

DEPARTMENT OF NATURAL RESOURCES OFFICE MEMO

Your Ref: Author: OLE Date: 01 December 1997 From: Owen Eisenmenger To: Ross Bein - SVO - Mackay Subject: Further Dealing - Percy Island PH - Lot 3907 PH634 Par Northumberland	Our Ref: MKY 4106 Telephone: 68783 Facsimile:
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Date of Inspection: 19 November 1997

Date of Instruction: 23 August 1996

Date of Expiry: 28 February 1998

Identification: Percy Island No. 2 Pastoral Holding
 Lot 3907 on Crown Plan PH634
 Parish of Northumberland County of Palmerston.
 Known as Middle Island being part of the Percy Isles group.

Lessee: S78B(2)
 Percy Island
 Via Mackay Qld 4740.

Area: 16.576 square kilometres.

Zoning & Local Authority: The property is within the boundaries of the Broomsound Shire and is zoned Rural A under the Town Planning Scheme for the Shire of Broomsound which was gazetted on 2 June 1984.
 Consent uses under this zoning include Agriculture, Animal husbandry, Domestic pets, Dwelling-houses, Local utilities, Rural buildings, Sports and recreation, Stables, Stock salesyards, Stockyards.

Situation and Access: Situated about 125 kilometres southeast of Mackay Harbour and about 85 kilometres north east of Carmila Beach. The closest point on the mainland is Arthur Point which is about 55 kilometres to the south. Access to the island is available only by boat or helicopter. There is no facility for a fixed wing aircraft.

Country Type: The property is described as being a large island with a number of rocky peaks up to 247 metres in height falling to open, exposed, steep foreshore on the eastern and northern side of the island with more moderate slopes and to the south and west falling to sandy beaches or rocky bluffs. There are four (4) points on the island which are above 221 metres in height. Soils are generally clay based in the north and sandier in the south.

The island is well covered with tree cover and the main tree types on the island include:- large wattle trees on sandy soils;

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Melaluca, oak, pandanus, banksia, messmate, and mahogany on grey sandy soils;
Bloodwood, moreton bay ash, forest red gum on clay based soils;
Hoop pine on rocky outcrops;
Hoop pine and scrub trees on red clay loams.

Main access to the island is via anchorage in West bay. This may be unsuitable in times of northerly winds but it has the best beach and a tidal lagoon off the beach to the north which is ideal in times of cyclonic winds. Noel Patrick's book *Curtis Coast* shows other suitable anchorages (dependant upon seasonal conditions) in Rescue Bay, Dolphin Bay, and Whites Bay.

Water: Natural supplies are obtained from one spring which is thought to be permanent. Recent dry years have diminished the water supply from the spring. This spring water is gathered in tanks and reticulated to the homestead complex.
Artificial supplies are obtained from a gully dam which was dry at the time of inspection. Water from this source is also reticulated to the homestead complex when available.

Improvements: There are two main areas of improvements and these are located at West Bay and the Homestead. Value of improvements as detailed on attachment are:-
Homestead Complex - \$104900
West Bay Complex - \$15800
Water facilities \$20000
Fencing \$ 4000
Other improvements \$15000

Present Use: Presently the property is a pastoral holding and has in the past been used to run sheep but has not been used for this purpose for many years. The present lessee has held the lease since about 1964 and ceased grazing sheep shortly after acquiring the island lease. At the time of inspection the lessee s78B(2) was not on the island but was in England (on unspecified business) and the lease was being looked after by his caretakers s78B(2) who have apparently been living on the island with their s78B(2). They were responsible for the building of the round house near the homestead complex where they lived prior to moving into the homestead after s78B(2) departed for England.

As I understand it, the s78B(2) live on the island with s78B(2) and are caretaking in his absence. They basically maintain a subsistence living on the island living from produce gained from the garden and also by killing and eating other animals living the island. They also sell produce from the garden to passing yachtsmen and there are other products sold such as honey and goat skins which are tanned. Animals on the island include hens, ducks, turkeys (all of which are used for domestic consumption), 1 bull, 1 cow, 4 ponies, feral and domestic goats (there are estimated to be about 400 feral goats), peacocks, 1 guinea fowl and kangaroos which are descendant from a number introduced to the island by the lessee in the 1960's.

In summary the lessee and his caretakers use the island to maintain a subsistence living and enjoy the lifestyle. Also visitors to the island are not discouraged and during any one time there are a number of people walking around the island viewing its attractions.

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Proposed Use: In his letter of 14 April 1997 the current lessee, §78B(2) formally applied for a renewal of the lease over the island. He does not really specify in the letter what he proposes to use the lease for but after speaking to §78B(2) it would seem that the proposed use would be the same as the current use.

Public Use: Public usage of the anchorage and facilities provided and maintained by the lessee at West Bay is extensive. Camping is available in the "Tree House" and people can also camp in the mezzanine floor of the 'A Frame'. Also there is the opportunity to buy provisions from the 'A Frame' on an honour system. In good seasonal conditions there is also the provision of fresh water but it was not available at the time of inspection.

