Hook Island Eco Resort Development

Application Number: **02257** Commencement Date: **14/02/2024** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Hook Island Eco Resort Development

1.1.2 Project industry type *

Tourism and Recreation

1.1.3 Project industry sub-type

Accommodation

1.1.4 Estimated start date *

01/05/2025

1.1.4 Estimated end date *

01/05/2055

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

Hook Island Eco Lodge Pty Ltd is intending to undertake redevelopment of the Hook Island Eco Resort Master Plan (the 'Project') located within the Whitsunday Islands in Queensland. The eco-tourism resort is to be undertaken within a National Park on previously disturbed land on Hook Island with the aims of creating:

- An eco-tourism facility characterised by high amenity and ecological protection;
- A unique tourism offering, fostering cultural understanding, appreciation and conservation; and
- an accessible, pedestrian friendly and sustainable development, ensuring the longevity of Hook Island and its natural surrounding resources.

The Project will cater for a maximum capacity of 280 guests including staff and day visitors. The Project will provide accommodation in the form of villas for 117 guests to stay at the resort. The Project is divided into four main precincts:

1. Stingray Bay Precinct – 4 guest villas, public amenities, staff and manager facilities, helipad and back of house amenities (i.e. gas and substation, storage shed etc.)
2. Treetops Precinct – 14 guest villas and pool
3. Main Beach Precinct – 3 guest villas, pool and deck, beach cabanas and recreational areas
4. Headlands Precinct – 18 guest villas, restaurant and spa facilities.

Reconstruction of the main access jetty, destroyed in Cyclone Ului (2010) and Cyclone Debbie (2017), has already been approved by the Great Barrier Reef Marine Park Authority, and is not part of this assessment.

Development will occur within the footprint of a previous resort lodge and underwater observatory that closed down in 2013 due to significant damage from cyclone Ului (2010); further subsequent damage to buildings and infrastructure from cyclone Debbie (2017) saw all buildings and other infrastructure completely removed for safety purposes.

The on-land project area covers an area of 9.12 ha, however the actual area to be disturbed by infrastructure is estimated to be approximately 2.02 ha. The total disturbance footprint includes areas of the offshore environment as a result of proposed brine discharge via ocean outfall, which equates to an approximate area of 59 ha.

All proposed activities to be undertaken on site (whether in construction stage or during operation) are:

- Vegetation Clearing
- Sewage treatment and land irrigation for disposal
- Infrastructure construction i.e. pathways, water/sewer/power networks
- Construction of a seawall at Main Beach and Stingray Bay
- Taking water for desalination through a seawell, with brine discharge to occur via an ocean outfall pipe
- Passive recreational activities in the marine environment

An image showing the project area (denoted 'Study Area' in the image) is attached in **Attachment 'Hook_Island_Project_Area.jpg'.** Please note that the terms project area and study area are equivalent for the purposes of this referral. The masterplan showing the proposed layout of the development is also included in **Attachment 'Appendix C2 - Architectural Masterplan.pdf'.**

For further information on the proposed action and project footprint, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 1, pages 6 to 12** and **Attachment 'Appendix D - Vegetation Management Plan.pdf', Section 1, pages 2 to 9 and Section 2, page 10.**

Further information on the layout, offerings, and key features of the resort is provided in **Attachment '722-0080-00-P-02-RP01 - Planning Assessment Report FINAL for DA Lodgement.pdf', Section 4, pages 16 to 24. A number of attachments have also been provided to supplement this document:**

- **Attachment 'Planning Report_Appendix A - Searches and Land Owner Consent.pdf'**

- **Attachment ‘Planning Report_Appendix B - Preliminary Approval Decision Notice.pdf’**
- **Attachment ‘Planning Report_Appendix C1 - Architectural Annexure_Compressed.pdf'**
- **Attachment ‘Appendix C2 - Architectural Masterplan.pdf’**
- **Attachment ‘Appendix D - Vegetation Management Plan.pdf’**
- **Attachment ‘Appendix E - Environmental Impact Assessment.pdf’**
- **Attachment ‘Planning Report_Appendix F - Coastal Hazard Assessment.pdf’**
- **Attachment ‘Planning Report_Appendix G - Seawall Memorandum.pdf’**
- **Attachment ‘Appendix H - Stormwater Management.pdf’**
- **Attachment ‘Planning Report_Appendix I - Water & Wastewater Servicing Study.pdf’**
- **Attachment ‘Planning Report_Appendix J - Groundwater Assessment.pdf’**
- **Attachment ‘Planning Report_Appendix K - Geotechnical Investigation.pdf’**
- **Attachment ‘Planning Report_Appendix L - Bushfire Hazard Assessment and Management Plan.pdf’**
- **Attachment ‘Appendix M - Traffic Impact Assessment.pdf’**
- **Attachment ‘Planning Report_Appendix N - Landscape Concept Report.pdf’**
- **Attachment ‘Planning Report_Appendix O - Power (Energy) Assessment.pdf’**
- **Attachment ‘Appendix P - Operational Management Plan.pdf’**
- **Attachment ‘Appendix Q1 - Waste Management Plan (including ERA61).pdf’**
- **Attachment ‘Planning Report_Appendix Q2 - Response to State Code 22 for ERA 61 and 63.pdf’**
- **Attachment ‘Appendix R1 - Construction Management Plan (NISSLAB).pdf’**
- **Attachment ‘Appendix R2 - Construction Management Plan (Wild Modular).pdf’**
- **Attachment ‘Planning Report_Appendix S - Emergency Management Plan (Approved).pdf’**
- **Attachment ‘Planning Report_Appendix T - Code Compliance Statement.pdf’**

Note that attachments with ‘Planning Report’ in the document name are attachments to the development application that have not been included as attachments for the purpose of the EPBC referral (but rather included for completeness). Appendices C2, D, E, H, M, P, Q1, R1 and R2 are attachments from the planning report that are attached for the purpose of the EPBC referral and have also been referenced/attached in relevant sections of this referral where they are applicable.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

The relevant Commonwealth legislation, planning frameworks or policy documents to the development is;

- *Environmental Protection and Biodiversity Conservation Act 1999 - R*elevant due to potential impacts to MNES (to be assessed in this referral)
- *Great Barrier Reef Marine Park Act 1975 - R*elevant for Conducting tourism activities & infrastructure construction, including brine discharge pipeline

Relevant State (QLD) legislation, planning frameworks or policy documents are:

- *Environmental Protection Act 1994 (and subordinate legislation)* - Relevant to sewage treatment and disposal operations (Environmentally Relevant Activities 61 and 63) and brine discharge to ocean
- *Nature Conservation Act 1992 (and subordinate legislation)* - Relevant for clearing of vegetation if removing an animal breeding place and clearing of vegetation and operating a tourism facility within a Queensland National Park Lease (Note that vegetation clearance within a National Park is not subject to the Vegetation Management Act 1999)
- *Coastal Protection and Management Act 1995 (and subordinate legislation)* - Relevant to installation of seawalls within the coastal zone
- *Planning Act 2016 (and subordinate legislation)* - Relevant to obtaining development approval for the proposed action
- *Marine Parks Act 1994* - Relevant for Works within a marine park (administered by the Great Barrier Reef Marine Park Authority)

A summary of the legislative context is included in **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 2, page 13.**

A development application for Material Change of Use (Resort Complex) and Material Change of Use (Environmentally Relevant Activity) has been lodged with the Whitsunday Regional Council on 3 December 2024 pursuant to the Planning Act 2016.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

Identified key government agencies and stakeholders were engaged with during the master planning process of the proposed Eco Resort, including:

- Whitsunday Regional Council (WRC)
- State Assessment and Referral Agency (SARA)
- Queensland Department of Environment, Science, and Innovation (DESI)
- Queensland Department of Tourism and Sport (DTS)
- Queensland Parks and Wildlife Service (QPWS)
- Queensland Government Department of Resources (DOR)
- Greater Barrier Reef Marine Park Authority (GBRMPA) - GBRMPA have been involved in consultation with DCCEEW
- Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Andrew Wilcox MP (Member for Dawson)
- Senator Nita Green (Senator for Queensland)
- Julie Hall (former People's Mayor of the Whitsunday Regional Council at time of consultation)
- Cr Jan Clifford (Councillor for Division I)
- Hon Amanda Camm (former State Member for Whitsunday at time of consultation, now Minister for Families, Seniors and Disability Services and Minister for Child Safety and the Prevention of Domestic and Family Violence)
- Hon Sam O'Connor (former Shadow Environment Minister at time of consultation, now Minister for Housing and Public Works and Minister for Youth)

The indigenous stakeholders for the project area, the Ngaro & Gia (and their representatives the North Queensland Land Council Aboriginal Corporation) have been contacted and a meeting held with representatives of this group in late January 2025. Continued engagement with this group will occur going forward to ensure indigenous stakeholder input is included in the development and any concerns are addressed.

Feedback from this consultation process has informed the ultimate design of the proposed facility.

1.3.1 Identity: Referring party

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	54010830421
Organisation name	BMT COMMERCIAL AUSTRALIA PTY LTD
Organisation address	4000 QLD

Referring party details

Name	Lisa McKinnon
Job title	Senior Principal Environmental Scientist
Phone	+610738316744
Email	lisa.mckinnon@bmtglobal.com
Address	Level 5, 348 Edward St Brisbane QLD 4000

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN	659411551
Organisation name	Hook Island Eco Lodge Pty Ltd
Organisation address	29 Moore Rd, Freshwater, NSW Australia

Person proposing to take the action details

Name	Glenn Piper
Job title	Chief Executive Officer
Phone	0420308090
Email	glenn.piper@epochalhotels.com.au
Address	1 North Head Scenic Drive Manly NSW 2095

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

The person proposing the action (PPA) is Hook Island Eco Lodge Pty Ltd. The PPA is new company created for the purpose of this development. Hook Island Eco Lodge Pty Ltd does not have any history of proceedings under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

Hook Island Eco Lodge Pty Ltd is a company that has been formed for the purpose of development and operation of the proposed action. The development will be undertaken in accordance with construction and operational environmental management plans and will obtain all relevant approvals required as discussed in Section 1.2.6.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN	659411551
Organisation name	Hook Island Eco Lodge Pty Ltd
Organisation address	29 Moore Rd, Freshwater, NSW Australia

Proposed designated proponent details

Name	Glenn Piper
Job title	Chief Executive Officer
Phone	0420308090
Email	glenn.piper@epochalhotels.com.au
Address	1 North Head Scenic Drive Manly NSW 2095

1.3.4 Identity: Summary of allocation

Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	54010830421
Organisation name	BMT COMMERCIAL AUSTRALIA PTY LTD
Organisation address	4000 QLD
Representative's name	Lisa McKinnon
Representative's job title	Senior Principal Environmental Scientist
Phone	+610738316744
Email	lisa.mckinnon@bmtglobal.com
Address	Level 5, 348 Edward St Brisbane QLD 4000

Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	659411551
Organisation name	Hook Island Eco Lodge Pty Ltd
Organisation address	29 Moore Rd, Freshwater, NSW Australia
Representative's name	Glenn Piper
Representative's job title	Chief Executive Officer
Phone	0420308090
Email	glenn.piper@epochalhotels.com.au
Address	1 North Head Scenic Drive Manly NSW 2095

Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

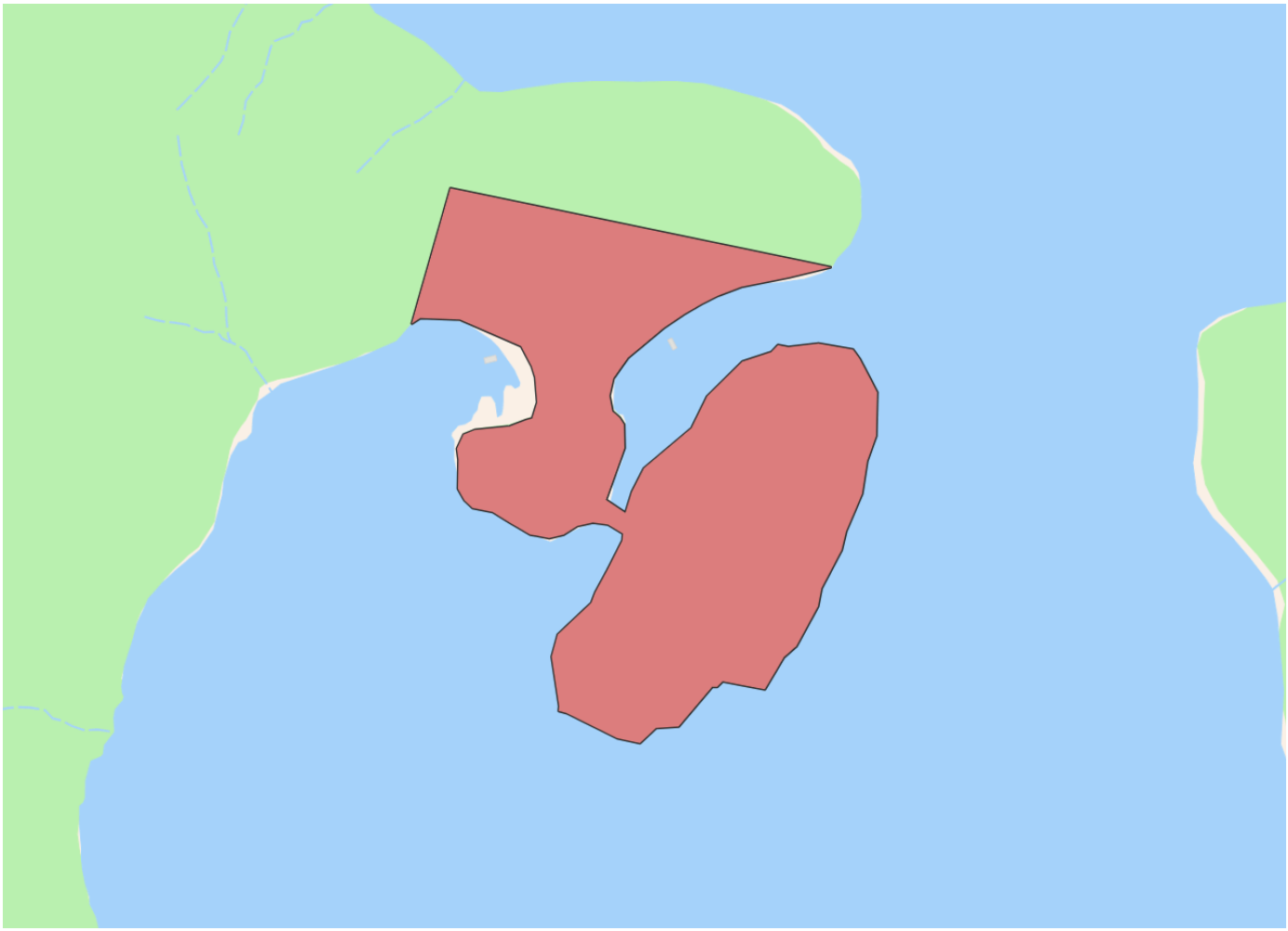
1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 20.36 Ha **Disturbance Footprint:** 20.36 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Hook Island Whitsundays QLD

2.2.2 Where is the primary jurisdiction of the proposed action? *

Queensland

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

Hook Island is located within the Whitsunday Islands National Park. As such, the land is State owned, however the proponent leases the land from the State. Any works within the marine environment is classified as Unallocated state Land. The developer for the project will be Hook Island Eco Lodge Pty Ltd.

The traditional owners of the land are the Ngaro people.

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area’s environment.

The project area will be located on the Southeast arm of Hook Island on previously disturbed land. The previous facilities that existed in the Project area (prior to damage from cyclone activity) have left a number of partially and extensively cleared areas within the project area that are proposed to be utilised as part of this new development. The previous development was built in the mid 1900s, prior to environmental legislation coming into effect. The project location is within the Tourist accommodation zone under the Whitsunday Regional Council Planning Scheme, indicating that development of the site as described is consistent with current zoning.

For an overarching description (that is discussed further in this referral), see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 1, pages 6 to 12.**

Vegetation

The project area houses a number of Regional Ecosystem (RE) types as defined under the *Vegetation Management Act 1999,* including RE8.12.11a (semi-evergreen microphyll vine thicket on coastal headlands), RE8.1.1 (closed forest to open shrubland of mangroves on intertidal flats fed by an ephemeral stream) and RE8.1.3 (saltmarsh and intertidal flats). These regional ecosystems, particularly the vine forest (RE8.12.11a) are likely to provide resources for a diverse range of coastal fauna. Mangroves and salt marsh are likely to provide habitat for estuarine species and beach habitats may provide marginal habitat value for marine turtles and shorebirds. The area also houses a number of species classed as biosecurity hazards.

During site ecological surveys, three Whitsunday bottle trees (*Brachychiton compactus*) were identified (two beside existing tracks, one on rocky foreshore). this species is listed as near threatened under the *Nature Conservation (Plants) Regulation 2020.*

For further information on vegetation and descriptions of each of the major precincts of the development, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.1, pages 24 to 31 and Attachment 'Appendix D - Vegetation Management Plan.pdf', Section 2, pages 10 to 12.**

Fauna

The Project Area was surveyed in 2020 and 2022, during which no threatened or near threatened fauna species under Commonwealth or State legislation were recorded. The surveys identified two migratory bird species within the Project Area during the survey, eastern osprey (*Pandion cristatus*) and spectacled monarch (*Monarcha trivirgatus*), both considered residents of eastern and north-eastern Australia. The three eastern osprey was individuals were observed foraging out to sea and returning to a Telstra tower. No nest was identified on top of this tower, suggesting that the Project Area may not be a nesting area but rather a foraging site. Several calls of the spectacled monarch were recorded in the semi-deciduous vine thick vegetation in the both the Headlands and Treetops Precincts.

The benthic habitat mapping that has occurred suggests that the estuary stingray, dugong, and green turtle may occur in the waters of Stingray Bay and Main Beach and in the general area of the site due to preferred habitat being provided by sparse seagrass meadows. The estuarine crocodile, while having the potential to occur, is less likely due to the distance off the mainland of the study site. Three unidentified marine turtles were sighted during the field survey near water quality monitoring buoys. Marine turtles have also been sighted in shallow waters eastward of Whitsunday Island (e.g. Tongue Bay and Apostle Bay). While the Project Area does not provide known nesting areas for turtles, they are known to nest on Steen's Beach on northern Hook Island. One single unused nest was also identified on Main Beach during a site visit in 2024.

Further information on existing fauna observations and potential fauna present in the Project Area is provided in **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.1.5, pages 32 to 33 and Section 5.3, pages 59 to 71.**

Water Quality

The waters adjoining the project site are classified as high ecological value (HEV2381) as per the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019.* Water quality data supplied by TropWATER for Cairn Beach (~700m across water from project site) was reviewed to determine the status of the existing environment. This data was collected between February 2020 and July 2023 (every one or two months) and analysed for TSS, TN, TP and Chl-a for comparison with WQOs for the waters. This identified that for all parameters except TP, the existing water quality of these waters is already exceeding WQOs.

For further information on water quality, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.2, pages 38 to 43.**

Marine Ecology

As the island is located within the Whitsunday Islands and Great Barrier Reef (GBR), the surrounding waters of the project site house coral cays and inshore reefs, providing habitat and resources for numerous marine species. Seagrass, rubble flat, moderate and high density coral, sandy reef flat and high density macroalgae are all habitat classes that have been identified in the project area. Field surveys have characterised Stingray Bay as an intertidal environment dominated by sandy mudflats, macroalgae and sparse seagrass meadows. Moderate to high density coral communities are abundant in the nearshore environment off Main Beach and south of the Headland.

The following habitat classes were identified from ground-truthing investigations:

1. Seagrass. Taxa observed include *Halodule uninervis, Halophila ovalis,* and *Cymodocea serrulata.* Cover was generally sparse and less than 10% in most cases. *H. uninervis* was the dominant species in Stingray Bay.
2. Rubble Flat. Consisting of sand and rubble with sparse to moderate cover (5-30%) macroalgae including *Sargassum*, and *Padina*. Occasional small corals present including *Goniastrea, Porites, and Sinularia.*
3. Moderate Density Coral. Rubble with turf algal coatings and cover between 5 and 25%, dominated by *Sarcophyton, Sinularia, Goniastrea, Porites, Montipora, Millepora*
4. High Density Coral. Cover greater than 25%, with occasional very large coral heads, particularly against the reef slope. Dominated by *Sarcophyton, Sinularia, Lobophytum, Goniastrea, Porites, Millepora,* and *Pocillopora,* with taxa such as *Platygyra, Astreopora, Symphyllia, Oulophyllia, Acropora,* and *Pachyseris* also present.
5. Sandy Reef Flat. Sand with occasional coral rubble
6. High density macroalgae. Dense stands of *Hydroclatharus*, with occasional *Sargassum* and *Padina.* Some low density coral genera such as *Goniastrea,* and *Sinularia* also present.

For further information on marine ecology of waters surrounding the project area, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.2, pages 44 to 51 and Annex E, pages 269 to 327.**

3.1.2 Describe any existing or proposed uses for the project area.

The existing use of the area was a tourism/accommodation facility, which was closed in 2013 after receiving damage from cyclones in the area. The site had not been accessed by the public for tourism purposes for a number of years prior to visits beginning to incept the current proposed project**.** The new proposed project intends to utilise existing cleared areas of the site as much as possible to re-instate an ecotourism facility (Hook Island Eco Resort), providing facilities for up to 280 guests (including staff and day visitors). As such the project is a tourism facility with the aim of bringing visitors in to appreciate the national park and natural environment of the island and GBR and support conservation of the island. The site will also see a number of marine tourism activities offered, such as snorkeling, diving and non-invasive water sports such as paddle boarding and kayaking. No motorised activities such as jetskiing are proposed.

