



Minutes of the Ordinary Council Meeting held on Wednesday 26 March 2025 at Council Chambers, 67 Herbert Street, Bowen

Council acknowledges and shows respect to the Traditional Custodian/owners in whose country we hold this meeting.

Councillors Present:

Ry Collins (Mayor/Chair), Michelle Wright (Deputy Mayor), Jan Clifford, Clay Bauman (via Microsoft Teams), John Collins, Gary Simpson, and John Finlay

Council Officers Present:

Warren Bunker (Chief Executive Officer); Scott Hardy (Acting Director Community Services and Facilitation); Neil McGaffin (Director Regional Strategy and Planning); Jason Bradshaw (Director Corporate Services); Gary Murphy (Director Infrastructure Services); Greg Martin (Communications and Marketing Manager); Craig Turner (Director Commercial Businesses), Adam Hagy (Director Capital Program and Network Planning), James Ngoroyemoto (Manager Governance and Administration); Madeleine Bailey (Governance Administration Officer/Minute Taker)

Other Officers Present (Partial Attendance):

Daniel Borg (Capital Program Project Manager); Troy Pettiford (Chief Operating Officer Whitsunday Water); and Peter Shuttlewood (Executive Manager Procurement, Property and Fleet)

The meeting commenced at 9:00am

The meeting adjourned for morning tea at 10:32am

The meeting reconvened from morning tea at 11:02am

The meeting concluded at 12:23am

Mayor Collins started the meeting by celebrating a historic win for the Whitsundays. The Queensland Government has officially confirmed that the region will host the sailing events for the 2032 Olympic and Paralympic Games. This is a game-changing opportunity that puts the Whitsundays on the world stage and will deliver long-term economic and tourism benefits.

Mayor Collins also noted that in the release of the 2032 plan, that the Bruce Highway for Goorganga Plains is listed as a key project. This achievement didn't happen by chance, it was the result of strong advocacy, clear vision, and the unwavering support from the community. Mayor Collins acknowledged the hard work of those who stood behind this push, including Member for Whitsunday Amanda Camm, our regional sailing fraternity and all who championed this vision.

Mayor Collins also thanked the Crisafulli government for including the region in the vision for the 2032 Olympics. To be successful, Mayor Collins asked that the council must: Work closely with all stakeholders, including the Brisbane 2032 Organising Committee, Australian Sailing, and all levels of government, to ensure the region gets the infrastructure, funding, and support needed to deliver a world-class event.

Mayor Collins looks forward to working with all, to ensure the Whitsundays not only hosts Olympic sailing but does so in a way that leaves a lasting legacy for the entire region.

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1 APOLOGIES/LEAVE OF ABSENCE

There were no apologies/leaves of absence requests for this meeting.

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## 2 CONDOLENCES

Council acknowledged and observed a minute silence for the recently deceased throughout the Whitsunday Region.

Cr Finlay requested that we pay our respects to the family and friends of the recently deceased young man who passed away in the car accident on Monday the 24th of March on the Bruce Highway in Bowen.

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3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 26 February 2025 are provided for Councils review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 26 February 2025.

RESOLUTION OM2025/03/26.1

Moved By: CR J FINLAY

Seconded By: CR M WRIGHT

That Council confirms the Minutes of the Ordinary Meeting held on 26 February 2025 subject to the following changes:

- a) Item 11.7 resolution seconded by Mayor Ry Collins, and Cr J Clifford
- b) Item 14 under matters of importance, vote was carried 5/2

MEETING DETAILS

The motion was Carried 7 / 0

CARRIED

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**4 BUSINESS ARISING**

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5 MAYORAL MINUTE

There was no mayoral minute for this meeting.

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**6 NOTICES OF MOTION**

There were no notice of motions for this meeting.

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7 DEPUTATIONS

There were no deputations for this meeting.

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**8 PETITIONS / QUESTIONS ON NOTICE**

There were no petitions or questions on notice for this meeting.

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9 QUESTIONS FROM THE PUBLIC GALLERY

There were no public questions submitted during this meeting.

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**10 COMMITTEES REPORTS**

There were no agenda items for this section.

Mayor Collins acknowledged that there were additional reports to be included as part of the agenda in item 12, and in the confidential matters.

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11 OFFICERS REPORTS

11.1 - 20090030 - Other Change Application - Development Application for Preliminary Approval (Variation) for Material Change of Use and Reconfiguration of a Lot; Development Permit for ROL - 4 Lots into 74 Lots & 4 Balance Lots (Hidden Valley Stage 4 & 6)

PURPOSE

To present the assessment of the development application for a preliminary approval for the Twin Creeks Eco Park and seek Council's determination.

