



VARIATION OF CONDITIONS ATTACHED TO APPROVAL GREAT KEPPEL ISLAND TOURISM AND MARINA DEVELOPMENT (EPBC 2010/5521)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

Person to whom the approval is granted	GKI Resort Pty Ltd ACN: 122 786 109
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Approved action	Construction and operation of a tourism and marina development on Great Keppel Island, Queensland [See EPBC Act referral 2010/5521]
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Variation

Variation of conditions attached to approval	The variation is: Delete condition 90 attached to the approval and substitute with the conditions specified in the table below.
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Date of effect	This variation has effect on the date the instrument is signed
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Person authorised to make decision

Name and position	Dwaine McMaugh A/g Assistant Secretary Environment Assessments (Vic, Tas) and Post Approvals Branch
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Signature

Date of decision

9 April 2021

Date of decision	Conditions attached to approval
Original dated 5/3/2013	<p>Consolidated Master Plan</p> <p>1. The person taking the action must submit to the Minister for approval a Consolidated Master Plan of the proposed Great Keppel Island Tourism and Marina Development (including the marina, anchoring, submarine utilities, airstrip, recreational areas, waste management, water and sewage treatment, location of the critically endangered ecological community "Littoral Rainforest and Coastal Vine Thickets of Eastern Australia". The final Consolidated Master Plan must be a single document and:</p> <ul style="list-style-type: none"> a. be based on information contained in the Final Environmental Impact Statement; b. cross reference including with page numbers where in the Final Environmental Impact Statement documentation the design elements can be found; c. contain diagrams and text detailing the layout and design features of all components of the development; and d. timeframes for implementation.
Variation dated 2/8/2016	<p>2. The person taking the action must not commence the action until the Consolidated Master Plan is approved by the Minister. The person taking the action must implement the approved Consolidated Master Plan.</p>
Variation dated 6/2/2014	<p>3. The person taking the action must submit to the Minister for approval a Pre-construction Surveying Program for the presence and habitat of the following listed marine species: (Green Turtle <i>Chelonia mydas</i>, Flatback Turtle <i>Natator depressus</i>, Loggerhead Turtle <i>Caretta caretta</i>, Hawksbill Turtle <i>Eretmochelys imbricate</i>, Olive Ridley Turtle <i>Lepidochelys olivacea</i>, Leatherback Turtle <i>Dermochelys coriacea</i>); Australian Snubfin Dolphin (<i>Orcaella heinsoni</i>); Indo-Pacific Humpback Dolphin (<i>Sousa chinensis</i>); and Dugong (<i>Dugong dugong</i>).</p>
Original dated 5/3/2013	<p>4. The Pre-construction Surveying Program must:</p> <ul style="list-style-type: none"> a. be undertaken for each listed marine species identified; b. be undertaken in accordance with the department's survey guidelines in effect at the time of the survey, or survey methodology agreed to by the department prior to surveys being undertaken; c. be undertaken by a suitably qualified person/s approved by the Minister in writing;

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	<ul style="list-style-type: none"> d. document the survey methodology for each listed marine species including, but not limited to, statistically robust methodology, survey data, timing and frequency of monitoring, and timeframes for implementation; e. apply best practice site assessment and ecological survey methods appropriate for each listed marine species and their habitats; and f. utilise latest available baseline information, including information gathered as part of the Final Environmental Impact Statement and other studies undertaken by the proponent or any other person/organisation in the 4 years preceding this approval.
Original dated 5/3/2013	5. Commencement of the action cannot occur until the Minister has approved the Pre-Construction Surveying Program in writing.
Variation dated 2/8/2016	<p><i>Pre-construction Surveying Program</i></p> <p>6. Prior to commencement of the action the person taking the action must implement and complete the approved Pre-construction Surveying Program in relation to all EPBC listed marine species. The person taking the action must notify the Minister within ten (10) business days of the commencement and, subsequently, the completion of the Pre-construction Surveying Program.</p>
Original dated 5/3/2013	7. The approved Pre-construction Surveying Program must continue to be implemented until the Marine Environment Management Plan at condition 21 has been approved by the Minister .
Variation dated 6/2/2014	<p><i>Water Quality Monitoring Program</i></p> <p>8. The person taking the action must submit to the Minister for approval a Water Quality Monitoring Program related to monitoring groundwater, surface water, potable water supply, wastewater, storm water, harvested water and sewage effluent on the outstanding universal value of the Great Barrier Reef World Heritage Area and the marine environment of the Great Barrier Reef Marine Park.</p>
Variation dated 2/8/2016	<p>9. The Water Quality Monitoring Program must:</p> <ul style="list-style-type: none"> a. utilise the latest available baseline information, including information gathered as part of the Final Environmental Impact Statement and other studies undertaken by a suitably qualified person/organisation; b. take into account the existing regional water quality monitoring initiatives;

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	<ul style="list-style-type: none"> c. apply best practice water quality assessment, in accordance with the <i>National Water Quality Management Strategy</i>, the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)</i>, the <i>National Assessment Guidelines for Dredging</i>, the <i>Water Quality Guidelines for the Great Barrier Reef Marine Park (2009)</i> and the <i>Queensland Water Quality Guidelines 2009</i>, or most current versions of these guidelines; d. provide the environmental values, levels of protection, management aims and water quality objectives, survey methodology (including but not limited to time of year), locations, and water quality parameters to determine existing background levels of stressors and toxicants including nutrients, pesticides, dissolved trace metals and suspended solids entering the Great Barrier Reef World Heritage Area and Great Barrier Reef Marine Park; e. specify the location of static surface and groundwater sampling points including, but not limited to, Putney Creek, groundwater aquifers, stormwater outlets and the wet weather storage ponds; f. specify the frequency, timeframe for implementing and locations for the monitoring capable of detecting exceedance at and above the levels anticipated, with results aggregated to appropriate regular intervals for reporting purposes; and g. commit that samples will be collected and analysed in accordance with the <i>Queensland Monitoring and Sampling Manual 2009</i>, or the most current version of that manual.
Variation dated 2/8/2016	10. The person taking the action must implement the approved Water Quality Monitoring Program at least 12 months prior to the commencement of the action .
Variation dated 2/8/2016	11. Revoked
Original dated 5/3/2013	12. The person taking the action must notify the Minister within ten (10) business days of commencement of the approved Water Quality Monitoring Program.
Original dated 5/3/2013	13. The information obtained from the Water Quality Monitoring Program must be used to inform the Terrestrial Environment Management Plan at condition 16, the Marine Environment Management Plan at condition 21, the Heritage Management Plan at condition 28, the Water Treatment and Management Plan at condition 43 and the Great Keppel Island Offset Restoration and Management Plan at condition 53.

