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## Title of Proposal - O'Reilly's Green Mountains Camping Ground Redevelopment

### Section 1 - Summary of your proposed action

Provide a summary of your proposed action, including any consultations undertaken.

#### 1.1 Project Industry Type

Tourism and Recreation

#### 1.2 Provide a detailed description of the proposed action, including all proposed activities.

The proposal is for redevelopment of the Green Mountains public campground at O'Reilly's in the Green Mountains section of Lamington National Park (the subject area) in the Scenic Rim Regional Council (SRRC) local government area. Attachment 1 shows the subject area location.

The Green Mountains camping area is currently managed by Queensland Parks and Wildlife Service (QPWS). O'Reilly's Rainforest Retreat responded to a 2013 invitation by the Queensland Government for expressions of interest for private sector redevelopment of the camping ground. Successful in their submission, O'Reilly's Rainforest Retreat have further developed their campground redevelopment proposal in consultation with the Queensland Department of National Parks, Sport and Racing (NPSR) to minimise environmental impacts. The proposal subject to this referral involves upgrading existing amenities, providing new amenities and expanding the footprint of the existing camping area. The redeveloped camping ground will accommodate:

- 24 recreational vehicle (RV) powered sites;
- 5 pods of Eco Hard tents (5 tents per pod) connected with formed pathways to three shared amenity pods;
- 2 pods of suspended tents (5 tents per pod, suspended from post supports);
- Car parking areas around the existing loop road; and
- A camp hub with covered kitchen and dining area.

The redevelopment of the site would be segmented into two stages so that the improvements are utilized and welcomed by the public. The proposed development stages are described on the Master Plan provided as Appendix 2 and the project footprint is shown over recent aerial imagery on Figure 2 (Appendix 3).

Existing bathrooms will be refitted and new bathrooms and a kitchen facility will be added. These will be connected to nearby O'Reilly's waste water treatment plant where "A+" class recycled water will be pumped back to the bathrooms for use in toilet flushing and the remainder will be used for irrigation within the O'Reilly's Rainforest Retreat landscaped area under an existing EHP permit. Liquid waste from the campground is currently managed through disposal to trenches adjacent to the camping ground and solids are removed from site. There will be no additional extraction of water from existing supplies to the O'Reilly's Rainforest Retreat for the



re-development as the water supply is gravity fed from a spring to water storage tanks and is either used or released, but cannot be increased. The existing waste water treatment plant has sufficient and licensed capacity to accommodate the requirements of the redeveloped camping ground.

The proposed redevelopment will require the clearing of vegetation within an approximately 1 ha area of regrowth rainforest to accommodate the proposed hard tent sites and two new toilet facilities. There are already camping pads in this location beneath the canopy; however, larger trees would need to be removed to install and ensure the ongoing safety of the hard tent sites.

At present there are 52 camp sites (31 tent sites and 21 RV sites) with 4748 site stays per year on average, translating to approximately seven vehicle trips on Lamington National Park Road per day. The proposed redevelopment will increase the number of camp sites to 75, with an expected average of 9307 site stays per year, translating to approximately 12 vehicle trips on Lamington National Park Road per day. In context, there are 300,000 visitors to the Green Mountains section of Lamington National Park every year, and this translates to an average of around 300 vehicle trips per day on Lamington National Park Road.

Responses to this form that are not able to be inserted due to technical issues are provided in Attachment 1 and referred to wherever relevant.

**1.3 What is the extent and location of your proposed action? Use the polygon tool on the map below to mark the location of your proposed action.**

Area	Point	Latitude	Longitude
Subject area	1	-28.228473153328	153.13208423517
Subject area	2	-28.228477879748	153.13207887075
Subject area	3	-28.229739826317	153.13373111115
Subject area	4	-28.231327872705	153.13233636281
Subject area	5	-28.230136840129	153.13068948648
Subject area	6	-28.228473153328	153.13208423517

**1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland).**

Green Mountains camping ground is located in the Gold Coast Hinterland within the Green Mountains section of Lamington National Park, which is part of the Gondwana Rainforests of Australia World Heritage Area. This section of Lamington National Park is located on the western side of the Lamington Plateau. It is situated 13 km west of the township of Springbrook and 33 km south-west of Nerang, Gold Coast.



The camping ground is bordered by Lamington National Park Road to the north east, a public car park to the east, Mountain Bowers cabins to the west and O'Reilly's private land to the north west.