OFFICER'S RECOMMENDATION

That Council refuse the Change Application (Other) to the Preliminary Approval (Variation Request to the Whitsunday Regional Planning Scheme 2017 v3.9) for Material Change of Use and Reconfiguration of a Lot; and Development Permit for a Reconfiguration of a Lot - 4 Lots into 81 Lots and 4 Balance Lots, made by Blue Jeep Investments Pty Ltd, on L: 7 SP: 137723, L: 25 SP: 342157, L: 5 RP: 740965, L: 210 SP: 332143 and located at Bushranger Dr, Cowan Rd, Duval Rd, Swagmans Lane, Rifle Range Road, for the following reasons:

1. There has been no demonstration that an overriding planning need exists for lots below 4,000m².
2. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.
- 3.
4. The variation for minimum lot sizes in precinct C1 of 3,000m² and minimum lot sizes of the development permit for Stage 6 conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent which seeks to ensure Rural residential development only occurs on the fringes of the urban area.
 - b. The proposal conflicts with AO1.1 and AO1.2 of the Reconfiguring a lot code as the minimum lot sizes and dimensions are below those specified in Table 9.4.7.3.2.
 - c. The proposal conflicts with PO1 (a) and (b) as the lot sizes are not appropriate for the intended use of semi-rural living nor compatible with the prevailing character and density of surrounding development.
 - d. The proposal conflicts with overall outcome 2(a)(i) and (iii) of the Reconfiguring a lot code as the lot sizes are not appropriate for the intended use of semi-rural living nor compatible with the prevailing character and density of surrounding development.
 - e. The proposal conflicts with purpose (2) of the Rural residential zone code as the lot sizes are not semi-rural in nature or developed as a logical extension, infill or consolidation of existing rural residential zoned land.

RESOLUTION OM2025/03/26.2

Moved By: CR G SIMPSON

Seconded By: CR J COLLINS

That Council:

- a) Approve the Change Application (Other) to the Preliminary Approval (Variation Request to the Whitsunday Regional Planning Scheme 2017 v3.9) for Material Change of Use and Reconfiguration of a Lot; and Development Permit for a Reconfiguration of a Lot - 4 Lots into 81 Lots and 4 Balance Lots, made by Blue Jeep Investments Pty Ltd, on L: 7 SP: 137723, L: 25 SP: 342157, L: 5 RP: 740965, L: 210 SP: 332143 and located at Bushranger Dr, Cowan Rd, Duval Rd, Swagmans Lane, Rifle Range Road, subject to the following conditions:

PART A - PRELIMINARY APPROVAL (VARIATION REQUEST) FOR MATERIAL CHANGE OF USE AND RECONFIGURING A LOT

ADMINISTRATION

- 1.1 This is a preliminary approval to vary the effect of the Whitsunday Regional Council Planning Scheme 2017 given under Section 49(2) of the *Planning Act 2016*.
- 1.2 Where not specified within the Table of Assessment for the Rural Zone, all land and development is considered to be within the Whitsunday Regional Council Planning Scheme 2017 (as amended) and the category of development and assessment is determined accordingly.
- 1.3 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Overall Masterplan	Applicant	A6594/21/SK100	09/01/2025
Concept Plan - Twin Creeks Eco Park	Veris	431390 Version C	23/09/2024

- 1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.
- 1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of the commencement of the use or reconfiguration of a lot.

CONCURRENCE AGENCY CONDITIONS

- 2.1 The applicant is to note the concurrence agency response set out in the Department of State Development, Manufacturing, Infrastructure and Planning's letter dated 27 November 2024 attached to this Decision Notice.

OTHER DEVELOPMENT PERMITS

3.1 Other development permits which may be required to allow the development to be undertaken are listed below and these conditions do not affect the need to obtain such permits, namely:

- Development Permit(s) for Material Change of Use
- Development Permit(s) for Building Works
- Development Permit(s) for Reconfiguring a Lot
- Development Permit(s) for Operational Works
- Plumbing and Drainage Works.

3.2 The developer must also obtain all other permits, approvals and authorities required by other legislation.

CURRENCY PERIOD

4.1 In accordance with section 85 of the Planning Act 2016, the Variation Approval has a currency period of six (6) years.

COMPLETION PERIOD

5.1 In accordance with section 88 of the Planning Act 2016, The Variation Approval lapses to the extent the development is not completed within ten (10) years from the date of the decision notice.

MISCELLANEOUS

6.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au

6.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

6.3 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

ADVISORY NOTES

7.1 HOURS OF WORK

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30pm and 6.30am from Monday to Saturday and at all times on Sundays or Public Holidays.

7.2 DUST CONTROL

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

7.3 SEDIMENTATION CONTROL

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

7.4 NOISE DURING CONSTRUCTION AND NOISE IN GENERAL

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

7.5 GENERAL SAFETY OF PUBLIC DURING CONSTRUCTION

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

7.6 Enquiries relating to the aforementioned conditions should be directed to the Regional Strategy & Planning Directorate who will direct the enquiry to the relevant officer.

TWIN CREEKS ECO PARK DEVELOPMENT SCHEME

8.1 The development shall comply with the Twin Creeks Eco Park Development Scheme (v3.2) as follows:

PART B – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 4 LOTS INTO 74 LOTS AND 4 BALANCE LOTS (HIDDEN VALLEY ESTATE STAGE 4 AND 6)

ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Stage 4 Proposal Plan	Alta	A6594/ST4/22/P40	06/09/2024
Stage 6 Proposal Plan	Veris	431390 S6-02 Rev. A	07/02/2025
Stage 4 Engineering Report	Alta	A6594/24/ENG STG 4	January 2024
Landslide Risk Assessment Slope Stability Analysis	CQ Soil Testing	CQ18974	20/01/2024
Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal (Stage 4)	CQ Soil Testing	CQ19478	20/01/2024
Bushfire Hazard/Risk Report	Earth	Version 4	9 July 2024

(Stage 4)	Environmental		
Hidden Valley - Stage 4 Flood Investigation	Colliers	21-0083-FS002-V1	November 2022
Stage 6 Engineering Report	Alta	A6594/23/ENG STG 6	October 2024
Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal (Stage 6)	CQ Soil Testing	CQ23817	27/09/2023
Bushfire Hazard/Risk Report (Stage 6)	Earth Environmental	Version 4	November 2023
Hidden Valley - Stage 6 Flood Investigation	Colliers	21-0083-FS003-V1	16 August 2024

1.2 The developer is to comply with the Department of State Development, Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 27 November 2024.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- **Operational Works:**
 - 1. Earthworks;**
 - 2. Stormwater;**
 - 3. Access and Parking (Internal & External Access);**
 - 4. Roadworks; and**
 - 5. Erosion Prevention and Sediment Control.**

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan.

