



# Notice of Meeting

Notice is hereby given that the Ordinary Council Meeting of the Whitsunday Regional Council will be held at the Council Chambers, 67 Herbert Street, Bowen on Wednesday 27 April 2022, commencing at 9:00 AM and the Agenda is attached.

Councillors: Andrew Willcox, Jan Clifford, Al Grundy, John Collins,  
Michelle Wright, Gary Simpson and Michael Brunker.

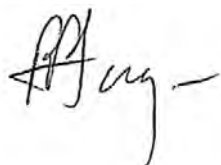
Local Government Regulation 2012

254.(C) (1) Notice of each local government meeting or adjourned local government meeting must be given to each councillor or committee member at least 2 days before the day of the meeting, unless it is impracticable to give the notice before that time.

(2) The written notice must state:

- (a) state the day and time of the local government meeting; and
- (b) for a special meeting—state the business to be conducted at the meeting; and
- (c) include the agenda for the local government meeting.

(3) A special meeting is a meeting at which the only business that may be conducted is the business stated in the notice of meeting.



Rodney Ferguson

CHIEF EXECUTIVE OFFICER

Agenda of the Ordinary Council Meeting to be held at  
Council Chambers, 67 Herbert Street, Bowen on Wednesday 27 April 2022 commencing  
at 9:00 AM

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

9:00 AM

- Formal Meeting Commences

10:00 am - 10.30 am

- Morning Tea - Junior Elite Athlete Presentation



Whitsunday Regional Council  
Agenda of the Ordinary Council Meeting held at  
Council Chambers, 67 Herbert Street, Bowen on  
Wednesday 27 April 2022 commencing at 9:00 AM

|                                                                                                                                                                                                                                               |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>1 APOLOGIES/LEAVE OF ABSENCE .....</b>                                                                                                                                                                                                     | <b>5</b>   |
| <b>2 CONDOLENCES .....</b>                                                                                                                                                                                                                    | <b>6</b>   |
| <b>2.1 Condolences Report .....</b>                                                                                                                                                                                                           | <b>6</b>   |
| <b>3 DECLARATIONS OF INTEREST .....</b>                                                                                                                                                                                                       | <b>7</b>   |
| <b>4 MAYORAL MINUTE .....</b>                                                                                                                                                                                                                 | <b>8</b>   |
| <b>5 MAYORAL UPDATE .....</b>                                                                                                                                                                                                                 | <b>9</b>   |
| <b>6 CONFIRMATION OF MINUTES .....</b>                                                                                                                                                                                                        | <b>10</b>  |
| <b>6.1 Confirmation of Minutes .....</b>                                                                                                                                                                                                      | <b>10</b>  |
| <b>7 BUSINESS ARISING .....</b>                                                                                                                                                                                                               | <b>14</b>  |
| <b>7.1 Public Question Responses .....</b>                                                                                                                                                                                                    | <b>14</b>  |
| <b>8 DEPUTATIONS .....</b>                                                                                                                                                                                                                    | <b>20</b>  |
| <b>9 PETITIONS .....</b>                                                                                                                                                                                                                      | <b>21</b>  |
| <b>10 NOTICES OF MOTION .....</b>                                                                                                                                                                                                             | <b>22</b>  |
| <b>11 QUESTIONS ON NOTICE .....</b>                                                                                                                                                                                                           | <b>23</b>  |
| <b>12 QUESTIONS FROM THE PUBLIC GALLERY .....</b>                                                                                                                                                                                             | <b>24</b>  |
| <b>13 OFFICERS REPORTS .....</b>                                                                                                                                                                                                              | <b>25</b>  |
| <b>13.1 Office of the Mayor and CEO .....</b>                                                                                                                                                                                                 | <b>25</b>  |
| 13.1.1 Regional Economic Development Strategy .....                                                                                                                                                                                           | 25         |
| <b>13.2 Corporate Services .....</b>                                                                                                                                                                                                          | <b>63</b>  |
| 13.2.1 Trustee Lease - Lot 22 Olive Street, Dingo Beach - Lot 22 on SP156137 -<br>Queensland Police Service .....                                                                                                                             | 63         |
| 13.2.2 Finance Report - FY 2021/22 - Period ending February 2022 .....                                                                                                                                                                        | 67         |
| 13.2.3 Corporate Services Monthly Report - March 2022 .....                                                                                                                                                                                   | 97         |
| <b>13.3 Development Services .....</b>                                                                                                                                                                                                        | <b>126</b> |
| 13.3.1 Whitsunday Development Manual Amendment .....                                                                                                                                                                                          | 126        |
| 13.3.2 20220162 - Development Application for Material Change of Use (Short-term<br>Accommodation) - 132 Mt Whitsunday Drive, Airlie Beach - 31 SP268398 .....                                                                                | 129        |
| 13.3.3 20210040 - Development Application for Preliminary Approval (Variation Request:<br>Building Works) & Development Permit for Material Change of Use for a Resort<br>Complex - One Whitsunday - 125/131 Shingley Drive, Cannonvale ..... | 154        |

