

James Ottaway

D-15571 - 4

From: Kathy Rankin
Sent: Wednesday, 13 April 2005 3:01 PM
To: James Ottaway
Subject: Ella Bay project

Hello James

We have received a letter from Johnstone Shire Council regarding the Ella Bay project (attached). They express in the letter their inability to assess this development due to staffing and other resource issues, and request that DSDI coordinate the approval process.

Mick has asked me to draft a response to this letter which I will forward to you for input.

Will you include this request from Council with considerations for significant project status, or should we advise the Council to write to the DDG?



JSC April 05
Letter.pdf (82 KB...)

Kind regards

Kathy Rankin
Principal State Development Officer
State Development and Innovation Centre Cairns
P: 07 4048 1111
F: 07 4048 1122
Visit us on the web @ www.sdi.qld.gov.au/cairns

RTI RELEASED

PLEASE QUOTE

YOUR REFERENCE

OUR REFERENCE RJD:MTA 588090 MTA0504071157

ENQUIRIES TO Mr Devine

12 APR 2005

7th April 2005

Mr Michael Liman
Director State Development and Innovation
PO Box 2358
CAIRNS QLD 4870

Dear Sir

**MASTER PLANNED INTEGRATED TOURISM COMMUNITY
ELLA BAY - LOT 320 ON N157629**

Council has been involved in preliminary discussions and site inspections with representatives from Prestige Property Partnership (PPP) regarding a major tourism development on Lot 320 on N157629 at Ella Bay, north from Innisfail.

I understand that Messrs Warren Witt and Ric Grosvenor from PPP have also discussed their concept with you.

From the information provided to Council (copy of executive summary is attached) it appears that Council will not have the staff or other resources to take the lead role in assessing the development.

Messrs Witt and Grosvenor have suggested that the project meets criteria for your Department to co-ordinate the approval process with various state and federal agencies.

Your comments on this and advice as to how the project assessment would occur, including opportunities for public and various agencies (including Johnstone Shire Council) input would be appreciated.

Yours faithfully

[Redacted signature box]

R.J. DEVINE
MANAGER ENVIRONMENTAL SERVICES

Kathy

Pls investigate

at next meeting

for my signature

12/4/05

JOHNSTONE SHIRE COUNCIL

CASSOWARY
COUNTRY

13 April 2005

D- 15571

Mr P Fennelly
Co-ordinator General
State Development & Innovation
PO Box 1568
BRISBANE QLD 4870

Dear Paul

ELLA BAY MASTER PLANNED INTEGRATED TOURISM COMMUNITY

The proponents of Ella Bay, Prestige Property Partnerships (P3) have provided a briefing to Council on the above development proposal.

From this briefing it is apparent that the project offers significant benefits to the Johnstone Shire, both economically and socially.

The Shire's population growth has been quite static in recent years, rising by an average 100 people per year over the past ten years - though in the five years to 2001 the Shire's population actually decreased. Ella Bay will provide a much needed catalyst to growth, attracting new residents to our Shire.

Ella Bay will also provide a focal point to showcase the natural values of the Johnstone Shire and will contribute to, and support, the consolidation of a range of existing and proposed tourism products in the local region.

Employment and training opportunities will be created expanding not only the number of vacancies, but the type of work available. Younger people presently forced to leave the region will be encouraged to remain, resulting in a more stable community.

The Council has a good working relationship with P3 and supports P3's request to State Development and Innovation to award Ella Bay significant project status.

Yours faithfully,



CR NEIL H CLARKE **MAYOR**
COUNCIL OF THE SHIRE OF JOHNSTONE

JS 0504180933

D- 1557 1

James Ottaway

From: Emma Reynolds [REDACTED]
Sent: Tuesday, 19 April 2005 10:53 AM
To: James Ottaway
Subject: FW: Changed Letter

Hi James

Please find attached the revised version of the letter to P Fennelly.

Thank you for your help with this, it is greatly appreciated.

Regards
Emma

RTI RELEASE



Prestige Property Partnership

**John Oxley Centre
Level 4, South Tower
339 Coronation Drive
Milton Queensland 4064**

19 April 2005

Mr P Fennelly
Co-ordinator General
State Development & Innovation
PO Box 1568
BRISBANE QLD 4870

Dear Sir

**A MASTER PLANNED INTEGRATED TOURISM COMMUNITY - ELLA BAY
SIGNIFICANT PROJECT STATUS**

Ella Bay is located in the Johnstone Shire, 88km south of Cairns and 9km north of Innisfail.

On the site of a 450 hectare, operating cattle station surrounded by rainforest, P3's vision is to create an integrated tourism community that captures the spectacular features of this prime coastal location in North Queensland. P3 believes the unique and natural environment of Ella Bay provides the contextual setting to create a development that sets new standards in sustainable use of energy and water resources.

Valued at \$1.8 billion, the project will have up to six tourism resort precincts, set back from the strip of coastal vegetation which will be retained to keep the natural beauty of the area, and two 'signature' 18-hole golf courses.

P3's approach to Ella Bay is in keeping with the Shire's planning scheme, the overriding principle of which is to promote ecological sustainability. The Scheme also calls for tourism to be developed in a managed way, founded on the natural and cultural characteristics of the Shire, achieving a role which contributes to the economy, but which has a low impact on the social and physical environment.

This proposed development is truly a project of unique significance and P3 requests consideration be given to declaring Ella Bay a significant project pursuant to Section 27 of the *State Development and Public Works Organisation Act 1971*.

2/...

It is believed that the Ella Bay Development meets all six characteristics stated under the Act, being:

- significant sustainable employment opportunities;
- investment exceeding \$100 million;
- complex and sensitive approvals;
- multi-departmental and intergovernmental issues;
- strategic significance; and
- regional development significance.

This request is supported by the Johnstone Shire Council, and a copy of a letter from the Mayor is attached.

An initial advice statement has been prepared, and four copies have been provided, in addition to a fifth, unbound copy for the purposes of producing further copies should they be required.

Please contact either Ric Grosvenor or Warren Witt if you require further information.

Yours faithfully

[Redacted signature area]

P3 Prestige Property Partnership

Enclosures

[Redacted]

[Redacted]

Ella Bay

**A Master Planned Integrated Tourism Community
Initial Advice Statement**



Prestige Property Partnership

Enquiries:

Ric Grosvenor – John Holland Services

RTI Document No. 7

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Executive Summary

Ella Bay is a proposal to transform a 450 hectare operating cattle station into a fully master planned, integrated tourism community over a ten year period. The development will incorporate 800 residences with direct golf course access, ocean or lagoon views, four five-star resorts with prime ocean frontage and beach access, two retail precincts, two 'signature' championship 18-hole golf courses, and associated public infrastructure, including a public swimming lagoon. All infrastructure will be delivered in a manner which sets new standards in sustainable development; designed to promote self sufficiency, particularly in relation to energy, water and sewerage management.

Ella Bay is located in the Johnstone Shire, 88km south of Cairns and 9km north of Innisfail.

The proponent is P3 Prestige Property Partnership (P3), the joint venture between one of Australia's leading engineering and construction contractors, the John Holland Group, and Oasis Developments Pty Ltd which is owned by Warren William Witt, and one of Queensland's major development companies.

The Ella Bay project offers significant economic benefits for the region and Australia, including:

- a total development value of \$1.81 billion over ten years;
- 8,050 person years of direct employment during construction, peaking at 1,800 jobs in year 7;
- wages and salaries of \$322 million for the construction workforce;
- once fully operational, 655 jobs for the operation of the new resorts, golf courses, retail and associated facilities, with salaries and wages of \$20 million per annum;
- an additional 4,060 people permanently living in the Shire, a 21% increase in population in the area, equivalent to 2% growth per annum;
- a sixfold increase in expenditure by visitors to \$168 million per annum;
- an average of 1,150 visitors staying at the resorts at any one time, adding 420,000 guest nights stayed in the Shire;
- community benefits including greater training and job opportunities for local people in the region, particularly the young;
- a major boost to the critical mass of the Shire in terms of tourism infrastructure and commercial accommodation, filling a void currently in the market;
- a new source of tourist attractions in the region;
- an increase in the Johnstone Shire rates base by approximately \$10 million per annum as well as significant contributions to council in fees and development charges;

- over \$92 million paid in State Government taxes and \$226 million in Federal taxed over a ten year period;
- during construction, multiplier effects including an average of 460 support jobs offsite, plus 520 jobs arising from consumption induced expenditure; and
- once fully operational, multiplier effects including 160 support jobs offsite, plus a further 180 jobs from consumption induced expenditure.

Not only will the Ella Bay Development boost business confidence in the Johnstone Shire, but the positive impact it will provide to the North Queensland tourism industry will ensure that both national and international visitors will increase substantially in the region.

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1.0 Introduction

1.1 Purpose

Given the size, location and unique natural environment that borders the Ella Bay site, the purpose of this Initial Advice Statement is to provide all necessary information to the public and advisory agents at Local, State and Federal levels, as stated under the State Development and Public Works Organisation Act 1971 (SDPWO).

The contact for further information is:

Ric Grosvenor
John Holland Services Pty Ltd,
John Oxley Centre
Level 4 South Tower
339 Coronation Drive
MILTON QLD 4064

Telephone:

Facsimile: (07) 3368 2233

Email:



1.2 Proponent

The proponent of the Ella Bay project is P3 Prestige Property Partnership (P3).

P3 is the trading style of a Joint Venture, between John Holland Services (JHS) and Warren William Witt (WWW). The Ella Bay Trust is a 50/50 partnership between JHS and WWW and is the beneficial owner of the assets held by the trustee company, Ella Bay Developments Pty Ltd.

- **John Holland Group**

The John Holland Group is one of Australia's leading project developer, engineering and construction contractors. Wholly owned by Leighton Holdings Limited, John Holland has completed or is completing projects in excess of \$1 billion, including the Lane Cove Tunnel in Sydney, and the Darwin to Alice Springs Railway. As at October 2004, John Holland had \$3.2 billion work in hand and employed more than 2,300 employees.

- **Warren William Witt**

Warren is the sole owner of Oasis Developments Pty Ltd which commenced operations in 1977. Over its almost thirty years of trading, the company has completed numerous residential and property developments throughout Queensland, ranging from one million up to a value of \$115 million.

P3 was formed a little over two years ago. Its first project "Pandanus" on the Sunshine Coast features 35 exclusive luxury residential apartments in the heart of Mooloolaba.

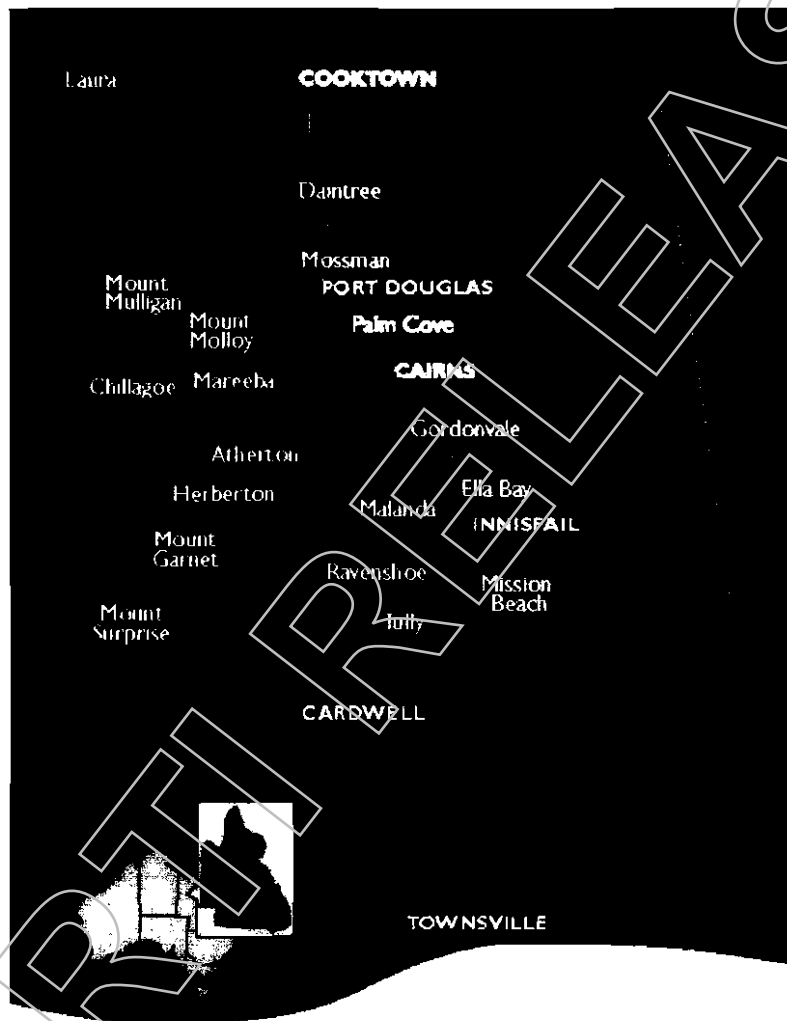
More recently, P3 has moved its focus to north Queensland and within the Johnstone Shire at Mission Beach, P3 has managed the approval process for a 162 lot residential subdivision and is in the process of obtaining the necessary approvals for 135 unit beach front tourist resort.

At Ella Bay, P3 is currently developing the site adjacent to the proposed Ella Bay community development. Construction on this 65 hectare site, which has approvals for a 70 villa, 30 unit beach resort, is scheduled to commence in September 2005.

2.0 The Project

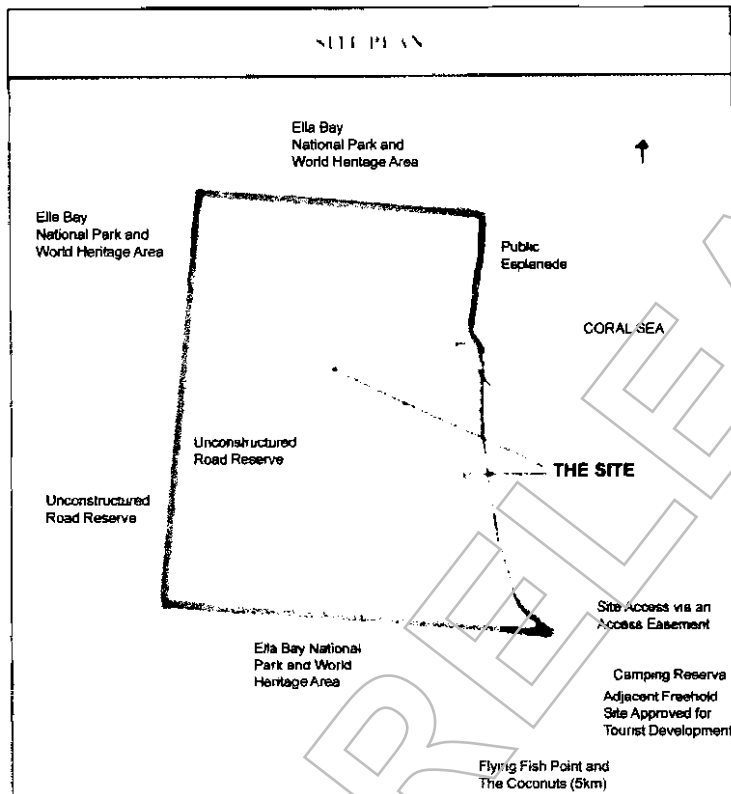
2.1 Location

The site is situated in the Johnstone Shire, in an undeveloped area known as Ella Bay. It is located 3 kilometres north of the townships of Flying Fish Point and The Coconuts, 9 kilometres north of the administrative centre of the Shire, Innisfail, and 88 km south of Cairns, as per the map below.



The site is held in freehold title. P3 has a conditional contract to purchase the site subject to achieving planning approval. The current (1997) and the draft Planning Schemes for Johnstone Shire designate the land, in part, Rural and, in part, Rural Conservation.

It is described as Lot 320 on N 157629, Parish of Glady, County of Nares (See map below). It is generally rectangular in shape and has an area of approximately 450 hectares. Two gazetted, but unconstructed, road reserves transect the site. An esplanade is located along the foreshore of the site which enjoys extensive beach frontage of 2.5 km to the Coral Sea.



It is a large rural site (refer aerial photograph over page) much of which has been cleared for cattle grazing. A homestead and farm buildings are located in the south eastern part of the site. The cleared areas are relatively level with bands of vegetation transecting the site. The site rises gently to the west where it shares a common boundary with the World Heritage Listed Ella Bay National Park. The site is bounded by the Ella Bay National Park to the north, west and in part, to the south.

Along the beach frontage is a band of vegetation. It is unclear at this stage how much of this vegetation is located on the Esplanade and how much is located on the site. A wetland area is also located in the northern part of the site. The wetland area extends westward into the site and is located across the northern boundary of the site which also adjoins the Ella Bay National Park.

The site shares a common boundary of approximately 1 kilometre with freehold land to the south described as Lot 337 on NR 53 which has an area of approximately 65 hectares. This land is to be developed by P3 and is zoned for resort development, (30 Unit Eco-Tourist Resort and 70 Group Title Self Contained Holiday Units), under a Special Facilities Zoning. P3 is scheduled to commence construction on this site in September 2005.

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Aerial view of Ella Bay

Northern Barnard Islands

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Aerial view of Ella Bay -
looking out on the Coral Sea.

2.2 Concept

The Ella Bay Development is a fully integrated master planned community which has the opportunity to set new benchmarks for sustainable development world wide.

To be delivered over a ten year period, the \$1.81 billion Ella Bay Development will incorporate:

- **Residential**

It is proposed that there will be a total of 800 residential lots within the development ranging between 700m² and 1,000m². Given the natural sloping of the site, most lots will enjoy ocean views, with many having direct golf course frontage. Those without ocean views will have water frontage provided by either lakes or lagoons – all surrounded by parkland.

In keeping with P3's approach to leading sustainability, the built environment will ensure sustainability of housing is adopted throughout the development. The unique, natural environment of Ella Bay provides a motivating backdrop to theme a master planned community that sets new standards in sustainable use of energy and water resources while minimising environmental impacts.

To achieve this, P3 intends to put in place building covenants that follow the Smart Housing principles. These covenants will include requirements for greenhouse-efficient hot water systems, energy efficient lighting, AAA-rated shower roses, and water pressure-limiting devices, as well as incentives for the installation of rainwater tanks and systems for the re-use of grey water.

The incorporation of sustainable housing principles will improve the marketability of both the residential and resort components and will fit well with the eco-tourism experience being offered.

- **Resorts**

There are four distinct resort precincts, all with beach access. The resorts are likely to be five-star and comprise self contained apartments ranging from one to three bedrooms, and each resort would average 200 apartments.

The target audience for these resorts will be predominantly the tourist market, however, some may have a mix of permanent 'lifestyle living' residents.

All buildings will be set back from the strip of coastal vegetation which will be retained to keep the natural beauty of the area.



It is anticipated that two of the resorts will include conference facilities and that the meetings and incentives market will be a significant proportion of the visitors staying at Ella Bay.

- **Golf Courses**

There will be two 'signature' championship 18-hole golf courses as part of the development, designed by the likes of Greg Norman and Ian Baker-Finch. Each golf course will have a distinctive club house that is likely to incorporate a bar, restaurant and conference facilities.

At present, the closest golf course in the region is Paradise Palms which is over 1 ½ hours drive north (140 kilometres away).

The golf courses will be designed to maximise the environmental aspects of the development and will offer golf course frontage to many of the proposed residences.

- **Retail Precincts**

The Ella Bay Seaside Village will be developed to service the needs of the visiting and resident population. Two precincts will be developed to include a 'high street' that will comprise a small supermarket, cafés and restaurants, resort fashion stores as well as offices for professional services such as an accountant, real estate office and medical practitioners. A Marine Village, connected to the retail precinct will have further shopping and dining outlets.

2.3 Access

Air

Ella Bay is an 80 minute drive from the Cairns International Airport, the sixth busiest airport in Australia for passenger traffic, and the primary means of access for international visitors to the region, second only behind Sydney in terms of inbound international tourist traffic.

Operating 24 hours a day, Cairns International Airport also has twice daily flights to and from most capital cities in Australia and 70 inbound scheduled international flights each week.

The following table identifies the weekly frequency of inbound flights from major overseas ports into Cairns.

Origin of International Flights	No. of Flights per Week
Tokyo, Japan	14
Nagoya, Japan	7
Kansai, Japan	7
Fukuoka, Japan	3
Chitose, Japan	2
Hong Kong	7
Singapore (with connections to Europe / UK)	4
Guam	3
New Zealand	3

There is an airfield located at Innisfail, just 9km south of Ella Bay. It is operated by Johnstone Shire Council and includes two runways – one grass and the other bitumen. Both are just over 1,300 metres in length and the bitumen runway can accommodate aircraft up to the size of a Dash 8, which carries 24 people.

P3 also proposes to construct a helipad within the development to cater for VIP transfers from Cairns International Airport direct to Ella Bay. The flying time from Cairns to Ella Bay by helicopter will vary depending upon the specifications of the machine, but on average would be around 25 minutes.

Road

Legal, but not practical, access to the site is provided by an unconstructed road reserve adjoining the site in the south western corner, and by the dedication of an Esplanade to the site frontage, which also provides no practical access, refer previous Site Plan.

Practical access is provided through the adjoining freehold land (Lot 337) to the south via an Access Easement which then connects to Ella Bay Road.

Ella Bay Road at present, is a narrow winding, scenic drive providing the only vehicular access into Ella Bay via Flying Fish Point, The Coconuts and Innisfail. One of the conditions of developing Lot 337 is the upgrading of Ella Bay Road, and this will provide initial access for construction workers to Lot 320.

Due to the existing access constraints, the magnitude of the proposed project and the uniqueness of the site and its location, P3 is investigating access from the west, via the Bruce Highway, Garradunga Road and Jubilee Road.

The benefits of an alternative access include minimising traffic through Flying Fish Point and The Coconuts and will reduce the travelling time from Cairns Airport to one hour.

2.4 Staging / Timing

The Ella Bay Project incorporates three main stages. P3 has commenced the planning process, and it is estimated that two years will be required for planning and approvals to be obtained. The project is expected to commence in 2006/07 and estimated to take eight to ten years to complete.

Stage 1

Stage 1 will occur over three years. The first phase will include the commencement of the residential subdivision, with 137 lots planned over the three years. As these first lots are developed, the first of the golf courses will be built, along with its club house and associated facilities. The first part of the retail precinct will also come on stream during the second part of Stage 1.

Stage 2

The second stage will occur over two to three years. Ongoing development of the residential subdivision precincts will occur, with an additional 250 lots likely to be a mix of golf course frontage, ocean views and possibly the start of the lakeside and conservation reserve precincts.