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Original dated 5/3/2013	<p><i>Vegetation Clearing</i></p> <p>14. To mitigate impacts on listed migratory bird species the person taking the action must provide a 200 metre vegetation setback between the golf course boundary on Lot 21 and the Leeke's Estuary and tributaries (as described in the Final Environmental Impact Statement).</p>
Original dated 5/3/2013	<p>15. The person taking the action must not destroy by clearing or any other activity the critically endangered ecological community "Littoral Rainforest and Coastal Vine Thickets of Eastern Australia."</p>
Original dated 5/3/2013	<p><i>Terrestrial Environmental Management Plan</i></p> <p>16. The person taking the action must prepare and submit a Terrestrial Environmental Management Plan, covering all of the construction and operation of all precincts of the Great Keppel Island Tourism and Marina Development for the Minister's approval before commencement of the action to effectively define, avoid, manage and mitigate negative impacts to:</p> <ul style="list-style-type: none"> a. the critically endangered ecological community "Littoral Rainforest and Coastal Vine Thickets of Eastern Australia"; b. listed migratory bird species; and, c. Leeke's Estuary (and tributaries) being habitat utilised by listed migratory bird species.
Original dated 5/3/2013	<p>17. The Terrestrial Environmental Management Plan must also implement the management and mitigation measures for listed migratory bird species and listed threatened species and communities identified in the Final Environment Impact Statement including, but not limited to, the relevant components of the: Environment Management Plan; Weed and Pest Management Program; Bird Management Plan (for potential bird strike); Golf Course Maintenance Plan; Development of Erosion and Sediment Control Management Plan; Vegetation Management Plan; Pest Management Plan; Bushfire Management Plan; Waste management Plan; Spill management Plan; Stormwater Management Plan; Groundwater Management Plan; Dust mitigation strategies; and Solid Waste Management Plan.</p>
Original dated 5/3/2013	<p>18. The Terrestrial Environmental Management Plan must also include adaptive management strategies to benefit, where appropriate, listed migratory bird species and listed threatened species and communities. The Terrestrial Environmental Management Plan must include and address management strategies to mitigate each potential impact, defining desired outcomes and establishing benchmark and performance</p>

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	<p>goals for each impact at all stages of the project. Management strategies must include the following management actions:</p> <ul style="list-style-type: none"> a. identification of impacts associated with the project, including, but not limited to, surface and groundwater related impacts, and weeds and feral animal (such as goats); b. monitoring requirements to be undertaken in accordance with the department's survey guidelines in effect at the time of the survey, or survey methodology agreed to by the department prior to surveys being undertaken; document the survey methodology for the critically endangered ecological community "Littoral Rainforest and Coastal Vine Thickets of Eastern Australia" and listed migratory bird species; including, but not limited to, statistically robust methodology, survey data, timing and frequency of monitoring to determine impacts and effectiveness of management measures; apply best practice site assessment and ecological survey methods appropriate for each critically endangered ecological community "Littoral Rainforest and Coastal Vine Thickets of Eastern Australia" and listed migratory bird species and their habitats; utilise latest baseline information, including information from the Pre-construction Survey Program at condition 3 and Water Quality Monitoring Program at condition 8 and information gathered as part of the Final Environmental Impact Statement and other studies undertaken in the 4 years preceding this approval (unless new information is gathered through targeted and dedicated surveys for each critically endangered ecological community "Littoral Rainforest and Coastal Vine Thickets of Eastern Australia" and listed migratory bird species, and their habitats). c. performance indicators - clear and concise indicators of performance for outcomes to be achieved and timeframes for implementation; d. corrective actions - contingency measures developed and appropriate corrective actions to be undertaken if performance indicators or outcomes are not being met; e. responsibilities - plan must clearly state persons responsible for implementing the Terrestrial Environmental Management Plan, including their position or status; and f. contingency measures – accounting for human-induced and/or natural extreme events.

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Original dated 5/3/2013	19. The Terrestrial Environmental Management Plan must be approved by the Minister prior to commencement of the action . The approved Terrestrial Environmental Management Plan must be implemented.
Original dated 5/3/2013	<p><i>Pile Driving</i></p> <p>20. The person taking the action must ensure that the following mitigation measures related to any pile driving operations, at times when the pile is partly or fully submerged, is implemented to minimise the impacts of underwater noise and disturbance on listed marine species, and the Humpback Whale (<i>Megaptera novaeangliae</i>), and the Bryde's Whale (<i>Balaenoptera edeni</i>):</p> <ul style="list-style-type: none"> a. pile driving operations shall not commence if listed marine species or whales are observed within the safety zone; b. listed marine species or whales observations must be undertaken by a suitably qualified person/s approved by the Minister in writing; c. start-up of pile driving operations shall increase the force of piling from minimum to maximum force over a period of at least 15 minutes; d. pile driving operations shall cease if the listed marine species or whales are observed within the safety zone; e. the safety zone must be implemented so as to ensure that listed marine species or whales are not exposed to sound exposure levels of greater than or equal to 183 dB re 1µ Pa².s and must be no less than a 500 metre radius; f. piling shall not recommence until the listed marine species or whales observed within the safety zone are observed to leave the safety zone or are not observed for at least 30 minutes; g. pile driving operations shall not occur between the hours of sunset and sunrise between October and April (being the breeding season for listed turtle species); and h. the underwater noise from pile driving operations shall be recorded at a location not more than 500 metres from the pile driving operation, at a location and timeframe agreed with the department. The results of these recordings must be published as per condition 73.
Original dated 5/3/2013	<p><i>Marine Environmental Management Plan</i></p> <p>21. The person taking the action must prepare and submit a Marine Environmental Management Plan, covering all facets of the construction</p>

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	<p>and operation of all marine related precincts (including, but not limited to opening of Putney Creek, maintenance dredging on Putney Creek (and/or surrounding environment), recreational activities, utilities and services area, marina, waste, anchoring, submarine utilities, underwater noise, and jet ski and power boating activities) of the Great Keppel Island Tourism and Marina Development for the Minister's approval to effectively define, avoid, manage and mitigate against impacts to the outstanding universal value of the Great Barrier Reef World Heritage and the marine environment of the Great Barrier Reef Marine Park, and to listed marine species and listed migratory bird species.</p>
<p>Original dated 5/3/2013</p>	<p>22. The Marine Environmental Management Plan must incorporate:</p> <ul style="list-style-type: none"> a. restoration and rehabilitation activities on Great Keppel Island to manage and mitigate for downstream water quality impacts on the marine environment associated with the opening of Putney Creek including but not limited to, sedimentation and impacts associated with existing actions such as tip or waste facility, or sewage outlets; b. mechanisms to address impacts to shore erosion from the marina and associated dredging activities and ensure the action does not alter the beach gradients at Putney Beach to such an extent that listed turtle species are not able to access the beach foreshore to nest or turtle hatchlings are prevented from returning to the marine environment. Evidence must be provided to demonstrate the ongoing effectiveness of the identified mechanisms; c. mechanisms to address impacts to the marine environment including, but not limited to seagrass, reefs and corals; and d. mechanisms to reduce and manage the impacts of underwater noise on sensitive fauna;
<p>Original dated 5/3/2013</p>	<p>23. The Marine Environment Management Plan must also include adaptive management strategies to benefit, where appropriate, the listed marine species and listed migratory bird species. The Marine Environment Management Plan must include and address management strategies to mitigate each potential impact, defining desired outcomes and establishing benchmark and performance goals to ensure strategies are effective to manage and mitigate each of the identified impacts at all stages of the project. Management strategies must include:</p> <ul style="list-style-type: none"> a. measures to avoid, manage or mitigate impacts including, but not limited to, litter entering the marine environment; hydrocarbon pollutions resulting from opening of Putney Creek; turbidity associated with submarine utilities construction; shoreline erosion associated with marina development and dredging; underwater noise; copper accumulating in the marina basin; and, exceedance