1.6 The developer shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the Survey Plan.

CLEARING, LANDSCAPING AND FENCING

2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

2.2 All vegetative waste cleared as part of the development of the site is to be either:
a) stored neatly on site and shredded within sixty (60) days of clearing; or
b) removed off the site to an approved disposal location.

2.3 Any pruning works must be in accordance with AS 4373-1996 – Pruning of Amenity Tree.

2.4 No invasive plants (Biosecurity Act, 2014) or declared local pests (Local Law no.3) shall be planted on the site or allowed to invade the site and the site must be managed and maintained to exclude weeds.

- 2.5 To reduce the spread of weeds, all earthmoving equipment shall be free of soil and seed before being taken to the work site and again on completion of the project.**

EARTHWORKS

- 3.1 A Development Permit for Operational Works (Earthworks) must be obtained prior to commencement of work on site. Any application for Operational Works (Earthworks) must be accompanied by detailed engineering design drawings demonstrating compliance with the recommendations of any Geotechnical and Civil Engineering report for the site. All filling is to be placed, trimmed and compacted as a minimum to standards identified in AS 3789. Compaction test results are to be submitted to Council for its records.**
- 3.2 All site works must be designed and undertaken in accordance with the recommendations of the Slope Stability Assessment Report prepared by a Registered Professional Engineer of Queensland, submitted with the development application.**
- 3.3 Any retaining structures must be designed in accordance with the recommendations of the CQ Soil Testing – Landslide Risk Assessment Slope Stability Analysis – CQ18974 dated 20/01/2024 and are stable and will remain so over the long term.**
- 3.4 During and at the completion of the excavation and filling of the site the applicants Civil/Geotechnical Engineer shall supervise, and at the completion, certify that the work carried out on site has meet the design intent and provide evidence that the finished work will not cause adverse impact on adjoining property and will be stable over the long term.**
- 3.5 All cut/fill batter slopes created as a result of earthworks carried out on the site are to be protected and retained. Any retaining structures, necessary as a result of works on the site must be designed, supervised and certified by a Registered Professional Engineer of Queensland prior to signing of the Survey Plan.**
- 3.6 Any retaining structures must not be located within road reserve.**
- 3.7 Prior to prior to lodgement of a survey plan with Council, the owner must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations of the CQ Soil Testing – Landslide Risk Assessment Slope Stability Analysis – CQ18974 dated 20/01/2024 and are stable and will remain so over the long term.**

WATER INFRASTRUCTURE

- 4.1 Design and construct a potable water supply to proposed lot or development in accordance with Council's Planning Scheme or Planning Policy applicable at the time. Such work must be in accordance with an approved detail design at future building application stage.**

ON-SITE EFFLUENT DISPOSAL

- 5.1 At future building application stage design and construct an on-site sewerage treatment system to Proposed Lots of Stage 4 and Stage 6 in accordance with the Queensland Plumbing and Wastewater code, CQ Soil Testing – Land Suitability Assessment for On-Site Wastewater Treatment and Effluent Disposal – CQ19478 dated 20/01/2024, and CQ Soil Testing – Land Suitability Assessment for On-Site Wastewater Treatment and Effluent Disposal – CQ23817 dated 27/09/2023.**

ACCESS AND PARKING

- 6.1** Prior to commencement of any work on site for Stage 4 or Stage 6, an Operational Works development permit must be obtained in relation to Access and Parking. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 6.2** Prior to signing of the Survey Plans for Stage 4, the external accesses from the road pavement to the property boundary of each proposed lot must be constructed with the dimensions, gradients and specifications as indicated Council's Standard Drawings RS-056.
- 6.3** All external accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.
- 6.4** The internal access from the property boundary throughout the length of the battle axe handle in Proposed Lot 400 and 429 in Stage 4 must be constructed to sealed standard prior to signing of the Survey Plans in accordance with DG 1.17 and DG 2.12 of the Whitsunday Regional Council's Development Manual.
- 6.5** The internal access from the property boundary through the section of the battle axe handle in Proposed Lot 12 in Stage 6, to a point at the northern boundary of Proposed Lot 11 must be constructed to a 6m wide sealed standard prior to signing of the Survey Plans in accordance with ALTA – Stage 6 – Roadworks and Stormwater Drainage Layout Plan – A6594/ST6/23/P03 Rev E dated 23/03/2025 and ALTA – Stage 6 – Roadworks Typical Sections – Sheet 2 – A6594/ST6/23/P05 Rev C dated 14/10/2024.
- 6.6** Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

STORMWATER AND FLOODING

- 7.1** Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage. Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.2** An inter-allotment drainage system must be provided to all allotments where any part of the allotment falls away from the frontage of the roadway or the mid-block finished surface level is less than 600mm above the channel level along the frontage kerb and channel. Easements must be provided over inter-allotment systems. The design criteria shall be in accordance with QUDM and Council's Standard.
- 7.3** The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Lawful Point of discharge.
- 7.4** The developed flows from the land must be drained to a lawful point of discharge prior to signing of the Survey Plans. Easements for this purpose

must be provided over all land from the development to the lawful point of discharge.