At the time of inspection there were three (3) other boats moored in the bay and another came in on the morning of the inspection. There were a couple staying temporarily in the "Tree House" and a couple had spent the evening in the mezzanine floor of the 'A Frame'.

This island is the only island occupied in this group and the nearest other occupied island is Marble island to the south. It is a popular island to visit and is referred to in many publications. Also the lessee and his caretakers do not discourage visitors from exploring the island.

The caretakers have negotiated with the providers of the CQ rescue helicopter and under his own initiative has undertaken to store a fuel dump for the helicopter on the island which enables the helicopter a much greater range to operate from.

There are also two memorial plaques on the island near the homestead in memory of a family lost at sea between Percy Island and Mackay and the other remembers a former inhabitant of the island who is buried elsewhere.

Amenities: Being an isolated island there are few amenities available. Radio and some television channels are obtainable. The lessee's caretakers have a mobile telephone service and they also have a radio capability of reception and transmission. There is no mail service.

Noxious Plants: Prickly pear and lantana were evident at inspection. While these plants were confined to small areas and minor infestations they were still evident.

Authority's Views: In letter of 11 October 1996 written by David Orgill DOE registered an interest in the island and expressed strong feelings about the effect that goats were having on the island in terms of destruction of plant species, soil erosion problems and the resultant sedimentation of fringing reef areas. Broadsound never responded formally by letter as to their views regarding the possibility of future leasing of the island.

A meeting between representatives of DOE, Broadsound Shire Council, and DNR was held at the offices of the Broadsound Shire Council on 13 May 1997 to discuss the future use and tenure of Percy Island upon the expiry of the lease in 1998. (see H Usher's minutes of the meeting on file) The results of that meeting were that DOE were no longer interested in acquiring the island as a national park but all parties agreed that the island should be maintained in its present state as best as possible. DOE were particularly keen to see that if a future lease were issued then strict management of goats on the island be carried out in order to reduce erosion.

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- Rates and Rent: Broadsound Shire council advise that there are no outstanding rates on the lease and DNR rent is also paid up to date.
- Section 159: Under Section of the Land Act 1994 the following issues are considered in dealing with a lease renewal:-
- (a) The current lessee has applied for a renewal of the lease and it would be in the interest of the lessee to renew the lease;
 - (b) No part of the lease should be set apart and declared as State forest under the *Forestry Act 1959* ;
 - (c) Public interest would not be adversely affected, other than for an issue mentioned in paragraph (b), if the lease were renewed;
 - (d) Department of Environment have been consulted about the declaration of the island as National Park in line with the use of other islands in the group. DOE have advised that the island is not required for National Park purposes however they would like to see the inherent features of the island retained if the island is further leased;
 - (e) There are sand 'blows' in the southern and eastern parts of the island which are a result of a cyclone in 1950 destroying the covering vegetation. These areas of denuded sand have not revegetated over the years and there is a possibility that these areas could be further degraded;
 - (f) While there are sand 'blows' in the southern and eastern parts of the island which are areas of denuded country these areas are not extensive and do not form a substantial area of the lease;
 - (g) The lease is a pastoral holding and the lessee has complied with the conditions of lease;
 - (h) The lease has been investigated by planner Mr Harry Usher and his recommendations are contained in his planning study of the islands and coastal lands in the Sarina, Broadsound area. From a planning perspective the lease has a more appropriate use other than grazing;
 - (i) The lease is on an island and its location, topography, geology, accessibility, heritage importance, aesthetic appeal or like issues make it special;
 - (j) There are no indications that any apt of the lease is needed for a public purpose;
 - (k) No part of the lease is need for property build-up purposes of other properties;
 - (l) The lease could not be subdivided without reducing the remaining land to less than a living area.

Remarks: The current lessee of Percy Island, s78B(2) has formally applied for a new lease over the island on the expiry of the pastoral holding currently covering the island. As the current lease is a pastoral holding the lessee has certain rights under Section 473 of the Land Act 1994. DOE do not have an interest in preserving the island as a National Park however they do wish to see that the remaining natural values on the island are conserved.

I consider that the issue of a pastoral lease over the island would be inappropriate as the island is not suited to pastoral pursuits, has not been really used for that purpose for many years and is too far from the mainland to be an economic pastoral unit.

I consider that a low key residential lease over the island preserving the unique lifestyle currently enjoyed by the lessee would be an appropriate form of lease and would also conserve the existing natural values remaining on the island. Also by allowing this type of lease there is the possibility of allowing continued interaction between passing tourists and the lessee and the passers by could still continue to enjoy the attributes of the island. Also by having a

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lessee on a low key type of lease there is someone in a caretaker type role on the island.

I also consider that lease conditions could be designed to protect conservation values on the island. Also the term of the lease could be for a shorter period so that at its expiry the future of the island can be reassessed taking into account views and conditions at the time.

Recommendation:

I recommend that the current lessee [redacted] be offered a term lease for a period of ten (10) years over lot 3907 on plan PH 634 on the expiry of the Percy Island Pastoral Holding subject to the terms and conditions as attached.