|                                                                                                                                                                                                                                                      |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 13.3.4 20211041 - Development Application for Reconfiguration of Lot - One (1) Lot into Four (4) Lots and Access Easement (Staged) - 227 Sugarloaf Road, Sugarloaf - Daniel Property Holdings Pty Ltd C/- Wynne Planning & Development Pty Ltd ..... | 320        |
| <b>13.4 Community Services.....</b>                                                                                                                                                                                                                  | <b>342</b> |
| 13.4.1 Donation and In-Kind Requests up to \$2,000.00 - March and April 2022.....                                                                                                                                                                    | 342        |
| 13.4.2 Financial Support for a Junior Elite Athlete - April 2022.....                                                                                                                                                                                | 344        |
| 13.4.3 Donation Request - Rates and Service Charges - Proserpine & District Respite Services Inc.....                                                                                                                                                | 346        |
| 13.4.4 Request for Sponsorship - 2022 Wintersun Competition - Proserpine Veterans Golfers Association .....                                                                                                                                          | 348        |
| 13.4.5 500.2022.0006 Provision of Management Services for Proserpine Tourist Park.....                                                                                                                                                               | 352        |
| 13.4.6 500.2022.0007 Provision of Management Services for Wangaratta Caravan Park.....                                                                                                                                                               | 356        |
| <b>13.5 Infrastructure Services .....</b>                                                                                                                                                                                                            | <b>360</b> |
| 13.5.1 Operational Report - Infrastructure Services March 2022.....                                                                                                                                                                                  | 360        |
| 13.5.2 Foxdale Quarry Business Activity Report - March 2022 .....                                                                                                                                                                                    | 380        |
| 13.5.3 Infrastructure Services Capital Progress Report - March 2022.....                                                                                                                                                                             | 388        |
| 13.5.4 Disaster Recovery Funding Arrangements (DRFA) and Shute Harbour Project - March 2022 .....                                                                                                                                                    | 401        |
| 13.5.5 Whitsunday Water and Waste Business Activity Report - March 2022.....                                                                                                                                                                         | 412        |
| 13.5.6 500.2022.0016 DRFA Road Packages L4, O4, R4 and W4 - Bowen Region.....                                                                                                                                                                        | 432        |
| <b>14 MATTERS OF IMPORTANCE .....</b>                                                                                                                                                                                                                | <b>439</b> |
| <b>15 LATE REPORT ITEMS.....</b>                                                                                                                                                                                                                     | <b>440</b> |

## **1 APOLOGIES/LEAVE OF ABSENCE**

This item on the agenda allows Council the opportunity to receive apologies/leave of absence from Councillors unable to attend the meeting.

**2.1 - Condolences Report**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Tailah Jensen - Governance and Administration Officer

**RESPONSIBLE OFFICER:** Rodney Ferguson - Chief Executive Officer

**PRESENTED FOR:** Information

**ATTACHMENTS**

Nil

**PURPOSE**

To acknowledge and observe a minute silence for the recently deceased throughout the Whitsunday Region.

**OFFICER'S RECOMMENDATION**

That Council observe one (1) minute's silence for the recently deceased.

**CONCLUSION**

Councillors, committee members, staff, general public and anyone participating in the meeting are to stand and observe a minute silence for the recently deceased.

### 3 DECLARATIONS OF INTEREST

This item on the agenda allows Councillors the opportunity to declare a conflict of interest, in accordance with the *Local Government Act 2009* (the Act), in a matter that is to be discussed at this meeting of Council that is not an ordinary business matter.

Any such declarations will be managed during the meeting as required in accordance with the relevant sections of the Act.

This item on the agenda allows the Mayor to introduce, by a signed minute, a matter for consideration at the meeting. In accordance with Council's Standing Orders, such a matter takes precedence over all other matters for consideration at the meeting and may be adopted by a motion moved by the Mayor without the need for the motion to be seconded.

## **5 MAYORAL UPDATE**

A verbal update will be provided.