The subject area has a 16.6% slope from its highest point on Lamington National Park Road (910 m ASL) to its western boundary (890 m ASL) where it adjoins the O'Reilly's Mountain Villas. The O'Reilly's Mountain Villas comprise 48 privately-owned rainforest cabins on freehold land.

The subject area includes the cleared portions of the existing campground and the surrounding regrowth rainforest which has colonised the site since the 1970s when it is known to have been cleared and dominated by pasture grasses (pers. comm. Shane O'Reilly). See Appendix 4 for a comparison of aerial images from 1961 and 2016 for the subject area.

**1.6 What is the size of the development footprint or work area?**

3.8 ha

**1.7 Is the proposed action a street address or lot?**

Lot

**1.7.2 Describe the lot number and title.**496/NPW225 & 1/RA5568

**1.8 Primary Jurisdiction.**

Queensland

**1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?**

No

**1.10 Is the proposed action subject to local government planning approval?**

Yes

**1.10.1 Is there a local government area and council contact for the proposal?**

Yes

**1.10.1.0 Council contact officer details**

**1.10.1.1 Name of relevant council contact officer.**

John Creagan, Scenic Rim Council Planning Services Coordinator



### **1.10.1.2 E-mail**

John.c@scenicrim.qld.gov.au

### **1.10.1.3 Telephone Number**

07 5540 5111 or 1300 360 555

### **1.11 Provide an estimated start and estimated end date for the proposed action.**

Start date 07/2017

End date 09/2017

### **1.12 Provide details of the context, planning framework and State and/or Local government requirements.**

#### **State Government**

An objective of the DestinationQ Partnership Agreement established between the Queensland Government and the Queensland Tourism Industry Council in 2012 is the encouragement of new ecotourism products to showcase Queensland's natural competitive advantage. At this time the Queensland Government committed to enhancing access to national parks for the benefits of ecotourism and undertook significant reforms to allow privately owned environmentally responsible facilities to be established on national parks.

The private sector was encouraged to submit their concepts to build and operate new infrastructure that is contemporary and responsive to the needs of today's eco-traveler.

Green Mountains in the Lamington National Park is one of the sites that underwent a due diligence process by the Queensland Government prior to the area being released as an opportunity to the investment market (Appendix 5). The Queensland Government released an Expression of Interest – Green Mountains, Lamington National Park in August 2013 (Appendix 6). The successful proponent would be able to utilise the existing QPWS camping ground, and possibly an existing used ranger barracks and house, near O'Reilly's Rainforest Retreat. Following assessment of the EOI submissions received, one proponent, National Park Pty Ltd – O'Reilly's Rainforest Retreat, was selected to proceed to the next stage of the process.

Under this process the Queensland Government considers ecotourism facility proposals on a case-by-case basis with proposals lodged through an expression of interest process. The nature, scale and location of proposals influence the level of information that a proponent is required to provide to enable a properly informed assessment to be made.

Assessment of proposals move through two stages as an iterative process between the Queensland Department of National Parks, Sport and Racing and the proponent, with finer levels of details being developed as the proposal proceeds. National Parks Pty Ltd is in Stage 2 of this process.



### Stage 1 Preliminary concept design

This stage required the proponent to develop a concept proposal including:

- A description of the concept explaining the type, site location, size and capacity of intended facilities and due diligence of regulatory requirements.
- The proposed services and activities to be provided.
- A preliminary assessment of environmental or cultural values and an indication of likely impacts and mitigation measures.
- A preliminary assessment of benefits to and impacts on the local community.
- Consideration of the Best Practice Ecotourism Development Guidelines.
- A description of the innovative or unique aspects of the proposal and how it fits the destination and fills an existing market gap.
- Identification of the target market and segment, market demand and market competition.
- An assessment of site suitability detailing why national park land is required for the proposal.
- Demonstration of the financial and managerial capacity of the proponent to successfully establish and operate the proposed facility.

### Stage 2 Full proposal assessment

This stage requires the proponent to develop a detailed proposal. The content for this stage is determined on a case-by-case basis, informed by the assessment in Stage 1. The required assessment includes:

- A site master plan detailing layout, design and function.
- An appropriate form of environmental assessment and a proposed environmental management plan (EMP) for the facility.
  - for some proposals a full environmental impact statement will be required
  - proposals with a lower level of risk may require a simpler environmental risk assessment (ERA) rather than a full EIS, with the department advising suitable terms of reference for an ERA.
  - all proposals will require and EMP to be maintained for the life of the facility.
- An appropriate form of cultural heritage impact assessment and, if required, a cultural heritage management plan.



