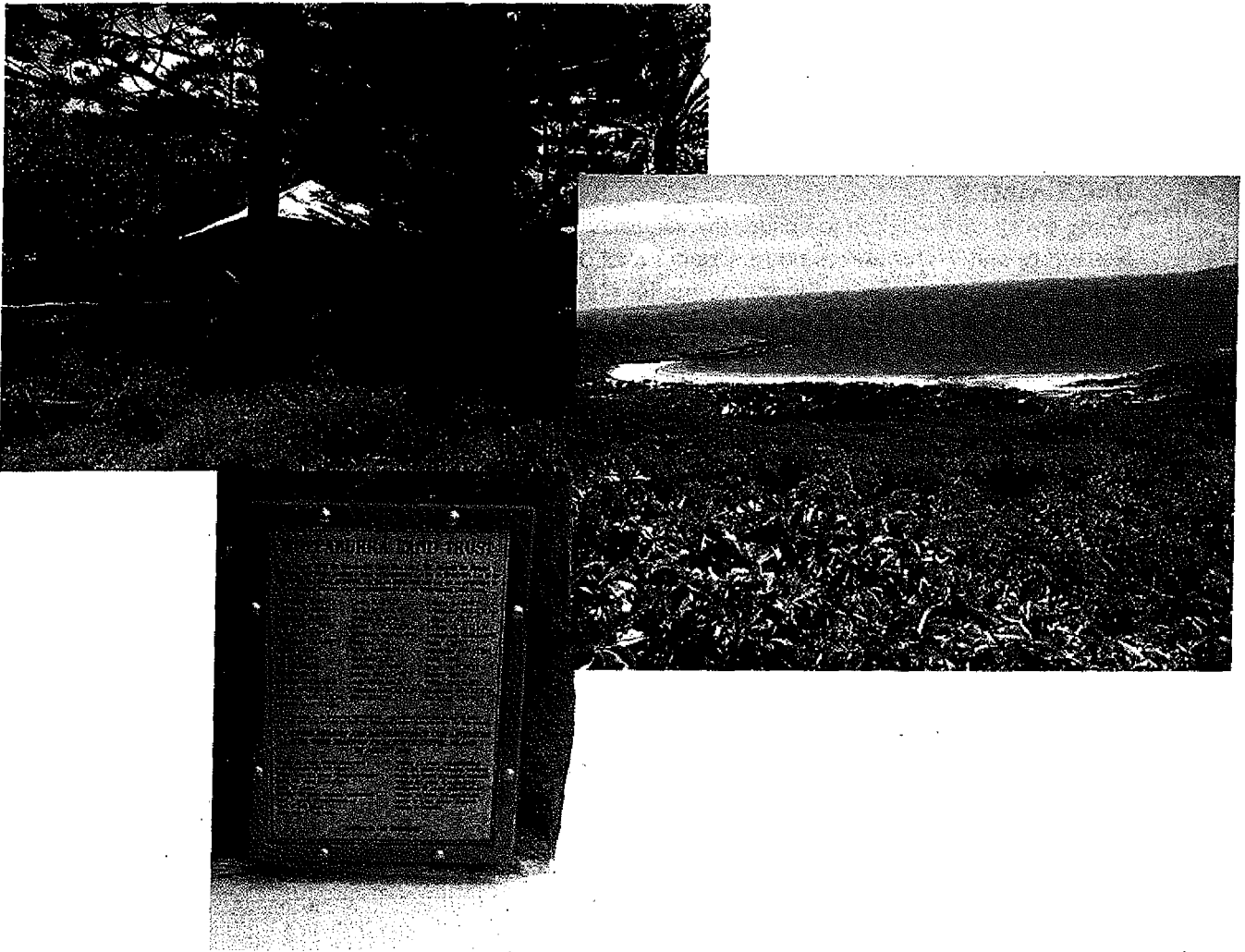


Section 16 Land Evaluation Report.

Lot 21 on SP192569 — Great Keppel Island



File Ref: ROC/305/003

Date: Friday, 28. August 2009

Lot Plan descriptions: Lot 21 on SP192569.

Local oovt Area Rockhampton Regional Council

LocalitY: Great Keppel Island

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1. Introduction

1.1 Location of Study Area

Great Keppel Island is located roughly 20 km southeast of Yeppoon and 15 km east of Rosslyn Bay. Great Keppel Island is approximately 1454 ha and is the largest island in the Keppel Group of 15 islands. All islands in the Keppel Group, with the exception of Great Keppel Island, Pumpkin Island, and part of North Keppel Island, are National Parks.

Lot 21 on SP192569, at approximately 875 ha, is the largest parcel of land on Great Keppel Island.

1.2 Trigger for the Study

Tower Holdings is the parent company of GKI Resort Pty Ltd. GKI Resort Pty Ltd currently owns the Great Keppel Island Resort complex on the adjacent Lot 2 on LN2615 and Lot 8 on LN2832. GKI Resort Pty Ltd manages Lot 21 as a Recreation Lease. This lease expires on 1 April 2010.

The existing Great Keppel Island Resort closed in March 2008. GKI Resort Pty Ltd is proposing a major new luxury resort and land development on Great Keppel Island including Lot 21. This Most Appropriate Use (MAU) assessment is required to be completed prior to any decision on the lease renewal or any future development decisions on Lot 21.

1.3 Evaluation Methods

The methods used to complete this study included:

- a desktop assessment,
- site visits,
- staff consultation,
- written communications and
- community consultation.

A desktop assessment was carried out using:

- relevant NRW and state government policies,
- a range of data and information held by state agencies,
- verbal advice sought from stakeholders and
- written submissions from stakeholders and the broader public.

A Media Release was prepared to invite comment from the wider public in September and October 2008. Requests for comments were sought from targeted stakeholders. Public displays were also exhibited. A consultation brochure was prepared and included with the request for comments.

A site inspection of the lots was conducted by NRW officers on 14 June 2007 and 6 December 2007. A number of photographs of the site were taken and are stored digitally.

This assessment attempts to meet public and government aspirations for the land, while addressing concerns and possible impacts by considering the most appropriate use of the land

against the objectives of the *Land Act 1994* and having consideration for other relevant Acts of Parliament, State interests and State Policies.

2. Administrative Attributes

2.1 Access

Access to Great Keppel Island is via boat and aeroplane. Freedom Fast Cats provide transfers by boat from Rosslyn Bay to Fishermans Beach and return. An airstrip, operated by GKI Resort Pty Ltd, is located on Lot 31 on LN2704.

Access to, Lot 21 is via the Esplanade and unnamed roads. Lot 21 contains limited vehicular access. Walking tracks exist within the lot from the resort to Leeke Homestead and on to the lighthouse. Some of these tracks are in quite poor condition due to erosion. Some tracks are very steep in places. There is a formed but un-gazetted road to Leeke Homestead and Svendsen's Beach.

2.2 Cadastre and Tenure

GM Resort Pty. Ltd. currently manages lot 21 as a Recreation Lease. It is a condition of the lease that the leased land shall only be used in conjunction with Lot 2 on LN2615 and Lot 8 on LN2832. The following parcels of land also affect the use of the subject lot:

- Lot 43 on plan CP843165 — permit to occupy for telecommunications tower (3m²).
- Lot 1 on plan CP882198 — Term Lease (TLO/209080) for navigation and communication purposes (lighthouse) 1265m² on eastern most point of island.

Conditions of the current lease include a requirement for free and unrestricted access to, from and across the leased land for members of the public and the lessees or owners of Lot 43 on CP843165, Lot 1 on CP882198 and Lot 9 on LN1498.

An Esplanade surrounds lot 21 and extends landward from high water mark for approximately 40m.

2.3 Native Title

Native Title is considered to be extinguished over Lot 21 SP192569 due to the issuing of Term Lease 214672.

There is a Native Title claim (tribunal file number QC97/021) over the area including Lot 21 by the Darumbal People and five (5) lots totalling 170ha on the island have been transferred under the Aboriginal Land Act 1991 to the Woppaburra people. Three of these lots share common boundaries with Lot 21.

2.4 Existing Planning Instruments

The current Livingstone Shire Planning Scheme, 2005, (now amalgamated into the Rockhampton Regional Council) shows Lot 21 as a conservation precinct within a Comprehensive Development Zone with an overlying aquifer precinct covering part of the western portion of the lot.

2.5 Great Barrier Reef Marine Park

Great Keppel Island (including Lot 21) is surrounded by the Great Barrier Reef Marine Park and is part of the Great Barrier Reef World Heritage Area. The Great Barrier Reef was listed as a UNESCO World Heritage Area in 1981. The Great Barrier Reef Marine Park extends to the limit of the Highest Astronomical Tide.

The Great Barrier Reef Marine Park takes in the Leekes Creek tidal wetland. The Leekes Creek tidal wetland is zoned "Habitat Protection" and "General Use".

The objects of the marine park zones adjacent to lot 21 are:

- habitat protection zone — to provide for the conservation of areas of the marine park within the zone through the protection and management of sensitive habitats that are generally free from potentially damaging activities;
- marine national park zone — to provide for the protection of the natural integrity and values of the areas of the marine park that are generally free from extractive activities, and to provide opportunities for particular activities, including, for example, the presentation of the values of the marine *park*, to be undertaken in relatively undisturbed areas within the zone.

The Great Barrier Reef Marine Park Authority (GBRMPA) have advised that when considering the use of Lot 21 regard should be given to the provisions relating to the World Heritage properties and other matters of national environmental significance under the *Environmental Protection Biodiversity Conservation Act 1999*. GBRMPA further advised that the current nature based recreational activity focus as identified in the current lease complement the adjacent marine values.

3. Existing Land Use and Conditions

3.1 Past and Present Land Use

Lot 21 is currently leased as a term lease for recreation purposes. This lease was granted in 2000 and is due to expire 1 April 2010. The lot is used primarily for low impact activities such as bushwalking.

Lot 21 was been used for grazing purposes since the 1860's to the 1970's. Lot 21 has been used for low impact tourism activities since the 1970s when the current resort (on an adjacent lot) was constructed. While Lot 21 has previously been used for grazing purposes, evidence of disturbance from grazing activities has disappeared and the vegetation is considered to be remnant.

The lighthouse, Leeke Homestead and the various access and walking tracks are the only improvements to Lot 21.



Figure 1 — Leeke Homestead

3.2 Land Use On Surrounding Land

The lot is adjoined by tourism and commercial developments including the former Great Keppel Island resort (currently closed) to the south and west sides. To the west of the subject lot are blocks of land owned by the Woppaburra Land Trust for the benefit of aboriginal people. A rubbish dump and a quarry are located adjacent to the west side of the lot. A permit to occupy for grazing camels and a sewerage treatment facility is also located to the west of the subject lot. The recreation lease on lot 21 was issued to be used in conjunction with the former Great Keppel Island Resort.

