

FINAL
V1.0

KUR-World
presents

PLUS BONUS MATERIAL
ENDANGERED SPECIES HABITAT
IS THE NORTHERN ZONE !

"Dam-bacle" The Video

FEATURING

Illegal Rural Dam indicated on KUR-World Master Plan footprint
Pre-emptively clearing native forest to the KUR-World Master Plan footprint
Clearing endangered Myola Palm on QLD Govt Flora Trigger map
Damming / spoiling 2 of 6 CRITICALLY ENDANGERED Myola Frog creeks
Silt pile in Barron River... waiting for delivery to World Heritage Great Barrier Reef
New illegal Site2 Earthworks revealed... and much, much more

Timeline

January 2014 – July 2016

Every effort has been made to ensure this
timeline and details are correct.

All source files are available at
www.kurandaregion.org/kur-world

*Please let us know if any documents are missing
and/ or if there are any corrections to be made.*

2014

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Barnwell Road Kuranda Qld 4881 Property No: 7611119
Sold for \$2,051,640 [Show Page View](#)
Need a home loan? Just crunching the numbers for you...
Other
Sold Date: Thu 30-Jan-14
[Virtual Tour](#)

JAN 30 2014



Barnwell Road Kuranda
Barnwell Property

UNDER CONTRACT

- Landbank & Development opportunity
- 12 x Titles from 16ha to 70ha
- Approximately 31km from Cairns CBD
- 2 x creeks, springs & dams
- Improved pasture, Rainforest & regrowth
- Large standing cabinet timber trees
- Ex dairy & Droughtmaster stud property
- 1954 old Timber Homestead
- Steeped in history - Same ownership since 1930
- Power on site

Excellent opportunity to purchase a large scale property with in close proximity to Cairns City and its International Airport.

[View Auction Results](#)

General Features

Property Type: Other
Land Size: 626.62ha (1,548.40 acres)
(approx)

Ken Lee purchases 12 RURAL TITLES in Kuranda

Ken Lee purchases
historically zoned
Barnwell 12 RURAL TITLES
626ha / 1,548 acres
for \$2 million

Google Earth of Barnwell 12 titles after purchase date

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Google Earth image shows the 12 RURAL TITLES in red outline – pre-clearing.



Stuart Ricketts, Urban Sync working with Ken Lee on ideas for property

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Video
flythrough of
design for
Peak Ranch
published

KUR-World re-upload - Peak Ranch - original upload 14 Nov 2014



Illegally dammed water body, image after purchase date.
Note quality of Recovering Rainforest around homestead, since cleared.

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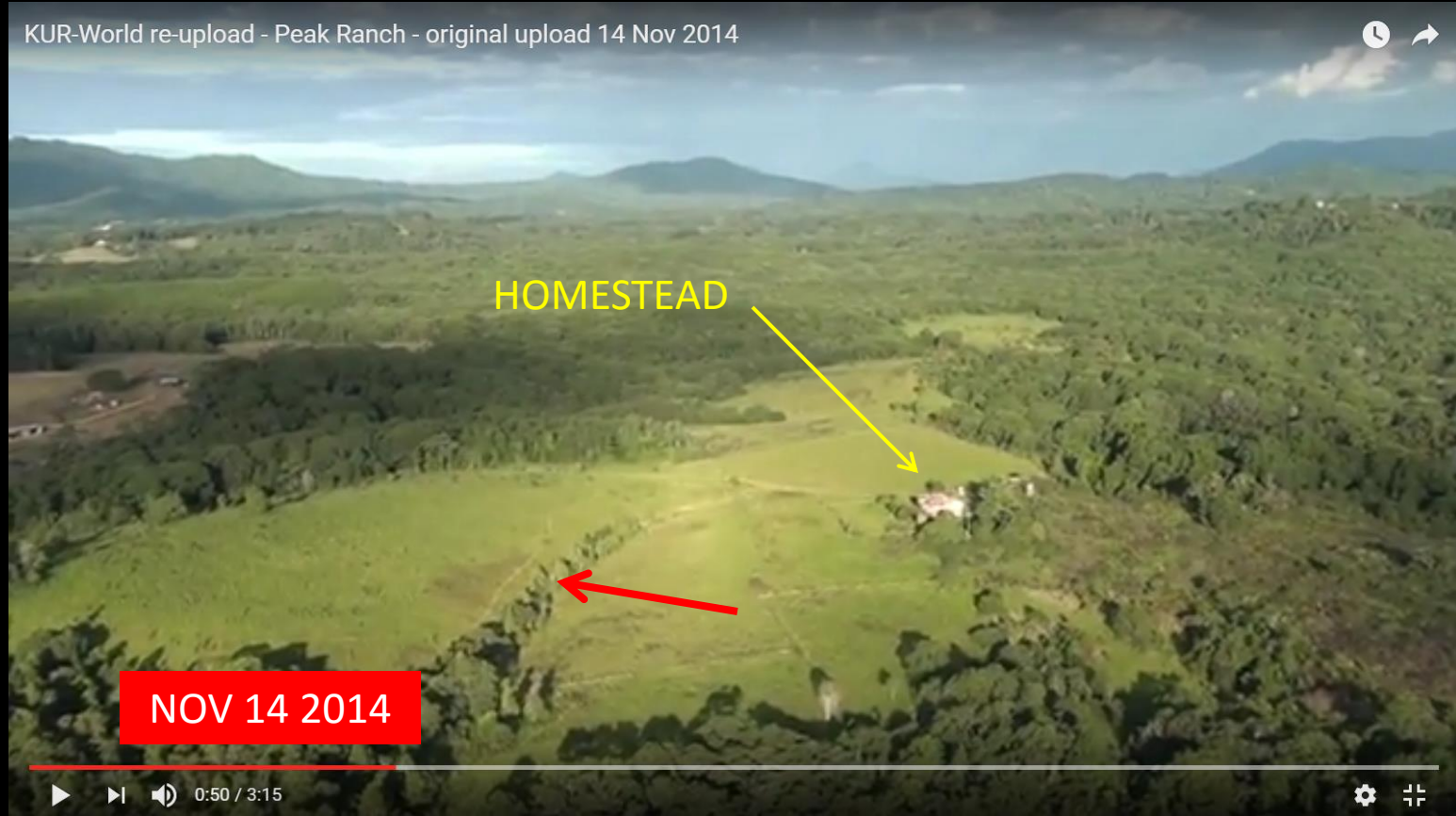
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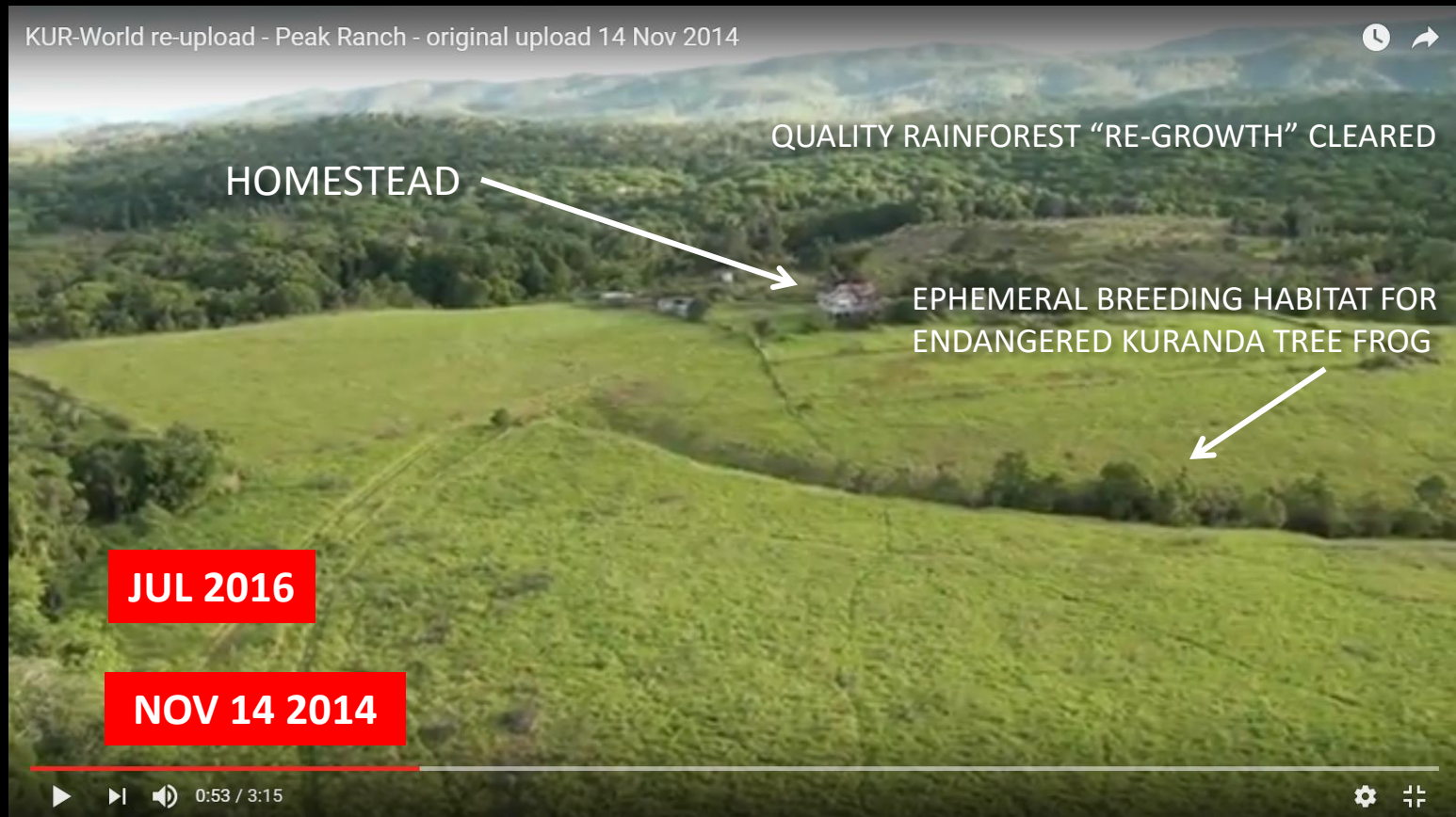
Video flyover
- dammed
ephemeral
land-water
habitat of
CRITICALLY
ENDANGERED
Kuranda Tree
Frog *Myola
litoria*
indicated



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Video flyover
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Frog *Myola
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indicated

Illegally dammed water body, image after purchase date.
Note quality of Recovering Rainforest around homestead, since cleared.



Land clearing was well under way by June 2015

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?? 2014

Rumour alert! Ken Lee approached an unknown Cairns Town Planner to discuss maximising urban subdivision options for the Barnwell 12 RURAL TITLES.

By June 2015 the clearing and scraping back the land had started on Wet Tropics World Heritage catchments for creeks and tributaries.



JUN 5 2015

Urban Sync produces the second design video for the property. Community comments. "Council are elusive..."

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Video flythrough of design for Dragon's Lair published

Jenny Jensen, any idea what this destruction is all about?
July 20, 2015 at 1:35pm · Like

Who is the operators doing the clearing. I would think they would be local.
July 20, 2015 at 5:42pm · Like

July 19, 2015

Hey folks, been hearing alot of heavy machinery noise coming from the Owens Creek area off Barnwell road. Can't access anywhere to see what is going on ? Sounds like ALOT of clearing going on, been hearing rumours about what it could possibly be? Does anyone know anything ?



Like

Comment

17 Comments

View 13 more comments

Council wouldn't tell me anything I have been given info to send the owner of the property a letter to ask them about it ! I'd love to see if it is being cleared right up to the creek ! Really hard to get through my property due to wait while etc to have a look ! Apparantly there is quite a number of lot and plans that are owned by the Chinese buyers , not sure of collective acreage ! Yes Hannah some of that land is just regrowth but not all of it !

July 20, 2015 at 5:19pm · Like

Write to the owners? WTF? Since when does the council not want to tell the public(their employers ffs!) what is going on o n their own doorstep?????

July 27, 2015

Once again, has anybody have information on the mass clearing on the old Barnwell's property. Council are elusive and there has been no notification that I am aware of sent out to adjacent properties. It has almost been 2 months of dozer work.

Urban Sync creates the working document for the Referral of proposed action

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The original working document for the Australian Government – Department of Environment: Referral of proposed action is created.

- Footer date on master plan pages inserted from original document dated August 2015
- filed 9 months later in May 2016.

Watch this number – it changes to 230ha by JUL 12 2016 for the EIS

	Australian Government Department of the Environment	AUGUST 2015
Referral of proposed action		
<hr/>		
Project title:	KUR-World Integrated Eco-resort	
<hr/>		
1 Summary of proposed action		
<small>NOTE: You must also attach a map/plan(s) and associated geographic information system (GIS) vector (shapefile) dataset showing the location and approximate boundaries of the area in which the project is to occur. Maps in A4 size are preferred. You must also attach a map(s)/plan(s) showing the location and boundaries of the project area in respect to any features identified in 3.1 & 3.2, as well as the extent of any freehold, leasehold or other tenure identified in 3.3(i).</small>		
<hr/>		
1.1	Short description The project site is located at Myola, approximately 2.5 km due west of the centre of Kuranda and 20 km north west of the Cairns central business district, in Mareeba Shire in North Queensland. The proponent seeks to develop the site into a world class integrated eco-resort, known as 'KUR-World' (the proposed development).	
<hr/>		
001 Referral of proposed action v August 2015		Page 2 of 16

- | | | |
|-----|--|---|
| 1.4 | Size of the development footprint or work area (hectares) | Approximately 130 ha (overall site is 626 ha) |
| 1.5 | Street address of the site | 112 Barnwell Rd, Kuranda, 4881, Qld |

Adjoining residents reporting machine noise to Mareeba Shire Council

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SEP 2015

Adjoining
residential
properties

Machine
noise
reported to
Mareeba
Shire Council
by adjoining
residents

CRITICALLY ENDANGERED Kuranda Tree Frog *Litoria myola*
This ephemeral land-water is not a 'seasonal gully' or a 'seasonal creek' – but an ephemeral creek that is the land-water bed for the breeding grounds of this frog.



Flora survey was not conducted prior to clearing commencing

2014

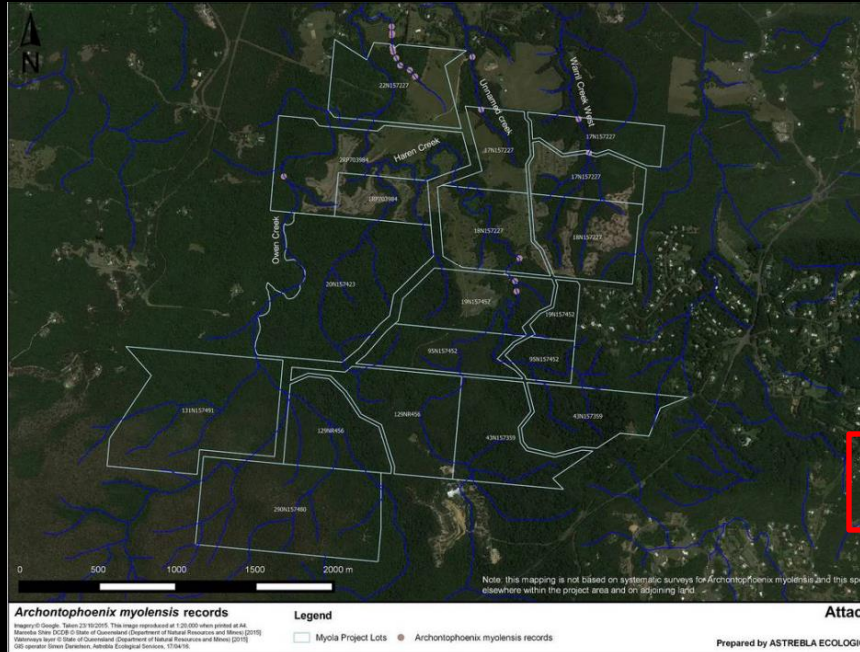
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Purple dots indicate Myola Palm records – behind the dam wall most intensive, then scattered through the project ‘Northern area’ on ecologically sensitive waterways.

7 September, 2015

Kerry Walsh
Wildlife Officer
Dept. Environment and Heritage Protection
Queensland government

SEP 7 2015

Dear Mr Walsh

I am writing on behalf of my client (the landowner) to advise you of clearing of native vegetation that he has conducted on the following lots in the Myola area (Mareeba Shire):
Lots 1 and 2 RP703984
Lots 17 and 18 N157227
Lot 19 N157452

The clearing has occurred in mapped non-remnant vegetation under the *Vegetation Management Act 1999* and was commissioned after liaison with the Townsville unit of the Vegetation Management section in the Department of Natural Resources and Mines.

However, it is located in an area mapped as ‘high risk’ on a Flora Trigger map, and a flora survey was not conducted prior to clearing commencing.

I have been instructed to formally inform you of this clearing and request instruction from you in relation to your department’s requirements. All clearing on the properties has been halted until we obtain your advice.

I can be contacted on 0423 706 440 or you can email me at simond1313@gmail.com.

Regards

Simon Danielsen
Principal Ecologist
Astrebla Ecological Services

Urban Sync generates EPBC Protected Matters Report, on behalf of proponent

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Report list:
2 CRITICALLY ENDANGERED
20 ENDANGERED
13 THREATENED (VULNERABLE)

EPBC Act
Protected
Matters Report
generated by
the proponent



Australian Government
Department of the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

POSTCODE 4881

Report created: 24/11/15 13:39:29

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010



NOV 24 2015

Mareeba Shire Council acknowledges that a complaint was received about the RURAL DAM

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██████████ This is a worry? Is the clearing legal?
Like · Reply · December 14, 2015 at 6:49pm

██████████ Whatever time it is burning rubber and plastic is not legal I would think. It is extremely toxic.
Like · Reply · December 14, 2015 at 6:49pm

██████████ Is that the clearing of Barnwell Road property?
Like · Reply · December 14, 2015 at 6:56pm

██████████ Saw that they have burned off a lot of land behind the Barnwell house ???
Like · Reply · December 14, 2015 at 7:35pm

██████████ Big red glow from there tonight. I can see it from Greenforest Rd. What is happening??
Like · Reply · December 14, 2015 at 7:41pm

██████████ Has anyone told the fires? I'm sure they'd be happy to check it out if there are any concerns.
Like · Reply · 1 · December 14, 2015 at 8:17pm

██████████ I thought you had to have a permit and the fire brigade in attendance if a fire was over a certain size.....or is that only for certain properties of smaller size?

DEC 16 2015



Council received a complaint about the dam on 16 December 2015.

██████████ Yeah, I will give them a call tomorrow out of curiosity.....where is the property and I'll give them the details in case they want to check it out? Is it off Boyles or Barnwell road? I know it's close as I can smell it! Hate that smell, scares me!!
Like · Reply · December 14, 2015 at 9:02pm

██████████ We have a notice of burn. Did not expect the rubber in the mix. Residents are still not able to get clarity on what is really going on with the mass clearing. I am also concerned about the creek that runs at the back of my place connected to the old Barnwell property where the clearing is going on.
Like · Reply · December 15, 2015 at 4:58am

██████████ They do have a permit we received notification!
Like · Reply · 2 · December 15, 2015 at 7:18am

Community members are starting to get anxious about the activity on the property

Community reports out of hours machine noise and dissatisfaction with MSC information

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It seems that it is indeed rumoured to be some sort of cattle farm, to specifically provide beef to the proposed Aquis resort. If this is true, how the hell can permits be permitted for this? What is the point of having a rainforest at all? Just knock it down to grow beef! Isn't there enough cattle/farming country already cleared out west of us? If this is indeed true it is a disgrace. How has it apparently been kept under the radar for so long? Didn't any of the local neighbours know anything about it, and if so why not bring it to notice? Also, what's the point of all these conservation groups if they don't apparently realise this has been going on for months? Isn't there required to be any sort of public notification of this major development?

What's the point of everyone getting up in arms about palm trees at KRC when hundreds of acres can be ripped down, not to mention the displacement or destruction of untold numbers and variety of wildlife. It seems to me that there's a bit more to worry about than just a 'muddied up creek' and 'we have to accept its merits'. Liz

Like · Reply · 1 · December 17, 2015 at 11:37pm

Why don't we know about these things? Next thing we know they'll be building a sky-scraper!

Like · Reply · December 17, 2015 at 7:03pm

HOW CAN DEVELOPERS CLEAR LAND WITHOUT APPROVALS!