- Details of how the proposal meets environmental, economic and social sustainability outcomes in the Best Practice Ecotourism Development Guidelines.
- A full business case with financial projections including evidence of the long term commercial viability of the proposal.
- Information to allow for due diligence assessment of proponents.

The assessment process in Stage 2 is an iterative process requiring discussion between the department and the proponent regarding key requirements and processes. National Parks Pty Ltd is in this stage of assessment for the Green Mountains Camping Ground Redevelopment proposal and is continuing to develop the proposal in consultation with NPSR and respond to the department's requests for information.

Public consultation and/or notification on proposals for ecotourism facilities are required at one or more points in the assessment process, usually during Stage 2.

Following an assessment of an ecotourism facility proposal and prior to an authority being granted, a proponent may be granted owners consent in order for the proponent to proceed with applying for any additional environmental, planning or development approvals.

Owners consent will only be given if a proposal has been assessed as compliant with the requirements for ecotourism facilities under the Nature Conservation Act 1992 and prior to being prescribed by regulation as a permitted use and the granting of a lease or authority. Owners consent in the form of a conditional approval for the redevelopment was granted by the Queensland Government on 21 October 2016 (see Appendix 7).

The Nature Conservation Act 1992 provides for a variety of authority types that can be granted for ecotourism facilities. In the case of the Green Mountains Campground Redevelopment a lease arrangement would be made for a period of up to 30 years with an ability to renew for a further 30 years. Appropriate lease terms are yet to be negotiated.

Leases will be performance-based with conditions that hold the lessee accountable for delivering the agreed environmental, social and economic outcomes. Authorities will be supported by appropriate environmental management plans, cultural heritage plans and/or facility operational plans. The authority will also include conditions that relate to operational compliance with these provisions such as enforcement actions and/or remedial actions for breaches of conditions.

All ecotourism facilities will undergo auditing of compliance with authority conditions at regular periods.

Authority conditions will clearly identify the obligations for site rehabilitation, should an ecotourism facility cease to operate.

## **Local Government**



There are a number of approvals to be sought from the Local Government, Scenic Rim Regional Council (SRRC). These include:

- a. operational works applications for carpark and/or earthworks
- b. building application for fixed structures
- c. plumbing and drainage application for fixed structures, bathrooms, rising main and recycled water.

A town planning specialist will be engaged to obtain these approvals. Previous advice regarding the proposal from SRRC indicated that a development application would not be required; however, Town Planners acting on behalf of National Park Pty Ltd are seeking to confirm this based on the final Masterplan.

**1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders.**

The traditional custodians of the land are the Wangerriburra people. Shane O'Reilly and representatives from QPWS had a conference call with one of the traditional custodians, Ken Markwell, and discussed aspects of the camping ground and operation and the possibility of their future involvement.

A more detailed and expansive consultation process will be carried out as per the 'Stakeholder and Community Involvement Plan' (Appendix 8) once the detailed proposal has been formerly accepted by the Department of National Parks, Sport and Racing (NPSR) in Queensland.

**1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project.**

The following assessments have been undertaken for the proposed development:

- O'Reilly's Green Mountains Camping Ground - MNES Assessment (2017), Prepared by BAAM Pty Ltd for O'Reilly's Rainforest Retreat (Appendix 9).
- O'Reilly's Green Mountains Camping Ground - Vegetation, Fauna and Rehabilitation Management Plan (2017), Prepared by BAAM for O'Reilly's Rainforest Retreat (Appendix12).

**1.15 Is this action part of a staged development (or a component of a larger project)?**

No

**1.16 Is the proposed action related to other actions or proposals in the region?**



No





## Section 2 - Matters of National Environmental Significance

Describe the affected area and the likely impacts of the proposal, emphasising the relevant matters protected by the EPBC Act. Refer to relevant maps as appropriate. The [interactive map tool](#) can help determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in your area of interest. Consideration of likely impacts should include both direct and indirect impacts.

Your assessment of likely impacts should consider whether a bioregional plan is relevant to your proposal. The following resources can assist you in your assessment of likely impacts:

- [Profiles of relevant species/communities](#) (where available), that will assist in the identification of whether there is likely to be a significant impact on them if the proposal proceeds;
- [Significant Impact Guidelines 1.1 – Matters of National Environmental Significance](#);
- [Significant Impact Guideline 1.2 – Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies](#).

