



Takaracka Bush Resort, Carnarvon Gorge

Takaracka Bush Resort offers cottage, glamping and camping facilities on a picturesque bend of Carnarvon Creek, near Carnarvon Gorge. The project received planning approval in 1998.

A proposed amendment to the Central Highlands Regional Council Planning Scheme threatened future expansion of the facility, and quick action was required to maintain the site's development potential.

Statutory Context

Under the planning scheme in effect at the time of our assessment the site was zoned as recreation and open space. The scheme amendment proposed a conservation zoning, a designation that would potentially restrict or complicate future development, and which would bring into effect State triggers that were not applicable at the time.

Challenges and Solutions

We assessed whether the inherent and strategic ecological values of the site warranted the more restrictive conservation zoning.

We found that the site had been subject to historic disturbance and did not fulfil a critical strategic role in the landscape. Nonetheless, it did adjoin and contain species and features worthy of protection, including: Carnarvon Gorge National Park; a large flying fox camp; flora and fauna species of Commonwealth and State significance; and hollow bearing trees providing important habitat for conservation-significant fauna.

We worked with the Planning consultant to show how features of ecological significance could be retained while allowing expansion of the resort. We prepared an ecological assessment report for submission with a development application for the proposed expansion, and advised the applicant on the need for further assessment and approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Outcome

Assessment of the development application is well-advanced, with approval expected shortly.

CLIENT

TAKARU NATIONAL PROPERTY
PTY LTD AND REEL PLANNING

LOCATION

CARNARVON GORGE, QLD



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