PROPONENT COMMITMENTS

The below table outlines a consolidated list of Proponent Commitments, which have been presented throughout the EIS. In addition to these commitments, it is implicit that the Proponent will comply with all necessary legal obligations and health, safety, environmental and community standards.

These commitments will work in accordance with the ongoing management obligations outlined in the Environmental Management Plan throughout the construction and operational duration of the Project.

ITEM	COMMITMENT
GENERAL	
The Proponent will undertake the commitments outlined in the EMP	The Proponent will employ an Environmental and Cultural Heritage Manager for both the construction and operational phases of the project.
	The Proponent will ensure that project supervisors and managers will be provided with further detailed training regarding the implementation of the EMP.
	All project staff and contractors will complete a comprehensive project induction relevant to each of the stages of the Project
	The environmental policy will be reviewed prior to the commencement of construction activities with input from the local conservation groups, the Island residents and environmental and cultural heritage specialists.
	Auditing for the EMP is to be carried out by the Environmental Manager to ensure that activities are undertaken in accordance with the objectives of the EMP and to ensure that required outcomes are being achieved.
DREDGING & COASTAL ENVIRONMENT	
The Proponent will reuse all dredge spoil and not undertake sea dumping	Dredge material will be used to construct the core of the breakwaters, provide material for land reclamation of the Marine Service Precinct and provide material for the renourishment of Putney Beach. The use of the dredge spoil to fill geotextile bags to provide the core of the breakwater and marina revetments will prevent the need for ocean disposal of the spoil and assist in filtering and settling out a significant amount of the fines that would have otherwise gone into suspension during sea disposal of the spoil.
The Proponent will incorporate a sediment trap at the mouth of Putney Creek	The sediment trap will reduce sediment and debris entering the marina basin. This will reduce maintenance dredging of the marina basin.
The Proponent will undertake periodic bypassing of sand from Putney Point to Putney Beach	This will maintain the long-term sediment continuity along Putney Beach.
The Proponent will prepare a Dredge Management Plan prior to commencement of any dredging activities	This Plan will incorporate real time turbidity monitoring at key locations and trigger levels for cessation of dredging. During marina excavation, the use of small to medium Cutter Suction Dredge (CSD) will limit the amount of suspended sediment generation.
The Proponent will design the Resort taking into account the coastal processes	Increasing/adapting breakwater crest heights to limit the extent of wave overtopping under design water level and wave conditions to 2100.
	Increasing the primary armour unit weights during detailed design to limit the potential for structural damage to occur to the breakwaters under design water level and wave conditions to 2100.
	Constructing finished surface levels and floor levels above the relevant design storm tide inundation levels to 2100

ITEM	COMMITMENT
ENERGY	
The Proponent will ensure that the Resort's energy use achieves a 'carbon positive' status	The Project is committed to achieving a carbon positive status through the installation of solar photovoltaic panels on the rooftops of the eco-resort villas, hotel and apartment complexes that will generate enough electricity to offset and surpass the emissions resultant from the operation of the complex.
	Energy produced by the solar PV cells will be supplied to the Project and/or the mainland as follows: • if supply exceeds demand, the excess generated energy is supplied to the mainland grid via the submarine cable; and • if demand exceeds supply, the excess required energy is supplied from the mainland grid via the submarine cable.
	Energy demand reduction measures will be explored during the design stages to reduce the overall energy demand of the Project. This will be achieved by: • reliable, high performance, cost effective and energy efficient appliances; • reliable, high performance, cost effective and energy efficient building services (mechanical, electrical and hydraulic); and • building Management Systems (where applicable).
	Excess renewable energy will be available for use by the local community as well as residents on the mainland via a submarine cable.
	A number of energy conservation initiatives, which will reduce the Islands' carbon footprint and energy demands include: • all buildings will be designed to the equivalent of a 5 star NABERS energy rating; • use of the latest technology in solar hot water systems; and • Installation of motion sensors and energy efficient lighting.
WASTEWATER	
The Proponent will ensure that a comprehensive wastewater management system is delivered which will ensure that the Island and marine environments are not adversely impacted on	All wastewater generated by the Project will be treated in state of the art waste water treatment plants (WWTP's) and will be used for irrigation of the golf course and possibly other landscaped areas around the resort. Wastewater will be treated in accordance with the Australian Water Quality Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (ANZECC, 2066).
	Wet weather storage ponds with a capacity of at least 44ML (including a 7ML storage buffer to account for potential increase in rainfall intensity due to climate change) will be provided, most likely in the form of open ponds incorporated into the golf course. The wet weather storage capacity has been sized to reduce the requirement of emergency ocean discharge.
	The Project also includes establishing a public sewage pump-out facility for use within the marina for use by public boats.