Like · Reply · December 17, 2015 at 6:53pm

December 14, 2015

Cannot begin to express the revolting smell of burning rubber and or plastic that has inundated Boyles rd. What is going on. The clear felling and bulldozer work is still running after 4 months. Seems there is no time frame for operation either. After 6 pm and still going strong. 6am to whenever it seems. So much for a cattle farm..

3.2 Hours of Work

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:

Page 61

* Please change to a more reasonable and courteous time for your neighbours



Mareeba Shire Council - Agenda

Wednesday 20 July 2016

- 7.00am to 6.00pm, Monday to Friday;
- 7.00am to 1.00pm Saturdays;
- No work is permitted on Sundays or Public Holidays.

- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

Burning rubber?

Curtis Pitt, Harry Sou and Ken Lee meet for 'Portfolio discussion'

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Meeting minutes
requested JUN 8 2016
(not received by time of publishing,
approx 7 weeks later)

2016

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DEC 18 2015

Ministerial Diary¹

Treasurer

Minister for Aboriginal and Torres Strait Islander Partnerships

Minister for Sport

The Hon Curtis Pitt MP

1 DECEMBER 2015 – 31 DECEMBER 2015

Date of Meeting	Name of Organisation/Person	Purpose of Meeting
18 DECEMBER 2015	Meeting with Harry Sou and Ken Lee of Reeve and Ocean Pty Ltd	Portfolio discussion

Jenny Jensen says “...there are no Development Applications to Council...”

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Jenny Jensen Hi all, there are no Development Applications to Council for a development on this property. Regarding the vegetation clearing, this is regulated by Dept Natural resources (DNRM). Council only has authority if there is a Development Application or Building Application to Council. However, when the matter of vegetation clearing was first raised a couple of months ago, Council did contact DNRM and refer it to them for investigation.

Like · Reply · 1 · December 17, 2015 at 8:12pm



Thank you Jenny, I am sure we will hear what DNRM has to say or the EPBC.....both have been contacted.....

Like · Reply · 1 · December 17, 2015 at 8:18pm

DEC 17 2015



Cathy Retter Have been informed that the owners have a permit to clear. The EPBC have been informed, have checked the property and have made the owners action a controlled action. This means the owners have to report on how they will address the environmental concerns. We should get an opportunity to make submissions on what they are proposing. If they have started clearing again, I am concerned and so will check with the department again.

Like · Reply · 4 · December 18, 2015 at 10:58am

DEC 18 2015

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██████████ And tell me that council and the rest of them had no knowledge of this..

Like · Reply ·  2 · December 18, 2015 at 6:32pm



Jenny Jensen Hi Tracy, there is no Development Application. If there is to be anything other than a residence, there will need to be a Development Application. Council has no knowledge of any Application.


Like · Reply ·  1 · December 18, 2015 at 8:05pm

██████████ Jenny Jensen thanks Jenny. It'll be interesting to see how it transpires.


Like · Reply · December 19, 2015 at 9:31am

DEC 18,19 2015

██████████ That's how they are getting around clearing it turning it into a cattle farm !

Like · Reply ·  2 · December 18, 2015 at 6:35pm

██████████ They never wanted to start a cattle-farm. Nor did they want to grow avocados. This has been the plan all along.

Like · Reply ·  1 · December 18, 2015 at 6:38pm


██████████ Oh I'm sure they didn't! Council must have known about this! Newspapers !

Like · Reply · December 18, 2015 at 6:42pm

██████████ They knew this all along., I'm practically sure.

Like · Reply · December 18, 2015 at 6:44pm · Edited


██████████, there is no Development Application. If there is to be anything other than a residence, there will need to be a Development Application. Council has no knowledge of any Application.

Like · Reply ·  2 · December 18, 2015 at 8:08pm

██████████ The plot thickens.....

Like · Reply ·  1 · December 18, 2015 at 8:20pm

██████████ You may not have knowledge of applications but I am sure someone in Council will have full awareness of future plans.

Like · Reply ·  1 · December 19, 2015 at 8:15am

Community comments

██████████ Can someone tell me if Barnwell is the area excluded from State Vegetation mapping (green area). Is the clearing occurring in the non-shaded area. The owners will still need to complete an assessment under the Nature Conservation Act if they haven't already.




Like · Reply · December 18, 2015 at 12:38pm


██████████ I'm not against development but I'd like to know what is going on !

Like · Reply · December 18, 2015 at 9:07pm

██████████ No one objects to regular helicopter traffic?

Like · Reply ·  1 · December 18, 2015 at 9:15pm

██████████ I bloody knew it. \$\$\$\$\$\$ talk and the fob off we have been getting. Bet the Billabong is apart of this also.

Like · Reply ·  2 · December 18, 2015 at 6:36pm · Edited

██████████ No the Billabong is not included in this.

Like · Reply · December 18, 2015 at 6:36pm

██████████ Oh yes they are! Jake pelling started doing the clearing on that property as soon as the chinese bought it

Like · Reply · December 19, 2015 at 4:16pm

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First Cairns Post article published:

1. "Up to **100 cattle will graze on the property** in the meantime to control the growth and bring some life back to the area"
2. "...considered **growing avocados** on the land and at one stage it was understood coffee and mangoes were grown on the farm."
3. "...**axed plans for a \$2 million luxury home** on the site with a design concept dubbed the Dragon's Lair"
4. "**Nature-based or eco-tourism**"
5. "...**what else could be done on 12 titles ranging from 16ha-70ha**"

2015

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Mr Ricketts said Mr Lee had axed plans for a \$2 million luxury home on the site with a design concept dubbed the Dragon's Lair.

He said brief discussions had been held with the Mareeba Shire Council but no development applications had been submitted.

The property includes two creeks, springs and **dams**, rainforest and regrowth and **large standing cabinet timber trees**.

Cabinet trees? Old-growth rainforest species?

Existing dams? Locations on the property?

PLANTS

[Alloxylon flammeum](#)

Red Silky Oak, Queensland Waratah, Tree Waratah [56400]

Vulnerable

Species or species habitat known to occur within area

2016

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Cairns Post

SYDNEY 6-17°C

The Cairns Show



20, 21 & 22 JULY 2016

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BIG PLANS: Ken Lee of Reeve and Ocean capital management has started transforming the rundown 626ha barnwell rd farm which he bought for \$2 million at Kuranda. PICTURE: SUPPLIED

Business

Sydney businessman plans for new eco-tourism venture at Kuranda

NICK DALTON, The Cairns Post
January 9, 2016 6:10am

JAN 9 2016

A SYDNEY property investor has bought a cattle property at Kuranda with plans for an eco-tourism venture.

Ken Lee, of Reeve and Ocean Capital Management, has started transforming the rundown 626ha Barnwell Rd farm, which he bought for \$2 million.

His spokesman Stuart Ricketts, of Urban Sync, said Mr Lee had a long-term vision for the property owned by the Barnwell family since 1930.

He said the property was overgrown and contractors had cleared sections

CAIRNS SHOW

20th - 22nd JULY

Presold Tickets Available at Stockland Earlville

FULLSCREEN

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Businessman in spray on non-payment protest



Inner-city park turns into political football



Have a say on \$640m project



Selfless harbour rescue

More Business



Have a say on \$640m project



Political cash gift denied



Learn from China links

Engineer plans drawn up for RURAL DAM, retrospectively.

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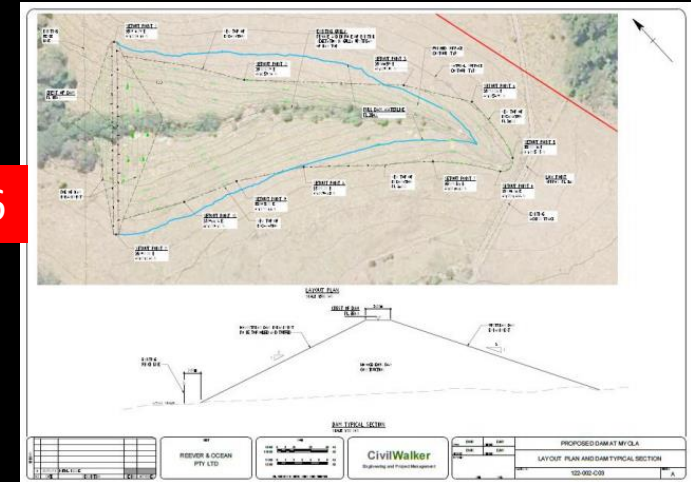
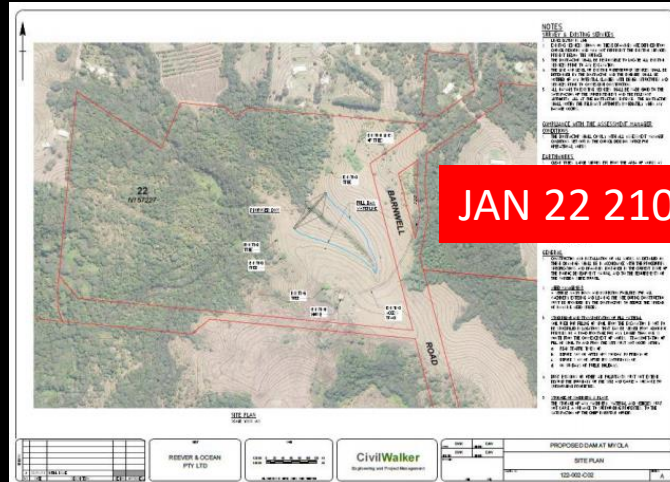
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Dam drawings are prepared by Civil Walker including Site Plan, Layout Plan and Dam Typical Section to be included in the belated application.



Mareeba Shire Council - Agenda

Wednesday 20 July 2016

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
122-002-C01	Proposed Dam at Myola - Locality Plan and Drawing Index	Civil Walker	22/01/16
122-002-C02	Proposed Dam at Myola - Site Plan	Civil Walker	22/01/16
122-002-C03	Proposed Dam at Myola - Layout Plan and Dam Typical Section	Civil Walker	22/01/16

Illegal RURAL DAM

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Dam shows on
Google Earth for
the first time



FEB 12 2016

Image © 2016 DigitalGlobe

MT HAREN
COMMUNITY

Google earth

Illegal RURAL DAM

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Dam shows
on Google
Earth for the
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Illegal RURAL DAM fits with KUR-World master plan design footprint

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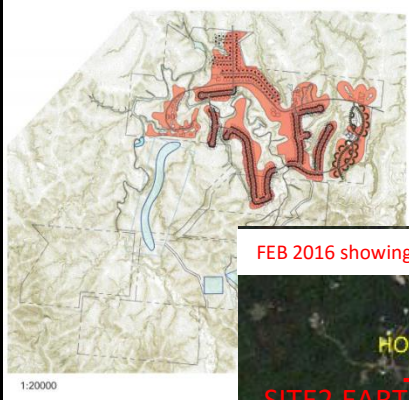
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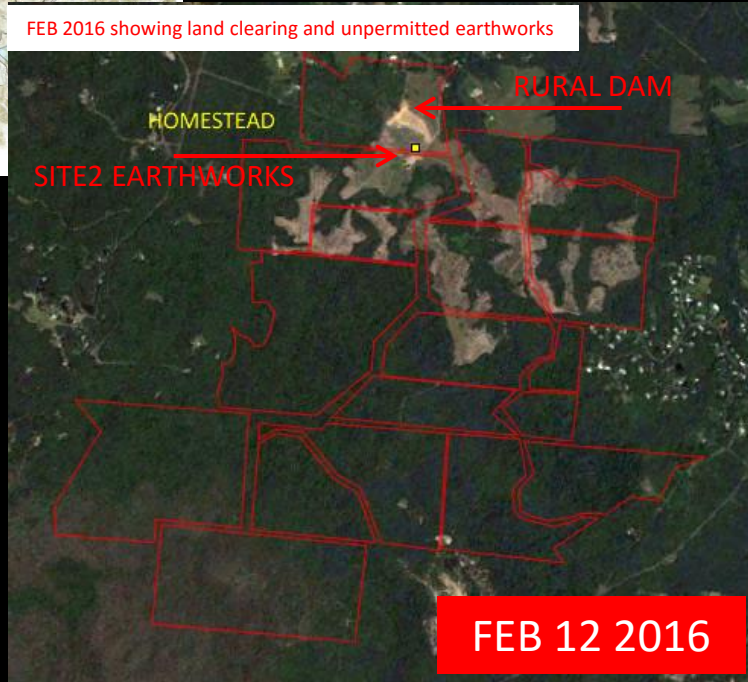
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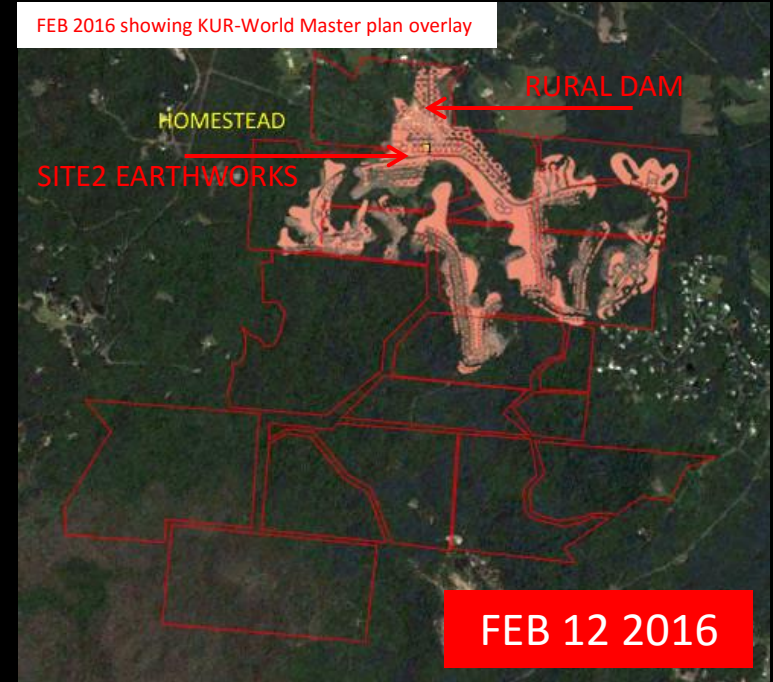


Master plan footprint lines up
with RURAL DAM

FEB 2016 showing land clearing and unpermitted earthworks



FEB 2016 showing KUR-World Master plan overlay



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Site2 earthworks
show on Google
Earth for the
first time



FEB 12 2016

Illegal Site2 Earthworks

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Site2 earthworks
show on Google
Earth for the first
time – close up.

Note water-body
to low side of
earthworks –
catchment for
endangered frog
creeks.



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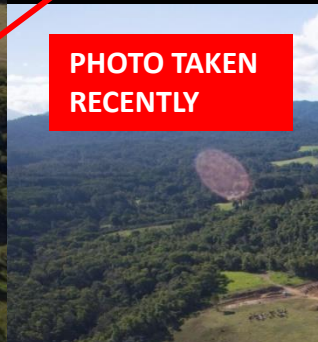
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PHOTO TAKEN RECENTLY

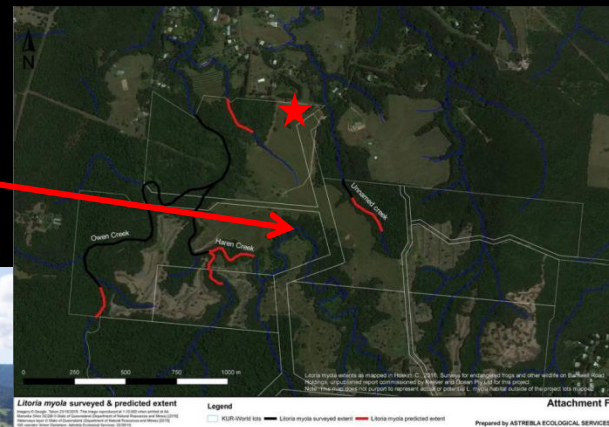


Creek flows
down to *Litoria
myola* habitat

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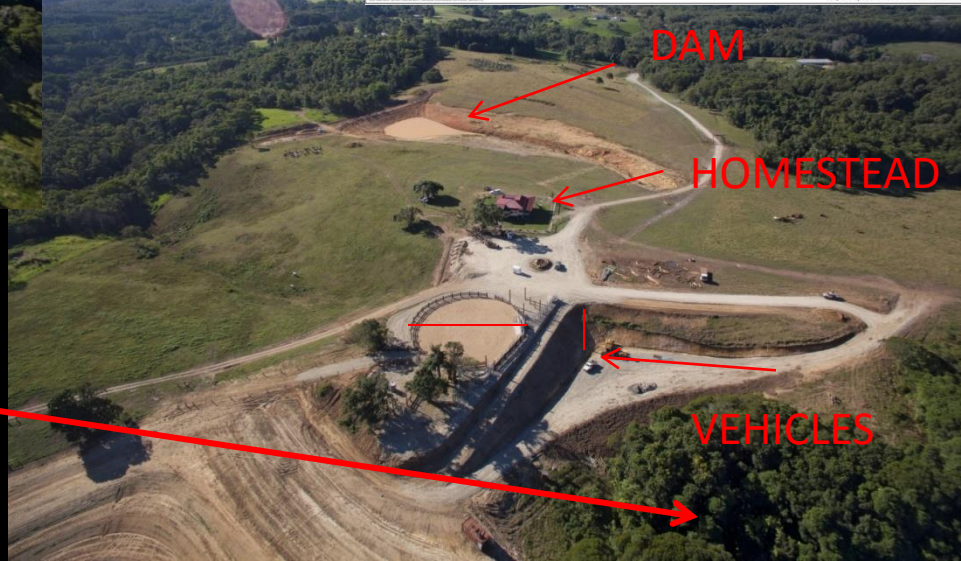


Illegal Site2 Earthworks



Illegal Site2 large scale
earthworks on property –
visible from FEB 2016, recent
photos.

Creek flows
down to *Litoria
myola* habitat



Urban Sync retrospective RURAL DAM application

Retrospective RURAL DAM application submitted to Mareeba Shire Council.

Check 'small divergence'.

Talk about 'visual amenity' according to Excavation & Filling Code (Part 6, Division 17) and not much about 'structural function'.

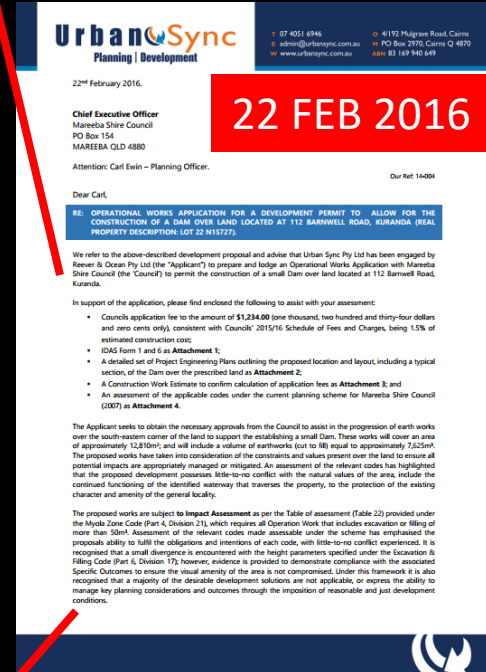
We refer to the above-described development proposal and advise that Urban Sync Pty Ltd has been engaged by Reeve & Ocean Pty Ltd (the "Applicant") to prepare and lodge an Operational Works Application with Mareeba Shire Council (the 'Council') to permit the construction of a small Dam over land located at 112 Barnwell Road, Kuranda.

In support of the application, please find enclosed the following to assist with your assessment:

- Councils application fee to the amount of **\$1,234.00** (one thousand, two hundred and thirty-four dollars and zero cents only), consistent with Councils' 2015/16 Schedule of Fees and Charges, being 1.5% of estimated construction cost;
- IDAS Form 1 and 6 as **Attachment 1**;
- A detailed set of Project Engineering Plans outlining the proposed location and layout, including a typical section, of the Dam over the prescribed land as **Attachment 2**;
- A Construction Work Estimate to confirm calculation of application fees as **Attachment 3**; and
- An assessment of the applicable codes under the current planning scheme for Mareeba Shire Council (2007) as **Attachment 4**.

The Applicant seeks to obtain the necessary approvals from the Council to assist in the progression of earth works over the south-eastern corner of the land to support the establishing a small Dam. These works will cover an area of approximately 12,810m²; and will include a volume of earthworks (cut to fill) equal to approximately 7,625m³. The proposed works have taken into consideration of the constraints and values present over the land to ensure all potential impacts are appropriately managed or mitigated. An assessment of the relevant codes has highlighted that the proposed development possesses little-to-no conflict with the natural values of the area, include the continued functioning of the identified waterway that traverses the property, to the protection of the existing character and amenity of the general locality.