### 2.1 Is the proposed action likely to impact on the values of any World Heritage properties?

Yes

#### 2.1.1 Impact table

Properties	Impact
Gondwana Rainforests of Australia World Heritage Area	See Section 2.1.1 Impact Table (Attachment 1)

### 2.1.2 Do you consider this impact to be significant?

No

### 2.2 Is the proposed action likely to impact on the values of any National Heritage places?

No

### 2.3 Is the proposed action likely to impact on the ecological character of a Ramsar wetland?



No

**2.4 Is the proposed action likely to impact on the members of any listed threatened species (except a conservation dependent species) or any threatened ecological community, or their habitat?**

Yes

**2.4.1 Impact table**

Species	Impact
No Threatened Ecological Communities or threatened flora species present. See Appendix 4 of Appendix 9 for detailed assessments of threatened fauna.	Following are summaries of the risk assessment for each species from Appendix 4 of Appendix 9:
Spotted-tailed Quoll	- Habitat loss - unlikely and insignificant Increased vehicle strike - unlikely and insignificant Increased predation - unlikely and insignificant
Grey-headed Flying-fox	Habitat loss - possible and insignificant
Large-eared Pied Bat	Habitat loss - possible and insignificant
Red Goshawk	Habitat loss - unlikely and insignificant
Coxen's Fig Parrot	Habitat loss - unlikely and insignificant
Three-toed Snake-toothed Skink	Habitat loss - possible and insignificant Increased vehicle strike - unlikely and insignificant Increased predation - unlikely and insignificant
Fleay's Barred Frog	Habitat degradation - unlikely and insignificant Increased predation - unlikely and insignificant

**2.4.2 Do you consider this impact to be significant?**

No

**2.5 Is the proposed action likely to impact on the members of any listed migratory species, or their habitat?**

No

**2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?**

No



**2.7 Is the proposed action likely to impact on any part of the environment in the Commonwealth land?**

No

**2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?**

No

**2.9 Will there be any impact on a water resource related to coal / gas / mining?**

No

**2.10 Is the proposed action a nuclear action?**

No

**2.11 Is the proposed action to be taken by the Commonwealth agency?**

No

**2.12 Is the proposed action to be undertaken in a Commonwealth Heritage Place Overseas?**

No

**2.13 Is the proposed action likely to impact on any part of the environment in the Commonwealth marine area?**

No



## Section 3 - Description of the project area

Provide a description of the project area and the affected area, including information about the following features (where relevant to the project area and/or affected area, and to the extent not otherwise addressed in Section 2).

### 3.1 Describe the flora and fauna relevant to the project area.

Vegetation in the subject area is mapped by the State as Regional Ecosystem 12.8.5: Complex notophyll vine forest. The field survey confirmed the vegetation in the subject area is regrowth complex notophyll vine forest (as defined by Queensland vegetation mapping criteria). Characteristic species of Complex notophyll vine forest in the Southeast Queensland Bioregion include *Argyrodendron actinophyllum*, *Sloanea australis*, *S. woollsii*, *Cryptocarya erythroxylon*, *Ficus watkinsiana*, *Dysoxylum fraserianum*, *Caldcluvia paniculosa*, *Karrabina benthamiana*, *Orites excelsus*, *Acmena ingens*, *Syzygium corynanthum*, *S. crebrinerve* and *Citronella moorei*.

Regional Ecosystem 12.8.5 is not analogous to any currently listed Threatened Ecological Community and it is concluded that the subject area does not support any Threatened Ecological Communities.

Database searches recorded or predicted the presence of 14 EPBC Act listed threatened flora species in the vicinity of the subject area, one of which is assessed as having the potential to occur within the subject area. The field survey did not locate any of the species returned by data searches within or immediately adjoining the subject area. Accordingly, it is considered that significant impacts upon threatened flora species are unlikely.

Database searches recorded or predicted the presence of 22 EPBC Act listed threatened terrestrial fauna species in the vicinity of the subject area. The field survey did not locate any of the species returned by data searches within or immediately adjoining the subject area, although an assessment of habitat suitability within the subject area and consideration of previous records within the vicinity of the subject area suggests two EPBC Act listed threatened terrestrial fauna species are likely to occur and a further five species or have the potential to occur.

See Appendix 9 for details.

### 3.2 Describe the hydrology relevant to the project area (including water flows).

Lamington National Park is within the water catchment of several major waterways (DERM, 2011). The headwaters of the Nerang River rise in the north-east of the park and feed the Hinze Dam, which supplies drinking water for most of the Gold Coast region. A significant portion of the headwaters of the Albert and Coomera rivers are also located within the National Park. These rivers supply drinking water for the Beaudesert area.