**6.1 - Confirmation of Minutes**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Tailah Jensen – Governance Administration Officer

**AUTHORISING OFFICER:** Rodney Ferguson - Chief Executive Officer

**PRESENTED FOR:** Decision

**ATTACHMENTS**

Nil

**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 13 April 2022 are provided for Councils review and confirmation.

**OFFICER'S RECOMMENDATION**

That Council confirms the Minutes of the Ordinary Meeting held on 13 April 2022.

**BACKGROUND**

In accordance with s272 of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 13 April 2022 under the supervision of the person presiding at the meeting. These unconfirmed minutes once drafted were submitted to the Chief Executive Officer for review and are available on Council's website for public inspection.

**DISCUSSION/CURRENT ISSUE**

Council's options are:

Confirm the Minutes of the Ordinary Council Meeting held on 13 April 2022.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 13 April 2022 and comply with legislative requirements outlined in this report, no further action is required other than to confirm the minutes as per the recommendation.

Confirm the Minutes of the Ordinary Council Meeting held on 13 April 2022 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 13 April 2022 and comply with legislative requirements outlined in this report, then they move a motion that they be confirmed but with a list of amendments to ensure they are correct and compliant.

## STATUTORY/COMPLIANCE MATTERS

In accordance with the Act, Council must record specified information in the minutes of a meeting regarding any declared material personal interests or conflicts of interest. At the Ordinary Council Meeting held on 13 April 2022, the following interests were declared and recorded in the minutes:

| Councillor/Officer                            | Prescribed or Declarable | Report No. | Particulars of the interest |
|-----------------------------------------------|--------------------------|------------|-----------------------------|
| <i>No declarations made for this meeting.</i> |                          |            |                             |

Additionally, the chairperson of a local government meeting must also ensure that details of an order made against a Councillor for unsuitable meeting conduct at a Council meeting are recording in the minutes of the meeting. At the Ordinary Council Meeting held on 13 April 2022, the following orders were made:

| Councillor                              | Order Made |
|-----------------------------------------|------------|
| <i>No orders made for this meeting.</i> |            |

### Local Government Regulation 2012

Section 272 of the Regulation stipulates that the Chief Executive Officer must ensure that minutes of each meeting of a local government are taken under the supervision of the person presiding at the meeting.

Minutes of each meeting must include the names of councillors present at the meeting and if a division is called on a question, the names of all persons voting on the question and how they voted.

At each meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting.

A copy of the minutes of each meeting must be available for inspection by the public, at a local government's public office and on its website, within 10 days after the end of the meeting. Once confirmed, the minutes must also be available for purchase at the local government's public office(s).

## FINANCIAL IMPLICATIONS

The price for a member of the public to purchase a copy of the minutes must not be more than the cost to the local government of having the copy printed and made available for purchase, and if the copy is supplied to the purchaser by post, the cost of the postage.

## TABLED MATTERS

| Unresolved Tabled Matters |                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                                                                                                                                                       |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date of Meeting           | Resolution Number                                                                                                                                                                                                                                                | Summary                                                                                                                                                               | Resolved                                                                                                                                                              |
| 13/05/2020                | 20191416 - Development Permit for Material Change of Use - Showroom - 2-12 Central Avenue<br>Cannonvale – Yoogalu Pty Ltd 2020/05/13.07                                                                                                                          | That the application lie On the table as the Applicant has 'Stopped the Clock'.                                                                                       | On hold pending the outcome of the intersection funding and discussion with DTMR – Corner Galbraith Park Road and Shute Harbour Road.                                 |
| 25/11/2020                | Cantamessa Road Bridge 2020/11/25.27                                                                                                                                                                                                                             | That the item be Tabled pending further investigations for temporary access, replacement, or closure of the bridge and to seek further information regarding funding. | The Cantamessa Bridge project has been submitted for \$500,000 in grant funding from QRRRF (Queensland Risk Reduction and Resilience Fund). Resolution OM2022/02/09.4 |
| 09/02/2022                | 13.2.3 - Live stream Policy OM2022/02/09.7                                                                                                                                                                                                                       | That the item be Tabled pending further development of the policy.                                                                                                    | Investigations ongoing to confirm other councils operations & policy is to be refined.                                                                                |
| 09/03/2022                | 13.2.3 - Electoral Boundaries Structure Review                                                                                                                                                                                                                   | That the matter lie on the table and a report be brought back regarding Community Consultation on Electoral Divisions.                                                | Community engagement has commenced.                                                                                                                                   |
| 13/04/2022                | 13.3.5 - 20211041 - Development Application for Reconfiguration of Lot - One (1) Lot into Four (4) Lots and Access Easement (Staged) - 227 Sugarloaf Road, Sugarloaf - Daniel Property Holdings Pty Ltd C/- Wynne Planning & Development Pty Ltd OM2022/04/13.18 | That the item be tabled pending further information regarding road construction and stormwater drainage is adequate and not impeding on adjacent landowners           | To be addressed at the 27 April 2022 Ordinary Council Meeting.                                                                                                        |