- 7.5 All site work must be undertaken to ensure that any increase in velocity profiles does not cause scouring and/or erosion.
- 7.6 Each allotment must be designed so as to be self-draining and flood free for all levels of immunity up to and including Q100.
- 7.7 Easements must be provided over all land assessed to be below the Q100 level of immunity identified in the Colliers Engineering & Design – Flood Investigation – Hidden Valley Stage 4 – 21-0083-FS002-V1 dated 28/11/2022 and Colliers Engineering & Design – Flood Investigation – Hidden Valley Stage 6 – 21-0083-FS003-V1 dated 18/08/2024.
- 7.8 Easements must also be provided over all drainage infrastructure proposed in ALTA – Stage 6 – Roadworks and Stormwater Drainage Layout Plan – A6594/ST6/23/P03 Rev E dated 23/03/2025.
- 7.9 Easement documentation must be provided free of cost to Council.
- 7.10 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

CATCHMENT AND LAND MANAGEMENT

- 8.1 Prior to signing of the Survey Plans for Stage 6, any stormwater quality devices and supporting infrastructure, those shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should any stormwater quality devices or supporting infrastructure not be in an acceptable condition, the defects shall be rectified by the applicant, at the applicant's cost.
- 8.2 Any operational works application including stormwater for Stage 6, shall be accompanied by a detailed design package for the proposed bio-pods.
- 8.3 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Stormwater Quality Treatment devices have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and Council's Stormwater Quality Guideline.

ROADWORKS

- 9.1 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site. Any application for Operational Works (Roadworks) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual (current at the time of development), Council's Development Manual (current at the time of development) and this Decision Notice.

STAGE 4

- 9.2 Prior to signing of Plan of Survey the applicant must design and construct the internal road generally as indicated on:

- **ALTA – Stage 4 Roadworks Layout Plan – Sheet 1 – A6594/ST4/22/P04 Rev E dated 06/09/2024.**
- **ALTA – Stage 4 Roadworks Layout Plan – Sheet 2 – A6594/ST4/22/P05 Rev E dated 06/09/2024.**
- **ALTA – Stage 4 Typical Sections – Sheet 1 – A6594/ST4/22/P06 Rev E dated 06/09/2024.**
- **ALTA – Stage 4 Typical Sections – Sheet 2 – A6594/ST4/22/P07 Rev E dated 06/09/2024.**

9.3 The cul-de-sac on proposed Road 44 and Road 45 is to be constructed in accordance with the criteria and specifications in Council’s Development Manual.

9.4 The proposed Streets/Roads shall be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 and Table D1.4 of Council’s Development Manual. The design criteria must as a minimum be as follows:

Rifle Range Road (Rural Sub-Arterial)

Road Reserve	-	30.1m
Pavement Width	-	6.5m
Shoulder	-	1.75m
Surface	-	Two Coat Seal
Verge Width	-	10.05m

Road 41 and Road 43 (Rural Sub-Arterial)

Road Reserve	-	20m
Pavement Width	-	8m
Shoulder	-	1m
Surface	-	Two Coat Seal
Verge Width	-	5.0m

Road 42 (Rural Collector)

Road Reserve	-	20m
Pavement Width	-	6.5m
Shoulder	-	1.75m
Surface	-	Two Coat Seal
Verge Width	-	5.0m

Road 44 and Road 45 (Rual Access Street)

Road Reserve	-	20m
Pavement Width	-	6m
Shoulder	-	1m
Surface	-	Two Coat Seal
Verge Width	-	6.0m

9.5 Prior to signing of the Survey Plans, all Cul-de-sac, Road intersections and Roundabouts must be constructed of Asphaltic Concrete.

STAGE 6

9.6 Prior to signing of Plan of Survey the applicant must design and construct the internal road generally as indicated on:

- **ALTA – Stage 6 Roadworks and Stormwater Drainage Layout Plan – A6594/ST6/23/P03 Rev E dated 20/03/2025.**
- **ALTA – Stage 6 Roadworks Typical Section – Sheet 1 – A6594/ST6/23/P04 Rev C dated 14/10/2024.**

9.7 The proposed Streets/Roads shall be designed to meet as a minimum requirement the Street and Road Hierarchy as shown in Table D1.1 and Table D1.4 of Council's Development Manual. The design criteria must as a minimum be as follows:

Road 1 (Rural Sub-Arterial)

Road Reserve	-	20m
Pavement Width	-	6.5m
Shoulder	-	1.75m
Surface	-	Two Coat Seal
Verge Width	-	5m

Road 61 and Road 62 (Rural Access Street)

Road Reserve	-	18m
Pavement Width	-	6.5m
Formation	-	8m
Kerb and Channel	-	M1
Surface	-	Two Coat Seal
Verge Width	-	5m