ITEM	COMMITMENT
NATURAL HAZARDS AND CLIMATE CHANGE ADAPTATION	
The Revitalisation Plan will be designed and constructed to both minimise the adverse impacts of predicted climate change while also minimising the Project's contribution to global greenhouse gas emissions.	The Project is committed to achieving a carbon positive status through the installation of solar photovoltaic panels on the rooftops of the eco-resort villas, hotel and apartment complexes that will generate enough electricity to offset and surpass the emissions resultant from the operation of the complex. To minimise potential climatic impacts on the natural environment and on the safety and wellbeing of humans on the Island, the Revitalisation Plan will be designed to ensure built infrastructure is either located to avoid these impacts, or is able to adapt to, or is resilient to, these climatic changes. Proposed minimisation measures include: • ensuring buildings are designed in accordance with latest design standards which have allowed for projected increases in wind speeds and cyclonic intensity; • ensuring that timing of construction aims to avoid, where practicable, the cyclone season; • ensuring built infrastructure is located above projected storm surge levels accounting for sea level rise (e.g. building pad levels will be located above 3.74 metres AHD at Putney Beach and 3.82 metres AHD at Fisherman's Beach, which comprises the projected Q100 storm surge level for 2100 accounting for projected sea level rise) and building foundations are designed to withstand potential erosion of sandy substrate; • developing evacuation plans to ensure all construction personnel, Resort staff and guests can be safely evacuated in the event of a severe cyclone or bushfire. The requirements of the evacuation plan and procedures for communicating advice on cyclone and bushfire threats will be presented during staff inductions; • stormwater infrastructure will be designed with an increased capacity sized to account for projected increases in rainfall intensity, including 48 percent increase for two-hour event, 16 percent increase for 24-hour and 14 percent increase for 72-hour event. The projected changes in rainfall were derived from the Climate Change in Queensland Report; • open recycled water storages will be designed with an increased capacity sized to account for projected increases in rainfall intensity, including 48% increase for two-hour event, 16 percent increase for 24-hour and 14 percent increase for 72-hour event. This additional storage capacity will provide a buffer for storing additional rainfall from more intense rain events, prior to overtopping of ponds discharging via the ocean outfall; • construction of the marina during Stage 1 will establish a permanent barge access for the Island that does not rely on beach access subject to potential impacts from shoreline erosion. The barge access will be designed to incorporate nominated sea level rises; • construction works will be staged to minimise the extent of ground surface exposed to erosion at any one time and sufficient water supply will be available during construction to undertake dust suppression as required, preferably sourced from recycled water supplies; • a Bushfire Management Plan will be prepared for the Revitalisation Plan in accordance with State Planning Policy 1/03: Mitigating the Adverse Impacts of Bushfire, Landslide and Flood to reduce the risk of bushfire hazard, including provision for access for fire-fighting equipment and evacuation of visitors and staff, firebreaks to protect buildings and critical infrastructure, undertaking of controlled burns, and adequate water supply sources for fire fighting purposes; • ensuring activities are undertaken in a manner that maintains or enhances the health of the reef to create greater resilience to mainland flooding and other severe weather events (e.g. severe cyclones) including: o minimising physical damage to reefs through control of moorings, boat traffic,

ITEM	COMMITMENT
	scuba diving and snorkelling activities, and ○ preventing decline in reef water quality by ensuring all stormwater and recycled water that directly or indirectly discharged to natural waters is appropriately treated. • ensuring sustainable water supplies will be available despite a decrease in average rainfall and increased average evaporation rates, including: ○ installation of rainwater tanks to maximise capture and storage of rainwater from roof surfaces; ○ maximising reuse of recycled water for irrigation; ○ installation of stormwater harvesting infrastructure designed with a capacity to maximise collection of stormwater runoff to offset increased evaporation rates; ○ installation of a water supply connection to the mainland to provide greater water security for the Island. • design principles will be incorporated into all buildings within the Revitalisation Plan to maximise natural ventilation and solar access, to reduce demand for air conditioning, including use of appropriate building materials and site aspect, and retention of native vegetation for shading; and • design of essential coastal infrastructure (e.g. marina, public access infrastructure) within the coastal hazard zone will be designed to adapt to a 0.8 metre sea level rise by 2100.
	All staff and associated tourism operators will be provided with climate change awareness training as part of their induction, including a requirement to demonstrate commitment to the proponent's sustainability policies and advice on how staff and tourism operators can contribute to reducing the carbon footprint of their activities.
	A range of information will be provided to visitors to increase their awareness of the potential impacts of climate change on the natural ecosystems they've come to see and experience, as well as advice on how visitors can reduce their contribution to the resort's carbon footprint during their stay. This may range from information presented during guided tours to signage around the resort advising guests on opportunities to conserve energy during their stay.
LAND USE AND TENURE	
The Proponent will implement land use activities in accordance with designated planning guidelines	The Proponent will undertake land use activities in accordance with the Great Keppel Island Resort - Plan of Development, including obtainment of all necessary future development approvals pursuant to the Great Keppel Island Resort - Plan of Development.
SCENIC AMENITY	
The Proponent will ensure that the Resort built form will not dominate the natural environment	All resort buildings will remain low rise with a maximum height limit of three levels.
	The architecture of the Resort Villas will be focussed on ensuring that they blend into the natural landscape and that their visual impact from the marine waters and the Island itself will be minimised.
	The existing hillside villas, with their reflective white roofs will be demolished and replaced with Resort Villas which, in accordance with the overarching design philosophy for the Revitalisation Plan will integrate with the existing landscape.
	The visual impact mitigation measures outlined in the EMP will be adhered to.