Recommended rental category is Category 3 and the current UCV is \$21000.

(GRAZING VALUE)

[redacted] sch4p4(6) Personal information

Owen Eisenmenger
Valuer

MR SLS

REPORT ENDORSED

CATEGORY 3 - RURAL SITE

VALUE \$70000 AS RESIDENTIAL SITE
(after discussion w- Mr. Eisenmenger)

[redacted] sch4p4(6) Personal information

5/12/97

Approved - Peter 160 had Act 1994

[redacted] sch4p4(6) Personal information

SENIOR LAND OFFICER
LAND SERVICES
MACKAY
DELEGATE OF THE MINISTER
12/1/98

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IMPROVEMENTS

Homestead:	Highset dwelling with sawn timber frame on round timber and steel stumps. Partially enclosed underneath and partially concreted underneath. Surrounded on 3 sides with verandah and clad with weatherboard and internal walls and ceilings T & G V joint pine. Hopper windows and CGI roof. About 160 sq. metres in area.	\$72000
Bath House:	About 15 sq. metres with concrete floor, casement windows and CGI walls and roof.	\$1500
Fowl Run:	CGI shelter with wood post and netting enclosure.	\$200
Storage Shed:	Earth floor with steel and timber frame CGI roof and assorted wall cladding	\$1200
Round House:	Concrete floor with timber frame. Roof and guttering is salvaged iron and exterior walls are aluminium and glass pannelling. Open plan interior.	\$30000
West Bay Buildings:		
Tree House:	About 40 sq. metres. Sawn and round timber interconnected with tree trunks on steeply sloping ground. CGI roof and walls and also some woven bamboo and palm walls. Rear section is cut into the hillside and has concrete floor and rude kitchen facilities.	\$2000
A-Frame:	About 220 sq. metres. Round and sawn timber frame with earth floor and GI roofing. Mezzanine floor inside the building which can be used for camping by travellers. Building acts as point of sale for island produce.	\$8000
Shed on Beach:	Round and sawn timber frame with GI walls and roofing.	\$800
Jetty Shed:	About 20 sq. metres on earth floor with sawn and round timber frame with GI cladding and roof and casement windows.	\$2000
Jetty:	About 10 metres long and 2 metres wide with round timber piles and pylons and sawn timber decking.	\$3000
Water Supply:	Earth, stone and concrete gully dam which was dry at inspection. Spring in gully which is syphoned to four (4) fibreglass tanks and then pumped via centrifugal pump and honda petrol engine to six (6) fibreglass tanks at the homestead. Other fibreglass tanks at the boatshed and the tree house and the homestead which are rainwater.	\$20000
Other Improvements:	Air strip - hand made and not used. U.S. Fencing - around Homestead and other small paddocks Timber Treatment - about 15 hectares cleared Orchards and garden	 \$4000 \$10000 \$5000

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Conditions Report

02/12/1997

246

A46

- (1) The lessee shall use the leased land for residential purposes.
- (2) In the event of the lessee ceasing to use the leased land as provided for in Condition A46 clause (1) above, the lease may be forfeited or cancelled.
- (3) The annual rent shall be paid yearly in advance and shall be determined in accordance with the provisions of the Land Act 1994.
- (4) The lessee shall pay the cost of any required survey.
- (5) The lessee must keep any noxious plants, on the leased land, under control.
- (6) The lessee has the responsibility for a duty of care for the leased land.
- (7) The lessee shall ensure that the use and development of the leased land conforms to the Town Planning Scheme By-Laws and requirements of the Broomsound Shire Council.
- (8) The lessee must give the Minister administering the Land Act 1994, the information the Minister administering the Land Act 1994 asks for about the lease.
- (9) The lessee shall not destroy any trees on the leased land unless in accordance with a tree clearing permit under the provisions of the Land Act 1994 or the provisions relating to the clearing for routine management purposes as prescribed in the Land Regulations 1995. (NOTE:- Routine Management provisions of the Land Act do not apply on leases over State Forests and Timber Reserves)
- (10) No compensation for improvements or developmental work shall be payable by the State at the expiration of the lease but the lessee shall either have the right to remove the lessees moveable improvements within a period of six (6) months from the expiration of the lease, provided all moneys due by the lessee to the State on any account whatsoever have been paid, or be required to remove those improvements as specified in any further condition of lease.

A47

- (1) The lessee shall allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.
- (2) Except as hereinafter provided the lessee shall not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements of a permit, licence, agreement or contract granted or made under the Forestry Act 1959.

- C1 The right of resuming the whole or any part of the leased land at any time on giving six (6) months notice and compensating for improvements only shall be reserved to the State.
- C61 The lessee shall not under any circumstances carry out any further cultivation on the leased land.
- C146 The lessee shall not in any way interfere with any navigation mark or light erected (whether erected before or after the date of commencement of the term of the lease) on the leased land or on any structure thereon, nor shall the lessee be entitled to make any objection or claim any compensation in respect thereof.