## CONSULTATION

Manager Governance & Administration

## **DISCLOSURE OF OFFICER'S INTERESTS**

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

## **CONCLUSION**

These minutes from the Ordinary Council Meeting held on 13 April 2022 are therefore submitted for adoption of their accuracy by the Councillors at this meeting of Council.

**7.1 - Public Question Responses**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHORISING OFFICER:** Rodney Ferguson - Chief Executive Officer

**PRESENTED FOR:** Decision

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There were three public questions submitted and addressed at the Ordinary Council Meeting held on 13 April 2022.

- Faye Chapman – representing Save our Foreshore
- Clay Bauman
- Jonathan Peter

These public questions were taken on notice and the responses have been provided below:

1. Public Question Response - Faye Chapman - 13 April 2022 [7.1.1 - 1 page]
2. Public Question Response - Mr Bauman - 13 April 2022 [7.1.2 - 1 page]
3. Public Question Response - Jonathan Peter - 13 April 2022 [7.1.3 - 3 pages]



For further information please contact: J Ngoroyemoto  
Direct dial no.: (07) 4945 0298

**Correspondence:**  
Chief Executive Officer,  
Whitsunday Regional Council,  
PO Box 104, Proserpine QLD 4800  
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[www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au)  
ABN 63 291 580 128

22 April 2022

Faye Chapman  
Save Our Foreshore Inc  
[Redacted]

Dear Ms Chapman

**RE – Administrative Action Complaint – Alleged false and misleading information provided to Council.**

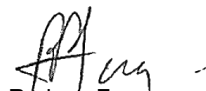
I refer to your public question raised at the Council meeting held on 13 April 2022, whereby you queried Council's decision on the administrative action complaint that you lodged on 27 September 2021. This letter also responds to your Administrative Action Complaint received on 22 March 2022 in relation to the same matter.

Council maintains its original decision to refuse to deal with your complaint as an administrative action complaint. Save Our Foreshore Group has an apparent interest in relation to matters about the foreshore, however, are not directly affected by the decision to support an application to transfer reserve to road reserve for the purpose of section 268 of the LGA.

Please be advised that, if you are unsatisfied with Council's initial decision, an external review is the next option available to you through the Ombudsman office. Council cannot deal with an appeal on its own decision of an administrative action complaint. Council conducted the internal review, and any dissatisfaction with Council's decision should be addressed through an external review process.

Should you have any further questions on this matter, please contact Council's Manager Governance and Administration, James Ngoroyemoto on phone 4945 0298.

Yours faithfully

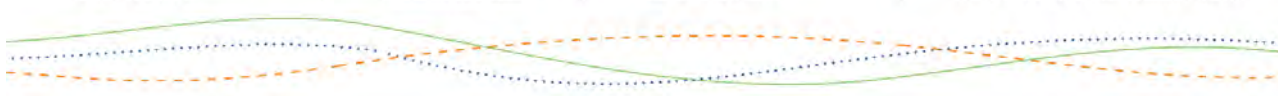
  
Rodney Ferguson  
Chief Executive Officer

Bowen  
Cnr Herbert & Powell Streets  
Bowen QLD 4805

Proserpine  
83-85 Main Street  
Proserpine QLD 4800

Collinsville  
Cnr Stanley & Conway Streets  
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Cannonvale  
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ABN 63 291 580 128

Our Reference: ECM Doc No: 6877090  
For further information, please contact: Neil McGaffin  
Direct dial no.: 07 4945 0215

22 April 2022

Mr Clay Bauman  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Mr Bauman,

**RE: Public Question – Council Meeting 13 April 2022**

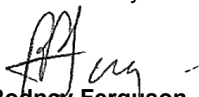
I refer to the above matter and to your email correspondence received by Council on Monday 11 April 2022.