The first of the beachfront resorts will commence in the first year of Stage 2. The two beach access resort precincts will be developed over the period. Extensions to the retail precinct will be constructed in line with the growth in residential and visitor populations.

Stage 3

The final stage will occur over three years, which will include the final stages of the residential subdivision precincts, with approximately 400 lots.

The second of the beachfront resorts will come on stream in Stage 3, along with the second golf course and the final extensions to the retail precincts.



3.0 Infrastructure

3.1 Water & Sewerage

Through integrated water resource management P3 will ensure that Ella Bay's water needs can be met without connecting to the reticulated water supply system or sewerage system.

The key will be effective use and reuse of all water on the site. All water that falls on-site (rooftops, paving and road runoff) will be collected via a series of rainwater tanks and vegetated swales and used for potable and non-potable purposes.

It is P3's proposal to incorporate within the development, an on-site waste water treatment plant built to EPA and Johnstone Shire Council specifications. The facility will have the capacity to handle sewage for 6,000 equivalent persons and will be constructed by P3. Once completed, the treatment plant, and the area of land it occupies, will be handed over to Johnstone Shire Council. This has been flagged with the Johnstone Shire Council. Sewage will be treated to tertiary level and will provide a source of recycled water, suitable for toilet flushing, gardens and irrigation of the golf courses.

3.2 Public Swimming Facility

A feature of the seaside village will be the creation of lagoon-style pool, open to the general public. It will have a fully landscaped perimeter, with an emphasis on the provision of shaded areas and will include barbeque facilities and children's playground.

The public lagoon will act as a further attraction for tourists to visit Ella Bay and will provide a safer, stinger free solution to swimming.

3.3 Roads

Access to Ella Bay is via a narrow winding, scenic drive via Flying Fish Point, The Coconuts and Innisfail. And whilst P3 will upgrade Ella Bay Road as part of the condition of developing Lot 337, it is P3's contention that this access will not be suitable to carry the level of traffic anticipated by the proposed integrated tourism community on Lot 320.

P3 has investigated access from the west, via the Bruce Highway, Garradunga Road and Jubilee Road. If approval is gained, P3 will construct a new access road connecting Jubilee Road to Ella Bay in Stage 1 of the development. (Refer to map on page 13.)

This alternative route offers the benefit of a shorter route from Cairns and means that Ella Bay Road can be limited to servicing vehicle traffic between the resort development on Lot 337 and Innisfail. This road has the potential to become a feature of the journey between Ella Bay and the “art deco” township of Innisfail if retained as an historic and scenic route.

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3.4 Walking, Hiking and Cycle Trails

P3 will create a network of walking, hiking and bicycle trails that meander through the golf courses and around the lagoons.

P3 will also liaise with the Environmental Protection Agency about providing the opportunity guided walks the adjacent rainforest. This would allow residents, visitors and members of the general public to explore the Ella Bay National Park in an environmentally controlled manner.

Similarly, in order to protect coastal vegetation, public access to the beach will be controlled by a series of tracks, created in liaison with the EPA.

3.5 Telecommunications

The telecommunications infrastructure at Ella Bay will include broad band as well as the installation of a mobile phone tower. In addition to providing mobile phone coverage for Ella Bay residents and visitors, it will benefit both Flying Fish Point and The Coconuts neither of which presently has coverage.

3.6 Energy Resources

P3 will provide a connection into the main grid as well as underground power throughout the development.

In addition, building covenants will make the installation of a grid-connected photovoltaic system mandatory for those building a home.



4.0 Planning Schemes and Policy Frameworks

4.1 Johnstone Shire Planning Scheme

The current (1997) and the draft Planning Schemes for Johnstone Shire designate the land, in part, Rural and, in part, Rural Conservation. This reflects the existing land use activity of cattle grazing and the environmentally significant wetland area in the northern part of the site.

In addition, various maps/plans in the Draft Planning Scheme have implications for the site. These are attached in Appendix 1 and include:

Map 1B – Zoning Map

- The site is zoned, in part – Rural Zone (Rural Precinct) and in part – Rural Zone (Rural Conservation Precinct)
- The site shares a common boundary with the Wet Tropics World Heritage Area
- Land surrounding the site is included in the Conservation Zone.

Implications for the Project – Detailed discussions and negotiations will be required between the proponent (P3), Johnstone Shire Council (JSC), Environmental Protection Agency (EPA), Department of Natural Resources and Mines (DNRM) and Department of Local Government and Planning (DLGP).

Map 5a – Soils Plan

- Part of the site is identified as Good Quality Agricultural Land.

Implications for the Project – Detailed discussions and negotiations will be required between the P3, JSC, DNRM, DLGP and Department of Primary Industries (DPI).

Map 7c – Natural Areas Plan

- Part of the site is identified as Important Habitat
- Land surrounding the site is designated Conservation
- The foreshore of the site is identified as a Wildlife Crossing Point, north/south.

Implications for the Project – Detailed discussions and negotiations will be required between P3, JSC, DNRM and Wet Tropics Management Authority (WTMA).



Map 8a – Natural Hazards Plan

- Part of the site to the north is identified as a Wetland.

Implications for the Project – Detailed discussions and negotiations will be required between P3, JSC, EPA, DNRM, DPI and WTMA.

Map 9a – Scenic Amenity Map

- Part of the site is identified as an Area of High Scenic Amenity
- The foreshore of the site is identified as a Scenic Foreshore.

Implications for the Project – Detailed discussions and negotiations will be required between P3, JSC, DNRM and EPA.

The project has the potential to create a master planned community which could ultimately have a population up to 5,000. Consequently, the current and the draft Planning Scheme do not contemplate a project of this scale anywhere within the Shire.

However, the draft Planning Scheme, which has been prepared under the Integrated Planning Act (IPA), must seek to achieve ecological sustainability in the Shire.

IPA defines Ecological Sustainability as:

“Ecological sustainability” is a balance that integrates-

- protection of ecological processes and natural systems at local, regional, State and wider levels; and*
- economic development; and*
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.*

This project has the potential to be ecologically sustainable within the premise of the above definition.

Therefore, notwithstanding that the Johnstone Shire current and draft Planning Schemes do not contemplate a project of this scale, the planning intent for the Shire, which is to support the purpose of the IPA and the Desired Environmental Outcomes (DEOs) of the draft Planning Scheme, can be used as benchmark elements in the assessment for the project. (A copy of the DEOs included in the draft Planning Scheme, are attached at Appendix 2)

In addition, the Johnstone Shire Council has been briefed on the Ella bay project and in principle has indicated in its support. (Refer JSC letter also Appendix 2.)

4.2 State Planning Policies

In addition, the project is also required to be assessed against all relevant State Planning Policies:

- State Planning Policy 1/92 – Development and the Conservation of Agricultural Land
- State Planning Policy 1/02 – Development in the Vicinity of Certain Airport and Aviation Facilities
- State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils
- State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

4.3 State Coastal Plan and Wet Tropical Coast Regional Coastal Management Plan

The State Coastal Plan (SCP) and the Wet Tropical Coast Regional Coastal Management Plan (WTCRCMP) are also particularly relevant to this site and have the potential to have significant impacts on the project. Under the WTCRCMP the site has the following designations:

- Ella Bay – Key Coastal Site
- Coastal Management District
- Erosion Prone Area
- Scenic Landscape Quality – Very High and High
- Significant Coastal Wetland – Ella Bay Swamp (Wetland)
- Freshwater Wetlands and Coastal Waters
- Endangered Regional Ecosystems
- Protected Areas (the surrounding Ella Bay National Park).

A number of the key elements listed above are identified on the attached maps in Appendix 3.

4.4 Vegetation Management Act

Further, under the Vegetation Management Act (VMA), under the regulatory control of DNRM all vegetation in Queensland has been mapped. The Regional Ecosystem Mapping for the site is attached at Appendix 4. The mapping identifies vegetation on the site in a number of categories, including:

- 2001 Remnant Endangered Regional Ecosystem – Dominant and Sub-Dominant
- 2001 Remnant of Concern Regional Ecosystem – Dominant
- 2001 Remnant Not of Concern Regional Ecosystem – Non Remnant.

A number of these categories have implications for future development of the site and as a result detailed discussions and negotiations will be required with DNRM.

Details of the vegetation types within the categories listed above are outlined below:

- 7.1.1 Not of Concern – mangrove forest on coastal lowland, saline alluvial soils (Protected Under the Fisheries Act).
- 7.2.2 Endangered – notophyll vine forest with acacia wattle emergents on moist to wet coastal lowlands or beach sands.
- 7.3.1 Endangered – Sedgeland and grassland freshwater swamps of seasonally inundated coastal lowlands.
- 7.3.3 Endangered – Alexandra Palm Swamp Vine Forest on very wet, poorly drained fertile lowlands (Essential Cassowary Habitat).
- 7.3.7 Endangered – Coastal Floodplain forest Red/Blue Gum/Melaleuca Open Forest Complex on moist to very poorly drained lowlands.
- 7.3.8 Not of Concern (Biodiversity Status – Endangered) – Broad-leaf tea tree, woodland swamp complex on dry to very wet, poorly drained lowlands and tablelands.
- 7.3.10 Endangered – complex mesophyll vine forest on very wet well drained fertile lowland – alluvial soils.
- 7.3.17 Not of Concern – complex mesophyll vine forest on very wet well drainage lowland and foothill piedmont fans (Essential Cassowary Habitat).
- 7.3.22 Of Concern – (Biodiversity Status – Endangered) – mesophyll riparian vine forest on moist, well drained lowland alluvial levies (Essential Cassowary Habitat).

7.11.1 Not of Concern – mesophyll vine forest on very wet to wet metamorphic lowlands and foothills (Essential Cassowary Habitat).

In addition, an officer of EPA has advised that the Ella Bay area is identified as the Ella Bay Regional Landscape Linkage.

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5.0 Development Approval Process

5.1 Summary Overview

The Table below outlines the extent of Agencies which may be involved in the approval process.

AGENCY	INTEREST
<u>Local</u> Johnstone Shire Council	<ul style="list-style-type: none"> ▪ Johnstone Shire Planning Scheme ▪ Planning Scheme Policies ▪ Local Laws
<u>State</u> Environmental Protection Agency Wet Tropics Management Authority Queensland Parks and Wildlife Service	<ul style="list-style-type: none"> ▪ Environmental Protection Act ▪ Environmentally Relevant Activities ▪ Wet Tropical Coastal Regional Coastal Plan ▪ Harbours Act (works on tidal land) ▪ Qld Cultural Heritage Act ▪ Wet Tropics Management Act ▪ Wet Tropics Plan ▪ The Wet Tropics Conservation Strategy ▪ Ella Bay National Park
Department of Primary Industries	<ul style="list-style-type: none"> ▪ Fisheries Act (marine plants) ▪ Water Act (works in a watercourse) ▪ State Planning Policy 1/92 – Development and the Conservation of Agricultural Land
Department of Natural Resources and Mines	<ul style="list-style-type: none"> ▪ Water Act ▪ Land Act (tenure issues) ▪ State Planning Policy 2/02 – Planning and Management ▪ Development Involving Acid Sulfate Soils ▪ Vegetation Management ACT
<u>Federal</u> Dept. of Environment & Heritage	<ul style="list-style-type: none"> ▪ Environmental Protection and Biodiversity Conservation Act

5.2 State /Local Level

The development approval process at State/Local Level is dependent upon whether:

- the project achieves Significant Project status under the SDPWO; or
- is processed through the Integrated Development Assessment System (IDAS) under the Integrated Planning Act (IPA).

If the project achieves Significant Project Status, there is no Information and Referral Request Stage and no Notification Stage under IDAS.

In any event, whether an Environmental Impact Statement (EIS) is required under the SDPWO or Referral Coordination (RC) is required under IPA, the involvement of State Agencies and the level of detail required to be submitted in support of the application will be similar.

5.3 Federal Level

It is very likely that the project, because of its proposed location and scale will be deemed a "Controlled Action" under Federal Legislation, the Environment Protection and Biodiversity Conservation Act 1999 (EPBC), and a second or parallel approval process will be required under that Act. It is anticipated that the majority of information/documentation provided in support of the project at State Level can be submitted in association with an application at Federal Level, although some additional information may also be required.

Interest from the Commonwealth under the EPBC is likely to be triggered due to part of the site and surrounding area being identified as Essential Cassowary Habitat and the fact that the site shares a common boundary with the Wet Tropics World Heritage Area and given that the Great Barrier Reef World Heritage Area is adjacent.



6.0 Environment & Other Issues

6.1 Overview

There are significant environmental and other issues associated with the project. These issues represent both opportunities and constraints to the success of the project, however a preliminary walkabout on site by officers from the Department of Primary Industries, Environmental Protection Agency, Johnstone Shire Council and Wet Tropics Management Authority did not reveal any major issues that with proper planning, appropriate design and management, cannot be resolved. Opportunities are reflected in the unique locational and environmental values of the site and these very locational and environmental values result in a complex multi-layered approval process.

P3 also has a track record of working closely with EPA. On its Mission Beach development, a groundbreaking conservation covenant was entered into and is now referred to as the Oasis Precedent.

6.2 Potential Issues and Solutions

The key issues are as follows:

- *The adjoining common boundary and interface with the Ella Bay National Park and the Wet Tropics World Heritage Area and the adjacent Great Barrier Reef World Heritage Area.*

Raises issues of scenic amenity, habitat connectivity and protection, in particular the southern cassowary, flora protection and conservation, access constraints, management of human impacts, tourism/visitor education and facilities and potential run-off/impacts on coastal systems.

- *Current vehicular access arrangements are limited.*

Necessitates the investigation of alternative vehicular routes, assessment of existing vehicular routes in light of road safety, community expectations and impacts.

- *Site constraints, including fragile coastal systems and processes, wetlands and existing vegetation.*

The need to identify the design parameters prescribed at local and State level which aim to ensure the protection of the significant environmental values of the site, and undertake detailed investigations into all environmental issues on site.



- *Designation of cleared parts of the site as Good Quality Agricultural Land (GQAL).*

Addressing issues raised in the relevant State Planning Policy in relation to GQAL which is reinforced by the Rural zoning of the land under the Johnstone Shire Planning Scheme.

- *Visual amenity issues.*

Visual amenity issues raised by the Wet Tropics Management Plan and the Wet Tropical Coast Regional Coastal Management Plan.

- *Provision of basic services and infrastructure to this isolated location.*

Investigating the opportunities for providing infrastructure and services to the site where minimal services exist and where the scale and type of project necessitates 'state of the art' infrastructure and service provision.

- *Potential for contaminated land based on the cattle grazing activities occurring on the site.*

Cattle dips trigger the Environmental Protection Act and investigations are required to determine if there are any cattle dips on the site and remediation measures required to facilitate development of the site for non rural purposes.

- *Cultural heritage / native title issues.*

Investigation of these issues both on site and adjacent to the site if alternative road access is proposed through State owned land.

- *Provision of accommodation for initial influx of construction workers.*

Whilst a proportion of the construction workforce will include existing Shire residents, and those that commute from neighbouring shires, about 40% of the workforce will move into the Shire temporarily which, without some forward planning, has the potential to displace those in the lower socio economic sector.

The project will ramp up slowly over the first three years, allowing time for the supply of accommodation to expand. In addition, it is anticipated that many of the lower socio economic residents will be employed in the unskilled jobs sector of the project's workforce.

A detailed assessment of all these issues will be required during the preparation of any EIS or any response to an Information Request under any Referral Co-ordination process.



7.0 Benefits

7.1 Overview

As part of the process of seeking significant projects status, P3 commissioned a report on the economic impact of the proposed Ella Bay development.

The analysis provides an indication of the significant impacts of the development both during construction and its subsequent operation, with particular focus on the contribution expected to be made by the project in the Johnstone Shire and Tropical North Queensland region.

Included here is a summary of the main findings and a copy of the full report is shown in Appendix 5.

7.2 Employment

The Johnstone Shire has an estimated labour force of 10,031 as at September 2004, with an unemployment rate of 5.0%. Jobs created by the Ella Bay project will occur in two parts: construction jobs which will have a finite life and operational jobs that will be ongoing.

Construction Jobs - Finite

Ella Bay is estimated to result in a total of 8,050 person years of employment over the life of the project, peaking at 1,800 jobs in year 7.

In terms of wages and salaries, this represents \$322 million for the construction workforce over the life of the project.

Operational Jobs - Ongoing

At full operation at the end of construction, a total of 655 new, permanent, ongoing jobs will be created.

Because of the relatively low pool of unemployed people in the Shire, it is assumed that 20% of the new positions will be filled from within the Shire's present workforce. A further assumption is that 15% of the new workforce would commute from outside the Shire with the balance of positions filled by new residents.

The workers in these operational jobs will earn approximately \$20 million in salaries and wages per annum.

7.3 Skills & Training

In its negotiations with international operators, P3 is acutely aware of the need to ensure the availability of a skilled workforce to work at the resorts, as well as the associated facilities such as the golf courses.

Initial discussions with the Innisfail campus of Tropical North Queensland Institute of TAFE indicates a keenness to partner with the Ella Bay project to boost the role of the TAFE in providing accredited training programs particularly for trades and hospitality workers.

The present campus facilities have sufficient building space to accommodate the extra demand, and personnel have confirmed facilities are presently under-utilised.

In addition, it is envisaged that the TAFE and Ella Bay construction and operational businesses will develop a formal arrangement that might include resort facilities being used for part of the hospitality training.

This will significantly expand the employment opportunities for the local population which at present is heavily reliant upon the declining banana and sugar cane industries. Having access to greater training opportunities, and subsequent jobs at the end of it, will lead to fewer young people migrating out of the region and this will improve the stability of the local population.

7.4 Resident Population

The Johnstone Shire has an estimated resident population of 19,500. The Shire's population growth has been quite static in recent years, rising by an average 100 people per year over the past ten years, that is at a rate of 0.4% per annum, though in the five years to 2001 the Shire's population actually decreased.

The combined effects of residents living at Ella Bay, Ella Bay workers and their families living in the Shire, and construction workers and their families will directly add some 4,060 people to the resident population by the tenth year, that is, increase it by 21% or by 2.0% per annum over ten years. This will give a much needed boost to a Shire that has suffered from little or no population growth in recent times.

7.5 Tourism Benefits

7.5.1 Visitor Numbers

On Census night in 2001, there were a little over 2,000 visitors from outside the Shire recorded.

The Ella Bay resort facilities would accommodate an average of 1,150 visitors at any one time, peaking at 2,000 with full occupancy in the height of the tourist season. This equates to approximately 420,000 guest nights per annum, in the mid to top end of the market that simply does not exist currently in the Shire.

To put it into the regional context, around 14 million visitor nights are spent in the Tropical North Queensland region, which means that the additional nights spent at Ella Bay represent a 3% increase for the Tropical North Queensland region.

7.5.2 Visitor Spending

In a study commissioned by Johnstone Shire Council in 2002, Cummings Economics estimated that total tourism spending for those staying in commercial accommodation in the Shire was \$25 million.

The Economic Impact Study indicates that tourist spending arising from visitors staying at the Ella Bay resort accommodation would total around \$168 million, representing a sixfold increase in visitor spending in the Shire.

7.5.3 Accommodation Stock

The current commercial accommodation available in the Shire is dominated by hotels and motels with a low star rating, holiday flats, caravan parks, hostels and a small but growing number of B&Bs catering largely to the self drive and backpacker market.

The quality of accommodation in the North Mission Beach area is improving, however there is limited supply. The Ella Bay project would substantially add to the room stock as well as significantly improve the quality of the tourism product. This will increase the attractiveness of the Shire to a wider market, giving rise to opportunities to re-brand this sub-region.



7.5.4 Support of Regional Tourism Products

The project will provide a focal point to showcase the natural values of the Johnstone Shire and will contribute to, and support, the consolidation of a range of existing tourism products in the local region.

Ella Bay sits within *The Great Green Way*, an area of outstanding natural beauty spanning from Townsville to Cairns. *The Great Green Way* was an initiative of the Development Bureau of Hinchinbrook, the Cardwell Shire and the Cassowary Coast Development Bureau and was funded by the Federal Department of Industry, Science and Tourism.

Upon completion, Ella Bay will not only provide a needed signature tourism destination within *The Great Green Way*, but will bring major operators into the region that will provide much needed marketing funds.

Ella Bay would directly contribute to the commercial viability of:

Existing Tourist Attractions:

- Australian Sugar Industry Museum
- Fishing Tours
- Garradunga Historical Pub
- Horse Riding Tours
- Hot Air Ballooning
- Island and Outer Barrier Reef Cruises
- Johnstone River Crocodile Farm
- Misty Mountains Wilderness Walking Trails
- Mungali Falls Organic Dairy and Dairy Products
- Murdering Point Winery, Silkwood
- Parasailing
- Paronella Park
- Sea Kayaking
- Skydiving
- Tully River White Water Rafting

Proposed Attractions:

- The Frog Farm at Innisfail
- MaMu Canopy Walk at Crawford's Lookout

Ella Bay will also result in increased visitations to the natural attractions, hence increasing awareness of the natural beauty of the region. The natural attractions include:

- Eubenangee Wetlands – a birdwatcher's paradise
- Josephine Falls

The Boulders, Babinda
Mt Bartle Frere – Queensland's highest mountain
Licuala State Forest
Millaa Falls and Lookout and Waterfall Circuit Drive
Malanda and Millaa Millaa Crater Lakes District
Tully Gorge

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7.5.5 Relieving Pressure on the Daintree

There has been much debate over the years amongst the tourism industry about the need to provide an alternative to the Daintree Rainforest experience. Over the past 20 years the Daintree has achieved an almost iconic status, to the point that visitation levels threaten to “kill the goose that laid the golden egg”.

Little ground has been gained in shifting some of that demand to other rainforest experiences in the region, however MaMu Canopy Walk is one project that may provide such an alternative experience.

Located off the Palmerston Highway, preliminary assessment of the viability of the Canopy Walk suggests that 300,000 visitors could be expected in the first year of operation. With the current accommodation stock, however, Johnstone Shire is likely to gain little by this increased visitation, other than takings from entry to the MaMu Canopy Walk, some incidental spending and moderate flow through to visitation to nearby attractions such as Paronella Park.

In order to make significant inroads into this market, it will be necessary to improve and increase the accommodation available in the Shire, a role that the Ella Bay project is well placed to deliver.

7.6 Taxation Contributions

7.6.1 Local Government

Once fully completed, it is estimated that the general rates of Ella Bay will be in the order of \$10 million per annum, which compares to the general rates paid by its present owners as primary production land of \$12,000.