- 9.8 Prior to signing of the Survey Plans, all Cul-de-sac, Road intersections and Roundabouts must be constructed of Asphaltic Concrete.**
- 9.9 All road designs must comply with the criteria and specification as detailed in Council's Development Manual (current at the time of development).**
- 9.10 All stormwater drainage works associated with the above roadworks must be designed and constructed in accordance with Councils Development Manual, Queensland Urban Drainage Manual and approved plans.**
- 9.11 Design and construction of the works must be in accordance with Council's Standard Specifications and Standard Drawings applicable at the time of development.**
- 9.12 Street trees must be established in all Proposed Road Stage 6 road reserve in accordance with Council's Development Manual.**
- 9.13 Prior to signing of the Plan of Survey, the developer must lodge with Council, an engineer's certification (by an experienced and qualified geotechnical/civil engineer). The certification must be addressed to Council and must certify that all Roadworks have been designed and constructed according to the conditions of this Decision Notice and Councils Development Manual.**

ELECTRICITY AND TELECOMMUNICATIONS

- 10.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:**
- (a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or**
 - (b) a certificate of supply that the developer has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.**

If low-voltage electricity supply is unavailable to the newly created lots then the developer must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created lots prior to signing of the Survey Plan.

ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 11.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.**
- 11.2 Prior to commencement of any work on the site, the applicant must submit to Council for approval, an Erosion Prevention and Sediment Control Plan for the site.**
- 11.3 The plan must be prepared in accordance with requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.**
- 11.4 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).**
- 11.5 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.**
- 11.6 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.**
- 11.7 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.**
- 11.8 At first Operational Works stage for each stage, submit an Erosion and Sediment Control Report (ESC Report) in line with IECA's Best Practice Erosion and Sediment Control guidelines, and including, as a minimum, the following:**

ESC Report

A site hazard assessment (ESC Report) is required to provide justification for the control measures. Components which should be included in the site hazard assessment include:

- a) Erosion risk assessment calculations (RUSLE)**
- b) Identification of minimum sediment control – Type 1,2 or 3**
- c) Soil characteristics issues and methods of management in ESC and site rehabilitation (eg. Sodic or Dispersive)**
- d) Receiving environment characteristics**
- e) Initial staging issues/control**
- f) Sequencing control in line with staging.**

This information will allow Council to assess the drainage controls based on design storm, erosion controls based on rainfall erosivity, and sediment controls based on soil loss rates.

MAINTENANCE VALUATION

- 12.1** The applicant must pay to Council a maintenance valuation fee per lot at the time of sealing of the survey plan at the rate applicable at the time of payment. The current rate is \$42.00 per lot.

MISCELLANEOUS

- 13.1** Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- 13.2** If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.
The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au
- 13.3** Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 13.4** All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Road Reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 13.5** It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

ADVISORY NOTES

14.1 HOURS OF WORK

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

14.2 DUST CONTROL

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

14.3 SEDIMENTATION CONTROL

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation

2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

14.4 NOISE DURING CONSTRUCTION AND NOISE IN GENERAL

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

14.5 GENERAL SAFETY OF PUBLIC DURING CONSTRUCTION

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

14.6 Enquiries relating to the aforementioned conditions should be directed to the Regional Strategy and Planning Directorate who will direct the enquiry to the relevant officer.

- a) That Council delegate to the Chief Executive Officer to negotiate and execute the Twin Creeks Eco Park – Hidden Valley, Whitsundays – Infrastructure Agreement 2025.

REASONS FOR DECISION:

In accordance with sections 273(1)(b)(i) and 273(3) of the Local Government Regulation 2012 and section 60(3) of the Planning Act, 2016, the statement of reasons for not adopting the recommendation or advice of the Council Officer is as follows:

Council supports the approval of this application on the basis that:

- The sub-4000m² allotments are generally consistent with other rural residential allotments in the vicinity of the site.
- The proposal provides wider benefits to the community through Other Relevant Matters that demonstrate a significant public benefit in delivering a mainland tourist facility.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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## 11.2 - Australian Local Government Association Assembly 2025

### PURPOSE

To present Council's motions for submission to the Australian Local Government Association for potential inclusion in the National General Assembly 2025 Business Papers.

### OFFICER'S RECOMMENDATION

That Council submit the following motions to the ALGA National General Assembly for consideration:

#### **Motion 1:**

That this National General Assembly calls on the Australian Government to include the President of the Australian Local Government Association into the National Cabinet to reinstate the Local Government's representation into national decision making that existed in the Council of Australian Governments' (COAG).

#### **Motion 2:**

That this National General Assembly calls on the Australian Government to confirm the payment of the Financial Assistance Grants (FAG's) will be paid in the financial year to which the funding applies and that it is resolved to allowed Council's to adequately plan and budget for these funds.

#### **Motion 3:**

That this National General Assembly calls on the Australian Government to emulate the community benefits and effectiveness of the National Cyclone Reinsurance Pool with a National Flood Reinsurance Pool.

#### **Motion 4:**

That this National General Assembly calls on the Australian Government to allocate dedicated funding and resources for Local Governments to support the implementation of the PFAS National Environmental Management Plan.

### RESOLUTION OM2025/03/26.3

Moved By: CR M WRIGHT

Seconded By: CR J CLIFFORD

That Council submit the following motions to the ALGA National General Assembly for consideration:

#### **Motion 1:**

That this National General Assembly calls on the Australian Government to include the President of the Australian Local Government Association into the National Cabinet to reinstate the Local Government's representation into national decision making that existed in the Council of Australian Governments' (COAG).

