fauna Survey and Habitat Assessment
- Attachment 15 – Lighting Design
- Attachment 16 – Fauna Habitat Management Plan