

# CABINET MINUTE

BRISBANE, 15/12/19 88

DECISION NO.

55787

SUBJECT: Department of Environment, Conservation and Tourism -  
Inskip Peninsula Area.

(Submission No. 50256)

Copies Received at

a.m.  
p.m.

/ /19

(Call 55754-12.12.88)  
Muntz

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made

## CIRCULATION DETAILS

1	GOVERNOR		21	Decision File	
2	MR. AHERN	af	22	CCCT	(50283)
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4	MR. GIBBS		24	Premiers	Copy of relevant Submission attached 32
5	MR. GLASSON	af	25	Truas (50256)	Copy of relevant Submission attached 33
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18	MRS. HARVEY	af	38		
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20	Master File		40		







	<div>CABINET MINUTE</div> <div>BRISBANE, 15 / 12/1988</div>	DECISION NO.  55787
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SUBJECT: Department of Environment, Conservation and Tourism - Inskip Peninsula Area.

(Submission No. 50283 )

30 Copies Received at 11.35 a.m. 15 / 12/19 88 Mr. Muntz  
p.m.

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C O N F I D E N T I A L  
C A B I N E T M I N U T E

Brisbane, 15th December, 1988

Decision No. 55787

Submission No. 50256  
(Decision No. 55754 -  
12.12.1988)

TITLE: Department of Environment,  
Conservation and Tourism -  
Inskip Peninsula Area.

Submission No. 50283

CABINET decided:-

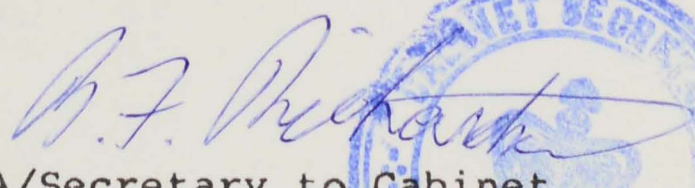
1. That the recommendations contained in Submission No. 50283 be approved with the exception of substituting the following for recommendation 10 (ii)(c):-

It is recommended that the majority of existing or proposed public reserves on the Peninsula and its environs excepting the suggested Fisheries Reserve buffer but including the Green Belt as well as Cooloola National Park and the State Forest be incorporated into a Recreation Management Area and that the Authorities concerned co-operate in the development of a Recreation Management plan.

2. That the normal head works and other costs involved in the development be reimbursed by all developers in consultation with the Widgee Shire Council.

CIRCULATION: Department of Environment, Conservation and Tourism  
and copy to Minister.  
Department of Forestry.  
Premier's Department and copy to Premier and Treasury.  
Treasury Department and copy to Minister.  
Department of Lands and copy to Minister.  
Department of Main Roads and copy to Minister.  
Department of Mines and copy to Minister.  
Department of Primary Industries and copy to Minister.  
Department of Harbours and Marine and copy to Minister.  
Department of Health and copy to Minister.  
All other Ministers for perusal and return.

Certified True Copy

  
A/Secretary to Cabinet.



SECURITY CLASSIFICATION "C"

50283

Submission No. ....

Copy No. .... 21

FOR CABINET

DEPARTMENT OF ENVIRONMENT, CONSERVATION AND TOURISM

INSKIP PENINSULA AREA

1. In accordance with Cabinet Decision No. 55754 of 12th December, 1988 I have consulted with the Honourable the Minister for Land Management, the Honourable the Minister for Primary Industries, the Member for Gympie Mr. Len Stephan, M.L.A., and the Chairman of Widgee Shire Council and convened a meeting of departmental officers and report as follows.
2. The Honourable the Minister for Land Management was of the view that development should be limited to the areas contained within the issued development leases and land formally offered to Mineral Deposits Pty. Ltd. as a special lease on the southern shore of Pelican Bay and that these lessees perform satisfactorily before consideration is given to the release of any additional Crown land for resort purposes.

Although Mr. McClintock the Chairman of Widgee Shire Council supported the view that the current lessees should perform, he, with the full support of Widgee Shire Council recognised the advantages of the compromise plan and supported its adoption as a basis for overall planning on the Peninsula and for negotiation with Rainbow Shores Pty. Ltd. on lease boundaries. (The plan provides for an equivalent value of Crown land to be offered to Rainbow Shores in exchange for relinquishment of part of the area held under development lease 11; it provides for no change to development lease 13 other than reservation of a buffer strip along the foreshore of the Inlet of not less than 100m).