**Motion 2:**

That this National General Assembly calls on the Australian Government to confirm the payment of the Financial Assistance Grants (FAG’s) will be paid in the financial year to which the funding applies and that it is resolved to allow Councils' to adequately plan and budget for these funds.

**Motion 3:**

That this National General Assembly calls on the Australian Government to emulate the community benefits and effectiveness of the National Cyclone Reinsurance Pool with a National Flood Reinsurance Pool.

**Motion 4:**

That this National General Assembly calls on the Australian Government to allocate dedicated funding and resources for Local Governments to support the implementation of the PFAS National Environmental Management Plan.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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11.3 - Collinsville Community Hub

PURPOSE

This report provides background information in recommending to Council a preferred redevelopment option for the new Collinsville Community Hub.

OFFICER'S RECOMMENDATION

That Council approve the following:

- 1) Construction of a new Community Hub (**Option B**) inclusive of a Customer Service Centre, Library, Visitor Information Centre as well as the externally operated Telecentre and Gym. In addition, meeting spaces and a 300-seat hall at 11 Conway Street, Collinsville Qld 4804; and
- 2) Demolish the existing Collinsville Community Centre - 11 Conway Street, Collinsville Qld 4804.

RESOLUTION OM2025/03/26.4

Moved By: **CR M WRIGHT**

Seconded By: **CR R COLLINS (MAYOR)**

That Council approve the following:

- 1) **Construction of a new Community Hub (Option B) inclusive of a Customer Service Centre, Library, Visitor Information Centre as well as the externally operated Telecentre and Gym. In addition, meeting spaces and a 300-seat hall at 11 Conway Street, Collinsville Qld 4804; and**
- 2) **Demolish the existing Collinsville Community Centre - 11 Conway Street, Collinsville Qld 4804.**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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**11.4 - Infrastructure Services - Quarterly Report - October to December 2024**

**PURPOSE**

The purpose of this report is to provide an update pertaining to the functions of each branch within the Infrastructure Services Directorate for the period of October to December 2024.

**OFFICER’S RECOMMENDATION**

That Council receive the Infrastructure Services Quarterly Report (Q2) for 2024/2025.

**RESOLUTION OM2025/03/26.5**

Moved By:        **CR J CLIFFORD**

Seconded By:    **CR G SIMPSON**

That Council receive the Infrastructure Services Quarterly Report (Q2) for 2024/2025.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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11.5 - Commercial Businesses Quarterly Report - October to December 2024

PURPOSE

To advise Council of the activities of the Commercial Businesses Directorate from October to December 2024.

OFFICER’S RECOMMENDATION

That Council endorse the Commercial Businesses Directorate Quarterly Report from October to December 2024.

RESOLUTION OM2025/03/26.6

Moved By: CR J FINLAY

Seconded By: CR J CLIFFORD

That Council endorse the Commercial Businesses Directorate Quarterly Report from October to December 2024.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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Cr Finlay declared a prescribed conflict of interest in item 11.6 regarding Donation Request - Rates and Service Charges - Bowen Seagulls Rugby League as defined by section 150EL of the *Local Government Act 2009*, due to the following:

The name of any entity, other than the councillor, that has an interest in the matter: Bowen Seagulls Rugby League.

The nature of the councillor's relationship with the entity: Client of SBB Partners, to which Cr Finlay is a manager.

Details of the councillor's, and any other entity's, interest in the matter: Cr Finlay is the manager of SBB Partners.

As a result of this conflict of interest, Cr Finlay advised that he will leave the meeting and take no part in the discussion or decision making of this matter.

Cr Finlay left the room at 9:53am

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11.6 - Donation Request - Rates and Service Charges - Bowen Seagulls Rugby League

PURPOSE

For council to consider a request from the Bowen Seagulls Rugby League Inc. for a donation on their rates and service charges at 4-24 Queens Road, Bowen for the period of 1 August 2023 to 30 June 2024 and 1 July 2024 to 30 June 2025.

OFFICER'S RECOMMENDATION

That Council:

- a) Approve a donation of \$2,743.32 to Bowen Seagulls Rugby League Inc. which is equivalent to 100% of the nett General Rate for the period 1 August 2023 to 30 June 2024.
- b) Approve a donation of \$12,661.15 to Bowen Seagulls Rugby League Inc. which is equivalent to 100% of the nett General Rate, 50% of the nett Service Charges and 50% of the Water Consumption Charges for the period 1 July 2024 to 31 December 2024.
- c) Approve a donation of \$4,337.45 to Bowen Seagulls Rugby League Inc. which is equivalent to 100% of the nett General Rate and 50% of the nett Service Charges for the period 1 January 2025 to 30 June 2025.

RESOLUTION OM2025/03/26.7

Moved By: CR M WRIGHT

Seconded By: CR G SIMPSON

That Council:

- a) **Approve a donation of \$2,743.32 to Bowen Seagulls Rugby League Inc. which is equivalent to 100% of the nett General Rate for the period 1 August 2023 to 30 June 2024.**

- b) Approve a donation of \$12,661.15 to Bowen Seagulls Rugby League Inc. which is equivalent to 100% of the nett General Rate, 50% of the nett Service Charges and 50% of the Water Consumption Charges for the period 1 July 2024 to 31 December 2024.**
- c) Approve a donation of \$4,337.45 to Bowen Seagulls Rugby League Inc. which is equivalent to 100% of the nett General Rate and 50% of the nett Service Charges for the period 1 January 2025 to 30 June 2025.**

MEETING DETAILS

The motion was Carried 6 / 0.