In response to your question raised, I advise the following:

Performance Outcome 2 of the Dwelling House Code, mirrors P2 and P5 of the Mandatory Provisions 1.2 of the Queensland Development Code (QDC). In these provisions, “adequate visual privacy” and “amenity and privacy” are regulated by side and rear boundary setback provisions, and the prevention of windows looking directly into windows of adjoining dwellings. The officer report recommended that the performance solution proposed adequately provided for the levels of privacy required by the QDC.

If you have any additional questions with regards to this correspondence, please feel free to contact Council’s Director Development Services, Mr Neil McGaffin, on 07 4945 02915.

Yours faithfully

  
**Rodney Ferguson**  
Chief Executive Officer

**Bowen**  
Cnr Herbert & Powell Streets  
Bowen QLD 4805

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For further information please contact: J Ngoroyemoto  
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ABN 63 291 580 128

21 April 2022

Jonathan Peter  
[Redacted]  
[Redacted]

Dear Jonathan Peter

**RE – Administrative Action Complaint – Alleged invalid and improper infrastructure charge credits for port of Airlie.**

I refer to your Administrative Action Complaint received on 21 March 2022 alleging that Council has incorrectly dated the end of the Port of Airlie Infrastructure Agreement, and your public question you raised at the Ordinary Council meeting of 13 April 2022.

I apologise for the delay in dealing with your application as there was an administrative error. Council decided to deal with your application as a planning complaint matter rather than an administrative action complaint. A letter should have been dispatched advising of this fact, and that your complaint did not meet the criteria for an administrative action complaint.

Section 268 of the Local Government Act requires Council to establish a complaints management process for resolving administrative action complaints, made by affected persons. Having considered the matter, it has been decided that, whilst the decision was a Council decision considered under administrative action process, you are not an "affected person" in this circumstance, i.e. Council does not believe that you are a person who is directly affected by Council's decision on Port of Airlie.

Whilst your enquiry does not fulfil the legal requirements of an Administrative Action Complaint, Council has researched this issue extensively in response to similar enquiries raised by another resident of Airlie Beach who provided the same document extracts included in your complaint.

It is apparent from Council's research that the process followed at the time was not well documented and the available information requires interpretation. The term 'genesis plan' has been loosely used in various reports and correspondence which has clouded the issue. Council also pursued an RTI application through the State Government to elicit any information which may not be held by Council. This process did not add any new information or insights to the process.

You are commended for the research you have undertaken however you have not provided any new information which would change Council's position in this matter. Council has expended significant resources researching this matter and is satisfied with its position.

**Bowen**  
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**Proserpine**  
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**Collinsville**  
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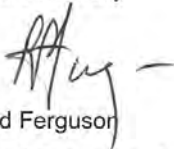
**Cannonvale**  
Shop 23, Whitsunday Plaza  
Shute Harbour Road, Cannonvale QLD 4802



If you are not satisfied with this response, you have the opportunity to seek an external review through the Queensland Ombudsman. For your information, details on the Ombudsman's complaint process can be found at <https://www.ombudsman.qld.gov.au/>

Council's Statement of Reasons for the decision are attached.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rod Ferguson', followed by a horizontal line.

Rod Ferguson

**Chief Executive Officer**

### Statement of Reasons

#### Administrative Action Complaint:

*That Council applied invalid and improper infrastructure charge credits for Port of Airlie.*

#### Facts and Analysis

Section 268(2)(a) of the Local Government Act 2009 (Qld) ("LGA") provides that "administrative actions" of a local government include, for example, a decision or a failure to make a decision; an act or a failure to do an act; the formulation of a proposal or intention; and the making of a recommendation.

The usual test to determine whether an action is administrative in character, is to consider whether it relates to the performance of an executive function of government, or put another way, if it relates to implementing or carrying out the law (*Glenister v Dillon* [1976] VR 550).

Accordingly, Council's decision to lodge a bond to the value of 150 percent of the uncompleted works associated with the construction of the public infrastructure for the southern lots at Port of Airlie development to allow for the approval and endorsement of the genesis Plan is an administrative function of Council.

An "affected person" pursuant to section 268(3) of the LGA is "a person who is apparently directly affected by an administrative action of a local government."

The inclusion of the definition within s 268(3) of the LGA is clearly intended to limit the scope of persons who are able to bring a complaint. Further, the use of the word "directly" is very important. A person is usually only entitled to bring a complaint where the decision actually produces a direct effect on the complainant - being the person to whom the decision is directed. This appears to be the way that the courts have interpreted the words "affected person" for the purposes of different legislation (for example, in the case of *Crisp v Queensland Building Services Authority* [2010] QCAT 263 and *Nambour v Queensland Building Services Authority* [2014] QCA 72).