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	<p>of dredged material parameters, as prescribed in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZECC/ARMCANZ 2000) or the <i>National Assessment Guidelines for Dredging</i> (2009) (or their most current version) including, but not limited to, turbidity, sedimentation rates and light attenuation;</p> <p>b. monitoring requirements – be undertaken in accordance with the department’s survey guidelines in effect at the time of the survey, or survey methodology agreed to by the department prior to surveys being undertaken; document the survey methodology for each listed marine species and listed migratory bird species including, but not limited to, statistically robust methodology, survey data, timing and frequency of monitoring to determine impacts and effectiveness of management measures; apply best practice site assessment and ecological survey methods appropriate for each listed marine species and listed migratory bird species, and their habitats; utilise latest available baseline information, including information from the Pre-construction Survey Program at condition 3, Water Quality Monitoring Program at condition 8 and information gathered as part of the Final Environmental Impact Statement and other studies undertaken in the 4 years preceding this approval (unless new information is gathered through targeted and dedicated surveys for each listed marine species and listed migratory bird species and their habitats);</p> <p>c. performance indicators - clear and concise indicators of performance for outcomes to be achieved and timeframes for implementation;</p> <p>d. corrective actions – contingency measures developed and appropriate corrective actions to be undertaken if measures to avoid, manage or mitigate impacts, performance indicators or outcomes are not being met, including, but not limited to, those related to marina construction;</p> <p>e. responsibilities - plan must clearly state persons responsible for implementing the Marine Environment Management Plan, including their position or status; and</p> <p>f. contingency measures – accounting for human-induced and/or natural extreme events.</p>
Original dated 5/3/2013	24. The Marine Environment Management Plan must include avoidance and adaptive mitigation measures to address impacts to listed turtle species and their breeding habitat. The measures must include, but not be limited to, ensuring visual checks of beaches for evidence of turtle

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	<p>nests before any vehicle traverses a beach or the abutting dunes on any day; before land reclamation activities commences on any day; and where barge landing activities occur; and, what actions will be taken if turtle nests are located on the beach.</p>
<p>Original dated 5/3/2013</p>	<p>25. The Marine Environment Management Plan must implement adaptive management and mitigation measures for impacts identified for listed marine species and listed migratory bird species in the Final Environment Impact Statement including, but not limited to the relevant components of the: Environment Management Plan; Weed and Pest Management Program; Bird Management Plan (for potential bird strike); Dredge Management Plan; Noise and Vibration management Plan; Golf Course Maintenance Plan; Development of Erosion and Sediment Control Management Plan; Vegetation Management Plan; Pest Management Plan; Bushfire Management Plan; Waste management Plan; Spill management Plan; Stormwater Management Plan; Stormwater Management strategy; Groundwater Management Plan; Dust mitigation strategies; and Solid waste management plan.</p>
<p>Original dated 5/3/2013</p>	<p>26. The Marine Environment Management Plan must be informed by the most current information available to avoid, manage or mitigation impact associated with the project including, but not limited to Queensland State Policy for Coastal Management (at (www.ehp.qld.gov.au/coastalplan/pdf/qcp-web-coastal-management.pdf); Guidelines for the development of a Shoreline Erosion Management Plan (Queensland Department of Environment and Heritage at www.ehp.qld.gov.au/coastal/management/shoreline_erosion_management_planning.html) and relevant research projects funded by the department.</p>
<p>Original dated 5/3/2013</p>	<p>27. The Marine Environment Management Plan must be approved by the Minister prior to commencement of the action. The approved Marine Environment Management Plan must be implemented.</p>
<p>Original dated 5/3/2013</p>	<p><i>Heritage Management Plan</i></p> <p>28. The person taking the action must prepare and submit a Heritage Management Plan, covering all facets of the construction and operation of all precincts (including, but not limited to the resorts, airstrip, recreation, open space, golf course, village, marina, submarine utilities, utilities and services area, and communal facilities) of the Great Keppel Island Tourism and Marina Development for the Minister's approval. The Heritage Management Plan must document the measures the person taking the action will put in place to effectively define, avoid, mitigate and adaptively manage impacts to:</p> <ul style="list-style-type: none"> a. Indigenous heritage values; b. the outstanding universal value of the Great Barrier Reef World Heritage Area;

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	<ul style="list-style-type: none"> c. Great Barrier Reef National Heritage Place; d. Great Barrier Reef Marine Park; and e. the natural environment as a result of the spread of pests and invasive species.
Original dated 5/3/2013	<p>29. The Heritage Management Plan must also document the measures the person taking the action will put in place which will result in an overall net conservation benefit to the outstanding universal value of the Great Barrier Reef World Heritage Area and National Heritage Place, and to the Great Barrier Reef Marine Park. The Heritage Management Plan must include avoidance, mitigation, and management strategies to address impacts to the property, including consideration to impacts to attributes of the four (4) criteria for which the property is listed under the World Heritage Convention (as per the United Nations Educational, Scientific and Cultural Organisations's 2012 <i>Operational Guidelines for the Implementation of the World Heritage Convention, criteria (vii), (viii), (ix) and (x)</i>), as well as impacts to the integrity of the property. The Heritage Management Plan must include, but is not limited to:</p> <ul style="list-style-type: none"> a. defining desired outcomes and establishing benchmark and performance goals for each impact at all stages of the project; b. describing impacts associated with the project; c. on-ground surveying for indigenous heritage values for all areas impacted by the project; d. management measures to avoid or mitigate impacts; e. monitoring requirements; f. performance indicators - clear and concise indicators of performance for outcomes to be achieved and timeframes for implementation; g. corrective actions - contingency measures developed and appropriate corrective actions to be undertaken if performance indicators or outcomes are not being met; h. responsibilities - plan must clearly state persons responsible for implementing the HMP, including their position or status; i. consultation – Communication strategy for Indigenous consultation (as per condition 33) and other stakeholders engagement; and, j. contingency measures – accounting for human-induced and/or natural extreme events.