Aside from accommodation facilities, the site will also undertake water and wastewater treatment, thermal waste processing and energy production through solar panels. Seawater is proposed to be extracted via a seawell and desalinated to provide water for the site (desal brine waste returned to deepwater location). Wastewater will be treated in a package plant on site to Class A quality and irrigated to land on site. This has been chosen as the disposal method over ocean outfall to minimise impact to water quality from treated effluent. Sludge from the wastewater treatment plant will be thermally treated onsite. The activity will be powered through a combination of solar energy, generators, battery storage and hydrogen (future plan once hydrogen supply logistics advance) and fuel cell systems.

For further information on the proposed uses at the site, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 1, pages 6 to 11.**

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

Matters of National Environmental Significance (MNES)

A search of the Protected Matters Search Tool under the EPBC Act returned the following MNES relevant to the project area:

- **World Heritage Properties** - The location of the proposed action will be entirely within the Great Barrier Reef World Heritage Area (GBRWHA). The GBR houses vast shallow inshore areas, mid-shelf and outer reefs and beyond the continental shelf. Under the *EPBC Act referral guidelines for the Outstanding Universal Value of the of the Great Barrier Reef World Heritage Area,* key attributes relevant to Hook Island are green vegetated islands, string of reef structures, mosaic patter of reefs, islands and coral cays that produce an unparalleled aerial panorama of seascapes, and migrating whales.
- **National Heritage Properties** - As the two areas overlap, the proposed action is also located entirely within the Great Barrier Reef National Heritage Place. See above for further description.
- **Great Barrier Reef Marine Park** - Marine component (discharge pipe, water activities etc.) of works is within Great Barrier Reef Marine Park (GBRMP) within a declared habitat protection zone (HPZ). The HPZ provides for the conservation of areas of the GBRMP by protecting and managing sensitive habitats and ensuring they are generally free form potentially damaging activities. Recreational activities such as boating, diving and fishing are permitted within these zones. Aquaculture, research and shipping relating activities are also permitted but would require a permit. North of the project is a Conservation Park Zone, which has more stringent management measures in place particularly for fishing activities, however the proposed action is not expected to intersect with this zone of the marine park.
- **Listed Threatened Species** - 2024 search of PMST identified 26 listed threatened species that are occurring, potentially occurring, within or adjacent to the project area.
- **Migratory Species** - 2024 search of PMST identified 43 migratory species relevant to project area.

See **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5, pages 56 to 71** for further information on each of these MNES. Potential impacts to these MNES are also further discussed in Section 4 of the referral and in **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 7.3, pages 78 to 90.** No significant impacts are expected to occur to MNES as a result of the proposed action.

Matters of State Environmental Significance (MSES)

MSES are a component of the biodiversity state interest that is defined under the *State Planning Policy* (SPP) and defined under the *Environmental Offsets Regulation 2014* (Offset Regulation). As the study is in a Coastal Management District, assessment of impacts to all MSES is required. The following MSES have been identified as relevant to the project area:

- **Protected Areas** - Hook Island falls within Whitsunday Islands National Park. National Parks are protected areas under the *Environmental Offset Regulation 2014*.
- **Marine Plants** - The study area houses mangroves and saltmarsh species with and adjacent to the project area as mapped by BMT in 2020. These are in Stingray Bay (Headland and Main Beach do not house any marine plants). No marine plants are proposed to be removed as part of the development.
- **Wetlands and Watercourses** - No wetland protection areas are present, however the marine component enters declared high-ecological value (HEV) waters (wetland). Water quality in these areas is to be maintained under the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* (EPP Water).
- **Regulated Vegetation** - As the project area is mapped as a National Park, vegetation clearing laws under the *Vegetation Management Act 1999* do not apply. State mapping shows that all vegetation in the project area is Category B (Remnant Vegetation) that is least concern (including all previously

cleared areas and access tracks). The Project area is also mapped as regulated vegetation - essential habitat.

- **State Threatened Flora** - One threatened flora species was recorded in the study area. Two mature and one juvenile Whitsunday bottle tree (Near threatened under the NCA) were recorded adjacent to cleared access tracks within the Headland.
- **State Threatened Species** - The results of the database search assessment indicates the majority of threatened and special least concern species with the potential to occur in the study area are migratory shorebirds, with the addition of the estuarine crocodile.

See **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 6, pages 72 to 75** for further information on these MSES. An impact assessment was undertaken also, the results of which are provided in **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 7.4, pages 91 to 94.** This assessment found no significant residual impact to MSES is expected as a result of the proposed action (this will be managed as part of the State assessment process).

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The Project site's highest point is the Headland precinct, which is approximately 28m above sea level. This slopes sharply to the water level. The remainder of the site where development will be occurring (locations of villas and back of house facilities) is relatively flatter, gradually sloping from sea level to 6 metres in the Stingray Bay precinct. The back of the Main Beach precinct slopes more steeply upwards toward the Treetops precinct (at ~17m above sea level). As such, the site has a general downward slope from north to south in the in the Stingray Bay and Main Beach precincts. The Treetops and Headlands precincts are elevated and slope steeply on either side toward the water. Treated wastewater irrigation will occur behind the Stingray Bay buildings at the lowest point and setback from receiving waters of Stingray Bay by ~80m as per zones in the masterplan referenced below. The irrigation area and waters will be separated by buildings.

The masterplan included in **Attachment 'Appendix C2 - Architectural Masterplan.pdf'** includes contours that demonstrate the topography of the project area.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

Terrestrial vegetation studies have been undertaken and broken down into three main areas; the headland, Stingray Bay and Main Beach. See **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.1, pages 24 to 31 and Attachment 'Appendix D - Vegetation Management Plan.pdf', Section 2, pages 10 to 12.**

- The Headland houses intact vine forest with some minor clearing for access tracks (existing), which corresponds to Regional Ecosystem (RE) 8.12.11a Semi-evergreen microphyll vine thicket on coastal headlands (Least Concern) (as per *Vegetation Management Act 1999)*. An ecologist confirmed this vegetation is not commensurate with the listing criteria for the Threatened Ecological Ecosystem (TEC) *Coastal Vine Thickets of Eastern Australia*. This area also houses the near threatened *Brachychiton compactus* (Whitsunday bottle tree) in a few locations near access tracks - note this is not an EPBC-listed flora species.
- Stingray Bay is a shallow protected tidal inlet fed by an ephemeral drainage line in the east of the aby, supporting intertidal habitat comprised of estuarine vegetation bounded by previously disturbed habitat on flat land and intact vine forest on coastal headlands. Estuarine vegetation includes RE8.1.1. Closed forest to open shrubland of mangroves on intertidal flats (Least Concern) and RE8.1.3 Saltmarsh and intertidal flats. There are also some areas of disturbed foredune vegetation. The bay is bounded by vine forest (RE8.12.11a) on rocky slopes.
- Main Beach is an open beach fronting the deeper coastal waters of Hook Passage and have been extensively cleared historical for tourism operations. The foredune vegetation of the beach is disturbed and backs on to areas of intact vine forest (RE8.12.11a) on rocky slopes.

Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.1, page 32 discusses fauna likely to be in the project area, with searches of the WildNet database providing a list of State-listed species included in **Table 5.1 in Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5, pages 62 to 71** (in addition to EPBC-listed species discussed further below.)

MNES Flora and Fauna

A 2024 search of PMST identified 26 listed threatened species and 43 migratory species relevant to the project area. See **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5.3, pages 59 to 71.** During site ecological surveys, two migratory bird species were recorded (eastern osprey (*Pandion cristatus*) and spectacled monarch (*Monarcha trivirgatus*)). Further information is also provided below on key species types that may occur in the project area (extracted from the aforementioned attachment).

Birds

A number of threatened birds have been identified in the PMST search for the site. Critically endangered species identified include the curlew sandpiper (*Calidris ferruginea*) and eastern curlew (*Numenius madagascariensis)*, which are both waders that may potentially utilise Hook Island as a feeding area on occasion. There are no records of any breeding or roosting areas within the project area.

Several seabird species have also been flagged in the PMST search however, most of these are pelagic species foraging in remote areas off the tropical Australian coastline and are unlikely to frequent the study area but may occasionally forage. The site ecological survey did identify two migratory bird species within the Project Area during the survey, eastern osprey (*Pandion cristatus*) and spectacled monarch (*Monarcha trivirgatus*), both considered residents of eastern and north-eastern Australia.

Marine Mammals

The PMST identified a number of cetaceans that may potentially occur in the waters adjacent to Hook Island. These included four whale species, being the Bryde's (*Balaenoptera edeni)*, Blue (*Balaenoptera musculus)*, Humpback (*Megaptera novaeangliae)* and Killer (*Orcinus orca)* whales, two dolphin species being the Australian snubfin (*Orcaella heinsohni)* and Australian humpback (*Sousa sahulensis)* dolphins, and the dugong (*Dugong dugon)*.

The Whitsundays Passage and the Great Barrier Reef as a whole is a known calving ground for migratory humpback whales from May to September annually and therefore are likely to migrate through the marine environment adjacent to the study area. Dolphins are also a potential visitor to the area, and dugongs are also likely to utilise seagrass present in the broader region.

Blue and killer whales are less likely to be seen near the Project site, with blue whales more commonly found off the southern coast near the Bonney Upwelling and killer whales more commonly seen off Victoria and Tasmania in cooler waters.

Ghost bats are considered unlikely to occur as suitable habitat for these species is not present at the Project site.

Sharks and Fish

Vulnerable shark species that were identified in the PMST search were the great white shark (*Carcharodon carcharias*), whale shark (*Rhincodon typus)*, the green sawfish (*Pristis zijsron)*, and the scalloped hammerhead (*Sphyrna lewini*) which is listed as conservation dependent. A number of additional migratory species were also listed, which are the narrow sawfish (*Anoxypristis cuspidate),* the oceanic whitetip *(Carcharhinus longimanus),* grey nurse shark *(Carcharias taurus)* and the mackerel shark *(Lamna nasus).*

Species including the oceanic whitetip, mackerel shark and scalloped hammerhead are pelagic species commonly found in deep waters, therefore these are unlikely to occur. The green sawfish are considered to have potential to occur or likely to occur due to their preferred habitat being estuarine muddy waters, which Stingray Bay may provide. Similarly, the inlets of the area may provide transitory or foraging habitat for grey nurse sharks that prefer sub-tropical to cool waters on continental shelves. Though Hook Island is some distance from the northernmost key aggregation area, this species may be present in a migratory capacity. Whale sharks, while possible to occur due to its preference for coastal reefs and coral atolls, are more prevalent off Western Australia and are likely to only be a temporary visitor to the Hook Island area. Great whites are more common in areas further south, but are still considered likely to occur (there are no known nursery areas in the Whitsundays).