Continued on Next

- C300 The lessee shall at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with the reasonable enjoyment of neighbouring properties or nesting sites for turtles.
- C320 In all other respects, the lease shall be subject to the provisions of the Land Act 1994 and other relevant State and Commonwealth Acts.
- C330 The lessee shall ensure that each and every activity undertaken on the leased land which has the potential to pollute and/or contaminate marine and underground waters is carried out in such a manner as to prevent this from occurring.
- C334 The lessee shall, at the lessees' own cost, be responsible for the maintenance of order and good conduct of persons within the leased land and such order and conduct shall be to the satisfaction of the Minister administering the Land Act 1994.
- G42 The lease is not eligible for conversion to freehold tenure in terms of section 166 of the Land Act 1994.
- K23 The lessee shall within one (1) year from the commencement of the lease and to the satisfaction of the Director General, Department of Environment, remove or eradicate feral goats to a population acceptable to the Director General, Department of Environment from the leased land.
- L80 The lessee shall not effect any further structural improvements on the leased land without the consent of the Minister administering the Land Act 1994, and any other relevant authority, having been first obtained.
- L97 Further to Condition A46 clause (10) above, the lessee shall remove all improvements and rehabilitate the area to the satisfaction of the Minister administering the Land Act 1994 from the date of expiration of the lease.
- L98 If the lessee fails to remove the improvements and rehabilitate the area as detailed in Condition A46 clause (10) above, the Minister administering the Land Act 1994, shall be at liberty to remove the improvements and rehabilitate the area and is hereby authorised to do such acts and things as are necessary to effect the removal and rehabilitation. The said Minister may recover from the lessee the total cost incurred in the said removal and rehabilitation.
- M41 Neither the State nor the Local Government shall be liable for any loss or damage to the leased land or to any improvements thereon caused by erosion or other elements of nature in the locality.
- M308 The lessee shall not keep, store or permit to be kept or stored on the leased land any materials of a dangerous, flammable or explosive nature unless all statutes, local-laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
- Z93 The lessee shall keep the leased land in a clean, orderly and sanitary condition.

DEPARTMENT OF NATURAL RESOURCES

OFFICE MEMO

Your Ref:
 Author: Harry Usher
 Date: 14 May 1997
 From: Harry Usher
 To: [REDACTED] s78B(2)
 Subject: Mid Percy Island

Our Ref: MKY 4106
 Telephone:
 Facsimile:

Please find attached minutes of a meeting dated 13 May 1997 re the future use of Mid Percy.

If there is to be a successful transition when the lease expires in March 1998 I recommend you contact the present lessee, [REDACTED] s78B(2) to ascertain if he is interested in a new lease of the island subject to draft conditions as per the meeting minutes. If he wishes to terminate the lease I recommend the preparation of a valuers report and the preparation of a draft new lease followed by an auction as soon after the lease expires as possible.

Plans of the island are attached. There is a vegetation map with contours in the file.

[REDACTED] sch4p4(6) Personal information

Harry Usher
 Regional Planning Officer
 Mackay

14 May 1997

[REDACTED] s78B(2)

[REDACTED] s78B(2)

Please prepare further dealing report

[REDACTED] (6) Personal in

[REDACTED] 4(6) Personal in

16/5/97

Enquiries to: Harry Usher
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 PO Box 63 Mackay Qld 4740
 Telephone : (079) 518 713 Facsimile: (079) 574 005

MID PERCY ISLAND - FUTURE USE

Meeting held at office of Broadsound Shire Council, St Lawrence on 13 May 1997

Present

s78B(2) BSC
BSC
SC

Dave Orgill Dept of Environment (Marine Parks) Gladstone
Sonia Edwards Dept of Environment (Coastcare)
Owen Eisenmenger DNR
Harry Usher DNR

The purpose of the meeting was to discuss the future use and tenure of Mid Percy Island when the current lease expires in March 1998. It was also to determine the available information on the island. The potential values of the island are referred to in the Broadsound and Sarina Coastal and Islands Study of State Lands.

MINUTES

Available Information

Little information is available. A DNR geology map at a large scale illustrates the soils as being predominately of the "Whitsunday Volcanic" series. These are acid to intermediate pyroclastics and are of a shallow, stony, bleached sodic/duplex nature. There are minor flows of conglomerates, a red/brown soil. Generally the land type is not suited to grazing by cloven hoofed animals.

There are no aerial photographs. It was recommended a flight is arranged by DOE.

A comprehensive report of the island dated 1987 is available in DNR file MKY 4106. This file also contains a series of photographs.

Confirmed Aboriginal sites are known on the island.

There are sand blows on the SW coast of the island and in inland gulleys to the SE caused by overgrazing by goats.

Development v Conservation

DOE confirmed they are no longer interested in locking up the island as National Park and that there are limited remaining natural values to conserve. It was agreed that it would be extremely difficult to find a developer who would be interested in the island without government financial assistance due to the distance of the island from the mainland. It was agreed that in time, with improved transport technology there may be development potential.