3.3 Land Use Trends Or Demands

Great Keppel Island Resort closed in March 2008 and GKI Resort Pty Ltd is proposing a major new luxury resort and land development on Great Keppel Island including Lot 21. There are no other major resorts on the Keppel Islands however the Keppel Haven Resort offers significant budget style accommodation. Small businesses including some accommodation facilities also operate on Great Keppel Island.

A marina operates at Rosslyn Bay. There is significant business and residential development along the Capricorn Coast.

The nearby North Keppel Island is a National Park.

4. Physical Attributes

4.1 Topography and Landform

1:25,000 Topographic Mapping covers Great Keppel Island. Lot 21 is bound by an esplanade following high water mark and is dissected by three major ridgelines, running towards the northwest. The slopes of the ridgelines are, in places, greater than 25%. The highest point on the island is Mt Wyndham, at 175m, which is in the central south area of the island. A dune system runs from the western side of Mt Wyndham towards Long Beach and underlies the airstrip associated with the resort.

A low central valley runs from Clam Bay across Lot 21 to Leeke Beach on the northern side of the island. At the north-eastern end of Lot 21, a dune field extends from Wreck Beach (eastern side) to Butterfish Bay (northern) and contains an active sand dune blow out. The Environmental Protection Agency (EPA) has mapped this area as a Significant Sand Dune.

A detailed map of Great Keppel Island can be found in Appendix B.

4.2 Geology, Land Systems and Soils

Geology information exists over Great Keppel Island at the scales of 1:250,000 and 1:100,000. The 1:100,000 geology information is detailed below.

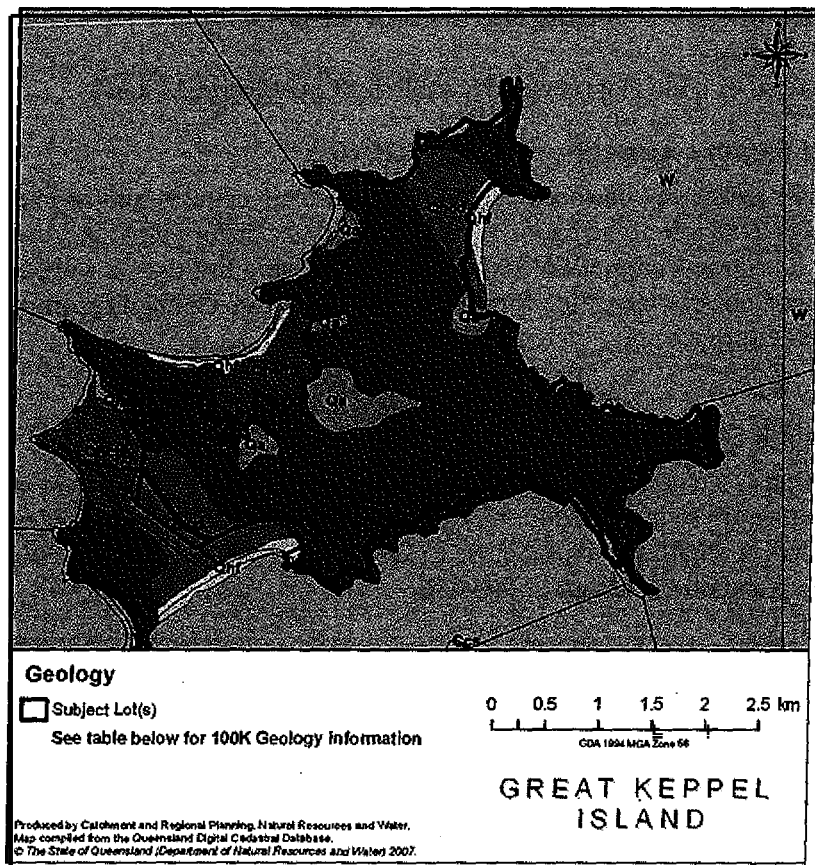


Figure 2 - 1:100,000 Geology

Code	Formation	Stratigraphy	Description	Classification
Ccs	Shoahwater Formation	STRAT	Quartzose sandstone, mudstone; local quartz-muscovite-biotite schist	ARENITE-MUDROCK
Qs	Qa-OLD	STRAT	Clay, silt, sand, gravel; floodplain alluvium	ALLUVIUM
Qa	Qa-QLO	STRAT	Clay, silt, sand, gravel; floodplain alluvium	ALLUVIUM
Clh/m	Clhe/m-YARROL/SCAG	STRAT	, sandy mud, muddy sand and minor gravel: estuarine channels and banks, supratidal flats and coastal grass	MISCELLANEOUS UNCONSOLIDATED SEDIMENTS
Qhcb	Qhch-040	STRAT	terately well-sorted, fine to coarse-grained quartzos., to Malley sand and some gravel: beach ridges and then	SAND
Qhcd	Qho:1-OLD	STRAT	Quartz sand: blow-out koala/dune	SAND
Ccs	Shoahwater Formation	STRAT	Quartzose sandstone, mudstone; local quartz-muscovite-biotite schist	ARENITE-MUDROCK
Qhcd	Qhcc14LD	STRAT	Quartz sand: blow-out frontal dune	SAND
Qhf	Qhdf-YARROUSCAG	STRAT	Quartzose sand; foredune sand	MISCELLANEOUS UNCONSOLIDATED SEDIMENTS
Cos	ShoaNtrater Formation	STRAT	Quartzose sandstone, mudstone; local quartz-muscovite-biotite schist	ARENITE-MUDROCK
Qa	Qa-OLD	STRAT	Clay, sin, sand, gravel; floodplain alluvium	ALLUVIUM
W	Water body (unspecified)	WATER	Water body, unspecified	WATER BODIES
Qhf	Qhdf-YARROUSCAG	STRAT	Quartzose sand; foredune sand	MISCELLANEOUS UNCONSOLIDATED SEDIMENTS
Qhf	Qhdf-YARROL/SCAG	STRAT	Quartzose sand; foredune sand	MISCELLANEOUS UNCONSOLIDATED SEDIMENTS
Qs	Q&CILD	STRAT	Clay, silt, sand, gravel; floodplain alluvium	ALLUVIUM
Qa	Qn-OLD	STRAT	Clay, silt, sand, gravel; floodplain alluvium	ALLUVIUM
Cos	Shoahwater Formation	STRAT	Quartzose sandstone., mudstone; local quartz-muscovite-biotite schist	ARENITE-MUDROCK
Chaim	Qhe/m-YARROL/SCAG	STRAT	sandy mud, muddy sand and minor gravel: estuarine channels and banks, suprabetal flats and coastal grass	MISCELLANEOUS UNCONSOLIDATED SEDIMENTS
W	Water body (unspecified)	WATER	Water body, unspecified	WATER BODIES

Figure 3 - 1:100,000 Geology Table

No land systems or soils mapping is available for Great Keppel Island.

4.3 Good Quality Agricultural Land (GQAL)

No land Resource survey has been conducted on Great Keppel Island and hence no GQAL information is available. The majority of the island has historically been used for grazing sheep and cattle. It is believed by NRW staff that the land has a limited carrying capacity. A previous Development Control Plan of the former Livingstone Shire Council recommended that Lot 21 was unsuitable for grazing.

4.4 Physical Degradation

Site inspections conducted on 14 June 2007 and 6 December 2007 did not access all areas of Lot 21 to determine physical degradation however erosion associated with access tracks and dams was identified. A small dam exists close to the boundary with Lot 8 SP129154 and gully erosion exists both up and down stream of this dam.

Erosion exists over areas of the access tracks over the lot. This erosion is repairable but will continue to exacerbate if steps are not taken to ameliorate the problem.



Figure 4 — Lot 21 Access Track Erosion

4.5 Contamination

The lot is not listed on the Contaminated Land Register.

4.6 Salinity

Site inspections conducted on 14 June 2007 and 6 December 2007 did not access all areas of Lot 21 however some suspected salinity outbreaks were identified in some of the lower areas.

No salinity risk mapping is available over Great Keppel Island.

4.7 Hydrology

Five creek drainage systems exist on Lot 21. Two drain eastward into Wreck Beach, one northwest into Putney Beach and the remaining two to Leekes Beach. The creeks flow seasonally during and after rainfall events.

4.8 Surface Water Access and Quality

The creeks on Lot 21 only appear to flow seasonally during and after rainfall events and were all dry during both site visits. Two small dams were identified on the island during the site visits. No surface water quality data is available for Lot 21.

Great Keppel Island does not fall within a subartesian declared area and water resources are not managed under a Water Resource Plan.

4.9 Groundwater Access and Quality

Existing development on Great Keppel Island relies on rainwater and also water from an aquifer located in the sand dunes on the western side of the island between Long, Putney and Fishermans Beaches.

In 1988 the groundwater reserve from this aquifer was estimated to be in the order of 175 — 185 megalitres per annum. Recharge of this aquifer occurs directly from rainfall into the sand dunes and there is the potential for salt water intrusion should no regular recharge occur. No recent data is available for water use however in the 1990's the resort was using between 130 and 200 MI per year and current (pre resort closure) usage is expected to be similar, although at the lower end. However, in recent years the quality is known to have deteriorated due to the drought and it is therefore likely that the aquifer yield may be less than estimated previously.

No information is available regarding groundwater resources for the rest of Great Keppel Island however given the nature of the geology of the rest of the island it is unlikely that there will be other usable groundwater resources. The exception to this is another sand dune system located in the northern part of the island adjacent to the area known as big peninsular, however it is much smaller in extent than the sand dunes on the western side of the island and is unlikely to have any useable resource.

There are no known bores on Lot 21. Any future development on the island will have to address the issue of water supply.

4.10 Coastal Processes

Lot 21 is identified on the Storm Tide hazard overlay map in the Livingstone Shire planning scheme.

Since 1863, thirty-seven tropical cyclones have come close to the Capricorn Region, which is an average of approximately one cyclone every four years. Several large cyclones (i.e. David 1976) have crossed the coast to the north of Yeppoon although only Tropical Cyclone Simon (24 February 1980) was noted to cause severe beach erosion on Great Keppel Island. Specific locations of this erosion were not identified (Callaghan 2002). The Beach Protection Authority has noted that cyclones do not follow a preferred pattern of direction in the Capricorn Coast area and have crossed from both the eastern and western sides of the island.

The Yeppoon area is considered to have a high likelihood of significant inundation from storm tide with a rise, relative to AHD, of 3m at a 1 in 50 year interval. This figure does not include any potential rise of sea levels due to climate change nor breaking wave setup or run-up.

The Capricorn Coast is macro-tidal and experiences tides greater than 3m. Offshore waves in the Capricorn Coast are predominantly locally generated southeast sea waves. Red Beach, and Wreck and Clam Bays are the most exposed to the south easterly prevailing winds and waves.

The Erosion Prone Area map produced by the Environmental Protection Agency can be viewed on the EPA's website.