The proposal area is within the area managed under the Water Resource (Logan Basin) Plan 2007.

A first order stream is mapped as intersecting the north-western corner of the proposal area. This waterway flows in a southerly direction before feeding into Morans Creek, which is located 350 m south-west of the proposal area, immediately south of the O'Reilly's Villas.

### **3.3 Describe the soil and vegetation characteristics relevant to the project area.**

Vegetation surrounding the current campground is mapped as Regional Ecosystem (RE) 12.8.5, described as Complex notophyll vine forest. Characteristic species include *Argyrodendron actinophyllum*, *Sloanea australis*, *S. woollsii*, *Cryptocarya erythroxylon*, *Ficus watkinsiana*, *Dysoxylum fraserianum*, *Caldcluvia paniculosa*, *Karrabina benthamiana*, *Orites excelsus*, *Acmena ingens*, *Syzygium corynanthum*, *S. crebrinerve* and *Citronella moorei* occurring on Cainozoic igneous rocks especially basalt and lateritised basalt usually >600m altitude.

Soils are Krasnozems on basaltic plateaux.

Field survey found that the area of the proposed redevelopment supports regrowth rainforest of comparatively recent origin. In the 1950s, it was largely Kikuyu and Paspalum pasture, but by the 1970s, numerous clumps of secondary trees and colonising species provided the nucleus of the current regrowth rainforest (pers. comm. Shane O'Reilly, 2016). There is a dominance of rainforest colonisers present in regrowth surrounding the current campsite and the regrowth forest exhibits a complex range of plant species.

The results of a flora survey are provided in (Appendix 9).

### **3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area.**

There are no outstanding natural features and/or important or unique values relevant to the project area.

### **3.5 Describe the status of native vegetation relevant to the project area.**

The vegetation within the project area is described as regrowth Complex Notophyll Vine Forest, consistent with Regional Ecosystem 12.8.5. There are no EPBC Act threatened ecological communities present.

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

n/a



### **3.7 Describe the current condition of the environment relevant to the project area.**

The results of the site assessment, including flora and fauna survey results are provided in the O'Reilly's Camping Ground Redevelopment MNES Assessment, included as Appendix 9 to this referral. The MNES Assessment report provides information regarding the current condition of the environment relevant to the project area.

In summary, the proposed redevelopment site is a combination of the current, mostly cleared camping ground, and an area of adjoining regrowth rainforest. The proposal requires clearing within a 1 ha area of the adjoining regrowth rainforest which has limited habitat values due to its immaturity (e.g. little or no ground layer, few shrubs and shallow leaf litter) and current disturbance from camping activities beneath the canopy. The images shown in Table 2.1.1 (Appendix 1) are typical of the proposed hard tent site areas.

### **3.8 Describe any Commonwealth Heritage Places or other places recognised as having heritage values relevant to the project area.**

There are no Commonwealth Heritage Places or other places recognized as having heritage values within or near the camping ground.

### **3.9 Describe any Indigenous heritage values relevant to the project area.**

The traditional custodians of the land are the Wangerriburra people. The land in question was completely cleared and planted with Kikuyu for grazing before becoming a campground in the late 1970's. No Aboriginal cultural heritage artifacts have ever been discovered at this site. Native titled is extinguished as the land was originally freehold land.

### **3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area.**

The redevelopment is proposed within the property currently described as Lot 496/NPW225, which is part of Lamington National Park (NP). The proposed lease area is shown on Appendix 10. The proposed lease area differs from the lot/plan boundary and the boundary of the adjacent road reserve for the following reasons provided by the Department of National Parks, Sport and Racing (NPSR):

- Due to historical construction and surveying errors, the Lamington National Park Road Reserve alignment overlies a portion of the Green Mountains campground, while the actual constructed bitumen road pavement and drains are located in the Lamington NP.
- NPSR initiated actions in 2015 to correct this historical error, which involves revoking part of Lamington NP (1849m<sup>2</sup>) and then gazetting it as road reserve.