ITEM	COMMITMENT
TOPOGRAPHY, GEOLOGY AND SOILS	
The Proponent will prepare an Erosion and Sediment Control Management Plan (ESCMP)	The following construction philosophies will apply to civil earthworks activities and will be reflected in the ESCMP: • follow existing terrain and contour lines (rather than crossing them) as much as possible to minimise soil disturbance; • balance cut and fill to minimise the amount of material required to be imported or spoil to be removed from the site; • limit earthworks operations to the area necessary to construct the building and infrastructure works; • disturbance areas for individual building works should generally be limited to less than two hectares. If the proposed works require a larger area, staging will be implemented to limit the disturbance area as much as possible; • site works will generally be graded so that the need for retaining walls is minimised wherever possible; and • excess material from earthworks will be stockpiled in approved locations within the proposed footprint of the Resort component under construction. The stockpiles will be located so that there is a minimum of five metres clearance within the stage boundaries and be a maximum of two metres in height. Batters to the stockpiles are to be at a maximum grade of 1 in 4.
TERRESTRIAL FLORA	
The Proponent will commit to the preparation of a series of management plans to ensure protection of the terrestrial flora on the Island.	A Vegetation Management Plan to document the broad strategies to maximise retention and protect the health of retained vegetation.
	A Pest Management Plan will be developed.
	A Bushfire Management Plan will be prepared that is cognisant of biodiversity objectives as well as safety of persons and property.
	Endemic plant species will be utilised where possible in revegetation and landscaping
	Integration of landscaping predominated by plants indigenous to the island, and a monitoring program that will enable ongoing adaptive management of vegetation communities and reduce indirect impacts on significant fauna species and their habitat
	Grass species within the Golf Course precinct will, where possible be endemic to the Island and will feature drought tolerance and low-fertilizer.
	Where unavoidable edges are created (e.g. at the edge of fairways and airstrip) dense restoration of native vegetation will be undertaken at the limits of disturbance to minimise edge effects.
The Proponent will commit to the establishment of a 575 hectare Environmental Protection Precinct on the Island	The Environmental Protection Precinct will be managed for nature conservation purposes and will be secured by an appropriate land tenure method to ensure its protection in perpetuity.
The Proponent will ensure appropriate vegetation offsets for areas of unavoidable clearing	Where required under the provisions of the *Vegetation Management Act 1999* vegetation offsets will be provided. It is anticipated that 586 hectares of offsets will be provided (this area also includes all Matters of National Environmental Significance offset requirements under the *Environmental Protection and Biodiversity Conservation Act 1999* and marine ecosystem offsets under the *Fisheries Act 1994*).

ITEM	COMMITMENT
TERRESTRIAL FAUNA	
The Proponent will commit to the preparation of a series of management plans to ensure protection of the terrestrial fauna on the Island.	A Waste Management Plan will be prepared that minimises the potential of waste to effect wildlife.
	A Pest Management Plan will be prepared to document measures to prevent introduction of pests to the Island.
	A Bird Control Management Plan will be prepared to reduce risk of bird strike.
AQUATIC ECOLOGY	
The Proponent will actively commit to protect and enhance the marine environment surrounding the Island	The wetland and estuarine system landward of Leeke's Beach is to be conserved and protected from the adverse impacts of development including runoff associated with the golf course.
	Minimise the area of disturbance required for the submarine cables through best practice construction methods including water jetting and burying-in-excavated-trench method.
	Fuel, oil and chemical storage and handling are undertaken in accordance with AS1940.
	A Spill Management Plan prepared in accordance with State Planning Policy requirements and to the satisfaction of DERM.
	The Proponent will commit to establishing the first specialised Research Centre in the Keppel Islands within the Marine Service Precinct.
	The Proponent will establish a Biodiversity Conservation Fund to provide ongoing funding for the Research Centre.
	During dredging / sediment disturbance, the extent and density of the turbidity plume will be monitored, and the results of monitoring will inform the implementation of a Dredge Management Plan.
	Monitoring of seagrass, mangroves, coral communities and soft-sediment macrobenthic communities will also take place during the construction phase.
	Detailed dredge, construction and operational marine environment monitoring programs will be developed at the detailed design stage.
	Detailed construction and operational freshwater environment monitoring programs will be developed at the detailed design stage.
	It has also been proposed to permanently open the mouth of Putney Creek to tidal movements, which will increase fisheries productivity and flushing to prevent the formation of eutrophied conditions that may contribute to algal blooms and subsequent odour nuisance. To achieve this, a lined discharge channel will be constructed below the boardwalk and esplanade, with a sediment basin incorporated towards the upstream end of the new channel. This will reduce the potential for silting up of the marina basin thereby reducing the need for ongoing maintenance.
	Impacts on marine habitat will be minimised and managed by: • light spillage will be minimised as design development is set back and well-buffered by beaches used for turtle nesting, except in the Marine Services Precinct where turtle hatching is unlikely to be affected by marina lights;