CARRIED

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Cr Finlay returned to the room at 9:57am.

## **11.7 - Donations, Sponsorships, In Kind Requests and Grants Approved in February 2025**

### **PURPOSE**

To advise Council of the donations, sponsorships, in-kind support and grants up to \$20,000 provided for the month of February 2025.

### **OFFICER'S RECOMMENDATION**

That Council:

- a) Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of February 2025 to the applicants identified in **Attachment 11.7.1**.
- b) Note the Financial Support for Donation applications approved for the month of February 2025 to the applicants identifies in **Attachment 11.7.2**.
- c) Note the Financial Support for Sponsorship applications approved for the month of February 2025 to the applicants identifies in **Attachment 11.7.3**.
- d) Note the Financial Support for Sport & Recreation Club application approved for the month of February 2025 to the applicants identified in **Attachment 11.7.4**.
- e) Note the Financial Support for Donation on Council Fee applications approved for the month of February 2024 to the applicants identified in **Attachment 11.7.5**.

### **RESOLUTION OM2025/03/26.8**

Moved By: **CR J CLIFFORD**

Seconded By: **CR M WRIGHT**

That Council:

- a) **Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of February 2025 to the applicants identified in Attachment 11.7.1.**
- b) **Note the Financial Support for Donation applications approved for the month of February 2025 to the applicants identifies in Attachment 11.7.2.**
- c) **Note the Financial Support for Sponsorship applications approved for the month of February 2025 to the applicants identifies in Attachment 11.7.3.**
- d) **Note the Financial Support for Sport & Recreation Club application approved for the month of February 2025 to the applicants identified in Attachment 11.7.4.**
- e) **Note the Financial Support for Donation on Council Fee applications approved for the month of February 2024 to the applicants identified in Attachment 11.7.5.**

### **MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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12 LATE REPORT ITEMS

The below report was presented by the Director Corporate Services noting that it was a late report.

12.1 - Budget Review 2

PURPOSE

To review the current budget and make amendments to better reflect the current and forecast financial position of Council and to confirm priorities for capital projects to be finalised in the 2024/25 financial year.

OFFICER'S RECOMMENDATION

That Council resolve:

- A. In accordance with section 170(3) of the *Local Government Regulation 2012*, to revise the Whitsunday Regional Council Budget adopted for the financial year 2024/25, as presented in the following statements prepared in accordance with section 169 of the Local Government Regulation 2012:
 1. Revised Statement of Comprehensive Income,
 2. Revised Statement of Financial Position,
 3. Revised Statement of Cash Flows,
 4. Revised Statement of Changes in Equity for the financial year 2024/25,
 5. the resulting Revised Long-Term Financial Forecast for the financial years 2024/25 through 2033/34, inclusive,
 6. the Revised Measures of Financial Sustainability; and
- B. to make the following transfers to and from reserves for the financial year 2024/25:
 1. 942,527 from the Infrastructure Reserve to fund capital works projects, and
 2. A net transfer of \$ 14,312,381 from the Capital Works Reserve, as follows:
 - a) \$ 4,933,318 to the Capital Works Reserve, and
 - b) \$ 19,245,699 from the Capital Works Reserve to fund capital works projects.
- C. to agree in principle to the transfer of up to \$2,000,000 from Operational Reserves to fund long term capital planning projects, in Budget Review 3.

The below report was presented by the Director Corporate Services noting that it was a late report.

PROCEDURAL MOTION - MATTER LIE ON THE TABLE OM2025/03/26.9

Moved by: CR R COLLINS (MAYOR)

That the item lie on the table for further discussion.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

The Mayor adjourned the meeting for morning tea at 10:32am.

The Mayor resumed the meeting from morning tea break at 11:03am.

After the meeting resumed, the Mayor asked Councillors for any further questions. The motion as then moved.

PROCEDURAL MOTION - MATTER BE LIFTED FROM THE TABLE OM2025/03/26.10

Moved by: CR R COLLINS (MAYOR)

That Council lift the matter of Budget Review 2 from the table for debate.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

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**RESOLUTION OM2025/03/26.11**

**Moved By: CR M WRIGHT**

**Seconded By: CR J FINLAY**

**That Council resolve:**

**A. In accordance with section 170(3) of the *Local Government Regulation 2012*, to revise the Whitsunday Regional Council Budget adopted for the financial year 2024/25, as presented in the following statements prepared in accordance with section 169 of the Local Government Regulation 2012:**

- 1. Revised Statement of Comprehensive Income,**
- 2. Revised Statement of Financial Position,**
- 3. Revised Statement of Cash Flows,**
- 4. Revised Statement of Changes in Equity for the financial year 2024/25,**
- 5. the resulting Revised Long-Term Financial Forecast for the financial years 2024/25 through 2033/34, inclusive,**
- 6. the Revised Measures of Financial Sustainability; and**

**B. to make the following transfers to and from reserves for the financial year 2024/25:**

- 1. \$942,527 from the Infrastructure Reserve to fund capital works projects, and**
- 2. A net transfer of \$ 14,312,381 from the Capital Works Reserve, as follows:**
  - a) \$ 4,933,318 to the Capital Works Reserve, and**
  - b) \$ 19,245,699 from the Capital Works Reserve to fund capital works projects.**

**C. to agree in principle to the transfer of up to \$2,000,000 from Operational Reserves to fund long term capital planning projects, in Budget Review 3.**

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

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12.2 - Monthly Finance Report

PURPOSE

To inform Council of the current unaudited financial performance and position for the reporting period.

