



## Guanaba Experience Adventure Park

Guanaba Experience sought to establish a world class mountain bike park with an uplift service, trail crew and bike patrol in the Guanaba Gorge, Gold Coast Hinterland. Other features of the adventure park were ziplining, a high ropes course, rock climbing, camping, and restaurant facilities.

### **Statutory Context**

The 203-hectare site in Guanaba Gorge was almost wholly comprised of regulated vegetation. It also supported a wide range of other high ecological values that restricted development options.

The applicant took considerable care to minimise environmental impacts, and to demonstrate an ongoing commitment to the site's environmental management. These measures achieved necessary Commonwealth, State and Local Government approvals. However, a submitter appealed the development approval, citing amongst a range of concerns conflict with the Native Vegetation Clearing module of the State Development Assessment Provisions, and (more generally) unacceptable impact on biodiversity values. We were engaged to provide evidence on behalf of the State in the subsequent Planning and Environment Court Appeal (3796 of 2015).

### **Challenges and Solutions**

Large areas of the site were defined as *Essential Habitat* for Marbled frogmouth, Queensland nut, Tusked frog, Cascade tree frog, Richmond birdwing butterfly and Koala. We were required to assess the State's earlier decision to grant approval for the proposed development in context of relevant SDAP *Essential Habitat* provisions. We also engaged with the other ecology experts on issues peripheral to the State, but significant to the appeal overall.

### **Outcome**

We found that the State's earlier decision was sound. The appeal was resolved through mediation, and the project is now progressing through detailed design.

### **CLIENT**

NORTON ROSE FULBRIGHT  
(ON BEHALF OF THE  
QLD DEPARTMENT OF  
INFRASTRUCTURE LOCAL  
GOVERNMENT AND PLANNING)

### **LOCATION**

GUANABA, GOLD COAST  
HINTERLAND, QLD



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