Other fish identified in the PMST were the reef manta ray (*Mobula alfredi)* and the giant manta ray *(Mobula birostris*). The manta ray species are migratory species, and are found from south-western Western Australia around the north to southern New South Whales, therefore these have the potential to occur at Hook Island though likely temporarily. The southern bluefin tuna is a conservation dependent species and considered unlikely to occur due to their presence mostly off southern states and off Western Australia, but may also be present.

Reptiles

Six marine turtle species have been flagged in the PMST as either having habitat occurring within or potentially utilising the study area for breeding or foraging purposes (Olive Ridley, loggerhead, leatherback, flatback, hawksbill and green). There are no known nesting sites within the Project footprint, however marine turtles are known to nest on Steen's Beach on northern Hook Island. The nearest mapped turtle nesting area is Lindeman Island approximately 33 km south of the study area. A single turtle nest (disused) was identified on Main Beach during a site visit in May 2024.

Three unidentified marine turtles were sighted during marine field surveys in 2024 near water quality monitoring buoys. Marine turtles have also been sighted in shallow waters eastward of Whitsunday Island (e.g. Tongue Bay and Apostle Bay).

Due to suitable habitat (i.e. seagrass meadows and coral reefs) it is likely marine turtles will be regular visitors to the waters around the study area.

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The study site supports the following vegetation communities:

- Approximately 6.8ha of intact to partially disturbed semi-evergreen microphyll vine thicket on coastal headlands (RE8.12.11a: Least concern/ No concern at present);
- Approximately 0.2ha of closed forest to open shrubland of mangroves on intertidal flats fed by an ephemeral stream (RE8.1.1: Least concern/ No concern at present);
- Approximately 0.37ha of saltmarsh and intertidal flats (RE8.1.3 Of concern/Of concern):
- Approximately 0.34ha of disturbed foredune vegetation;
- Approximately 0.86ha of partially disturbed habitat that supports copses of vine thicket, Eucalypt forest and exotic plantings.

No Threatened Ecological Communities are present within the project area.

Vegetation is described in 3.2.1 above, and further information and imagery is provided in **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 4.1, pages 24 to 31 and Attachment 'Appendix D - Vegetation Management Plan.pdf', Section 2, pages 10 to 12.**

3.3 Heritage

3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

The following Heritage places are relevant to the project area.

- **World Heritage Properties** - Discharge pipeline for brine is to be located in the Great Barrier Reef World Heritage Area (GBRWHA). The GBR houses vast shallow inshore areas, mid-shelf and outer reefs and beyond the continental shelf. Under the *EPBC Act referral guidelines for the Outstanding Universal Value of the of the Great Barrier Reef World Heritage Area,* key attributes relevant to Hook Island are green vegetated islands, string of reef structures, mosaic patter of reefs, islands and coral cays that produce an unparalleled aerial panorama of seascapes, AND migrating whales.
- **National Heritage Properties** - Discharge pipeline for brine is to be located in the Great Barrier Reef National Heritage Place. See above for further description.

See **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5.1, page 56 for further information.**

There are no European heritage sites, including shipwrecks identified in the study area.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

The project is located on land originally inhabited by the Ngaro/Giya people, who called the island Ngari (meaning 'hook').

A 2021 assessment undertaken by the Healthy Rivers to Reef Partnership Mackay Whitsunday Isaac included assessment of a number of cultural heritage indicators, specifically spiritual and social value, archeological value, physical condition, protection of sites and cultural maintenance. Rock art and midden sites are documented at Nara Inlet on the other side of Hook Island, one of the oldest physical records of indigenous occupation in the Whitsundays. This suggests these are significant values to be upheld by the project.

The indigenous stakeholders for the project area, the Ngaro & Gia (and their representatives the North Queensland Land Council Aboriginal Corporation) have been contacted and a meeting held with representatives of this group in late January 2025. Continued engagement with this group will occur going forward to ensure indigenous stakeholder input is included in the development and any concerns are addressed.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The site is located in an area that is very steep and rocky; there are no creeks or rivers running through it, although there is are a couple of small overland flow paths. Stormwater discharges either directly into the groundwater or via overland sheet flow to the ocean.

Within the marine environment, the channel between Hook Island and Whitsunday Island is a very dynamic environment, with strong currents occurring during the tidal cycle. The currents in this area flow to the north-east during a flood (incoming) tide and to the south-west during an ebb (outgoing) tide, with very little slack time during the change from incoming to outgoing tide.

The only infrastructure that will be installed in the marine environment is the discharge pipeline for brine discharge. This is not expected to impact on the hydrological regime of the waters surrounding Hook Island and the project site due to its small size (diameter of less than 50 mm) and the small amount of discharge that will occur.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	Yes	Yes
S15B	National Heritage	Yes	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	Yes	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	Yes	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	World heritage
Yes	No	Great Barrier Reef

4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.1.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

Due to the works occurring entirely within the boundary of the Great Barrier Reef World Heritage Area, construction of the Hook Island resort and its operations will directly impact the WHA. These impacts will be as a result of:

- construction and operation of the ecotourism facility
- Removal of vegetation and disturbance of habitat for installation of resort infrastructure
- Increased human activity on land and in waters of Stingray Bay and Main Beach as a result of guest attendance, recreational activity and construction. This may locally impact noise and light pollution. Increased vessel traffic will also be experienced.
- Installation of an ocean outfall pipeline off Headlands precinct (approximately 50mm in diameter) and the discharge of desalination brine to the marine environment
- visual impact of resort buildings and infrastructure for passing vessel traffic

Further discussion of these impacts compared to the significant impact guidelines is provided below in 4.1.1.6.

4.1.1.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.1.6 Describe why you do not consider this to be a Significant Impact. *

While the development is wholly located within a World Heritage property boundary, the development is not expected to have an impact on the outstanding universal values it holds. As per the *EPBC Act referral guidelines for the Outstanding Universal Value of the of the Great Barrier Reef World Heritage Area,* the outstanding universal values attributable to Hook Island;

- Green vegetated islands
- String of reef structures
- Mosaic patterns of reefs, islands and coral cays that produce an unparalleled aerial panorama of seascapes
- Coral assemblages of hard and soft corals
- Migrating whales

The site holds listing criteria as follows;

(vii) to contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance;

(viii) to be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features;

(ix) to be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals;

(x) to contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation.

While the operations will be occurring within the World Heritage Area, these are not expected to lead to notable alterations, degradation or loss of these values. While clearing will occur, the extent will be minimised to only what is required, on a very small localised scale and will occur in an area of the island that has previously been disturbed by the former resort complex. As such, the extent of clearing is not expected to degrade the natural aesthetics of the World Heritage Area as surrounding areas will be retained and undisturbed and continue to provide outstanding aesthetic, natural and ecological value. No major earthworks or excavation will occur that may alter landforms or geological features at the site.

Significant effort has gone into ensuring the resort does not disturb significant vegetation, coastal habitat or marine ecology. This has been informed by site surveys and managed through the careful placement of infrastructure to avoid habitat areas. There are no known significant breeding, nesting or feeding areas in or adjacent to the project area that would be disturbed although several MNES species would be visitors. This is combined with construction techniques that minimise the disturbance footprint and noise/visual impacts. the eco-friendly design uses natural materials and colours to blend into the existing environment. Low impact infrastructure has been specifically designed, including the use of thermal waste treatment, solar energy and water treatment systems that minimise discharges. Guest, staff and visitor numbers will be controlled and will be kept to a maximum of 280 at any given time.

Whilst some increased vessel traffic will occur, it is not expected that there will be more than four passenger vessel trips per day, with a weekly barge trip for waste disposal and supply delivery barge trip to the island twice weekly (as per **Attachment 'Appendix M - Traffic Impact Assessment.pdf', Section 5.2.1, page 21, Attachment 'Appendix Q1 - Waste Management Plan (including ERA61).pdf', Section 3.2, page 46** and **Attachment 'Appendix P - Operational Management Plan.pdf', Section 3.1, page 6).**

Releases to waters are proposed for disposal of brine from the desalination plant, however modelling of these releases has indicated that increases of nutrients and TSS concentrations of receiving waters are expected to be negligible, with mixing occurring rapidly in the marine environment. the pipeline itself has

been sited to avoid damage to any corals, seagrass or other habitats. No other marine based infrastructure will be constructed as part of this proposed action, therefore marine disturbance is expected to be limited only to increased human presence in waters and increased vessels attending the area. Low impact recreational activities (such as kayaking, snorkelling and paddle boarding) will be offered to minimise impacts to the marine environment from noise.

See **Attachment 'Appendix E - Environmental Impact Assessment.pdf'**, **Section 7.3, pages 79 to 80.**

4.1.1.7 Do you think your proposed action is a controlled action? *

No

4.1.1.9 Please elaborate why you do not think your proposed action is a controlled action. *

As per Section 4.1.1.6 above, no significant impact to the criteria of the GBRWHA are expected to occur. As such, the proposed action is not considered a controlled action.

4.1.1.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

A number of management measures will be implemented as per **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 8.**

The resort's construction on a previously disturbed site is one the primary mitigation measures; this enables a small number of visitors to experience the natural values of the GBRWHA in a controlled manner, without the need to disturb other other more pristine environments. The very careful consideration of eco-friendly design ethos and choice of infrastructure that retain the natural values of the site and minimise discharges to as low as possible are key overarching measures to avoid signifcant impacts. For example, each building has been designed to minimise its footprint and reduce the need to remove existing vegetation. All buildings blend into the existing vegetation and use natural materials/colours to minimise visual impact. In addition, the following measures will be put in place:

- All works to be undertaken in accordance with a Construction Management Plan. A draft of this plan has been prepared by NISSLAB and can be found in Attachment '**Appendix R1 - Construction Management Plan (NISSLAB).pdf' (whole document).** This includes measures such as:
    - Cultural heritage inductions and stop work protocols for unexpected finds
    - Clear demarcation of vegetation to be cleared to prevent excessive removal
    - Use of sediment traps and erosion and sediment control to prevent sediment laden runoff entering waters
    - Cleaning and inspection of equipment prior to deployment to Hook Island to prevent pest introduction
- A Vegetation Management Plan will also be in place to manage clearing for the project. This is included as **Attachment 'Appendix D - Vegetation Management Plan.pdf'**

Other management plans that have been prepared for the construction and operation of the resort include:

- Construction and Operational Environmental Management Plans - see Attachments:
    - **'Appendix R2 - Construction Management Plan (Wild Modular).pdf' (whole document)** and
    - '**Appendix P - Operational Management Plan.pdf' (whole document)**
- Stormwater Management Plan - see Attachment '**Appendix H - Stormwater Management.pdf' (whole document)**
- Waste Management Plan - see Attachment '**Appendix Q1 - Waste Management Plan (including ERA61).pdf' (whole document)**