4.11 Summary of Physical Attributes

The physical attributes of Great Keppel Island are characterised predominantly by steep vegetated ridges and valleys, rocky headlands, dune systems and low lying inter-tidal areas. Great Keppel Island is surrounded by the Great Barrier Reef Marine Park which contains coral reefs and seagrass beds considered to be significant coastal wetlands.

Lot 21 is relatively elevated but adjoins numerous beaches and the Leeke Creek wetland. Lot 21 forms the catchment for a number of seasonally flowing drainage systems on the island. Lot 21 contains a large area of significant coastal dunes.

5. Biological Attributes

5.1 Remnant Vegetation and Connectivity

Lot 21 is approximately 875 ha and the majority is uncleared remnant vegetation. An area of approximately 6 ha of cleared land surrounds the Leeke Homestead site and a small area on the western side of the lot, adjacent to the rubbish dump.

Around 65% of the remnant vegetation is rated *of concern* regional ecosystems (RE), the rest contains *not of concern* REs. The following table is a list of the REs recorded on the lot.

RE	VMA ¹ Status	Short Description	Area (Ha)
8.1.1	NC	Mangrove vegetation of marine clay plains and estuaries. Estuarine wetland.	0.15

¹Vegetation Management Act 1999

8.1.2	NC	Samphire open forbland to isolated clumps of forbs on saltpans and plains adjacent to mangroves.	0.4
8.2.1	OC	<i>Casuarina equisetifolia</i> open forest to woodland with <i>Ipomoea pes-caprae</i> and <i>Spinifex sericeus</i> dominated ground layer on foredunes	73.6
8.2.2	OC	Microphyll vine forest on coastal dunes.	0.02
8.2.7	OC	Melaleuca spp. and/or <i>Lophostemon suaveolens</i> and/or <i>Eucalyptus robusta</i> open woodland to open forest in wetlands associated with parabolic dunes	0.02
8.2.8	NC	Variable eucalypt woodland often with heathy elements on parabolic dunes and beach ridges.	56.5
8.3.6.	OC	<i>Eucalyptus tereticornis</i> , <i>Corymbia intermedia</i> and <i>Lophostemon suaveolens</i> (or <i>C. tessellaris</i> dominant) open forest on alluvial levees and lower terraces	6.65
8.3.13	OC	<i>Eucalyptus tereticornis</i> and/or <i>Corymbia tessellari</i> 3 and/or Melaleuca spp. open woodland to open forest on alluvial and old marine plains, often adjacent to estuarine areas	35.55
8.11.3	NC	Mixed eucalypt including <i>Corymbia intermedia</i> , <i>Eucalyptus portuensis</i> , <i>C. clarksoniana</i> , <i>E. plaOrphylla</i> and <i>E. drepanophylla</i> woodland to open forest on low hills, on metamorphosed sediments	272.7
8.12.13	OC	<i>Xanthorrhoea latifolia</i> subsp. <i>latifolia</i> or <i>Imperata cylindrica</i> grassland, including some areas recently colonised by <i>Timonius timon</i> shrubland, on slopes of islands and headlands, on Mesozoic to Proterozoic igneous rocks and Tertiary acid to intermediate volcanics	44.8
8.12.29	OC	<i>Lophostemon confertus</i> ± <i>Acacia leptostachya</i> ± <i>Acacia aulacocarpa</i> ± <i>Corymbia dallachiana</i> ± <i>Eucalyptus</i> spp. ± <i>Melaleuca viridiflora</i> ± <i>Allocasuarina littoralis</i> shrubland to open forest on exposed hillslopes of islands with abundant rock at the surface, on Mesozoic to Proterozoic igneous rocks	400.2

NC= not of concern, OC = of concern

Figure 5 — Regional Ecosystems Table

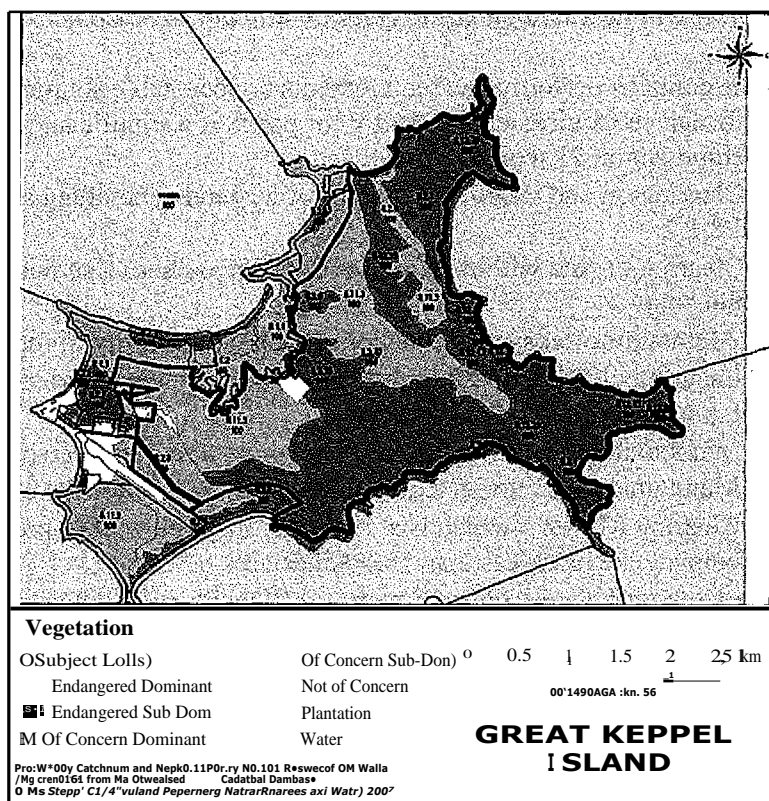


Figure 6 — Regional Ecosystems Map

5.2 Vegetation Management Policy

If a Material Change of Use (MCU) application is required for Lot 21 it will be necessary to meet the *Concurrence Agency Policy for Material Change of Use (MCU) 23 August 2007*.

If no ivICU is required, then an Operation Works permit will be required for any clearing of vegetation.

Lot 21 is not considered to be an urban area as defined within the *Integrated Planning Act 1997*, and therefore all remnant vegetation on the lot will be considered assessable, and any clearing will need to meet the MCU policy and/or the relevant code.

The MCU policy contains different requirements depending if the project is a state significant project under the *State Development and Public Works Organisation Act 1971* (Criteria Table E), a significant community project under the MCU policy (Criteria Table G) or a project for another purpose (Criteria Table H).

The requirements in Criteria Table H of the MCU policy require that any clearing of concern REs will require significantly greater offsets of the same RE which meet the *Policy for Vegetation Management Offsets 28 September 2007*. For many of the "of concern" REs on 21 (in particular RE 8.12.29) it would be difficult to find offsets.

The MCU policy (and operation works) also requires that any vegetation clearing meets Part S (for a state significant project) or Part P (for other purposes) of the relevant code. The relevant code for this project will be the *Regional Vegetation Management Code for Coastal Bioregions*

The relevant code contains performance requirements or acceptable solutions that must be met. Some of the performance requirements in Part P (or part S if a significant project) that might be an issue for development on 21 would include:

- PR P.2: Clearing on and within 100 metres of wetlands, including areas containing REs 8.1.1 and 8.1.2.
- PR P.3: Clearing on and within 25 metres of watercourses as shown on the 1:100,000 topographic map
- PR P.4: Maintaining ecosystem functioning and connectivity to remnant vegetation
- PR P.5: Ensuring clearing does not result in mass movement, erosion and loss of chemical, physical or biological fertility
- PR P.7: Maintaining the current extent of *of concern* regional ecosystems
- PR P.8: Maintaining the current extent of essential habitat for the beach stone curlew
- PR P.9: Clearing RE 8.2.4 which is at risk of falling below 30% pre-clearing extent, or having remnant extent of less than 10,000 hectares
- PR P.10: Clearing in areas below 5 metres AHD with potential acid sulphate soils.

For a significant project, many of these performance requirements can be met with vegetation offsets that meet the *Policy for Vegetation Management Offsets 28 September 2007*.

5.3 Fauna - Endangered, Vulnerable, Rare Or Significant Species

EPA advise that approximately 179 hectares of vegetation within lot 21 has been identified as essential habitat for the purposes of the VMA. This habitat area takes in the Leekes Beach area, and the Leekes Creek Tidal Wetland which is considered significant coastal wetland.

Several species listed in the *Nature Conservation Act 1992* as endangered, vulnerable or rare, have been recorded within the essential habitat area (refer Table I below).

Table 1 - Species listed as endangered, vulnerable or rare in Lot 21.

<u>Common name</u>	<u>Scientific name</u>	<u>NCA status</u>
Australian White Ibis	<i>Threskiornis molucca</i>	Least concern
Bar-shouldered Dove	<i>Geopelia humeralis</i>	Least concern
Beach Stone Curlew	<i>Esacus neglectus</i>	Vulnerable
Black Bittern	<i>Ixobrychus flavicollis</i>	Least concern
Black-faced Cuckoo-Shrike	<i>Coracina novaehollandiae</i>	Least concern
Brahminy Kite	<i>Haliastur indus</i>	Least concern
Brown Booby*	<i>Sula leucogaster</i>	Least concern
Brown Falcon	<i>Falco berigora</i>	Least concern
Brown Honeyeater	<i>Lichmera indistincta</i>	Least concern
Brown Quail	<i>Coturnix ypsilophora</i>	Least concern
Collared Kingfisher	<i>Todiramphus chloris</i>	Least concern
Crested Tern	<i>Sterna bergii</i>	Least concern
Eastern Curlew	<i>Numenius madagascariensis</i>	Rare
Eastern Reef Egret	<i>Egretta sacra.</i>	Least concern
Echnida (not confirmed) #	<i>Tachyglossus aculeatus</i>	Least concern
Figbird	<i>Sphecotheres viridis</i>	Least concern
Flatback Turtle	<i>Natator depressus</i>	Vulnerable
Green Turtle	<i>Chelonia mydas</i>	Vulnerable
Grey Fantail	<i>Rhipidura fuliginosa</i>	Least concern
Grey Goshawk	<i>Accipiter novaehollandiae</i>	Rare
Laughing Kookaburra	<i>Dacelo novaeguineae</i>	Least concern
Leaden Flycatcher	<i>Myiagra rubecula</i>	Least concern
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>	Least concern
Little Shrike-Thrush	<i>Colluricincla megarhyncha</i>	Least concern
Little Tern	<i>Sternula albifrons</i>	Endangered
Magpie-Lark	<i>Grallina cyanoleuca</i>	Least concern
Masked Lapwing	<i>Vanellus miles</i>	Least concern
Nankeen Kestrel	<i>Falco cenchroides</i>	Least concern
Nankeen Night Heron	<i>Nycticorax caledonicus</i>	Least concern
Noisy Friarbird	<i>Philemon corniculatus</i>	Least concern
Olive-backed Oriole	<i>Oriolus sagittatus</i>	Least concern
Osprey	<i>Pandion haliaetus</i>	Least concern
Peaceful Dove	<i>Geopelia striata</i>	Least concern
Pheasant Coucal	<i>Centropus phasianinus</i>	Least concern
Pied Cormorant	<i>Phalacrocorax varius</i>	Least concern
Pied Oystercatcher	<i>Haematopus longirostris</i>	Least concern
Rainbow Bee-eater	<i>Merops ornatus</i>	Least concern
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>	Least concern
Satin Flycatcher	<i>Myiagra cyanoleuca</i>	Least concern
Silver Gull	<i>Larus novaehollandiae</i>	Least concern