The decision of Council that is the subject of the Complaint was its decision to lodge the bond at Port of Airlie. Therefore, it is not believed that you are a person who has been apparently directly affected by Council's decision.

It is not entirely clear how this phrase would ultimately be interpreted by a Court or Tribunal - they could choose to take a wide or narrow approach. However, in light of all of the above, it is thought the better view is that a narrow approach should be taken and determine that you are not an "affected person".

#### Recommendation

That the Chief Executive Officer advise Mr Jonathan Peter that:

1. whilst the decision was an "administrative action", Mr Jonathan Peter is not an "affected person" in these circumstances, i.e. Council does not believe that Mr Jonathan Peter is a person who is apparently directly affected by Council's decision to lodge a bond at Port of Airlie.

## 8 DEPUTATIONS

This item on the agenda allows persons to make a deputation to Council. Deputations are managed in accordance with Council's adopted Standing Orders.

This item on the agenda allows for the Mayor, Councillors or Council's Chief Executive Officer to present a petition to the meeting. In accordance with Council's Standing Orders, no debate on or in relation to the tabled petition shall be allowed and the only motion which may be moved is that the petition either be received, referred to a Committee or Council officer for consideration and report back to Council, or not be received because it is deemed invalid.

## 10 NOTICES OF MOTION

In accordance with Council's Standing Orders, Councillors may give notice of any business they wish to be discussed at an Ordinary Meeting by way of a Notice of Motion. This item on the agenda allows Councillors to introduce and move any motions they have submitted to the Chief Executive Officer for inclusion in the agenda.

## 11 QUESTIONS ON NOTICE

This item on the agenda is for the inclusion of any responses prepared by officers in response to questions taken on notice at previous meetings of Council.

Excerpt from Council's Standing Orders:

1. In each Meeting, time shall be set aside to permit members of the public to address the Council on matters of public interest related to local government.
2. Questions from the Public Gallery will be taken on notice and may or may not be responded to at the Meeting.
3. The time allotted shall not exceed fifteen (15) minutes and no more than three (3) speakers shall be permitted to speak at any one (1) meeting.
4. Any person addressing the Council shall stand, state their name and address, act and speak with decorum and frame any remarks in respectful and courteous language.

## **13 OFFICERS REPORTS**

### **13.1 Office of the Mayor and CEO**

#### **13.1.1 - Regional Economic Development Strategy**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Gary Warrener – Economic Development Manager

**AUTHORISING OFFICER:** Rodney Ferguson - Chief Executive Officer

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

1. WRC 2202 Economic Development Strategy Update HR SINGLE\_ [13.1.1.1 - 34 pages]
2. Copy of Implementation Plan Strategy 220321 [13.1.1.2 - 1 page]
3. Consultation Summary - Economic Development Strategy 2021 [13.1.1.3 - 1 page]

#### **PURPOSE**

This report is seeking adoption of the Draft Regional Economic Development Strategy: 2022 - 2025.

#### **OFFICER'S RECOMMENDATION**

That Council adopt the Draft Regional Economic Development Strategy; 2022 - 2025.

#### **BACKGROUND**

Prior to the expiry of Council's Regional Economic Development Strategy 2017 – 2021, consultants Lucid Economics was engaged to develop a new Regional Economic Development Strategy 2022 – 2025 (The Strategy). Extensive community/business consultation was undertaken during the development process to inform The Strategy.

The Draft Strategy (Attachment 1) went on public exhibition for three weeks closing on 7 November 2021. The associated community consultation process included:

- Strategy displayed on Council website
- Strategy promoted via "Your Say" and social media
- Four public display sessions in Collinsville, Bowen, Proserpine and Cannonvale

Twenty-three written submissions were received and assessed.

All submitters have been responded to, and appropriate changes made to the Draft Strategy. A copy of the Consultation Summary is attached (Attachment 3).

#### **DISCUSSION/CURRENT ISSUE**

When adopted, The Strategy will provide direction and a framework for future economic development activities. Nine major Catalytic Projects have been identified in The Strategy, in addition to other regional growth opportunities.



A Draft Implementation Plan (Attachment 2) has been developed to support The Strategy. A Project Plan will be developed for each project prior to commencement of that project.

## **STATUTORY/COMPLIANCE MATTERS**

N/A

## **STRATEGIC IMPACTS**

The Strategy aligns to the Council's Operational Plan.  
Manage the aviation, tourism and economic development activities of the region as the gateway to the Whitsundays.