During the operational phase of the development, the following key management measures will be in place:

- Guest education on the environment to ensure additional disturbance to vegetation and potential spreading of pest species is minimised
- Management of the onsite wastewater treatment plant to ensure it is operating correctly and treating wastewater to the required standard. All wastewater will be treated on land to avoid discharges to the marine environment.
- Management of the desalination plant to ensure brine discharge is undertaken in accordance with required discharge limits. Modelling has demonstrated this can be undertaken without significant impact to water quality of the surrounding marine environment.
- Continued monitoring of flora and fauna in the area to identify any disturbance that may be occurring and identifying ways to mitigate this
- Offering of low-impact recreational water activities to minimise disturbance of the marine environment and fauna within it
- Compliance with any monitoring requirements specified in subsequent approvals to be obtained as part of the development

4.1.1.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

No offsets are proposed at present.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	National heritage
Yes	No	Great Barrier Reef

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.2.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

Due to the works occurring entirely within the boundary of the Great Barrier Reef National Heritage Place, construction of the Hook Island resort and its operations will directly impact the NHP. These impacts will be as a result of:

- Construction and operation of the ecotourism facility
- Removal of vegetation and disturbance of habitat for installation of resort infrastructure
- Increased human activity on land and in waters of Stingray Bay and Main Beach as a result of guest attendance, recreational activity and construction. This may locally impact noise and light pollution, and increase vessel traffic will also be experienced.
- Installation of an ocean outfall pipeline off Headlands precinct (approximately 50mm in diameter) and the discharge of desalination brine to the marine environment
- Visual impact of the resort buildings and infrastructure for passing vessel traffic

Further discussion of these impacts compared to the significant impact guidelines is provided below in 4.1.2.6.

4.1.2.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.2.6 Describe why you do not consider this to be a Significant Impact. *

While the development is wholly located within a National Heritage place boundary, the development is not expected to have an impact on the heritage criteria that the GBRNHP exhibits.

The site holds National heritage register listing criteria as follows;

- Criterion A - the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B - the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C - the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D - the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:
    - a class of Australia's natural or cultural places; or
    - a class of Australia's natural or cultural environments;
- Criterion E - the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group

While the operations will be occurring within the National Heritage Area, these are not expected to lead to notable alterations, degradation or loss of these values. While clearing will occur, the extent will be minimised to only what is required, on a very small localised scale and will occur in an area of the island that has previously been disturbed by resort infrastructure. As such, the extent of clearing is not expected to significantly impact on fauna that inhabit the area as retained vegetation will be sufficient to allow continued occupation of the area or on the wider island by threatened or migratory species. No major earthworks or excavation will occur that may alter landforms or geological features at the site. According to a search of the Cultural Heritage Database and Register and the DETSI website (2024a), Hook Island has previously had cultural heritage sites/items discovered on it including Aboriginal rock and cave drawings, and while these are not known to be located in the area being developed, there is possibility for cultural heritage sites to exist in the area. Given no extensive earthworks or excavation is proposed except for the installation of water and wastewater conveyance systems and the lack of heritage item discovery in the project site, no disturbance of any cultural heritage sites that exhibit records of life are expected.

Significant effort has gone into ensuring the resort does not disturb significant vegetation, coastal habitat or marine ecology. This has been informed by site surveys and managed through the careful placement of infrastructure to avoid habitat areas. There are no known significant breeding, nesting or feeding areas in or adjacent to the project area that would be disturbed although several MNES species would be visitors. This is combined with construction techniques that minimise the disturbance footprint and noise/visual impacts. the eco-friendly design uses natural materials and colours to blend into the existing environment. Low impact infrastructure has been specifically designed, including the use of thermal waste treatment, solar energy and water treatment systems that minimise discharges. Guest, staff and visitor numbers will be controlled and will be kept to a maximum of 280 at any given time.

Whilst some increased vessel traffic will occur, it is not expected that there will be more than four passenger vessel trips per day, with a weekly barge trip for waste disposal and supply delivery barge trip to the island twice weekly (as per **Attachment 'Appendix M - Traffic Impact Assessment.pdf', Section 5.2.1, page 21, Attachment 'Appendix Q1 - Waste Management Plan (including ERA61).pdf', Section 3.2, page 46** and **Attachment 'Appendix P - Operational Management Plan.pdf', Section 3.1, page 6)**

Releases to waters are proposed for disposal of brine from the desalination plant, however modelling of these releases has indicated that increases of nutrients and TSS concentrations of receiving waters are expected to be negligible, with mixing occurring rapidly in the marine environment. the pipeline itself has been sited to avoid damage to any corals, seagrass or other habitats. No other marine based infrastructure will be constructed as part of this proposed action, therefore marine disturbance is expected to be limited

only to increased human presence in waters and increased vessels attending the area. Low impact recreational activities (such as kayaking, snorkelling and paddle boarding) will be offered to minimise impacts to the marine environment from noise.

See Attachment **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 7.3, pages 79 to 80** for further details.

4.1.2.7 Do you think your proposed action is a controlled action? *

No

4.1.2.9 Please elaborate why you do not think your proposed action is a controlled action. *

As per section 4.1.2.6 above, the impacts to the Great Barrier Reef National heritage place from the proposed action are not expected to be signifciant impacts, therefore the proposed action is not expected to be a controlled action.

4.1.2.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

A number of management measures will be implemented as per **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 8.**

The resort's construction on a previously disturbed site is one the primary mitigation measures; this enables a small number of visitors to experience the natural values of the GBRNHP in a controlled manner, without the need to disturb other more pristine environments. The very careful consideration of eco-friendly design ethos and choice of infrastructure that retain the natural values of the site and minimise discharges to as low as possible are key overarching measures to avoid significant impacts. For example, each building has been designed to minimise its footprint and reduce the need to remove existing vegetation. All buildings blend into the existing vegetation and use natural materials/colours to minimise visual impact. In addition, the following measures will be put in place:

- All works to be undertaken in accordance with a Construction Environmental Management Plan. A draft of this plan has been prepared by NISSLAB and can be found in Attachment '**Appendix R1 - Construction Management Plan (NISSLAB).pdf' (whole document).** This includes measures such as:
    - Cultural heritage inductions and stop work protocols for unexpected finds
    - Clear demarcation of vegetation to be cleared to prevent excessive removal
    - Use of sediment traps and erosion and sediment control to prevent sediment laden runoff entering waters
    - Cleaning and inspection of equipment prior to deployment to Hook Island to prevent pest introduction
- A Vegetation Management Plan will also be in place to manage clearing for the project. This is included as **Attachment 'Appendix D - Vegetation Management Plan.pdf'.**

Other management plans that have been developed to support the Project and ensure potential harm to the environment is prevented or minimised include

- Construction and Operational Environmental Management Plans - see Attachments:
    - **'Appendix R2 - Construction Management Plan (Wild Modular).pdf' (whole document)** and
    - '**Appendix P - Operational Management Plan.pdf' (whole document)**
- Stormwater Management Plan - see Attachment '**Appendix H - Stormwater Management.pdf' (whole document)**
- Waste Management Plan - see Attachment '**Appendix Q1 - Waste Management Plan (including ERA61).pdf' (whole document)**

During the operational phase of the development, the following key management measures will be in place:

- Guest education on the environment to ensure additional disturbance to vegetation and potential spreading of pest species is minimised
- Management of the onsite wastewater treatment plant to ensure it is operating correctly and treating wastewater to the required standard
- Management of the desalination plant to ensure brine discharge is undertaken in accordance with required discharge limits to ensure water quality impacts are not increased
- Continued monitoring of flora and fauna in the area to identify any disturbance that may be occurring and identifying ways to mitigate this
- Offering of low-impact recreational water activities to minimise disturbance of the marine environment and fauna within it
    - Compliance with any monitoring requirements specified in subsequent approvals to be obtained as part of the development

4.1.2.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

No offsets are proposed at present.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed project area does not fall within or near a Ramsar wetland mapped area, with the nearest Ramsar wetland being Bowling Green Bay just south of Townsville, ~176km north. As such, no impacts expected.

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Balaenoptera musculus	Blue Whale
No	Yes	Calidris acuminata	Sharp-tailed Sandpiper
No	Yes	Calidris canutus	Red Knot, Knot
No	Yes	Calidris ferruginea	Curlew Sandpiper
No	No	Carcharodon carcharias	White Shark, Great White Shark
No	Yes	Caretta caretta	Loggerhead Turtle
No	Yes	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	Yes	Chelonia mydas	Green Turtle
No	Yes	Dermochelys coriacea	Leatherback Turtle, Leathery Turtle, Luth
No	Yes	Eretmochelys imbricata	Hawksbill Turtle
No	Yes	Erythrotriorchis radiatus	Red Goshawk
No	Yes	Fregetta grallaria grallaria	White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian)
No	Yes	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	Yes	Hirundapus caudacutus	White-throated Needletail
No	Yes	Lepidochelys olivacea	Olive Ridley Turtle, Pacific Ridley Turtle
No	Yes	Limosa lapponica baueri	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
No	No	Macroderma gigas	Ghost Bat
No	No	Macronectes giganteus	Southern Giant-Petrel, Southern Giant Petrel
No	Yes	Natator depressus	Flatback Turtle
No	Yes	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew

Direct impact	Indirect impact	Species	Common name
No	Yes	Pristis zijsron	Green Sawfish, Dindagubba, Narrowsnout Sawfish
No	No	Pterodroma neglecta neglecta	Kermadec Petrel (western)
No	No	Rhincodon typus	Whale Shark
No	No	Rostratula australis	Australian Painted Snipe
No	Yes	Sphyrna lewini	Scalloped Hammerhead
No	No	Thunnus maccoyii	Southern Bluefin Tuna

Ecological communities

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4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The study area may potentially provide feeding, foraging or resting areas for some of the identified threatened species. To determine the habitat values of the site for threatened species, detailed fauna surveys were undertaken in 2020, 2022 and 2024 by a qualified ecologist. It was determined that the project site would provide only marginal habitat for threatened species (largely shorebirds) and is not viewed as constituting habitat critical to the survival of any federally listed threatened, marine or migratory species.

The Project site does also fall within mapped Biologically Important Areas for the following:

- Indo-Pacific humpback dolphin (*Sousa chinensis).* This breeding BIA is scattered across the east coast of Queensland, with the largest area located between Mackay and Mission Beach.
- Indo-Pacific bottlenose dolphin (*Tursiops aduncus).* This breeding BIA extends along the east coast of Queensland from Cape York to just north of Bundaberg
- Humpback whale (*Megaptera novaeangliae*). This breeding and calving BIA extends along the east coast of Queensland from Cape York to just north of Bundaberg.
- Black-naped tern (*Sterna sumatrana)*. This breeding BIA extends along the east coast of Queensland from Cape York to just north of Bundaberg, with some pelagic areas mapped also.
- Flatback turtle (*Natator depressus).* This nesting BIA extends from Townsville down to Yeppoon

Of these species with a mapped BIA in the vicinity of the project area, only the flatback turtle was identified as threatened species potentially occurring in the study area. There are no records of either Stringray Beach or Main Beach being used for major turtle nesting (although the occasional nest has been observed). The largest nesting concentration of flatback turtles is in the north-eastern Gulf of Carpentaria and western Torres Strait. Other rookeries in the Gulf of Carpentaria are in the Wellesley Islands and the Western Gulf of Carpentaria.Whilst desalination brine will be discharged to the marine environment, numerical modelling demonstrates that flushes quickly with very minor and localised impact to water quality.