ITEM	COMMITMENT
	• a Dredge Management Plan will be developed and implemented, including; measures to manage and contain any turbidity plume, and monitoring regimes for seagrass, mangroves, coral communities and soft-sediment macrobenthic communities during the construction phase, then annually thereafter, focusing on community structure and health in areas likely to be affected by the Project; • the risks of spills and contaminants will be minimised through ESD design and management practices for the construction and operation phases, consistent with an overall high standard of environmental protection. The potential for nutrient enrichment will be minimised in that the golf course will be developed and operated with treated effluent and minimum other fertiliser application, with water quality of irrigation and runoff waters monitored, and wide buffers to the downstream Leeke's Estuary wetlands; • visitor impacts will be managed through regulation of operators, visitor education, signage and other awareness programs. Integrated management of visitor activities, boating use and nature interpretation will aim to ensure that increased levels of reef visitation and appreciation will not be associated with increased impacts; and • the marina basin will be monitored for marine pests, and immediate action triggered should any pest species be inadvertently introduced.
The Proponent will ensure appropriate offsets for areas of unavoidable impacts on marine ecosystems.	Where required under the provisions of the *Fisheries Act 1994* marine ecosystem offsets will be provided. It is anticipated that 586 hectares of offsets will be provided (this area also includes all Matters of National Environmental Significance offset requirements under the *Environmental Protection and Biodiversity Conservation Act 1999* and vegetation offsets under the *Vegetation Management Act 1999*).
WATER RESOURCES	
The Proponent will commit to embrace the principles of Water Sensitive Urban Design (WSUD) to minimise negative impacts on the natural water cycle and protect the health of aquatic ecosystems. WSUD promotes the integration of stormwater, water supply and wastewater management.	The Proponent has committed not to use desalination as a means to provide potable water for the resort due to potential environmental risks associated with energy consumption and discharge of brine into the marine waters. Detailed assessment of the groundwater resources available on the Island was undertaken which determined significant available groundwater availability on the Island. However, the Proponent has committed not to use the Island's groundwater during the operation of the Resort in order not to impact on the Island aquifers.
	Based on an evaluation of available water resources, the most suitable and sustainable means of providing water supply to the Revitalisation Plan will include a combination of the following: • a mainland water supply connection via a new pipeline installed within the Utility Services Corridor; • installation of rainwater storage tanks for all resort buildings to capture and reuse roof water for non-potable purposes (e.g. toilet flushing, washing machines and garden watering); • installation of stormwater harvesting and storage facilities throughout the resort area, and reuse of harvested stormwater for landscape irrigation and hardscape hose down (subject to further assessment in the design stage); • reuse of recycled water produced from effluent generated by the Resort for irrigation of the golf course and possibly other landscaped areas; and • incorporation of stormwater harvesting ponds within the golf course to capture runoff and reuse for irrigation of the golf course.