The compromise plan was also supported by Mr. Stephan and by the Honourable the Minister for Primary Industries.

In further support of the compromise plan and the release of additional Crown land for resort development, a viable development can be created and, in relation to the additional area at least, contributions towards headworks and other infrastructural items external to the resort site can be negotiated. Widgee Shire Council is anxious that the contribution should cover regional roads including the road/bridge access at the head of the Inlet. As the leases currently stand, they are very expensive to service and develop and this in itself has mitigated against early development. Conversely it has contributed to the lessees' applications for additional and "infilling" land.

3. Cabinet should be aware that there has been an exchange of letters between the Department of Harbours and Marine and Mineral Deposits Pty. Ltd. in which the Department gave its approval in principle to development involving land reclamation and dredging in Pelican Bay subject to statutory approvals provided under the Harbours Act. However, any lease for such purposes would be a joint Harbours/Land Administration Commission lease and would require prior approval of other concerned Departments.



Both the Department of Primary Industries and the Widgee Shire Council have expressed strong opposition to interference with Pelican Bay but subject to the findings of further indepth studies, may be prepared to accept the creation of a white-sand beach along the southern shore of Pelican Bay and a thickening of the isthmus. It is envisaged that sand for the purpose would be derived from the surf beach or offshore from it - not Pelican Bay.

4. The parties supported preparation of a "master plan" to guide development of the resort complex area and also for the calling publically of expressions of interest for its development. The development of this master plan should be undertaken in consultation with Widgee Shire Council and concerned Departments, particularly Department of Primary Industries and Harbours and Marine.

All parties felt that due involvement of the public through proper planning procedures was important.

5. If additional Crown land is to be released for "private" development purposes it is important that there should be some return to the public.

The Review Report suggested a contribution out of the resort development towards land acquisition and consolidation of public reserves such as national and environmental parks in the region. This was in addition to incorporation of vacant Crown land into public reserves and, together with established reserves on and in the vicinity of the Peninsula, for them to be included in a recreation management area. This would enable a comprehensive plan for recreational management to be drawn up to provide for both day visitor and low key holiday facilities such as camping to be properly planned, provided and managed.

These arrangements were supported.

6. In addition, Widgee Shire Council and others agreed that squatters should be removed from the spit and that defined areas be set aside to regulate barging and vehicular access on the spit. Widgee Shire Council would prefer that barging should operate from a marina/barge facility on Bullock Point in the longer term and that the spit be set aside for day visitors (no camping).
7. All parties supported regulation of vehicles on the surf beach (restricted to commercial and recreational fishermen through a permit system and emergency vehicles) and for access by the general public to the spit to be via an upgraded and realigned dual-carriageway, gazetted road.
8. Widgee Shire Council also expressed concern regarding the location of their airport site and the impact which its development to the scale now envisaged might have on local residents. The Council would prefer that an alternative site further south within the State Forest be investigated.

The Review Report acknowledged that there may be difficulties with the Council's current site but recommended a full Environmental Impact Statement to determine the full extent of potential problems. Forestry was opposed to excision of land from the State Forest for airport purposes.



9. The matter of whether or not Club Med could be accommodated was raised but there was no strong support for the Club's involvement: the Club should not be encouraged at the expense of the fishing, conservation interests, or an acceptable level of contribution towards regional facilities.

If the Club can abide by the Government and Council requirements they would be welcome.

