



TABLE OF CONTENTS

VOLUME	1 - INTRODUCTION	
1.0	Introduction	2
1.1	Project Proponents	3
1.2	Project Description	4
1.3.1	Events Leading to Proposal Formulation	26
1.3.2	Alternatives	26
1.3.3	Consequences of No Action	31
1.3.4	Related Developments	31
1.3.5	Timescales and Costs	33
1.4	The Environmental Impact Statement (EIS) Process	35
1.4.1	Methodology of the EIS	35
1.4.2	Objectives of the EIS	37
1.4.3	Submissions	37
1.5	Public Consultation Process	37
1.5.1	Relevant Legislation and Policy Requirements	41
1.5.2	Planning Processes and Standards	42
1.6	Accredited Processes for Controlled Actions under Commonwealth Legislati	ion 43
VOLUME	2 – PROJECT NEED AND ALTERNATIVES	
2.0	Project need and alternatives	2
2.1	Project Justification	2
2.1.1	State/National significance	2
2.1.1.1	Economy	2
2.1.1.2	Sustainable development leadership	4
2.1.2	Regional significance	5
2.1.2.1	Population	5
2.1.2.2	Tourism	6
2.1.2.3	Cyclone Larry	7
2.1.2.4	Skills & Training	7
2.1.2.5	Improvements to Infrastructure & Services	8
2.1.3	Justification: Residential and Tourist Development	8
2.1.4	Justification: Retail and Commercial Development	9
2.1.5	Justification: Education and Recreation Development	10
2.1.6	Justification: Infrastructure	10
2.1.7 Ella Bay Deve	Justification: Location of development lopment – Environmental Impact Statement	14 Section 1 – Page 2 / February 2007



2.2	Alternatives to the Project	15
2.2.1	Alternatives	15
2.2.1.1	Taking no action	16
2.2.1.2	Smaller Scale Development	16
2.2.1.3	2004 and 2005 Proposals	17
2.2.1.4	Current Master Planned Lifestyle Community	20
2.2.2	Consequences of no action	20
2.2.3	Reasons behind final decision	21
2.2.4	Road alternatives	23
2.2.4.1	Initial alternatives	23
2.2.4.2	Alternatives through Flying Fish Point	33
2.2.5	Waste Management Alternatives	41
VOLUME	E 3 – DESCRIPTION OF THE PROJECT	
3.0	Description of the Project	4
3.1	Location	4
3.1.1	Regional Context	5
3.1.2	Local Context	7
3.2	Construction	11
3.2.1	Staging	11
3.2.2	Extent and Nature of Construction	15
3.2.3	Construction Equipment	20
3.2.4	Workforce	20
3.2.5	Emergency management	25
3.3	Operations	26
3.3.1	Concept and layout plans	26
3.3.2	Materials	28
3.3.3	Plant and Equipment	28
3.3.4	Chemicals to be used	29
3.3.5	Water quality/runoff from golf course	30
3.3.6	Management of open water bodies	30
3.3.7	Bushfire management plan	30
3.3.8	Emergency access provisions	31
3.4	Land Tenure	32
3.4.1	Location and boundaries of land tenures	32
3.4.2	Project Footprint and Buffers	36
3.4.3	Lands identified for mitigation	38
3.4.4	Final Tenure Details and Management	41