ITEM	COMMITMENT
	Stormwater management measures proposed for the golf course will consist of the following: • all surface runoff from areas outside of the golf course will be prevented from draining onto the golf course through the use of diversion drains incorporated grassed swales; • all surface runoff from the proposed golf course will be diverted to stormwater harvesting ponds for reuse for irrigation of the golf course; • golf course runoff will be directed to the stormwater harvesting ponds through a series of grassed swales and/or bio-retention basins to facilitate removal of gross pollutants (e.g. litter) sediment and nutrients prior to entering the stormwater harvesting ponds; • stormwater harvesting ponds will incorporate an overflow provided with appropriate scour protection, outlet to a grassed overland flow channel providing further treatment prior to ultimately discharging to Leeke's Creek; • stormwater will be prevented from draining into wet weather storage ponds containing recycled water for irrigation of the golf course; and • monitoring of water quality within the stormwater harvesting ponds will be undertaken as part of the irrigation management plan proposed for the golf course to ensure water quality is 'fit for purpose
	The proposed stormwater management strategy for the Revitalisation Plan has been designed to: • comply with the requirements of the State Planning Policy 4/10 Healthy Waters and the draft Urban Stormwater - Queensland Best Practice Environment Management Guidelines 2009, • minimise the use of underground piped drainage systems by maximising utilising surface drainage techniques that reduce the need for extensive excavation and while enabling drainage infrastructure systems to be integrated into landscape design, and to assist in reducing the concentration of drainage flows and pollutant loads to a limited number of discharge points; • support the collection and reuse of rainwater from impervious roof surfaces to mitigate peak flow rates while also providing an alternative water supply for Resort facilities; and • support the harvesting of stormwater runoff from the golf course and possibly other areas around the Resort, to mitigate peak flow rates and reduce the potential discharge of pollutants while also providing an alternative water supply for irrigation.
	During Stage 1 of construction, water supply will be sourced from the existing groundwater bores installed within the Long Beach Aquifer. Peak usage will not exceed the maximum long term yield of the aquifer during this construction stage. Once mainland water supply connection is operation, no further extraction of groundwater resources is proposed for construction or operation of the resort.
	Groundwater Management Plans (GMPs) will be developed for the Long Beach Aquifer to be used for water supply during Stage 1 of Construction.
	A computer based model (MEDLI) was used to develop nutrient levels for treatment of sewage effluent to be used irrigation on the island. A sustainable recycled water irrigation strategy was determined to comprise of: • a total nitrogen concentration of 20mg/L; • a total phosphorous concentration of 7mg/L; • a minimum irrigation area of 31 hectares;

ITEM	COMMITMENT
	• a minimum wet weather storage of 37ML; and • an application rate based on irrigation being triggered at approximately 80% plant available water capacity (PAWC) and irrigating up to 5.0mm beyond drained upper limit (DUL).
	A Golf Course Maintenance Plan will be prepared based on data obtained from MEDLI Modelling. It is proposed that the rates obtained from the modelling be used as a guide for managing fertiliser application on the proposed golf course, with records of all fertiliser application and recycled water irrigation to be maintained. Combined with regular monitoring of soils and groundwater that will be required under the conditions of development approval that will need to be obtained for the proposed wastewater treatment plant, this approach to fertiliser management is considered to substantially reduce the potential for maintenance of the proposed golf course to impact on water quality within groundwater, Leeke's Creek and other downstream receiving waters.
	To reduce the potential seepage of contaminants to groundwater from storage ponds, proposed wet weather storage ponds and stormwater harvesting ponds will be constructed with a clay or synthetic liner to limit the seepage rate to less than 0.1 mm/day.
	All hazardous substances and materials will be stored in a manner that prevents or minimises the impact of any accidental spills or releases. Hazardous substance storage areas will be designed and constructed in accordance with AS1940:2004 – *Storage and Handling of Flammable and Combustible Liquids* and other relevant standards; WR-15
	Material Safety Data Sheets (MSDS) for all hazardous substances stored or handled on site will be kept on site and are to be made readily available to personnel. MSDS will be kept up-to-date at all times. Hazardous substances and materials must only be handled by trained personnel and in accordance with MSDS
	To mitigate potential impacts of an increased frequency of small runoff events affecting in-stream ecology in Leeke's Creek and Putney Creek, proposed bio-retention and detention structures in these two catchments will be designed to intercept all runoff from impervious surfaces before it reaches the respective defined waterways.
AIR QUALITY	
The Proponent will commit to measures to ensure that the air quality of the Island is not adversely impacted upon.	The main pollutants of concern present in exhaust fumes from construction equipment are carbon monoxide, sulfur dioxide, particulates and nitrogen dioxide. Exhaust fume emissions from construction equipment tends to be intermittent, localised and during the daytime period. The existing environment provides strong dispersion conditions during the day and as such exhaust fumes from construction equipment are not expected to result in significant air quality impacts
	To minimise dust emissions from the above activities where possible the following dust mitigation strategies should be implemented: • minimise vehicle/equipment traffic on unsealed areas; • progressive rehabilitation where practicable will minimise the area of exposed un-vegetated soil that forms a wind-dependent dust source; • limit drop height when loading hauls trucks; • limit speed of vehicles/equipment on unsealed areas; • limit double handling of soil; • use of water sprays on stockpiles and access roads to limit dust emissions; • where practicable, erect physical barriers and or wind breaks around stockpiles;