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Original dated 5/3/2013	30. The Heritage Management Plan must also implement management and mitigation measures for any potential impacts to World Heritage and National Heritage values identified in the Final Environment Impact Statement including, but not limited to, the relevant components of the: Environment Management Plan; Cultural Heritage Management Plan; Erosion and Sediment Control Management Plan; Vegetation Management Plan; Pest Management Plan; Bushfire Management Plan; Waste Management Plan; Spill Management Plan; Stormwater Management Plan; Stormwater Management strategy; Groundwater Management Plan; Dust mitigation strategies; and Solid Waste Management Plan.
Original dated 5/3/2013	31. The Heritage Management Plan must take into account any available international best practices and any targets that are in place to improve the state of conservation of the property and enhance its resilience. The Heritage Management Plan must demonstrate how the proposed action will contribute to the overall net conservation benefit to the protection of the outstanding universal value of the property and be consistent with the National Heritage Management Principles and Australian World Heritage management principles .
Original dated 5/3/2013	32. The Heritage Management Plan must be approved by the Minister prior to commencement of the action . The approved Heritage Management Plan must be implemented.
Original dated 5/3/2013	<p><i>Indigenous consultation</i></p> <p>33. Subject to condition 36, the person taking the action must submit to the Minister for approval prior to commencement of the action, a report detailing evidence of consultation with Indigenous persons or groups with rights, claims or interests in Great Keppel Island in relation to:</p> <ul style="list-style-type: none"> a. the adequacy of surveys to identify sites of indigenous heritage value and outstanding universal value of the Great Barrier Reef World Heritage Area, and the need for additional surveys to adequately identify these features; b. protocols for handling archaeological material that may be found during construction including measures for funding any costs that may result from the preservation or storage of this material; and c. any processes and protocols related to: <ul style="list-style-type: none"> i. the assessment of known Indigenous heritage values prior to construction;

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	<ul style="list-style-type: none"> ii. any newly indentified Indigenous heritage values during construction; and iii. any relevant existing consents to disturb Indigenous heritage values from a relevant Indigenous group/s.
Original dated 5/3/2013	34. The person taking the action must identify and implement adaptive management mechanisms for the ongoing consultation Indigenous people or groups with rights, claims or interests in the area for the conditions specified in this approval for the life of the action.
Original dated 5/3/2013	35. With the consent of Indigenous people or groups with rights, claims or interests in the area the person taking the action must identify employment opportunities for Indigenous persons to facilitate the implementation of the conditions specified in this approval.
Original dated 5/3/2013	36. Where material required under condition 33 or condition 34 is culturally sensitive and cannot be disclosed at the explicit and written consent of the relevant Indigenous people with rights, claims or interests in the area, the person taking the action must advise the department of the extent to which it cannot comply with condition 33 or condition 34 for that reason. The commencement of the action cannot take place until the Minister has provided written notice approving the non-disclosure of any material and/or requesting further documentation required to satisfy condition 33 and condition 34.
Original dated 5/3/2013	37. Prior to commencement of the action , the Minister must provide the person taking the action in writing that s/he is satisfied that the person taking the action has adequately consulted with Indigenous people or groups with rights, claims or interests in the area. The Minister may require, within a period specified in writing, the person taking the action to undertake measures to ensure protection of outstanding universal value and indigenous heritage values . The person taking the action must comply with any such requirement.
Original dated 5/3/2013	<p>Water</p> <p>38. The person taking the action must ensure no net-increase to pre-existing water quality parameters (as defined in the approved Water Treatment Management Plan at condition 43 and the <i>Water Quality Guidelines for the Great Barrier Reef Marine Park 2010 (version 2)</i>) of any water entering the Great Barrier Reef World Heritage Area or Great Barrier Reef Marine Park, unless approved by the Minister in writing.</p>
Original dated 5/3/2013	39. The person taking the action must not discharge, irrigate or otherwise release potable water, wastewater, storm water, harvested water or sewage effluent on Great Keppel Island unless the discharge complies with condition 38 and condition 43.

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Original dated 5/3/2013	40. When conditions prevent the irrigation of effluent to land (such as during or following high rain events) and the wet weather storages have reached maximum capacity, the effluent from the treatment plant must undergo tertiary treatment . In those circumstances all wastewater must be tertiary treated and disposed as part of the proposed stormwater management strategies to be provided in the approved Water Treatment and Management Plan at condition 43.
Original dated 5/3/2013	41. Within 24 hours, the person taking the action must notify the Minister if discharge occurs in contravention of condition 38, condition 39 or condition 40. Within five (5) days the person taking the action must provide a report detailing: <ul style="list-style-type: none"> a. the cause of the discharge; b. each of the mechanisms to manage the cause of the discharge; c. the reliability of the proposed mechanism to ensure the discharge does not continue; d. proposed measures if the identified mechanisms do not address the cause of the discharge and the timeframe for implementation of these measures; e. adaptive management measures to be undertaken and implemented to ensure discharge/s do not occur again; and f. details of the physical and chemical properties of the discharge, including total estimated volume and total estimated loads of nutrients and contaminants.
Original dated 5/3/2013	42. The person taking the action must not construct an ocean outfall pipeline as described in the Final Environmental Impact Statement .
Original dated 5/3/2013	<i>Water Treatment and Management Plan</i> 43. The person taking the action must prepare and submit a Water Treatment and Management Plan to manage the surface and groundwater impacts of the action related to potable water supply, wastewater, storm water, harvested water and sewage effluent on the outstanding universal value of the Great Barrier Reef World Heritage Area and the marine environment of the Great Barrier Reef Marine Park, and impacts on listed marine species, listed migratory species and the endangered ecological community “Littoral Rainforest and Coastal Vine Thickets of Eastern Australia” to the Minister for approval.
Original dated 5/3/2013	44. The Water Treatment and Management Plan must use survey information obtained through the Water Quality Monitoring Program at condition 8 (and Final Environment Impact Statement) to define the