In addition to this, the one-off headworks benefits and financial contributions are estimated to be valued at \$20 million.

7.6.2 State Government

Transfer and Mortgage Duties arising from the property transactions associated with Ella Bay are estimated at \$45 million over the first ten years. Land Tax will be in the order of \$5 million per annum once Ella Bay is fully developed and payroll tax from the larger employers involved during construction and operation is estimated at \$23 million during the first ten years.



In total, there will be over \$92 million paid to the State Government in various forms of duties and taxes over the first ten years of the project.

7.6.3 Federal Government Taxes

Personal income tax is estimated to average of \$15 million per annum during the first ten years and ongoing personal income taxes arising from operational activity and consumption induced employment is estimated at \$5 million per annum.

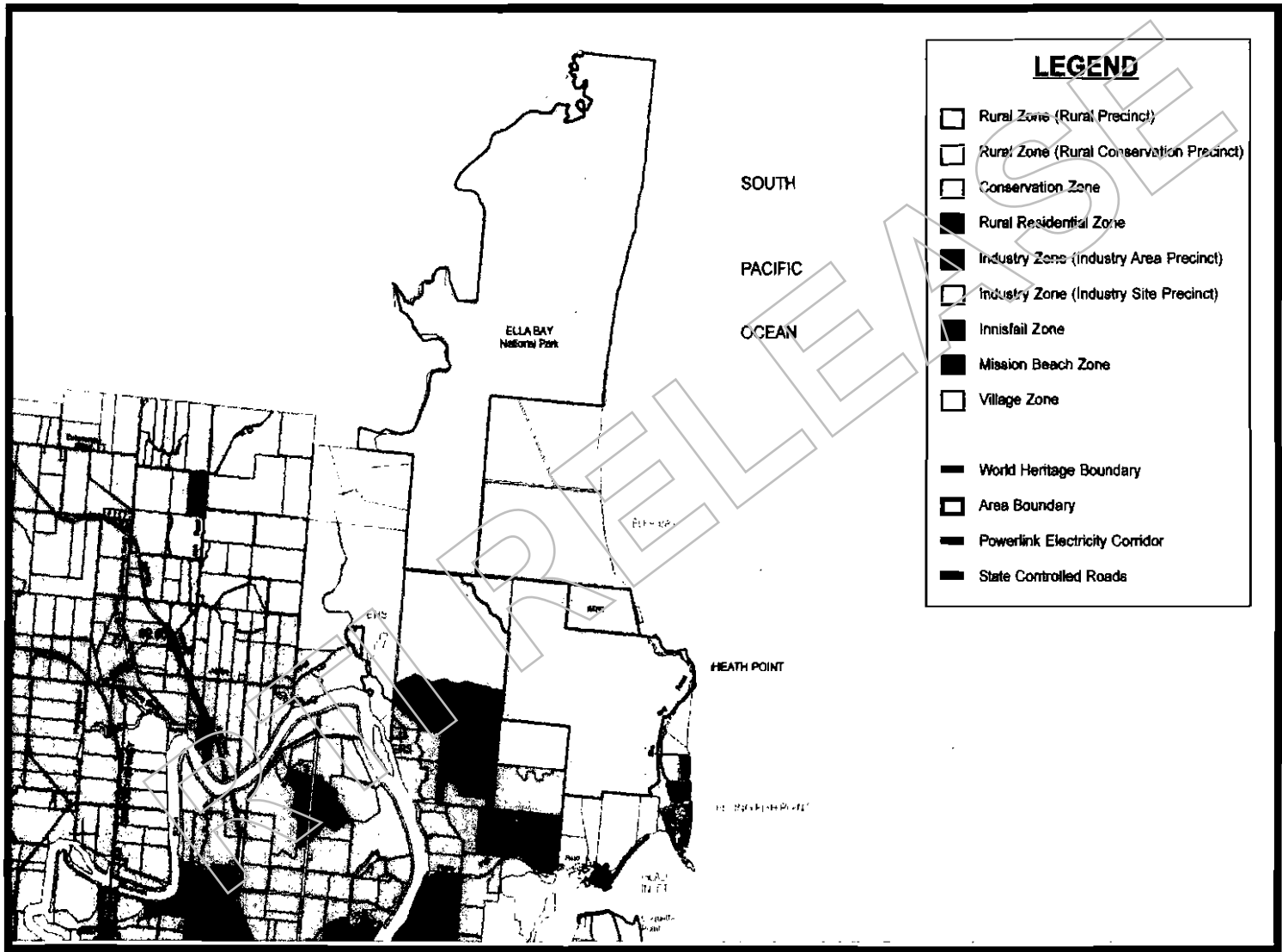
Company tax is estimated at \$34 million and GST at \$45 million over the ten year construction timeframe, giving a total of \$226 million in Federal taxes paid over ten years.

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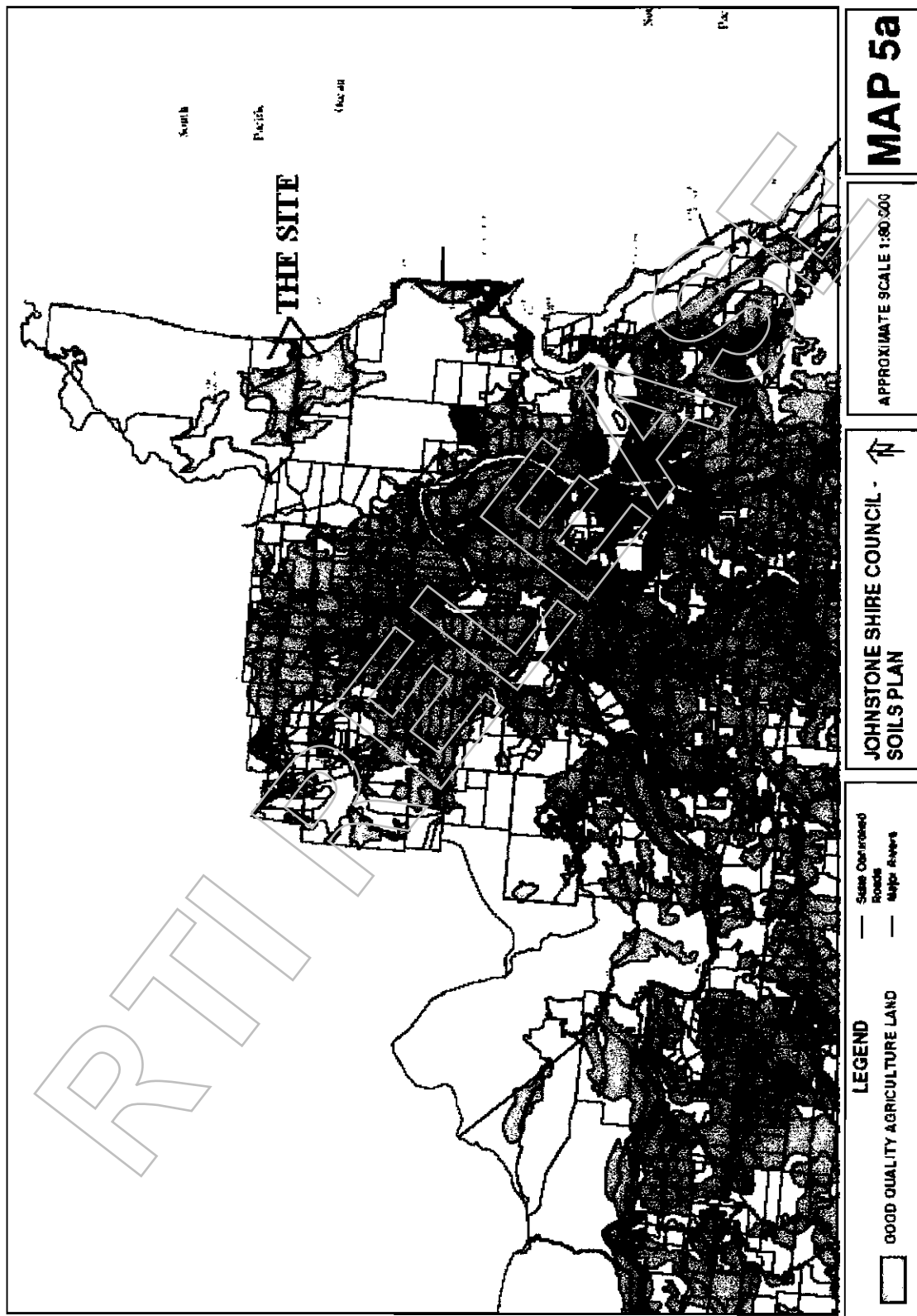
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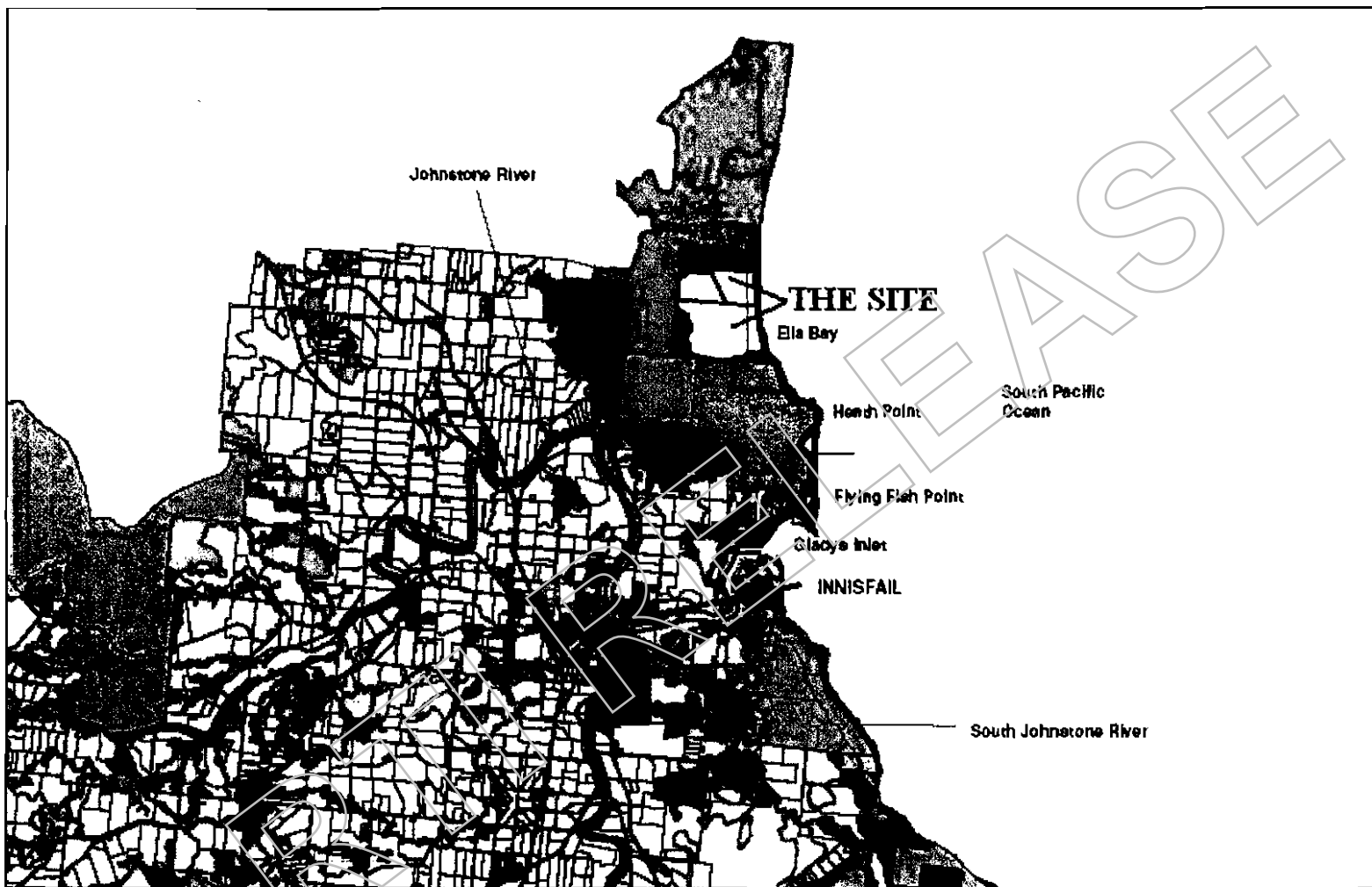


APPENDIX 1
MAP 1B - ZONING MAP

APPENDIX 1
MAP 5a



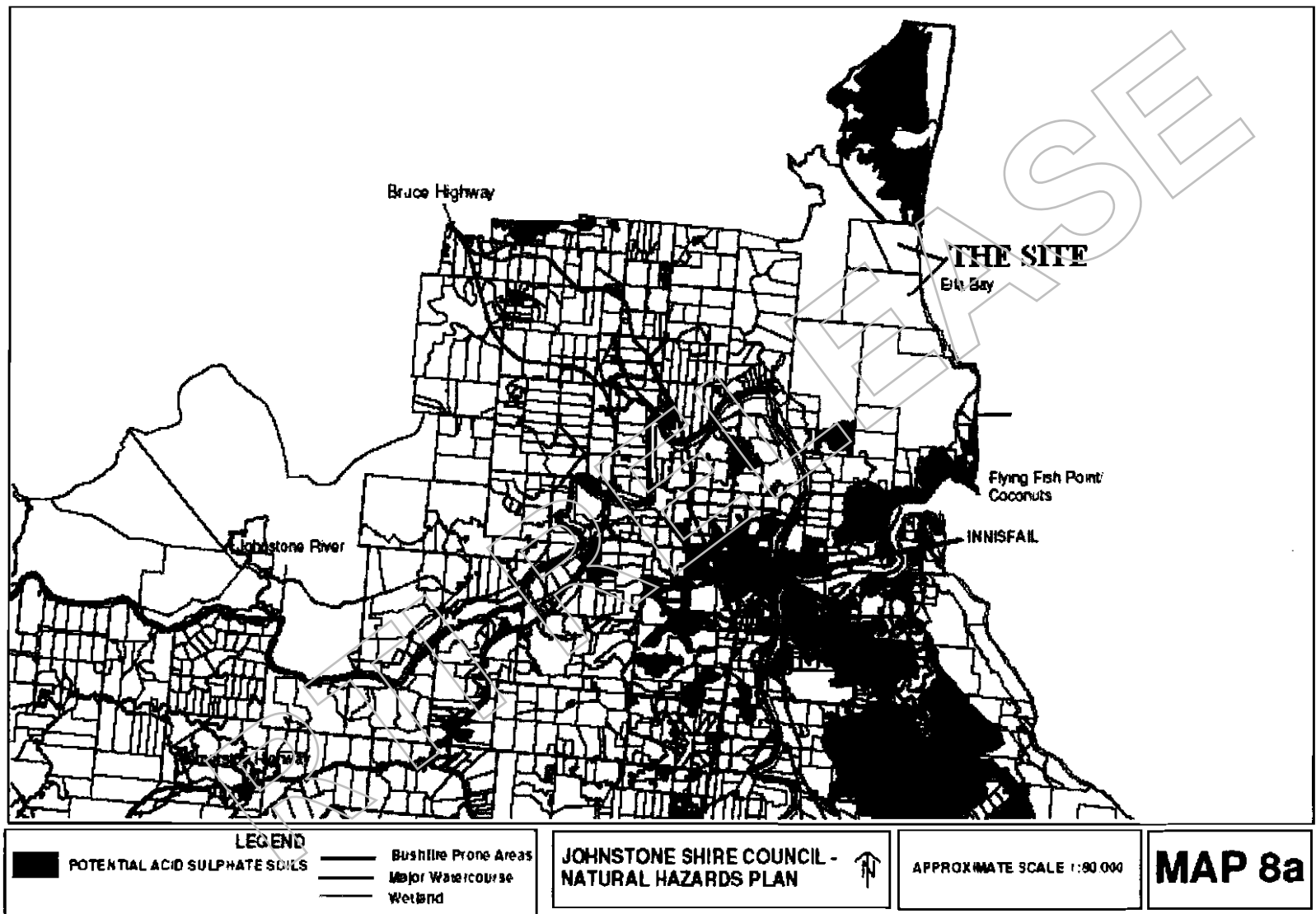
APPENDIX 1
 MAP 7c - NATURAL AREAS PLAN



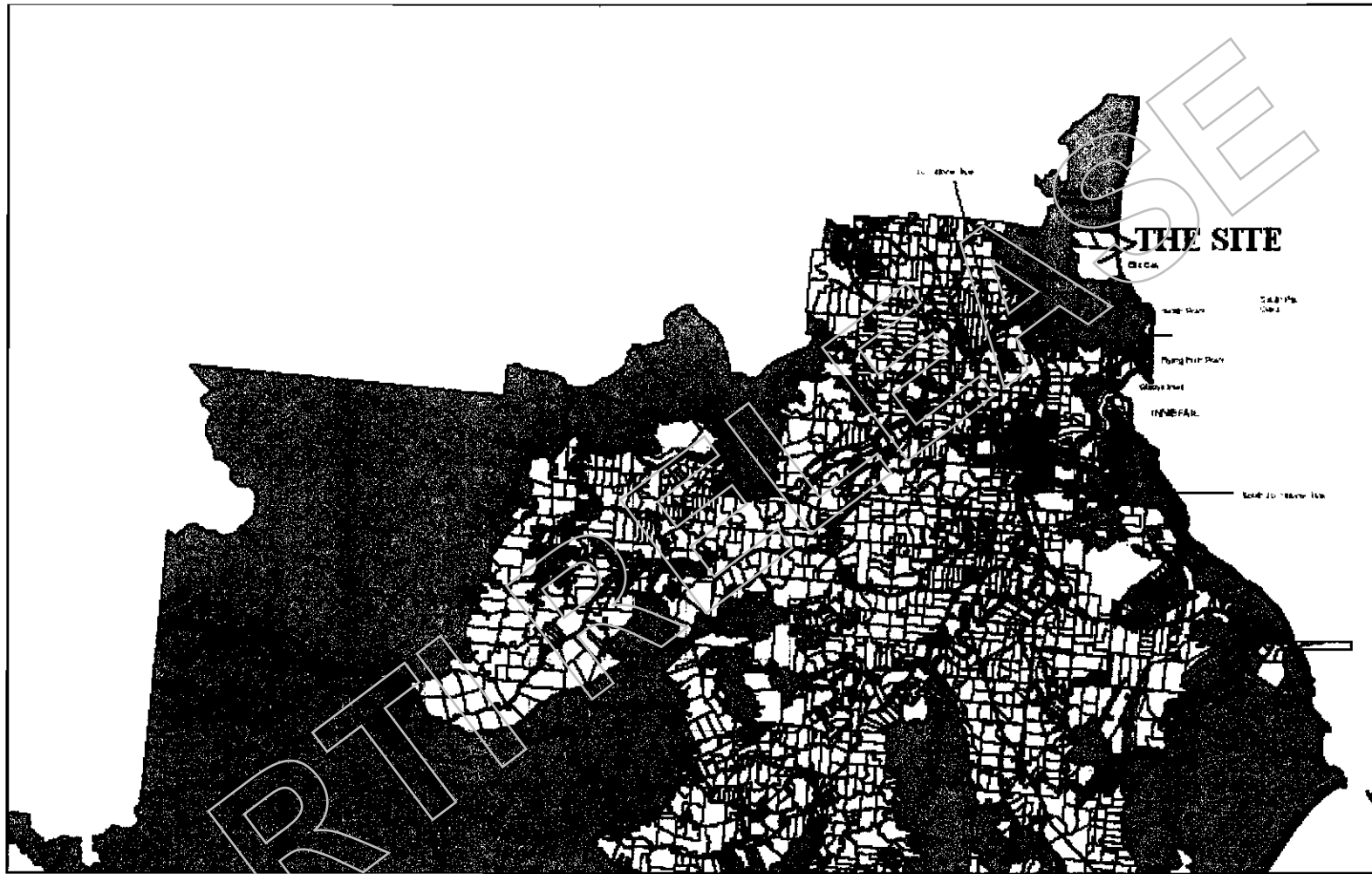
Wildlife Crossing Point		Wetlands		NATURAL CLASSIFICATION LEGEND				Major Watercourse	
	Important Habitat		Natural Corridor/Habitat		Potential Linkage Corridor Habitat		Potential Critical Important Linkage		Mangrove Important
	Critical Habitat		Linkage Corridor Habitat		Important Linkage		Mangrove		Conservation

JOHNSTONE SHIRE COUNCIL -
 NATURAL AREAS PLAN

MAP 7c



APPENDIX 1
 MAP 8a - NATURAL HAZARDS PLAN



APPENDIX 1
MAP 9a -- SCENIC AMENITY MAP

<p>— TOURIST ROUTE</p> <p>— SCENIC FORESHORE</p> <p>★ SCENIC LOOKOUT</p>	<p>LEGEND</p> <p>■ AREAS OF HIGH SCENIC AMENITY</p>
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JOHNSTONE SHIRE COUNCIL -
SCENIC AMENITY MAP

APPROXIMATE
SCALE 1:140,000

MAP 9a

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APPENDIX 2 DESIRED ENVIRONMENTAL OUTCOMES (DEOs)

Draft Johnstone Shire Planning Scheme
Part 3 – Desired Environmental Outcomes

October 2003

3.1 Introduction

This section of the Planning Scheme sets out the desired environmental outcomes which relate to the whole of the Shire. These outcomes assist in achieving ecological sustainability, which is the purpose of the IPA.

Desired environmental outcomes can be grouped into three broad headings based on the outcomes of ecological sustainability. These are:

- Ecological and natural systems;
- Economic development; and
- Community well being.

It is imperative to realise that there are close relationships between the desired environmental outcomes and collectively they will reinforce the Shire's unique character as well as its natural environment, economic and community well being. The desired environmental outcomes also recognise that two (2) world heritage areas are located in and adjoining the Shire.

3.1.1 Ecological and natural systems

1. Air quality is protected through the collective co-location of potential air pollution sources so that they do not adversely affect adjoining land uses, buffering between conflicting land uses, consolidation of the residential, rural residential and industrial areas and design of land uses.
2. The ecological systems, environmental qualities and scenic landscape values are protected and enhanced through:
 - Retention and expansion of habitat corridors;
 - Management of coastal development;
 - Identifying land uses that are sympathetic to and do not adversely impact on the protection of ecological values and processes (terrestrial and aquatic).
3. Development is managed to minimise land degradation through management of the risk and avoidance of high risk areas¹.
4. The quality of the waters in the Shire is maintained or enhanced through best practice management of water.