ITEM	COMMITMENT
	and • locate equipment outside appropriate buffer distances to sensitive receivers
	A composting facility will be included in the Revitalisation Plan for composting putrescible waste. Composting facilities have potential to cause odour nuisances if they are not properly designed, maintained and operated. Recommended buffer distances for composting centres can be up to 200 metres (EPA Victoria 1990) from residential receivers. Recommended buffer distances can be reduced by enclosing the facility and controlling emissions.
	To reduce air pollutant impacts of fuel storage associated with the Project, the recommended buffer distance between the fuel storage and residential receivers is 300 metres. The recommended buffer distance may be reduced with appropriate selection of fuel storage volume and equipment selection.
GREENHOUSE GAS EMISSIONS	
The Proponent will commit to minimising the Resort's greenhouse gas emissions	The diesel generators will undergo monthly preventative maintenance tests to ensure optimal performance and acceptable emissions.
	To ensure that greenhouse gas emissions are minimised, the following management measures will be considered: • the inventory of emissions developed for this assessment will be regularly updated and maintained as reporting is likely to be required as an individual facility or as part of a corporate group; • adoption of the proposed abatement measures from the ARUP Renewable Energy Analysis report. The proposed abatement is estimated to provide approximately 13.3 kt CO2-e of annual carbon offset; • revegetate as much as practically possible of the vegetation cleared for the development; • during procurement of both diesel and electric powered equipment, the efficiency of such equipment should be considered; • equipment should be maintained, to retain high levels of energy efficiency; and • an internal review should be conducted annually to ensure that the development is using best practice techniques in order to minimise energy use.
NOISE AND VIBRATION	
The Proponent will commit to measures to ensure that the Project does not entail excessive noise and vibration.	It is proposed to access power supply from the mainland and the proposed new generators will only be accessed during initial construction (i.e. until mainland power is connected), emergency operations for approximately one hour per month for testing. The testing would normally be programmed to occur in daytime hours
	There will be little noise impact from golf course maintenance equipment during the daytime as it is highly mobile and resort guests may be utilising the course or other activities. The equipment is not proposed to be used in the night (10pm to 6am) and hence sleep disturbance is not likely to be an issue.
	Construction times will be between 6:00am and 6:00pm, Monday to Friday, 6:00am and 2:00pm on Saturday, with no work on Sunday and public holidays with the exception of the construction of the marina breakwaters which may occur 7 days per week in order to minimise any environmental impacts.

ITEM	COMMITMENT
	Blasting is not proposed in any stage of the Revitalisation Plan. However, if blasting is required as part of the bulk earthworks it is required to comply with the DERM EcoAccess Guideline - Noise and vibration from blasting criteria.
	A noise and vibration management plan will be implemented for the construction activities and will be based on the Australian Standard AS2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites.
	As part of the marina construction it is expected that piling will occur to anchor the marina walkways. Piles are generally impact driven or vibratory. The latter method produces lower noise levels but is only suitable for relatively soft sea beds and requires a longer duration of piling. The mitigation measures for piling activities that will be undertaken include: • marine animal safety zone is 500 metres; • piling should not commence or continue if dolphins, dugongs or turtles are within the marine animal safety zone; • a pre-piling observation time of 30 minutes is proposed; • piling should commence with a soft start-up to scare animals away before piling starts; and • if a marine animal is spotted during piling, then piling is to cease until the animal has left the safety zone, or until it has not been observed for at least 10 minutes.
WASTE	
The Proponent will prepare a Solid Waste Management Plan prior to the commencement of construction	Waste avoidance programs and reuse initiatives will be the cornerstone of the Waste Management Plan.
	Operational purchasing policies will be implemented that prioritise recycled materials and material that have recycled content and minimal packaging.
	Food scraps and green waste will be delivered to the Composting Facility, where it will be turned into compost for use across the Island in landscaping and revegetation projects
	Co-mingled recyclables will be stored in industrial bins at the Central Material Handling Facility (CMHF) where they will await transportation to the mainland via a barging service to Yeppoon. The recyclables will then be delivered to the local Material Recovery Facility
	Residual waste will be compacted and stored at the CMHF for transportation to the mainland via the same barging service. The waste will then be delivered to the local landfill
	All potentially hazardous wastes (eg. waste oils, batteries, fuels and chemical wastes etc) shall be stored in separate containers located within a bunded and roofed hardstand area in accordance with AS1940:2004.
INDIGENOUS CULTURAL HERITAGE	
The Proponent will commit to work with the traditional owners of the Island to develop a Cultural Heritage Management Plan	Conduct cultural heritage surveys of the Project area and develop management strategies that will encapsulate survey results and provide direction on management of cultural heritage values.