- There will be a corresponding degazettal of part of the current road reserve followed by gazettal of this area (3245m<sup>2</sup>) as national park. Correcting the Road Reserve alignment will ensure that gazettals reflect reality on the ground.
- The Department of Environment and Heritage (EHP) is progressing this action for NPSR, in consultation with the Departments of Transport and Main Roads (DTMR) and Natural Resources and Mines (DNRM).
- This action is well underway with the amendment proposal to revoke part of Lamington NP (1849m<sup>2</sup>) described as lot 99 on SP274809, passed by a Resolution agreed to by the Legislative Assembly of Queensland on 15 February 2017.
- The subsequent action to de-gazette the road reserve and the gazettel of this area (3245m<sup>2</sup>) described as lot 497 on SP274810, as national park will continue to be progressed by EHP this year.
- It is expected by the time lease agreements and authorities for the Green Mountains campground are being finalised the gazettal actions to realign the road reserve will be completed.
- Note that DTMR support the proposal and will retain continued management responsibility for all road assets contained with the road reserve.

### **3.11 Describe any existing or any proposed uses relevant to the project area.**

A portion of Lot 496/NPW225 is currently occupied by a QPWS-operated campground. This is the only camping ground located within the Green Mountains section of Lamington National Park. The camping ground includes facilities (toilets and showers). Currently there are two grassed disposal areas used for the transpiration of effluent from the camping ground's amenity block. These two transpiration areas are fenced off and located away from the camping ground to minimise public access. Solid waste produced from the amenities block is transported outside the national park by a licensed contractor and disposed of in accordance with appropriate legislative requirements.

The proposal is for the facilities to be updated and expanded, and for the waste to be treated at the adjoining O'Reilly's waste water treatment plant and to recycle the A-plus class effluent back to the camping ground bathrooms for flushing.

Large industrial waste bins are provided in the existing camping ground. These are emptied by contractors and disposed of, as required, to local landfill.



## **Section 4 - Measures to avoid or reduce impacts**

Provide a description of measures that will be implemented to avoid, reduce, manage or offset any relevant impacts of the action. Include, if appropriate, any relevant reports or technical advice relating to the feasibility and effectiveness of the proposed measures.

Examples of relevant measures to avoid or reduce impacts may include the timing of works, avoidance of important habitat, specific design measures, or adoption of specific work practices.

### **4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action.**

See Section 4.1 of Attachment 1

### **4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved.**

See Section 4.2 of Attachment 1





## **Section 5 – Conclusion on the likelihood of significant impacts**

A checkbox tick identifies each of the matters of National Environmental Significance you identified in section 2 of this application as likely to be a significant impact.

Review the matters you have identified below. If a matter ticked below has been incorrectly identified you will need to return to Section 2 to edit.

### **5.1.1 World Heritage Properties**

No

### **5.1.2 National Heritage Places**

No

### **5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)**

No

### **5.1.4 Listed threatened species or any threatened ecological community**

No

### **5.1.5 Listed migratory species**

No

### **5.1.6 Commonwealth marine environment**

No

### **5.1.7 Protection of the environment from actions involving Commonwealth land**

No

### **5.1.8 Great Barrier Reef Marine Park**

No

### **5.1.9 A water resource, in relation to coal/gas/mining**

No



### **5.1.10 Protection of the environment from nuclear actions**

No

### **5.1.11 Protection of the environment from Commonwealth actions**

No

### **5.1.12 Commonwealth Heritage places overseas**

No

## **5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action.**

Appendix 9 provides an assessment of the potential impacts of the proposed camping ground redevelopment on matters protected by the EPBC Act. The assessment found that the proposed camping ground redevelopment is not of a scale or intensity to cause any significant impacts to matters protected by the EPBC Act with the implementation of some key mitigation and management measures to achieve the environmental outcomes as set out in Section 4.2 of this referral. Key reasons it is believed that the proposal is not a controlled action are:

- The proposed camping ground redevelopment will not change the appearance of the area or damage, modify or obscure any significant geological formations.
- The proposed camping ground redevelopment site is not known to support EPBC Act listed flora or fauna species and the regrowth rainforest habitat present in the redevelopment area has a poorly developed ground layer, shallow leaf litter and little fallen timber to shelter ground-dwelling species in comparison to adjacent remnant rainforest.
- The proposal to create a 3 m vegetated buffer between the camping ground and the adjacent habitat is designed to prevent campers from entering the adjacent habitat, and eventually provide a partial barrier to light from camping sites. Currently adjacent areas show signs of use by campers and there is very little ground cover or shrub establishment. With encouragement for campers to stay out of adjacent areas, habitat condition in this area is likely to improve over time.
- The proposed camping ground redevelopment will not interfere with any rivers, wetlands or waterbodies within the World Heritage Area. Water quality in Moran's Creek, located 350 m from the camping ground, can be protected through the proposed sensitive design of structures to maintain existing ground surfaces, and with the implementation of site-specific erosion and sedimentation prevention and management measures.
- Although unlikely to be measurable given the distance from the camping ground to Moran's Creek, there may be a long term improvement in water quality in Moran's Creek as a result of waste water from the camping ground being treated within the adjacent O'Reilly's Waste Water



Treatment Plant rather than the current situation where untreated waste water is disposed of on site.