Resolution

It was agreed that the present lifestyle on the island was unique and should be maintained subject to conditions. If the present lessee, s78B(2) is not interested

in a new and modified lease containing conditions re sustainable management practices on the island, the whole island should be offered at auction for a 10 year term lease for a purpose to be decided but which preserved the existing lifestyle. This lease to be subject to conditions which should include the following:

1. Lessee to take over existing improvements including homestead, tree house, A framed building etc as agreed with existing lessee, s78B(2)
2. The signing of a conservation agreement by the lessee with DOE to protect the natural and cultural values of the island. This would include the possible extinction of all goats from the island as is about to occur on the National Park at SE Percy island. (Note: the existing goats form part of the existing lifestyle and are a source of food and milk - it should be possible to manage goat grazing on a sustainable basis with fenced paddocks). Lessee to apply for Natural Heritage Trust funding in liaison with Aboriginal and community groups for rehabilitation works. The lessee may have to provide some access for vegetation rehabilitation workers.
3. Issue of Permit to Occupy over the A framed building area on the esplanade to the lessee. Alternatively a condition that the lessee rebuilds the A framed building within the leased area to the specification of BSC.
4. Lessee to upgrade condition of all remaining buildings to specifications of BSC.
5. Lessee to allow the public access to the island in designated areas, beyond the esplanade, for camping purposes. Lessee to have exclusive rights over the majority of the island.
6. Lessee to maintain the existing lifestyle of the island by offering paid hospitality/services to passing boats.

It was agreed further consultation was required over the lease conditions and rent and that it was important that the lease was marketable in order to attract a lessee who would not be interested in making a viable business from the island yet prepared to maintain/improve it. If there was no interest in a 10 year lease it may be necessary to offer a 15 or 20 year lease. It was noted that it was unlikely financial institutions would offer financial loans over a 10 year lease.

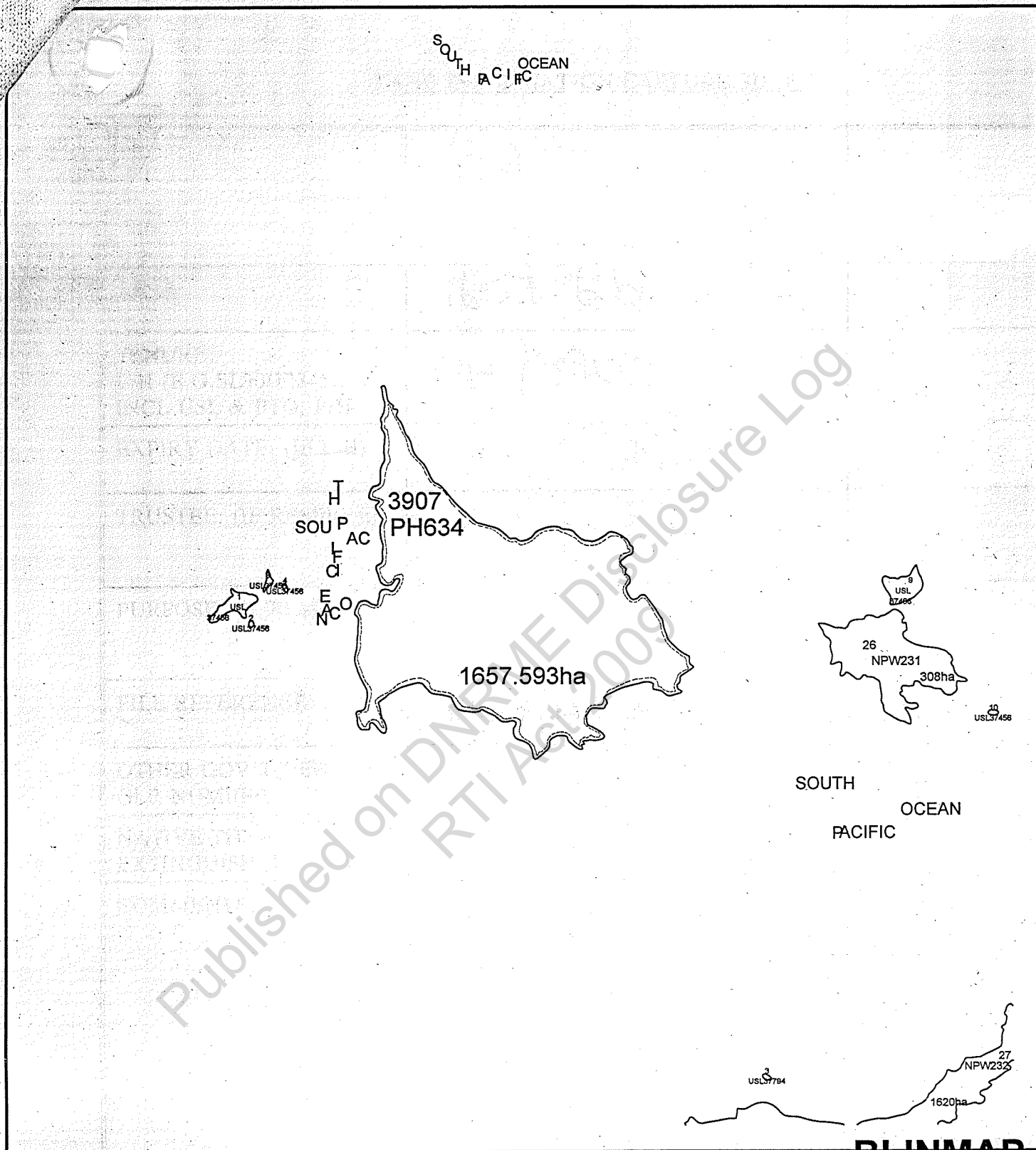
Summary

Conserve the existing lifestyle subject to conditions of sustainable management practices (grazing management, rehabilitation, erosion control, water storage etc) while not negating future development prospects in ten to twenty years time.