ITEM	COMMITMENT
	GKI Resort Pty Ltd is required under part 7 of the ACHA to prepare a Cultural Heritage Management Plan (CHMP) approved as a 'stand alone' agreement or as a component of an Indigenous Land Use Agreement (ILUA) to meet its cultural heritage duty of care
	Develop an ILUA with the Native Title claimants for The Island.
	It is the intention of the Proponent to continue a consultative relationship with traditional owners for the life of the Proponent's interests on The Island.
	The CHMP will be a workable and integrated document that provides direction on the following (at a minimum): an agreed process for including Aboriginal people associated with The Island in the protection and management of Aboriginal cultural heritage; and agreed processes for mitigation, management and protection of identified cultural heritage areas and objects in all of the Project area during both the construction and operational phases of the Project.
	It is intended that protection and management of Aboriginal cultural heritage found during the comprehensive cultural heritage survey of the Project area will be fully discussed and described in a management strategy acceptable to all parties.
	It is intended that the CHMP will also include: a 'new finds' policy that manages accidental discoveries of additional cultural heritage not recorded during the cultural heritage survey; a robust database system that assist in the management of both known Aboriginal cultural heritage and new finds; provisions for the management of burials if found during the pre-construction, construction and post-construction phases of the Project; cultural heritage induction for Project staff; the development of a cultural heritage awareness program to be incorporated into manuals used by contractors and employees of the Project; and a conflict resolution process that gives the parties comfort that matters can be resolved in accordance with a clear step by step process.
NON-INDIGENOUS CULTURAL HERITAGE	

The Proponent will commit to record the non-indigenous cultural heritage of the Island and present it to guests and visitors to the Island	The following activities will be undertaken in regard to the former resort at Fisherman's Beach:
	
	• undertake an extensive photographic recording of the resort and its structures;
	• undertake further research into the resort. This may include:
	  ○ the production of a site plan/scaled drawings;
	  ○ individual building plans (where warranted); and
	  ○ the collation of an oral history of the resort and The Island, and the collation of additional written material regarding the resort and The Island such as redevelopment/refurbishment plans, photographs, advertising material, pamphlets, unpublished papers and articles.

	A holistic Interpretation Strategy for the Island will be developed and be available for guests and visitors of the Resort. This strategy should include: • information about the growth and development of the pastoral industry incorporating the sites of Leeke's Homestead, the shearing shed, loading platform, old wharves and remnant fencing ; • information about the growth and development of the tourist industry; • include a tour of sites and features; • development of a display located in an appropriate location on The Island; • production of a web-based audio interpretation package;

ITEM	COMMITMENT
	• production of site-based interactive interpretation, such as apps for mobile phones; • production of a report compiling the results of any further research undertaken as part of the development of the strategy; and • copies of this report should be lodged at the GKI Resorts Pty Ltd, with the local historic society and the Rockhampton Shire library and the John Oxley library.
	It is a legislative requirement that the management of Leeke's Homestead be carried out in accordance with the provisions of the Queensland Heritage Act 1992. In addition it is recommended that the management of the homestead includes: • the preparation of a Conservation Management Plan which includes a structural assessment; • the preparation of a landscape and tree management plan; • the relocation and appropriate storage, in a dry, vermin proof area, of the documents and diary logs from Leeke's Homestead which were stored in 2008 when the resort closed; and • the removal of the hoop pine which is impacting the southwest corner of the homestead under the Emergency Works provisions of the QHA.
	It is recommended that a cultural heritage assessment of the Island Lighthouse be conducted and the current, provisional, cultural heritage significance rating be verified.
	It is recommended that the area identified as likely to contain evidence of the original pastoral homestead located near Leeke's Creek at 290888/ 7435518 and a 50 metre buffer around this point remain undisturbed.
SOCIAL VALUES	
The Proponent will commit to prepare a series of Social Impact Management Plans	The Proponent will implement an Alcohol Policy and Drug and Alcohol Management Plan for the construction period and operational phase of the Project.
	The Proponent will work with relevant State agencies when developing its recruitment strategies, and broader Workforce Plan, in order to articulate the employment pathways for the various skill sets required and to scope the training requirements for potential employees.
	The development and implementation of a Local Procurement Plan including a Local Procurement Policy by the Proponent and its contractors will be important to ensuring that potential local economic impacts are realised.
	The Proponent will ensure that appropriate Human Relations Management policies are put in place which will encourage appropriate worker behaviour, including alcohol and drug management. A Fatigue Management Plan will also address potential health hazards associated with fatigued workers travelling to and from the workplace.
	A Traffic Management Plan will also mitigate and manage noise and traffic issues raised as concerns by local residents of the Island and those on the mainland near Rosslyn Bay.
The Proponent will support the Great Keppel Island community during the construction and operation of the Revitalisation Plan.	The Proponent will establish a Community Reference Group.