## **FINANCIAL IMPLICATIONS**

Advocacy costs – costs will be covered by existing staff budgets and grant funding.

## **CONSULTATION/ENGAGEMENT**

Business Stakeholders  
Community Stakeholders  
Government Organisations and Agencies (Regional Development Australia, State Development)

## **RISK ASSESSMENT**

Should the recommendation not be supported, the risk is not having a defined framework and a set direction for economic development activities for the term of the Strategy. Projects could be overlooked, and opportunities lost.

## **TIMINGS/DEADLINES**

N/A

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.





# ACKNOWLEDGMENT OF COUNTRY

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## **COUNCIL ACKNOWLEDGES THE TRADITIONAL OWNERS AND CUSTODIANS OF THE LANDS IN OUR REGION**

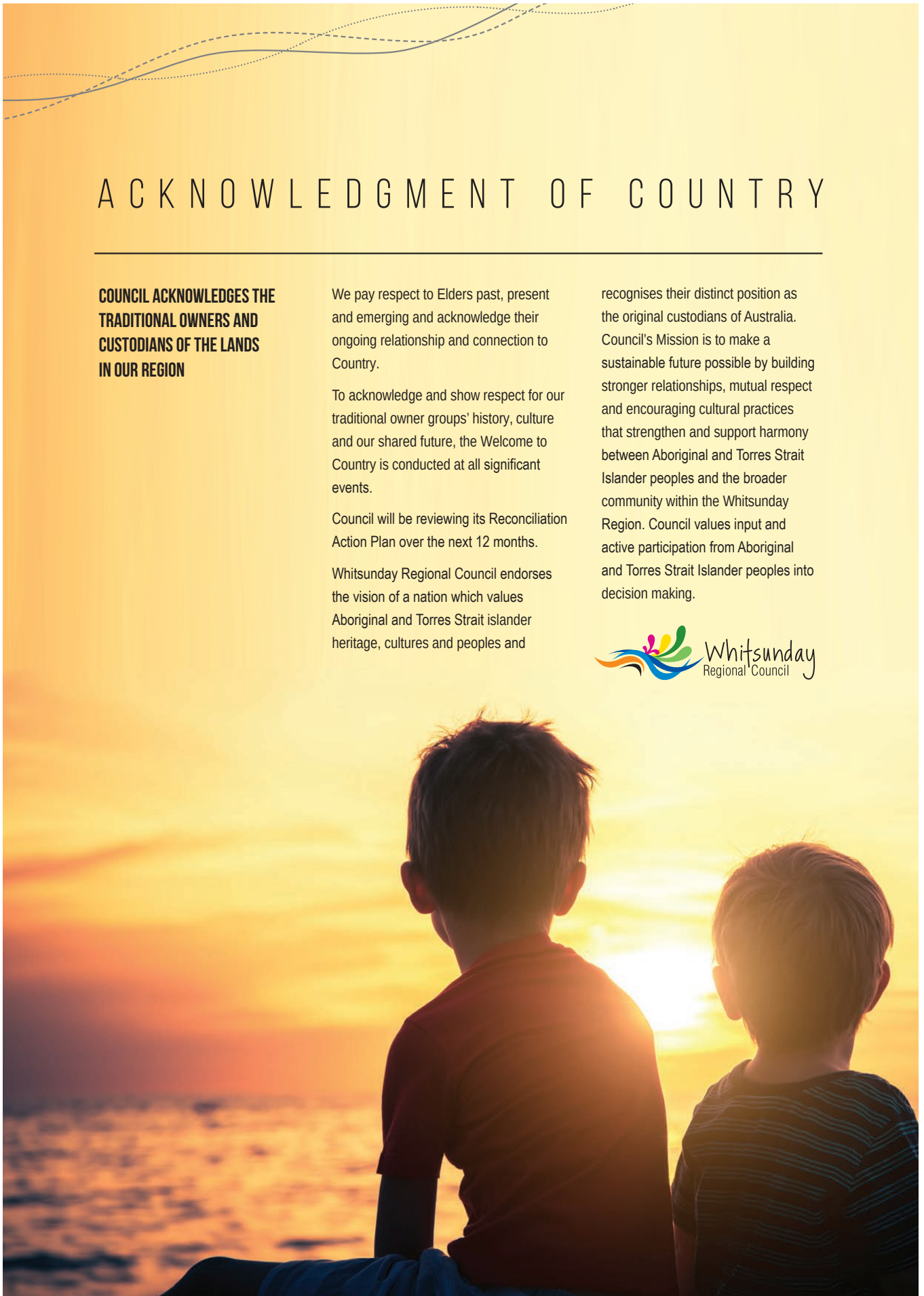
We pay respect to Elders past, present and emerging and acknowledge their ongoing relationship and connection to Country.

