

Mr Neil Laurie
The Clerk of the Parliament
CENTRAL DOCUMENT EXCHANGE M29

Dear Mr Laurie

Thank you for your letter of 19 March 2004 regarding petitions received by the Queensland Legislative Assembly from both Ms Sharyn Masters concerning the Gold Coast Harbour Vision 2020 Project, and Mr Malcolm Graham concerning the Tripcony/Hibiscus Caravan Park Site at Caloundra.

Gold Coast Harbour Vision 2020 Project

I advise the Gold Coast Harbour Vision 2020 Project – Report No. 1 was prepared in early 2002 by the Gold Coast City Council as an initiative to address the issues associated with rapid population growth and the necessity to provide economic and social infrastructure to support such growth. The Gold Coast Harbour Vision 2020 Project – Report No. 1 provided for public discussion purposes several possible broad based options and concepts to address the future management of the area in a coordinated, balanced and environmentally sustainable manner.

The report was subsequently reviewed by the Harbour Vision 2020 Community Advisory Committee (CAC), which is a body consisting of 33 community representatives and chaired by the Mayor of the Gold Coast City Council. Accordingly, many of the broad options presented in the initial report will not be implemented, as they were subsequently dismissed by the CAC through its review process and this dismissal was highlighted in Council's most recently produced Gold Coast Harbour Study – Council Report No. 22 (the Report) which summarised the recommendations of the CAC.

At Council's Meeting of 8 August 2003, Council gave consideration to the Report and resolved that no private or commercial development on public land will be considered on the Spit or any other Broadwater foreshore area as part of this project (with the exception of development that is in accordance with the existing planning scheme, which includes land on the Spit west of Seaworld Drive between the Seaworld Nara Resort and the Southport Yacht Club). The Council has further directed its Chief Executive Officer to prepare a holistic plan (to be known as the Southern Broadwater Local Area Plan) that has regard to the findings of this study and presents a coordinated approach to conservation, development and management in the area.

Under Schedule 1 of the *Integrated Planning Act 1997* (IPA), the preparation of a Local Area Plan would constitute an amendment to the planning scheme, and would therefore require public consultation for a period of not less than 30 business days. The Council is then required to consider every properly made submission and make representation back to each principal submitter.

I therefore encourage Ms Masters and any other concerned members of the community to await Council's preparation and display of the Southern Broadwater Local Area Plan, and make a submission should they still hold concerns over the proposed development of this area. Officers of the Council have advised the Southern Broadwater Local Area Plan being commenced in the 2004-05 period with a possibility of taking at least 12 months to complete.

Should the petitioners have any further enquiries in relation to Council's proposed planning strategy for the Spit and Broadwater foreshore area, or enquiries relating to the Gold Coast Harbour Vision 2020 Project, they may consider contacting the Gold Coast City Council on telephone (07) 5582 8322.

Tripcony Hibiscus Caravan Park Site

I advise that as Minister for Local Government, Planning and Women, I have a responsibility under the IPA to consider whether any interests of economic or environmental significance to the State are adversely affected by local government planning schemes. During the first State interest review of the Caloundra City Plan, the then Department of Natural Resources and Mines provided specific advice regarding its interest in the Tripcony/Hibiscus caravan park site. The then Minister for Local Government and Planning subsequently provided a condition on Caloundra City Plan to address the concerns raised.

I understand the provisions included in Caloundra City Council's publicly notified Plan regarding the Tripcony/Hibiscus Caravan Park site, reflect a previously agreed position, which was reached through a collaborative process between Council, the then Department of State Development and the then Department of Natural Resources and Mines. The provisions are also consistent with the current development requirements in Council's existing planning scheme. The provisions effectively maintain the status quo and allow the future of the site to be determined through a further collaborative planning process.

You may be aware that earlier this year Caloundra City Council resubmitted its draft City Plan to me for final consideration of State interests prior to Council adoption. As part of this process the Department of Natural Resources, Mines, and Energy (DNRME) provided comments to the Department of Local Government, Planning, Sport and Recreation (DLGPSR) in relation to the Tripcony-Hibiscus Caravan Park site.

I have asked DLGPSR to give your concerns as outlined within your petition, in addition to DNRME's comments, detailed consideration and to provide more advice to me in regard to this matter before I give approval to Council to adopt its draft planning scheme.

Furthermore, as DNRME own the site, the issue of the future land status of the Tripcony/Hibiscus caravan park is the responsibility of my Cabinet colleague the Honourable Stephen Robertson MP, Minister for Natural Resources, Mines and Energy. I have therefore taken the opportunity to forward your letter together with the petition you attached to his office for a reply.

I hope this information is of assistance.

Yours sincerely

Desley Boyle MP
Minister for Local Government and Planning
Minister for Women



**Queensland
Government**

Hon Stephen Robertson MP

Member for Stretton

Ref N/04/01930 HO
CTS 04876/04

**Minister for Natural Resources and
Minister for Mines**

26 AUG 2004

Mr N J Laurie
The Clerk of the Parliament
Parliament House
Alice and George Streets
Brisbane Qld 4000

Dear Mr Laurie

I refer to your letter of 19 March 2004 to the Minister for Local Government and Planning, forwarding a copy of Petition No 283.04 lodged in the Queensland Legislative Assembly on 18 March 2004. As some of this matter falls within the jurisdiction of my portfolio responsibilities, your letter has been referred to me.

The petition draws to the attention of the House the concerns of the community in regard to dealings by the State Government, with a property known as the Tripcony and Hibiscus Caravan Parks site located at the corner of Park Place, Bowman Road and Bulcock Street, Caloundra. Of particular concern was the direction from the Minister for Local Government and Planning to Caloundra City Council in relation to the draft Caloundra City Plan and advice from the State Government on the possibility of the property being given freehold status.

The Tripcony and Hibiscus Caravan Parks are held under a Term Lease pursuant to provisions of the *Land Act 1994*. SEQ Caloundra Properties Pty Ltd is the current lessee of this Term Lease which expires in November 2009.

The lessee has applied to my Department of Natural Resources and Mines to convert the Term Lease to freehold tenure. This application is being held in abeyance pending the gazettal of the Caloundra City Planning Scheme.

Until the Caloundra City Plan is finalised, I am unable to give a definite indication on the outcome of the lessee's application to freehold the land. However, I am aware of the community desire for the area to be retained as public open space. Accordingly, any decision on the future use of this land after expiry of the Term Lease will need to consider the community's expectations.

I trust this information clarifies the situation.

Yours sincerely

STEPHEN ROBERTSON MP

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