ITEM	COMMITMENT
The Proponent will provide opportunities for enhanced emergency services response to the Island.	The Proponent will provide an Emergency Services berth in the proposed marina at no cost to relevant agencies.
HAZARD AND RISK	
The Proponent will commit to follow safety procedures and guidelines to minimise hazard and risks	Incidents likely to cause off-site impacts or significant environment harm will be reported by the appropriate manager to the Department of Environment and Resource Management (DERM, SEWPaC), or other appropriate authority in accordance with statutory requirements.
	The Environmental Manager will maintain a record of all near misses, incidents and complaints received and corrective action and other recommendations shall be made and documented.
	Aircraft safety will include: • ensure flight conditions are safe; • adequate run-way length; • regular visual monitoring of all aircraft; • ensure all aircraft maintenance schedules are current; • adequate fencing; • strict security measures in place, including a Security policy which is to be continually reviewed; • preparation and implementation of a Bird and Animal Hazard Management Plan (Civil Aviation Safety Authority (CASA) Manual of Standards Pt 139 – Aerodromes 10.14).Landing/ take-off policy • firebreaks in place; • personnel are trained in emergency and evacuation procedures; • all aircraft and infrastructure to meet Australian Standards and relevant legislation; • emergency response programs; and • infrastructure built to withstand extreme conditions.
	Hazardous spill prevention will include: • containment measures on site including MSDS; • spill kits readily accessible; • training and education for all personnel; • small volumes of hazardous substances kept on site; and • hazardous substances stored in compliance with Australian Standards, and all relevant legislation.
	Preparation and implementation of Environment, Health and Safety Management System.
	All plant operators (including contractors) will be certified to operate their designated equipment.
	The Proponent is committed to continuous improvement of the health and safety risk management process as per AS/NZS ISO 31000:2009 Risk management – Principles and Guidelines.

ITEM	COMMITMENT
	The Proponent will conduct a hazard and operability study (HAZOP) prior to the construction stage of the Project, in accordance with the New South Wales Government Department of Planning Hazardous Industry Planning Advisory Paper No 8 – HAZOP Guidelines. A HAZOP will provide a more detailed review of the Project, its equipment and operations in order to thoroughly identify all potential hazards and operational problems.
	An Evacuation and Emergency Response Plan (EERP) will be prepared and implemented for the Project site. The EERP will provide guidelines for actions to be taken during an emergency to minimise the potential for loss of life, injury to people, and damage to the environment and property by covering foreseeable incidents, and response and remediation measures. The Proponent will develop an integrated EERP for the construction and operational phases of the Project, including the following components: • analysis of key incidents likely to take place for each operational area; • assessment of the degree of impact likely to occur from identified incidences; • assessment of what constitutes an emergency for the Project; • onsite plan to handle incidents with reference to emergency services potentially needed; • communication, emergency responsibilities, control centre establishment; • post emergency procedures, including recovery, debriefing and review of plan; • testing of plan under emergency-like conditions; and • analysis of possible evacuation routes and hazardous areas. The Proponent will seek advice from the following services for guidance when preparing the EERP: • Queensland Government; • Department of Emergency Services; • Queensland Police Service; • Queensland Ambulance Service; • Professional advisors; • Queensland Fire and Rescue Service; and • Rural Fire Service.
	The Proponent will consult the Rockhampton Regional Council Counter Disaster Plan regarding guidance for preparing emergency plans. The Rockhampton Regional Council will be advised of any planned activities which may affect the council and regional emergency plans
	Local health service providers will be consulted to ensure that provision of emergency health care is adequately covered in the EERP. The Proponent will work with local health service providers to ensure that adequate resources are available in the local area to address the added demand that the Project is likely to generate. The operating EERP will be revised regularly throughout the life of the Project and, in response to any emergency situation where deficiencies are noted.

ITEM	COMMITMENT
	All project site personnel will undergo a mandatory induction process which will include first aid training, simple fire training and EERP training. Additionally, selected personnel will be trained in advanced resuscitation techniques.
	First aid stations and emergency response kits will be located at easily accessible and appropriate locations throughout the Project site.
	Alternatively, in situation warranting more serious treatment, the Central Queensland Rescue Helicopter service will be utilised utilised for rapid assistance and transfer to Rockhampton or Brisbane Hospital.
	The Project proposes the following fire fighting measures : • approved suitably signed fire fighting equipment (including fire hose reels, blankets and hand held extinguishers) will be fitted to all buildings on the Project site; • the retention of on-site fire water (with a fire flow of 25 litres per second with a minimum of four hours fire storage capacity, a total of 360 kilolitres) or other fire suppressants used to combat emergency incidents will be provided; • all buildings will be fitted with lighted emergency and exit signage in accordance with relevant Australian Standards; • fire detection and suppression systems will be located in control rooms, plant rooms, office buildings accommodation villages and all other residential development. The system will be designed and installed in accordance with the relevant Australian Standards and approved by the Queensland Fire and Rescue Service; • all services will be tested regularly and serviced, maintained and inspected by an approved certification body; • detailed maps will be developed showing the EERP outline, potential hazardous material stores, incident control points, fire fighting equipment, etc; and • all personnel will be trained in basic fire fighting procedures utilising hand held extinguishers. Additionally, appropriate personnel will be trained in more advanced fire fighting techniques.
	A natural disaster strategy will be developed to respond to all possible natural disasters that may occur within the Project site.