3.1.2 Economic development

5. The economic base of the Shire is expanded through encouraging diversification and value adding to services, goods and produce; and the promotion of a hierarchy of centres for economic development, with Innisfail Business district being promoted as the regional centre for the Cassowary Coast².
6. The natural resources (good quality agricultural land, fresh and marine waters, air, forests, extractive resources and native fauna and flora) of the shire are protected, managed sustainably and used efficiently.
7. A quality, efficient and integrated passenger and freight transport system (cycling, walking facilities, public transport, roads, rail, port, air) is provided that supports the settlement patterns, minimises environmental impacts and meets the needs of urban and rural communities.

¹ 'High risk areas' include areas with one or more of the following characteristics: flooding, greater than 15% slope, acid sulphate soils, areas prone to riverine or coastal erosion.

² The "cassowary coast" includes the Cardwell and Johnstone Shires and Cairns City from Gordonvale south.

3.1.3 Maintenance of community well being

8. Land and infrastructure requirements for community needs and services such as housing, commercial services, health care, recreational facilities and open space for residents and visitors are identified and protected from incompatible development.
9. Cost efficiencies and timely delivery of infrastructure is achieved through the Shire especially through the consolidation of existing urban, rural residential and village areas to make better use of existing physical and social infrastructure.
10. Areas of risk to public safety³ are identified and managed to reduce the possible threat to the public, public infrastructure and environment.
11. The cultural resources are protected and enhanced by ensuring new or re-development in or adjacent to areas of cultural, architectural, historic or spiritual significance is sympathetic to and compatible with those values and assets.
12. The provision of an integrated public space network including parks, pedestrian and cyclist links is created to facilitate access, reduce the reliance on motor vehicles and designed to act as a deterrent to the committing of crime.
13. Innisfail central business precinct and Mission Beach and Village local business precincts are promoted as community focal points through the provision of new development or re-development that enhances the existing character and avoids the introduction of incompatible land uses.

³ 'Areas of risk to public safety' include areas with one or more of the following characteristics: subject to flooding, greater than 15% slope, acid sulphate soils, storm surge, bushfires, contamination, riverine and coastal erosion or areas that promote the opportunity to commit crime.

JOHNSTONE SHIRE COUNCIL

CASSOWARY
COUNTRY

13 April 2005

Mr P Fennelly
Co-ordinator General
State Development & Innovation
PO Box 1568
BRISBANE QLD 4870

Dear Paul

ELLA BAY MASTER PLANNED INTEGRATED TOURISM COMMUNITY

The proponents of Ella Bay, Prestige Property Partnerships (P3) have provided a briefing to Council on the above development proposal.

From this briefing it is apparent that the project offers significant benefits to the Johnstone Shire, both economically and socially.

The Shire's population growth has been quite static in recent years, rising by an average 100 people per year over the past ten years - though in the five years to 2001 the Shire's population actually decreased. Ella Bay will provide a much needed catalyst to growth, attracting new residents to our Shire.

Ella Bay will also provide a focal point to showcase the natural values of the Johnstone Shire and will contribute to, and support, the consolidation of a range of existing and proposed tourism products in the local region.

Employment and training opportunities will be created expanding not only the number of vacancies, but the type of work available. Younger people presently forced to leave the region will be encouraged to remain, resulting in a more stable community.

The Council has a good working relationship with P3 and supports P3's request to State Development and Innovation to award Ella Bay significant project status.

Yours faithfully,

[Redacted Signature]

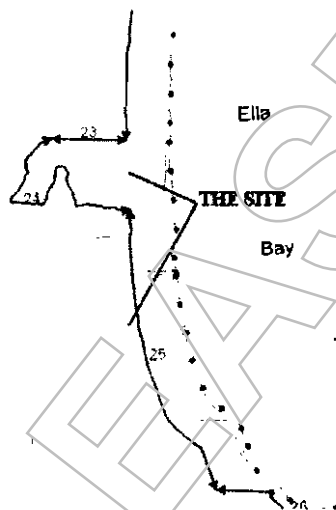
CR NEIL H CLARKE **MAYOR**
COUNCIL OF THE SHIRE OF JOHNSTONE

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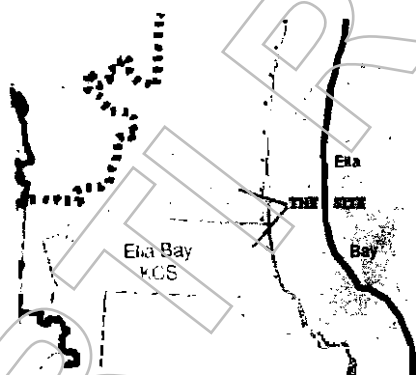
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APPENDIX 3 EXTRACTS FROM THE WET TROPICAL COAST REGIONAL COASTAL PLAN MAPPING

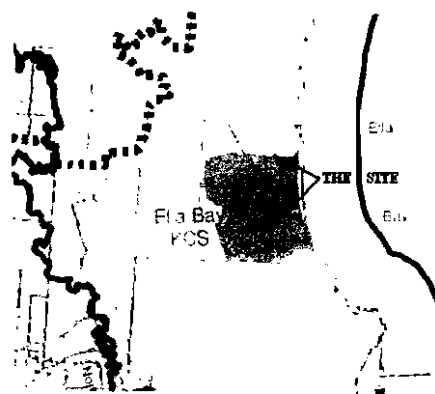
SELECTED EXTRACTS FROM THE WET TROPICAL COAST REGIONAL COASTAL PLAN



EXTENT OF THE COASTAL MANAGEMENT DISTRICT



EXTENT OF THE EROSION PRONE AREA



EXTENT OF THE AREA DESIGNATED SCENIC LANDSCAPE QUALITY

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APPENDIX 4 VMA MAPPING

REGIONAL ECOSYSTEM MAP
Lot 320 Plan N157623 Requested by: EMMA@THE200GROUP.COM.AU
Date: 19 Apr 05 Time: 16:43:16



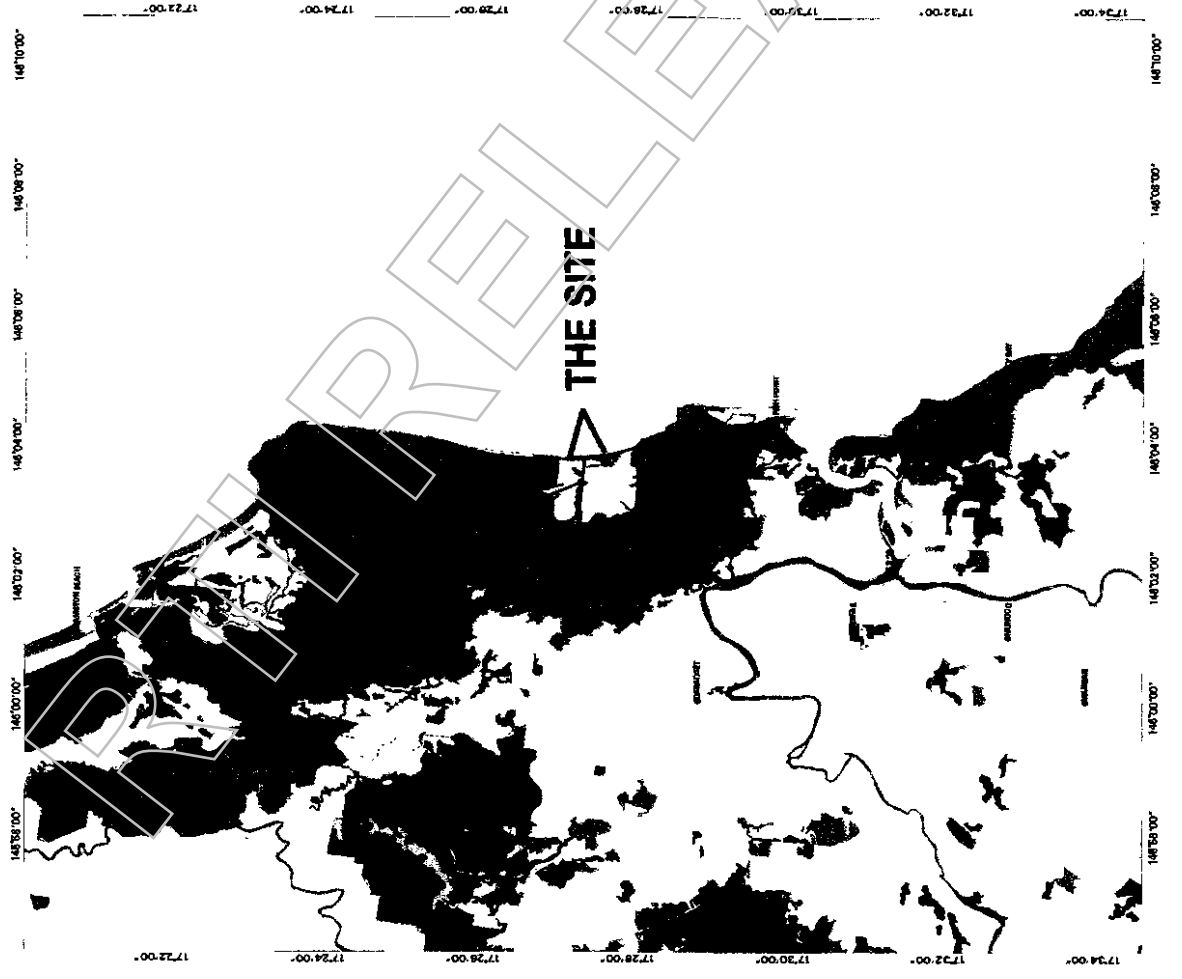
- Geocentric Datum of Australia 1984 - Albany Equal Area Projection
- 2001 Remnant endangered regional ecosystem
 - Dominant
 - Sub-dominant
 - 2001 Remnant of concern regional ecosystem
 - Dominant
 - Sub-dominant

- 2001 Remnant not of concern regional ecosystem
 - Non-remnant
 - Plantation Forest
 - Dam or Reservoir
- Roads
 - Miqapinb Australia Pty Ltd 2003
- Bioregions of Queensland
 - National Park, Conservation Area State Forest and other reserves

Cadastral line
The maximum spatial error of parcels extracted for this map from the Digital Cadastral Data Base (DCDB) range from: 14m to 251m at a 95% confidence level. Property boundaries shown on this map are provided as a locational aid only. Digital Cadastral Data Base data reproduced with permission of NR&M.

Notes: If you plan to clear or modify any regional ecosystem, please contact your local Department of Natural Resources and Mines Office before starting any work. To obtain a Certified RE Map for this area, please contact the Department of Natural Resources and Mines.
See page 2 for disclaimers and map notes.

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service



APPENDIX 4
VMA MAPPING



RTI RELEASE

**Ella Bay
North Queensland**

Economic Impact Study

March 2005

RTI RELEASE

Prepared for P3 Prestige Property Partnerships
By Jeremy Blockey
The 20/20 Group Australia Pty Ltd
PO Box 2877, Cairns, Queensland 4870
Tel (07) 4040 6555

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8. Community Benefits	14
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Executive Summary

Development company, P3, is proposing a \$1.8 billion project for Ella Bay outside of Innisfail in Tropical North Queensland. The project is to be built over a period of eight to ten years.

The project's size compared to the relatively small Shire of Johnstone will mean that Ella Bay will have a significant impact on the local community, bringing benefits such as increased employment and training opportunities, population growth, increased economic activity arising from spending by new workers and residents, as well as multiplier effects as individual and business spending flows through the local economy.

The economic benefits include:

- An estimated total development value of \$1.81 billion over ten years.
- 8,050 person years of direct employment during construction, peaking at 1,800 jobs in year 7.
- Wages and salaries of \$322 million for the construction workforce.
- Once fully operational, 655 jobs for the operation of the new resorts, golf courses, retail and associated facilities, with salaries and wages of \$20 million per annum.
- An additional 4,060 people permanently living in the Shire, an increase of 21% on the current population, or 2% growth per annum.
- An average of 1,150 visitors staying at the resorts at any one time, adding 420,000 guest nights stayed in the Shire.
- A sixfold increase in expenditure by visitors staying in the Shire to \$168 million per annum.
- A major boost to the critical mass of the Shire in terms of tourism infrastructure and commercial accommodation, filling a spot at the quality end of the market.
- A new source of visitors for tourist attractions in the region, which currently rely on visitors travelling from other centres such as Cairns.
- Community benefits that include greater training and job opportunities for local people, particularly for younger people.
- An increase in the Johnstone Shire rates base by \$10 million per annum, as well as an estimated \$20 million in headworks charges.
- \$92 million paid in State Government taxes and \$226 million in Federal taxes over ten years.
- During construction, multiplier effects will include an average of 460 support jobs offsite, plus 520 jobs arising from consumption induced expenditure.
- Once fully operational, multiplier effects will include 160 support jobs offsite, plus a further 180 jobs from consumption induced expenditure.

1. Introduction

This report on the economic impact of the proposed integrated resort and residential development at Ella Bay has been prepared by The 20/20 Group Australia Pty Ltd to form part of the process of seeking significant project status with the Queensland Government.

The analysis outlines the very likely impacts of the development both during construction and its subsequent operation, with particular focus on the contribution expected to be made by the project in the Johnstone Shire and Tropical North Queensland region.

In undertaking this analysis, The 20/20 Group has relied on information supplied by the proponent and their advisors. Whilst every effort has been made to accurately reflect the intentions of the proponent, it should be noted that the scale, mix and timeframes of the development may change over time in response to variables such as planning requirements and changes in market demand.

Economic impacts can broadly be grouped into two parts:

The initial or direct impacts, which will include:

- Increased activity in the Shire arising from the turnover of the developer and other businesses involved in the construction of the project.
- The activity of the new businesses located at Ella Bay once they become operational, such as the resorts and commercial operators.
- The purchases made by the businesses in the local economy.
- The employment in these businesses and the wages and salaries paid to employees.
- The benefits to industry, especially tourism, as the project raises the quality and quantity of tourism product.
- The benefits to the local community arising from increased job and training opportunities, improved infrastructure and new facilities.

The flow on or indirect benefits are those that are referred to as multiplier effects and include:

- The benefits that occur as inputs purchased from those businesses not directly involved in the development of the project, or subsequent operation of facilities, result in purchases from other businesses and so on.
- The wages and salaries paid to employees, who then spend locally on their personal needs.

2. Project Summary

The proposed development at Ella Bay in North Queensland by Prestige Property Partnership (P3) is a large master-planned development incorporating four separate resort developments, retail precincts, two championship golf courses and 800 residential lots.

The site is approximately 450 hectares in area. Part of the land is cleared and has been used for many years for grazing cattle. The site is surrounded on the east side by the ocean and on the other three sides by the Ella Bay National Park and another freehold property to the south. A large part of the land is relatively flat, with slopes increasing to the west.

P3 owns the adjacent lot of 70 hectares to the south, on which there is already an approval for 70 villas and a 30-unit beach resort. The development on this 70 hectare site is expected to commence in September 2005. The site is not included as part of this economic impact study.

Tourist Accommodation

There are four resort development parcels proposed, two with prime ocean frontage and two with beach access. The resorts are likely to comprise self contained apartments ranging from one to three bedrooms, and each resort would average 200 apartments. A fifth precinct, with beachfront and lake frontage, is proposed for 70 resort villas, giving a total of 870 apartments or villas. The target audience for the resorts is predominately the tourist market however some may have a mix of permanent "resort lifestyle" residents.

Golf Courses

There will be two "signature" championship 18-hole golf courses, with club houses that will incorporate other function room facilities.

Residential Lots

It is anticipated there will be a total of 800 residential lots surrounded by park land, most with direct golf course frontage, or with ocean or lagoon views. The average lot size will be 700 m².

Ella Bay Seaside Village

A village will be developed to service both the visiting and resident population. Two precincts will include a "high street" that will comprise a small supermarket, cafés and restaurants, a resort fashion store as well as offices for professional services such as an accountant, a real estate office, and medical practitioners. A Marine Village, connected to the retail precinct will have further shopping and dining outlets.

3. Project Location

Ella Bay is located approximately 90km south of Cairns, the main regional centre in Tropical North Queensland. Cairns has an international airport that is the sixth busiest airport in Australia, and the primary means of access for international visitors to the region.

Road access to Ella Bay currently is via Innisfail, some 9km away, which is the administrative centre of the Johnstone Shire. The coastline in this vicinity is referred to as the Cassowary Coast (Cardwell to Cairns). This sub-region is currently marketed as the Great Green Way.

Due to the existing access constraints, the magnitude of the proposed project and the uniqueness of the site and its location, future access is being investigated from the west, via the Bruce Highway, Garradunga Road and Jubilee Road.

4. Timing / Development Program

There are three main stages proposed for the 450 hectare site. P3 has commenced the planning process, and it is estimated that two years will be required for planning and other approvals to be obtained. The project is expected to commence in 2006/07 and estimated to take eight to ten years to complete. The stages described in the following sections are indicative of the development schedule proposed, but will be subject to final approvals being obtained as well as responding to market demand.

Stage 1

Stage 1 will occur over three years. The first phase will include the commencement of the residential subdivision, with 137 lots planned over the three years. As these first lots are developed, the first of the golf courses will be built, along with its club house and associated facilities. The first part of the retail precinct will also come on stream during the second part of Stage 1.

The cumulative value for Stage 1, including the construction of houses on the residential lots is estimated at \$227 million.

Stage 2

The second stage will occur over two to three years. Ongoing development of the residential subdivision precincts will occur, with an additional 250 lots likely to be a mix of golf course frontage, ocean views and possibly the start of the lakeside and conservation reserve precincts.

The first of the beachfront resorts will commence in the first year of Stage 2. The two beach access resort precincts will be developed over the period. The beachfront villa precinct will also be constructed as part of Stage 2. Extensions to the retail precinct will be constructed in line with the growth in residential and visitor populations.

The cumulative value for Stage 2 is estimated at \$779 million.

Stage 3

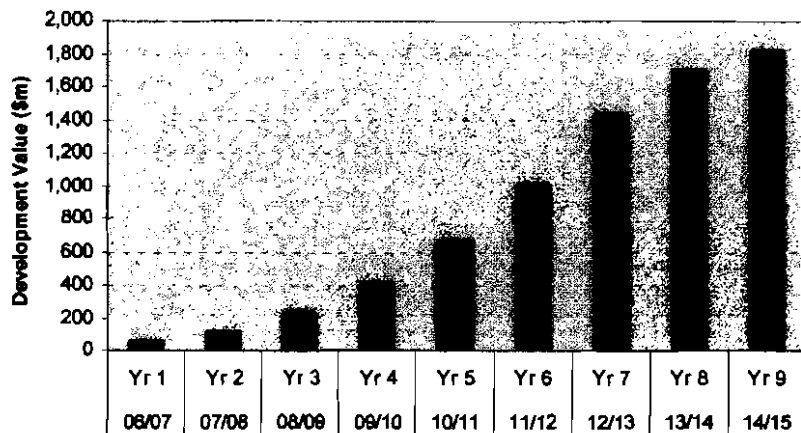
The final stage will occur over three years, which will include the final stages of the residential subdivision precincts, with approximately 400 lots.

The second of the beachfront resorts will come on stream in Stage 3, along with the second golf course and the final extensions to the retail precincts.

The cumulative value for Stage 3 is estimated at \$807 million.

The cumulative development value of the total project is shown in the adjacent chart.

Ella Bay - Cumulative Development Value



5. Employment

The Johnstone Shire has an estimated labour force of 10,031 as at September 2004, with an unemployment rate of 5.0%. Jobs created by the Ella Bay project will occur in two parts:

- Construction jobs
- Operational jobs

The direct construction jobs will be positions that have a finite life, whereas the operational jobs will be ongoing.

Direct Construction Jobs

The number of direct construction jobs has been estimated based on the value of development occurring each year. Industry sources indicate that 40% - 45% of any construction project is labour. This is supported by results from an Australian Bureau of Statistics survey¹ of private sector construction businesses, in which direct labour costs represent 16% of operating expenses and payments to contractors and sub-contractors represent 26%.

This is further supported by research conducted for the Urban Development Institute of Australia, Queensland Division², in which it has been estimated that 5.1 full-time equivalent jobs are created for every \$1 million in turnover generated by the development industry.

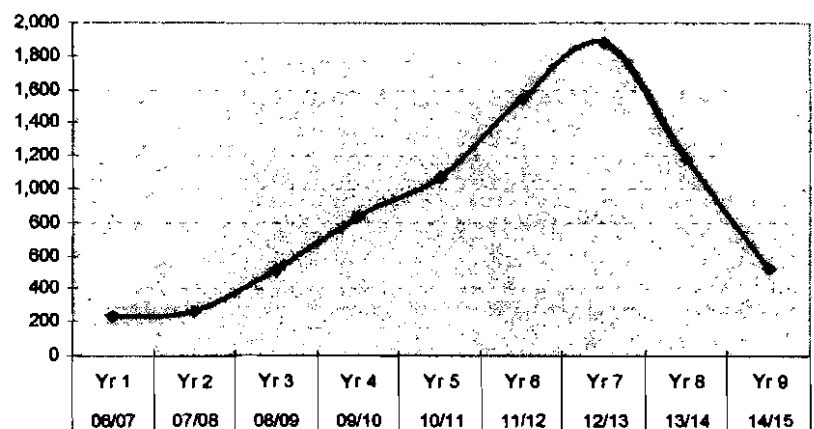
A conservative factor of 40% of the project value being apportioned to labour has been used in this analysis. This equates to 4.4 direct jobs created for every \$1 million in turnover on the project. Over the nine year construction life of the project, this means that an average of 894 positions is required each year.

The workers in these construction jobs would earn approximately \$322 million in salaries and wages over the construction period.

Jobs are required at all levels, from professional services, trades and labourers. The jobs are spread unevenly across the project lifespan, starting at 200 jobs in the first year, climbing steadily over years 3 - 6, peaking in year 7 at 1,800 jobs, and dropping off thereafter. The distribution of jobs created is shown in the adjacent chart.

At the end of the period, it is probable that a residual number of construction workers will remain in the Shire as a result of increased building activity generated by the influx of residents and visitors and higher levels of general economic activity.