Sooty Oystercatcher	<i>Haematopus fuliginosus</i>	Rare
Striated Heron	<i>Butorides striatus</i>	Least concern
Tattler spp.	<i>Heteroscelus spp.</i>	Least concern
Tawny Grassbird	<i>Megalurus timoriensis</i>	Least concern
Torresian Crow	<i>Corvus orru</i>	Least concern
Unidentified Waders		
Welcome Swallow	<i>Hirundo neoxena</i>	Least concern
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Least concern
White-faced Heron	<i>Egretta novaehollandiae</i>	Least concern
Willie Wagtail	<i>Rhipidura leucophrys</i>	Least concern
Yellow Honeyeater	<i>Lichenostomus flavus</i>	Least concern
Yellow-bellied Sunbird	<i>Nectarinia jugularis</i>	Least concern

*Vagrant

Although the sighting is unconfirmed, the presence of echidna's on a continental island may be unique within the Great Barrier Reef World Heritage Area.



Figure 7 - Bush Stone Curlew

5.4 Fisheries

The Department of Primary Industries and Fisheries (DPI&F) interest in Lot 21 are in relation to the fish habitats and resources of the marine and freshwater wetlands and waterways on or adjacent to the lot. These fish habitats are considered a valuable community resource assisting the fisheries values of Great Keppel Island and the region.

DPI&F support this Most Appropriate Use assessment as an opportunity to implement measures to achieve effective long term environmental management.

Aquatic features including marine plants and tidal (below the level of the Highest Astronomical Tide (HAT)) or freshwater waterways and wetlands are considered a community resource of significant importance to the fisheries of a region and their inclusion into a tenure does not infer any level of disturbance rights for private benefit.

Marine plants are protected under the *Fisheries Act 1994*.

DPI&F request that any current or future uses of the lot:

- Not directly impact the coastline or fish habitats adjacent to the coastline;
- Not directly impact the fish habitats (tidal and freshwater wetlands and waterways) on the island;
- Allow buffers between any activities and the coastlines or fish habitats (tidal lands below the level of (HAT) and freshwater wetlands and streams on or adjacent to Great Keppel Island.

DPI&F have requested that no tenure encroaches closer than 100 metres to the coastline or to any tidal fish habitat especially sensitive areas such as Leeke Creek.

Leeke Creek has previously been nominated by community members for declaration as a Fish Habitat Area (FHA) under the *Fisheries Act 1994*. While this proposal for declaration did not proceed it is understood that a revised submission is being prepared for consideration by the Minister for Primary Industries and Fisheries. Declared FHA's protect key fish habitats from development impacts while allowing for day to day community use.

5.5 Plant and Animal Pests

Lantana, Rubbervine and weeds such as snake vine have been identified throughout Lot 21.

The site inspections conducted in 2007 identified that the vegetation on the lot is well intact; however, the lot shows some signs of weed invasion by species such as lantana along the edges adjacent to development.

No Declared Animal Pests are listed on the island although goats were sighted during the December 2007 site inspection. It is thought that numbers have previously been as high as several hundred to a thousand head in the 1970's. A significant reduction has occurred since then however, Rowland (2007) notes that loss of vegetation *and* disturbance to cultural artefact sites still occurs.

5.6 Summary of Biological Attributes

Significant biological values occur on Lot 21 including:

- Approximately 65 % of the Lot is classified as *Of Concern* remnant vegetation under the *Vegetation Management Act, 1999 (VMA)*.
- The EPA's Biodiversity Planning Assessment (BPA) has classified the remnant vegetation on Lot 21 as comprising 56 % state significant regional ecosystems and 42 % regionally significant regional ecosystems.
- Marine and freshwater wetlands (including the Great Barrier Reef Marine Park) and waterways on or adjacent to the lot are significant to fisheries and biodiversity within the region.
- Approximately 179 hectares on vegetation within Lot 21 has been identified as essential habitat for the purposes of the VMA, taking in the Leekes Beach area and the Leekes Creek Tidal Wetland.
- Several species listed in the *Nature Conservation Act 1992* as endangered, vulnerable or rare have been recorded with the essential habitat area.

- The Environmental Protection Agency considers that the lot contains substantial natural and cultural values and that the best way to protect these values is to retain the land in an undeveloped state.

6. Social/Cultural Attributes

6.1 Aboriginal/Indigenous Cultural Heritage

Significant cultural heritage sites exist on Great Keppel Island. Lot 21 has seven records entered onto the NRW Aboriginal Cultural Heritage Database.

The Woppaburra People and Michael Rowland (Principal Archaeologist, NRW) have undertaken several studies of the island including the 2007 report "*Management Of Woppaburra Cultural Heritage Sites On The Great Keppel Island Group Central Queensland Coast*" (M.J. Rowland, 2007). From these studies, it is considered highly likely that future development would encounter further non-listed Aboriginal Cultural Heritage sites.

The Woppaburra People have expressed significant ongoing cultural heritage interest in the landscape features, vegetation communities, estuarine areas and watercourses on Great Keppel Island.

6.2 Historical Cultural Heritage

Great Keppel Island is not listed on the Register of the National Estate or the Queensland Heritage Register. Lot 21 however contains Leeke Homestead, which is listed on the Queensland Heritage Register (601216).

6.3 Social Values - Aesthetic, Scenic, Open Space

Great Keppel Island is an easily accessible island and is a popular day trip from the mainland. The resort and smaller accommodation facilities have in the past provided a focus destination for tourists to the region. The undeveloped remnant vegetated hills provide visual amenity and a scenic backdrop to Keppel Bay.

GKI was declared an 'iconic place' on 19 June 2008 under the *Iconic Queensland Places 2008 Act*. As part of the declaration the Minister made a declaration which set out:

1. The iconic values of the place and
2. the Protected Planning Provisions and any local laws that the Minister is satisfied protect the place's iconic values.

Protected Planning Provisions for the Central Capricorn Coast include a number of planning provisions of the Livingstone Planning Scheme 2005 which provide protection of iconic values and include:

- Codes for the Comprehensive Development Zone (Great Keppel Island),
- Great Keppel Island Structure Map,
- Special Management Area Overlays (Protected Areas, Steep Land and Drainage Problem, Wetlands, Storm Tide, Bushfire Hazard and Landscape Management) and
- Special Management Area Codes (Natural Features and Capricorn Coast Landscape Codes).

In the assessment of Development Applications, developments are decided either by a development assessment panel (the panel), or the Local Government by direction of the panel.

6.4 Recreation

Great Keppel Island is a popular recreation area for local boating and camping enthusiasts. Lot 21 is also a destination for bushwalking, bird watching and photography.

Free and unrestricted public pedestrian access to Lot 21 is a condition on the current lease.

6.5 Summary of Social/Cultural Attributes

Great Keppel Island is valued by the community for its aesthetic appeal, scenic coastal views, isolation and remoteness.

The community also expressed significant interest in the use of lot 21 for low key nature based recreational activities such as bushwalking, nature appreciation and bird watching and valued the lot as a natural backdrop to water based activities such as swimming, snorkelling and boating.

There was significant interest in protection of historical and aboriginal cultural heritage on the island, both from the indigenous and non indigenous community.

The majority of submissions expressed concern about the loss of public access to Lot 21 and a strong opposition to any granting of exclusive use and tenure over the lot.

7. Economic Attributes

7.1 Social Infrastructure

There is no social infrastructure such as schools, police, medical facilities, emergency services or community facilities located on Great Keppel Island. The closest of these services are at Yeppoon, accessed via boat to the Rosslyn Bay Marina. The CQ rescue helicopter deals with emergency situations. Some small retail outlets are located on the island to supply food and other basic items to island visitors and residents.

7.2 Hard Infrastructure

Lot 21 adjoins gazetted and formed roads that connect the majority of lots on Great Keppel Island.

No grid connected electricity supply exists on the island. Tourist operators, businesses and local residents rely on self generated power supplies.

No reticulated water supply exists on the island. All water is supplied by rainwater tanks and bores.

A small sewerage treatment plant was operated by the former Great Keppel Island Resort but is currently not operational due to the closure of the resort.

Anecdotal evidence indicates that servicing of development on the island will be costly due to its segregation from the mainland. This restricts Council and other service providers' ability to provide cost effective services to Great Keppel Island.

7.3 Extractive Resources

No extractive industry activities are conducted on Lot 21. The adjacent Lot 8 on SP129154 (Reserve for Natural Resource purposes) was excised when the recreation lease was created. NRW is the sole trustee for this reserve. Lot 8 was used to source quarry material for roads associated with the resort. The quarry is not currently being used as a source for road base.

There are no current commercial timber harvesting activities on Lot 21.

7.4 Tourism

Great Keppel Island has been one of the drawcards for tourism activities on the Capricorn Coast with most accommodation previously provided by the now closed Great Keppel Island Resort and Keppel Haven on land adjoining Lot 21. The former resort and camping grounds generated revenue of about \$30 million per annum for the region and employed up to 110 people.

The Great Keppel Island Resort and Keppel Haven were the main tourist accommodation facilities on the island however several other smaller tourist facilities are in operation at Fisherman's, Putney and Svendsen's beaches.

The Great Keppel Island Resort provided budget resort style accommodation but was recently closed to allow for demolition and construction of a new upmarket resort.

Keppel Haven provided camping and cabin style accommodation, along with an ablution block and kiosk under a lease arrangement over a Camping and Recreation Reserve for which the council are trustees. Keppel Haven was closed at about the same time the Keppel Resort was closed to allow for redevelopment.

Concern has been expressed that the closure of Keppel Haven, as well as the resort, will severely restrict use of the island thus impacting on other businesses on the island, the island ferry services and general tourism to the region.

Details of tourism on the island may be found at <http://www.capricorncoast.com.au/gki.htm>

7.5 Commercial and Recreational Fishing

An analysis of the commercial and recreational value of fishing in the vicinity of the Keppel Group of islands has not been conducted, however it is recognised that economic activities that rely on fisheries and fish dependant habitat are significant to the Central Queensland regional economy.