- It is estimated that there are currently an average of 300 vehicle trips per day to the Green Mountains Section of Lamington National Park. The proposed redevelopment will increase this average by five vehicles per day. It is not considered that this increase would represent a significant risk to fauna through vehicle strike. Recent action has been taken by NPSR to reduce the speed limit on Lamington National Park Road to 40 km/hr to reduce the risk of vehicle strike on this steep and winding road.

- The location of the camping ground redevelopment area, which is an extension of an existing cleared and partially cleared camping area currently managed by the Queensland Parks and Wildlife Service, adjacent to Lamington Park National Road, a public carpark, the O'Reilly's Rainforest Retreat and Mountain Villas means that there is no requirement for access roads or power infrastructure to be installed. Clearing 1 ha of disturbed habitat on the edge of the existing camping ground will not fragment or isolate habitat for the conservation of biological diversity in the World Heritage Area.



## **Section 6 – Environmental record of the person proposing to take the action**

Provide details of any proceedings under Commonwealth, State or Territory law against the person proposing to take the action that pertain to the protection of the environment or the conservation and sustainable use of natural resources.

### **6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Please explain in further detail.**

The O'Reilly family moved to Green Mountains in 1911 and was then surrounded by Lamington National Park when it was proclaimed in 1915. Since that time the O'Reilly family has maintained a business built on the foundation of the interpretation and education of visitors of the fauna and flora of surrounding Lamington National Park. The business name is National Park Pty Ltd trading as O'Reilly's Rainforest Retreat.

The business is still 100% owned by the O'Reilly family – now in its third generation of ownership and this past year celebrated 90 years as a tourism facility.

O'Reilly's Rainforest Retreat has continued to maintain Advanced Eco Certification from Eco Tourism Australia for a number of years.

### **6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application.**

n/a

### **6.3 Will the action be taken in accordance with the corporation's environmental policy and planning framework?**

Yes

#### **6.3.1 If the person taking the action is a corporation, please provide details of the corporation's environmental policy and planning framework.**

O'Reilly's Rainforest Retreat and Canungra Valley Vineyards Environmental and Social Responsibility Policy is provided as Appendix 13.



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**6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?**

Yes

**6.4.1 EPBC Act No and/or Name of Proposal.**

EPBC 2005/2301 Proposed action by National Park Pty Ltd to undertake the 'Mountain Bowers' development. On 27 October 2005 the Minister decided the proposal was not a controlled action provided that the proposed action is undertaken in the manner set out in the Schedule of the decision.



## Section 7 – Information sources

You are required to provide the references used in preparing the referral including the reliability of the source.

### 7.1 List references used in preparing the referral (please provide the reference source reliability and any uncertainties of source).

Reference Source	Reliability	Uncertainties
O'Reilly's Campground MNES Assessment Report (Appendix 9) see reference list in Appendix 9	Assessment based on database searches, scientific literature and appropriate level of field assessment – information has high reliability.	Quantification of predicted improvement in water quality in Moran's Creek due to proposed waste water treatment.



## **Section 8 – Proposed alternatives**

You are required to complete this section if you have any feasible alternatives to taking the proposed action (including not taking the action) that were considered but not proposed.

### **8.0 Provide a description of the feasible alternative?**

In 2013 Queensland Government put forward an invitation for expressions of interest for the private redevelopment and operation of the Green Mountains Campground. The site is within easy walking distance of the National Park Information Centre, day use picnic area, and a wide range of popular short and long distance walking tracks.

The campground is dated and requires upgrading of the amenities and the waste water management system, as well as rehabilitation of eroded and compacted areas. There are no feasible alternatives to the proposed redevelopment that would continue to provide for and improve facilities for formal camping within this section of the National Park.

The successful proposal has been further developed in close consultation with QPWS and has evolved over time. Initially the proposed semi-permanent tents were to be located in part of a road that had been revegetated; however, this option was removed from the design. In addition, a ring road through the north-eastern section of the subject area was proposed that would disturb some remnant forest; however, that option has been removed to minimise impacts on vegetation/habitat.

No proposal other than that subject this referral has been further assessed.