Construction Jobs Created

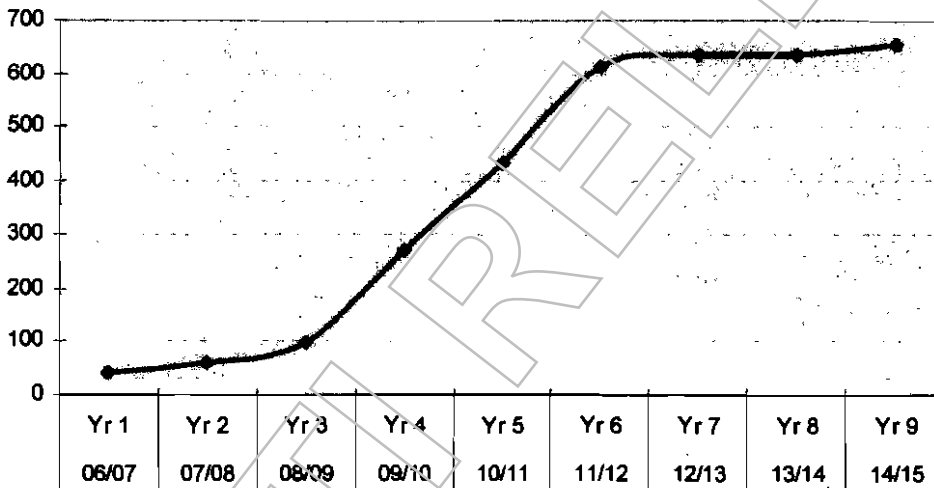


Operational Jobs

The number of operational jobs at Ella Bay has been estimated based on the timing of various project components coming on stream. In the initial couple of years, the workforce is limited to the operation of the golf course and retail precincts and support facilities. However, the resorts create the largest share of the workforce, and the workforce climbs steeply as the resort precincts are developed, peaking at a total of 655 new jobs. Variations to the workforce will occur over the course of the year in line with the tourist season.

At full operation at the end of construction, the workers in these operational jobs will earn approximately \$20 million in salaries and wages per annum.

**Cumulative Operational Jobs Created
The Ella Bay Permanent Workforce**



6. Resident Population

The Johnstone Shire has an estimated resident population of 19,500, approximately 45% of which live in Innisfail, the administrative centre of the Shire. The Shire's population growth has been quite static in recent years, rising by an average 100 people per year over the past ten years, that is at a rate of 0.4% per annum, though in the five years to 2001 the Shire's population actually decreased.

Ella Bay Houses

When fully completed in ten years time, it is expected that an extra 800 households would have been added to the Shire in Ella Bay. Based on the current average of 2.6 people per household in Johnstone Shire, the 800 new homes will add 2,080 people to the Shire's resident population. Given the nature of the residential product and its expected price range, it is anticipated that there will be negligible demand for Ella Bay blocks from within the Shire; hence the 800 households will result in a net migration into the Shire of 2,080 people. This represents an annual average growth rate of 1% on top of the current growth rate in the Shire.

Workers at Ella Bay Resorts & Facilities Living Elsewhere in the Shire

Again, given the product and its price, it is not expected that many workers at the various facilities at Ella Bay would in fact purchase and live in one of the new Ella Bay residential precincts.

In addition, the unemployment rate in the Shire has been dropping over recent years and, as at September 2004, was at 5%, with 503 people unemployed. This relatively low pool of unemployed people will not meet the demand for newly created positions at Ella Bay and hence will require a net inflow to the Shire. It is assumed that 20% of the 655 new positions will be able to be filled from within the Shire's present workforce. A further assumption is that 15% of the new workforce would commute from outside the Shire. The balance of positions would be filled by new residents, who would also bring with them their families. If these family households are made of the typical 2.6 people, then there will be an additional 1,158 residents in the Shire.

Construction Workforce & Their Families

The direct construction workforce will vary over the life of the project, dependent on the building activity in each stage. Some of that workforce will be quite transient in nature, living and working in the Shire but with no family with them. An assumption has been made that 40% of the construction workforce will be like this. The balance of 60% will come and live in the Shire with their families at least for a period. A final assumption is that the workforce at the end of the period will remain in the Shire and continue working on other projects that are stimulated because of the increased general activity in the Shire.

6. Resident Population (cont'd)

Total Permanent Population Increase

The combined effects of residents living at Ella Bay, Ella Bay workers and their families living in the Shire, and construction workers and their families will directly add some 4,060 people to the population by the tenth year, that is, increase the population by 21% or by 2.0% per annum over ten years. This will give a much needed boost to a Shire that has suffered from little or no population growth in recent times.

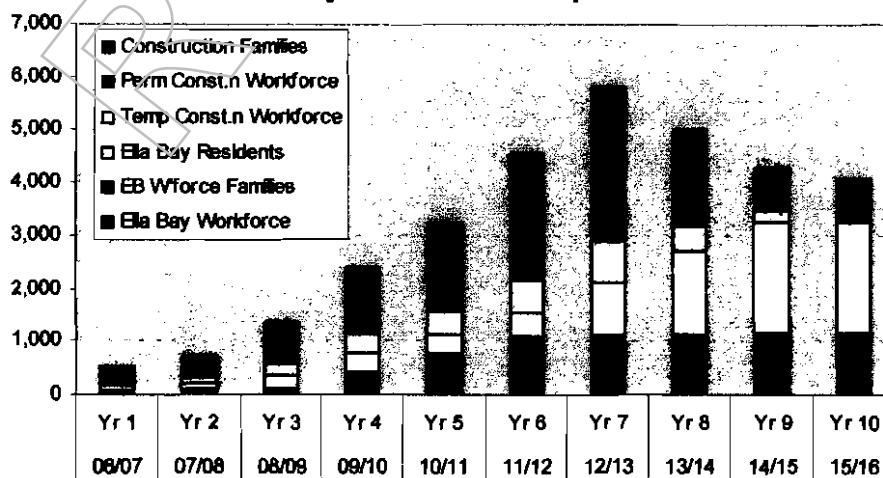
Resident Population Projections - For The Year 2016

Direct increases in population	Residents	Growth over 10 yrs	Contribution to Av. An. Growth
800 lots – average 2.6 people/household	2,080	+10.6%	1.0%
Ella Bay workers new to, & living in, Shire	445	+2.3%	0.2%
Families of Ella Bay workers living in Shire	713	+3.7%	0.4%
Temporary construction workers	0	0	0
Permanent construction workforce	317	1.6%	0.2%
Families of permanent construction w'force	508	2.6%	0.3%
Total	4,063	+20.8%	2.0%

Estimated Resident Population – June 2003 19,523

The chart below plots the cumulative increase in population over the ten year horizon.

Ella Bay - Cumulative Population



7. Benefits for the Tourism Industry

The project will provide a five-star focal point to showcase the natural values of the Johnstone Shire and will contribute to, and support, the consolidation of a range of existing tourism products in the local region.

Visitor Numbers

The resort facilities would accommodate an average of 1,150 visitors at any one time, peaking at 2,000 with full occupancy in the height of the tourist season. This compares to a little over 2,000 visitors from outside the Shire on Census night in 2001. This equates to approximately 420,000 guest nights per annum, in a top-end market that simply does not exist currently in the Shire. In the regional context, around 14 million visitor nights are spent in the Tropical North Queensland region, which means that the additional nights spent at Ella Bay represent a 3% increase for the Tropical North Queensland region.

Visitor Expenditure

Assuming a modest spend rate of \$400 per day by each visitor to the resort, which includes their accommodation and meal expenses, shopping, activities, excursions and transport, then these visitors would inject around \$168 million per annum into the regional economy. In a study commissioned by Johnstone Shire Council in 2002, Cummings Economics³ estimated that total tourism spending for those staying in commercial accommodation was \$25million. The tourist spending arising from visitors staying at the Ella Bay resort accommodation represents a sixfold increase.

Accommodation Stock

The current commercial accommodation available in the Shire is dominated by hotels and motels with a low star rating, holiday flats, caravan parks, hostels and a small but growing number of B&Bs catering largely to the self drive and backpacker market.

The quality of accommodation in the North Mission Beach area is improving, however there is limited supply. The Ella Bay project would substantially add to the room stock as well as significantly improve the quality of the product. This will increase the attractiveness of the Shire to a wider market, giving rise to opportunities to re-brand this sub-region.

Local Attractions

The Johnstone Shire is home to a number of natural, historical, reef and island attractions and activities that would benefit from a visitor base that would benefit from a larger visitor base. Ella Bay would add that extra dimension that would add substantial numbers of visitors to attractions such as the Mistry Mountains Wilderness Walking Trails, Eubenangee Wetlands, the popular Paronella Park and the proposed MaMu Canopy Walk.

7. Benefits for the Tourism Industry (cont'd)

Regional Tourism Context

There has been much debate over the years amongst the tourism industry about the need to provide an alternative to the Daintree Rainforest experience. Over the past 20 years the Daintree has achieved an almost iconic status, to the point that visitation levels threaten to “kill the goose that laid the golden egg”. Despite numerous studies into the Daintree tourism phenomenon, little ground has been gained in shifting some of that demand to other rainforest experiences in the region, with the one exception perhaps being the Skyrail trip to Kuranda.

One project that is closer to happening that may provide such an alternative experience to the south of Cairns is the MaMu Canopy Walk, located off the Palmerston Highway. Preliminary assessment of the viability of MaMu suggest that 300,000 visitors could be expected in the first year of operation, based on current visitation to the location of 98,000 visitors and the fact that more than 600,000 people visit Skyrail.

With the current accommodation stock, however, Johnstone Shire is likely to gain little by this increased visitation, other than takings from entry to the canopy walk, some incidental spending and moderate flow through to visitation to nearby attractions such as Paronella Park.

In order to make significant inroads into this market, it will be necessary to improve and increase the accommodation available in the Shire, a role that the Ella Bay project is well placed to deliver.

8. Community Benefits

Skills & Training

Johnstone Shire has an unemployment rate of 5% as at September 2004, with 500 people unemployed. The Innisfail campus of Tropical North Queensland Institute of TAFE is keen to partner with the Ella Bay project to boost the role of the TAFE in providing skills training particularly for trades and hospitality workers. The present campus facilities have sufficient building space to accommodate the extra demand, and indeed there is presently plenty of underutilised capacity.

It is envisaged that the TAFE and Ella Bay construction and operational businesses will develop a formal arrangement that might include resort facilities being used for part of the hospitality training for instance. Having access to greater training opportunities, and subsequent jobs at the end of it, will lead to fewer young people migrating out of the region and this will improve the stability of the local population.

Enhancing the image of Johnstone Shire

The development of a quality tourism product will enable the region to lift its image and present itself as catering to the upper end of the market as well as the conference and incentives sector.

Improvements to Infrastructure & Services

The developers of the project will be required to make significant headworks contributions to Johnstone Shire Council in order to pay for upgrades to local infrastructure such as roads, water supply and sewage treatment. Provisional estimates indicate that \$20 million may be required for such improvements, benefiting other members of the community, particularly those in the nearby Flying Fish Point and Coconuts communities.

In addition to the up-front headworks charges, the newly created residential lots, resort and commercial precincts will add significantly to the Council's annual rate base, again making positive contributions to Council's budget and ability to provide improved services and facilities to all Shire residents.

Impacts on Other Businesses

There will be many flow-on effects for existing businesses in the Shire, arising from the new business, resident and visitor expenditure that is generated by the project. This has the potential to push for a revitalisation of other locations in the Shire, including the Innisfail CBD and surrounding communities.

9. Taxation Contributions

The following identifies the main direct components of taxation payments likely to be made to government.

Local Government General Rates & Headworks Charges

Each of the new properties – residential land, apartments, commercial and golf courses – will become rateable once separately titled. Once fully completed, it is estimated that the general rates of Ella Bay will be in the order of \$10 million per annum, which compares to the general rates paid by its present owners as primary production land of \$12,000.

The developer will also be required to make one-off headworks contributions, which have been estimated at a total of \$20 million.

It is likely that the development of high value land in the Shire, and the increased economic activity generated in the region, will have a tendency to increase property values generally in the Shire, but particularly in neighbouring communities. The added impact of this effect has not been estimated, but will result in a net benefit to Johnstone Shire's rate base.

State Government Taxes

The State Government will receive direct tax payments in the form of Transfer and Mortgage Duty arising from the property transactions that will occur with the development. There are many variables which affect the calculation of these duties, including the value of the property and whether it is for a home, and several assumptions have been made. These duties have been estimated at \$45 million to be paid to the State over the first ten years. There will be ongoing duties payable as properties change hands in the future.

There are also going to be many properties that attract Land Tax as a result of property owners holding a high value of land. Again, there are many variables in this equation, but an indication of the Land Tax likely to be paid to the State Government is in the order of \$5 million per annum once Ella Bay is fully developed.

Larger employers involved during construction and operation will be subject to payroll tax, and these have been estimated at \$23 million during the first ten years.

In total, there will be over \$92 million paid to the State Government in various forms of duties and taxes over the first ten years of the project.

9. Taxation Contributions (cont'd)

Federal Government Taxes

The main components of Federal taxes that have been considered at for the Ella Bay project are personal income tax, GST and company tax. Personal income tax has been estimated at an average rate of 20%, giving an average of \$15 million per annum during the first ten years. This peaks in year 7 at the peak of construction. Ongoing personal income taxes arising from operational activity and consumption induced employment is estimated at \$5 million per annum.

Company tax and GST on the ten year development component is estimated based on average profit margins and industry value added for the development industry'. Company tax is estimated at \$34 million and GST at \$45 million over the ten year construction timeframe, giving a total of \$226 million in Federal taxes paid over ten years.

10. Multiplier Effects

Previous sections have dealt with the direct impacts of the Ella Bay project on the regional economy. An analysis of the flow-on effects through the regional economy is given in this section.

This study has used the input-output multipliers developed by the Office of Economic and Statistical Research⁵ to calculate the flow-on effects through the local economy. Whilst multiplier analysis has limitations because of its heavy reliance on assumptions about behaviour and spending patterns, it provides an indication of the level of flow-on impacts through the economy and the gross activity generated for a given impact on the economy.

The flow-on or indirect impacts arise as a result of subsequent rounds of purchases occurring through the local economy. This could be Ella Bay workers and families spending their wages and salaries in local shops and buying services, and subsequent spending by these retail outlets and service providers and so on. Or it could be local businesses purchasing inputs as a result of Ella Bay related businesses purchasing from them.

Construction Phase

As a result of construction activity occurring on site at Ella Bay, there will be approximately 460 more jobs per annum created offsite involved in supplying the demand of the construction activity. As for the direct employment, these offsite jobs reflect the amount of development occurring year by year, peaking at 1,070 jobs in year 7.

Further employment is generated as a result of the consumption induced expenditure by these construction related businesses and workers in the region. This is estimated at an average of 524 jobs per annum, peaking at 1,200 jobs in year 7.

It is expected that some of these jobs will be created outside of the immediate Johnstone Shire locality, however, it is reasonable to assume that there will be significant additional benefits to the Shire, and that the Far North Queensland region as a whole will capture the lion's share of the additional employment.

Operational Phase

Once fully operational, the various resort and commercial facilities will generate 160 supporting jobs offsite. The consumption induced expenditure will add a further 180 jobs.

Footnotes

- ¹ Australian Bureau of Statistics,
Private Sector Construction Industry 2002-03, Cat. 8772.0, December 2004.
- ² Ernst & Young,
Economic Impact of the Development Industry in Queensland, 2001/02, June 2002.
- ³ Cummings Economics, *Johnstone Shire – Value of “Base” Industries, May 2002*.
- ⁴ Australian Bureau of Statistics, *Private Sector Construction Industry 2002-03*,
Cat. 8772.0, December 2004.
- ⁵ Office of the Government Statistician, *Queensland Regional Input-Output Tables
– 1996-97, 34 Industries*



Australian Government
Department of the Environment and Heritage

D- 15571

Environment Protection and Biodiversity Conservation Act

You are here: [DEH Home](#) > [EPBC](#) > Public notices

Referral detail

Use the pulldown lists and search box to define what you want to see: [\[How to use this site\]](#)

List: In: Search: [\[Search Tips\]](#)

Title of Referral: P3 Prestige Property Partnership/Urban and commercial new development/Ella Bay/QLD/Ella Bay Residential and Tourism Development

Date Received: 02 Jun 2005 Reference Number: 2005/2159

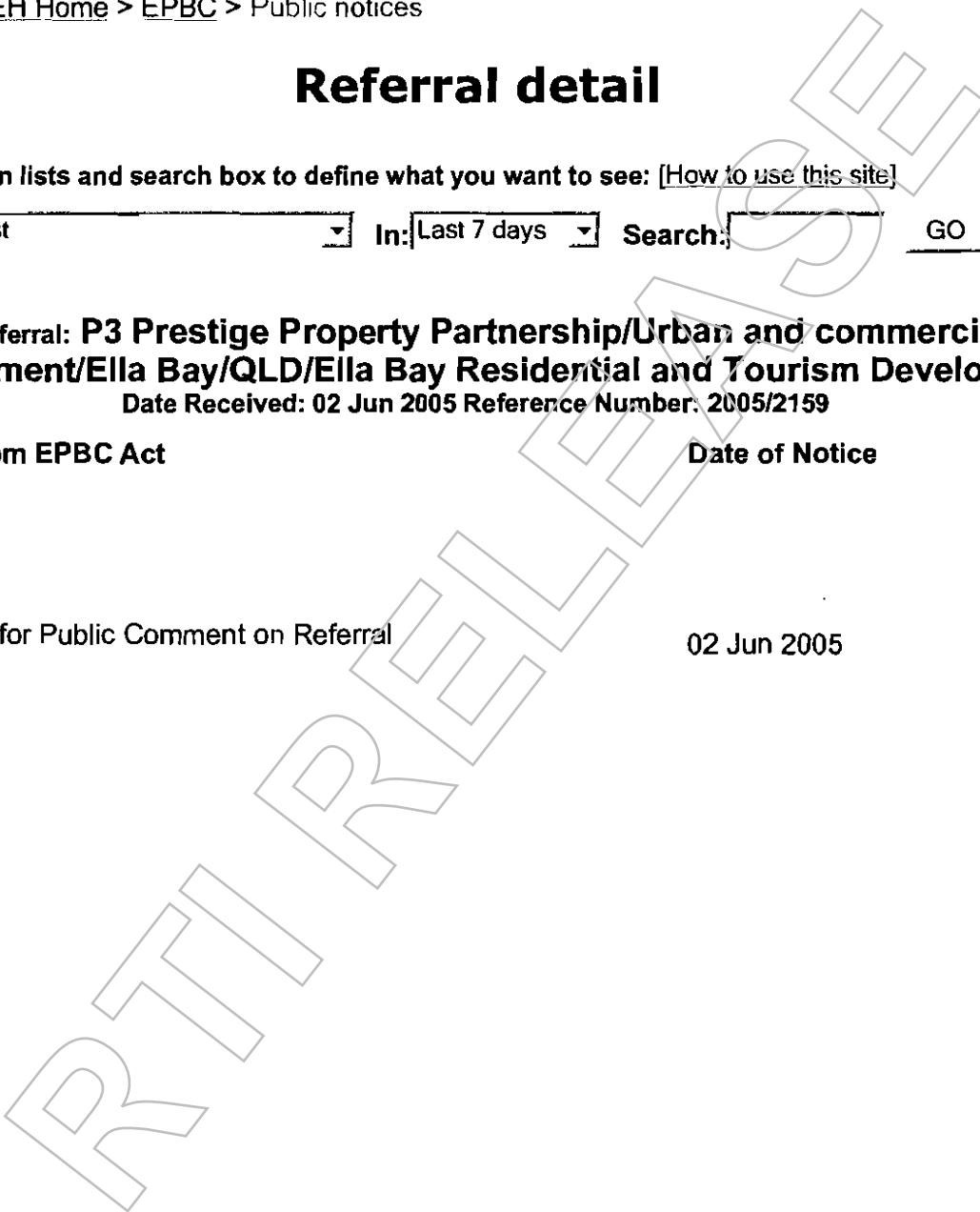
Notification from EPBC Act

Date of Notice

Documents

- Invitation for Public Comment on Referral

02 Jun 2005



Referral Form

1. Contacts and proponent

1.1 Person making the referral

(Note: The term "person" can refer to an individual or a corporation)

The 20/20 Group Australia Pty Ltd
PO Box 2877
CAIRNS QLD 4870

Contact:

Gaye Scott

Tel: (07)

Mobile Contrary to Public Interest

Fax: (07) 4051 2070

Email:

1.2 Person(s) proposing to take the action

The proponent of the Ella Bay project is P3 Prestige Property Partnership (P3).

P3 is the trading name of a joint venture between John Holland Services Pty Ltd (JHS) and Warren William Witt - The Ella Bay Trust, which is the beneficial owner of the assets held by the trustee company, Ella Bay Developments Pty Ltd.

P3 Prestige Property Partnership
C/- John Holland Services
John Oxley Centre
Level 4 South Tower
339 Coronation Drive
MILTON QLD 4064

Contact: Warren Witt

Telephone: (07)

Facsimile: (07) 4061 7782

Email:

1.3 Person(s) who will be the proponent for the action

As above

2. Description of the proposal

2.1 Provide a *summary description* of the action (two or three sentences)

Ella Bay is a proposal to transform a 450 hectare operating cattle station into a fully master planned, integrated tourism community over a ten year period. The development will incorporate residences with direct golf course access, ocean or lagoon views, four five-star resorts with prime ocean frontage and beach access, two retail precincts, two 'signature' championship 18-hole golf courses, and associated public infrastructure, including a public swimming lagoon. All infrastructure will be delivered in a manner which sets new standards in sustainable development; designed to promote self sufficiency, particularly in relation to energy, water and sewerage management.

2.2 Details of the *location* of the project area

The Ella Bay site is situated in the Johnstone Shire, in an undeveloped area known as Ella Bay. It is located 3 km north of the townships of Flying Fish Point and The Coconuts, 9 km north of the administrative centre of the Shire, Innisfail, and 88 km south of Cairns.

The site is described as Lot 320 on N 157629, Parish of Glady, County of Nares. It is generally rectangular in shape and has an area of approximately 450 hectares.

Locality:

Between 17° 26' 45" S 17° 28' 10" S
Latitudes:

Between 146° 02' 50" E 146° 03' 55" E
Longitudes:

Attach an A4/A3 size map(s) showing the location and approximate boundaries of the area in which the project is to occur (this map, or a second attached map, should also show features mentioned in responses to questions in Part 3 of this referral, for example, conservation reserves, areas of remnant native vegetation, streams and roads).

2.3 Provide the *timeframe* in which the action is proposed to occur. Include start and finish dates where applicable.

The Ella Bay Project incorporates three main stages. P3 has commenced the planning process, and it is estimated that two years will be required for planning and approvals to be obtained. The project is expected to commence in 2006/07 and estimated to take eight to ten years to complete,

2.4 Provide a *description* of the action, including *all activities* proposed to be carried out as part of the proposed action.

Stage 1

Stage 1 will occur over three years. The first phase will include the commencement of the residential subdivision, with 137 lots planned over the three years. As these first lots are developed, the first of the golf courses will be built.

along with its club house and associated facilities. The first part of the retail precinct will also come on stream during the second part of Stage 1.