The protection of fish breeding grounds and, habitat for juvenile fish are vital in maintaining fish stocks that underpin both commercial and recreational fishing activities. Land use adjoining fish breeding areas plays a vital role in maintaining the ecological integrity of fisheries.

7.6 Summary of Economic Attributes

There is a lack of social services and hard infrastructure with the capacity to service large scale development on the island and provision of these services will be costly due to its segregation from the mainland. Council is restricted in its ability to provide cost effective services to Great Keppel Island.

Tourism, recreation and fishing, based on and around Great Keppel Island, have the potential to generate substantial economic benefits and employment within the region.

8. Legislation and Policy

The most relevant legislation and policy applying to the management or development of the subject land are listed below.

8.1 Australian Government

8.1.1 EPBC Act

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places- defined as matters of national environmental significance. Actions which are likely to have a significant impact on a matter of environmental significance require approval from the Australian Government. World Heritage Sites, migratory species and listed threatened species and ecological communities are included within the seven matters of national environmental significance. The Act applies when the actions of any group or individual which may have a significant impact on a matter of national environmental significance by requiring approval under the Act.

Development adjacent to the Great Barrier Reef Marine Park is likely to trigger referral to the EPBC if it is deemed to have an impact on the values of this world heritage site and the proposal will be assessed under the Act and a recommendation made about whether or not the project should be approved to proceed.

8.1.2 Native Title Act 1993

The Australian Government, through the Native Title Act 1993, recognises a form of native title that reflects the entitlement of the indigenous inhabitants of Australia, in accordance with their laws and customs, to their traditional lands. It also recognises that native title is extinguished by valid government acts that are inconsistent with the continued existence of native title rights and interests, such as the grant of freehold or leasehold estates.

The main objects of the Act are:

- (a) to provide for the recognition and protection of native title; and
- (b) to establish ways in which future dealings affecting native title may proceed and to set standards for those dealings; and
- (c) to establish a mechanism for determining claims to native title; and
- (d) to provide for, or permit, the validation of past acts, and intermediate period acts, invalidated because of the existence of native title.

Native Title is considered to be extinguished over Lot 21 by the past act of issuing a Term Lease.

8.2 State Government

8.2.1 Legislation

Planning for State Land falls under The Land Act 1994 and the Integrated Planning Act 1997 (IPA) under which local government planning schemes are prepared.

Additional legislation applies due to the presence of remnant vegetation on State land (the Vegetation Management Act 1999), the presence of marine plants (Fisheries Act 1994) and habitat for listed wildlife species (Nature Conservation Act 1992). Aboriginal and Torres Strait Islander cultural heritage values are protected under the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003. The Environmental Protection Agency regulates Environmentally Relevant Activities under the Environmental Protection Act 1994 and subordinate legislation. The Coastal Protection and Management Act 1995 provides for the protection, conservation and management of the coast including coastal resources and biological diversity.

The Aboriginal Land Act 1991 (Qld) and Torres Strait Islander Land Act 1991 (Qld) provide a scheme under which indigenous people can obtain secure inalienable title to certain categories of land.

IPA also enacts a number of State Planning Policies which must be considered during Development Applications and reflected in IPA Planning Schemes prepared by Local Governments. The relevance of the various State Planning Policies to the land use planning within the study area is detailed in section 8.2.2.

Relevant provisions of applicable legislation are outlined below:

Land Act 1994

Planning for and regulation of development on State land. This current study is being undertaken in accordance with section 16 of the Act.

Integrated Planning Act 1997

The Integrated Planning Act 1997 (IPA) provides a planning framework under which Councils must prepare IPA compliant Planning Schemes. The Livingstone Shire Planning Scheme covering Great Keppel Island commenced in 2005 and is adopted by the new Rockhampton Regional Council for the former Livingstone Shire area. Any development except for projects declared as a project of state significance on Lot 21 will be assessed under IPA in accordance with Livingstone Shire's Planning Scheme.

Vegetation Management Act 1999

The *Vegetation Management Act 1999* regulates the clearing of vegetation across all tenures. The *Vegetation Management Act 1999* works in conjunction with the *Integrated Planning Act 1997* to provide a regulatory framework to achieve the sustainable management of vegetation.

The *Integrated Planning Act 1997* (IPA) sets up the requirement for a permit to clear native vegetation, and provides administrative rules for assessing applications.

The *Vegetation Management Act 1999* (VMA) controls the types of applications the department can accept for vegetation clearing. It also provides a variety of other provisions such as a mechanism for creating Regional Vegetation Management Codes and a variety of compliance and prosecution rules.

State Development and Public Works Organisation Act 1971

If the re-development of the Great Keppel Island Resort is declared a significant project then the development will be assessed under the State Development and Public Works Organisation Act 1971 and not the Integrated Planning Act 1997. This Act provides a head of power for the Coordinator General to manage major projects on a whole of government basis.

Iconic Queensland Places Act 2008

The Keppels locality is declared under the *Iconic Queensland Places Act 2008*. This act works within the IDAS process. This act states that developments must be consistent with the iconic values declaration.

Aboriginal Cultural Heritage Act 2003

In Queensland, Aboriginal cultural heritage is protected whether or not it has been identified or listed. Aboriginal cultural heritage can exist on an area of land regardless of the land tenure. Substantial penalties exist for unlawfully harming Aboriginal cultural heritage.

An assessment of the proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity.

Nature Conservation Act 1992

This Act seeks to conserve nature through dedication, declaration and management of protected areas e.g. National Parks.

Coastal Protection and Management Act 1995

This Act provides for the protection, conservation and management of the coast including coastal resources and biological diversity.

Queensland Heritage Act 1992

Developed under the *Queensland Heritage Act 1992*, the Queensland Heritage Register is a list of places or buildings of cultural heritage significance in Queensland. The register recognises the value of Queensland's cultural heritage and gives community recognition to the value and importance of significant cultural heritage places.

Lot 21 contains Lecke Homestead, which is listed on the Queensland Heritage Register. Development that impacts on the heritage values of the homestead would require approval from the Queensland Heritage Council.

8.2.2 State Planning Policies

State Planning Policy 1/92: Development & the Conservation of Agricultural Land

As stated previously the site has not been identified as Good Quality Agricultural Land and is not adjacent to GQAL therefore SPP1/92 does not apply.

State Planning Policy 1/02: Development in the Vicinity of Certain Airports & Aviation Facilities

The subject lot is not in the vicinity of the Rockhampton Airport, or within the airport's operation airspace. SPP 1/02 is therefore not applicable.

State Planning Policy 2/02: Planning & Managing Development involving Acid Sulfate Soils

No Acid Sulphate Soil mapping has been undertaken on Great Keppel Island, however a portion of Lot 21 is at or below 20m AHD. SPP 2/02 would therefore apply to any development involving excavation or filling of 500m³ or more at or below 5m AHD.

State Planning Policy 1/03: Mitigating the adverse impacts of Flood, Bushfire and Landslide

A "Potential for Bushfire Hazard" assessment has not been undertaken for Great Keppel Island. The former Livingstone Shire Council's planning scheme states that site surveys for individual developments would need to be undertaken to confirm constraints.

State Planning Policy 2/07: Protection of Extractive Resources

Great Keppel Island is not located in a Key Resource Area although the lot is known to contain materials suitable for quarrying. As stated above no extractive industry activities are conducted on the lot however the Lot 8 on SP129154 (Reserve for Natural Resource purposes) was excised when the recreation lease was created. The small quarry within Lot 8 is not currently being used as a source for road base. Lot 8 is located on the western boundary of Lot 21, close to Council's waste transfer station.

State Coastal Policy

The State Coastal Management Plan - Queensland's Coastal Policy (SCMP) prepared under the *Coastal Protection and Management Act 1995* has the effect of a State Planning Policy and outlines a set of policies for managing coastal areas. The coastal location and vulnerability to coastal processes require that planning for land use on Lot 21 consider the aims and requirements of these policies.

Specific Coastal Management Plan assessments by EPA are summarised in Appendix A.

8.2.3 Other State Interests

The State Government is party to a number of other policies and programs that, whilst having no legislative standing, nevertheless express the commitment of the State Government to achieving the outcomes stated within. Policies and programs relevant to the Great Keppel Island are described below.

Reef Water Quality Protection Plan

The Reef Water Quality Protection Plan (RWQPP), for catchments adjacent to the Great Barrier Reef World Protection Area was jointly endorsed by the Queensland and Australian governments in 2003.

The RWQPP identifies actions, mechanisms and partnerships to build on existing government policies and industry and community initiatives to assist in halting and reversing the decline in the quality of water entering the reef.

Erosion control measures for developments are the responsibility of the local authorities, in this case Rockhampton Regional Council.

Looking After Country Together — Indigenous Policy

Looking After Country Together states that:

- By 2012, Indigenous people have significant access to and involvement in the management of land and sea country.

- Indigenous people will have the resources and skills needed to effectively plan for and sustainably manage land and sea country to meet their aspirations.

The Woppaburra people's connection to Great Keppel is well recognised and any land dealing for planning and on-ground activities should include Woppaburra representation and the opportunity for their cooperation.

Climate Smart 2050

This is the Queensland Government Strategy for meeting a national greenhouse gas emissions reduction target of 60 % below 2000 levels by 2050. Complementing this strategy, Climate Smart Adaptation 2007 - 12 is a five year plan that provides the foundations for building Queensland's resilience to climate change. The key outcomes being sought are that Queenslanders :

- Understand their climate change risks and vulnerabilities
- Consider climate change impacts in their decisions
- Take practical steps to enhance their resilience to climate change.

Towards Q2: Tomorrow's Queensland

The Queensland government recently announced its vision for Queensland in the "Toward Q2 Tomorrow's Queensland" document. The document includes a strategy to protect 50% more land for nature conservation and public recreation.

8.3 Regional Plans and Policies

Regional NR 111 Plans

Many aspirational targets from the "Central Queensland Strategy for Sustainability 2004 and Beyond" are applicable to Lot 21. These aspirational targets include:

- Weeds and Pests
- Acid Sulfate Soils
- Ecosystem Health and Biodiversity
- Conserving Species
- Coasts & Estuaries
- Marine, reef and Island habitat:
- Riparian Zones, In-Stream Habitats and Freshwater Wetlands
- Cultural Heritage
- Native Title
- Management experience and knowledge
- Economy

Regional Plans

The CQ — A New Millennium regional plan is currently being reviewed and will become a statutory regional plan. The review is anticipated to be complete by the end of 2008.

Central Queensland Regional Tourism Investment and Infrastructure Plan

In relation to tourism infrastructure provision, a Central Queensland Regional Tourism Investment and Infrastructure Plan is being developed by EC3 Global for Tourism Queensland, Capricorn Tourism and Gladstone Area Promotion and Development Ltd which will include Great Keppel Island. The most appropriate use of Lot 21 may be relevant to both documents.