The proposed works are subject to Impact Assessment as per the Table of assessment (Table 22) provided under the Myola Zone Code (Part 4, Division 21), which requires all Operation Work that includes excavation or filling of more than 50m³. Assessment of the relevant codes made assessable under the scheme has emphasised the proposals ability to fulfil the obligations and intentions of each code, with little-to-no conflict experienced. It is recognised that a small divergence is encountered with the height parameters specified under the Excavation & Filling Code (Part 6, Division 17); however, evidence is provided to demonstrate compliance with the associated Specific Outcomes to ensure the visual amenity of the area is not compromised. Under this framework it is also recognised that a majority of the desirable development solutions are not applicable, or express the ability to manage key planning considerations and outcomes through the imposition of reasonable and just development conditions.



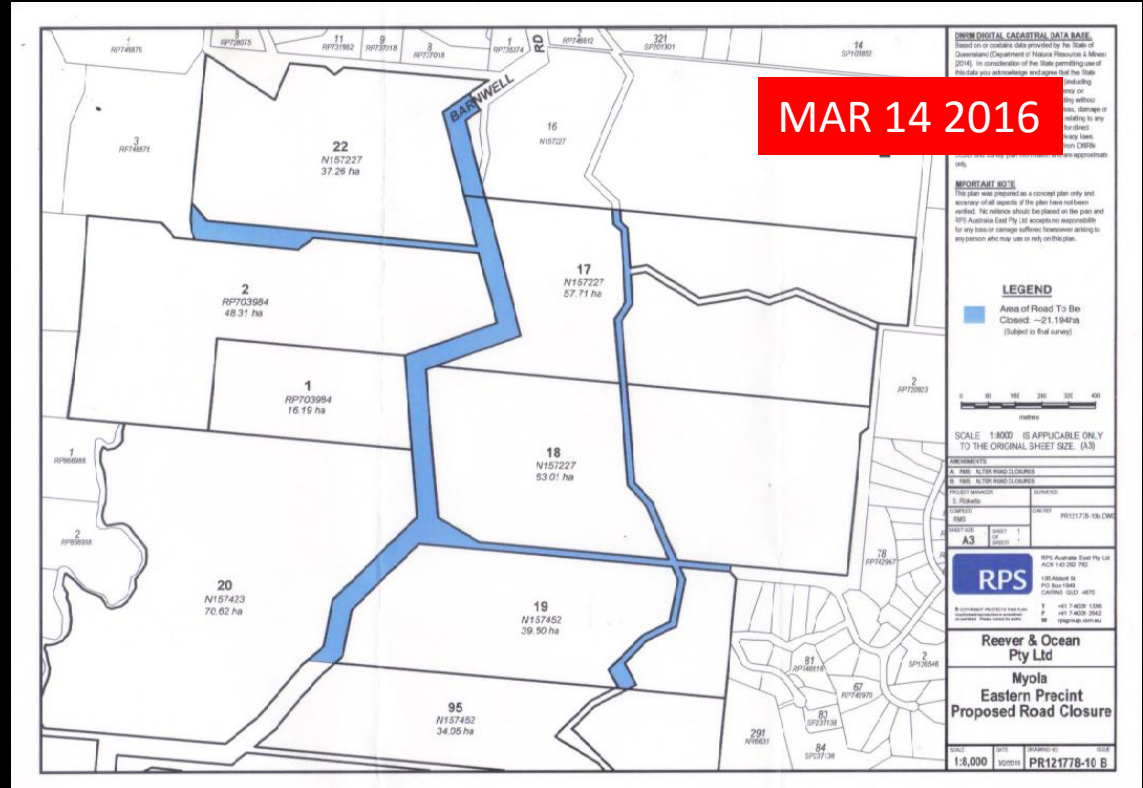
Road closure request submitted on KUR-World proposed site

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Road closure request for 50 acres of CROWN land.
Community has filed objections.

This process is usually undertaken in preparation for the new street design to be submitted as part of the master plan, in due course.



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Reply from Ken Lee to
private letter from
community member
explaining concerns
around what was
happening on his 12
RURAL TITLES in
Barnwell Rd. Kuranda.

*'...undertaken some
maintenance clearing...'
'...back to farm...'*

*'...and every effort made
to address environmental
matters...'*

Ken Lee's **track record to date** –
**illegal Rural Dam and Site2
Earthworks** - indicates he is lying
while avoiding dealing with his
actual development behaviour.

MAR 22 2016

22 March 2016

Our Ref: 14-004

Dear Jo,

RE: BARNWELL ROAD PROPERTY

Thank you for your recent letter.

I very much appreciate your in-sights and resource material about the property and the history of the community groups in and around Kuranda. I have been doing some research and you might be aware that I have a professional environmental ecologist working on the land and have commissioned James Cook University to complete a field survey of the Myola Frog populations which I expect will be identified within some of the watercourses.

At this stage, and as you have identified, I have undertaken some maintenance clearing of the Barnwell property and I continue to be interested in returning the northern portions of the land back to a farm which has been in evidence since the mid 1940's. There are some extensive areas in the southern portions of the land that will be retained for nature refuge and I am very interested in exploring possible school educational or nature based activities at some future time.

Given the complexities of moving forward, I want to assure you that a considered and co-ordinated approach to any possible concept is being completed and every effort made to address environmental matters as we continue with exploring the future opportunities being considered for the land. Not just that but also the broader implications for the Village of Kuranda and the role that this land plays in the locality.

Thank you again for your input.

Yours Faithfully,


Ken Lee

Reever & Ocean Pty Ltd (Director)

Reever & Ocean Pty Limited
C/O 4/192 Mulgrave Road CAIRNS QLD 4870

Community comments

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April 6

APR 6 2016

Heard quite a lot of gun shots over the past couple of days...Myola.
Sounds as though it could be coming from the old [Barnwell](#) property ????



2

2 Comments

April 27 · Kuranda, QLD

Dozers are in full operation on the old [Barnwell](#) property. Is it 7 months now??



1

APR 27 2016

4 Comments



Like

Comment

Actually they have been clearing there for well over a year

[Like](#) · [Reply](#) · April 27 at 9:32am

What are the plans for that property?

[Like](#) · [Reply](#) · April 27 at 12:13pm

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Myola Palm *Archontophoenix myolensis*



Fig. 5. Palm records. Blue symbols show where palms were encountered during the surveys. These palms may be *Archontophoenix myolensis*.

Kuranda Tree Frog *Litoria myola*

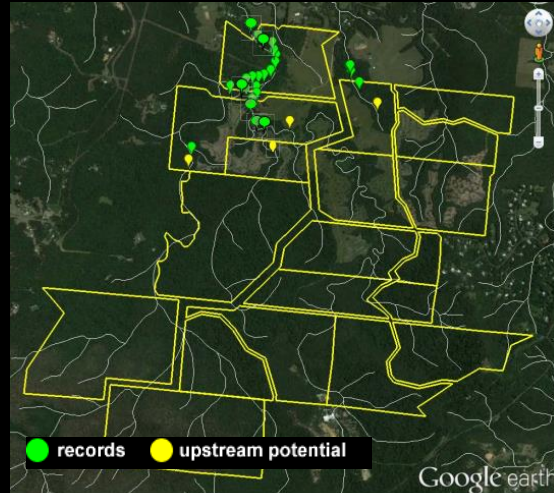


Fig. 2. *Litoria myola* records, *Litoria myola* records are shown as green symbols. Estimated potential upstream extents of *Litoria myola* are shown as yellow symbols.

Surveys for endangered frogs and other wildlife on
Barnwell Road Holdings

APR 30 2016

Dr Conrad Hoskin

Senior Lecturer & Researcher
College of Marine & Environmental Science
James Cook University
Townsville, 4811

Email: conrad.hoskin@jcu.edu.au
Phone: +61 (07) 4781 6048
Website: <https://research.jcu.edu.au/portfolio/conrad.hoskin>



Surveys conducted for Reeve & Ocean Pty Ltd

30th April 2016

Dr Conrad Hoskins JCU completed, at the proponent's request, the document 'Surveys for endangered frogs and other wildlife on Barnwell Road Holdings' that forms an ATTACHMENT in the EPBC submission

Kuranda Tree Frog *Litoria myola*

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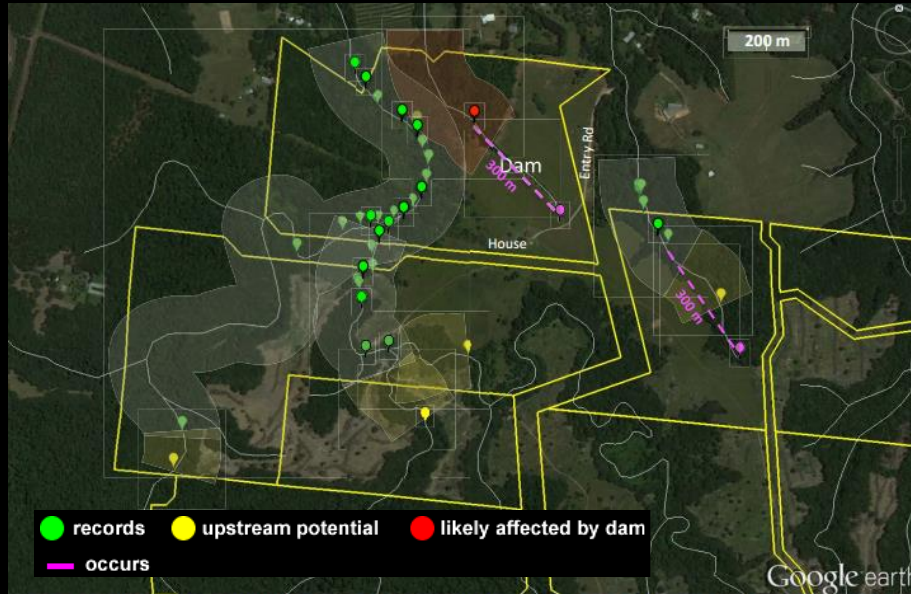


Fig. 3. Close-up of *Litoria myola* records. *Litoria myola* records are shown as green symbols. Transparent green shading shows a buffer of approx. 100 m wide on either side of stretches of creeks where *Litoria myola* was detected. Estimated potential upstream extents of *Litoria myola* are shown as yellow symbols, with a 100 m buffer (yellow shading) on either side of the creeks. The red shaded area is a creek that probably had *Litoria myola* but is now filled with sediment from the dam. The red symbol within this shading shows the potential former upstream extent of *L. myola* on this creek. This was determined as 300 m downstream from the top of this creek, which is the same distance as *L. myola* occurs from the top of the adjacent small creek (pink symbols and dashed lines).

Note map above: Dr Conrad Hoskin

“The red shaded area is a creek that probably had *Litoria myola* but is now filled with sediment from the dam.” The RURAL DAM had already been completed prior to report.

Dr Conrad Hoskin JCU report completed

Australian Lacelid frog *Litoria dayi*



Fig. 4. Potential habitat for the Australian Lacelid frog (*Litoria dayi*). Sections of creek marked in yellow are of potentially suitable habitat for *Litoria dayi*, based on habitat use at nearby sites in the Myola area.

Map prepared by Simon Danielsen (Astrebla Ecological Services), in consultation with Conrad Hoskin (JCU)

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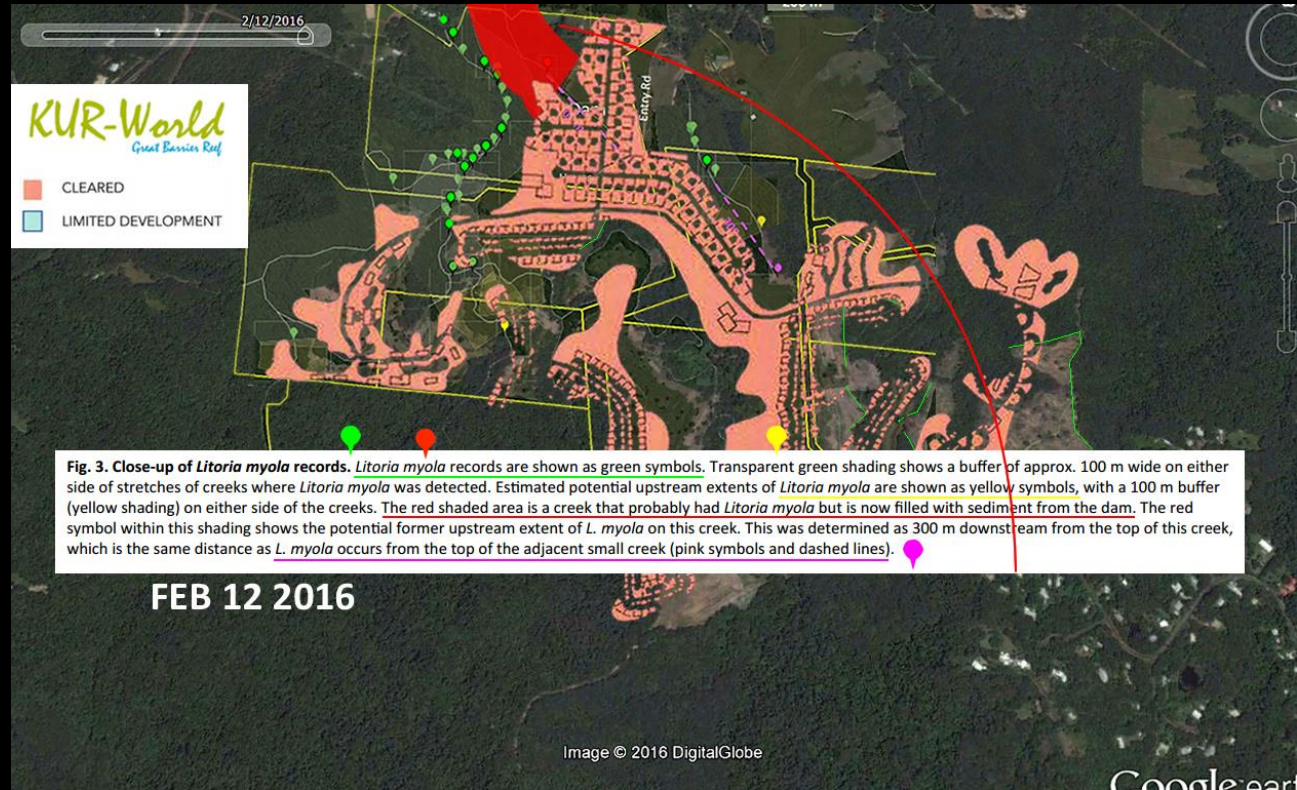
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Red shaded area shows creek (to the extent of this map) that was filled with sediment from the RURAL DAM after a minor rain event.



Infrastructure & Water storage

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Infrastructure
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		Mareeba Shire Council - Agenda	Wednesday 20 April 2016
ITEM-16		APPLICATION FOR PERMANENT ROAD CLOSURES OFF BARNWELL ROAD, MYOLA	
MEETING:	Ordinary	APR 20 2016	
MEETING DATE:	20 April 2016		
REPORT OFFICER'S TITLE:	Manager Technical Services		
DEPARTMENT:	Infrastructure Services, Technical Services		
<hr/>			
EXECUTIVE SUMMARY			
<i>Correspondence has been received from the Department of Natural Resources and Mines (DNRM) seeking Council's position on an application to close a number of road reserves off Barnwell Road, Myola.</i>			
<i>It is understood that the request for closure is to allow the existing road reserves to be incorporated into the adjoining freehold lots to enable future development of the property.</i>			
OFFICER'S RECOMMENDATION			
"That Council advise the Department of Natural Resources and Mines that it has no objection to the proposed road closures as detailed in their letter dated 12 February 2016."			
IMPLEMENTATION/COMMUNICATION			
DNRM to be advised of Council's decision prior to 29 April 2016.			
ATTACHMENTS			
1. DNRM correspondence dated 12 February 2016 (ECM # 3131383)			
2. Locality Plan.			
Date Prepared: 6 April 2016			

Mareeba Shire Council
has 'no objection to the
proposed road closures'

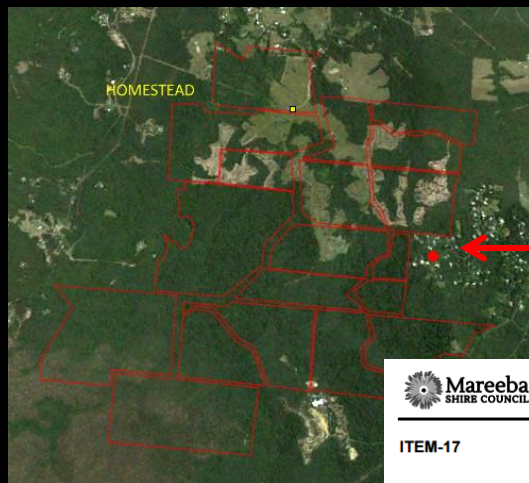
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Barnwell 12 Rural Titles in relation to upgraded water infrastructure.



ITEM-17

KURANDA CRITICAL WATER INFRASTRUCTURE - BUILDING OUR REGIONS PROGRAM

MEETING: Ordinary Meeting

MEETING DATE: 20 April 2016

REPORT OFFICER'S TITLE:

Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has applied for and received a grant from the State Government under the Building Our Regions Program Round 1 towards the Kuranda Suburban Water Security Project. The works proposed under the grant are to construct a 150kL reservoir at Hilltop Close to supplement the existing 350 kL reservoir and also construct a 500 kL reservoir at Masons Road.

Since the application has been approved, council officers have again reviewed the proposal for the Hilltop Close site and now propose an alternative option to that approved under the Program.

Wednesday 20 April 2016

Mareeba Shire Council - Agenda

APR 20 2016

Infrastructure
Services,
Technical
Services

Infrastructure & Water storage

Since the grant was approved officers have revisited the proposed situation at Hilltop Close. The existing reservoir is a masonry block structure with a synthetic liner. The existing reservoir was provided by the developer when the land was developed some 30 years ago.

Page 217



Mareeba Shire Council - Agenda

Wednesday 20 April 2016

It is in poor condition and the liner requires to be replaced. While it has not quite reached its usable life, the maintenance costs for the existing structure will increase in forthcoming years.

The background to the proposal to provide a 150kL reservoir at the Hilltop Close site is based on a required storage of 500kL at the site to cater for existing connected population and to also service those lots yet to be developed that are serviced from this reservoir site.

In preparing to implement the works, a critical assessment of the existing reservoir at Hilltop Close has been undertaken. Given its current condition, the need to fully replace the liner as soon as possible and the anticipated increase in maintenance costs going forward leads officers to place before Council the possibility of:

- removal of the existing 350 kL reservoir
- installation of a temporary constant pressure system to ensure supply and pressure is maintained
- construction of a single 500 kL reservoir

This option has been discussed with officers from the Department of State Development who advise that the proposal would be acceptable provided that the same outcomes as proposed in the original funding application were achieved. The Department officers also sought confirmation from Council that should the 500 kL reservoir proposal for Hilltop Close proceed that the Council would meet all the additional costs.

Mareeba Shire Council has agreed to '...meet all additional costs for the upgrade...' to water infrastructure in a suitable location to service the KUR-World site.

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May 28

MAY 28 2016

The heavy machinery just never stops on Barnwells. Hearing it all the time. Anyone know whats happening ?

SUBMITTED: EPBC Referral by Reeve and Ocean Developments

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Australian Government
Department of the Environment

MAY 30 2016

Referral of proposed action

Project title: KUR-World Integrated Eco-resort

1 Summary of proposed action

NOTE: You must also attach a map/plan(s) and associated geographic information system (GIS) vector (shapefile) dataset showing the location and approximate boundaries of the area in which the project is to occur. Maps in A4 size are preferred. You must also attach a map(s)/plan(s) showing the location and boundaries of the project area in respect to any features identified in 3.1 & 3.2, as well as the extent of any freehold, leasehold or other tenure identified in 3.3(i).

1.1 Short description

The project site is located at Myola, approximately 2.5 km due west of the centre of Kuranda and 20 km north west of the Cairns central business district, in Mareeba Shire in North Queensland. The proponent seeks to develop the site into a world class integrated eco-resort, known as 'KUR-World' (the proposed development).

001 Referral of proposed action v August 2015 Page 2 of 16

If the Minister decides that further assessment and approval is required, the Minister must designate a person as a proponent of the action. The proponent is responsible for meeting the requirements of the EPBC Act during the assessment process. The proponent will generally be the person proposing to take the action³.