3.5	Infrastructure Requirements	46
3.5.1	Transport	46
3.5.1.1	Existing transport elements	46
3.5.1.2	Road transportation requirements	51
3.5.1.3	Construction Traffic	76
3.5.1.4	Marine Transport	78
3.5.1.5	Community Issues	78
3.5.2	Energy	82
3.5.2.1	Vision	82
3.5.2.2	Energy Demand	82
3.5.2.3	Energy Supply	87
3.5.3	Water Supply and Storage	91
3.5.3.1	Sources of Water	91
3.5.3.2	Water Demand	92
3.5.3.3	Water Supply	96
3.5.3.4	Collection and Augmentation Network	104
3.5.4	Stormwater Drainage	108
3.5.4.1	Vision	108
3.5.4.2	Stormwater Management Plan	108
3.5.5	Sewerage	129
3.5.5.1	Treatment System	129
3.5.5.2	Reticulation Network	132
3.5.5.3	Design Capacity	134
3.5.5.4	Effluent Management	136
3.5.5.5	Operation and Maintenance of System	139
3.5.5.6	Management Plans	140
3.5.5.7	Monitoring and Reporting	142
3.5.6	Telecommunications	143
3.5.6.1	Vision	143
3.5.6.2	Provision of Infrastructure	143
3.6	Waste Management	144
3.6.1	Character and Qualities of Waste Materials	144
3.6.1.1	Air Emissions	144
3.6.1.2	Solid Waste Disposal	147
3.6.1.3	Liquid Waste	153



VOLUME 4 – ENVIRONMENTAL VALUES AND MANAGEMENT OF IMPACTS

4.0	Environmental Values and Management of Impacts	5
4.1	Land	5
4.1.1	Description of Environmental Values	5
4.1.1.1	Topography/Geomorphology	5
4.1.1.2	Geology	8
4.1.1.3	Soils	8
4.1.1.4	Land Use	10
4.1.1.5	Infrastructure	14
4.1.1.6	Sensitive Environmental Areas	15
4.1.1.7	Landscape Character	20
4.1.1.8	Visual Amenity	21
4.1.2	Potential Impacts and Mitigation Measures	25
4.1.2.1	Land Use Suitability	25
4.1.2.2	Land Contamination	27
4.1.2.3	Soil Erosion	28
4.1.2.4	Landscape Character	29
4.1.2.5	Visual Amenity	30
4.1.2.6	Lighting	31
4.1.2.7	Transport	32
4.2	Climate	33
4.3	Water Resources	35
4.3.1	Description of Environmental Values	35
4.3.1.1	Surface Waterways	35
4.3.1.2	Groundwater	36
4.3.2	Potential Impacts and Mitigation Measures	37
4.4	Coastal Environment	39
4.4.1	Description of Environmental Values	39
4.4.2	Potential Impacts and Mitigation Measures	42
4.5	Waste	43
4.5.1	Description of Environmental Values	43
4.5.1.1	Air Emissions	43
4.5.1.2	Solid Waste	45
4.5.2	Potential Impacts and Mitigation Measures	47
4.6	Noise and Vibration	48
4.6.1	Description of Environmental Values	48
4.6.2	Potential Impacts and Mitigation Measures	51
4.7	Nature Conservation	53



4.7.1	Description of Environmental Values	53
4.7.1.1	Terrestrial Flora	53
4.7.1.1.1	Terrestrial vegetation communities	56
4.7.1.1.2	Rare, Threatened or Significant Species	79
4.7.1.1.3	Weed Species	89
4.7.1.2	Terrestrial Fauna	94
4.7.1.2.1	Species Diversity	94
4.7.1.2.2	Rare, Threatened or Significant species	100
4.7.1.2.3	Southern Cassowary (Casuarius Casuarius)	115
4.7.1.2.4	Buffers	125
4.7.1.2.5	Fauna Habitat	125
4.7.1.2.6	Migratory species	131
4.7.1.2.7	Feral or Exotic Animals	133
4.7.1.3	Aquatic Biology	133
4.7.2	Potential Impacts and Mitigation Measures	134
4.8	Cultural Heritage	136
4.8.1	Description of Environmental Values	136
4.8.1.1	Community Involvement	139
4.8.1.2	Cultural Heritage Study	139
4.8.2	Potential Impacts and Mitigation Measures	140
4.9	Social	141
4.9.1	Description of Environmental Values	141
4.9.1.1	Demographics	142
4.9.1.2	Community Infrastructure and Services	144
4.9.1.3	Housing	145
4.9.2	Potential Impacts and Mitigation Measures	151
4.9.2.1	Community involvement	153
4.10	Health and Safety	156
4.10.1	Description of Environmental Values	156
4.10.2	Potential Impacts and Mitigation Measures	156
4.10.2.1	Air Emissions	158
4.10.2.2	Odour	161
4.10.2.3	Dust	161
4.10.2.4	Noise	162
4.10.2.5	Sensitive Receptors	163
4.10.2.6	Planned Discharges	163
4.10.2.7	Vectors	166
4.10.2.8	Recycled Water	166