Retail Review and Industrial Lands Strategy — Former Livingstone Shire Council

Some reference to the tourism industry is made in the Retail Review and Industrial Lands Strategy — Livingstone Shire Council (report by Macroplan Australia, December 2007). The document describes the tourism industry as one of the economic drivers on the Capricorn Coast, generated by tourism related businesses. Reference is also made to the Capricorn Destination Management Plan, which outlines a number of strengths and opportunities in the Central Queensland area. These documents only indirectly relate to land use on Lot 21.

8.4 Local

8.4.1 Local Planning Schemes

The former Livingstone Shire Council's, 'Living for Lifestyle' 2005 Planning Scheme currently regulates development on Great Keppel Island.

This Planning Scheme makes a specific reference to possible (existing and future) land-uses and activities on GKI through the Comprehensive Development zoning for Great Keppel Island. Tourism and tourist related activities are promoted in the two existing precincts, the 'Accommodation and Associated Facilities' and 'Village Commercial' precincts as indicated in Planning Scheme Map 5.

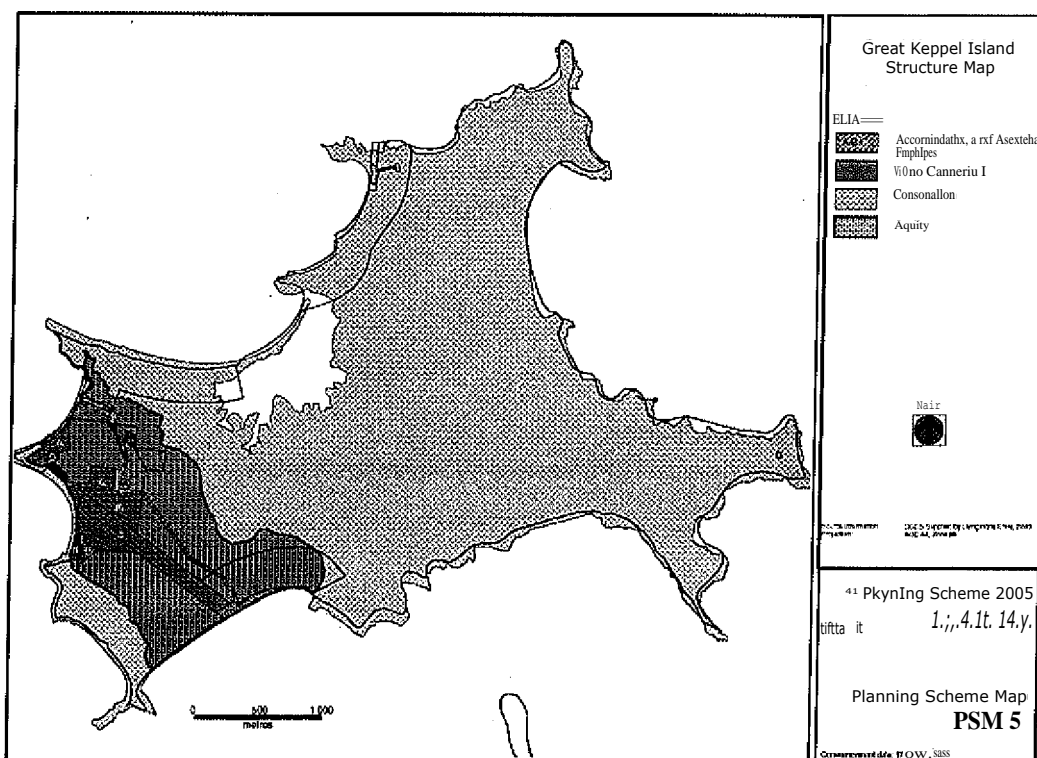


Figure 8 - Planning Scheme Map 5- 'Living for Lifestyle' 2005 Planning Scheme

The Tables of Assessment Categories and Assessment Criteria contained in Part 3, Division 11 of the planning scheme (page 3-161) apply to development on Lot 21 SP192569. This table specifies the Assessment Category (being self-assessable, code-assessable, or impact-assessable)

and the Assessment Criteria (being the applicable codes. to assess a development proposal) for all development in the Comprehensive Development Zone — Great Keppel Island.

The Great Keppel Island Code (page 3-181) is the main regulatory code for development on the island. The code specifies the Performance Outcomes (Overall, Specific, and Self-Assessment) for development to demonstrate compliance with. Of particular importance are Specific Outcome 01 and Specific Outcome 02 of the Great Keppel Island Code. Specific Outcome 01 and 02 specify the Consistent and Inconsistent development on the island. Inconsistent development is not preferred to establish in the Comprehensive Development Zone — Great Keppel Island as it automatically does not comply with the overall outcomes sought for development in this zone, and hence, conflicts with the Great Keppel Island Code. Inconsistent development provides grounds for refusal. The consistent uses in the Comprehensive Development Zone — Great Keppel Island and the Great Keppel Island Code are linked to the Great Keppel Island Structure Map (Planning Scheme Map PSM5). Only uses nominated in Column 2 of the. Great Keppel Island Schedule (which is contained in the Great Keppel Island Code) and which is located in the corresponding precinct nominated in Column 1 of the Great Keppel Island Schedule (see table below) are considered to be consistent uses. The precincts in Column 1 are shown on the Great Keppel Island Structure Map (Planning Scheme Map PSM 5).

Consistent uses are defined in the Great Keppel Island Schedule (refer Planning Scheme Map 5) and include:

Column 1 Precinct	Column 2 Uses
Accommodation & associated facilities	
A	Existing island cabins, camping park, tourist facilities and associated works.
B	Staff quarters and administrative related facilities.
C	Existing Airstrip.
D	Existing Dwelling House.
Village Commercial	Arts and crafts centre, Restaurant, Shop or Take-away food store.
Conservation	Local utility.

Development is also regulated by applicable Special Management Area Overlay Maps that apply to Great Keppel Island. Development that triggers the special management area overlay maps requires assessment against the relevant aspects of the planning scheme's Natural Features Code. The applicable Special Management Area overlays for the island are as follows:

- Protected Areas (Overlay Map 01A);
- Steep Land (Overlay Map 02A);
- Erosion Prone Land (Overlay Map 02A);
- Wetlands (Overlay Map 03A);
- Storm Tide Hazard (Overlay Map 05A); and
- Potential Acid Sulphate Soils (Overlay Map 08B).

Mechanisms For the Establishment of Land Uses

The mechanisms for requesting the establishment of land uses on Lot 21 on SP192569 include: -

- Material Change of Use Development Application;
- 3.1.6 Preliminary Approval overriding the Planning Scheme;

- Requesting Council to amend the Planning Scheme to include the proposed use as self assessable or exempt development; and
- Seeking 'project significance' status from the Queensland Government under the State Development and Public Works Organisation Act 1971.

8.4.2 Land Planning Reports and Previous S.16 Reports

No previous land evaluation studies or s 16 reports under the Land Act 1994 have been undertaken by the Dept Natural Resources and Water.

9. Consultation

There are significant competing interests in Lot 21. Due to the closure of the Great Keppel Island Resort and other businesses on the island there has been a great deal of community interest in the future of Lot 21 and the proposed development on adjacent lots. A community consultation process has been carried out as part of this Most Appropriate Use assessment.

9.1 Consultation Process Followed and Adequacy

During this Most Appropriate Use Assessment a desktop audit with two limited site visits has been carried out. This desktop audit involved using relevant government policies, verbal advice from business unit officers and electronic data held by the department.

A community consultation process has been carried out. This consultation process included:

- a media release by the Member for Keppel, Paul Hoolihan, on 25 September 2008 in the Rockhampton local newspaper, the Morning Bulletin,
- writing to targeted stakeholders and
- public displays at selected prominent locations.

Written submissions on the most appropriate use of Lot 21 were invited from 63 targeted stakeholders from 26 September 2008 to 24 October 2008 via an introductory letter and an accompanying brochure and map identifying the study area parcel.

The targeted stakeholders included government agencies (8), community interest groups (8), representatives of native title claimant groups (2), adjoining residential landholders (19), adjoining commercial landholders (19), tourism or economic development organisations (4) and local politicians (3). The consultation list, letter and map are provided in Appendix B.

Internal consultation with State Land Administration Management (SLAM), Vegetation Management and Water Management and Use was conducted on an informal basis during the evaluation to clarify relevant departmental interests, policies and procedures.

9.2 Submissions By Stakeholders

307 written responses by the community were received. In the responses the main values raised and number of submissions that raised these values) were:

Great Barrier Reef Marine Park, Corals	116
Vegetation, forests, flora	90
Wilderness, natural areas, scenic values, uniqueness	79

Native fauna, wildlife, habitat	77
Beaches, dunes, coastal landscapes	75
Aboriginal Cultural Heritage, archaeological sites	75
Wetlands	44
Marine life including turtles, dugongs etc	44
Water supply- freshwater and groundwater	41
Historical sites	25
Economic tourism value	20
Commercial and recreational fishing	4

A detailed written response on the ecological and physical attributes of Lot 21 was received from the Environmental Protection Agency.

Information sourced from these submissions and responses were incorporated into the evaluation of biological attributes of Lot 21.

All submissions were considered in the assessment. In particular, submissions provided a snapshot of community opinion, as well as highlighting economic and social uses for Lot 21.

Respondents also raised a number of concerns about intensive development of Lot 21. The most frequently raised concerns were:

- Pollution, contaminated run-off and adverse impacts on water quality,
- Over extraction from aquifers,
- Land degradation,
- Pest and weed invasion,
- Lack of services and cost of servicing a development,
- Impacts of climate change,
- Impact of a large airstrip and
- Impacts of a new marina on marine environment.

Submissions were grouped into categories based on recommended land use. 288 of the 307 public submissions recommended that Lot 21 be conserved either as National Park or a conservation or environmental reserve. Ten public submissions recommended that Lot 21 be used for community purposes such as recreation and open space.

Five public submissions did not recommend that Lot 21 be used in any way at all. Four of the 307 public submissions recommended that Lot 21 be used for urban uses such residential and tourist development. Only one submission recommended an integrated resort development.

10. Evaluation

10.1 Evaluation Process

The Most Appropriate Use categories that were considered for Lot 21 were:

- **Conservation:** primarily used to conserve significant physical and biological values
- **Community Purpose:** primarily used to provide for a community purpose such as open space, visual amenity, recreational opportunities, park, drainage etc. The underlying premise is that exclusive use is not granted and public access rights are maintained (where reasonable).
- **Urban (residential/intensive tourism):** primarily developed for residential, commercial or intensive tourism and associated service infrastructure. Development for these purposes is subsequently assessed under the Planning Scheme in accordance with the *Integrated Planning Act 1997* or under the *State Development and Public Works Organisation Act 1971*.