Review of the species identified in the PMST search identified the following threatened species considered unlikely to occur at the site due to lack of suitable habitat (as per Table 5.1 of **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5.3, pages 62 to 71**):

- Kermadec petrel
- Blue whale
- Ghost bat
- White shark
- Whale shark

The potential impacts to threatened species that may occur as a result of the proposed action are as follows:

- Destruction of terrestrial habitat as a result of vegetation clearance for infrastructure, reducing available habitat on land - relevant to terrestrial bird species (red goshawk)
- Disturbance (noise, light) of shoreline habitat and waters surrounding the site (such as Main Beach and Stingray Bay) due to construction works and increased anthropogenic presence at the site - relevant to shorebird species (Sharp-tailed sandpiper, red knot, curlew sandpiper, greater sand plover, Latham's snipe, Nunivak bar-tailed godwit, eastern curlew, Australian painted snipe), seabirds and other aerial species (white-bellied storm-petrel, white-throated needletail), marine mammals (dugong, humpback whale), turtles (loggerhead, green, leatherback, hawksbill, olive ridley, flatback), sharks (green sawfish)
- Water quality changes as a result of brine discharge via ocean outfall - relevant to marine mammals (dugong, humpback whale), turtles (loggerhead, green, leatherback, hawksbill, olive ridley, flatback), sharks (green sawfish)

For further description of the species identified as potentially occurring, their likelihood of being present and potential impacts, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5.3, pages 59 to 71**.

No significant impact to these species or their habitat is expected to occur provided recommended management measures are implemented.

4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.4.6 Describe why you do not consider this to be a Significant Impact. *

As mentioned above, the project area provides only marginal habitat for listed threatened or marine species and it not considered critical to the survival of these species.

The placement of the development's infrastructure has been considered based on previously disturbed areas at the site, and the amount of vegetation to be cleared for the works has been kept to a minimum. Retained vegetation on the wider island and on other islands surrounding will continue to provide suitable habitat to terrestrial species, therefore changes to habitat to the point of species decline or interference with any species recovery is not expected. Increased anthropogenic presence on the beaches and in the water may see some very localised behavioral impacts to marine megafauna and shorebirds, however as these areas are not known to be critical habitats for any of these species (or where it falls within a BIA, it was determined that these particular species are unlikely to use the site or surrounding waters on a continuous basis) this disturbance is not expected to lead to any negative long-term impacts on these species such as species decline, recovery interference or disruptions of breeding cycle. No barriers that will prevent species movement through the area will be erected, and measures will be implemented to prevent pest species movement during works such as cleaning of equipment and education of contractors undertaking works. Management measures discussed in 4.1.4.10 will be employed to further prevent impacts to threatened species.

A full assessment against the Significant impact guidelines 1.1 as it pertains to threatened species is provided in **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 7.3, pages 81 to 88,** identifying that a significant impact is not expected to any threatened species.

4.1.4.7 Do you think your proposed action is a controlled action? *

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action. *

As the project is not expected to have a significant impact on any of the identified threatened species potentially occurring within the study area, the proposed action is not expected to be a controlled action.

4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

The proposed development will seek to utilise existing disturbed footprints as much as possible for construction of the new resort, limiting the clearing of vegetation on the land component of the development.

The development will not see extensive infrastructure built in the marine environment (only a discharge pipeline) and discharges of brine from this pipe are not expected to see increases of contaminant levels in waters that will cause harm to marine species. Onsite disposal of effluent via irrigation has been chosen to prevent further release of contaminants into the marine environment. Recreational offerings in the marine environment will be low impact and low disturbance (no powered vehicles) to further prevent potential disturbance of marine fauna and limit likelihood of contaminant introduction from fuels.

A number of management plans have been or will be developed to support the Project and ensure potential harm to the environment is prevented or minimised. These plans include:

- Construction and Operational Environmental Management Plans - see Attachments:
  - '**Appendix R1 - Construction Management Plan (NISSLAB).pdf' (whole document),**
  - **'Appendix R2 - Construction Management Plan (Wild Modular).pdf' (whole document)** and
  - '**Appendix P - Operational Management Plan.pdf' (whole document)**
- Vegetation Management Plan - see **Attachment 'Appendix D - Vegetation Management Plan.pdf' (whole document)**
- Stormwater Management Plan - see **Attachment 'Appendix H - Stormwater Management.pdf' (whole document)**
- Waste Management Plan - see **Attachment** '**Appendix Q1 - Waste Management Plan (including ERA61).pdf' (whole document)**

Key management measures to be implemented during the construction phases by the development to prevent environmental impacts will include:

- Clear demarcating of vegetation to be cleared and retained to ensure this does not extend beyond the required extent
- Continued monitoring of activities during construction to ensure only vegetation needing to be cleared is cleared
- The use of low-impact construction methodologies to the greatest extent possible to minimise impacts to vegetation
- Erosion and sediment control measures are in place to prevent sediment runoff to waters
- Rehabilitation of any disturbed areas.

During the operational phase, key management measures will include:

- •Guest education on the environment to ensure additional disturbance to vegetation and potential spreading of pest species is minimised
- Management of the onsite wastewater treatment plant to ensure it is operating correctly and treating wastewater to the required standard
- Management of the desalination plant to ensure brine discharge is undertaken in accordance with required discharge limits to ensure water quality impacts are not increased
- Continued monitoring of flora and fauna in the area to identify any disturbance that may be occurring and identifying ways to mitigate this
- Observance of vessel speed limits and other requirements of the Australian National Guidelines for Whale and Dolphin Watching when approaching cetaceans.

With these measures implemented, no significant impacts to threatened species are expected to occur.

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

As the proposed action is not expected to have any significant residual impacts on any identified threatened species, no offsets are required.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	Yes	Actitis hypoleucos	Common Sandpiper
No	Yes	Anous stolidus	Common Noddy
No	No	Anoxypristis cuspidata	Narrow Sawfish, Knifetooth Sawfish
No	Yes	Balaenoptera edeni	Bryde's Whale
No	No	Balaenoptera musculus	Blue Whale
No	Yes	Calidris acuminata	Sharp-tailed Sandpiper
No	Yes	Calidris canutus	Red Knot, Knot
No	Yes	Calidris ferruginea	Curlew Sandpiper
No	Yes	Calidris melanotos	Pectoral Sandpiper
No	No	Carcharhinus longimanus	Oceanic Whitetip Shark
No	Yes	Carcharias taurus	Grey Nurse Shark
No	No	Carcharodon carcharias	White Shark, Great White Shark
No	Yes	Caretta caretta	Loggerhead Turtle
No	Yes	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	Yes	Chelonia mydas	Green Turtle
No	Yes	Crocodylus porosus	Salt-water Crocodile, Estuarine Crocodile
No	Yes	Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo
No	Yes	Dermochelys coriacea	Leatherback Turtle, Leathery Turtle, Luth
No	Yes	Dugong dugon	Dugong
No	Yes	Eretmochelys imbricata	Hawksbill Turtle
No	No	Fregata ariel	Lesser Frigatebird, Least Frigatebird
No	No	Fregata minor	Great Frigatebird, Greater Frigatebird
No	Yes	Gallinago hardwickii	Latham's Snipe, Japanese Snipe

Direct impact	Indirect impact	Species	Common name
No	Yes	Hirundapus caudacutus	White-throated Needletail
No	No	Lamna nasus	Porbeagle, Mackerel Shark
No	Yes	Lepidochelys olivacea	Olive Ridley Turtle, Pacific Ridley Turtle
No	No	Limosa lapponica	Bar-tailed Godwit
No	No	Macronectes giganteus	Southern Giant-Petrel, Southern Giant Petrel
No	Yes	Megaptera novaeangliae	Humpback Whale
No	Yes	Mobula alfredi	Reef Manta Ray, Coastal Manta Ray
No	Yes	Mobula birostris	Giant Manta Ray
No	Yes	Monarcha melanopsis	Black-faced Monarch
No	Yes	Myiagra cyanoleuca	Satin Flycatcher
No	Yes	Natator depressus	Flatback Turtle
No	Yes	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	Yes	Orcaella heinsohni	Australian Snubfin Dolphin
No	No	Orcinus orca	Killer Whale, Orca
No	Yes	Pandion haliaetus	Osprey
No	No	Phaethon lepturus	White-tailed Tropicbird
No	Yes	Pristis zijsron	Green Sawfish, Dindagubba, Narrowsnout Sawfish
No	No	Rhincodon typus	Whale Shark
No	Yes	Sousa sahulensis	Australian Humpback Dolphin
No	Yes	Sternula albifrons	Little Tern
No	Yes	Symposiachrus trivirgatus	Spectacled Monarch

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.5.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The study area may potentially provide feeding, foraging or resting areas for some of the identified migratory species. To determine the habitat values of the site for threatened species, detailed fauna surveys were undertaken in 2020, 2022 and 2024 by a qualified ecologist. It was determined that the project site would provide only marginal habitat for migratory species (largely shorebirds) and is not viewed as constituting habitat critical to the survival of any federally listed threatened, marine or migratory species.

The Project site does also fall within mapped Biologically Important Areas for the following:

- Indo-Pacific humpback dolphin (*Sousa chinensis).* This breeding BIA is scattered across the east coast of Queensland, with the largest area located between Mackay and Mission Beach.
- Indo-Pacific bottlenose dolphin (*Tursiops aduncus).* This breeding BIA extends along the east coast of Queensland from Cape York to just north of Bundaberg
- Humpback whale (*Megaptera novaeangliae*). This breeding and calving BIA extends along the east coast of Queensland from Cape York to just north of Bundaberg.
- Black-naped tern (*Sterna sumatrana)*. This breeding BIA extends along the east coast of Queensland from Cape York to just north of Bundaberg, with some pelagic areas mapped also.
- Flatback turtle (*Natator depressus).* This nesting BIA extends from Townsville down to Yeppoon

Of these species with a mapped BIA in the vicinity of the project area, only the humpback whale and flatback turtle were identified as migratory species potentially occurring in the study area (as per the PMST search results). The Whitsundays Passage and the Great Barrier Reef as a whole is a known calving ground for migratory humpback whales from May to September annually and therefore are likely to migrate through the marine environment adjacent to the project area. While these species may be present in the waters around Hook Island, ongoing disturbance to these cetaceans is not expected to occur as they would be expected to be transitory only through the waters between Hook Island and Whitsunday Island.