4.10.2.9	Feral Pigs	168
4.11	Economy	169
4.11.1	Description of Environmental Values	170
4.11.1.1	Regional Context	170
4.11.1.2	Local Context	176
4.11.1.3	Opportunity Cost	180
4.11.1.4	Ecosystem Services	180
4.11.2	Potential Impacts and Mitigation Measures	181
4.11.2.1	Economic Analysis	181
4.11.2.2	Labour	184
4.11.2.3	Skills and Training	187
4.11.2.4	Housing Market	187
4.12	Hazard and Risk	189
4.12.1	Description of Environmental Values	189
4.12.2	Potential Impacts and Mitigation Measures	193
4.12.2.1	Emergency Access	195
4.12.2.2	Fire Management	195
4.12.2.3	Cyclone and Storm Surge Management	196
4.12.2.4	Dangerous Goods / Chemicals	199
VOLUME	5 – ENVIRONMENTAL MANAGEMENT PLAN	
5.0	Environmental Management Plan	6
5.1	Introduction	6
5.1.1	Purpose and Application	6
5.1.2	Policy & Objectives	8
5.1.2.1	Environmental Policy	8
5.1.2.2	Objectives	9
5.1.3	Project location and description	9
5.1.4	EMP elements	12
5.2	Management Approach	13
5.2.1	Responsibilities & Authorities	13
5.2.2	Audit	15
5.2.3	Reporting	15
5.2.3.1	Project Monthly Reports	15
5.2.3.2	Environment Reports	16
5.2.3.3	Daily Diaries and Weekly Report	16
5.2.3.4	Operational Reports	16
5.3	Process Managment	17



5.3.1	Environmental Control Plans	17
5.3.2	Execution/Implementation	17
5.3.2.1	Establishment/Commencement	17
5.3.2.2	Environment in Procurement	17
5.3.2.4	Subcontracted Environment Practices	18
5.3.2.5	Materials Control & Storage	18
5.3.2.6	Plant & Equipment Control	19
5.3.2.7	Monitoring of Construction Processes	19
5.3.2.8	Control of Measuring & Testing Equipment	20
5.3.2.9	Non-conformances, Complaints & Incidents	20
5.3.2.9.1	Non-conformances	20
5.3.2.9.2	Complaints	21
5.3.2.9.3	Incidents	21
5.3.2.10	Emergency Preparedness	22
5.3.2.11	Review and Continuous Improvement	22
5.3.2.12	Commissioning	22
5.3.2.13	Project Completion and Demobilisation	22
3.4	Management Issues	23
3.4.1	Acid Sulfate Soils	23
3.4.1.1	Purpose	23
3.4.1.2	Details	23
5.4.1.3	Monitoring	24
5.4.1.4	Construction Sub Plan	25
5.4.2	Construction	26
5.4.2.1	Purpose	26
5.4.2.2	Details	26
5.4.2.3	Monitoring	26
5.4.2.4	Construction Sub Plans	26
5.4.2.4.1	Clearing	26
5.4.2.4.2	Drainage	28
5.4.2.4.3	Pollution Control	29
5.4.2.4.4	Dust and Noise	30
5.4.2.4.5	Machinery	32
5.4.2.4.6	Workplace Health & Safety	33
5.4.3	Cultural Material	35
5.4.3.1	Purpose	35
5.4.3.2	Details	35
5.4.3.3	Monitoring	35