Three central questions were considered in the evaluation of the most appropriate use (MAU), most appropriate tenure (MAT) and most appropriate manager (MAM). These were:

1. Are there high conservation or community purpose values that require protection?
2. What is the most appropriate form of tenure to ensure that land is used for the most appropriate use and what level of oversight does the state need to maintain?
3. Who is most appropriate manager and do they have the capacity to manage the land?

In evaluation of the conservation values, the EPA submission was used as a crucial source, given that they are the agency charged with protecting and conserving Queensland's natural capital and biodiversity. Submissions from stakeholders and the broader public were used to evaluate the community purpose values of the subject lot.

Questions 2 and 3 were considered simultaneously to recommend the MAT and MAM. The capacity of existing regulatory provisions and statutory controls to ensure appropriate land use was considered in making a MAT recommendation. Where it is desirable to maintain a level of oversight over the land, the MAT is usually some form of State Land, either a community purpose Reserve or leasehold tenure under the *Land Act 1994*, or a 'protected area' under the *Nature Conservation Act 1992*.

The MAM recommendation was linked to the MAT, with due consideration given to the capacity and experience in managing the land for the desired land use.

10.2 Guiding Principles

The following internal guidelines and policies were consulted during the evaluation.

Resource Planning Guideline F9 —Determining Most Appropriate Use

Key Principles:

- Public Interest - optimise the long term community benefit.
- Ecologically Sustainable Development - the evaluation must be in accordance with the objectives and principles of ESD.
- Incrementalism - the expansion of new uses in small steps, each non-objectionable by itself, can lead to an overall divergence from a desirable outcome. This should be recognised in land use planning.
- Irreplaceability - land should be allocated to the use which is most difficult to be located elsewhere (other aspects being equal). Based on this principle, the order of land use allocation used in this study is: linear community infrastructure (where a need has been identified within a planning study), environmental, drainage, open space, park, and urban.

Allocating Most Appropriate Use And Tenure Of State Land In Coastal, Areas - State Land Asset Management No. PUX/952/096

Key Principles:

- It is in the wider public interest to retain land in coastal locations as public land unless there is an overriding need for the land to be allocated for another purpose.
- Evaluation must include an assessment of whether it is appropriate that land be regulated as transferable land under the Aboriginal Land Act 1991 or the Torres Strait Islander Land Act 1991.

10.3 Pivotal Issues Or Basis For Decision

These are the key issues that strongly influence decision making including significant natural, social and cultural attributes, issues and aspirations of stakeholders and the major plans, policies and legislative requirements that apply Lot 21.

The pivotal issues for Lot 21 include:

- EPA response,
- Island landowners responses,
- Lessee's response,
- GBRMPA response,
- Affected business owners responses,
- Traditional owner responses,
- Government policy of no longer freeholding land on islands and
- Stakeholder issues identified above.

While the lessee's submission was carefully considered, the advice from the EPA and GBRMPA and the very strong community views regarding the conservation of lot 21 outweighed the lessee's submission.

11. Recommendations

11.1 Most Appropriate Use

The Most Appropriate Use is **conservation** based on the significant natural and cultural values that have been identified by the Environmental Protection Agency and other organisations. Conservation values are best protected by maintaining the land in its current non urban state.

11.2 Most Appropriate Tenure

Most Appropriate Tenure is 'protected area' under the *Nature Conservation Act 1992* to allow for the long term protection and enhancement of the values of the land whilst maintaining public access.

A suitable tenure is considered to be National Park or Conservation Park under the *Nature Conservation Act 1992*.

11.3 Most Appropriate Manager

The most appropriate manager of National Park or Conservation Park under the *Nature Conservation Act 1992* is the Environmental Protection Agency.

12. Sign Off

Reporting Officer

Name:

Position: Senior Natural Resource Officer

Contact Details: Telephone 0749384592

We confirm that in preparing this report, we have assessed relevant State, regional and local planning strategies and policies and the objects of the Act.

Signed:



7th November 2008

13. Appendix A — State Coastal Management Plan Assessment By EPA

The State Coastal Management Plan. (SCMP) - Queensland's Coastal Policy prepared under the *Coastal Protection and Management Act 1995* has been assessed by EPA. The planning for land use on Lot 21 had considered the aims and requirements of the SCMP. A summary of the EPA response relating to the management outcomes and polices from the State Coastal Management Plan as relevant to Lot 21 is presented below.

2.1 Coastal Use and Development

Use and development of the coastal zone occurs in an ecologically sustainable manner.

Policy 2.1.2 - Settlement pattern and design

This policy states in part that "to the extent practical, the coast is conserved in its natural or non-urban state outside of the existing urban areas." The MAU study area is located outside existing 'urban' areas and the planning scheme provides only for 'local utility' development to occur in the area. Urban development within the recreational lease would be inconsistent with Policy 2.1.2 as Lot 21 is not part of an existing urban area and such development would not preserve the natural state of the land.

Policy 2.1.10 - Tourism and recreational activities

This policy states in part that "the diversity and quality of recreational and tourism opportunities are maintained while ensuring that the coastal resources and their values, upon which these experiences rely, are protecte

- Great Barrier Reef, Marine Park, corals 116
- Vegetation, forests, flora 90
- Wilderness, natural areas, scenic values, uniqueness 79
- Native fauna, wildlife, habitat 77
- Beaches, dunes, coastal landscapes 75
- Aboriginal Cultural Heritage, archaeological sites 75
- Wetlands 44
- Marine life including turtles, dugongs etc 44
- Water supply- freshwater and groundwater 41
- Historical sites 25
- Economic tourism value 20
- Commercial and recreational fishing 4

d." The policy further provides that "new tourist or recreational developments must be compatible with the coastal landscape values of the area and be of a scale that does not result in a significant impact on resources and their values" and "waste treatment and access need to be designed to be capable of meeting projected peak demand".

Lot 21 contains a number of values that make it attractive to both overnight and single day visitors. Current lease conditions guarantee recreational use and public access. Urban development within this Lot will diminish opportunities for nature based recreation and tourism.

2.2 Physical Coastal Processes

The coast is managed to allow for natural fluctuations to occur, including any that occur as a result of climate change and sea level rise, and provide protection for life and property.

Policy 2.2.1 - Adaptation to climate change

This policy states in part that planning for climate change must address the potential impacts of climate change by avoiding new development in vulnerable areas and planning the retreat of structures in vulnerable areas.

Development on Lot 21 is not appropriate in areas at risk from coastal hazards (erosion, inundation, storm tide, wave action) as defined by storm tide mapping, and by erosion prone area plans (declared under the Coastal Protection and Management Act 1995). Livingstone Shire has identified areas at risk from storm tide, erosion and inundation by the sea in the planning scheme.

Policy 2.2.2 - Erosion Prone Areas

This policy states that erosion prone areas are to remain undeveloped apart from acceptable temporary or relocatable structures for safety and recreation purposes.

Development on Lot 21 must not be located in areas at risk from erosion as defined by erosion prone area plans.

Policy 2.2.4 - Coastal Hazards

This policy states that development in areas on the coast identified as having a risk of being affected by coastal hazards need to be carefully considered and wherever possible, retained undeveloped.

Development must not occur in areas that are at risk from coastal hazards (erosion, inundation, storm tide, wave action) as defined by storm tide hazard mapping.

2.4 Water Quality

Water quality in the coastal zone is maintained at a standard that protects and maintains coastal ecosystems and their ability to support human use.

Policy 2.4.4 - Stormwater Management

This policy states that development and use of the land is to be planned and managed to minimise adverse impacts on water quality, including impacts from stormwater and achieve environmental values and water quality objectives outlined in the EPP(Water).

Stormwater run off and poor water quality from urban development on Lot 21 has the potential to detrimentally impact on the surrounding marine park. Development on Lot 21 should be avoided to protect the surrounding marine park and on-site values such as creeks and watercourses.

2.6 Cultural Heritage

Places, buildings and objects with important cultural heritage values located on the coast are appreciated, conserved, managed and passed on to future generations.

Any development within Lot 21 should include a cultural heritage study and the development of a cultural heritage management plan.

Policy 2.6.2 - Cultural Heritage

The policy states that the development and use of the coast is to be managed to conserve cultural heritage places and objects in accordance with relevant Commonwealth laws.

Lot 21 contains a place listed on the Queensland Heritage Register (Leeke Homestead). Development within the boundary, which comprises the homestead, trees, and most outbuildings, requires Queensland Heritage Council approval. Development in adjacent areas could have a significant impact on the setting and aesthetic of the place. Adjacent development should not impact on the setting and aesthetics of the listed place.

Development in areas known to contain areas of significance to the traditional owners of the land is to be avoided and protected.

2.7 Coastal Landscapes

The scenic and cultural values associated with coastal landscapes are protected.

Policy 2.7.1 - Areas of state significance (scenic coastal landscapes)

Great Keppel Island is an 'area of state significance (scenic coastal landscapes)', as defined in Schedule 2 of the State Coastal Management Plan. Policy 2.7.1 states in part that "where 'areas of state significance (scenic coastal landscapes)' have not been identified by a regional coastal plan, regional planning strategies and planning schemes are encouraged to protect scenic landscape values from incompatible land uses."

Great Keppel Island is a significant part of the coastal landscape and scenic values should be protected by avoiding development in any form. Consideration should be given to the requirements of the planning scheme relating to the protection of the landscape values of Lot 21, i.e. "views of undeveloped headlands, dune systems, and ridgelines should not be impacted by urban development".

2.8 Conserving Nature

Coastal ecosystems, including their ecological processes, opportunities for survival, biological diversity and potential for continuing evolutionary adaptation, are maintained, enhanced, and restored.

2.8.1 Areas of State Significance (natural resources)

Land identified to be developed in future should be located outside of "areas of state significance (natural resources)", with developed areas already with 'areas of state significance (natural resources) unable to develop further unless it can be demonstrated no further impacts will be caused. Areas of state significance include:

- a) Significant coastal wetlands;
- b) Significant coastal dune systems;
- c) Endangered regional ecosystems; and
- d) Protected areas (state land). Land declared critical habitat, and areas of major interest as defined under the NCA.

Lot 21 contains high conservation value wetland (Leeke Creek wetland) and is considered to be a significant coastal wetland. Coral reefs and seagrass beds adjacent to Lot 21 are also considered to be significant coastal wetlands. Lot 21 also contains a large area of significant coastal sand dunes (see map 'Significant Dunes')

The SCMP does not support development in areas of State significance or development that might impact on these areas. Policy 2.8.2 — Coastal wetlands also provides conservation and management measures for land within 100m of a wetland, as a way of avoiding surface and subsurface impacts from adjacent activities.

Policy 2.8.3 - Biodiversity

Policy 2.8.3 provides in part that "biodiversity on the coast is to be safeguarded through conserving and appropriately managing the diverse range of habitats including coral reefs, seagrass, soft bottom (benthic) communities, dune systems, salt flats, coastal wetlands and riparian vegetation".

