

## Executive Summary

### History

- Development Leases issued by Bjelke Petersen government to sandminers after sandmining stopped. Goss Government bought back the lease at Bullock Point and the lease at the Old Mill site. Both were unsuitable for development. The Old Mill site was radioactive in parts and was seen as a community area for Rainbow Beach. A Swiss company, Rainbow Shores, bought the other lease which was divided into an urban area (Stage 1) and resort area (stage 2) separated by a Green Belt.
- Leases provide that
  - Development plans must be approved by Queensland Government and local council.
  - Developer also needs to obtain normal zoning and approvals
  - Developer topay Queensland Government 17.5% of developed land value.
  - No compensation beyond lease expiry date (1/11/2014)
- Rainbow Shores obtained rezoning approval for Stage 1 for 4,200 people
- Rainbow Shores applied for rezoning for 6,500 people in an urban development on the Stage 2 area.
- While this application is formally still before council it does not have the support of council, the Queensland Government or the local people. The EPA provides 31 reasons why the application is inconsistent with the State Coastal Management Plan. Apart from the environmental and social reasons the proposed development does not comply with the Council's planning as a low scale open space tourism project.
- The Queensland Government accept that the 6,500 figure, proposed by the developer and rejected by all, be the basis for providing other land.
- A State Master Plan for Inskip is drawn up. The local council are denied representation apart from technical assistance from council. The local people have no input.
- The "Land Swap" provides the same or very similar land to that in Rainbow Shores Stage 2. It is a little closer to services so is more valuable. But the objections to Stage 2 still apply.
- An agreement with Rainbow Shores about "Agreed Development Outcomes" is sought before release of Draft Master Plan making community input into that plan, when it is released, completely ineffectual.

### What is wrong

#### A Secrecy

It is not proposed to engage the community until all the contentious points are unchangeable. Then the community will get 30 days to make objections.

#### B. It's a rip off for Queensland and the people of Rainbow Beach

The Stage 2 lease is basically worthless. It is for a development that is uneconomic and the lease has only 6 years to run. It is proposed to exchange this for land closer to services, already approved for 6,500 people on a longer lease worth around \$100 - \$150 million. The Goss government buy back of the Old Mill site for the community is taken away. Everyone rejected Stage 2 but here it is, back again, and we can't object.

#### C Community Change

This will change the nature of Rainbow Beach, without giving residents any effective say.

#### D. Infrastructure

The water comes from the sandmass and will need to include Noosa River water. It is a limited resource. Disposal of sewerage is also a problem that will not be solved, in wet weather, by pumping on to the golf course. The road system for 10,000 people on Inskip will demand a diversion around Rainbow Beach.

#### E. Environmental Matters

All the objections set out by EPA and others to Rainbow Shores 2 still apply to the land handout area. But we won't be able to get to the Land and Environment Court to reject it.

#### F. Native Title

This land is subject to Native Title. It is proposed to remove the land from Native Title considerations and give it to a Swiss developer.

### **The Myth**

The developer has been promoting the idea that he has a right to develop that land in a way that he wants or receive compensation. He has a right to develop the land in a way agreed to by both the council and the Queensland Government and following that agreement after he has received normal rezoning and other approvals. That's what the lease says.

### **Development on Inskip**

If the government wants to put 10,000 people on a low erodable peninsula, they should seek expressions of interest from developers in an open process.

### **Forward**

The government should

- stop the Master Plan process
- consult extensively with local people
- write to Rainbow Shores rejecting Stage 2 under the terms of the lease and asking for a more appropriate proposal in 3 months.
- involve all parties in consultation and produce a draft Master Plan to go through the objection process.

Reg Lawler

P.O. Box 9 Dagon Q 4570

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