5.4.3.4	Construction Sub Plan	35	í
5.4.3.5	Operation Sub Plan	36	j
5.4.4	Energy	38	}
5.4.4.1	Purpose	38	}
5.4.4.2	Details	38	}
5.4.4.3	Monitoring	39)
5.4.4.4	Operation Sub Plan	39)
5.4.5	Fire	41	
5.4.5.1	Purpose	41	
5.4.5.2	Details	41	
5.4.5.3	Monitoring	42	<u>.</u>
5.4.5.4	Construction Sub Plan	42	<u>)</u>
5.4.5.5	Operation Sub Plan	44	ļ
5.4.6	Groundwater	46	;
5.4.6.1	Purpose	46	;
5.4.6.2	Details	46	j
5.4.6.3	Monitoring	46	j
5.4.6.4	Construction Sub Plan	47	,
5.4.6.5	Operation Sub Plan	48	}
5.4.7	Landscape and Habitat	50)
5.4.7.1	Purpose	50)
5.4.7.2	Details	50)
5.4.7.2.1	Description of the Existing Vegetation	50)
5.4.7.2.2	Significant Flora	53	}
5.4.7.2.3	Habitat Values	53	}
5.4.7.2.4	Impacts and Mitigation	55	;
5.4.7.3	Statutory Responsibilities	66	j
5.4.7.4	Monitoring	67	,
5.4.7.5	Construction Sub Plan	67	,
5.4.7.6	Operation Sub Plan	70)
5.4.8	Liquid Waste	73	}
5.4.8.1	Purpose	73	}
5.4.8.2	Details	73	}
5.4.8.3	Monitoring	73	}
5.4.8.4	Operation Sub Plan	74	ļ
5.4.9	Soil Conservation	76	j
5.4.9.1	Purpose	76	;
5.4.9.2	Details	76	j



5.4.9.3	Monitoring	77
5.4.9.4	Construction Sub Plan	77
5.4.9.5	Operation Sub Plan	82
5.4.10	Solid Waste	84
5.4.10.1	Purpose	84
5.4.10.2	Details	84
5.4.10.3	Monitoring	88
5.4.10.4	Operation Sub Plans	89
5.4.10.4.1	Solid Waste Collection	89
5.4.10.4.2	Solid Waste Re-use and Recycling	90
5.4.10.4.3 Provisional Waste Storage Facilities		91
EMP Appe	endix 1 Environment Policy	93
EMP Appe	endix 2 Audit Plan	94
EMP Appe	endix 3 Environmental Diary	97
EMP Appe	endix 4 Definitions, References & Abbreviations	100
EMP Appendix 5 Weed Hygiene Declaration		10
VOLUME	6 PROPONENTS ENVIRONMENTAL RECORD	
VOLUME	7 – REFERENCES	
VOLUME	8 - APPENDICES	
R	ecommended Appendices	

- A1 Final terms of reference for this EIS
- A2 Development approvals
- A3 Study team
- A4 The standard criteria
- A5 Consultation Report
- A6 Specialist studies
- A6.1 Vegetation Survey Report (3D Environmental)
- A6.2 Vertebrate Fauna Assessment (BAAM)
- A6.3 Preliminary Environmental Geotechnical Investigation (Golder)
- A6.4 Cassowary Assessment (Les Moore)
- A6.5 Infrastructure Report (ETS)
- A6.6 Economic Impact Study (20/20 Group)



A6.7	Terrestrial and Freshwater Flora and Fauna Impact Assessment (BAAM)
A6.8	Sample Cultural Heritage Report - Mission Beach
A6.9	Typical Conservation Covenant
A6.10	Memorandum of Understanding for James Cook University and University of Queensland
A6.11	EIS flowchart footnotes
A6.12	Wet Tropical Coast Regional Coastal Management Plan
A6.13	Initial Advice Statement
A6.14	Worm Farming Article
A6.15	Sample Architectural and Environmental Code (from Little Cove)
A6.16	Economic Development Plan for the Johnstone Shire (2002)
A6.17	Johnstone Shire Population and Housing Factsheet (Qld Department of Local Government, Planning,
	Sport and Recreation)