Stage 2

The second stage will occur over two to three years. Ongoing development of the residential subdivision precincts will occur, with an additional 250 lots likely to be a mix of golf course frontage, ocean views and possibly the start of the lakeside and conservation reserve precincts. The first of the beachfront resorts will commence in the first year of Stage 2. The two beach access resort precincts will be developed over the period. Extensions to the retail precinct will be constructed in line with the growth in residential and visitor populations.

Stage 3

The final stage will occur over three years, which will include the final stages of the residential subdivision precincts, with approximately 400 lots. The second of the beachfront resorts will come on stream in Stage 3, along with the second golf course and the final extensions to the retail precincts.

Associated Infrastructure

Roads: Current access to Ella Bay is via a narrow winding, scenic drive via Flying Fish Point, The Coconuts and Innisfail. Whilst P3 will upgrade Ella Bay Road as part of the condition of developing adjoining Lot 337, it is P3's contention that this access will not be suitable to carry the level of traffic anticipated by the proposed integrated tourism community on Lot 320. P3 has investigated access from the west, via the Bruce Highway, Garradunga Road and Jubilee Road. If approval is gained, P3 will construct a new access road connecting Jubilee Road to Ella Bay in Stage 1 of the development.

This alternative access route requires a new road to be built, on the gazetted road, which passes through about 500 metres of World Heritage Area. P3 is presently exploring all avenues to lessen the impact of the road, including under and over passes for wildlife, fencing of the road, etc.

Water & Sewerage: Through integrated water resource management, P3 will ensure that Ella Bay's water needs can be met without connecting to the reticulated water supply system or sewerage system. The key will be effective use and reuse of all water on the site. All water that falls on-site (rooftops, paving and road runoff) will be collected via a series of rainwater tanks and vegetated swales and used for potable and non-potable purposes.

It is P3's proposal to incorporate within the development, an on-site waste water treatment plant built to Queensland EPA and Johnstone Shire Council specifications. The facility will have the capacity to handle sewage for 6,000 equivalent persons and will be constructed by P3. Sewage will be treated to tertiary level and will provide a source of recycled water, suitable for toilet flushing, gardens and irrigation of the golf courses.

Consideration of the site's proximity to the Great Barrier Reef will be taken to the environment management plan for quality of water run-off

Public Swimming Facility: A feature of the seaside village will be the creation of lagoon-style pool, open to the general public, providing a safer, stinger free solution to swimming. It will have a fully landscaped perimeter, with an emphasis on the

provision of shaded areas and will include barbeque facilities and children's playground.

Walking, Hiking and Cycle Trails: P3 will create a network of walking, hiking and bicycle trails that meander through the golf courses and around the lagoons. Similarly, in order to protect coastal vegetation, public access to the beach will be controlled by a series of tracks, created in liaison with the EPA.

Telecommunications: The telecommunications infrastructure at Ella Bay will include broadband as well as the installation of a mobile phone tower. In addition to providing mobile phone coverage for Ella Bay residents and visitors, it will benefit both Flying Fish Point and The Coconuts neither of which presently has coverage.

Energy Resources: P3 will provide a connection into the main grid as well as underground power throughout the development. In addition, building covenants will make the installation of a grid-connected photovoltaic system mandatory for those building a home.

2.5 Provide an explanation of the context in which the action is proposed to take place, including any relevant planning framework (for example, relevant management plans or State or Local Government approvals). Indicate whether, and in what way, the action is related to other actions or proposals that may have already occurred, are occurring, or are likely to occur, at a future date. You should also provide the name(s) of the Local Council and/or Local Government Area the action will take place in, if relevant.

Johnstone Shire Planning Scheme

The Local Government Area in which the project is located is the Johnstone Shire Council. The current (1997) and the draft Planning Schemes for Johnstone Shire designate the land, in part, Rural and, in part, Rural Conservation. This reflects the existing land use activity of cattle grazing and the environmentally significant wetland area in the northern part of the site.

In addition, various maps/plans in the Draft Planning Scheme have implications for the site, including:

- Map 1B – Zoning Map: The site is zoned in part – Rural Zone (Rural Precinct) and in part – Rural Zone (Rural Conservation Precinct). The site shares a common boundary with the Wet Tropics World Heritage Area. Land surrounding the site is included in the Conservation Zone.
- Map 5a – Soils Plan: Part of the site is identified as Good Quality Agricultural Land.
- Map 7c – Natural Areas Plan: Part of the site is identified as Important Habitat; land surrounding the site is designated Conservation; the foreshore of the site is identified as a Wildlife Crossing Point, north/south.
- Map 8a – Natural Hazards Plan: Part of the site to the north is identified as a Wetland.
- Map 9a – Scenic Amenity Map: Part of the site is identified as an Area of High Scenic Amenity; the foreshore of the site is identified as a Scenic Foreshore.

The project has the potential to create a master planned community which could ultimately have a population up to 5,000. Consequently, the current and the draft Planning Scheme do not contemplate a project of this scale anywhere within the Shire. However, the draft Planning Scheme, No 88 has been prepared under the

Integrated Planning Act (IPA), must seek to achieve ecological sustainability in the Shire.

This project has the potential to be ecologically sustainable within the premise of the IPA definition. Therefore, notwithstanding that the Johnstone Shire current and draft Planning Schemes do not contemplate a project of this scale, the planning intent for the Shire, which is to support the purpose of the IPA and the Desired Environmental Outcomes (DEOs) of the draft Planning Scheme, can be used as benchmark elements in the assessment for the project.

In addition, the Johnstone Shire Council has been briefed on the Ella bay project and in principle has indicated its support.

State Planning Policies

The project is also required to be assessed against all relevant State Planning Policies:

- SPP 1/92 – Development and the Conservation of Agricultural Land
- SPP 1/02 – Development in the Vicinity of Certain Airport and Aviation Facilities
- SPP 2/02 – Planning and Managing Development Involving Acid Sulfate Soils
- SPP 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

State Coastal Plan and Wet Tropical Coast Regional Coastal Management Plan

The State Coastal Plan (SCP) and the Wet Tropical Coast Regional Coastal Management Plan (WTCRCMP) are also particularly relevant to this site and have the potential to have significant impacts on the project. Under the WTCRCMP the site has the following designations:

- Ella Bay – Key Coastal Site
- Coastal Management District
- Erosion Prone Area
- Scenic Landscape Quality – Very High and High
- Significant Coastal Wetland – Ella Bay Swamp (Wetland)
- Freshwater Wetlands and Coastal Waters
- Endangered Regional Ecosystems
- Protected Areas (the surrounding Ella Bay National Park).

Vegetation Management Act

Under the Vegetation Management Act (VMA), under the regulatory control of DNRM all vegetation in Queensland has been mapped. The mapping identifies vegetation on the site in a number of categories, including:

- 2001 Remnant Endangered Regional Ecosystem – Dominant and Sub-Dominant
- 2001 Remnant of Concern Regional Ecosystem – Dominant
- 2001 Remnant Not of Concern Regional Ecosystem

A number of these categories have implications for future development of the site and as a result detailed discussions and negotiations will be required with DNRM. Details of the vegetation types identified in the project area within the categories listed above are outlined below:

- Not of Concern – mangrove forest on coastal lowland, saline alluvial soils (Protected Under the Fisheries Act).

- Endangered – mesophyll vine forest with acacia wattle emergents on moist to wet coastal lowlands or beach sands.
- Endangered – Sedgeland and grassland freshwater swamps of seasonally inundated coastal lowlands.
- Endangered – Alexandra Palm Swamp Vine Forest on very wet, poorly drained fertile lowlands (Essential Cassowary Habitat).
- Endangered – Coastal Floodplain forest Red/Blue Gum/Melaleuca Open Forest Complex on moist to very poorly drained lowlands.
- Not of Concern (Biodiversity Status – Endangered) – Broad-leaf tea tree, woodland swamp complex on dry to very wet, poorly drained lowlands and tablelands.
- Endangered – complex mesophyll vine forest on very wet well drained fertile lowland – alluvial soils.
- Not of Concern – complex mesophyll vine forest on very wet well drainage lowland and foothill piedmont fans (Essential Cassowary Habitat).
- Of Concern – (Biodiversity Status – Endangered) – mesophyll riparian vine forest on moist, well drained lowland alluvial levies (Essential Cassowary Habitat).
- Not of Concern – mesophyll vine forest on very wet to wet metamorphic lowlands and foothills (Essential Cassowary Habitat).

In addition, an officer of EPA has advised that the Ella Bay area is identified as the Ella Bay Regional Landscape Linkage.

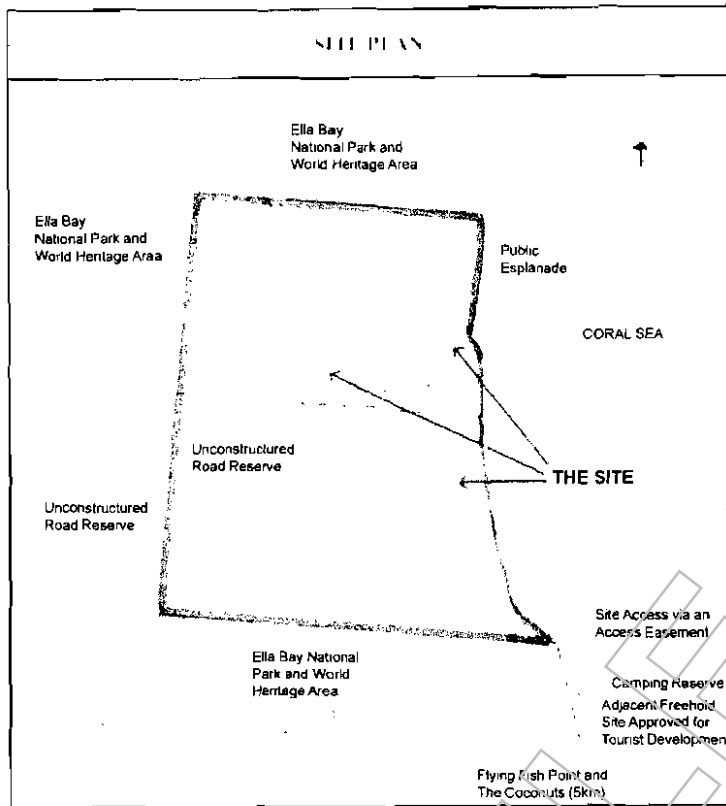
2.6 If you are considering making a referral of a stage or component of a larger action, you must provide information about the larger action and details of any interdependency between the stages/components and the larger action. If appropriate, you may also provide justification as to why you believe it is reasonable for the proposed action, that is the subject of this referral, to be considered separately from the larger proposal (see the Referral Guide).

The action being referred is the complete project.

3. Description of the project area and the affected area

Note: You must include a *map(s)* clearly showing the location of the action, and any relevant features referred to in 3.1. (A general location map (eg, 1:250 000 scale) and a more detailed map showing the elements of the proposal may be appropriate. If available, an aerial photograph or other photograph of the site can be included.)

3.1 Describe the affected area, referring, as appropriate, to attached maps. In particular, indicate on the map the location of any of the following features: World Heritage properties, Ramsar wetlands, listed threatened species or communities and/or known habitat for these species or communities, listed migratory species and/or known habitat for these species, Commonwealth marine areas and Commonwealth land, conservation reserves/parks, and areas of remnant native vegetation.



The project area is a large rural site (refer to aerial photograph below) much of which much has been cleared for cattle grazing. The cleared areas are relatively level with bands of vegetation transecting the site. The site is bounded by the World Heritage Listed Ella Bay National Park to the north, west and in part, to the south. Attached in Appendix A is an indicative A3 plan of the proposed development.

Along the beach frontage is a band of vegetation. It is unclear at this stage how much of this vegetation is located on the Esplanade and how much is located on the site. A wetland area is

also located in the northern part of the site. The wetland area extends westward into the site and is located across the northern boundary of the site which also adjoins the Ella Bay National Park. Attached in Appendix B is an EPA A3 plan of the regional ecosystems and an aerial photograph of Ella Bay.

3.2 Provide a description of important features of the project area and the affected area and show these on the attached map, including (if relevant to the project area or affected area) information about:

- (a) **Soil and vegetation characteristics:** Vegetation mapping is shown in the plan attached in Appendix C. Soil mapping is show in Appendix D Johnstone Shire Council Soils Plan. P3 will undertake further studies as part of the approval process, and as required by ether State or Federal Government agencies.
- (b) **Water flows, including rivers, creeks and impoundments:** Small creeks crisscross the site. It is proposed to maintain all riparian vegetation to these creeks and have adequate setbacks for building works. The aerial photograph shows the extent of the creeks. Further studies will be undertaken to map all creeks including dunal swales.
- (c) **The presence of outstanding natural features, including caves:** There are no 'outstanding' natural features such as caves.
- (d) **Gradient:** The site rises gently to the west where it shares a common boundary with the Ella Bay National Park.
- (e) **Any buildings or other infrastructure:** A homestead and farm buildings are located in the south eastern part of the site.

- (f) **Any marine areas:** P3 does not intend to build any infrastructure in marine areas.
- (g) **Kinds of fauna in the area:** P3 is yet to undertake a full fauna study of the site, however this will be done as part of the approval process.
- (h) **The current state of the environment in the area, including information about the extent of erosion, whether the area is infested with weeds or feral animals and whether the area is covered by native vegetation or crops:** The majority of the land proposed to be developed is covered in grass used for cattle grazing. Until site specific vegetation and fauna surveys are undertaken we are unable to determine what weeds or feral animals exist on the site. The development footprint will respond to the findings and recommendations of flora and fauna investigations.

3.3 What is the *tenure* of the project area (for example is it freehold, leasehold or some other tenure)? If practicable, show on the attached map.

The site is held in freehold title. P3 has a conditional contract to purchase the site subject to achieving planning approval.

3.4 What are the current and/or proposed *land uses* for the project area?

The current (1997) and the draft Planning Schemes for Johnstone Shire designate the land, in part, Rural and, in part, Rural Conservation. On approval, it is anticipated that the land would become zoned Special Facilities to reflect the integrated tourist and residential uses.

4. Nature and extent of the likely impacts of the action

4.1 Describe, as relevant to your project, the nature and extent of *likely impacts* on the following matters protected by the EPBC Act:

- the world heritage values of a declared World Heritage property; or
- the ecological character of a declared Ramsar wetland; or
- the members of a listed threatened species (except a conservation-dependent species) or any threatened ecological community, or their habitat, or
- the members of a listed migratory species or their habitat; or
- the environment in part of the Commonwealth marine area; or
- the environment on Commonwealth land.

The site is cleared, waterways are fenced. It is bound by declared World Heritage (WH) areas. The cassowary inhabits these WH areas. Part of the site is mapped as essential habitat.

A preliminary walkabout on site by officers from the Department of Primary Industries, Environmental Protection Agency, Johnstone Shire Council and Wet Tropics Management Authority did not reveal any major issues that cannot be resolved with proper planning, appropriate design and management.

Potential Issues

The key issues are summarised as follows:

- The adjoining common boundaries and interface with the Ella Bay National Park and the Wet Tropics World Heritage Area and the adjacent Great Barrier Reef World Heritage Area raise issues of scenic amenity, habitat connectivity and protection in particular for the southern cassowary, flora protection and conservation, access constraints, management of human impacts, tourism/visitor education and facilities and potential run-off/impacts on coastal systems.
- Current vehicular access arrangements are limited, which necessitates an assessment of existing vehicular routes in light of road safety, community expectations and impacts, and the investigation of alternative vehicular routes.
- Site constraints, including fragile coastal systems and processes, wetlands and existing vegetation will require the identification of design parameters prescribed at local and State level which aim to ensure the protection of the significant environmental values of the site, and will require detailed investigations into all environmental issues on site.
- Visual amenity issues are raised by the Wet Tropics Management Plan and the Wet Tropical Coast Regional Coastal Management Plan.
- The potential of contaminated land based on the cattle grazing activities occurring on the site – cattle dips trigger the Environmental Protection Act and investigations are required to determine if there are any cattle dips on the site and the remediation measures required to facilitate development of the site for non-rural purposes.
- Cultural heritage issues may need investigation both on site and adjacent to the site if alternative road access is proposed through State owned land.

4.2 Indicate if your action is:

- (a) a nuclear action; or
- (b) will be taken by the Commonwealth or by a Commonwealth agency; or
- (c) will be taken in a Commonwealth marine area; or
- (d) will be taken on Commonwealth land.

If your action falls into one of these categories, provide details about the impact of your action on the environment generally (ie, in addition to the specific matters addressed above in 4.1).

We do not believe our action falls into any of these categories.

5. Measures aimed at avoiding or reducing significant impacts on matters protected under the EPBC Act

5.1 Describe any specific measures proposed as part of the action to avoid or lessen significant impacts on matters protected under the EPBC Act. Include a timeframe or workplan for implementation of any relevant measures.

The majority of areas proposed to be developed shall be on already cleared land. Suitable buffers to environmental sensitive areas will be incorporated into the design and fauna corridors maintained.

There will be an emphasis on local plants in all common areas, and covenants put in place to exclude the use of exotic plants by individual property owners.

6. Information sources

6.1 List relevant references

You should also attach a copy of any relevant reports or documents that support the arguments and conclusions made in this referral. For example, any flora and fauna surveys or desktop investigations should be provided.

EPA Regional Ecosystems

6.2 For information given in sections 3 and 4 of this referral, please indicate:

- (a) the source of the information; and
- (b) how recent the information is; and
- (c) how the reliability of the information was tested; and
- (d) any uncertainties in the information.

7. Signatures and Declarations

Section 489 of the EPBC Act states that the provision of false or misleading information is an offence punishable on conviction by imprisonment and fine.

7.1. Signature of person making the referral

I, ... **Gaye Louise Scott** *full name*), declare that the information contained in this form is, to my knowledge, true and not misleading.

Signature



Date 1 June 2005

7.2. Signature of person proposing to take the action

I, ... **Warren William Witt** ...*(full name)*, declare that the information contained in this form is, to my knowledge, true and not misleading.



Signature

Date 1 June 2005

7.3. Declaration of person nominated as proponent in Section 1.3, if different from person proposing to take the action

I,*(full name)*, being (or agent acting on behalf of) the person nominated in Section 1.3 of this referral form as the nominated proponent agree to be designated as the proponent for the action described above if it is decided that the action requires approval under Part 9 of the EPBC Act.

Signature

Date

Signature of person proposing to take the action

Date

Fill in Section 7.4 if you believe that the proposal is not likely to have a significant impact on matters protected by the EPBC Act and that the proposal is therefore not a controlled action. Fill in Section 7.5 if you believe that the proposal is likely to have a significant impact on a protected matter and that the proposal is therefore a controlled action. (Note: This Section must be completed in *all cases* except where the referral is made by a State or Territory or a Commonwealth agency in relation to an action to be taken by another person.)

7.4. If you think your proposed action is not likely to have a significant impact on any of the matters listed in the table below, then you should select and complete the following statement and you should not mark any of the boxes in the table below.

I Warren William Witt (full name), being the person proposing to take the action believe that the action described in this referral is not a controlled action.



Signature

Date 1 June 2005 .

Briefly provide reasons why you believe your proposed action is not a controlled action:
(Note: For an explanation of the term "controlled action", see the Referral Guide.)

Whilst the land is bounded by world heritage property we believe there will be no significant impacts on the World Heritage property. The development will be located on already cleared land currently used as a cattle property. Potential impacts of waste will be strictly controlled. Suitable buffers will be in place to all World Heritage listed areas. Roads will be speed controlled, and over and under passes will be used to prevent possible cassowary and other wildlife road kills.

The quality of water runoff will be managed. In addition, the lay of the land indicates water will runoff into the adjacent Eubenangee Wetland and not into the Coral Sea.

A preliminary scan of mapped Ramsar areas indicates that the closest sites appear to be Bowling Green Bay, south of Townsville – 300 kms south of Ella Bay.

In terms of threatened species, whilst the adjacent wet tropics rainforest is cassowary habitat, again, the development will be located on already cleared land currently used as a cattle property, will suitable buffer zones, therefore it no significant impact is anticipated to the adjoining habitat.

7.5. If you think that your proposed action is likely to have a significant impact on any of the matters listed in the table below, then you should select and complete the following statement. You must then mark 'Yes' against those matters on which you think it will have a significant impact, in the table below.

I(full name), being the person making this referral and the person proposing to take the action (or agent acting on behalf of the person) believe that the action described in this referral is a **controlled action** because of the following provisions of the Act:

Significant Impact Likely	Controlling Provision
	World Heritage property (Sections 12 and 15A - significant impacts on the values of a World Heritage property)
	Ramsar Wetland (Sections 16 and 17B - significant impacts on the ecological character of a Ramsar wetland)
	Threatened species or ecological communities (Section 18 and Section 18A - significant impacts on a listed threatened species or a listed threatened ecological community)
	Migratory species (Sections 20 and 20A - significant impacts on a listed migratory species)
	Nuclear action (Sections 21 and 22A - nuclear actions)
	Commonwealth marine area (Sections 23, 24 and 24A - actions relating to the Commonwealth marine area and fishing in coastal waters managed by the Commonwealth)
	Commonwealth land (Sections 26 and 27A - actions relating to Commonwealth land)
	Commonwealth action (Section 28 - actions by the Commonwealth having a significant impact on the environment)

Briefly provide reasons why you believe your proposed action is a controlled action:
 (Note: For an explanation of the term "controlled action", see the Referral Guide.)

If the person making this referral is, or is representing, a *small business* (a business having fewer than 20 employees), please provide an estimate of the time taken to complete this form.

Please Include

- The time spent reading the instructions, working on the questions and obtaining the information;
and
- The time spent by all employees in collecting and providing this information.

_____ 12 hours minutes _____

END OF FORM

RTI RELEASE

APPENDIX A – Concept Plan

- **Refer Email Attachment – Appendix A Concept Plan**

APPENDIX B – Regional Ecosystems

- **Refer Email Attachment - Appendix B – Regional Ecosystems**
- **Refer Email Attachment – Aerial Photograph Ella Bay**

APPENDIX C – Vegetation mapping

- **Refer Email Attachment – Vegetation Mapping**

Appendix D - Johnstone Shire Council Soils Plan.