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	pre existing water quality parameters (as required for condition 38) on Great Keppel Island.
Original dated 5/3/2013	45. The Water Treatment and Management Plan must utilise the most current version/s of information (including survey methodology and water quality guidelines) to identify appropriate avoidance, mitigation and adaptive management measures to ensure no net-increase to pre-existing water quality parameters occurs, as required at condition 38 and condition 39.
Original dated 5/3/2013	<p>46. The Water Treatment and Management Plan must:</p> <ul style="list-style-type: none"> a. state the environmental objectives, performance criteria, reporting, funding, responsibilities and timeframes for implementation; of each of these matters; b. identify appropriate avoidance, mitigation and adaptive management measures (including but not limited to the tertiary treatment of wastewater) which will achieve monthly no net-increase in the pre-existing water quality parameters (including but not limited to, pH, temperature, nutrients and suspended solids) entering the Great Barrier Reef World Heritage Area and the marine environment of the Great Barrier Reef Marine Park; and c. include a monitoring program (that incorporates the Water Quality Monitoring Program at condition 8) sufficient to protect environmental values and water quality objectives, and capable of detecting anticipated exceedances with a known degree of statistical confidence, accuracy and precision.
Original dated 5/3/2013	<p>47. In relation to stormwater, the Water Treatment and Management Plan must:</p> <ul style="list-style-type: none"> a. manage the quantity of stormwater from the action's development site to avoid any increased flows, unless otherwise approved as part of these conditions; b. where practicable, make use of stormwater for recycling and water conservation, make use of drainage corridors for improved recreational values and open space or landscape area; c. maintain or improve existing runoff conditions and peak flow rates within existing drainage paths; d. manage the quality of stormwater from the action's development site to avoid any contamination of groundwater or surface waters; and

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	<p>e. construct and maintain stormwater treatment systems so that runoff from all hardstand areas within the Marine Services precinct and all urban areas in the Putney Creek catchment will be filtered prior to discharge into waterways.</p>
Original dated 5/3/2013	<p>48. In relation to groundwater, the Water Treatment and Management Plan must:</p> <ul style="list-style-type: none"> a. be managed correctly to avoid contamination from leakage, over-extraction, and leachates; b. construction and works must be undertaken to mitigate impacts on groundwater from: <ul style="list-style-type: none"> i. saltwater intrusion through over-extraction of groundwater; ii. contamination from effluent irrigation; iii. contamination from leakage or runoff from surface activities including chemical and/or fuel storage, existing underground fuel tanks and associated infrastructure, desalination plant effluent (brine) and leachate from the former landfill; iv. degradation of groundwater dependent ecosystems and vegetation; and v. reduction in water supply available for existing users. c. for each aquifer include, but not be limited to the following provisions: <ul style="list-style-type: none"> i. all bores must be constructed and maintained at all times in accordance with the latest edition of the standard 'Minimum construction requirements for water bores in Australia' that is available at the time of construction. Any subsequent decommissioning of water bores must also be carried out in accordance with the latest edition of that same standard available at the time of decommissioning; ii. steel protective covers and a fence should be installed around each bore location to restrict general public access, potential vandalism, and protect the quality of the groundwater resource; iii. flow rates should be regulated and monitored regularly to ensure the sustainable long term yield of the borefields are not exceeded for any length of time; iv. current rainfall monitoring should be continued; and v. the monitoring data should be recorded and reviewed by a qualified hydro geologist every 12 months.

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Original dated 5/3/2013	49. The Water Treatment and Management Plan must be approved prior to commencement of the action . The Water Treatment and Management Plan must be implemented.
Original dated 5/3/2013	50. The Water Treatment and Management Plan must include the survey results of the Water Quality Monitoring Program, and be informed by the Water Quality Monitoring Program at condition 8.
Original dated 5/3/2013	<p>Offset Area</p> <p>51. To compensate for significant residual impacts to the outstanding universal value of the Great Barrier Reef World Heritage Area the person proposing to take the action must provide a land based offset area on Great Keppel Island. The offset area must improve degraded vegetation by undertaking restoration activities of degraded vegetation on Great Keppel Island. The restoration activities must be to a standard equivalent to undisturbed vegetation areas representative of the outstanding universal value of the Great Barrier Reef World Heritage Area within the Keppel Island Group.</p>
Original dated 5/3/2013	52. The offset area includes all areas identified as the Environmental Protection Precinct in Annexure 1 (Figure 2.7, Chapter 2, Section 2.2, page 111 in Final Environmental Impact Statement). The offset area cannot not be area/s already required to be managed, mitigated or rehabilitated by the person taking the action as part any other program/s, plan/s, strategies or requirements specified in these conditions.
Original dated 5/3/2013	<p>53. The person undertaking the action must prepare and submit an Great Keppel Island Offset Restoration and Management Plan for the offset area at condition 51, to the Minister and must include:</p> <ul style="list-style-type: none"> a. a textual description and map to clearly define the offset site/s description, location and boundaries of the offset area/s. This must be accompanied with the Latitude and Longitude location point, offset attributes and a shape file; b. the environmental values relevant to Great Barrier Reef World Heritage area found on Great Keppel Island that are to be restored in the offset area; c. analysis of connectivity with other habitats on the Island and biodiversity corridors in the region; d. mechanisms for long-term net conservation benefit of the offset area, including but not limited to weed and pest management, and a monitoring program based on statistically robust, on ground surveying to ascertain effectiveness of the management actions proposed; and, e. timeframes for implementation of the Great Keppel Island Offset Restoration and Management Plan.

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Variation dated 2/8/2016	54. The person taking the action must submit the Great Keppel Island Offset Restoration and Management Plan to the Minister for approval. The person taking the action must not commence the action until the Great Keppel Island Offset Restoration and Management Plan is approved by the Minister . The person taking the action must implement the approved Great Keppel Island Offset Restoration and Management Plan.
Original dated 5/3/2013	55. The offset area at condition 51 must be secured under relevant Queensland legislation within 3 years of the Minister's approval of the Great Keppel Island Offset Restoration and Management Plan.
Original dated 5/3/2013	56. If the approved offset area at condition 51 cannot be secured, then the person taking the action must notify the Minister of failure to secure the offset.
Original dated 5/3/2013	57. The person taking the action must then submit for the Minister's approval an alternative offset area within 3 months of notification of failure to secure the offset area.
Original dated 5/3/2013	58. Prior to submitting an alternative offset area (as per condition 57), the person taking the action must provide evidence to the satisfaction of the Minister that best endeavours were undertaken to meet condition 55.
Original dated 5/3/2013	<p data-bbox="395 1149 898 1182"><i>Marine Environment Offset Strategy</i></p> <p data-bbox="395 1216 1359 1485">59. To compensate for significant residual impacts on the outstanding universal value of the Great Barrier Reef World Heritage Area and the marine environment of the Great Barrier Reef Marine Park, the person taking the action must provide funding of \$300,000 per annum (indexed at CPI and exclusive of GST) to implement a Marine Environment Offset Strategy to achieve net conservation benefits. The Marine Environment Offset Strategy must:</p> <ul style="list-style-type: none"> <li data-bbox="443 1518 1359 1709">a. identify research and management mechanisms/opportunities such as for the ongoing protection and conservation of marine habitat including seagrass, reefs and corals, listed marine species and listed migratory bird species in the Great Keppel Island region; <li data-bbox="443 1731 1359 1765">b. include provision for employment of Indigenous rangers; and <li data-bbox="443 1798 1359 1832">c. provide timeframes for the implementation.
Original dated 5/3/2013	60. The Marine Environment Offset Strategy must be developed in consultation with the Great Barrier Reef Marine Park Authority .
Original dated 5/3/2013	61. The funding must be provided annually to the Great Barrier Reef Marine Park Authority for the implementation of the Marine Environment Offset Strategy from commencement of the action until the