There are no records of either Stringray Beach or Main Beach being used for major turtle nesting (although the occasional nest has been observed). The largest nesting concentration of flatback turtles is in the north-eastern Gulf of Carpentaria and western Torres Strait. Other rookeries in the Gulf of Carpentaria are in the Wellesley Islands and the Western Gulf of Carpentaria. Whilst desalination brine will be discharged to the marine environment, numerical modelling demonstrates that flushes quickly with very minor and localised impact to water quality.

The proposed action may have indirect impacts on migratory species identified in the PMST search. Review of the species identified in the PMST search identified the following species are considered unlikely to occur in the project area based on habitat suitability (as per Table 5.1 of **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 5.3, pages 61 to 70**):

- Lesser frigatebird
- Great frigatebird
- Bar-tailed godwit
- Southern giant-petrel
- White-tailed tropicbird
- Blue whale
- Killer whale
- Narrow sawfish
- Oceanic whitetip shark
- White shark
- Porbeagle
- Whale shark

The potential impacts to migratory species that may occur as a result of the proposed action are as follows:

- Destruction of terrestrial habitat as a result of vegetation clearance for infrastructure, reducing available habitat on land - relevant to terrestrial bird species (Oriental cuckoo, white-throated

needletail, black-faced monarch, satin flycatcher, spectacled monarch)

- Disturbance (noise, light) of shoreline habitat and waters surrounding the site (such as Main Beach and Stingray Bay) due to construction works and increased anthropogenic presence at the site - relevant to shorebird species (Common sandpiper, Common noddy, Sharp-tailed sandpiper, red knot, curlew sandpiper, pectoral sandpiper, greater sand plover, Latham's snipe, eastern curlew, osprey, little tern), marine mammals (Bryde's whale, dugong, humpback whale, Australian snubfin dolphin, Australian humpback dolphin), reptiles (loggerhead, green, leatherback, hawksbill, olive ridley, flatback, saltwater crocodile), and fish (Reef manta ray, giant manta ray, green sawfish, grey nurse shark).
- Water quality changes as a result of brine discharge via ocean outfall - relevant to marine mammals (Bryde's whale, dugong, humpback whale, Australian snubfin dolphin, Australian humpback dolphin), reptiles (loggerhead, green, leatherback, hawksbill, olive ridley, flatback, saltwater crocodile), and fish (Reef manta ray, giant manta ray, green sawfish, grey nurse shark).

For further description of the species identified as potentially occurring, their likelihood of being present and potential impacts, see
Attachment **'R.A10158.003.03.Environmental_Impact_Assessment_20250115_LR.pdf', Section 5.3, pages 58 to 70**.

No significant impact to these species or their habitat is expected to occur provided recommended management measures are implemented.

4.1.5.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.5.6 Describe why you do not consider this to be a Significant Impact. *

As mentioned above, the project area provides only marginal habitat for listed migratory species and is not considered critical to the survival of these species.

The placement of the development's infrastructure has been considered based on previously disturbed areas at the site, and the amount of vegetation to be cleared for the works has been kept to a minimum. Retained vegetation on the wider island and on other islands surrounding will continue to provide suitable habitat to terrestrial species and is not known to be important habitat for migratory species, therefore no substantial changes to habitat will occur. Increased anthropogenic presence on the beaches and in the water may see some very localised behavioral impacts to marine megafauna and shorebirds, however as these areas are not known to be critical habitats for any of these species (or where it falls within a BIA, it was determined that these particular species are unlikely to use the site or surrounding waters on a continuous basis) this disturbance is not expected to be significant. As a result of the small footprint of disturbance compared to surrounding habitat, no impacts to ecologically significant portions of migratory species will occur. Measures will be implemented as per management plans discussed in 4.1.5.10 to prevent pest species movement during works such as cleaning of equipment and education of contractors undertaking works, as well as guest education and. Management measures discussed in 4.1.4.10 will be employed to further prevent impacts to migratory species.

A full assessment against the Significant impact guidelines 1.1 as it pertains to migratory species is provided in **Attachment ‘Appendix E - Environmental Impact Assessment.pdf’, Section 7.3, page 89,** identifying that a significant impact is not expected to any migratory species.

4.1.5.7 Do you think your proposed action is a controlled action? *

No

4.1.5.9 Please elaborate why you do not think your proposed action is a controlled action. *

As explained above in 4.1.5.6, no significant impacts on migratory species are expected as a result of the project and, therefore, the project is not considered a controlled action.

4.1.5.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

The proposed development will seek to utilise existing disturbed footprints as much as possible for construction of the new resort, limiting the clearing of vegetation on the land component of the development.

The development will not see extensive infrastructure built in the marine environment (only a discharge pipeline) and discharges of brine from this pipe are not expected to see increases of contaminant levels in waters that will cause harm to marine species. Onsite disposal of effluent via irrigation has been chosen to prevent further release of contaminants into the marine environment. Recreational offerings in the marine environment will be low impact and low disturbance (no powered vehicles) to further prevent potential disturbance of marine fauna and limit likelihood of contaminant introduction from fuels.

A number of management plans have been or will be developed to support the Project and ensure potential harm to the environment is prevented or minimised. These plans include:

- Construction and Operational Environmental Management Plans - see Attachments:
  - '**Appendix R1 - Construction Management Plan (NISSLAB).pdf' (whole document),**
  - **'Appendix R2 - Construction Management Plan (Wild Modular).pdf' (whole document)** and
  - '**Appendix P - Operational Management Plan.pdf' (whole document)**
- Vegetation Management Plan - see **Attachment 'Appendix D - Vegetation Management Plan.pdf' (whole document)**
- Stormwater Management Plan - see **Attachment** '**Appendix H - Stormwater Management.pdf' (whole document)**
- Waste Management Plan - see **Attachment 'Appendix Q1 - Waste Management Plan (including ERA61).pdf' (whole document)**

Key management measures to be implemented during the construction phases by the development to prevent environmental impacts will include:

- Clear demarcating of vegetation to be cleared and retained to ensure this does not extend beyond the required extent
- Continued monitoring of activities during construction to ensure only vegetation needing to be cleared is cleared
- The use of low-impact construction methodologies to the greatest extent possible to minimise impacts to vegetation Erosion and sediment control measures are in place to prevent sediment runoff to waters
- Rehabilitation of any disturbed areas

During the operational phase, key management measures will include:

- Guest education on the environment to ensure additional disturbance to vegetation and potential spreading of pest species is minimised
- Management of the onsite wastewater treatment plant to ensure it is operating correctly and treating wastewater to the required standard
- Management of the desalination plant to ensure brine discharge is undertaken in accordance with required discharge limits to ensure water quality impacts are not increased
- Continued monitoring of flora and fauna in the area to identify any disturbance that may be occurring and identifying ways to mitigate this
- Observance of vessel speed limits and other requirements of the Australian National Guidelines for Whale and Dolphin Watching when approaching cetaceans

With these measures implemented, no significant impacts to migratory species are expected to occur.

4.1.5.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

As per 4.1.5.6, as no significant impact on a migratory species has been identified as a result of the proposed action, no environmental offset under Commonwealth legislation is required.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development does not involve any nuclear actions or management of land that has been previously been used for nuclear actions. As such, no impact from this development will occur.

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development is located at least 15km west of a Commonwealth Marine Area. Based on modelling of potential impacts from ocean outfall discharge of brine proposed by the proposed action, the models do not indicate that impacts would extend this far. As such, the development is not expected to have any impact on this Commonwealth Marine Area.

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

Yes

4.1.8.2 Briefly describe why your action has a direct and/or indirect impact on this protected matter. *

The proposed development will be taking place within the Great Barrier Reef Marine Park and will involve direct discharges to the waters of the reef. The key impact from the development to the reef will be wastewater outfall discharge, as the site will be discharging brine waste from a desalination plant to waters offshore from the development. This has the potential to impact receiving water quality of the Great Barrier Reef, with changes to water quality potentially causing harm to aquatic flora and fauna within the project area. Further to this, the development will see an increase in the number of vessels travelling to and from Hook Island, potentially impacting water quality and the acoustic environment of the Great Barrier Reef in the immediate vicinity of the project and the navigational channel used to move to and from the resort.

The marine component of the Project is within a declared Habitat Protection Zone (HPZ). The HPZ provides for the conservation of areas of the GBRMP by protecting and managing sensitive habitats and ensuring they are generally free form potentially damaging activities. Recreational activities such as boating, diving and fishing are permitted within these zones, which will be occurring as part of the development. Recreational activities do pose the risk of anthropogenic disturbance of reef environments (visitors touching coral, for example) and the shorelines at Main Beach and Stingray Bay. The recreational activities may also, therefore, disturb marine life in the vicinity and potentially cause behavioral changes in fauna.

The area to the north-east of the proposed resort is declared as a Conservation Park Zone (CPZ) which imposes more stringent management measures than the HPZ with additional restrictions placed on fishing activities. The proposed development is not expected to extend into this zone based on the masterplan and the types of recreational activities offered by the resort not suited to travelling the distance to this CPZ.

All works to occur within the marine environment will require a Marine Parks Permit from the Great Barrier Reef Marine Park Authority.

4.1.8.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.8.6 Describe why you do not consider this to be a Significant Impact. *

Releases to waters are proposed for disposal of brine from the desalination plant, however modelling of these releases has indicated that increases of nutrients and TSS concentrations of receiving waters are expected to be negligible, with mixing occurring rapidly in the marine environment. The increases in TN, TP and TSS from these discharges are minor and would not be classed as substantial to the point that the increases would lead to adverse impacts on biodiversity, ecological health or integrity or social amenity or human health, especially due to the irrigation of treated sewage effluent proposed to occur on land instead of through ocean discharge. Installation of the brine discharge pipeline may cause localised and temporary quality impacts due to suspension of sediment, however this would be expected to settle quickly after installation is complete.

The marine recreational activities will be occurring within the Habitat Protection Zone; it is noted that recreational activities including boating, diving and fishing are permitted within this area. The addition of guests to the waters surrounding the proposed development was identified as a potential factor that may cause fauna to avoid the area. Given that these kinds of activities are permitted within this zone, it would be reasonable to expect that these activities are already occurring due to this area being a popular tourist destination. There are BIAs within the Project area for breeding for the Indo-Pacific humpback and bottlenose dolphins, humpback whale, black-naped tern and flatback turtle, however the area expected to be impacted by the resort is very small in comparison to the wider area available to these species in the BIA, therefore any disturbance would likely see these species move elsewhere in the BIA and, therefore, no impacts to population or spatial distribution are expected.

For the full significant impact assessment, see **Attachment 'Appendix E - Environmental Impact Assessment.pdf', Section 7.3, pages 80 to 81.**

4.1.8.7 Do you think your proposed action is a controlled action? *

No

4.1.8.9 Please elaborate why you do not think your proposed action is a controlled action. *

As per response to section 4.1.8.6, the impacts from the proposed development on the Great Barrier Reef Marine Park are not expected to be significant, therefore the proposed action is not expected to be a controlled action.