1. Name and Title:

Mr Ken Lee

2. Organisation (if applicable):

Reeve & Ocean Developments

3. EPBC Referral Number (if known):

-

4: ACN / ABN (if applicable):

N/A

5. Postal address:

C/- Urban Sync Pty Ltd, PO Box 2970, CAIRNS QLD 4870

6. Telephone:

(07) 4051 6946 / 0418 985 935

7. Email:

stuart@urbansync.com.au

8. Name of designated proponent (if not the

As above.

2 Detailed description of proposed action

2.1 Description of proposed action

Reeve & Ocean Developments Pty Ltd (the 'proponent') seeks to develop the site into a world class integrated eco-resort, known as 'KUR-World' (the proposed development). KUR-World will be a destination for both domestic and international tourists alike that focuses on four key themes: 'Luxury Eco-Tourism', 'Education and Business', 'Rejuvenation, Health and Wellbeing' and 'Adventure & Recreation'. The resort will result in an experience that will add to the marketability of not only the surrounding Atherton tablelands and Cairns region, but the whole of Tropical North Queensland as a must see, vibrant tourism hub. See **Attachment L** for the Masterplan.

Australian Government – Department of Environment: Referral of proposed action is submitted
Footer date on master plan pages inserted from original document
dated August 2015, filed May 30 2016, 9 months later.

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EPBC doc notes these
other reports by
Danielsen, S. 2015 and
Hoskin, C., 2016 as
unpublished reports
– why are they
unpublished?

Unpublished commissioned reports.

Subsequent reports were completed and published by both authors.

8 Information sources and attachments

MAY 30 2016

8.1 References

Bureau of Mineral Resources, Geology and Geophysics, 1962, 1:250, 000 geology mapping, Cairns mapsheet, SE55-2.

Danielsen, S., 2015, *Flora Survey Report, Barnwell Rd, Myola*. Unpublished report by Astrebla Ecological Services, commissioned by Reeve and Ocean Developments Pty Ltd for this project.

Department of the Environment, 2016, *Litoria rheocola*, in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: <http://www.environment.gov.au/sprat>. Accessed Mon, 18 Apr 2016.

Dowe, J.L., 2010, *Australian Palms. Biogeography, Ecology and Systematics*. CSIRO Publishing, Melbourne.

Dowe, J.L. and Hodel, D.R., 1994, A Revision of *Archontophoenix* H. Wendl. & Drude (Arecaceae). *Austrobaileya* 4 (2): 227-244.

Hoskin, C., 2007, Description, biology and conservation of a new species of Australian tree frog (Amphibia: Anura: Hylidae: *Litoria*) and an assessment of the remaining populations of *Litoria genimaculata* Horst, 1883: systematic and conservation implications of an unusual speciation event, *Biological Journal of the Linnean Society*, **91**, 549-563.

Hoskin, C., 2016, *Surveys for endangered frogs and other wildlife on Barnwell Road Holdings*, unpublished report commissioned by Reeve and Ocean Developments Pty Ltd for this project.

Neilsen, L., 1996, *Birds of Queensland's Wet Tropics and Great Barrier Reef, Australia*. Gerard Industries Proprietary Limited, Adelaide.

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Commonwealth form incomplete / incorrect in 3 places. All other form sections and reports commissioned by others were completed.

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Size of development footprint 130ha

- Subsequent IAS document specifies 230ha

1.4	Size of the development footprint or work area (hectares)	Approximately 130 ha (overall site is 626 ha)
1.5	Street address of the site	112 Barnwell Rd, Kuranda, 4881, Qld

Referral of proposed action pro forma

- Section disregarded by proponent, therefore incomplete

2.6 Public consultation (including with Indigenous stakeholders)

No public consultation has occurred at this stage.

Referral of proposed action pro forma

- Section incomplete, missing Queensland 'Aboriginal Cultural Heritage Act 2003'

3.3 (h) Commonwealth Heritage Places or other places recognised as having heritage values

No sites listed on the Register of the National Estate, World Heritage list, National Heritage list or the Commonwealth Heritage List or the Queensland Heritage Register are present on the site.

Referral of proposed action pro forma

- Cultural Survey disregarded by proponent, therefore incomplete

3.3 (i) Indigenous heritage values

The KUR-World project site is located within Djabugay country. No indigenous heritage values have been identified on the site to date.

Urban residential lot sizes developed on '2004 Myola Plan'

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2.4 Context, planning framework and state/local government requirements

Local Government

The site is located within the Mareeba Shire Council Local Government Area and is accordingly, subject to the provisions of the *Mareeba Shire Planning Scheme 2004* (MSPS). Under the MSPS, the site is within the 'Myola Zone' and includes *Predinct 'A', 'C' & 'E'*. The project area is also affected by the Significant Vegetation (Category A & B) & Natural and Cultural Heritage Features (Ridgelines & Scenic Areas) Overlays of the MSPS.

The Mareeba Shire Council has also drafted the Draft Mareeba Shire Planning Scheme (draft MSPS) which sets out Mareeba Shire Council's intention for future development of the Shire for the next ten (10) years. The Draft MSPS, once adopted, will replace the currently in effect MSPS. It is likely that the draft MSPS will be in effect by the time the first development application is lodged.

The first development application required to be lodged with Mareeba Shire Council will be for a Preliminary Approval (242) to vary the effect of the Planning Scheme. This application will be, in accordance with the requirements of the SPA/draft MSPC, impact assessable and require assessment against the entire draft MSPC. Subsequent *Material Change of Use applications* will likely be Code Assessable and subject to assessment against the following codes of the draft MCPS:

- (a) allows for urban development consistent with the staged upgrading of the Kuranda Range Road;
- (c) provides a range of lifestyle choices and housing types;
- (d) provides for uses which are located, designed and managed to be compatible with other uses and avoids adverse effects on the natural and cultural values of the environment;
- (e) provides for future urban development in Myola which is appropriately planned and designed having regard to the provision of infrastructure and the environmental characteristics of the area;
- (f) is divided into five precincts having regard to environmental values, development potential and capability, as shown on Map Z7;
- (g) **for Precinct A:**
 - (i) urban uses are consolidated on land not constrained by environmental or topographical features and in areas provided with infrastructure or where the efficient extension and safe operation of infrastructure is maximised;
 - (ii) is protected from urban residential development until such time as reticulated water and sewerage infrastructure is provided;
 - (iii) accommodates a town centre where a range of services and facilities to serve the future needs of the Myola community;
 - (iv) urban residential development is consolidated in nodes on land with minimal physical constraint, and is compatible with the character of the area;
 - (v) provides a range of housing choices through a variety of residential allotment sizes and associated housing;
 - (vi) low density residential development is limited outside urban nodes where land is constrained by environmental or topographical features;
 - (vii) urban development is provided with all urban services including reticulated water and sewerage.
- (h) **for Precinct B:**
 - (i) uses are consolidated on land not constrained by environmental or topographical features and in areas provided with infrastructure or where the efficient extension and safe operation of infrastructure is maximised;

in sections 4.125 to 4.126 complies with Myola zone

E CODE

the Myola zone code.

the zone is to achieve an area that:

retains values, including the retention of substantial creek

;

KUR-World urban subdivision design developed on the 2004 Mareeba Shire Planning Scheme – the Myola Zone block sizes.

- (ii) is protected from residential development until such time as reticulated water and sewerage infrastructure is provided;
- (iii) residential development is to be of large lots sizes to be compatible with ensuring the protection of biodiversity values;
- (iv) uses are provided with all urban services including reticulated water and sewerage;
- (v) new urban development is accessed via a new bridge across the Barron River to provide for safe and reliable access and infrastructure delivery;
- (vi) the existing environmental values within Russett Park are retained.

(i) for Precinct C:

- (i) residential development is consolidated in nodes on land with minimal physical constraint, which is compatible to the character of the area; and compatible with the existing biodiversity and scenic landscape values of the area;
- (ii) uses are provided with all urban services including reticulated water, with reticulated sewerage provided in areas where it is efficient and effective to do so;
- (iii) residential development is limited on land that is constrained by environmental or topographical features.

(j) for Precinct D:

- (i) the biodiversity and scenic landscape values are protected from the effects of development;
- (ii) development for residential purposes is restricted, and is compatible with the higher level biodiversity and scenic landscape values of the area;
- (iii) the effects of development on the natural environment are minimised having particular regard to the management and environmental requirements of the "Kuranda Wildlife Corridor" to accommodate wildlife movements.

(k) for Precinct E:

- (i) Barron River riparian corridor which has been identified as an endangered regional ecosystem is protected;
- (ii) development for urban residential purposes occurs on land that is free from flooding and allows natural stream flow processes to occur;
- (iii) residential development on land with a slope of greater than 15% at Mount Haren near the Kennedy Highway and west of Precinct D is limited and minimises earthworks and impacts on sensitive areas;
- (iv) rail infrastructure is protected;
- (v) the scenic amenity values are enhanced;
- (vi) World Heritage values are protected and development is minimised;
- (vii) opportunities for open space scale are provided along the



THE MAREEBA SHIRE

PLANNING SCHEME

2004

Shire Council
Planning Scheme No. 1 of 2007
Incorporating Amendments No 2011-1, 2012-1, 2013-1, 2014-1, 2015-1, 2016-1, 2017-1, 2018-1, 2019-1, 2020-1, 2021-1, 2022-1, 2023-1, 2024-1

Urban residential lot sizes developed on '2004 Myola Plan'

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MAY 30 2016

4.2 TENURE

All of the allotments that comprise the project area are held in freehold title. Likewise, with the exception of a small area of leasehold land to the north of Lot 22, all adjacent allotments are also all freehold.

Mareeba Shire Planning Scheme 2004

The proposed KUR-World project is located within the Mareeba LGA.

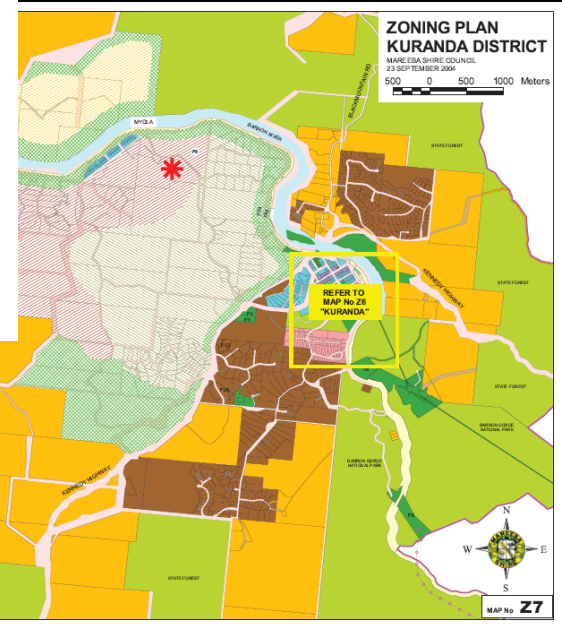
Accordingly, the applicable planning scheme is the MSPS. Under the MSPS, the site continues to reflect an outdated zoning designation which was initially adopted when the expansion of urban development beyond the Cairns Region was proposed by various levels of government for the Myola area.

At the time, government policy suggested the subject land and surrounding locality could cater for approximately 30,000 new residents and the services and infrastructure they would require. As such, the northern and south-eastern portions of the site are located in the 'Myola Zone' with Lots 22, 1 and 2 being located within precinct 'A', Lots 17 and 18 being split between Precincts 'A' and 'C', Lot 19 being split within precincts 'A', 'C' and 'E' and Lots 19 and 95 being located within Precinct 'E'. The southern and south-western portions of the site in contrast, are located in the 'Rural' zone of the MSPS (i.e., Lots 20, 129, 131, 290).

This information is illustrated within the attachments (see **Figure 10**).

The Planning Scheme also recognises that the land presents several constraints to urban development and includes the KUR-World site under Significant Vegetation (Category A and B) and Natural and Cultural Heritage Features (Ridgelines and Scenic Areas) Overlays of the MSPS.

KUR-World urban subdivision design developed on the 2004 Mareeba Shire Planning Scheme – the Myola Zone block sizes.



Cultural Heritage Duty of Care - Category 5 – not undertaken with relevant party

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Cultural heritage party for the area is:

QC Ref Number	QUD Ref Number	Party Name	Contact Details
QC2015/005	QUD398/2015	Djabugay-Bulway-Yirrgay-Nyakali-Guluy People	Gregory Bell North Queensland Land Council 61 Anderson Street MANUNDA QLD 4870 Phone: 07 4042 7000 Fax: 07 4042 7033

IAS includes letter with 'Category 5' confirmed for the proposed activity. The letter notes that *'...under Category 5 there is generally a high risk that it could harm Aboriginal cultural heritage.'*



Lot on Plan Search

I refer to your application in which you requested advice on Aboriginal cultural heritage places recorded on the above location.

The Cultural Heritage Database and Register search has been completed and I would like to advise that no Aboriginal cultural heritage is currently recorded in your specific search area, from the data provided by you. However, it is probable that the absence of recorded Aboriginal cultural heritage places reflects a lack of previous cultural heritage surveys of the area. Therefore, our records are not likely to reflect a true picture of the Aboriginal cultural heritage values of the area.

I note that, pursuant to the Cultural Heritage Duty of Care Guidelines, you have advised that the proposed activity is a 'Category 5 activity'. As such, I take this opportunity to remind you that in accordance with those Guidelines:-

Where an activity is proposed under category 5 there is generally a high risk that it could harm Aboriginal cultural heritage. In these circumstances, the activity should not proceed without cultural heritage assessment.

Where an activity is proposed under category 5, it is necessary to notify the Aboriginal Party and seek:

- (a) Advice as to whether the feature constitutes Aboriginal cultural heritage; and
- (b) If it does, agreement as to how best the activity may be managed to avoid or minimise harm to any Aboriginal cultural heritage.

I remind you also that the extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent to which the person consulted with Aboriginal parties about the carrying out of the activity, and the results of the consultation are factors a court may consider when determining if a party has complied with the duty of care.

Please refer to our website www.datsip.qld.gov.au/people-communities/aboriginal-and-torres-strait-islander-cultural-heritage for a copy of the gazetted Cultural Heritage duty of care guidelines, which set out reasonable and practical measures for meeting the duty of care.

Should you have any further queries, please do not hesitate to contact the approval officer on (07) 3405 3050.

Kind regards

The Director
Cultural Heritage | Community Participation | Department of Aboriginal and Torres Strait Islander Partnerships

First public notice of KUR-World

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No mention of
residential subdivision:
- 50 x 2000m² (1/2 acre)
- 323 x 600m² (1/7 acre)

First PUBLIC
announcement of
the KUR-World
proposed project



JUN 4 2016

Facts at a Glance

4th June 2016

KUR-World is a proposed integrated eco resort and innovation hub in Tropical North Queensland where the World Heritage Rainforest meets the Great Barrier Reef. Conceived by Australian company Reever and Ocean Developments Pty Ltd, the 626 hectare site will be transformed into a luxury tourism, health and education experience, unparalleled in the region.

Located in Myola, just 30 minutes from Cairns International Airport, KUR-World is designed around four lifestyle themes:

1. Luxury eco-tourism
2. Education and business
3. Rejuvenation, health and wellbeing
4. Adventure and recreation

Setting it apart from any other proposal in this region, KUR-World will have an array of different elements including university campus, world class equestrian centre, indoor and outdoor sporting facilities, health and wellbeing medical retreat with bioresearch facility, and outdoor adventure park.


The development will include residential areas for permanent residents, and short term accommodation ranging from 5-star luxury villas and a 3 or 4 star resort, through to medical suites, farm stay villas, student apartments and boarding cabins.

KUR-World will adopt ecologically sustainable development principles in recognition of the site's natural assets. Of the available land, only 37% will be developed and this will be concentrated on the land previously farmed.

Once fully operational, an average of 550 day visitors are expected, on top of around 1,000 overnight guests.

KUR-World will be a place for all ages. A place to live, play, study, rejuvenate or simply relax.

Brought to you by



Reever & Ocean Pty Ltd

www.KUR-World.com info@KUR-World.com

Page 1 of 4

Start MSC 'Have your say' period and photo of the RURAL DAM, same day

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PHOTO TAKEN JUN 8 2016

Sign is erected at the property for the Rural Dam.

'Have your say - Comment period' starts now on the RURAL DAM that is clearly visible from the gazetted road.

Proposed Development	
Have your say	
From: RURAL LAND	
To: RURAL DAM	
At: 112 BARNWELL ROAD, KURANDA QLD 4881	
On: Lot 22 on N15727	
By: REEVER + OCEAN FM LTD	
☎ 1300 308 461	web: WWW.MSC.QLD.GOV.AU
Approval sought: DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (RURAL DAM)	
Application No.: ON/16/0001	Comment period: 08/06/16 to 27/06/16
Written comments to: Mareeba Shire Council	
☎ 1300 308 461	email: info@msc.qld.gov.au
	web: www.msc.qld.gov.au
Public notification requirement per Queensland Government - Sustainable Planning Act 2009 Form 4 version 2.0	

JUN 8 2016

Community comments

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██████████ I received a Registered letter yesterday re an application to Council for a "rural dam" (the definition is sounding quaint). Refer to Council application OW/16/0001.

Like · Reply · June 8 at 10:35am

██████████ yes... there is a sign on the property...



Like · Reply · 1 · June 8 at 10:41am

JUN 8,9,15 2016

██████████ This is scary. It says in cairns post the developer will be seeking this project to be a coordinated action. This means no public consultation and removal of 'green tape'.

Like · Reply · June 8 at 12:00pm

██████████ It is possible that the developer, faced with the reality that getting approval for a residential subdivision with such small lot sizes was going to be a long drawn out and probably in the end unsuccessful process, has decided to "beef" up the proposal (as happened with Aquis) in order to be viewed as a major project and come under the guidelines to go to the Co-Ordinator General (effectively almost a one stop shop) in order to speed things up. That is a staged process where the small lots (supposedly for staff / workers) would go ahead first definitely opens up the possibility that the rest of the smoke and mirrors would never happen.

Like · Reply · 1 · June 9 at 6:42pm · Edited

██████████ Exactly.

Like · Reply · June 9 at 7:22pm

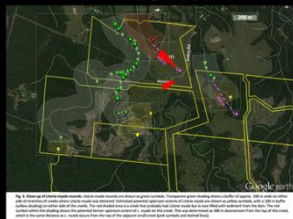
██████████ Bet theres no penalty clause

Like · Reply · June 15 at 11:04pm

First community notice of
RURAL DAM on the
Barnwell property

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*EPBC Referral of proposed action 130ha, now 230ha.



* Correction required: 'Northern area' IS THE 'habitat of the protected Kuranda Tree Frog'

Cairns Post article with 'first taste' of the KUR-World proposal for Far North Queensland.

WEBSITE LIVE
FACEBOOK LIVE



"The Draft Terms of Reference will be prepared by the Co-ordinator-General's office and we expect it to be released next month," he said.

State Development Minister Dr Anthony Lynham said the independent Co-ordinator-General would work closely with the proponent and government agencies to ensure that all potential project impacts were considered and assessed and effective mitigation measures identified.

Member for Barron River Craig Crawford said there were strong views in the community about the project which will develop 230ha of the 626ha property.

"The site contains habitat of the protected Kuranda tree frog, but most of the development is proposed in the northern area of the site which has been cleared," he said.

"Most of the development will be contained in the northern section, Serenity, where large-scale farming and agriculture has occurred since the 1800s.

* Ambiguous in Cairns Post article 1890s is current version of history. IAS doc is correct

OUR HISTORY

In the 1890s, Far North Queensland was inhabited by European pioneers and the local Aboriginal people. The impressive Kuranda Railway was finally complete, and the KUR-World property was cleared to grow coffee. It has since had a varied history. Some coffee plants remain to this day, although old disused milking sheds and cattle fencing provide evidence of pastoral use since the early 1940s.

The Cairns Post



Business

\$650 million integrated resort revealed for Kuranda

The Cairns Post
June 8, 2016 10:00am

JUN 8 2016

A MACAU developer has revealed plans for a \$650 million integrated resort at Kuranda with construction slated to start mid-2018. Reeve and Ocean Developments chairman Ken Lee has signed off on a master plan for KUR-World, an integrated eco-tourism and innovation hub set on 626ha at Barnwell Rd, Myola, after almost two years of site assessments, planning and evaluating ideas.

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Anyone wondering how they're getting the machinery out there? Apparently there's a new road from Kangaventure out the back straight to the property so we can't see how much machinery is going out there.

Like · Reply · June 9 at 4:29pm

That would explain the multiple likes on their Facebook page from The Billabong. Nice one. Sell out.

Like · Reply · 1 · June 9 at 4:54pm · Edited

Looking like a really covert operation from some shady characters. Surprise, surprise !!!!!