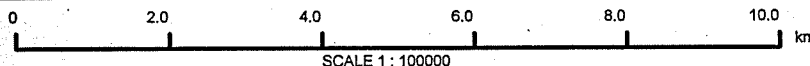
sch4p4(6) Personal information

Harry Usher
Regional Planning Officer
Mackay

13 May 1997

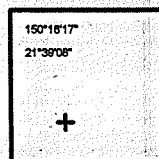


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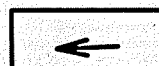


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MAP WINDOW POSITION



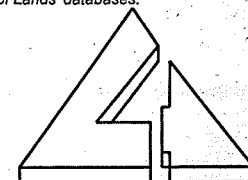
NEAREST LOCALITY



GREENHILL
84.85 KM

DESCRIPTION	CLIENT SERVICE STANDARDS	LEGEND
LOT 3907 PLAN PH634 AREA 1657.593ha TENURE LL LOCAL GOVERNMENT BROADSOUND LOCALITY PERCY ISLES PARISH NORTHUMBERLAND COUNTY PALMERSTON PRINTED 28/3/1996	28/3/1996 DCDB 28/2/1996 File A	

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LANDS

12 of 23

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Release

MIDDLE PERCY ISLAND H4'E'

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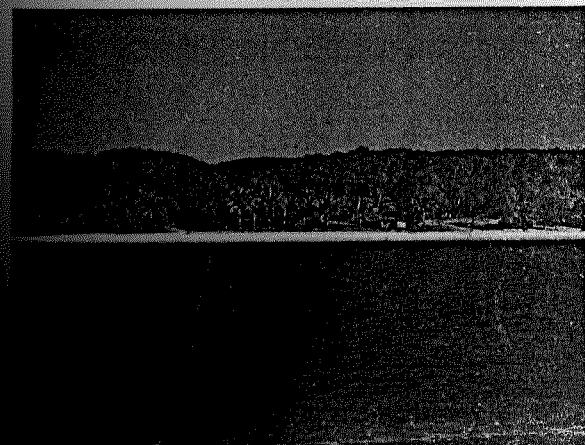
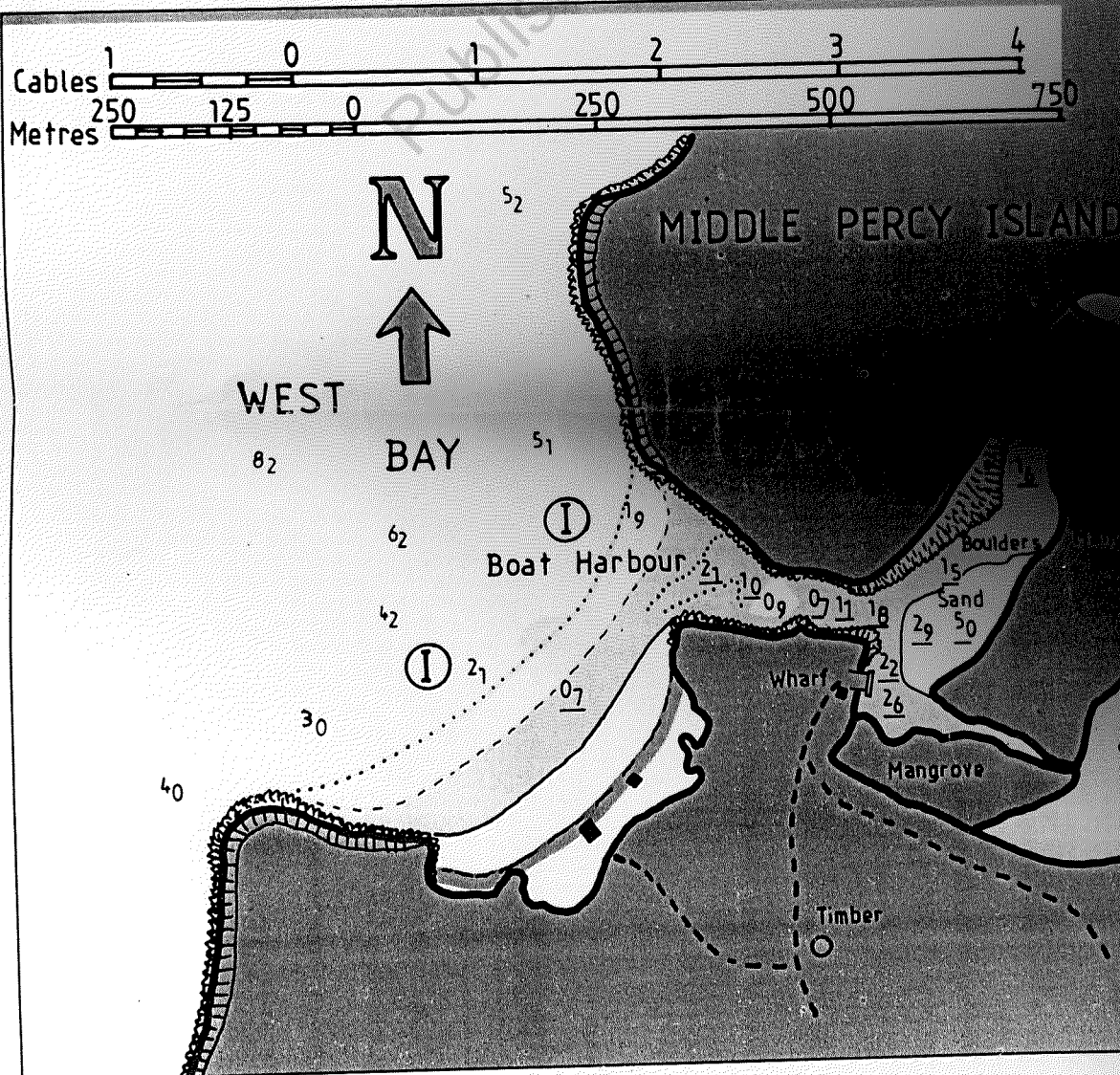
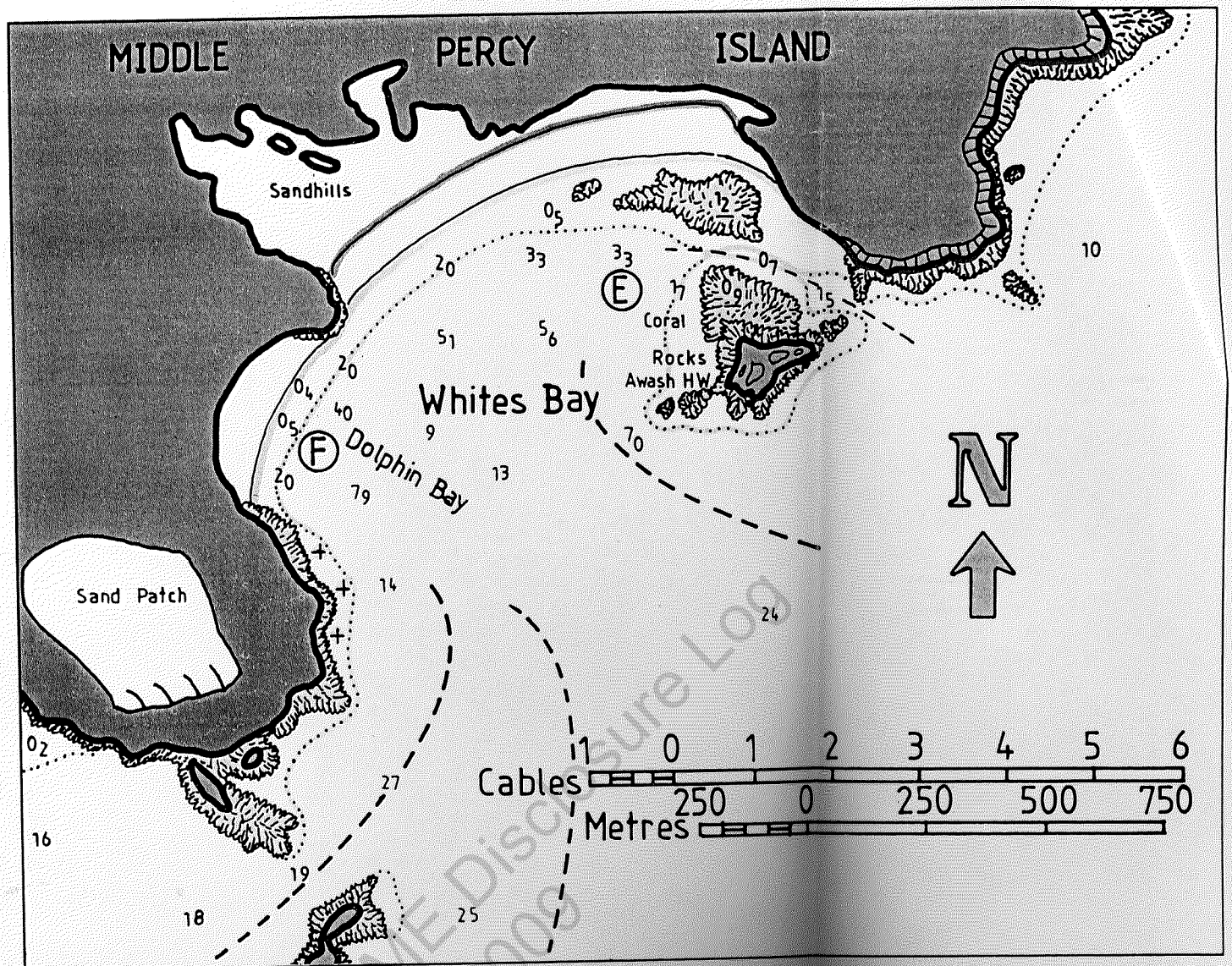
(I) Boat Harbour - West Bay

Drying well before LW, this little harbour has a tradition extending back many years. When the Whites owned the lease of Middle Percy Island they constructed a boat at the home stead, dismantled it and reassembled it here.