4.1.8.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

The development will not see extensive infrastructure built in the marine environment (only a discharge pipeline) and discharges of brine from this pipe are not expected to see increases of contaminant levels in waters that will cause harm to marine species. Onsite disposal of effluent via irrigation has been chosen to prevent further release of contaminants into the marine environment. Recreational offerings in the marine environment will be low impact and low disturbance (no powered vehicles) to further prevent potential disturbance of marine fauna and limit likelihood of contaminant introduction from fuels.

A number of management plans have been or will be developed to support the Project and ensure potential harm to the environment is prevented or minimised. These plans include:

- Construction and Operational Environmental Management Plans - see Attachments:
  - '**Appendix R1 - Construction Management Plan (NISSLAB).pdf' (whole document),**
  - **'Appendix R2 - Construction Management Plan (Wild Modular).pdf' (whole document)** and
  - '**Appendix P - Operational Management Plan.pdf' (whole document)**
- Stormwater Management Plan - see Attachment '**Appendix H - Stormwater Management.pdf' (whole document)**
- Waste Management Plan - see Attachment '**Appendix Q1 - Waste Management Plan (including ERA61).pdf' (whole document)**

Key management measures to be implemented during the construction phases by the development to prevent environmental impacts will include:

• The use of low-impact construction methodologies to the greatest extent possible to minimise impacts to vegetation

• Erosion and sediment control measures are in place to prevent sediment runoff to waters

• Rehabilitation of any disturbed areas.

During the operational phase, key management measures will include:

• Management of the onsite wastewater treatment plant to ensure it is operating correctly and treating wastewater to the required standard

• Management of the desalination plant to ensure brine discharge is undertaken in accordance with required discharge limits to ensure water quality impacts are not increased

• Continued monitoring of flora and fauna in the area to identify any disturbance that may be occurring and identifying ways to mitigate this

With these measures implemented, no significant impacts to threatened species are expected to occur.

4.1.8.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

As per response to section 4.1.8.6, the impacts from the proposed development on the Great Barrier Reef Marine Park are not expected to be significant, therefore no offsets are required to be delivered.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development is not located near a water resource for coal mining or coal seam gas and, therefore, will not have any impact on this MNES.

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development will be occurring on a Queensland National Park, which is not identified as a Commonwealth Island and therefore no impact will occur.

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development is being undertaken in Australian waters and, therefore, will not affect any Commonwealth heritage places overseas.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

The project sits within the site of an existing resort facility on Hook Island, hence providing a footprint of existing disturbance that could be utilised by the current proposed eco resort to facilitate minimal additional disturbance of the surrounding national park. It occurs on land zoned for tourism purposes. The eco resort's purpose is to bring guests into the national park and facilitate appreciation of the matters of national (and state) environmental significance, and due to a lack of areas with existing disturbance from previous resort infrastructure within other national parks in the area, Hook Island was deemed the most appropriate site. Visitor numbers have been kept low so that significant impacts on the surrounding area can be avoided. infrastructure needs have been very carefully reviewed and chosen based on methods that cause the least impact. for example, wastewater will be irrigated to land rather than discharge to the marine environment.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	722-0080-00-P-02-RP01 - Planning Assessment Report FINAL for DA Lodgement.pdf Planning report for development	02/12/2024	No	High
#2.	Document	Appendix C2 - Architectural Masterplan.pdf Architectural masterplan of development	21/10/2024	No	High
#3.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#4.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High
#5.	Document	Appendix H - Stormwater Management.pdf Stormwater management plan for resort	16/10/2024	No	High
#6.	Document	Appendix M - Traffic Impact Assessment.pdf Traffic Impact Assessment for the development	28/10/2024	No	High
#7.	Document	Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High
#8.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High
#9.	Document	Appendix R1 - Construction Management Plan (NISSLAB).pdf Construction Management Plan for resort	11/11/2024	No	High
#10.	Document	Appendix R2 - Construction Management Plan (Wild Modular).pdf Construction Management Plan for resort	15/08/2024	No	High
#11.	Document	Hook_Island_Project_Area.jpg Image showing project area and facility layout.	20/11/2024	No	High
#12.	Document	Planning Report_Appendix A - Searches and Land Owner Consent.pdf	02/12/2024	No	High

Searches and Land Owner Consent documents					
#13.	Document	Planning Report_Appendix B - Preliminary Approval Decision Notice.pdf Preliminary Approval Decision Notice	10/08/2021	No	High
#14.	Document	Planning Report_Appendix C1 - Architectural Annexure_Compressed.pdf Architectural annexure	02/12/2024	No	High
#15.	Document	Planning Report_Appendix F - Coastal Hazard Assessment.pdf Coastal Hazard Assessment	31/10/2020	No	High
#16.	Document	Planning Report_Appendix G - Seawall Memorandum.pdf Seawall Memorandum	14/11/2024	No	High
#17.	Document	Planning Report_Appendix I - Water & Wastewater Servicing Study.pdf Water & Wastewater Servicing Study	03/11/2024	No	High
#18.	Document	Planning Report_Appendix J - Groundwater Assessment.pdf Groundwater Assessment	27/10/2022	No	High
#19.	Document	Planning Report_Appendix K - Geotechnical Investigation.pdf Geotechnical Investigation	05/06/2023	No	High
#20.	Document	Planning Report_Appendix L - Bushfire Hazard Assessment and Management Plan.pdf Bushfire hazard assessment	16/07/2023	No	High
#21.	Document	Planning Report_Appendix N - Landscape Concept Report.pdf Landscape Concept Report	23/10/2024	No	High
#22.	Document	Planning Report_Appendix O - Power (Energy) Assessment.pdf Power (Energy) Assessment	04/08/2024	No	High
#23.	Document	Planning Report_Appendix Q2 - Response to State Code 22 for ERA 61 and 63.pdf State code 22 compliance response	02/12/2024	No	High
#24.	Document	Planning Report_Appendix S - Emergency Management Plan (Approved).pdf Emergency management plan for development	02/11/2020	No	High
#25.	Document				

Planning Report_Appendix T - Code Compliance Statement.pdf Code compliance responses	02/12/2024	No	High

1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix C2 - Architectural Masterplan.pdf Architectural masterplan of development	21/10/2024	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

3.3.1 Commonwealth heritage places overseas or other places that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

4.1.1.6 (World Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High
#2.	Document	Appendix M - Traffic Impact Assessment.pdf Traffic Impact Assessment for the development	28/10/2024	No	High
#3.	Document	Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High

#4.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High

4.1.1.10 (World Heritage) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High
#3.	Document	Appendix H - Stormwater Management.pdf Stormwater management plan for resort	16/10/2024	No	High
#4.	Document	Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High
#5.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High
#6.	Document	Appendix R1 - Construction Management Plan (NISSLAB).pdf Construction Management Plan for resort	11/11/2024	No	High
#7.	Document	Appendix R2 - Construction Management Plan (Wild Modular).pdf Construction Management Plan for resort	15/08/2024	No	High

4.1.2.6 (National Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High
#2.	Document	Appendix M - Traffic Impact Assessment.pdf Traffic Impact Assessment for the development	28/10/2024	No	High
#3.	Document				

		Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High
#4.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High

4.1.2.10 (National Heritage) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High
#3.	Document	Appendix H - Stormwater Management.pdf Stormwater management plan for resort	16/10/2024	No	High
#4.	Document	Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High
#5.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High
#6.	Document	Appendix R1 - Construction Management Plan (NISSLAB).pdf Construction Management Plan for resort	11/11/2024	No	High
#7.	Document	Appendix R2 - Construction Management Plan (Wild Modular).pdf Construction Management Plan for resort	15/08/2024	No	High

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix H - Stormwater Management.pdf Stormwater management plan for resort	16/10/2024	No	High
#3.	Document	Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High
#4.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High
#5.	Document	Appendix R1 - Construction Management Plan (NISSLAB).pdf Construction Management Plan for resort	11/11/2024	No	High
#6.	Document	Appendix R2 - Construction Management Plan (Wild Modular).pdf Construction Management Plan for resort	15/08/2024	No	High

4.1.5.2 (Migratory Species) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

4.1.5.6 (Migratory Species) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

4.1.5.10 (Migratory Species) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix D - Vegetation Management Plan.pdf Vegetation Management Plan for the proposed action.	20/11/2024	No	High
#2.	Document	Appendix H - Stormwater Management.pdf Stormwater management plan for resort	16/10/2024	No	High
#3.	Document	Appendix P - Operational Management Plan.pdf Operational Management Plan for resort	01/10/2024	No	High
#4.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High
#5.	Document	Appendix R1 - Construction Management Plan (NISSLAB).pdf Construction Management Plan for resort	11/11/2024	No	High
#6.	Document	Appendix R2 - Construction Management Plan (Wild Modular).pdf Construction Management Plan for resort	15/08/2024	No	High

4.1.8.6 (Great Barrier Reef) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix E - Environmental Impact Assessment.pdf Environmental Impact Assessment for proposed action	21/11/2024	No	High

4.1.8.10 (Great Barrier Reef) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Appendix H - Stormwater Management.pdf Stormwater management plan for resort	16/10/2024	No	High
#2.	Document				

Appendix P - Operational Management Plan.pdf Operational Management Plan for resort			01/10/2024	No	High
#3.	Document	Appendix Q1 - Waste Management Plan (including ERA61).pdf Waste management plan for resort	19/11/2024	No	High
#4.	Document	Appendix R1 - Construction Management Plan (NISSLAB).pdf Construction Management Plan for resort	11/11/2024	No	High
#5.	Document	Appendix R2 - Construction Management Plan (Wild Modular).pdf Construction Management Plan for resort	15/08/2024	No	High

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	54010830421
Organisation name	BMT COMMERCIAL AUSTRALIA PTY LTD
Organisation address	4000 QLD
Representative's name	Lisa McKinnon
Representative's job title	Senior Principal Environmental Scientist
Phone	+610738316744
Email	lisa.mckinnon@bmtglobal.com
Address	Level 5, 348 Edward St Brisbane QLD 4000

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ By checking this box, I, **Lisa McKinnon of BMT COMMERCIAL AUSTRALIA PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	659411551
Organisation name	Hook Island Eco Lodge Pty Ltd
Organisation address	29 Moore Rd, Freshwater, NSW Australia
Representative's name	Glenn Piper

Representative's job title	Chief Executive Officer
Phone	0420308090
Email	glenn.piper@epochalhotels.com.au
Address	1 North Head Scenic Drive Manly NSW 2095

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **Glenn Piper of Hook Island Eco Lodge Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **Glenn Piper of Hook Island Eco Lodge Pty Ltd**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

☐ I would like to receive notifications and track the referral progress through the EPBC portal. *