- **Refer Email Attachment – Appendix D – Soil Mapping**

RTI RELEASE

D-15571



Australian Government

Department of the Environment and Heritage

Director, Integrated Assessment
 Environmental Operations Division
 Environmental Protection Agency
 PO Box 155
 BRISBANE ALBERT STREET QLD 4002



Dear Director

DECISION ON REFERRAL UNDER EPBC ACT
P3 Prestige Property Partnership/Urban and commercial new development/Ella Bay/QLD/Ella Bay Residential and Tourism Development
EPBC 2005/2158

I am writing in my position as delegate for certain decisions under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The above action was referred by the 20/20 Group Australia Pty Ltd, on behalf of P3 Prestige Property Partnership, and was received on 31 May 2005, for decision on whether or not approval is needed under Chapter 4 of the EPBC Act.

The referral has now been considered under the EPBC Act and I have decided that the action is a controlled action. The document recording the decision, and identifying the relevant controlling provisions, is attached for your information.

Section 77 of the EPBC Act requires that the appropriate Minister of each State, or self-governing Territory, in which the action is to be taken be notified in the event that a decision is made that the action is a controlled action.

This notification is also made in accordance with clause 11 of the *Agreement between the Australian Government and the State of Queensland under section 45 of the Australian Government Environment Protection and Biodiversity Conservation Act 1999 Relating to Environmental Impact Assessment*. Pursuant to Clause 10.2 of the Agreement, I advise that Clause 10.1(c)(iii) of the Agreement applies to the action. As required by clause 12.2 of the Agreement, I would appreciate your advice on whether the proposal will be assessed in a manner described in Schedule I to the Agreement.

I have written separately to the proponent to advise of my decision.

Yours sincerely

Mark Flanigan
 Assistant Secretary
 Policy and Compliance Branch

4 June 2005

GPO Box 787 Canberra ACT 2601 Telephone (02) 6274 1111 Facsimile (02) 6274 1666

Internet: www.deh.gov.au

RTI Document No. 92

COMMONWEALTH OF AUSTRALIA

ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999**DECISION ON CONTROLLED ACTION, CONTROLLING PROVISIONS AND DESIGNATION OF PROPONENT**

I, MARK FLANIGAN, Assistant Secretary, Policy and Compliance Branch, Department of the Environment and Heritage, a delegate of the Minister for the Environment and Heritage for the purposes of section 75 of the *Environment Protection and Biodiversity Conservation Act 1999*, decide that the proposed action, set out in the Schedule, is a controlled action; that the controlling provisions for the action are those set out in the Schedule; and designate P3 Prestige Property Partnership (a joint venture between John Holland Services Pty Ltd and Warren William Witt - The Ella Bay Trust) as proponent of the action.

SCHEDULE

The proposed action to develop approximately 450ha, located at Ella Bay ('Ella Bay Project'), in the Johnstone Shire, approximately 3km north of Flying Fish Point, north Queensland (EPBC 2005/2158).

The Part 3, Division 1, controlling provisions are:

- sections 12 and 15A (World Heritage); and
- sections 18 and 18A (Listed threatened species and communities).

Dated this 4 day of JULY 2005


**ASSISTANT SECRETARY
POLICY AND COMPLIANCE BRANCH
DEPARTMENT OF THE ENVIRONMENT AND HERITAGE**

James Ottaway

From: Noel Boyle
Sent: Monday, 18 July 2005 12:13 PM
To: James Ottaway; Russell Davie
Subject: FW: Ella Bay Project

James/Russell,

FYI.

Noel Boyle

Manager
Project Delivery
Department of State Development and Innovation

Telephone: +61 7 3224 8276
Facsimile: +61 7 3225 8028
Mobile: † Contrary to Public Interest

E-mail: noel.boyle@qld.gov.au

-----Original Message-----

From: Noel Boyle
Sent: Monday, 18 July 2005 12:09 PM
To: Paul Herd
Subject: RE: Ella Bay Project

Paul,

I do not see any necessity for us to consult further with either DNRM or the Wet Tropics Management Board. However, I do think it is essential for us to consult with the proponent and outline the concerns of the agencies. It would then be up to the proponent to calculate the risk associated with:
pursuing the road/tunnel option;
the Ella Bay Road option; or
whether the access road issue is in fact a show-stopper.

I am mindful that we do not want to give the proponent any false hope (a la Sun Aqua) but if the proponent is aware of the issues and risks up front where is the risk for the Department? That aside I was under the impression that the "significant project" declaration was that an EIS was required to be undertaken and this was the process to determine any issues and their resolution (if any).

Having read the draft response from EPA I must confess that I am somewhat bemused as to how the adjacent development by the same proponent got up given that it must have had similar issues to address.

Regards,

Noel Boyle

Manager
Project Delivery
Department of State Development and Innovation

Telephone: +61 7 3224 8276
Facsimile: +61 7 3225 8028
Mobile: Contrary to Public Interest

E-mail: noel.boyle@qld.gov.au

-----Original Message-----

From: Paul Herd
Sent: Monday, 18 July 2005 8:48 AM
To: Denis Cook
Cc: Michael Schaumburg; Noel Boyle
Subject: FW: Ella Bay Project

Denis

Draft of the EPA advice you requested in regard to Ella Bay. In brief its position is that based on preliminary information available that

1 It is likely to provide adverse comments to the Coordinator General on the project if the proponents were to insist on new access arrangements through cassowary habitat.

2 On the project site itself, the development appears to avoid most vegetation areas of state significance.

EPA notes that key approval agencies however will be DNR&M and the Wet Tropics Authority and suggested (verbally to me) that we should consult further with them.

They also note that the Commonwealth has declared the project to be a "controlled action".

Can you please advise if you want us to get preliminary assessment of the project from DNR&M and the Wet Tropics Authority before a decision is made on the designation?

Paul

-----Original Message-----

From: Dean Ellwood [mailto:dean.ellwood@epa.qld.gov.au]
Sent: Friday, 15 July 2005 5:34 PM
To: Paul Herd
Cc: Mark Williamson; Gary Innis
Subject: Ella Bay Project

Paul, please find attached a draft response from the EPA on the Ella Bay project. A discussed via the telephone Mark and I are happy to discuss further with Denis if

needed.

regards
dean

Dean Ellwood
Director
Integrated Assessment Branch
Environmental Operations
Environmental Protection Agency

Phone: (07) 32276273

Fax: (07) 32277677

Mobile: Contrary to Public Interest

E-mail: Dean.Ellwood@epa.qld.gov.au

Vist us online at www.epa.qld.gov.au

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Enquiries Gary Innis
Telephone (07) 4046 6685
Your reference D15571/MN66294
Our reference

D-15571



Queensland Government

19 July 2005

Environmental Protection Agency

Incorporating the Queensland Parks and Wildlife Service

Mr Denis Cook
Deputy Coordinator-General
State Development and Innovation
PO Box 15168
CITY EAST QLD 4002

COPY

MS
Paul Howard
Noel Boyle

Dear Denis

Re: Proposal by Prestige Property Partnership (P3) to develop a residential and resort community and golf course at Ella Bay

I refer to your letter of the 27th June 2005, seeking advice from the Environmental Protection Agency under section 27(b) of the *State Development and Public Works Organisation Act 1971*, in relation to relevant planning schemes and policy frameworks relevant to the declaration of the above proposal as a "significant project." I appreciate the opportunity to provide some preliminary feedback on this project, which may assist in any decisions you may need to make.

In order to provide you with timely advice, the EPA has focussed on the critical environmental issues. Accordingly this response has not identified all of the matters that the EPA may raise should the project be declared a significant project.

The most significant issue associated with this proposal is the proposed access to the site (lot 320N157629) through freehold lot 998RP894596 on its southern boundary (Map 1), due to the expected impacts of vehicular traffic on the endangered southern cassowary were this access route to be approved. Lot 998RP894596 predominately comprises mesophyll vine forest with small tracts of notophyll rainforest, and provides a vital link between northern and southern sections of Ella Bay National Park. This continuous prime habitat makes the locality one of the most significant remaining strongholds for the southern cassowary on the east coast.

Lot 998RP894596 is subject to a conservation covenant with Johnstone Shire Council and is partly within the Wet Tropics of Queensland World Heritage Area (WTWHA) (refer Map 1). Relevant permissions would need to be sought by P3 as follows:

- *Wet Tropics Management Plan 1998* - A new road corridor through the WTWHA would require re-zoning of that section of the WTWHA from zone B to zone C, and the assessment of this re-zoning would be subject to approval by the Wet Tropics Management Board. The proponent has indicated, so far as the section of road (about 1.1km) within the WTWHA is concerned, that they would be prepared to provide vehicular access by a tunnel in order to avoid severing this cassowary corridor. While such a tunnel may avoid vehicle-cassowary collisions within the WTWHA, the

overriding issue is the associated road corridor through essential cassowary habitat within lot 320N157629 (about 1.1 km) and on adjacent lot 998RP894596 (about 2.8 km). Vehicle collisions with cassowaries pose a significant threat to the viability of the species in the Mission Beach area.

- *Vegetation Management Act 1999* - All of freehold lot 998RP894596 is mapped as “essential cassowary habitat” under the Regional Vegetation Management Code for Broadscale Clearing, Wet Tropics Bioregion (2004). Mandatory performance requirement 1.5 of this code requires the retention of essential cassowary habitat in assessing applications to clear vegetation. Assuming a conservative clearing of 8 m is required to support the road, and excluding the proposed tunnel section, the area of essential cassowary habitat required to be cleared to support the proposal is about 3.1 ha. (3900 m x 8 m / 10,000 m).

It is noted that Environment Australia has now declared the project a “controlled action” under the *Environment Protection and Biodiversity Conservation Act 1999*. This was probably on the basis of the essential cassowary habitat that is within the lot proposed for development, rather than the impacts on essential cassowary habitat of providing access through freehold lot 998RP894596 (since this impact was not apparent from the referral form provided to the Commonwealth by the proponent). The southern cassowary is listed in the *Environment Protection and Biodiversity Conservation Act 1999* and Schedule 2 of Queensland’s *Nature Conservation (Wildlife) Regulation 1994* as endangered.

Although this Agency has no jurisdiction under the *Vegetation Management Act 1999*, there is an established protocol requiring the Department of Natural Resources and Mines (DNRM) to seek the Agency’s advice in relation to tree clearing applications. Were DNRM to be a concurrence agency for the proposal, this Agency in providing advice to DNRM would not be supportive of a link road through freehold lot 998RP894596, on the basis of expected adverse impacts on the southern cassowary through loss of essential habitat and inevitable impacts with vehicles.

So far as the proposed development on lot 320N157629 is concerned, the Concept Masterplan Study (November 2004) shows appropriate setbacks for residential development (outside of the erosion prone area) and retention of most areas of state significance (endangered regional ecosystems and significant coastal wetlands) as mapped in the *Wet Tropical Coast Regional Coastal Management Plan (2003)* (Map 2). Were the EPA to be a concurrence agency for the proposal, these would be the types of conditions imposed on development approvals under the *Coastal Protection and Management Act 1995* for lot 320N157629. The resort proposed for lot 337NR53 has a pre-existing approval.

The Agency’s view is that for the proponent to have reasonable prospects of securing relevant development approvals, the proposed primary access through lot 998RP894596 should be abandoned in favour of further investigation of the existing coastal route (referred to as the “secondary connecting road to Flying Fish Point” in the Concept Masterplan Study). This view is given on the basis of previous advice from the proponent that this road corridor is sufficiently wide to also support essential services to the development site.

In summary should this project proceed through an EIS the EPA would, based on the preliminary information available, provide adverse comments to the Coordinator General. In addition, the key regulatory agencies who have other statutory responsibilities that could provide negative responses are the DNRM and the Wet Tropics Management Authority.

Thank you for seeking the Agency's advice in this matter. My project manager Gary Innis may be contacted on telephone 4046 4666 or mobile Contrary to Public Interest should you require further advice or assistance.

Yours sincerely

A rectangular red box used to redact the signature of Mark Williamson.

Mark Williamson
Executive Director

RTI RELEASE







Map 1: Ella Bay Proposal - Cassowary mapping

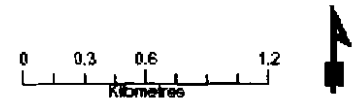


Map 1; Ella Bay Proposal - CMD and AOSS Significant Wetlands



Coastal Management Plan Issues

-  Johnstone
-  Wet Tropical Coast Coastal Management District - Area
-  Wet Tropical Coast Erosion Prone Area
-  Wet Tropical Coast AOSS Endangered Regional Ecosystems
-  Wet Tropical Coast AOSS Significant Coastal Wetlands
-  Wet Tropical Coast Coastal Management District - Line



The information shown on this map is for discussion purposes only. Not for reproduction or distribution.

Data sources:
 Cadastre, DNRM 2005
 Cassowary mapping EPA 2006
 Produced May 2006
 EPA/QPWS Cairns

From: Noel Boyle
Sent: Tuesday, 2 August 2005 2:14 PM
To: James Ottaway
Subject: FW: Ella Bay

Noel Boyle

Manager
Project Delivery
Department of State Development and Innovation

Telephone: +61 7 3224 8276
Facsimile: +61 7 3225 8028
Mobile: Contrary to Public Interest

E-mail: noel.boyle@qld.gov.au

-----Original Message-----

From: Paul Herd
Sent: Tuesday, 2 August 2005 1:18 PM
To: Denis Cook
Cc: Michael Schaumburg; Noel Boyle
Subject: RE: Ella Bay

Denis

Our plan was to talk to the developers about whether they are prepared to change the proposed access arrangements. I understand that they are meeting with the EPA soon and we will talk to them after that. I think that we need to know if there is a feasible alternative before making a recommendation re declaration.

Paul

-----Original Message-----

From: Denis Cook
Sent: Tuesday, 2 August 2005 1:07 PM
To: Paul Herd
Subject: Ella Bay

Paul

I had a call from Warren Witt inquiring re Ella Bay. Given EPA letter, we could now have enough for the Coordinator-General to decide on sig project status

Denis Cook
Deputy Coordinator-General
phone 07 3224 4645

James Ottaway

D-15571

From: Gaye Scott

Sent: Wednesday, 7 September 2005 11:22 AM

To: James Ottaway

Hi James, I've attached the minutes from the meeting we had with Gary Innis – EPA and Bruce Jennison WTMA. I've also attached a follow up note I sent to Warren. Talk to you soon.

Gaye Scott

The 20/20 Group Australia Pty Ltd

: (07) 4040 6555

(07) 4051 2070

Contrary to Public Interest

First Floor, 21 Aplin St, Cairns, 4870

www.the2020group.com.au

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Minutes

Meeting:	Name: Proposed Ella Bay beach and golf course residential resort community Purpose: Discussion on access to subject lots Location: EPA meeting room, Cairns		
Meeting Chair:	Gary Innis, Acting Manager, Environmental Planning		
Date:	16 August 2005	Meeting Opened:	2pm
		Meeting Closed:	3.30pm
Attendees:	Gary Innis, EPA Lyn Wallace, EPA Bruce Jennison, WTMA Warren Witt, Prestige Property Partnership Gaye Scott, 20/20 Group Barbara Leptig, EPA (scribe)		

No.	Action/Task	Performance Indicator	Person Responsible	Due Date
1.	The meeting was opened by the chair. Participants were introduced and welcomed.			
2.	<p><u>Discussion on proposed access to the proposed Ella Bay beach and golf course residential resort community</u></p> <p>Warren Witt advised that the resort development application is still awaiting a decision from the Queensland Department of State Development – that section now with Premier and Cabinet - with regard to whether the project can be declared a “significant” project. The purpose of the meeting was to discuss a new proposed inland access route involving a tunnel costing between \$8M and \$9M. A plan was tabled, and the various routes were discussed. Warren advised that while the tunnel is an expensive option, it is not considered unreasonable for a \$1.8 billion project. He said Johnstone Shire Council is happy for the developer to <u>construct a road</u> through lot 998 RP894596.</p> <p>Outcome: Section 7(1) of the <i>Vegetation Management Act 1999 (VMA)</i> provides direction on areas where an application to clear vegetation is not required. Esplanades/road reserves are not listed and accordingly would be subject to assessment of an application to clear vegetation.</p> <p>Action: Gary to advise Warren on the implications of the VMA for undeveloped road reserves.</p>			

Deleted: rg

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Gary confirmed the EPA would have a concurrence role in relation to the land where the development is proposed to be located (lot 320 N157629) in terms of areas mapped in the regional coastal plan (as areas of State significance and erosion prone areas) and EPA does not see any major impediments to the proposal or any issues that can't be resolved for the subject lot. However, there would be a problem with the proposed inland access road as it is located in an area that is classified as essential cassowary habitat. The area is one of the known strongholds of the southern cassowary and any clearing of vegetation would be a major concern. The Department of Natural Resources and Mines would have a concurrence role under the *Vegetation Management Act 1999*, and would seek EPA's advice. It is unlikely that the EPA would support the clearing of any vegetation classified as essential cassowary habitat. Gary asked if the tunnel could be constructed over the entire length of the essential cassowary habitat. Warren advised that would be too costly. Warren noted that it would be less costly for the developer to upgrade the coastal route. Gary advised that there are still some issues with the coastal route even if the road upgrade and ancillary services were kept within the road reserve.

Warren proposed to "trade" the existing road reserves on the western and northern boundaries of lot 998 RP894596 for a new road reserve along the proposed inland access route. Gary will seek advice and advise Warren about the affect of the *Vegetation Management Act 1999* in regard to road reserves. Gary pointed out that the proposal has just been listed as a controlled action under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*. Gary advised that this was significant because the submission to the Commonwealth did not flag the proposed inland route through essential cassowary habitat.

Bruce agreed with comments made by the EPA, and advised that the Wet Tropics Management Authority's (WTMA) regulatory role is in relation to the Wet Tropics World Heritage Area (WHA). The Authority would provide advice under the *Integrated Planning Act 1997* and to the Commonwealth concerning the need to protect the existing vegetation on the free hold lots and also the need to manage that vegetation and protect its habitat values. The area is very important habitat for other fauna, as well as cassowaries.

Bruce noted that any application to the Authority would require an impact assessment with an assessment of the likely impacts on vegetation, watercourses, and what fauna may be affected. All options for access including those by sea or air would also need to be examined. Bruce asked that the proponent provide data on estimated traffic volumes. He also noted that the provision of any utility services traversing the WHA would also require a permit from the Authority. Warren advised that consideration was being given to telecommunications by satellite and power supply from gas generators or via underground lines.

Bruce noted that the WHA may extend underground so a tunnel proposal may require an approval from WTMA. Approval cannot be given to construct a road in zone B (ie north-east corner of lot 998 RP894596). A rezoning would be required from zone B to C to allow consideration of a permit application for a road.

Warren advised that the coastal route would need to be upgraded even if the proposed inland route were constructed. Bruce noted that the Authority would require an assessment of all prudent and feasible alternatives including consideration of the coastal road as a stand-alone option. On first principles it would appear that the coastal option may have less environmental impacts than the inland option.

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Bruce pointed out that that State Emergency Service may require two accesses in case of an emergency, and suggested that the Service's requirements should be checked before progressing the proposal.

Gaye asked would it be possible to have a two-stage EIS with stage one focusing on the access since the access seems to be the major issue? Gary agreed that the two-stage strategy would be possible if all impacts on wildlife and details on the projected volume of traffic were provided in stage one to allow comprehensive assessment of the possible impacts associated with access.

Gaye suggested that a Terms of Reference for an EIS should be developed and provided to State Development and that this could be done in parallel with the Terms of Reference requirements of the Commonwealth under the EPBC Act. This was agreed as an appropriate strategy.

In response to a question from Lyn regarding the ownership of the land, Warren advised that the sale of the land is conditional on securing development approval. Bruce advised that the Authority would require the landowner to sign any permit application to the Authority. Warren advised this was not a problem.

Warren tabled the development plan for lot 337NR53. Bruce advised that regardless of the pre-existing development approval, permission from WTMA relating to road works would be required. Warren advised that the council would require only a bitumen upgrade. Bruce pointed out that sealing the road would be considered an upgrade under the Wet Tropics Management Plan 1998 and be subject to an application to the Authority.

There being no further business, the meeting closed at 3.30pm.

Deleted: Bruce Jennison said that if he were the proponent he would be looking at the coastal road with a tunnel and management options, and provide data on estimated traffic as they are looking at a major highway with serious environmental impacts. They should look at the cleared areas also in relation to cassowary crossings, and consider how this would impact on vegetation if cleared. The provision of utility services would also require a permit from WTMA. Warren Witt advised that consideration was being given to telecommunications by satellite, and power from gas generators or underground lines.¶

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Page 2: [1] Deleted	Bruce Jennison	8/18/2005 10:10 AM
WTMA will be providing advice in terms of the World Heritage Area and cassowary habit, and the proposed coastal road could be supported by the proponent because of the reduced impacts.		
Page 3: [2] Deleted	Bruce Jennison	8/18/2005 10:20 AM
. He suggested providing WTMA with an impact assessment, and back-up the proposal with some sort of fencing arrangement for the coastal road. The inland route would require a much longer tunnel. WTMA will want to know vegetation, watercourses, erosion prone areas, and what animals will be affected. Also include why access can't be provided by sea or air.		
Page 3: [3] Deleted	Bruce Jennison	8/18/2005 10:21 AM
Gary Innis strongly recommended against that strategy as the whole impacts from the population numbers would need to be known. Gaye said that information could be provided in stage one.		
Page 3: [4] Deleted	Bruce Jennison	8/18/2005 10:24 AM
A decision on the access road is required before spending any more money on an EIS		
Page 3: [5] Deleted	Bruce Jennison	8/18/2005 10:24 AM
Bruce Jennison asked for preliminary information about the coastal road upgrade proposal, as a permit from WTMA may be required.		
Page 3: [6] Deleted	Bruce Jennison	8/18/2005 10:25 AM
A letter of authority to the developer from the landowner is insufficient for a WTMA permit application.		

The Coordinator-General		MN=65990	FN=D15571
		Date	14 SEP 2005
ACTION BRIEF	To: Coordinator-General		
Subject:	Ella Bay Integrated Resort Project – Declaration as a Significant Project		

Purpose

The following information is provided to assist you in deciding whether or not to declare the proposed Ella Bay Integrated Resort project, north of Innisfail, to be a 'significant project' pursuant to Section 26 of the *State Development and Public Works Organisation Act 1971 (SDPWOA)*.

Background

Proponent

P3 Prestige Property Partnership (P3) is a joint venture between John Holland Services and Mr Warren Witt (sole owner of Oasis Developments Pty Ltd). P3 was and has undertaken projects on the Sunshine Coast and in the Johnstone Shire.

At Ella Bay, P3 is currently developing the site adjacent (south) to the proposed Ella Bay Integrated Resort. This 65 hectare site has approval for a 70 villa and 30 unit beach resort. P3 is expected to commence construction on this site in September 2005.