10. I THEREFORE RECOMMEND THAT Cabinet:-

- (i) acknowledge the conclusion and recommendations of the Review Report and the principal findings set out below:-

- (a) Tin Can Inlet is an acknowledged bird habitat and an important fisheries habitat sustaining a commercial and recreational fishery extending well outside the estuary. Any loss of wetland would have serious repercussions particularly on the commercial net fishermen who rely almost solely on the estuary itself. Pelican Bay, which currently lies outside the declared Fish Habitat Reserves, contains significant sea grass beds and is regarded as of very high conservation value. It is also an important trawling area and a desirable inclusion in a Fish Habitat Reserve;
- (b) although the Peninsula, itself, is not regarded as of high conservation value, it is strategically important as the northern extremity of the Cooloola Region and thus its northern gateway, as the southern gateway to Fraser Island, as a buffer to long-term protection of the Inlet and, in its own right, as a low-key holiday and outdoor recreation destination;
- (c) as a sand spit, the Peninsula and in particular the eastern dunes and the northern spit are regarded as vulnerable to erosion. In recognition of this both areas are designated as erosion prone areas and the Beach Protection Authority has recommended that they should remain free of any development and otherwise unencumbered to enable them to perform their natural protective functions i.e. of eroding and accreting naturally. In view of the predicted consequences of the Greenhouse effect, observance of the recommendations of the BPA has greater significance in relation to any decisions for development on the Peninsula;
- (d) parts of the Peninsula are attractive and suitable for development for a destination style low impact tourist resort complex. However this development should respect the conservation values of the Peninsula and the region, the Peninsula's importance for holiday and public outdoor recreation, its topography and aesthetics, its susceptibility to erosion, the established fishing industry and the wetland habitat supporting this industry.

- (ii) accept as a basis for future planning and development on the Peninsula the compromise Land Use Plan (attached) and the compromise position as follows:-



- (a) the Strategic Plan provides for the release of additional Crown land for development of a resort complex, for consolidation of the development lease held by Rainbow Shores Pty. Ltd., for limited foreshore areas to be further investigated before any decision is reached on their release for development of a white sand beach and for certain areas to be incorporated into Reserves and managed for conservation and recreation purposes;
  - (b) to balance the release of Crown land, it is important that public reserves in the region set aside for conservation and recreation purposes be consolidated to improve their managability and to ensure their protection. Consolidation would necessitate in some cases acquisition and it is recommended that a contribution out of the resort complex be made towards this;
  - (c) it is recommended that the majority of existing or proposed public reserves on the Peninsula and its environs including the Harbours Reserve on the Spit and the suggested Fisheries Reserve buffer and Green Belt, as well as Cooloola National Park, the State Forest, be incorporated into a Recreation Management Area and that the Authorities concerned co-operate in the development of a Recreation Management plan.
- (iii) approve that the Queensland Tourist and Travel Corporation assume master planning, development and long term management responsibilities for the resort complex area in accordance generally with the following procedures:-
- (a) evidence of agreement with Widgee Shire Council and Government Departments whose interests would be affected by the proposed development;
  - (b) details of a works program for implementation of the development together with an assessment of the number of people to be engaged in the carrying out of the works on the site;
  - (c) a plan of the scheme of development which shall include:-
    - . a site plan;
    - . identification of proposed roads within the site and the access points to the site from roads outside the site (if any);
    - . existing and proposed easements and reserves;
    - . watercourse lines, flood lines, storm surge lines, waterhole and similar features; and
    - . public and/or private open space areas.
  - (d) an engineering or geotechnical report on infrastructure requirements to service the development;



- (e) details of the equivalent population proposed to be accommodated within the region together with an assessment of the number of persons to be employed on the site to service the development;

and the additional requirements for further preliminary investigations and environmental studies including investigations for creation of a white sand beach in Pelican Bay, and Environmental Impact Study associated with the airport at the head of the Inlet, for the road/bridge crossing of the Inlet and for future water supply. Queensland Tourist and Travel Corporation to consult with Widgee Shire Council, Department of Primary Industries and Harbours and Marine in drawing up these plans and arrangements.

- (iv) approve that the Land Administration Commission negotiate with Rainbow Shores Pty. Ltd. regarding the re-arrangements to that Company's Development Lease and, in due course in co-operation with the Queensland Tourist and Travel Corporation and other concerned Departments call publicly for expressions of interest for resort development within the resort complex.
- (v) the Department of Local Government consult with Widgee Shire Council towards preparation of a development control plan for the Peninsula and environs incorporating the master plan for the resort complex site.

GEOFF MUNTZ

MINISTER FOR ENVIRONMENT,  
CONSERVATION AND TOURISM

Department of Environment,  
Conservation and Tourism,  
BRISBANE

15th December, 1988.



EPA full length of Spit