Like · Reply · June 9 at 4:52pm

Thought this was an eyebrow raiser too in the Cairns Post today. In the article it says regarding the KUR-World name, "Kur is the first dragon in Sumerian mythology and also German for rejuvenation". Um..... no mention of Kur coming from Kuranda??

Like · Reply · June 8 at 7:47pm

Interesting isn't it???



Like · Reply · 1 · June 8 at 7:48pm

Says it all really

Like · Reply · 1 · June 8 at 7:49pm

If we sit by and don't say anything with this though Kuranda is going to change. This project is too big!!

Like · Reply · June 8 at 7:52pm · Edited

So where are those 600 employees going to live?

Like · Reply · 1 · June 8 at 7:59pm

Oh probably there. This plan is very big and is way beyond what they are saying.

Like · Reply · June 8 at 8:00pm

While we could laugh at the name KUR-world don't be deceived by its inanity. That's exactly what this is meant to be. A private Kuranda. It even mentions the establishment of a village then basically seeks to replicate everything of commercial interest... See More

JUN 9 2016

This is latest advice I have received regarding Barnwell property:-

This is an ugly one, and (I believe) was pending court action with the Commonwealth last year as a result of the illegal clearing of Myola palm, kuranda treefrog and cassowary habitat without Commonwealth approval. A scientist was called in by the planner, Stuart Ricketts to help navigate the approvals process. The original proposal I believe was for straight out subdivision, but I think the Commonwealth may have stepped in and requested a change in the plans. For the moment, I think the best thing is for the community to check whether or not the proposal was actually lodged with the Commonwealth under the provisions of the Environment Protection and Biodiversity Conservation Act. Two options from this: if the developers haven't lodged an EPBC approval application, then the community can lodge it themselves under the Third party referral provisions of the Act. Alternatively, if the developer (Ken Lee, actually from Macau, Sydney just a front), has lodged an EPBC application, then all the supporting documents and public notices will be on the Commonwealth referral web site. I would say that there should be a very thorough public review of the documents and comments made in that regard.

Rezoning the land will be through Mareeba Shire Council: and I understand that they DON'T want to do it from the Council professional services and town planners side, but Councillor politics may be different. The issue will be that the rezoning can't happen entirely through Council, as there are State Planning Policy overlays that must be addressed at a state level. Some EHP people like Kerry Walsh, Bruce Wannan etc, would probably be very interested in the whole affair. It certainly would be good to invite EHP, DNRM and WTMA along to a community meeting to politely ask what the approval/assessment process is from their agency perspectives.

Cairns Post
article creates
another flurry of
Facebook posts

Community comments

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Are our "friends" already operating on the assumption of success on the public road closures and possession as well ? Where is Council on this ? No "consultation" on this to date.

Like · Reply · June 8 at 9:37am

lol... yes it's like finding out our mayor has had an affair for the last year or two with another community... not the one he's supposed to be representing.

Like · Reply · June 8 at 9:03pm

Kuranda is the step-child.....

Like · Reply · June 8 at 9:04pm

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As if the actual "resort" will ever get off the ground, but is there a way to prevent the blocks sizes from being so small? If they do turn it into a subdivision, shouldn't we at least push for rural residential block sizes, at a minimum of an acre? I can't see why anyone in their right mind would want to drive all the way up here to live on postage-stamp sized blocks. The whole point is open spaces and trees!

Like · Reply · June 9 at 4:37pm

A couple of facts:- this is STILL rural land and under current State government legislation is to remain so for many more years yet. 2. There is still the issue of granting ownership of the existing public roads that are still across this property, hence keeping it divided up into smaller blocks. CONSULTATION (yes I know a dirty word for these types and many governments & local council) that has to be put to the COMMUNITY. So until this horror can proceed there are many steps yet. Also if I recall words from Jenny Jensen, this property was to be a cattle and avocado farm.....

Like · Reply · June 8 at 4:05pm

Sample of
community
concerns
expressed on
Facebook

This will be just another urban sub division sugar coated by saying there will be jobs. I have seen so many of these come and go and it is purely about sub dividing land for houses. The community gets excited about the proposed jobs and tourism potential but this part of the project never happens. Mark my words - the sub division of land will be stage 1, 2, 3, 4, 5 etc.

Like · Reply · June 8 at 6:41am

Absolutely!!! How many "spiritual and Eco friendly" words and ideas can they jam together in one article!! Embarrassing to think we could be fooled so easily!!!

Like · Reply · June 10 at 11:03pm

Don't be fooled, this is not a resort. It is residential sub division of land.

Like · Reply · June 8 at 6:42am

Well not great to wake up to on such a beautiful morning. My first thoughts are I agree with 99% of "tourism" developments in Queensland are merely real estate speculation. This also explains why Gavin King tried to join this group a few days ago.

Like · Reply · June 8 at 8:48am

You'll find that the land will be sold off in stages. The first 5 stages will be subdivision with stage 6 being a resort which never happens. The developer will suck us in with grand hyperbole plans for a technology park and tourism etc. It's crap.

Like · Reply · June 8 at 9:01am

and the Cairns Post on behalf of its real estate clients will mock and vilify Kuranda residents who are rightly concerned about the impacts of such a huge development.

Like · Reply · June 8 at 9:03am

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Tom Gilmore said on the radio he's known about the project 'over time'.

* Are there expected to be any minuted meeting documents?

First radio interviews on media release from Urban Sync

Just seen Tom Gilmore on Seven News. Appears he knows about it !!!! Think Tom needs reminding that he only got in by DEFAULT. NOBODY voted for him.

Like · Reply · 3 · June 8 at 6:10pm

JUN 8 2016

MONDAY 8 JUNE 2016



COMING SOON

...to Barnwell Road, Myola ?!

Tune in to find out more about how this project affects our community. It's important for all community members to have an informed opinion about this impending issue.



Mareeba SHIRE COUNCIL

Tom Gilmore Mayor Mareeba Shire Council on ABC Far North discussing the KUR-World project in Kuranda.

Listen on 106.7FM or via online stream - link below.

A big Kuranda thank you to Kier Shorey at ABC Far North for picking up our community story.

JUN 9 2016

THURS 9 JUNE 2016



COMING SOON

...to Barnwell Road, Myola ?!

Tune in to find out more about how this project affects our community. It's important for all community members to have an informed opinion about this impending issue.



Kuranda & environs is a place where the natural environment is valued & protected

Cathy Retter from Kuranda Envirocare will be on ABC Far North around 5:05pm this afternoon, discussing community concerns about the proposal.

Listen on 106.7FM or via online stream - link below.

A big Kuranda thank you to Adam Stephen at ABC Far North for picking up our community story.

JUN 13 2016

MONDAY 13 JUNE 2016



COMING SOON

...to Barnwell Road, Myola ?!

Tune in to find out more about how this project affects our community. It's important for all community members to have an informed opinion about this impending issue.



Stuart Ricketts representing...

KUR-World Great Barrier Reef

Reever & Ocean Pty Ltd

Stuart Ricketts will be on ABC Far North around 5:30pm this afternoon, discussing the KUR-World project in Kuranda.

Listen on 106.7FM or via online stream - link below.

A big Kuranda thank you to Adam Stephen at ABC Far North for picking up our community story.

Notice is given for new Mareeba Shire Council Planning Scheme 2016

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Planning

Mareeba Shire Council Planning Scheme – July 2016

Notice is given under the Sustainable Planning Act 2009 that on **15 June 2016**, Mareeba Shire Council resolved to adopt the Mareeba Shire Council Planning Scheme and the following planning scheme policies:

- | | |
|----------------------------|--|
| Planning Scheme Policy 1 – | Character Area Design Guideli |
| Planning Scheme Policy 2 – | Ecological Assessment Reports; |
| Planning Scheme Policy 3 – | Extractive Industry; |
| Planning Scheme Policy 4 – | FNQROC Regional Development Manual; |
| Planning Scheme Policy 5 – | Geotechnical Reports; |
| Planning Scheme Policy 6 – | Landscaping and Preferred Plant Species; |
| Planning Scheme Policy 7 – | Local Heritage Places; |
| Planning Scheme Policy 8 – | Structure Planning; and |
| Planning Scheme Policy 9 – | Footpath Paving. |

JUN 15 2016

The Mareeba Shire Council Planning Scheme and the planning scheme policies have effect on and from **1 July 2016**.

The new Mareeba
Shire Council Planning
Scheme 2016 notice.

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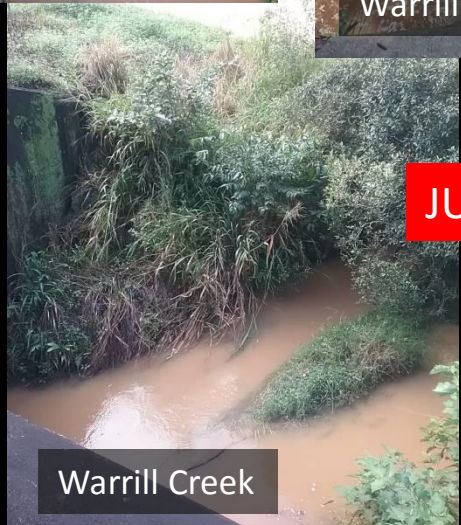
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Owen Creek from the bridge



Warrill Creek



Warrill Creek

JUN 15 2016



Warrill Creek

Warrill Creek after MINOR rain event

Sullied runoff from the project area flows to the Barron River after light rain, less than 80mm over 3 days



20160615_094613
video Warril creek
exit right to Barron
River.mp4

Community objections – sample 1 of 6, filed with MSC for RURAL DAM

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22 June, 2016.

Attention: Carl Ewin, Planning Officer,
Mareeba Shire Council,
P.O. Box 154,
MAREEBA. QLD. 4880.

JUN 22 2016

SUBMISSION RE OPERATIONAL WORKS APPLICATION FOR A DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF A DAM OVER LAND LOCATED AT 112 BARNWELL ROAD, KURANDA (RP LOT 22 N15727).

We are the owners and permanent residents at [redacted] Monaro Close, Kuranda (3/RP728461) having lived here since August 1978, a period of 38 years. Our home is situated on 13,350m² with one boundary to Owen Creek.

We object to the construction of a rural dam by Reeve and Ocean Pty. Ltd. This is based on our concerns regarding the future of our water supply and the impacts created by this dam construction. We outline our concerns in the following points:

1. That earthworks and clearing would appear to have been undertaken on this land prior to the Operational Works Application notice. We noticed that works began in 2015 and we understand that this was reported to MSC civil construction.
2. These earthworks appear to have continued since the Operational Works Application notice was advertised publicly as we have been able to hear heavy machinery operating on this land.
3. We question whether engineering inspections or land clearing/water runoff inspections have been done by MSC during this period of construction prior to this OW application.
 - a. The OW plans indicate a large dam, yet describe a small rural dam. The drawings indicate that the dam wall is 8m high, 3m wide and approx. 100m long with an area of 12,810m² (over 3 acres in size). This is not small.
 - i. The drawings state the dam height at 8m above finished ground level. For the purposes of Mareeba Shire Council assessment, we question how a finished ground level (as the starting level for construction) could be established on an already constructed dam.
 - ii. We have concerns that this dam is higher than 8m from the original or finished ground level. If the dam wall is higher than 8m, the possible impacts downstream increase.
 - b. We are concerned that any breach of this dam during a wet season rain event would do extensive damage to Owen Creek and the existing infrastructure along the creek, particularly for water supply purposes to existing properties.
 - c. Other infrastructure, such as fencing, vegetation and sheds could also be affected by any breach of the dam.
4. We have noted that the water quality in Owen Creek has greatly deteriorated in recent times. In particular,
 - a. During December 2015, 340mm of rain occurred and we noticed an unusually excessive silt in our water tanks, pipes and hoses. On checking Owen Creek, we noted very heavy cloudiness of the water, the worst we have ever seen in 38 years, outside of major flood events. This rain event would be regarded as 'normal' for this region.

i. As an example: when a 50mm birdbath was filled with water at this time, the water was so cloudy that the bottom of the birdbath could not be seen.

b. During the minor rain events during June 2016, we have again noted unusual cloudiness of the water.

5. That the natural water flow in Owen Creek will be affected by this dam. The dam is sited on one of the main catchments of Owen Creek and has the potential to prevent water flow into the creek and into the groundwater aquifers. Much of the water supply downstream in Owen Creek comes from many springs along the creek which feed into the natural flow. Interference with the flow into ground water may restrict water flow into these springs.
6. It should be noted that Owen Creek has previously recorded extensive flooding (up to 15m above normal water level) during the wet season. (Photos available). Owen Creek also backs up into all gullies and overflows onto property. This backup can last 10 days, with vegetation coverage and mortality.
7. Any changes to water quality and quantity will affect approximately 20 long established rural home sites with boundaries to Owen Creek.
8. The Operational Works application describes the use of the dam for rural purposes. The application states that there is no intention to build infrastructure (buildings, roads, golf course, amphitheatre, tourist infrastructure). However, one day after the publication of the OW application for public comment, Reeve and Ocean Pty. Ltd. produced a media release under the name of Kur-World, describing extensive development of the same land.

a. This additional development is of concern for the following reasons:

- i. Reduced water flow and quality to Owen Creek
- ii. Stormwater and effluent runoff
- iii. Restriction of rainwater flows into Owen Creek particularly for the irrigation of a golf course from the rural dam

Excerpt from written community objections filed for RURAL DAM

Unpermitted dam submissions closed, but dam clearly in place

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PHOTO TAKEN JUN 8 2016

Excerpt from
written community
objections filed for
RURAL DAM

P.S. THE INFORMATION WAS DELIVERED BY HAND 20/6/16
TO MY MAIL BOX. THE SUPPOSED LAST DATE FOR
OBJECTION IS TO-DAY, WE HAVE HAD NO
OFFICIAL NOTIFICATION FROM COUNCIL.

‘Have your say -
Comment period’
ends on the RURAL
DAM that is clearly
visible from the
gazetted road.

Proposed Development	
Have your say	
From: RURAL LAND	
To: RURAL DAM	
At: 112 BARNWAL ROAD, KURANDA QLD 4881	
On: LOT 22 ON N15727	
By: REEVEY + OCEAN PTY LTD	
☎ 1300 308 461	web: WWW.MSC.QLD.GOV.AU
Approval sought: DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (RURAL DAM)	Copies of the can be viewed or obtained from Mareeba Shire Council
Application No.: ON/16/0001	Comment period: 28/06/16 to 27/06/16
Written comments to: Mareeba Shire Council	
☎ 1300 308 461	email: info@msc.qld.gov.au
	web: www.msc.qld.gov.au
Public notification requirement per Queensland Government - Sustainable Planning Act 2009 Form 4 version 2.0	

JUN 27 2016

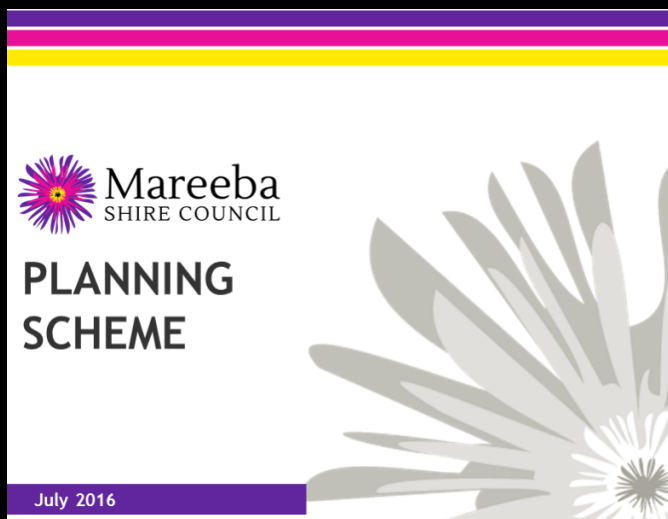
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Notice given for Mareeba Shire Council Planning Scheme 2016 comes into effect.

New planning scheme 2016 now active

Planning

Mareeba Shire Council Planning Scheme – July 2016

Notice is given under the Sustainable Planning Act 2009 that on **15 June 2016**, Mareeba Shire Council resolved to adopt the Mareeba Shire Council Planning Scheme and the following planning scheme policies:

- Planning Scheme Policy 1 – Character Area Design Guideline;
- Planning Scheme Policy 2 – Ecological Assessment Reports;
- Planning Scheme Policy 3 – Extractive Industry;
- Planning Scheme Policy 4 – FNQROC Regional Development Manual;
- Planning Scheme Policy 5 – Geotechnical Reports;
- Planning Scheme Policy 6 – Landscaping and Preferred Plant Species;
- Planning Scheme Policy 7 – Local Heritage Places;
- Planning Scheme Policy 8 – Structure Planning;
- Planning Scheme Policy 9 – Footpath Paving.

JUL 1 2016

The Mareeba Shire Council Planning Scheme and the planning scheme policies have effect on and from **1 July 2016**.

EHP advised of sediment from rain even from 15 June 2016

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- Kuranda Envirocare attempts to report sediment to council, including Tom Gilmore, was told that it was not the responsibility of council.
- Kuranda Envirocare reports to Department of Environment and Heritage Protection (EBP) because unusual sediment is observed in Owen and Warril Creeks.

Dear Mareeba Shire Council (MSC),

The Department of Environment and Heritage Protection (EHP) has received a complaint regarding the release of sediment from a construction site development to Warril Creek and Owens Creek. Further details of the complaint are:

Complainant:

Name – Cathy Retter

Phone – 0419 624 940

Email – info@envirocare.org.au

Source – Unknown

Location:

112 Barnwell Road,

Kuranda QLD 4881

The matter is referred to MSC for consideration under s440ZG of the Environmental Protection Act which is devolved to local government for administration and enforcement.

EHP's reference for this matter is CR73972.



David Everett

Principal Community Response Officer

Community Response | Regulatory Capability and Customer Service

Department of Environment and Heritage Protection

P 1300 130 372 (option 2) E pollutionhotline@ehp.qld.gov.au

Lvl 9 400 George Street, Brisbane QLD 4000

JUL 4 2016

The proposal is declared a state coordinated project

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The independent
Co-ordinator
General has
declared the
proposal a
coordinated
project, kicking off
the EIS process.

This is incorrect and
misinformation.

130ha in original EPBC
Referral of proposed
action

[Home](#) > [Media Statements](#) > FNQ tourism project moves to EIS

Media Statements [Share](#) [Print](#) [Email](#)

Minister for State Development and Minister for Natural Resources and Mines
The Honourable Anthony Lynham

Tuesday, July 12, 2016

FNQ tourism project moves to EIS

The environmental impact process is about to start for the proposed \$640 million KUR-World integrated eco-resort near Kuranda in far north Queensland.

State Development Minister Dr Anthony Lynham said the independent Coordinator-General had declared the proposal a coordinated project, kicking off the EIS process.

"The Coordinator-General will work closely with the proponent and government agencies to ensure that all potential project impacts are considered and assessed and effective mitigation measures identified," he said.

Member for Barron River Craig Crawford welcomed the opportunity for locals to have their say as part of the EIS process.

"Public consultation is an integral element of the EIS process and I know there are strong views in the community about this project," Mr Crawford said.

"The site contains habitat of the protected Kuranda tree frog, but most of the development is proposed in the northern area of the site which has been cleared."

The proponent, Reever and Ocean Developments Pty Ltd, is proposing a range of eco-resort accommodation and activities, which it forecasts will create 545 construction jobs and 600 operational jobs.

The proposal includes a luxury 200-room hotel, a three or four star resort, residential villa accommodation, education and business facilities plus health and wellbeing facilities, and adventure and recreation facilities.

The proponent owns the 626 hectare property, of which 230 hectares is proposed to be developed.

Dr Lynham said that the next stage would be the preparation by the Coordinator-General of draft terms of reference for the EIS, which would be released for public comment.

ENDS **12 July, 2016**

Media inquiries: Dr Lynham: John Austin 0428 806 353
Mr Crawford: 4229 0100

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Media
Release
advising
KUR-World
has been
declared a
Coordinated
Project (seems
like it already was
with these
timestamps)

KUR-World
Great Barrier Reef

Reever & Ocean Pty Ltd

Media Release

For Immediate Release
12th July 2016

JUL 12 2016

KUR-World Declared a Coordinated Project

The Queensland Coordinator General's decision to declare KUR-World a Coordinated Project has been welcomed by the Chairman of Reever and Ocean Developments Mr Ken Lee.

"With this acceptance of the KUR-World project and subsequent declaration as a 'co-ordinated project' we now have a clear direction on how to proceed in terms of the approvals frameworks at the Local, State and Commonwealth levels and over the coming months we will roll out a comprehensive community engagement program.

