

Rainbow Shores Stage 2

Protecting our lifestyle and environment

Will the Rainbow Shores Stage 2 development will impact on camping facilities?

No. Camping has never been allowed in the Rainbow Shores area. This development will have no impact on the availability of camping grounds on Inskip Point. In fact, the development of Stage 2 will ensure that power, sewerage and water will be available adjacent to the Inskip Point recreational areas.

Will the Rainbow Shores Stage 2 mean the beach will be closed to 4WDs?

No. Rainbow Shores is not applying to Council to close the beach to traffic, nor are we aware of any plans by Council to do so.

Does Rainbow Shores Stage 2 fall within the town's strategic plan?

Yes. The area in question is classified an opportunity zone which allows for development provided strict criteria are addressed – which is what we are doing.

The State Government determined in 1983 that this land should be developed to meet the growing population and tourism needs of the region and subsequently issued a development lease. Under the terms of the lease the lessee must instigate development of the land.

Once certain conditions have been met and development approvals received, the land will be developed. The development of the Rainbow Shores Stage 1 has now reached a point where it is appropriate to get the approvals for Stage 2 to allow a well planned overall development.

Will Rainbow Shores Stage 2 affect the Rainbow Beach lifestyle and the existing community?

Rainbow Shores Stage 2 will help protect the Rainbow Beach lifestyle. Rainbow Beach has a wonderfully relaxed lifestyle – that's what makes it so attractive. Rainbow Shores Stage 2 will

be developed in such a way as to continue this relaxed lifestyle – we don't want to see that change any more than you do.

This will be staged development over the next 10 to 20 years and the design philosophy of minimal disturbance, low density, and low environmental impact that drove the construction of Stage 1 has been expanded and applied to the new stage of development.

The population growth that Stage 2 will bring will also bolster the community's case for increased services including health, education, sporting and retail facilities.

That growth in the community will also lift the rates income for local government which can be used by council to deliver improved community services.

Through the construction phase, and as the development becomes fully operational, it is estimated Rainbow Shores Stage 2 will directly create a significant number of jobs for the local community.

The development represents a huge commitment to the community and is expected to directly and indirectly inject millions of dollars into the region over the construction period.

Stage 2 will lift the number of customers supporting existing Rainbow Beach retailers while helping strengthen the region's crucial tourist economy, generating more jobs, more income and helping to secure the growth of the community.

The inclusion of a resort and other holiday accommodation will also help protect the Fraser Island environment by reducing the need for more on-island accommodation to meet growing tourist demand.


Rainbow Shores
Naturally
Stage 2



Is there enough water available for Rainbow Shores Stage 2?

Yes. The recent report by Sinclair Knight Mertz has identified that there is adequate water supply for Rainbow Shores Stage 2 using existing water licenses held by Council without applying any water saving measures.

However, Rainbow Shores is committed to applying best practice water management including bringing treated water from the council's treatment plant back to the development for outdoor water use such as car washing, gardening, etc. Recycled water will be used in Rainbow Shores and possibly other future developments in Rainbow Beach.

It will not affect current local residents.

Rainbow Shores water management plan takes into account all land designated for development in the Cooloola Coast Strategic Plan. There is adequate water available for all future development and growth identified in this regional plan.

All infrastructure costs related to water will be covered by the developer.

Will there be bushfire protection for Rainbow Shores Stage 2?

Yes. Fuel free zones and access easements have been established to separate built structures from "green fingers" and to enable emergency vehicle access to buildings.

In addition, fire breaks and fuel free zones have been added between the beach protection zone and housing allotments.

This combination of protection strategies has ensured that fire danger from any bushfires has been classified as minimal.

Will the development impact on the local environment?

The impact will be minimal. The design philosophy of minimal disturbance, low density, and low environmental impact that drove the construction of Stage 1 has been expanded and applied to the new stage of development.

While a State Government environmental survey and a report by respected environmental consultants Golder's found the site contained no rare species or "of concern" vegetation, significant steps are being taken to protect the flora and fauna.

Minimal selective clearing will be undertaken and all construction will be rolled out in a manner to safeguard the welfare of local vegetation and fauna including birdlife. A strict procedure will be applied if bird nests or other animals need to be relocated.

All landscaping within the development will be designed to support the local environment.

Will there be any environmental impact from urban runoff?

No. Rainwater generally goes directly into the sand mass which engineering reports show is an extremely effective filter. It is only in exceptionally heavy rain that there will be any discharge from the site and this will be into the beachfront, meaning there will be no impact on wetlands or the marine environment.

Rainbow Shores commissioned leading environmental consultant Dr Richard Walton to investigate the handling of stormwater in the development and he advised that Rainbow Shores provided the perfect sand filter for stormwater which will soak through into the subsurface water systems, as occurs in Stage 1 of the development.

"This will provide excellent water quality treatment," Dr Watson said in his report.

Rainbow Shores' decision to return treated water back to the development for outdoor use will also mean treated effluent from the development does not need to be discharged into wetlands.

Will there be any impact on marine life and fisheries?

No. The Department of Primary Industries has reported that impact on fish habitat and fishing grounds would be "minor" provided the development employs adequate buffer zones and manages storm water run off and acid sulphate soils – all of which are addressed in Stage 2's low environmental impact design and planning.

In particular, Rainbow Shores' management of storm water runoff and moves to recycle water will protect the marine ecology.

How will the Rainbow Beach sewage system cope with the additional demand?

Ensuring adequate local sewage treatment facilities are in place is a matter for local council.

Rainbow Shores Stage 2 will be responsible for all costs associated with providing sewerage treatment for this stage of the development.