Project

P3 is proposing to construct an integrated tourism and residential community at Ella Bay, located in the Johnstone Shire, 9 km north of Innisfail.

P3 proposes to redevelop a 450 hectare operating cattle station into a master planned community over a ten year period. The development will incorporate 800 residences with direct golf course access, ocean or lagoon views, four five-star resorts with ocean frontage and beach access, two retail precincts, two 'signature' championship 18-hole golf courses and associated public infrastructure, including a public swimming lagoon.

The site is held in freehold title and P3 has a conditional contract to purchase the site subject to achieving planning approval.

Issues

P3 has requested 'significant project' declaration under section 26 of the *SDPWOA* for the Project and has lodged an Initial Advice Statement (IAS) in support of that request in accordance with the requirements of section 27(a) of the *SDPWOA*. A copy of the letter and IAS, dated 21 April 2005, are attached for your consideration.

Name:	Action Officer: James Ottaway	Director: Paul Herd	ED: Michael Schaumburg	DDG: Denis Cook
Branch/Division:	Project Delivery	Project Delivery	Project Delivery & Infrastructure Planning	Infrastructure & Project Delivery
Telephone:	322 58892	322 47242	322 44704	
Date:	14/09/05			

A letter of support for declaration of the project has been received from the Mayor of the Johnstone Shire Council. A copy of the letter, dated 13 April 2005, is attached for your information.

P3 in its Initial Advice Statement indicated that its preferred access to the site was via the Bruce Highway. However, following recent discussion with EPA and the Wet Tropics Management Authority, P3 has advised that the access from the Bruce Highway is no longer an option and it will concentrate its access arrangements to the site on the upgrading of the Ella Bay Road.

Pursuant to section 27 of the *SDPWOA*, it is recommended that you consider the following matters in determining 'significant project' declaration:

1. S.27(b): *relevant planning schemes or policy frameworks, including those of a relevant local government or of the State or the Commonwealth*

A range of approvals may be needed from Government agencies for the project.

The current and the draft Planning Schemes for Johnstone Shire designate the land, in part Rural and, in part, Rural Conservation.

The current and the draft Planning Schemes for Johnstone Shire identify:

- the site as Good Agricultural Land;
- part of the site as Important Habitat;
- the area surrounding the site as Conservation;
- the foreshore of the site as a Wildlife Crossing Point and a Scenic Foreshore;
- part of the site as an Area of High Scenic Amenity; and
- part of the site to the north as a Wetland.

The proposal may impact on State Planning Policies such as:

- 1/92 - Development and the Conservation of Agricultural Land; and
- 2/02 - Planning and Managing Development Involving Acid Sulphate Soils.

The proposal may also impact on the State Coastal Plan and the Wet Tropical Coast Regional Coastal Management Plan.

The proponent referred the proposed development to the Commonwealth Minister for the Environment and Heritage pursuant to the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* on 1 June 2005. The project was declared to be a "controlled action" on 4 July 2005, with the controlling provisions being World Heritage (sections 12 and 15A) and Listed threatened species and communities (sections 18 and 18A).

Further information on relevant legislation and permit requirements is contained in the IAS (refer, in particular, to S.5).

2. S.27(c): *the Project's potential effect on relevant infrastructure*

The proposal may impact on local infrastructure as follows:

- the project is to include an on-site waste water treatment plant to handle sewage for 6,000 equivalent persons (to be built by P3 and then handed over to Johnstone Shire Council);
- telecommunications will include broadband as well as the installation of a mobile phone tower (which will also benefit surrounding communities); and
- electricity will be required from the main grid.

3. S.27(d): *the employment opportunities that will be provided by the Project*

The proponent has advised that the direct employment during construction is expected to be around 1,800 and once fully operational about 655 jobs will be created for the operation of the new resorts, golf courses, and retail and associated facilities.

4. S.27(e): *the potential environmental effects of the Project*

Potential environmental issues for the proposed development include:

- the project's common boundary with the Wet Tropics World Heritage Area (including the Ella Bay National Park);
- proximity to the Great Barrier Reef World Heritage Area;
- removal of vegetation may be required. Vegetation on the site falls within a number of Regional Ecosystem Mapping categories including:
 - Remnant Endangered – Dominant and Sub-Dominant
 - Remnant of Concern – Dominant
 - Remnant Not of Concern;
- part of site and surrounding area is identified as Essential Cassowary Habitat;
- the site includes a wetland area known as Ella Bay Swamp which is listed as Significant Coastal Wetland in the Wet Tropical Coast Regional Coastal Management Plan;
- potential Acid Sulphate Soils; and
- Cultural Heritage and Native Title issues.

An Environmental Impact Statement would outline all relevant impacts and identify mitigation strategies.

5. S.27(f): *the complexity of local, State and Commonwealth requirements for the Project*

The site shares common boundaries with the Wet Tropics World Heritage Area (including Ella Bay National Park) and is in close proximity to the Great Barrier Reef World Heritage Area.

Complex issues may arise with a number of project matters including:

- part of the site and surrounding area is identified as Essential Cassowary Habitat;
- removal of remnant vegetation; and
- Cultural Heritage and Native Title issues.

While all approvals necessary to proceed with the project have not yet been determined, development approval under the *Integrated Planning Act 1997 (IPA)* will be required. The Johnstone Shire Council would be the Assessment Manager for any such application under *IPA*.

As the project has been declared to be a "controlled action" pursuant to the *EPBC Act*, the Commonwealth Government will undertake assessment of the project's potential impacts on the World Heritage Area and Listed threatened species and communities.

6. S.27(g): *the level of investment necessary for the proponent to carry out the Project*

The proponent has advised that the capital cost of the proposed development is estimated to be \$1.44 billion.

7. S.27(h): *the strategic significance of the Project to the locality, region or the State*

The project will:

- fill a gap in tourism infrastructure and commercial accommodation in the Johnstone Shire;
- meet demand for more tourist attractions in the region;
- attract new residents to the Shire;
- provide new jobs in the region to reduce unemployment;
- provide training opportunities; and
- boost economic activity within the Shire.

Other economic information provided in the Initial Advice Statement about the project indicates that:

- the expected increase in permanent population of the Johnstone Shire will be about 4,060 (i.e. an increase of 21%);
- there will be a sixfold increase in expenditure by visitors to the Shire to \$168 million per annum;
- an additional 420,000 guests nights will be spent in Johnstone Shire;
- greater training and job opportunities for local people will be available, particularly among the young; and
- there will be a major boost to critical mass of the Shire in terms of tourism infrastructure and commercial accommodation.

Consultation

NA

Recommendation

It is recommended that:

- you note the above information when considering P3 - Prestige Property Partnership's request for its proposed Ella Bay Integrated Resort project to be declared a significant project pursuant to the provisions of section 26 of the SDPWOA; and
- if appropriate, you sign the attached:
 - declaration of a 'significant project';
 - Government Gazette notice advising that you have declared the proposal to be a 'significant project';
 - letter to advise P3 of this decision; and
 - letter to the Johnstone Shire Council advising them, as Assessment Manager for development approval applications, of this decision.

APPROVED/~~NOT APPROVED~~



ROSS RØLFÉ
Coordinator-General

15/9/05

ATTACHMENTS:

1. *Initial Advice Statement & covering letter from P3 - Prestige Property Partnership, dated 21 April 2005*
2. *Draft Declaration of Significant Project and Government Gazette Notice*
3. *Draft Letter of Advice to the P3 - Prestige Property Partnership*
4. *Draft Letter to the Johnstone Shire Council*
5. *Letter of support - Mayor, Johnstone Shire Council, dated 13 April 2005*

State Development and Public Works Organisation Act 1971

DECLARATION OF A SIGNIFICANT PROJECT

I, ROSS ROLFE, appointed as the Coordinator-General, do hereby declare the Ella Bay Integrated Resort project, north of Innisfail, to be a significant project pursuant to section 26 of the *State Development and Public Works Organisation Act 1971*.

THE OFFICIAL SEAL of the Coordinator-General

Was affixed by ROSS ROLFE



Dated this 15 day of September 2005

D-15571

James Ottaway

From: Paul Herd
Sent: Wednesday, 14 September 2005 1:43 PM
To: Noel Boyle; James Ottaway
Subject: FW: Ella Bay

James

can you pls resubmit the recommendations

Tks Paul
-----Original Message-----

From: Michael Schaumburg
Sent: Wednesday, 14 September 2005 1:32 PM
To: Paul Herd
Subject: FW: Ella Bay

looks like we need to resubmit material for CG

Regards,

Michael Schaumburg
Executive Director
Project Delivery and Infrastructure Planning
Telephone: 3224 4704

-----Original Message-----

From: Denis Cook
Sent: Wednesday, 14 September 2005 12:01 PM
To: Michael Schaumburg
Subject: FW: Ella Bay

Denis Cook
Deputy Coordinator-General
phone 07 3224 4645

-----Original Message-----

From: Rebecca Miers **On Behalf Of** Ross Rolfe
Sent: Wednesday, 14 September 2005 10:14 AM
To: Denis Cook
Subject: RE: Ella Bay

Denis

Ok, please resubmit material for my consideration.

Ross

Ross Rolfe
Coordinator-General

-----Original Message-----

From: Denis Cook
Sent: Tuesday, 13 September 2005 2:01 PM
To: Ross Rolfe
Subject: FW: Ella Bay

Ross
re Ella Bay project

Denis

Denis Cook
Deputy Coordinator-General
phone 07 3224 4645

-----Original Message-----

From: warrenwitt [mailto:]
Sent: Tuesday, 13 September 2005 11:00 AM
To: denis.Cook@qld.gov.au
Subject: Ella Bay

Denis,
Following discussion with The EPA and Wet Tropics ,we have decided to concentrate our efforts on the front road as the parties concluded that this would be viable.Thus eliminating the need for a rear access.Hoping this clarifies this point

Regards

Warren Witt

RTI RELEASE

GAZETTE NOTICE

Superannuation (State Public Sector) Deed 1990

In accordance with the provisions of the *Superannuation (State Public Sector) Deed 1990*, Governor in Council has approved that the "First Aid Allowance" form part of superannuable salary in respect of the following groups of employees –

- Maritime Operations Officers (Brisbane and Gold Coast regions);
- Manager (Vessel Traffic Services) Cairns;
- Manager (Vessel Traffic Management) Brisbane;
- Manager (Regional Operations) Cairns;
- Manager (Marine Operations) Gladstone;
- Manager Remote Area Services;
- Area Manager (Sunshine Coast); and
- Manager (Maritime Operations) Mackay

This allowance may form part of superannuable salary from 1 May 2005 where eligibility requirements have been satisfied.

The Honourable PETER BEATTIE
Premier and Treasurer

Notice of order

*Charitable Funds Act 1958 (The Act)***Guides Queensland**

Notice is given that the Supreme Court Brisbane made an order on 14 July 2005 in action No 4508 of 2005 in the matter of The Director – General, Department of Tourism, Fair Trading and Wine Industry Development and In the matter of Guides Queensland that approved a scheme prepared by Guides Queensland for travel assistance for disabled Guides. The scheme altered the purpose of funds held on a charitable trust known as the Extension Bus Fund to allow those funds to be applied as part of the Guides Queensland Mobility Fund. Robyn. A. Hill, Acting Principal Registrar, Supreme Court, Brisbane

NOTICE

Premier's Office
Brisbane, 23 September 2005

As Acting Premier and Treasurer, I notify that, acting under the provisions of the *Constitution of Queensland 2001*, I have appointed the Honourable Henry Palaszczuk MP, Minister for Natural Resources and Mines to act as, and to perform all of the functions and exercise all of the powers of, Minister for Communities, Disability Services and Seniors from 27 September 2005 until the Honourable Frederick Warren Pitt MP returns to duty.

ANNA BLIGH MP
ACTING PREMIER AND TREASURER

*Classification of Films Act 1991***APPROVAL OF ORGANISATION**

I, David Patrick Cannavan, Films Classification Officer, having received written application under Section 56(1) of the *Classification of Films Act 1991*, and having regard to matters specified in Section 56(2) of the *Classification of Films Act 1991*, approve **QUEENSLAND ART GALLERY** as an approved organisation under the *Classification of Films Act 1991*.

This approval takes effect on the date of publication in the Gazette.

D.P. Cannavan
Films Classification Officer
16/09/2005

ENDNOTES

1. Made by the Films Classification Officer on 16th September, 2005.
2. Published in the Gazette on 23 September, 2005.
3. The administering agency is the Department of Tourism, Fair

*State Development and Public Works Organisation Act 1971***DECLARATION OF A SIGNIFICANT PROJECT**

On 15 September 2005, the Coordinator-General declared the Ella Bay Integrated Resort proposal, north of Innisfail, to be a significant project for which an environmental impact statement is required, pursuant to section 26 of the *State Development and Public Works Organisation Act 1971*.

NOTIFICATION OF DANGER TO MARINE SAFETY*Transport Operations (Marine Safety) Regulation 2004*

Maritime Safety Agency of Queensland
Brisbane, 15 September 2005

I, Captain John Richard Watkinson, General Manager, Maritime Safety Queensland, pursuant to section 221 of the *Transport Operations (Marine Safety) Regulation 2004*, declare that a person must not anchor, berth, moor or operate a ship (other than a ship operated by those persons listed in Schedule A) in the waters described in Schedule B for the period 8.00am to 10:00pm on Saturday 24 September 2005.

SCHEDULE A

- (a) Employees of Explosive Art associated with the fireworks display;
- (b) Officers of Cairns Water Police;
- (c) Officers of Queensland Boating and Fisheries Patrol;
- (d) Officers of Cairns Port Authority; and
- (e) Officers of Maritime Safety Queensland.

SCHEDULE B

The waters within a 250 metre radius of the barge moored in approximate position latitude 16°55.024'S, longitude 145°46.709'E in Trinity Bay opposite Pier Marketplace, Cairns Esplanade as shown in red on the course map prepared by Maritime Safety Queensland, designated plan "A1-195", and held at the Regional Harbour Master's Office in Cairns.

CAPTAIN JOHN RICHARD WATKINSON
General Manager
Maritime Safety Queensland

HERITAGE COUNCIL - QUEENSLAND ENVIRONMENTAL PROTECTION AGENCY**Heritage Register Proposal**

Under the provisions of s30 (4) b, *Queensland Heritage Act 1992*, the Heritage Council gives public notice that, in relation to an appeal against the permanent entry of part of a place in the Queensland Heritage Register, on the 14 September 2005 the decision of the Planning and Environment Court was to remove part of the following permanent entry from the Queensland Heritage Register:—

Newmarket: Leopard Tree, Wilston House, 53 Watson Street. Part of Lot 2 on RP60188. Parish of Enoggera County of Stanley

IMPOUNDINGS

Poundkeepers are reminded that Advertisements of Impounded Stock will be charged at the rate of ONE DOLLAR SEVENTY CENTS PER MILLIMETRE (measured by depth of advertisement), and no such advertisement will be inserted in the *Gazette* unless accompanied by a remittance (money orders, postal notes, or cash) sufficient to cover the cost of insertion.

When forwarding advertisements for insertion in the "Gazette", and orders for copies of the same, please write such orders on separate pieces of paper.

When describing brands a distinction should be made between Registered and other brands by placing the words "Registered Brand" after the description. Brands type will be used for such descriptions, but where these words do not appear ordinary type

D- 15571



Queensland
Government

The Coordinator-General

Please quote: TN77213/1003/CG

29 SEP 2005

Mr Peter Roberts
Chief Executive Officer
Johnstone Shire Council
PO Box 887
INNISFAIL QLD 4860

Dear Mr Roberts

I write in reference to P3 Prestige Properties Partnership's (P3) proposal to develop an integrated resort at Ella Bay, north of Innisfail. P3 has requested that the Coordinator-General declare the project to be a 'significant project' pursuant to the *State Development and Public Works Organisation Act 1971*.

In consideration of the matters specified in Section 27 of the *State Development and Public Works Organisation Act 1971*, I hereby advise that the Coordinator-General declared the Ella Bay Integrated Resort project to be a 'significant project', pursuant to Section 26 of the Act.

Section 26(3) of the Act provides that if the project involves development that requires an application for a development approval, then the Coordinator-General must give a copy of the gazette notice to the person who is, or would be, the Assessment Manager for the application. While there has been no Development Application made, the project is located within your Local Government area, and accordingly I have enclosed a copy of the notice from the Government Gazette for your records.

Yours sincerely


Denis Cook
Deputy Coordinator-General

*Encl.

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ANNA BLIGH MP
ACTING PREMIER AND TREASURER

Classification of Films Act 1991

APPROVAL OF ORGANISATION

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D.P. Cannavan
Films Classification Officer
16/09/2005

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2. Published in the Gazette on 23 September, 2005.
3. The administering agency is the Department of Tourism, Fair Trading and Wine Industry Development.

State Development and Public Works Organisation Act 1971

DECLARATION OF A SIGNIFICANT PROJECT

On 15 September 2005, the Coordinator-General declared the Ella Bay Integrated Resort proposal, north of Innisfail, to be a significant project for which an environmental impact statement is required, pursuant to section 26 of the *State Development and Public Works Organisation Act 1971*.

NOTIFICATION OF DANGER TO MARINE SAFETY

Transport Operations (Marine Safety) Regulation 2004

Maritime Safety Agency of Queensland
Brisbane, 15 September 2005

I, Captain John Richard Watkinson, General Manager, Maritime Safety Queensland, pursuant to section 221 of the *Transport Operations (Marine Safety) Regulation 2004*, declare that a person must not anchor, berth, moor or operate a ship (other than a ship operated by those persons listed in Schedule A) in the waters described in Schedule B for the period 8.00am to 10:00pm on Saturday 24 September 2005.

SCHEDULE A

- (a) Employees of Explosive Art associated with the fireworks display;
- (b) Officers of Cairns Water Police;
- (c) Officers of Queensland Boating and Fisheries Patrol;
- (d) Officers of Cairns Port Authority; and
- (e) Officers of Maritime Safety Queensland.

SCHEDULE B

The waters within a 250 metre radius of the barge moored in approximate position latitude 16°55.024'S, longitude 145°46.709'E in Trinity Bay opposite Pier Marketplace, Cairns Esplanade as shown in red on the course map prepared by Maritime Safety Queensland, designated plan "A1-195", and held at the Regional Harbour Master's Office in Cairns.

CAPTAIN JOHN RICHARD WATKINSON
General Manager
Maritime Safety Queensland

HERITAGE COUNCIL - QUEENSLAND ENVIRONMENTAL PROTECTION AGENCY

Heritage Register Proposal

Under the provisions of s30 (4) b, *Queensland Heritage Act 1992*, the Heritage Council gives public notice that, in relation to an appeal against the permanent entry of part of a place in the Queensland Heritage Register, on the 14 September 2005 the decision of the Planning and Environment Court was to remove part of the following permanent entry from the Queensland Heritage Register:—

Newmarket: Leopard Tree, Wilston House, 53 Watson Street. Part of Lot 2 on RP60188. Parish of Enoggera County of Stanley

IMPOUNDINGS

Poundkeepers are reminded that Advertisements of Impounded Stock will be charged at the rate of ONE DOLLAR SEVENTY CENTS PER MILLIMETRE (measured by depth of advertisement), and no such advertisement will be inserted in the *Gazette* unless accompanied by a remittance (money orders, postal notes, or cash) sufficient to cover the cost of insertion.

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D= 15571



Queensland
Government

The Coordinator-General

Please quote: TN77213/JO03/CG

29 SEP 2005

Mr R Grosvenor and Mr W Witt
P3 Prestige Property Partnership
PO Box 201
TOOWONG QLD 4064

Dear Mr Grosvenor and Mr Witt

I refer to your letter to the Coordinator-General dated 21 April 2005 requesting that the Ella Bay Integrated Resort project be declared a 'significant project' pursuant to the *State Development and Public Works Organisation Act 1971*.

In consideration of the matters specified in Section 26 of the *State Development and Public Works Organisation Act 1971*, I hereby advise that the Coordinator-General declared the Ella Bay Integrated Resort project to be a 'significant project' for which an Environmental Impact Statement is required, pursuant to Section 26 of the Act. A copy of the text for the Government Gazette notice is attached for your records.

Yours sincerely


Denis Cook
Deputy Coordinator-General

*Encl.

GAZETTE NOTICE

Superannuation (State Public Sector) Deed 1990

In accordance with the provisions of the *Superannuation (State Public Sector) Deed 1990*, Governor in Council has approved that the "First Aid Allowance" form part of superannuable salary in respect of the following groups of employees –

- Maritime Operations Officers (Brisbane and Gold Coast regions);
- Manager (Vessel Traffic Services) Cairns;
- Manager (Vessel Traffic Management) Brisbane;
- Manager (Regional Operations) Cairns;
- Manager (Marine Operations) Gladstone;
- Manager Remote Area Services;
- Area Manager (Sunshine Coast); and
- Manager (Maritime Operations) Mackay

This allowance may form part of superannuable salary from 1 May 2005 where eligibility requirements have been satisfied.

The Honourable PETER BEATTIE
Premier and Treasurer

Notice of order
Charitable Funds Act 1958 (The Act)
Guides Queensland

Notice is given that the Supreme Court Brisbane made an order on 14 July 2005 in action No 4508 of 2005 in the matter of The Director – General, Department of Tourism, Fair Trading and Wine Industry Development and In the matter of Guides Queensland that approved a scheme prepared by Guides Queensland for travel assistance for disabled Guides. The scheme altered the purpose of funds held on a charitable trust known as the Extension Bus Fund to allow those funds to be applied as part of the Guides Queensland Mobility Fund. Robyn. A. Hill, Acting Principal Registrar, Supreme Court, Brisbane

NOTICE

Premier's Office
Brisbane, 23 September 2005

As Acting Premier and Treasurer, I notify that, acting under the provisions of the *Constitution of Queensland 2001*, I have appointed the Honourable Henry Palaszczuk MP, Minister for Natural Resources and Mines to act as, and to perform all of the functions and exercise all of the powers of, Minister for Communities, Disability Services and Seniors from 27 September 2005 until the Honourable Frederick Warren Pitt MP returns to duty.

ANNA BLIGH MP
ACTING PREMIER AND TREASURER

Classification of Films Act 1991

APPROVAL OF ORGANISATION

I, **David Patrick Cannavan**, Films Classification Officer, having received written application under Section 56(1) of the *Classification of Films Act 1991*, and having regard to matters specified in Section 56(2) of the *Classification of Films Act 1991*, approve **QUEENSLAND ART GALLERY** as an approved organisation under the *Classification of Films Act 1991*.

This approval takes effect on the date of publication in the Gazette.

D.P. Cannavan
Films Classification Officer
16/09/2005

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