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	expiry of this approval or cessation of operations, whichever comes sooner.
Original dated 5/3/2013	62. This funding cannot be used by the person taking the action to comply with any monitoring, management or mitigation measures required by the Minister in other program/s, plan/s, strategies or requirements specified in these conditions.
Original dated 5/3/2013	63. Where applicable, the findings or learning's from the Marine Environment Offset Strategy must be used to inform other program/s, plan/s, and strategies specified in these conditions (except the Consolidated Master Plan at condition 1).
Variation dated 2/8/2016	64. The person taking the action must submit the Marine Environment Offset Strategy to the Minister for approval. The person taking the action must not commence the action until the Marine Environment Offset Strategy is approved by the Minister in writing. The person taking the action must implement the approved Marine Environment Offset Strategy.
Original dated 5/3/2013	65. Each financial year, from commencement of the action until the expiry of this approval or cessation of operations, whichever comes sooner, the person taking the action must provide evidence to the Minister that the annual funding has been provided to the Great Barrier Reef Marine Park Authority and the Great Barrier Reef Marine Park Authority will provide the Minister with an expenditure summary report outlining contribution to the strategies of the approved Marine Environment Offset Strategy.
Original dated 5/3/2013	Marina Bond 66. The Minister may require the person taking the action to provide an arrangement in the form of a bond as to ensure adequate funds are available for the repair, removal or decommissioning of the Marina precinct. The person taking the action must comply with the Minister's written request within 20 business days.
Original dated 5/3/2013	67. On request by the Minister in writing, the person taking the action must provide details of the financial arrangements that may be required by the Queensland Government or the Great Barrier Reef Marine Park Authority in relation to ensuring adequate funds are available for the repair, removal or decommissioning of the Marina precinct, if required. The person taking the action must comply with the request within 20 business days.
Original dated 5/3/2013	68. If applicable, the maximum value of a bond that may be required by the Minister under condition 66, is the difference between the value of the arrangements the person taking the action has provided to meet Queensland Government and/or Great Barrier Reef Marine Park

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	Authority requirements as provided at condition 67, and the amount determined by the Minister as the full cost of implementation of the part removal and/or decommissioning of the Marina precinct.
Original dated 5/3/2013	69. The Minister may decrease the bond amount required where the permit holder can provide evidence to the satisfaction of the Minister that the liability through undertaking the part removal, or decommissioning of the Marina precinct has been decreased.
Original dated 5/3/2013	70. In providing for or varying a bond amount in accordance with these conditions, the Minister may request the person taking the action to obtain written quotes for the cost of the removal or decommissioning of the Marina precinct from a third party approved by the Minister .
Original dated 5/3/2013	71. The person taking the action must meet all the charges and costs in obtaining and maintaining the bond .
Variation dated 2/8/2016	<p>Publication Requirements</p> <p>72. Subject to any written notice provided by the Minister in accordance with condition 36, all survey data collected for the project must be recorded so as to conform to data standards notified from time to time by the Department. When requested by the Department, the person taking the action must provide to the Department all species and ecological survey data and related survey information from ecological surveys undertaken for matters of national environmental significance, and survey and monitoring records and derived information including recordings of pile driving operations required in accordance with condition 20(h) and the Water Quality Monitoring Program required in accordance with condition 8. Survey data and survey and monitoring records and derived information must be provided within 30 business days of a request by the Department, or in a timeframe agreed to by the Department in writing. The Department may use the survey data and survey and monitoring records and derived information for other purposes.</p>
Original dated 5/3/2013	73. Every 12 months after the commencement of the action, unless otherwise agreed to in writing by the Minister , the person taking the action must publish on their website, for the duration of the project including decommissioning, all the survey methodology and survey data collected and recorded for the program/s, plan/s, strategies or other conditions specified in this approval including for each individual matter of national environmental significance , survey information from the recordings from pile driving operations at condition 20 and the Water Quality Monitoring Program at condition 8. The department must be notified within ten (10) business days of publication.

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Original dated 5/3/2013	74. Within five (5) business days after this approval, the person taking the action must publish the Final Environmental Impact Statement on their website for the duration of the project, including decommissioning.
Original dated 5/3/2013	<p><i>Independent Review Requirements</i></p> <p>75. Unless otherwise agreed in writing by the Minister, all program/s, plan/s, strategies specified in the conditions (except the Consolidated Master Plan at condition 1) must be independently peer reviewed prior to submission to the Minister for approval. The person/ organisation/ technical committee conducting the independent peer review must be approved by the Minister, prior to the commencement of the review. The independent peer review criteria must be agreed to by the Minister and address the criteria to the satisfaction of the Minister.</p>
Original dated 5/3/2013	76. Unless otherwise specified in these conditions or notified in writing by the Minister , within three months of every three year (3) anniversary of the commencement of the action all program/s, plan/s or strategies specified in the conditions must be reviewed by the person taking the action, with any revisions to be approved by the Minister before implementation of changes. The approved varied program/s, plan/s or strategies must be implemented.
Original dated 5/3/2013	77. The reviews undertaken for condition 76 must include an analysis about the effectiveness the avoidance and mitigation measures in meeting the objectives, targets or management measures identified in the program/s, plan/s or strategies being reviewed.
Original dated 5/3/2013	78. Unless otherwise agreed by the Minister in writing, any revisions to the program/s, plan/s or strategies listed must be independently peer reviewed prior to submission to the Minister for approval. The person/organisation/technical committee conducting the independent peer review must be approved by the Minister , prior to the review commencing. The independent peer review criteria must be agreed to by the Minister and address the criteria to the satisfaction of the Minister.
Original dated 5/3/2013	79. On submission of the program/s, plan/s or strategies specified in the conditions (except the Consolidated Master Plan at condition 1 and any other exceptions agreed in writing by the Minister in accordance with condition 75 and condition 78) the person taking the action must provide the Minister with a copy of the independent peer review and publish the independent peer review (as per condition 91).
Original dated 5/3/2013	<p><i>Minimum timeframe for consideration</i></p> <p>80. For any plan, strategy or other condition specified in this approval required that is to be approved by the Minister, the person taking the action must ensure the Minister is provided at least 40 business days for review and consideration of the program/s, plan/s, strategies or other</p>