### **8.1 Select the relevant alternatives related to your proposed action.**

#### **8.27 Do you have another alternative?**

No



## Section 9 – Contacts, signatures and declarations

Where applicable, you must provide the contact details of each of the following entities: Person Proposing the Action; Proposed Designated Proponent and; Person Preparing the Referral. You will also be required to provide signed declarations from each of the identified entities.

### 9.0 Is the person proposing to take the action an Organisation or an Individual?

Organisation

#### 9.2 Organisation

##### 9.2.1 Job Title

Managing Director

##### 9.2.2 First Name

Shane

##### 9.2.3 Last Name

O'Reilly

##### 9.2.4 E-mail

shane@oreillys.com.au

##### 9.2.5 Postal Address

PO Box 392  
Nerang QLD 4211  
Australia

##### 9.2.6 ABN/ACN

ABN

68009661367 - NATIONAL PARK PTY. LIMITED

##### 9.2.7 Organisation Telephone

07 5502 4900





**9.2.8 Organisation E-mail**

shane@oreillys.com.au

**9.2.9 I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:**

Not applicable

**Small Business Declaration**

I have read the Department of the Environment and Energy's guidance in the online form concerning the definition of a small a business entity and confirm that I qualify for a small business exemption.

Signature:..... Date: .....

**9.2.9.2 I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations**

No

**9.2.9.3 Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made**

**Person proposing the action - Declaration**

I, SHANE O'REILLY, 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 of or for the benefit of any other person or entity.

Signature: [Signature] Date: 12/5/17

I, SHANE O'REILLY, the person proposing the action, consent to the designation of NATIONAL PARK PTY LIMITED as the proponent of the purposes of the action describe in this EPBC Act Referral.

Signature: [Signature] Date: 12/5/17

**9.3 Is the Proposed Designated Proponent an Organisation or Individual?**



Organisation

## 9.5 Organisation

### 9.5.1 Job Title

Managing Director

### 9.5.2 First Name

Shane

### 9.5.3 Last Name

O'Reilly

### 9.5.4 E-mail

shane@oreillys.com.au

### 9.5.5 Postal Address

PO Box 392  
Nerang QLD 4211  
Australia

### 9.5.6 ABN/ACN

ABN

68009661367 - NATIONAL PARK PTY. LIMITED

### 9.5.7 Organisation Telephone

07 5502 4900

### 9.5.8 Organisation E-mail

shane@oreillys.com.au

### Proposed designated proponent - Declaration

I, SHANE O'REILLY, the proposed designated proponent, consent to the designation of myself as the proponent for the purposes of the action described in this EPBC Act Referral.



Signature: Robyn Date: 12/5/17

**9.6 Is the Referring Party an Organisation or Individual?**

Organisation

**9.8 Organisation**

**9.8.1 Job Title**

Managing Director

**9.8.2 First Name**

Paulette

**9.8.3 Last Name**

Jones

**9.8.4 E-mail**

paulette@baamecology.com

**9.8.5 Postal Address**

PO Box 1376  
Cleveland QLD 4163  
Australia

**9.8.6 ABN/ACN**

ABN

59097464992 - BIODIVERSITY ASSESSMENT AND MANAGEMENT PTY LTD

**9.8.7 Organisation Telephone**

07 3286 7788

**9.8.8 Organisation E-mail**

paulette@baamecology.com

**Referring Party - Declaration**



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I, Paulette Jones, I 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.

Signature:  Date: 12/05/2017



## Appendix A - Attachments

The following attachments have been supplied with this EPBC Act Referral:

1. appendix\_1\_figure\_1\_locality\_map.pdf
2. appendix\_2\_stage\_2\_masterplan.pdf
3. appendix\_3\_figure\_2\_project\_footprint.pdf
4. appendix\_4\_1961\_vs\_2016\_imagery.pdf
5. appendix\_5\_-\_preliminary\_environmental\_risk\_assessment.pdf
6. appendix\_6\_tourism\_investment\_profile\_2013.pdf
7. appendix\_7\_conditional\_approval.pdf
8. appendix\_8\_stakeholder\_plan.pdf
9. appendix\_10\_-\_proposed\_lease\_area.pdf
10. appendix\_11\_oreillys\_sbmp\_march\_2016.pdf
11. appendix\_12\_-\_vegetation\_fauna\_and\_rehabilitation\_management\_plan\_v1.pdf
12. appendix\_13\_-\_environmental\_policy.pdf
13. attachment\_1\_oreillys\_camping\_ground\_referral\_submission\_webform\_sections.pdf