Mr Lee said the first opportunity for the community to provide input will be review of the Initial Advice Statement (IAS) and then on the release of the Draft Terms of Reference (ToR) for the Environmental Impact Statement that Reever and Ocean will be required to deliver to the various authorities and stakeholder groups.

"The Draft Terms of Reference will be prepared by the Coordinator-General's office and we expect it to be released next month.

"Information will be available on the KUR-World website providing links to this document widely throughout the community to ensure it is well publicised, Mr Lee said.

Mr Lee acknowledged that KUR-World will present some interesting technical challenges, particularly in relation to environmental issues, but it will also present exceptional opportunities for the region.

"We are prepared to put in every effort, and invest heavily in the required specialist resources, to thoroughly understand what needs to occur during the design and construction phase to ensure protection of the natural environment, which is an essential aspect of the project.

"We will work with the local community over the next 12 to 18 months to build support and we are confident KUR-World will be a long term asset to the local community, Mr Lee said.

KUR-World is a \$640 million proposed integrated resort focussed around Luxury Eco-Tourism; Education and Business; Rejuvenation, Health and Wellbeing and Adventure and Recreation, to be located on 626 hectares in Myola. It will include a world class equestrian centre, medical retreat with bioresearch facility and university campus.

Here's a link to the Minister's Statement. [Media Release from Minister's Office](#)

End.

Media Release / 2nd Cairns Post article

The Cairns Post



Macau developer Ken Lee, seen here scuba diving on the Great Barrier Reef, is behind a \$650 million integrated resort at Kuranda.

Business

\$640m Kuranda eco-resort project gets special government status

Nick Dalton, The Cairns Post
July 13, 2016 5:00am

JUL 13 2016

THE developers of a \$640 million integrated eco-resort near Kuranda are urging the community to have their say on the venture which has been declared a co-ordinated project.

KUR-World chairman Ken Lee said the declaration meant his company had a clear direction on how to proceed through the local, state and Commonwealth approval process and "over the coming months we will roll out a comprehensive community engagement program".

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Community comments

The Cairns Post

be there, Kuranda would look very different than it looks at the moment!

1 Like Reply



Marcel

Aha. The usual whinger brigade are on the case as expected.

Anything gets proposed , let's knock it down real quick...nothing like a bit of negativity to start your day,huh.

Like Reply



Mark

640 Million? In Kuranda? When does he think he will break even with this investment? In the year 5000???? Put this in perspective. Packer has bought half of The Rocks in Sydney (only the most expensive properties in the world) and is building a world class casino and hotels. Its a entire city! All this for 2 billion! The guy above is building one resort in KURANDA for 640 Million, 1/3 of the price of Barangaroo, sure sure! I think we can all agree that this project is a dud, same as Aquis.

Like Reply



freddy

Didnt know how id get through my sunday morning without an aquis related story. Thanks cairns post for your wonderful story i needed a good laugh.

1 Like Reply



Jon

This guy isn't green, it's pretty vclear what the community thinks, but that doesn't get a mention, just more wowing at a developer with dubious background.

2 Like Reply



Chris

Hopefully proponents of 'KUR-World' will display comprehensive plans of the project for local residents to peruse. There have long been 'anti-progress-association' elements in the Kuranda community - albeit that Cairns 'naturally air-conditioned suburb' appears to have gentrified in recent years. As a former resident of the 'village in the rainforest' who loves it still, I would BEG all Kuranda folk to retain an open mind, and be aware especially that the Far North needs the JOBS this project will generate.

chris forsberg bayview heights

Flag Share

Like Reply



William

@Chris As a current resident of Kuranda, I would probably be more open and amenable to the 'proposed' development if work hadn't already taken place and hundreds of acres of rainforest been destroyed before approval has been given.

The Member for Barron River's statement gives the misleading impression that the majority of the development had been cleared many years ago. This is not the case - it has been cleared in the last 12 months. Where have the Government inspectors been while hundreds of acres of rainforest have been bulldozed? Why has the Member for Barron River made an obvious attempt to confuse the issue with a half truth?

6 Like Reply



Steven

By making this a controlled action over rides our community desire to keep the subject property zoned as rural. The new Mareeba planning schemes has the Kur-world property zoned as rural. This planning scheme has had years of consultation. To consider changing the properties' Material Change of Use because a speculator rocks into town stinks.

6 days ago

6 Like Reply



Peter

@Steven You are right Steven, but this is what regional councils do. They get a plan via community agreement then they over turn it. It is more than stinks. There is another word for it. Maybe undemocratic.

6 days ago

4 Like Reply



Jon

Last thing kuranda needs.

6 days ago

7 Like Reply



john

That project might turn the kuranda range into hell for and already overload road.

6 days ago

6 Like Reply



William

6 days ago

Projects - whether they are large or small - should be required to follow the rule book for all aspects of development. That includes seeking community input and Local and State Government approvals BEFORE any work is started.

This 'proposed' development has been underway WITHOUT approval and WITHOUT COMMUNITY INPUT for over 10 months. Bulldozers have been working on an almost continuous basis as rainforest has been cleared (without approval) and the basic outlines of what appears to be nothing more than a large rural subdivision are emerging. Again, without approval, construction work has begun on a large dam - and publicity of the project has slowly started to seep through the media system.

It all sounds good at first glance, but given the fact that work has already commenced BEFORE any approvals have been given or community consultation started - how can we really expect the gloss and glamour of an 'eco resort' to actually eventuate when we know that these Chinese investors are all after a quick dollar - and smashing rainforest to establish a new suburb before calling the rest of the project 'unviable' seems an all too likely result.

The developer should be charged and fined and the project refused permission to proceed based on what has already been shown to be arrogance to the extreme and refusal to follow Australian rules and regulations.

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JUL 18 2016



Ordinary Meeting

Council Chambers
Date: 20 July 2016
Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON WEDNESDAY, 20 JULY 2016 AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

PETER FRANKS
CHIEF EXECUTIVE OFFICER

As the RURAL DAM earthworks were completed prior to the Civil Walker engineer's report – the Stormwater Quality Management Plan and Erosion and Sediment Control Plan were not enacted at the time of the *actual* earthworks.

To what detriment so far? Are remedial works required? Who's responsibility is this?

***Why does the AGENDA document not reflect that the work has already been done?**

OFFICER'S RECOMMENDATION

*1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Reever & Ocean Pty Ltd	ADDRESS	Barnwell Road, Kuranda
DATE LODGED	22 February 2016	RPD	Lot 22 on N157227
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works - Earthworks (Water Storage Dam)		

and in accordance with the Sustainable Planning Act 2009, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Operational Works - Earthworks (Water Storage Dam)

MSC approves the illegal RURAL DAM

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

- Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with good engineering practice; and
 - to ensure compliance with the following conditions of approval.

Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.

4. Infrastructure Services and Standards

4.1 Erosion and Sediment Control Plan

- The applicant/developer must take all necessary steps to ensure a **non-worsening effect** on surrounding land as a consequence of the development.
- Prior to works re-commencing the applicant must submit a **Stormwater Quality Management Plan and Report** prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- The Stormwater Quality Management Plan must include an **Erosion and Sediment Control Plan** that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- The applicant/developer must construct and implement all Soil Erosion and Sedimentation Control measures in accordance with the approved **Stormwater Quality Management Plan and Report**.

MSC Agenda
for JUL 20
meeting
includes the
dam for
approval

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Please clarify wording. Does 'no acceptable solution applies' refer to dam already being built prior to the approval?

Water Storage Dam or part of the KUR-World master plan design? Master plan shows the dam area as part of the high density urban zone.

A complaint from adjoining property triggered Council to stop construction.

The use of language such as 'small seasonal watercourse' instead of 'Breeding habitat for Critically Endangered *Litoria myola*' is deceiving and untrue.

As of FEB 16 – 6 months prior - the proponent commissioned Conrad Hoskins' report with mapping of the endangered frog creeks on his property.

The proponent continued major earthworks on at least two (2) sites, neglecting to fill in the appropriate MSC forms to trigger the correct legislation that applies to the site, resulting in environmental vandalism.

MSC Agenda for JUL 20 meeting includes the dam for approval

MSC approves the illegal RURAL DAM

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works - Earthworks (Water Storage Dam) in accordance with the plans shown in Attachment 1.

The applicant proposes the construction of a water storage dam over an existing seasonal gully with approximate surface area of 1.3 hectares and a finished dam wall height of approximately eight (8) metres.

BACKGROUND AND CONTEXT

It is understood that construction of the proposed dam began in December 2015 without an effective development permit for operational works.

A complaint was received by Council in mid-December 2015 and Council officers contacted the landowner instructing them to stop construction and not recommence construction until an effective development permit was in place.

In response, this application was prepared and submitted to Council on 22 February 2016.

The site is improved by a single two (2) storey dwelling and ancillary structures situated on the crest of a small hill in the south-east corner of the lot. Owen Creek meanders through the western half of the site, as well as a small seasonal watercourse just to the east of Owen Creek. The dam is proposed over the headwaters of this seasonal watercourse, capturing overland flow off the majority of the easternmost third of the site. The remaining two-thirds of the allotment is covered in both mature and juvenile regrowth vegetation (not mapped as remnant) with the riparian sections of Owen Creek mapped as reef-regrowth vegetation.

MSC approval makes no reference to the existence of the illegal dam

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JUL 18 2016

The dam was constructed **without** a certified design.

Dr Conrad Hoskin's report dated APR 30 2016 shows the RURAL DAM earthworks not '*likely*', but '*have had*', a '*significant impact on a matter of national environmental significance*'.

"cultural heritage duty of care" was **not demonstrated**

MSC Agenda for JUL 20 2016 meeting includes the dam for approval

If the soil has not been removed by trucks – need to know if it's been moved to another part of the property where other waterway issues may arise.

4.2 Dam construction

- (a) All dam construction must be undertaken in accordance with design plans prepared by a Registered Professional Engineer (RPEQ) who has **certified that the design is in accordance with sound engineering practices; and incorporates satisfactory measures to avoid dam failure, ground soakage and overtopping.**

(b) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the **proposed activities are likely to have a significant impact on a matter of national environmental significance.** Further information on these matters can be obtained from www.environment.gov.au

(c) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that **no harm** is done to Aboriginal cultural heritage (the "**cultural heritage duty of care**"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

(d) Transportation of Soil

All **soil transported** to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

MSC approval makes no reference to the existence of the dam

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THE SITE

The subject site is situated at the end of the constructed section of Barnwell Road, Kuranda and is described as Lot 22 on N157227. The site which is currently used for livestock grazing is generally regular in shape with a total area of 37.259 hectares and is zoned Myola under the Mareeba Shire Planning Scheme 2004. The site is accessed from Barnwell Road, which starts as bitumen sealed road from its intersection with Myola Road but tapers down to formed gravel and then a formed road only leading up to the property access. The site also contains in excess of two (2) kilometres of frontage to multiple other unconstructed sections of road reserve.

The site is improved by a single two (2) storey dwelling and ancillary structures situated on the crest of a small hill in the south-east corner of the lot. Owen Creek meanders through the western half of the site, as well as a small seasonal watercourse just to the east of Owen Creek. The dam is proposed over the **headwaters** of this seasonal watercourse, capturing **overland flow off the majority of the easternmost third of the site**. The remaining two-thirds of the allotment is covered in both mature and juvenile regrowth vegetation (not mapped as remnant) with the riparian sections of Owen Creek mapped as reef-regrowth vegetation.

All surrounding lots are zoned Myola and are used primarily for rural lifestyle purposes with some small scale livestock grazing. The Kuranda Pet Resort is situated approximately 450 metres to the south-west of the site.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works - Earthworks (Water Storage Dam) in accordance with the plans shown in **Attachment 1**.

The applicant proposes the construction of a water storage dam over an existing seasonal gully with approximate surface area of **1.3 hectares** and a finished dam wall height of approximately eight **(8) metres**.

Area		
1.3	=	13000
Hectare		Square metre

4.2 Dam construction

- All dam construction must be undertaken in accordance with design plans prepared by a Registered Professional Engineer (RPEQ) who has certified that the design is in accordance with sound engineering practices; and incorporates satisfactory measures to avoid dam failure, ground soakage and overtopping.
- The construction of dam works is completed within three (3) months of this approval taking effect.
- Within three (3) months** following the completion of construction of dam works, any disturbed areas are grassed to provide a coverage of at least **8m2 in every 10m2** to minimise the potential for erosion or dust.
- At the completion of construction, and within **six (6) months** of this approval taking effect, the applicant is to provide Council with **certification** from a RPEQ engineer confirming that the dam has been constructed in accordance with the certified design plans.

Filling and Excavation Code

S1 Visual Amenity

Filling and excavation are undertaken to ensure that the visual amenity of the adjoining lots and the area is not compromised.

AS1 Filling and excavation is no greater than two (2) metres in height or depth.

Comment

The dam wall which is partially constructed will have a finished height (dam crest) of approximately **8 metres** from the **existing finished ground level** (bottom of the gully).

The proposed dam is for rural water supply purposes and given the site's topography, will be screened from view from adjoining properties.

The proposed dam will not impact on the visual amenity of adjoining properties and is therefore considered to comply with S1.

Date Prepared:

12 July 2016

3rd Cairns Post article, first mention of 'KUR-Cow'

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'KUR-Cow' – is this a new legal entity for the 'lawful' grazing on the land?

'Reever and Ocean Pty Ltd' - AU based company'

'Reever and Ocean Capital Developments' - ?

'Reever and Ocean Developments' - Macau developer

The Cairns Post



Developer Ken Lee at his Kur-Cow property near Kuranda where his proposed \$640m eco resort will be built. PICTURE: STEWART MCCLEAN

Business

Developer knocks casino on head for Kuranda

Nick Dalton, The Cairns Post
July 17, 2016 5:00am

JUL 17 2016

THE developer of a \$640 million eco-resort at Kuranda has ruled out including a casino as part of the venture.

The Macau-based former gaming senior executive said a casino would not fit the eco-resort's image as "nature's theme park".

Reever and Ocean Developments chairman Ken Lee knows that Tony and Justin Fung of the proposed Aquis Great Barrier Reef Resort at Yorkeys Knob have put aside the casino component of the \$8.15 billion proposal at this stage. But he does not tend to apply for a regional casino licence despite his years of high level gaming experience in Macau.



JUL 18 2016

Mareeba Shire Council - Agenda

Wednesday 20 July 2016

December 2015 when Council was first made aware of the works, which were subsequently stopped at the request of Council officers. In recognition of the environmental values found throughout the Myola zone, when drafting the Mareeba Shire Planning Scheme 2004, it was decided to make operational works involving the excavation or filling of more than 50 cubic metres of material, impact assessable development.

The application and supporting documentation has been assessed against the relevant statutory planning instruments including the FNQ Regional Plan, the State Planning Policy and the Mareeba Shire Planning Scheme 2004 and does not conflict with any relevant planning instrument.

The key issues with the proposed development are ensuring the dam wall is constructed to the appropriate standards and erosion and sediment control is appropriately managed. The dam is intended to support lawfully established grazing operations and as such, no consideration has been given to any potential future use as part of the potential KUR-world concept.

It is recommended that the application be approved in full, subject to conditions.

Demonstrated in the proponents own KUR-World master plan documents, dating back to at least AUG 2015, the dam footprint is visible: a water body surrounded by high-density urban blocks.

Illegal RURAL DAM

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There were NO DAMS
on the property when
Ken Lee purchased it –
and was used since
the 1930's for cattle
grazing WITHOUT ANY
DAMS.

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Either the
RURAL DAM is
way too BIG
Or
the CATTLE
HERD is way
too small

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cattle

RECENT IMAGE

Community comment – dam decision expected

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JUL 19 2016

TUE 3:24PM

Passed a massive excavater turning onto myola rd this morn. Am guessing it is heading for Barnwells [REDACTED]

[REDACTED] If they try to corect the damage that they have done already with this wet it will be catastrophic for owen crk. Sorry [REDACTED] but can you pass this onto Cathy. Not feeling well and cannot trek down the back atm.

2015

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Via email

JUL 20 2016



Council is expected to make a decision on this application at its ordinary meeting on 20 July 2016.

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Misquote/ misinformation from Urban Sync Media Release

By Michael Serenc

TABLELANDS business and tourism leaders have hailed a proposed \$650 million eco-resort at Myola, hoping it will turbocharge the region's economy.

"KUR-World", a planned 626ha resort and innovation hub, was given coordinated project status by the Queensland Coordinator-General last Tuesday.

A coordinated project applies to projects which have complex approval requirements involving local, State and Federal governments, significant environmental effects, strategic significance to the region and/or significant infrastructure requirements.

To streamline the process, Reeve and Ocean Developments will only have to deal with the State Government who will also act on behalf of the Federal Government.

Tourism Kuranda executive officer Marc Sleeman said the project had "substantial" benefits for both Kuranda and the wider Tablelands.

"From a tourism perspective, this project would help reinforce Kuranda as the number one visitor destination in our region," he said.

"It can only be beneficial in increasing the length of stays in Kuranda and the Atherton Tablelands."

Mr Sleeman said as long as any environmen-

tal issues were addressed during the consultation process, Tourism Kuranda would have no qualms with the ambitious project.

As it stands, part of the proposed site's southern area contains habitat of the protected Kuranda tree frog, but the bulk of development would occur in the northern section.

In all, only 232ha of the 626ha site will be developed.

"This would be a vital hub for additional day visitation for Atherton, Mareeba, Chillagoe and I see it as a project that would not only be an economic stimulus for jobs, but also visitor numbers to Kuranda and Tropical North Queensland," Mr Sleeman said.

Mr Sleeman said access roads linking the resort to Kuranda would not only benefit the town's village centre but also Skyrail and the Kuranda Scenic Railway.

Mareeba Chamber of Commerce president Joe Moro said he was "excited" by the project, with representatives from Reeve and Ocean to meet chamber members at a luncheon in September.

"We're very enthusiastic about the project and we'd like to know more," he said. "We definitely see lots of spinoffs for the area as well."

KUR-World will be split into two distinct zones, featuring a northern section known as "Seren-

ity" and a southern section known as "Spirit".

Most of the project's development will be contained in "Serenity", land which has been used for farming and agriculture since the 1800s.

By contrast, Spirit features steep hills, towering rainforest and pristine natural habitat which has remained largely untouched and is set to have low-impact adventure and nature-based activities.

A luxury 200-room hotel, three or four star resort, residential villa accommodation, education and business facilities and a health and wellbeing centre are all slated for the project.

The Coordinator-General is expected to release a Draft Terms of Reference (TOR) for KUR-World next month for comment by both the public and government agencies.

The project still has to jump through several hoops, including the publication of an Environmental Impact Statement, before the Coordinator General can recommend approving or rejecting it.

Reeve and Ocean Developments chairman

Ken Lee vowed to proceed with a "comprehensive community engagement program" over the coming months.

"We are prepared to put in every effort, and invest heavily in the required specialist resources, to thoroughly understand what needs to occur during the design and construction phase to ensure protection of the natural environmental, which is an essential aspect of the project," he

“ It can only be beneficial in increasing the length of stays in Kuranda and the Atherton Tablelands

said. "We will work with the local community over the next 12 to 18 months to build support and we are confident KUR-World will be a long term asset to the local community."

If approved, about 545 jobs would be created during the resort's construction phase with a further 600 jobs created once operational.

LOOKING FOR

JUL 20 2016



Resort set to make region KUR-ching!

It can only be beneficial in increasing the length of stays in Kuranda and the Atherton Tablelands

LOOKING FOR SOMEWHERE TO GO?

• Staff Parties • Birthday Parties • Fun Night In • Wedding Party • Banquet Venues

1000 TABLE SPECIALS

Misquotes from original document, followed by Craig Crawford's quotable quote, continues into media services, now as fact.

RURAL DAM cut in December. Over 6 months later and not stable.

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Sediment below
RURAL DAM wall
after MINOR rain
event, in Kuranda
Tree Frog and
Myola Palm
recorded habitat.

2016

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This is the sullied
creek behind the
dam wall as noted
by Conrad Hoskins
report from FEB
2016.



JUL 20 2016

RURAL DAM cut in December. Over 6 months later and not stable.