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	condition specified in this approval, unless otherwise agreed in writing by the Minister . This does not apply to urgent changes required to protect the environment or repair or mitigate any damage that may or will be, or has been, caused by the action to any matter protected by Part 3 of the EPBC Act for which the approval has effect.
Original dated 5/3/2013	<p>81. To avoid duplication, the person taking the action may provide the Minister with a plan/s, program/s or strategies prepared for the State and/or an Authority provided the plan/s, program/s or strategies meets the conditions specified in this approval. The plan/s, program/s or strategies must include a cross reference table that clearly identifies:</p> <ul style="list-style-type: none"> a. the condition specified in the approval for which the plan/s, strategy or program/s is being provided ; and b. The relevant folder, chapter, section number and page number in the plan/s, program/s or strategies where the condition has been addressed.
Original dated 5/3/2013	82. If the Minister is not satisfied that the plan/s, program/s or strategies specified in this approval adequately addresses the condition/s specified in the approval, the person taking the action will be notified in writing by the Minister that they must prepare a plan/s, program/s or strategies to meet the condition/s that have not been adequately addressed.
Original dated 5/3/2013	<p>General</p> <p>83. Within ten (10) business days after the commencement of the action, the person taking the action must advise the Minister in writing of the actual date of commencement.</p>
Original dated 5/3/2013	84. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plan/s or strategies as specified in these conditions and make them available upon request to the department . Such records may be subject to audit by the department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the department's website. The results of audits may also be published through the general media.
Original dated 5/3/2013	85. Within three months of every 12 month anniversary of commencement of the action (and until 12 months after the cessation of the action), the person taking the action must publish a report on their website, for the duration of the project including decommissioning, addressing compliance with the conditions of this approval over the previous 12 months, including implementation of any management plan/s or strategies as specified in the conditions. Non-compliance with any of

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	the conditions of this approval must be reported to the department at the same time as the compliance report is published . Within five (5) days after publication, the person taking the action must provide the Minister with a copy of the report/s.
Original dated 5/3/2013	86. Every three years from the date of this approval, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister . The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister .
Original dated 5/3/2013	87. Where the conditions require the person undertaking the action to submit a program/s, plan/s or strategies for the Minister's approval, the person undertaking the action must maintain a register recording: <ul style="list-style-type: none"> a. the date on which each plan was approved by the Minister; b. if a plan has not been approved, the date on which it was, or is expected to be, submitted to the Minister; c. the dates on which reports on the outcomes of reviews have been approved by the Minister; and d. the dates on which the subsequent reviews are due. <p>The register must be submitted to the department, at the time the annual compliance report is published, but does not form part of the report.</p>
Variation dated 2/8/2016	88. a. The person taking the action may choose to revise a management plan or program approved by the Minister under conditions 1, 3, 8, 16, 21, 28 and 43 without submitting it for approval (including approval under section 143A of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (Cth)), if the taking of the action in accordance with the revised plan or program would not be likely to have a new or increased impact . If the person taking the action makes this choice they must: <ul style="list-style-type: none"> I. Notify the Department in writing that the approved plan or program has been revised and provide the Department with: <ul style="list-style-type: none"> i. an electronic copy of the revised plan or program; ii. an explanation of the differences between the revised plan or program and the approved plan or program; and

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	<p>iii. the reasons the person taking the action considers that taking the action in accordance with the revised plan or program would not be likely to have a new or increased impact;</p> <p>II. Declare in writing a date on which the revised plan or program will first be implemented by the person taking the action. That date of first implementation must be at least 28 days after sub-condition 88. a. I. is satisfied.</p> <p>88. b. The person taking the action may revoke their choice under condition 88. a. at any time by giving written notice to the Department in which case, commencing on the day after giving such notice, the person taking the action must implement the plan or program previously submitted for approval and approved by the Minister.</p> <p>88. c. If the Minister gives a notice to the person taking the action that the Minister is satisfied that the taking of the action in accordance with the revised plan or program would be likely to have a new or increased impact, then:</p> <p>I. Condition 88. a. does not apply, or ceases to apply, in relation to the revised plan or program; and</p> <p>II. The person taking the action must implement the plan or program previously submitted for approval and approved by the Minister.</p> <p>To avoid doubt, this condition does not affect any operation of sub-conditions 88. a. and 88. b. in the period before the day the notice is given.</p> <p>At the time of giving the notice the Minister may also notify that for a specified period of time sub-condition 88. a. does not apply for one or more specified plans or programs required under the approval.</p> <p>Note: This condition is not intended to limit the operation of section 143A of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (Cth) which allows the person taking the action to submit a revised action management plan to the Minister for approval.</p>
Variation dated 2/8/2016	89. Revoked
As varied on the date this instrument was signed	90. If, at any time after eleven (11) years of the date of this approval, the person taking the action has not commenced the action , then the person taking the action must not commence the action without the written agreement of the Minister .
Original dated 5/3/2013	91. Unless otherwise agreed to in writing by the Minister , the person taking the action must publish, for the duration of the project including decommissioning, all program/s, plan/s, review/s or strategies referred to

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	in these conditions of approval on their website. Each program/s, plan/s or strategies must be published on the person proposing to take the action's website within 1 month of being approved.
Original dated 5/3/2013	92. The financial cost of adhering to the conditions specified in this approval will be borne by the person taking the action.
Original dated 5/3/2013	93. In the event of ownership and/or management of the Great Keppel Island Tourism and Marina Development being transferred to another party, the person taking the action, prior to that transfer occurring, must provide the Minister with written evidence that the other party has agreed to assume the management responsibility to ensure the conditions of this approval are met.
Original dated 5/3/2013	94. The person taking the action must undertake the action in accordance with, and ensure all users of the Great Keppel Resort Tourism and Marina Development project (including, but not limited to, resort operators, business operators, employees and contractors) comply with the approved plan/s, program/s or strategies to avoid, mitigate, manage and offset impacts to outstanding universal value of the World Heritage properties (sections 12 & 15A), National Heritage Place (section 15B & 15C), Listed threatened species and communities (sections 18 & 18A). Listed Migratory Species (section 20 & 20A), Commonwealth Marine Area (sections 23 & 24a) and Great Barrier Reef Marine Park (sections 24B and 24C).
Original dated 5/3/2013	95. If applicable, the person taking the action must obtain and submit to the Minister a copy of the permit/s approving the proposed action under the <i>Great Barrier Reef Marine Park Act 1975</i> . The Minister must receive a copy of the permit/s prior to the commencement of the action .
Original dated 5/3/2013	96. Within ten (10) business days of commencement of the action , the person taking the action must advise the Minister in writing the actual date of commencement.