Lot 21 contains large areas of remnant vegetation which are considered of concern' dominant under the VMA. This vegetation provide valuable habitat for a number of fauna species including the flat back turtle and beach stone curlew. Reduced water quality and sediment and erosion from urban development is known to impact on habitats such as coral reefs and seagrass.

Clearing of vegetation and development on Lot 21 has the potential to detrimentally impact on biodiversity values such as coastal wetlands, riparian vegetation and corals and seagrasses and should be avoided if impacts on these values are to be avoided.

14. Appendix B — Consultation List, Consultation Letter, Map and Response Letter

Written submissions on the most appropriate use of Lot 21 were invited from 63 targeted stakeholders from 26 September 2008 to 24 October 2008 via an introductory letter and an accompanying brochure and map identifying the study area parcel.

The targeted stakeholders included government agencies (8), community interest groups (8), representatives of native title claimant groups (2), adjoining residential landholders (19), adjoining commercial landholders (19), tourism or economic development organisations (4) and local politicians (3). All responses received were acknowledged by a suitable response letter.

Consultation List

Name	Organisation	Address
Damian Pearson	Environmental Protection Agency	PO Box 3130 Red Hill Centre, North Rockhampton Qld 4701
Paul Walmersley	Department of Primary Industries	PO Box 6014, Parkhurst Qld 4702
Dean Elwood	Major Projects Facilitation and Development	PO Box 15009, City East Qld 4002
Duncan Swan	Biosecurity Queensland	LMB 6, Emerald Qld 4720
Chief Executive Officer	Rockhampton Regional Council	PO Box 1860, Rockhampton Qld 4700
Steve Alcock	Department of Infrastructure and Planning	PO Box 1599, City East Qld 4002
Senior Planner	Queensland Department of Transport	
Tony Christensen	Local Government, Sport and Recreation	Level 3, 130 Victoria Pde, Rockhampton Qld 4700
Diane Walker	Great Barrier Reef Marine Park Authority	PO Box 301, Rockhampton Qld 4700
Carl Svendsen	Surrounding Landholders	PO Box 214, Yeppoon Qld 4703
Timothy Cattran	Surrounding Landholders	CMB Great Keppel Island, Central Queensland MC Qld 4702
Gerald and Karen Christie	Surrounding Landholders	PMB 7, Great Keppel Island Qld 4700
Walter and Jewell Ruberry	Surrounding Landholders	PO Box 150, Margate Qld 4019
Kevin and Susanne Vaughan	Surrounding Landholders	138 Mary St, Brisbane Qld 4000
Glen and Lucette Stokes	Surrounding Landholders	C/- Rainbow Hut, Great Keppel Island Qld 4700
Delveen Coughlan	Surrounding Landholders	L PO Box 668, Yeppoon Qld 4703
Roger and Kayleen Penrose	Surrounding Landholders	27 Malvern St, Lithgow NSW 2790, Lithgow NSW 2790
Judith Grentell	Surrounding Landholders	Shell House Community Mail Bag, Great Keppel Island Qld 4700
Stelios and Helen Coudounaris	Surrounding Landholders	50 Tunstall Ave, Kensington NSW 2033
Robyn and Hilary Mercer	Surrounding Landholders	PO Box 4085, Rockhampton Qld 4700
Nicholas and Rachel Huf	Surrounding Landholders	PO Box 4085, Rockhampton Qld 4700
Lawrence Morris	Surrounding Landholders	12 Arthur St, Zilze Qld 4710
Chief Executive Officer	Diminuendo Pty Ltd	C- Great Keppel Island Holiday, CMB Great Keppel Island Qld 4700
Chief Executive Officer	Peter Champion Pty Ltd	3 Plymouth Ct, Raby By Qld 4163
Murray Blatch	Land Holder	PO Box 1183, Yeppoon Qld 4703
John and Susan Watson	Land Holder	2 Orchid St, Kinka Beach Qld 4703
Ross and Ailsa Kean	Land Holder	10 Michael Court, Boyne Island Qld 4680
John Millar	Land Holder	10 Michael Court, Boyne Island Qld 4680
Noel and Joyce Lorraway	Land Holder	CMB Great Keppel Island, Central Queensland MC Qld 4702

Mr. Richardson	Land Holder	PO Box 160, Yeppoon Qld 4703
Chief Executive Officer	Lions Club of Yeppoon	PO Box 203, Yeppoon Qld 4703
Chief Executive Officer	Ad Champion Pty Ltd	859/865 Yaamba Rd, Parkhurst Qld 4702
Manager	Great Keppel Island Resort Pty Ltd.	Private Mail Bag 8001, North Rockhampton Qld 4701
Manager	Great Keppel Island Holiday Village	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Great Keppel Island Security Carpark	Rossllyn Harbour, 422 Scenic Hwy, Lammermoor Qld 4703
Manager	Keppel Haven	PO Box 571, Yeppoon Qld 4703
Manager	Keppel Island Dive Centre	CMB Great Keppel Island, Great Keppel Island Qld 4700
	Underwater Observatory and Coral Viewer Cruises	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Seaview House and Island Hideaway	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Island Pizza	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Rainbow Hut	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Shell House	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Svendsen's Beach GKI	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Keppel Lodge	CMB Great Keppel Island, Great Keppel Island Qld 4700
Manager	Great Keppel Island Pizza	CMB Great Keppel Island, Great Keppel Island Qld 4700
Chief Executive Officer	Sojourn Properties Pty Ltd	PO BOX 151, Kenmore Qld 4069
Manager	Freedom Fastcats	Rossllyn Bay, Yeppoon Qld 4703
Manager	Keppel Bay Marina	Rossllyn Bay, Yeppoon Qld 4703
<u>Manager</u>	Funtastic Cruises	Rossllyn Bay Harbour, Rossllyn Bay Qld 4703
Manager	Great Keppel Beach House	CMB Great Keppel Island, Great Keppel Island Qld 4700
Chief Executive Officer	Capricorn Coast Information Centre	Ross Creek Roundabout, Scenic Highway, Yeppoon Qld 4703
Paul Hoolihan	Local Member	3 Normanby Street, Yeppoon Qld 4703
Kirsten Livermore	Local Member	PO Box 1919, Rockhampton Qld 4700
Robert Schwarten	Local Member	PO Box 100, Rockhampton Qld 4700
Doug Hatfield	Darumbal Enterprises Pty Ltd	133 Dee St, North Rockhampton Qld 4701
George Villafor	Woppaburra Land Trust	PO Box 236, Rockhampton, Qld. 4700
Sir/Madam	Great Keppel Island Lot 21 Environmental Group	Community Mail Bag, Great Keppel Island Qld 4700
Alison Jones	Friends of Keppel	Community Mail Bag, Great Keppel Island Qld 4700
Jeff Green	Surfrider Foundation Capricorn Branch	1/82 Griffith St, Coolangatta Qld 4225
Chief Executive Officer	Capricorn Conservation Council	1 Livermore St, Wandal Qld 4700
Chief Executive Officer	Capricorn Coast Landcare Group Inc	78 John St, Yeppoon Qld 4703
Co-ordinator	Great Keppel Island Rural Fire Brigade	CMB Great Keppel Island, Great Keppel Island Qld 4700
Suzie Christensen	Fitzroy Basin Association	PO Box 139, Rockhampton Qld 4700
Cameron Wearing	Fitzroy River and Coastal Catchments Inc	PO Box 288, Rockhampton Qld 4700
Regional Harbour Master	Maritime Safety Queensland	PO Box 123, Gladstone Qld 4680
Chief Executive Officer	Gladstone Ports Corporation	PO Box 9, Rockhampton 4700

Consultation Letter

Queensland Government

CTS: 07394/08
Our Reference: 141.0207ROK0001
Contact: Athol Boathouse
Directorate Unit: Land and Verunion *Semites*
Phone: 07 4938 4948



26 September 2008

<name>
<position>
<organisation>
<address 1>
<address 2>

Dear <name>

MOST APPROPRIATE USE OF STATE LAND — LOT 21 ON SP192569, GREAT KEPPEL ISLAND.

The Department of Natural Resource and Water (the department) is considering the possible future case of lot 21 on SP192569, Great Keppel Island.

Before land is allocated under the *Land Act 1994* (the Act), the Chief Executive of the department *must* evaluate the land to assess the most appropriate tenure and most appropriate use for the land. This evaluation must take into account state, regional and local planning strategies and policies, and the objectives of the Act. Accordingly, an assessment is being made of the most appropriate use and most appropriate tenure of the lots.

You have been identified as a neighbouring landholder, a government agency, an organisation or another interested person that may have an interest in the *use* of this land. To enable us to consider your views, it would *be* appreciated if you could advise us of your interests, or those of your department or organisation on the most appropriate use of the subject lot. **In** the case of government departments with statutory interests in the subject lot, details of the legal requirements, or constraints and opportunities, for possible uses would also be pertinent to the assessment. Please **note the latest date for providing information is 24 October 2008.**

This request for submissions is not exclusive and a media release is planned to invite submissions from any member of the public.

Department of *Natural* Resources and Water
Central West Region
PO Box 1762, 209 Bolsover St
Rockhampton Old 4700
Telephone(07) 49364600
Facsimile (07) 493E14600
Welyalte: wow.orw.ald.aov.eu

Note that the department will be undertaking field assessments within the subject lots from August 2008 onwards.

Please forward written comments to:
Athol Backhouse
Regional Manager
Department of Natural Resources and Water
PO Box 1762
ROCKHAMPTON QLD 4700.

If no reply is received by **24 October 2008** it will be considered that you have no interest in the land or outcome of the assessments.

Please quote reference number N1,0207ROK0001 in any future correspondence.

Should you wish to discuss this matter please contact Mr Athol Backhouse on telephone (07) 4938 4948.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Athol Backhouse', with a long horizontal flourish extending to the right.

Athol Backhouse
Regional Manager
Land and Vegetation Services
Central West Region

Att. Map of Great Keppel Island, Most Appropriate Use Assessment — Lot 21 on SP192569.

Response Letter

Queensland Government

Department of
Natural Resources and Water

CTS: 07394/08
Our Reference: NL0207ROK0001
Contact: Athol Backhouse
Directorate/ LIn it: Land and Vegetation Services
Phone: 07 4938 4948

<date>

<name>

<position>

<organisation>

<address 1>

<address 2>

Dear <Name>

The Department of Natural Resources and Water would like to thank you for your submission in relation to Lot 21 on Great Keppel Island. It will be considered as part of the assessment of the most appropriate use of Lot 21.

Yours sincerely



Athol Backhouse
Regional Manager
Land and Vegetation Services
Central West Region

Department of Natural Resources and Water
Central West Region
PO Box 17132, 209 Bolsover St
Rockhampton Qld 4700
Telephone (07) 493(34600
Facsimile (07) 49384800 Website:
SWAM.nrw.qld.gov.au

Consultation Map