For many years the "Islander", such was her name, was moored alongside the jetty. She was inherited by Andrew, the Lessee, who sold it, with the present owners treating it very well indeed. It quite often will be encountered along the Queensland Coast. Enter with one's draught plus 2.5 metres, over sandbar, maintaining a centre course between the rocky shore lines. Proceed ahead, if intending to take the hard, to the clear beach or turn starboard

to jetty. If tying to same, use the heavy fore and aft lines from shore. Do not place undue strain on structure. On a falling tide a halyard may be joined to spare heavy line and loosely tightened to maintain inward lean against jetty face.

Important: Loosen all lines on a rising tide.



West Bay, Middle Percy Island.

Pages 15 through 18 redacted for the following reasons:

Section 78B(2)

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RTI Act 2009

Your Ref:
Our Ref: MKY4106

14 November 1996

A Martin

sch4p4(6) Personal information

UNITED KINGDOM

Dear Sir

RE: Percy Island Pastoral Holding being Lot 3907
on Plan PH634, Parish of Northumberland.

I refer to your letter received in this Office on the 17 October 1996.

I advise that this Office cannot effect a change of name as requested. You will need to engage the services of a Solicitor to lodge a Transfer. This documentation is to be lodged in the Titles Office for registration by your Solicitor.

If you have any queries please do not hesitate to contact me.

Yours faithfully

4(6) Personal inf

for
JN Smith
A/District Manager
Mackay District

DEPARTMENT OF NATURAL RESOURCES



Pages 20 through 21 redacted for the following reasons:

Section 78B(2)

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187

Queensland Department of Environment and Heritage

Central Coast Region • Park Lane Plaza, Corner Goondoon and Tank Streets, Gladstone Qld 4680 • PO Box 5065 GLADSTONE QLD 4680
Telephone (079) 72 6055 • Facsimile (079) 72 1993

Enquiries to D. Orgill
Telephone (079) 72 6055
Your Reference MKY4106
Our Reference FZ2S/2 DO:DO317



11 October, 1996

Acting District Manager
Department of Natural Resources
PO Box 63
MACKAY QLD 4740

Attention: Sue Wilson

Dear Madam,

**RE: Percy Island Pastoral Holding being Lot 3907 on Plan PH634,
Parish of Northumberland. Lessee: -**

s78B(2)

I refer to your letter of 9 September 1996 to the Department's Whitsunday Office regarding this matter. This island is within the current area of management responsibility of the Central Coast Region, Curtis/Capricorn District based at Gladstone.

Middle Percy Island has significant natural and cultural values making it of interest to this Department for national park purposes. I would request that you register this Department's interest in this island.

The islands natural and cultural values have been significantly impacted by the relatively high density of goats previously and presently grazed there. Previous inspections of this island and surrounding marine environment have confirmed that there is significant destruction of existing vegetation, complete destruction of endemic plant species regeneration and introduction of exotic plant species. Extensive soil erosion problems are evident, with large areas of gully erosion impacting on sensitive cultural sites and cliff faces. This erosion is believed to have directly caused the sedimentation of rock and fringing reef areas, with resultant algae growth at the expense of coral habitat.

It is the view of this region that the use of remote offshore continental islands for grazing of introduced hard-hooved ruminant species is environmentally inappropriate to both the island's ecosystem and the surrounding marine ecosystem, particularly within the Great Barrier Reef World Heritage Area

TO					
FROM					
SUBJECT					
DATE					
BY					
REMARKS					

L. Ackema

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The impact of goats on this island was previously advised by letter dated 22 November 1993 to the then Department of Lands, with a request that the existing goat density be reduced significantly. Department patrols to the Percy Group since that letter indicate that a reduction in the high density of goats does not appear to have occurred and it is requested that no further lease be issued for the grazing of hard-hooved ruminant species of animals on Middle Percy Island.

The removal of goats itself will not halt the soil erosion and resulting sedimentation of fringing reefs and rocks. Management intervention with suitable erosion control, weed eradication and vegetation regeneration techniques is required to address the serious nature of these erosion problems.

I would suggest that the successful implementation of the required management strategies to rectify these erosion problems on Middle Percy Island is only possible if the island is managed as a protected area, such as a national park, under the provisions of the Nature Conservation Act 1992.

If you have any queries regarding these views and requirements for Middle Percy Island please contact the District Manager(CM), Gladstone on (079) 726 055.

Yours Faithfully

sch4p4(6) Personal information

W.J. Fisher
Regional Director
(Central Coast)