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Original dated 5/3/2013	Bond – a bond, financial guarantee or similar arrangement as approved by the Minister .
Original dated 5/3/2013	Construction - The construction of any infrastructure associated with the proposed action, including but not limited to the residential, resorts, airstrip, recreation, open space, golf course, village, marina, Putney Creek opening, submarine cable, utilities and services area, and communal facilities.
Original dated 5/3/2013	Commencement of the action - The clearing of vegetation, pest and weed control, or construction of any infrastructure, including the marina, anchoring, submarine cable, airstrip, recreational areas, waste management, water treatment and sewerage treatment associated with construction . It does not include preliminary works .
Original dated 5/3/2013	Department – the Australian Government Department administering the <i>Environment Protection and Biodiversity Conservation Act</i> .
Original dated 5/3/2013	Final Environmental Impact Statement – comprises the draft Environmental Impact Statement (July 2012), Environmental Impact Statement – Comments and Responses to Public Comments (November 2012) and Environmental Impact Statement - Response to Further Information Request by DSEWPaC to Finalise EIS (December 2012).
Original dated 5/3/2013	Great Barrier Reef Marine Park Authority –the Authority that administers the <i>Great Barrier Reef Marine Park Act 1975</i> .
Original dated 5/3/2013	Impacts – as defined in section 527E of the <i>Environment Protection and Biodiversity Conservation Act</i> .
Original dated 5/3/2013	Independent/ly Peer reviewed – assessment of the assumptions, calculations, extrapolations, alternate interpretations, methodology, acceptance criteria, and conclusions pertaining to the management plans by a person/organisation/technical committee, independent of the person taking the action and/or employed in any subsidiary company of the person taking the action. This person/organisation/technical committee must have demonstrated expertise in the matter of national environmental significance being reviewed and be approved by the Minister prior to commencement of the review.
Original dated 5/3/2013	Indigenous heritage values – as defined in section 528 of the <i>Environment Protection and Biodiversity Conservation Act</i> .
Original dated 5/3/2013	Latitude and Longitude – to be provided with degrees, minutes, seconds reference points.

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Original dated 5/3/2013	Listed marine species – Green Turtle <i>Chelonia mydas</i> , Flatback Turtle <i>Natator depressus</i> , Loggerhead Turtle <i>Caretta caretta</i> , Hawksbill Turtle <i>Eretmochelys imbricate</i> , Olive Ridley Turtle <i>Lepidochelys olivacea</i> , Leatherback Turtle <i>Dermochelys coriacea</i> ; Australian Snubfin Dolphin (<i>Orcaella heinsoni</i>); Indo-Pacific Humpback Dolphin (<i>Sousa chinensis</i>); and Dugong (<i>Dugong dugong</i>).
Original dated 5/3/2013	Listed Migratory birds species - <i>Thalasseus bengalensis</i> , <i>Numenius madagascariensis</i> , <i>Numenius phaeopus</i> , <i>Heteroscelus brevipes</i> , <i>Haliaeetus leucogaster</i> , <i>Merops ornatus</i> , <i>Monarcha melanopsis</i> , and <i>Monarcha trivirgatus</i> .
Original dated 5/3/2013	Listed turtle species - Green Turtle <i>Chelonia mydas</i> , Flatback Turtle <i>Natator depressus</i> , Loggerhead Turtle <i>Caretta caretta</i> , Hawksbill Turtle <i>Eretmochelys imbricate</i> , Olive Ridley Turtle <i>Lepidochelys olivacea</i> , Leatherback Turtle <i>Dermochelys coriacea</i> .
Original dated 5/3/2013	Matter of national environmental significance - those matters protected under the EPBC Act: World Heritage properties, National Heritage places, wetlands of international importance (Ramsar wetlands), listed threatened species and communities, listed migratory species, Commonwealth marine areas, Great Barrier Reef Marine Park, the environment where nuclear actions are involved (including uranium mines).
Original dated 5/3/2013	Minister – The Minister administering the <i>Environment Protection and Biodiversity Conservation Act</i> and includes a delegate of the Minister.
Original dated 5/3/2013	National Heritage Management Principles and Australian World Heritage management principles - as defined in Schedule 5A and Schedule 5B of the <i>Environment Protection and Biodiversity Conservation Regulations 2000</i> .
Original dated 5/3/2013	Net Conservation Benefits - means demonstrable and sustainable additions to, or improvements in, biodiversity conservation values of the Great Barrier Reef World Heritage Area targeting, to the greatest extent possible, the biodiversity conservation values impacted by the development and operation of the action.
Variation dated 2/8/2016	New or increased impact: A new or increased environmental impact or risk relating to any matter protected by the controlling provisions for the action, when compared to the environmental impact or risk resulting from implementing the plan or program that has been approved by the Minister .
Original dated 5/3/2013	Offset attributes – means an ‘.xls’ file capturing relevant attributes of the Offset Area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC Act protected matters that the offset compensates

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	for, any additional EPBC Act protected matters that are benefiting from the offset, and the size of the offset in hectares.
Original dated 5/3/2013	Operation – Commencement of commercial tourism and marina activities, including occupation on the island of employees, contractors or tourists. This does not include activities associated with construction.
Original dated 5/3/2013	Preliminary Works - includes minor preparatory works associated with surveys for matters of national environmental significance, or demolition and removal of the existing resort buildings.
Original dated 5/3/2013	Publish/ed – documentation available on the person taking the action’s website for the duration of the action (including decommissioning).
Original dated 5/3/2013	Queensland legislation – registration of offset area under Voluntary Declarations under the Vegetation Management Act 1999 Nature Refuge Agreements under the Nature Conservation Act 1992; Statutory Covenants under the Land Title Act 1994 or Land Act 1994; or Conservation tenures (for example Nature Refuge, Conservation/National Park).
Original dated 5/3/2013	Safety Zone – A radius around pile driving operations for listed marine species, which must be visually observed at all times during piling and where piling must cease if listed marine species are observed within the relevant radius.
Original dated 5/3/2013	Survey Data – information obtained from monitoring activities associated with plan/s specified by these conditions. Information from the Preconstruction Survey’s must include, but not be limited to, name of species (common and scientific), time and day of survey, GPS location, number of individuals located, age class, habitat type, and EPBC Act listing status.
Original dated 5/3/2013	Shapefile – means an ESRI Shapefile containing ‘.shp’, ‘.shx’ and ‘.dbf’ files and other files capturing attributes of the Offset Area, including the shape, EPBC reference ID number and EPBC protected matters present at the relevant site. Attributes should also be captured in ‘.xls’ format.

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Original dated 5/3/2013	Tertiary Treatment/treated – water will be taken to have been tertiary treated if it complies with the following standards:			
	Measurement	Parameter	Minimum	Maximum
	5 day	Biochemical oxygen demand	--	20 mg/L
	Daily	Total Suspended Solids	--	30 mg/L
	Daily	pH	6	8.5
	Daily	Dissolved oxygen	2 mg/L	--
	Daily	<i>Escherichia coli</i>	--	200 colonies/100mL
	Daily	Total Nitrogen	--	4mg/L
	Daily	Total Phosphorus	--	1 mg/L
	Daily	Oil and grease	No visible slicks	No visible slicks
	Daily	Chlorine	--	10 mg/L
	Daily	All other components	In accordance with ANZECC 95% trigger value for receiving waters	In accordance with ANZECC 95% trigger value for receiving waters