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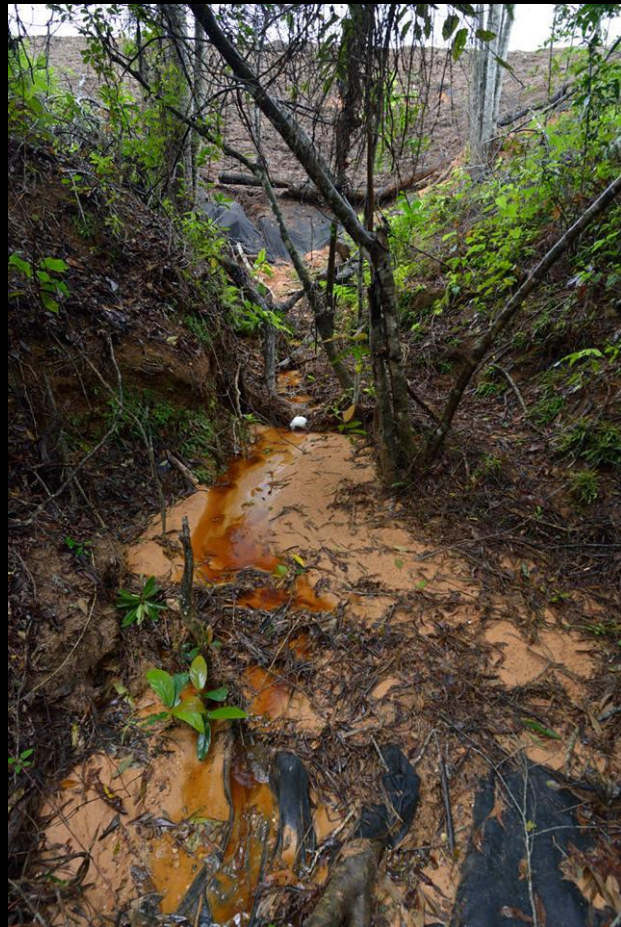
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Sediment below RURAL DAM wall after MINOR rain event, in Kuranda Tree Frog and Myola Palm recorded habitat.

JUL 19-21 2016

This is the sullied creek behind the dam wall as noted by Conrad Hoskins report from FEB 2016.



RURAL DAM cut in December. Over 6 months later and not stable.

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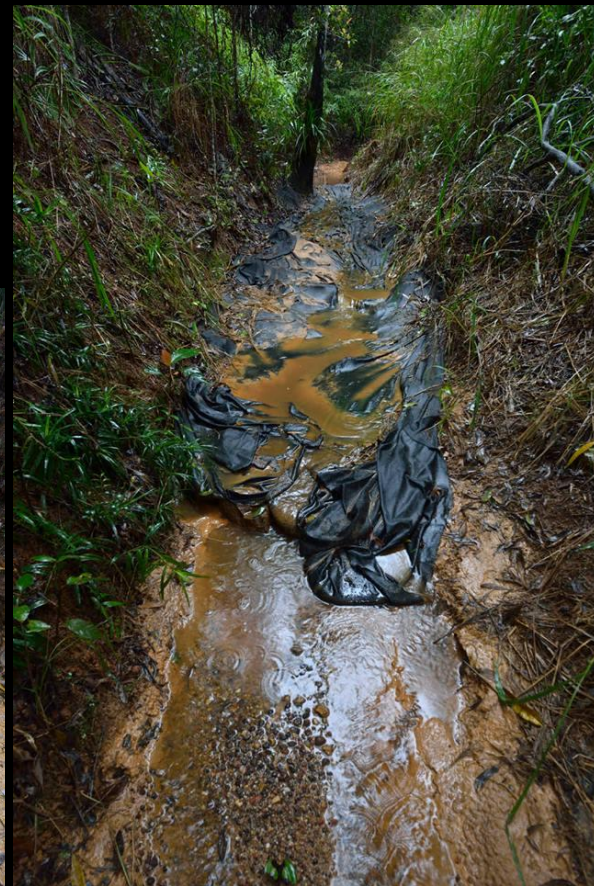
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Sediment below RURAL DAM wall after MINOR rain event, in Kuranda Tree Frog and Myola Palm recorded habitat.

This is the sullied creek behind the dam wall as noted by Conrad Hoskins report from FEB 2016.



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RURAL DAM cut in December. Over 6 months later and not stable.

JUL 19-21 2016

Sediment below
RURAL DAM wall after
MINOR rain event, in
Kuranda Tree Frog and
Myola Palm recorded
habitat.

This is the sullied
creek behind the dam
wall, as noted by
Conrad Hoskins report
from FEB 2016.



***PLUS* BONUS MATERIAL**
ENDANGERED SPECIES HABITAT
***IS* THE NORTHERN ZONE !**

APRIL 30, Ken Lee understood where the endangered species were on his land - In the 'northern zone'

Myola Palm *Archontophoenix myolensis*



Fig. 5. Palm records. Blue symbols show where palms were encountered during the surveys. These palms may be *Archontophoenix myolensis*.

Kuranda Tree Frog *Litoria myola*

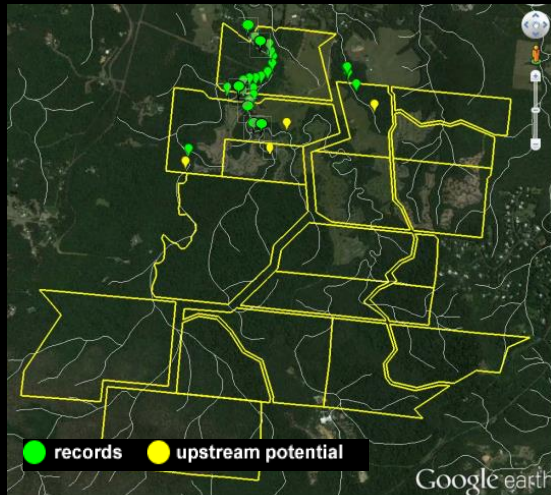


Fig. 2. *Litoria myola* records, *Litoria myola* records are shown as green symbols. Estimated potential upstream extents of *Litoria myola* are shown as yellow symbols.

Surveys for endangered frogs and other wildlife on
Barnwell Road Holdings

APR 30 2016

Dr Conrad Hoskin

Senior Lecturer & Researcher
College of Marine & Environmental Science
James Cook University
Townsville, 4811

Email: conrad.hoskin@jcu.edu.au
Phone: +61 (07) 4781 6048
Website: <https://research.jcu.edu.au/portfolio/conrad.hoskin>



Surveys conducted for Reeve & Ocean Pty Ltd

30th April 2016

Dr Conrad Hoskins JCU completed, at the proponent's request, the document 'Surveys for endangered frogs and other wildlife on Barnwell Road Holdings' that forms a required ATTACHMENT in the EPBC submission

APRIL 30, report notes sedimentation of creek behind RURAL DAM wall

Kuranda Tree Frog *Litoria myola*

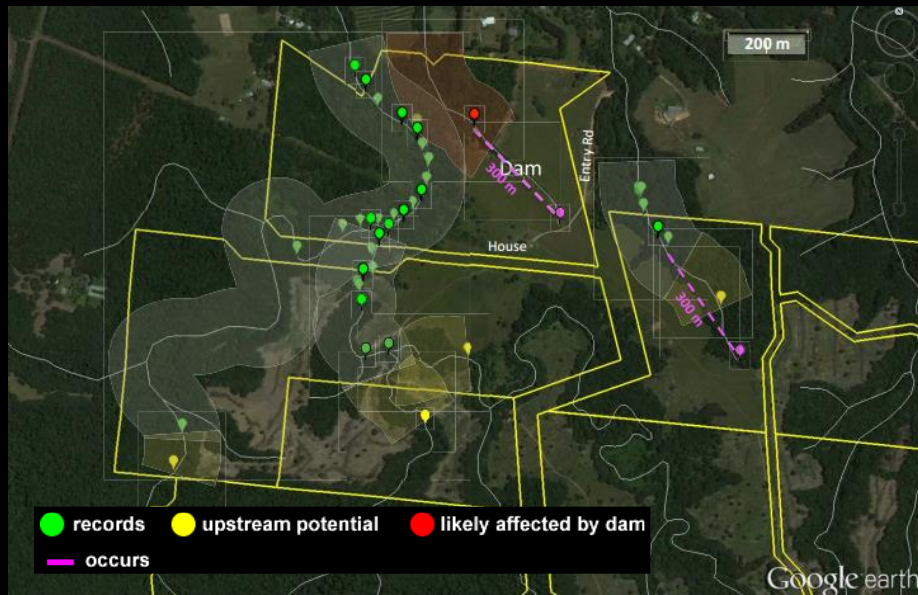


Fig. 3. Close-up of *Litoria myola* records. *Litoria myola* records are shown as green symbols. Transparent green shading shows a buffer of approx. 100 m wide on either side of stretches of creeks where *Litoria myola* was detected. Estimated potential upstream extents of *Litoria myola* are shown as yellow symbols, with a 100 m buffer (yellow shading) on either side of the creeks. The red shaded area is a creek that probably had *Litoria myola* but is now filled with sediment from the dam. The red symbol within this shading shows the potential former upstream extent of *L. myola* on this creek. This was determined as 300 m downstream from the top of this creek, which is the same distance as *L. myola* occurs from the top of the adjacent small creek (pink symbols and dashed lines).

Note map above: Dr Conrad Hoskin:

“The red shaded area is a creek that probably had *Litoria myola* but is **now filled with sediment from the dam.**” The RURAL DAM had already been cut prior to this report.

Australian Lacelid frog *Litoria dayi*



Fig. 4. Potential habitat for the Australian Lacelid frog (*Litoria dayi*). Sections of creek marked in yellow are of potentially suitable habitat for *Litoria dayi*, based on habitat use at nearby sites in the Myola area.

Map prepared by Simon Danielsen (Astrebla Ecological Services), in consultation with Conrad Hoskin (JCU)

Three (3) high-profile endangered species of World Heritage Wet Tropics Rainforest are recorded in essential habitat on the 'KUR-World Northern Zone'

● suitable habitat, very rare

Australian Lacelid frog *Litoria dayi*

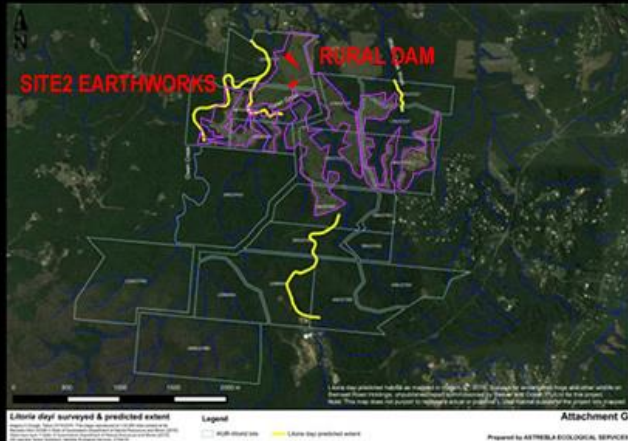


Fig. 4. Potential habitat for the Australian Lacelid frog (*Litoria dayi*). Sections of creek marked in yellow are of potentially suitable habitat for *Litoria dayi*, based on habitat use at nearby sites in the Myola area. Map prepared by Simon Danielsen (Astrella Ecological Services), in consultation with Conrad Hoskin (JCU)

— KUR-World 'Northern Zone'

● records

Myola Palm *Archontophoenix myolensis*

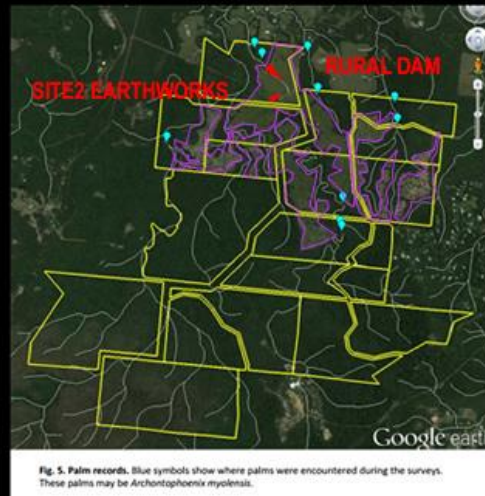


Fig. 5. Palm records. Blue symbols show where palms were encountered during the surveys. These palms may be *Archontophoenix myolensis*.

— KUR-World 'Northern Zone'

● records

● upstream potential

● likely affected by dam

Kuranda Tree Frog *Litoria myola*

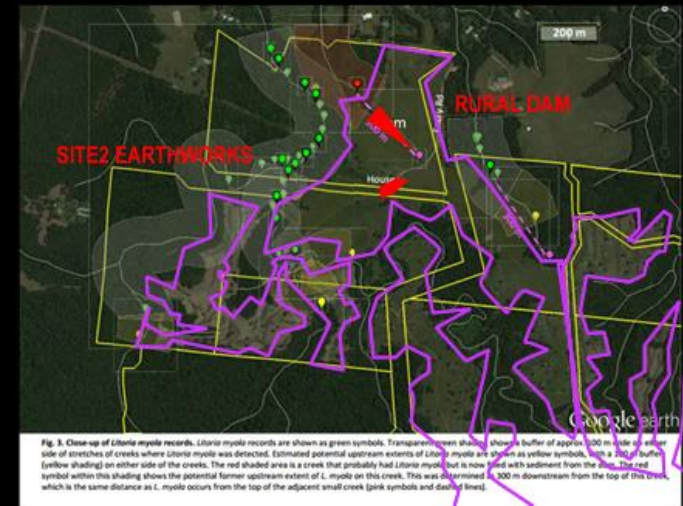


Fig. 6. Close-up of *Litoria myola* records. *Litoria myola* records are shown as green symbols. Translucent green shading shows a buffer of approx. 100 m wide of either side of stretches of creeks where *Litoria myola* was detected. Estimated potential upstream extents of *Litoria myola* are shown as yellow symbols, with a 200 m buffer (yellow shading) on either side of the creeks. The red shaded area is a creek that probably had *Litoria myola* but is now filled with sediment from the dam. The red symbol within this shading shows the potential former upstream extent of *L. myola* on this creek. This was observed to be 100 m downstream from the top of this creek, which is the same distance as *L. myola* occurs from the top of the adjacent small creek (pink symbols and dashed lines).

— KUR-World 'Northern Zone'

APR 30 2016

As of APR 30 2016, Ken Lee understood the 'northern zone' was in mapped ENDANGERED frogs and Myola Palm essential habitat.

IAS distinguishes 'northern' and 'southern' zones

MAY 30 2016

The master plan differentiates the site into northern and southern zones. The first, 'SERENITY', comprises the northern portion of the site and is where previous rural activities provide opportunity for more intense development such as the KUR-World Campus, sports facilities, tourism resorts, village hub, health retreat, residential villa lots and other activities such as golf, tennis and spa pampering.

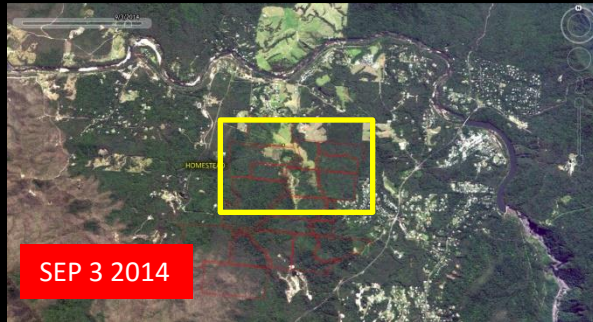
'SPIRIT', will be located in the southern portion of the site and in contrast to 'SERENITY', the land remains relatively undisturbed by earlier clearing associated with historical farming activities. Accordingly, the intention is to develop the 'SPIRIT' zone to enhance the environmental values of the area. Features within this zone will be limited to low impact adventure and nature-based activities, with the Rainforest Education Centre being located in an area free from 'of concern' remnant vegetation and essential habitat.

Land Use History

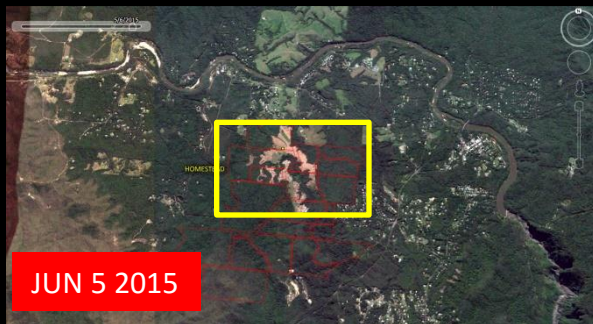
Research into the historical activities on the site has been completed and this has assisted the project team in guiding the concept master plan design over the 626ha site. The majority of land in the southern zone of the property has remained relatively untouched by human activities. In contrast, evidence suggests large-scale farming and agricultural activities were established from the late 1800s in the northern zone, with historical clearing evident as far back as the 1940s (see **Figure 4**).

'...northern portion of the site and is where previous rural activities provide opportunity for more intense development...'

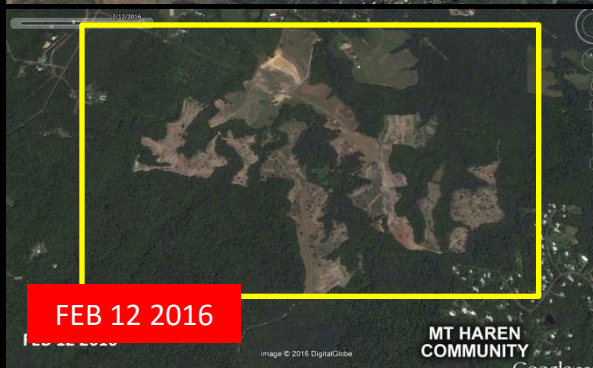
Ken Lee and Stuart Ricketts (Urban Sync), have received Dr Conrad Hoskin's FEB 2016 commissioned report, including mapping of ENDANGERED frog habitat in the northern zone and evidence of the destruction of the frog creek behind the illegal dam wall.



SEP 3 2014



JUN 5 2015



FEB 12 2016

As a result, Simon Danielsen, commissioned by Ken Lee for the Flora Survey required by the EPBC Referral of proposed action, had to report to EHP that endangered Myola Palm and essential habitat (rare species/specific location-see map) had already been cleared.

Flora survey was not conducted prior to clearing commencing

7 September, 2015

Kerry Walsh
Wildlife Officer
Dept. Environment and Heritage Protection
Queensland government

SEP 7 2015

Dear Mr Walsh

I am writing on behalf of my client (the landowner) to advise you of clearing of native vegetation that he has conducted on the following lots in the Myola area (Mareeba Shire):

Lots 1 and 2 RP703984
Lots 17 and 18 N157227
Lot 19 N157452

The clearing has occurred in mapped non-remnant vegetation under the *Vegetation Management Act 1999* and was commissioned after liaison with the Townsville unit of the Vegetation Management section in the Department of Natural Resources and Mines.

However, it is located in an area mapped as 'high risk' on a Flora Trigger map, and a flora survey was not conducted prior to clearing commencing.