OFFICER’S RECOMMENDATION

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 28th February 2025.

RESOLUTION OM2025/03/26.12

Moved By: **CR J COLLINS**
Seconded By: **CR J CLIFFORD**

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 28th February 2025.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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## 13 CONFIDENTIAL MATTERS

### PROCEDURAL MOTION - CLOSURE OF MEETING (CONFIDENTIAL SESSION) OM2025/03/26.13

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council close the meeting to the public at 11:06am in accordance with Section 254J of the Local Government Regulations 2012 for closed meetings, for the purpose of discussing the following items and the reasons for going into closed session:

#### 13.1 - Disposal of Part of Council Freehold Land - Shute Harbour Road

- *(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

#### 13.2 - Acquisition of Land - Rectification of Road Encroachments on Mountney Road

- *(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.*

#### 13.3 - 500.2025.0006 - Queens Beach Hub Licencing Opportunities Tender

- *(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

#### 13.4 - Water Charges Assessment

- *(d) rating concessions.*

#### MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

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PROCEDURAL MOTION - REOPEN MEETING OM2025/03/26.14

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council reopen the meeting to the general public at 12:02 pm.

MEETING DETAILS:

The motion was Carried 7 / 0

CARRIED

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### 13.1 - Disposal of Part of Council Freehold Land - Shute Harbour Road

#### CONFIDENTIAL

#### **S254J Local Government Regulation 2012 - Closed Meetings**

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
  - ***(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.***

#### RESOLUTION OM2025/03/26.15

Moved By: CR G SIMPSON

Seconded By: CR J COLLINS

That Council authorise the Chief Executive Officer to enter into negotiations and execute a Contract of Sale and transfer documents with Aaron Stephen Barr & Jodie Louise Duffy for the sale of part of the land being 2482m<sup>2</sup> of Lot 3 on RP 742888 in accordance with Section 236 (1)(c)(iv) A, B, C and D of the Local Government Regulation 2012.

#### MEETING DETAILS

The motion was Carried 7 / 0.

**CARRIED**

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13.2 - Acquisition of Land - Rectification of Road Encroachments on Mountney Road

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.*

RESOLUTION OM2025/03/26.16

Moved By: CR G SIMPSON

Seconded By: CR J CLIFFORD

That Council authorise the Chief Executive Officer to negotiate and finalise an agreement to acquire the encroachments as per Identification Survey 329821 so that the existing road can correctly run within the designated road reserve.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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### 13.3 - 500.2025.0006 - Queens Beach Hub Licencing Opportunities Tender

#### CONFIDENTIAL

#### **S254J Local Government Regulation 2012 - Closed Meetings**

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
  - *(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

#### RESOLUTION OM2025/03/26.17

Moved By: CR M WRIGHT

Seconded By: CR J FINLAY

That Council authorise the Chief Executive Officer to enter into negotiations and execute a licence agreement with N & G Earl for the Queens Beach Hub Building, previously known as the Old Bowen Surf Lifesaving Building for a term of 1 + 1 years in accordance with Section 227 of the Local Government Regulation 2012.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.4 - Water Charges Assessment

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (d) rating concessions.*

RESOLUTION OM2025/03/26.18

Moved By: CR J CLIFFORD

Seconded By: CR R COLLINS (MAYOR)

That Council

- 1. Refund the water access charges for assessments 1102454 and 1102455.**
- 2. Delegate authority to the Chief Executive Officer to negotiate the charges for the historical water consumption for assessment 1102454.**
- 3. Charge the current consumption charges in accordance with the budget.**

MEETING DETAILS

The motion was Carried 6 / 1.

CARRIED

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## 14 MATTERS OF IMPORTANCE

Cr Clifford regarding Vacant land at Erromango Drive, Mandalay – Council owned or controlled.

- A report be prepared on Council owned land and identify any land for disposal.

Cr Finlay regarding Erosion Control – Rose Bay, Bowen

- Investigate and develop a project Brief for appropriate control works including the necessary approvals required for erosion control at this location.
- Cr Wright also referenced what had been completed historically.

Cr Finlay regarding Bowen Foreshore Masterplan

- Positive community engagement and feedback over the proposed plans. Noting Council land adjacent and proposed future use.

Cr J Collins regarding Lethebrook Flooding

- Lethebrook – recent flooding in December and the cleaning out of the creek and river systems.

Cr Simpson regarding Chemicals and waterways choked up weeds

- How do we work for better outcomes in managing waterways.

Cr Clifford regarding Shute Harbour Road

- Fixing of potholes that are significant rather than just patching potholes as a temporary measure.
- What is planned with Transport and Main Roads for better outcomes.

The Meeting closed at 12:23 pm.

Confirmed as a true and correct recording this (insert next meeting date)



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**Cr Ry Collins**

**MAYOR**