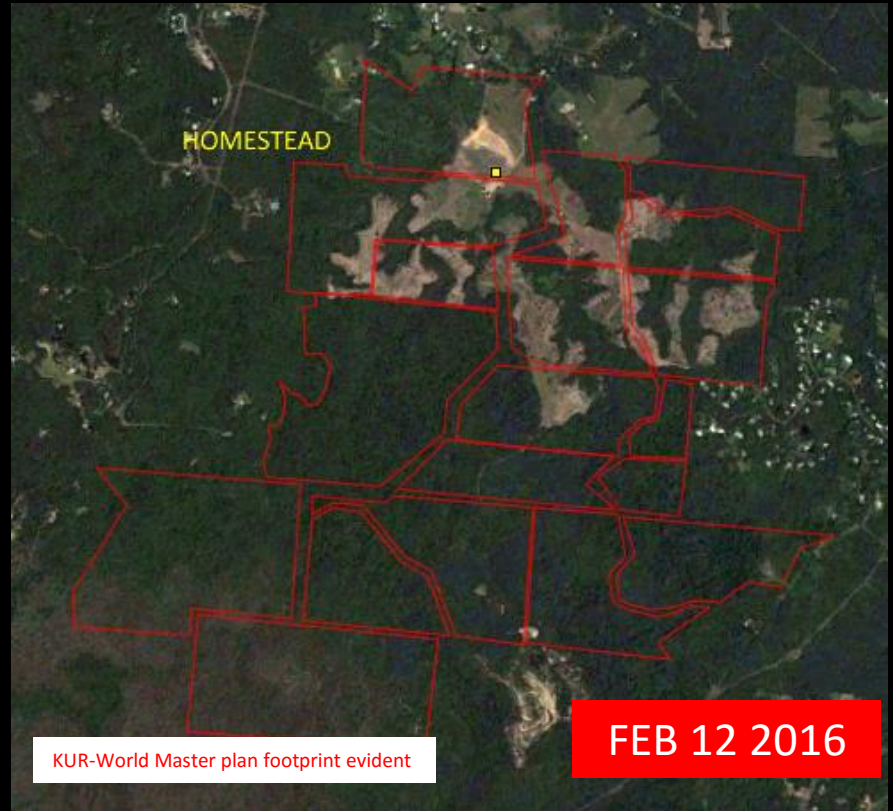
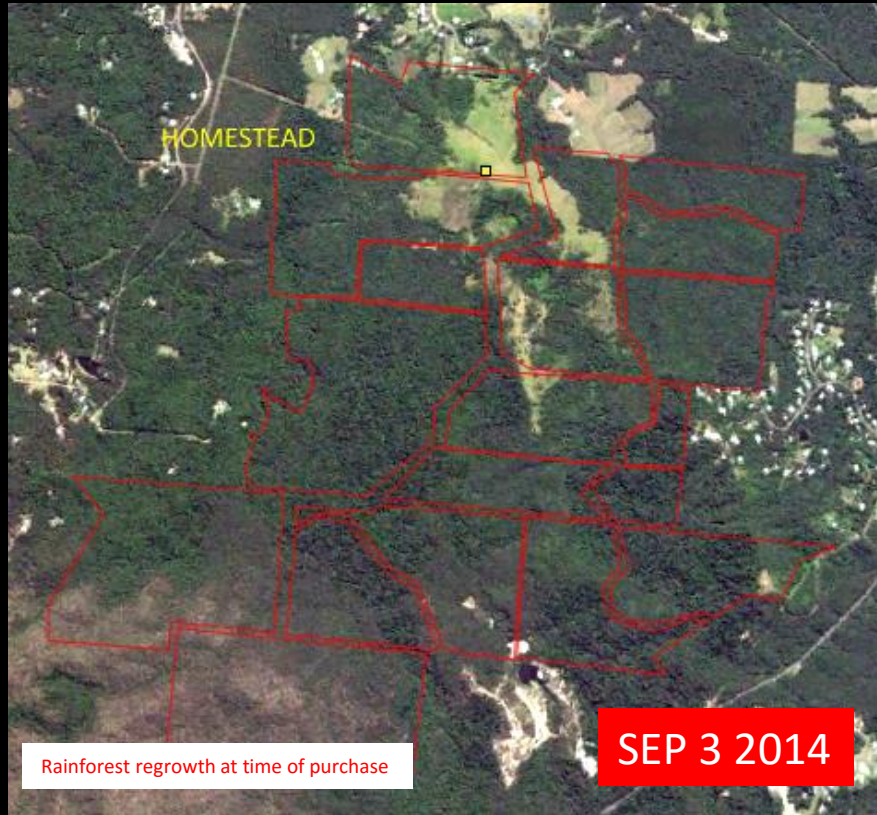
I have been instructed to formally inform you of this clearing and request instruction from you in relation to your department's requirements. All clearing on the properties has been halted until we obtain your advice.

I can be contacted on 0423 706 440 or you can email me at simond1313@gmail.com.

Regards

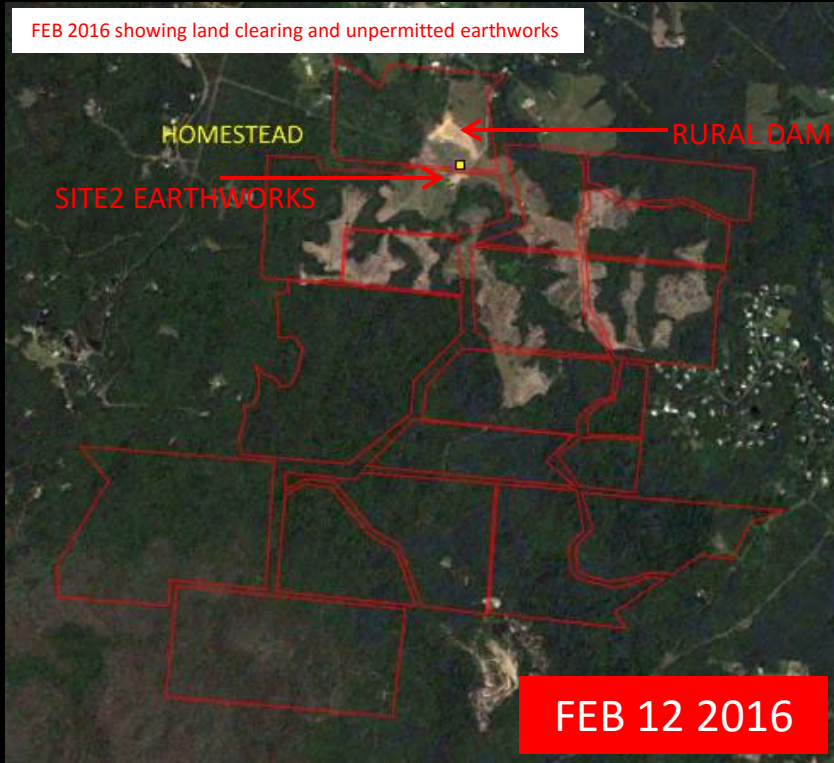
Simon Danielsen
Principal Ecologist
Astrebla Ecological Services

Northern section has been cleared extensively according to the master plan design footprint, since purchase, without permits or environmental measures in place.

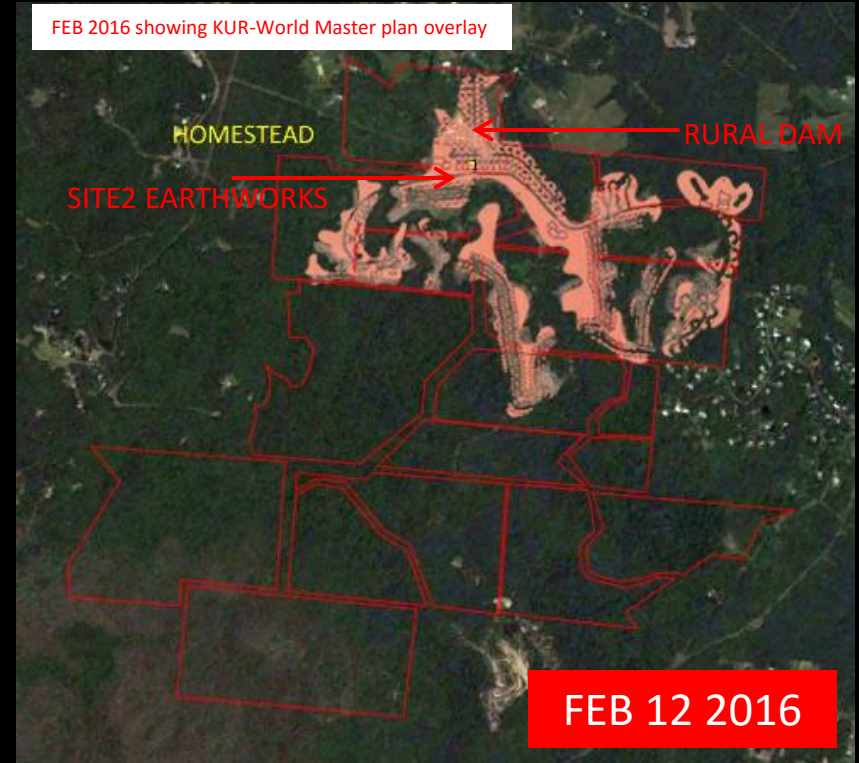


Northern section has been cleared extensively according to the master plan design footprint, since purchase, without permits or environmental measures in place.

FEB 2016 showing land clearing and unpermitted earthworks



FEB 2016 showing KUR-World Master plan overlay



MAY 30, EPBC 'advanced rainforest regrowth' has been cleared since purchase.

MAY 30 2016

See Appendix B for mapping.

The northern lots (lots 1, 2, 17, 18, 19 and 22) are located on gently undulating to undulating rises dissected by steep gullies. These lots have been predominately clear of vegetation at least since the 1940s (based on aerial photo history), with a period of neglect from about the late 1980s/early 1990s to 2015, and some previously cleared areas are **now characterised by advanced rainforest regrowth**. There is some remnant vegetation in these lots but the majority of vegetation is mapped as non-remnant. Two recognised watercourses traverse these lots, both in the western half - Owen Creek (along the western boundary) and its tributary, Haren Creek. These are predominately rocky creeks interspersed with sandy sections.

RURAL LAND USE, such as *lawful* cattle grazing, is distinctly different from the proposed high-density urbanisation of this land - in terms of environmental consequences, community adoption and basic morality.

The conservation status of this high-diversity Wet Tropics Recovering Rainforest with 22 ENDANGERED and 13 THREATENED species is well understood and documented by the scientific community.

Habitat loss, ie. native forest clearing, **roaming pets** and **traffic** from increased urbanisation are the biggest threats to this sensitive ecology.

This land was **purchased as 12 RURAL TITLES for \$2 million** and should remain that way to protect the **World Heritage Wet Tropics Envirolink Wildlife Corridor**, the land-water bodies that flow to the **Barron River**, and onto the **World Heritage Great Barrier Reef**.

- Terminology used in public documents by the proponent in determining the 'quality' of the Recovering Rainforest is misleading.
- Using words like 'regrowth' and sentiment such as 'oh well, it's already been cleared so it doesn't really matter' is deceitful and untrue.
- The age and quality of native forests on the previously cleared RURAL TITLES is distinguishable from historical Google Earth images.
- Native forest clearing started earlier than June 2015 when the first Google Earth image showed extensive clearing, and is ongoing to the present time.
- The original EPBC Referral of proposed action document 130ha for the project area, which has changed in subsequent documents to 230ha, since submission.

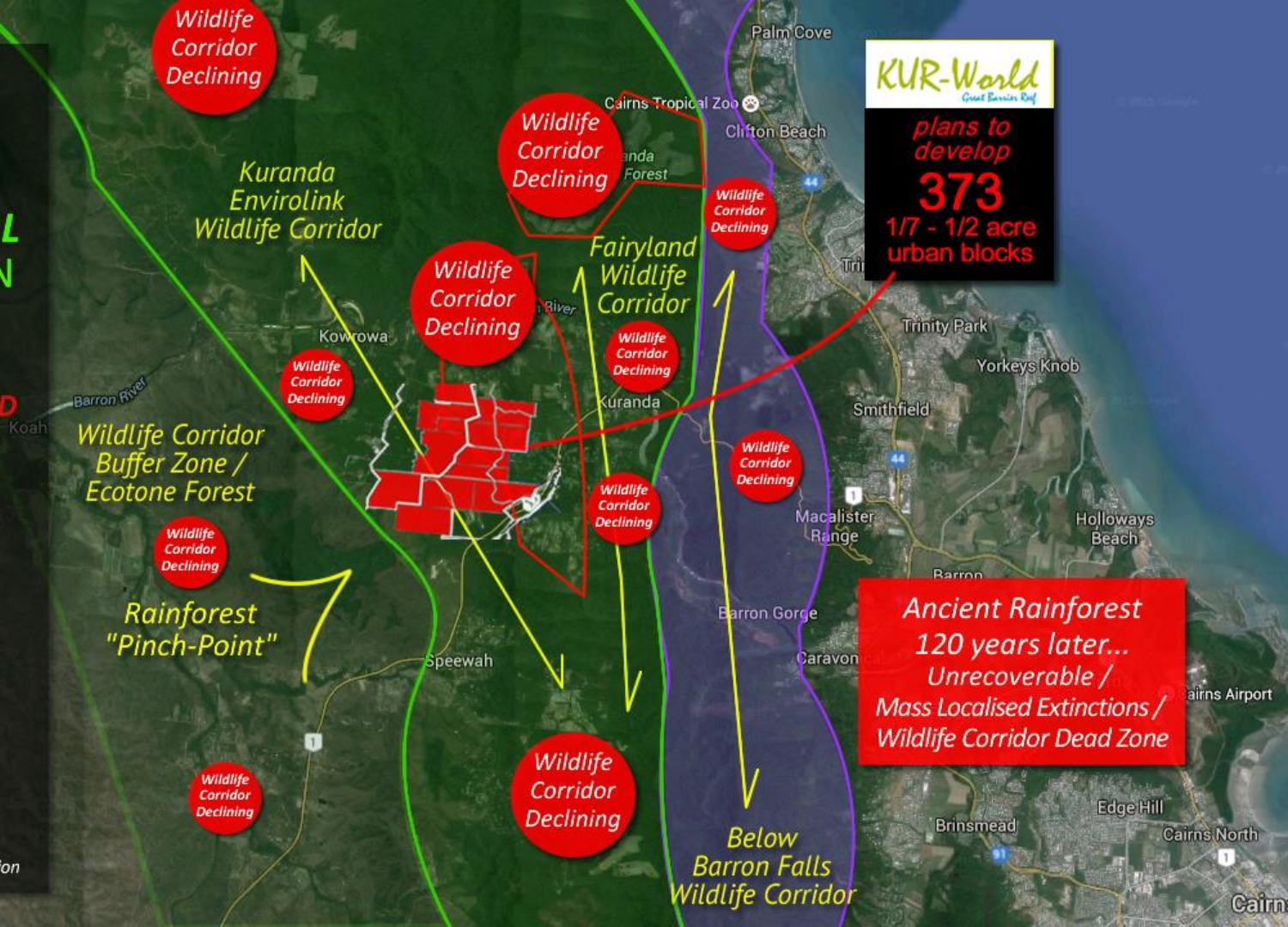
Conservation of Vital Wildlife Corridors **IS NOT OPTIONAL** FOR OUR REGION

**PROFITS MUST NEVER
COME BEFORE
CONSERVING THIS LAND
IN OUR LIFETIME**

**"URBANISATION" OF
THESE CORRIDORS ARE
THE BIGGEST THREATS:**

- 1. DEFORESTATION**
- 2. PREDATORY
ANIMALS (PETS)**
- 3. URBAN TRAFFIC
ROADKILLS***

**Increased traffic on The Range Road,
local truck traffic during build phase,
increased local corridor traffic on completion*



“...leaving the rest untouched, including the habitat of the rare Myola frog.”

At this point, Ken Lee understands from Dr Conrad Hoskin's report that the illegal RURAL DAM has sullied frog habitat, and endangered species had been mapped in the 'northern section'.

JUN 8 2016

He said he had taken into account the environmental sensitivity of a large section of the former farm so that 37 per cent, or 225ha, would be developed, leaving the rest untouched, including the habitat of the rare Myola frog.

“Most of the development will be contained in the northern section, Serenity, where large-scale farming and agriculture has occurred since the 1800s.

Coordinated project Media Statement shows Craig Crawford as misinformed

JUL 12 2016

Media Statements

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Minister for State Development and Minister for Natural Resources and Mines
The Honourable Anthony Lynham

Tuesday, July 12, 2016

FNQ tourism project moves to EIS

The environmental impact process is about to start for the proposed \$640 million KUR-World integrated eco-resort near Kuranda in far north Queensland.

State Development Minister **Dr Anthony Lynham** said the **independent** Coordinator-General had declared the proposal a coordinated project, kicking off the EIS process.

"The **Coordinator-General** will work closely with the proponent and government agencies to ensure that all **potential project impacts** are **considered and assessed** and effective mitigation measures identified," he said.

Member for Barron River Craig Crawford welcomed the opportunity for locals to have their say as part of the EIS process.

"Public consultation is an integral element of the EIS process and I know there are strong views in the community about this project," Mr Crawford said.

"The **site contains habitat of the protected Kuranda tree frog**, but most of the **development is proposed in the northern area of the site which has been cleared.**"

The proponent, Reever and Ocean Developments Pty Ltd, is proposing a range of eco-resort accommodation and activities, which it forecasts will create 545 construction jobs and 600 operational jobs.

The proposal includes a luxury 200-room hotel, a three or four star resort, residential villa accommodation, education and business facilities plus health and wellbeing facilities, and adventure and recreation facilities.

The proponent owns the 626 hectare property, of which 230 hectares is proposed to be developed.

Dr Lynham said that the next stage would be the preparation by the Coordinator-General of draft terms of reference for the EIS, which would be released for public comment.

Craig Crawford says
"The site contains habitat of the protected Kuranda tree frog, but most of the development is proposed in the northern area of the site which has been cleared."

Cairns Post uses Craig Crawford's incorrect quote from the Media Statement

JUL 13 2016

He said the development "presented some interesting technical challenges, particularly in relation to environmental issues (including a protected tree frog), but it will also present exceptional opportunities for the region".

"We are prepared to put in every effort, and invest heavily in the required specialist resources, to thoroughly understand what needs to occur during the design and construction phase to ensure protection of the natural environment, which is an essential aspect of the project," Mr Lee said.

Member for Barron River Craig Crawford said there were strong views in the community about the project which will develop 230ha of the 626ha property.

"The site contains habitat of the protected Kuranda tree frog, but most of the development is proposed in the northern area of the site which has been cleared," he said.

Ken Lee says he is prepared to 'put in every effort', 'invest heavily' and use 'specialist resources'... 'understand what needs to occur'... 'ensure protection of the natural environment'.

Ken Lee's track record to date has proven otherwise.

"The site contains habitat of the protected Kuranda tree frog, but most of the development is proposed in the northern area of the site which has been cleared."

'Northern section' has been cleared extensively, since purchase, without any permits or environmental measures in place.

Craig Crawford's incorrect quote now has a life of its own and is quoted as fact

By Michael Serenc

TABLELANDS business and tourism leaders have hailed a proposed \$650 million eco-resort at Myola, hoping it will turbocharge the region's economy.

"KUR-World", a planned 626ha resort and innovation hub, was given coordinated project status by the Queensland Coordinator-General last Tuesday.

A coordinated project applies to projects which have complex approval requirements involving local, State and Federal governments, significant environmental effects, strategic significance to the region and/or significant infrastructure requirements.

To streamline the process, Reeve and Ocean Developments will only have to deal with the State Government who will also act on behalf of the Federal Government.

Tourism Kuranda executive officer Marc Sleeman said the project had "substantial" benefits for both Kuranda and the wider Tablelands.

"From a tourism perspective, this project would help reinforce Kuranda as the number one visitor destination in our region," he said.

"It can only be beneficial in increasing the length of stays in Kuranda and the Atherton Tablelands."

Mr Sleeman said as long as any environmen-

tal issues were addressed during the consultation process, Tourism Kuranda would have no qualms with the ambitious project.

As it stands, part of the proposed site's southern area contains habitat of the protected Kuranda tree frog, but the bulk of development would occur in the northern section.

In all, only 232ha of the 626ha site will be developed.

"This would be a vital hub for additional day visitation for Atherton, Mareeba, Chillagoe and I see it as a project that would not only be an economic stimulus for jobs, but also visitor numbers to Kuranda and Tropical North Queensland," Mr Sleeman said.

Mr Sleeman said access roads linking the resort to Kuranda would not only benefit the town's village centre but also Skyrail and the Kuranda Scenic Railway.

Mareeba Chamber of Commerce president Joe Moro said he was "excited" by the project, with representatives from Reeve and Ocean to meet chamber members at a luncheon in September.

"We're very enthusiastic about the project and we'd like to know more," he said. "We definitely see lots of spinoffs for the area as well."

KUR-World will be split into two distinct zones, featuring a northern section known as "Seren-

ity" and a southern section known as "Spirit"

Most of the project's development will be contained in "Serenity", land which has been used for farming and agriculture since the 1800s.

By contrast, Spirit features steep hills, towering rainforest and pristine natural habitat which has remained largely untouched and is set to have low-impact adventure and nature-based activities.

A luxury 200-room hotel, three or four star resort, residential villa accommodation, education and business facilities and a health and wellbeing centre are all slated for the project.

The Coordinator-General is expected to release a Draft Terms of Reference (TOR) for KUR-World next month for comment by both the public and government agencies.

The project still has to jump through several hoops, including the publication of an Environmental Impact Statement, before the Coordinator General can recommend approving or rejecting it.

Reever and Ocean Developments chairman

Ken Lee vowed to proceed with a “comprehensive community engagement program” over the coming months.

"We are prepared to put in every effort, and invest heavily in the required specialist resources, to thoroughly understand what needs to occur during the design and construction phase to ensure protection of the natural environmental, which is an essential aspect of the project," he

“It can only be **beneficial** in increasing the **length** of stays in **Kuranda** and the **Atherton Tablelands**

"We will work with the local community over the next 12 to 18 months to build support and we are confident KUR-World will be a long term asset to the local community."

If approved, about 545 jobs would be created during the resort's construction phase with a further 600 jobs created once operational.

*“As it stands, part of the proposed site’s **southern area contains habitat** of the protected Kuranda tree frog, but the **bulk of the development** would occur in the **northern section.**”*

JUL 20 2016

[illegible]