To acknowledge and show respect for our traditional owner groups' history, culture and our shared future, the Welcome to Country is conducted at all significant events.

Council will be reviewing its Reconciliation Action Plan over the next 12 months.

Whitsunday Regional Council endorses the vision of a nation which values Aboriginal and Torres Strait islander heritage, cultures and peoples and

recognises their distinct position as the original custodians of Australia. Council's Mission is to make a sustainable future possible by building stronger relationships, mutual respect and encouraging cultural practices that strengthen and support harmony between Aboriginal and Torres Strait Islander peoples and the broader community within the Whitsunday Region. Council values input and active participation from Aboriginal and Torres Strait Islander peoples into decision making.



## TABLE OF CONTENTS

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|                                  |    |
|----------------------------------|----|
| EXECUTIVE SUMMARY                | 3  |
| ONE WHITSUNDAY REGION            | 4  |
| 1. INTRODUCTION                  | 5  |
| 2. CONTEXT                       | 7  |
| 3. STAKEHOLDER ENGAGEMENT        | 11 |
| 4. GROWTH OPPORTUNITIES          | 15 |
| 5. ECONOMIC DEVELOPMENT STRATEGY | 18 |
| 6. IMPLEMENTATION                | 27 |
| REFERENCES                       | 30 |





# EXECUTIVE SUMMARY

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## INTRODUCTION

Lucid Economics Pty Ltd (Lucid Economics) has been engaged to deliver an Economic Development Strategy on behalf of the Whitsunday Regional Council.

## CONTEXT

The Whitsunday region is synonymous with the Great Barrier Reef, the Whitsunday Islands and all things of an idyllic Instagram image. Attracting visitors from all around the world, the region is often considered a paradise, and local residents feel the same.

Beyond this image is a large region with a strong, diverse economy, spanning four towns (Airlie Beach/Cannonvale, Bowen, Collinsville, and Proserpine) and four key industries (tourism, agriculture, coal and sugar). The region hosts the Abbot Point Export Terminal and Abbot Point State Development Area (a 16,800 ha specialised industrial precinct), two airports offering regular passenger traffic (RPT) services, direct access to the Bruce Highway, the ports and marinas providing access to 74 islands, multiple island resorts and numerous national parks. More recently, Tassal has invested heavily into the development of Australia's largest prawn farm and Gilmour Space Technologies is planning to launch satellites from Abbot Point SDA next year.

The region is connected through physical infrastructure, history and various other tangible and intangible connections. For example residents in Bowen work in Collinsville, children in Airlie Beach go to school in Proserpine. The Whitsunday region is evolving into a significant region in its own right with numerous opportunities for future growth.

Future economic development will reflect the rich history of the region and its traditional industry sectors while at the same time embracing new emerging sectors and continuing to build on competitive strengths to leverage future growth opportunities. Attracting investment into catalytic infrastructure projects will be an important route to growing the future regional economy.

## WHITSUNDAY REGIONAL ECONOMIC DEVELOPMENT STRATEGY

Based on the identified strengths and growth opportunities, the clear goal of the strategy is to deliver more investment and more jobs, as the pathway to securing the economic and environmental sustainability of the Whitsunday region.

Through generating investment outcomes new jobs will be created and delivered. However, without the lifestyle to support new families moving to the region, it will be difficult to fill the new jobs that will be created, which in turn presents challenges to recruiting the investment. While the goal is to deliver more investment and jobs, protecting and enhancing local lifestyle will be important to ensure sustainable growth over time.

The following diagram provides an overview of the strategy and is based on the research, analysis and consultation conducted for this project.

# ONE WHITSUNDAY REGION

...FOR INVESTMENT ...FOR JOBS ...FOR LIFESTYLE

## OUR GOALS

### OUR KEY INDUSTRIES

Agriculture  
Aquaculture  
Mining  
Tourism  
Space Launch

### OUR CATALYTIC PROJECTS

Abbot Point SDA Development  
Bowen Marine Industry Precinct  
Bowen Orbital Space Port (BOS)/  
Gilmore Space Technologies  
Heart of the Reef Discovery Centre  
Shute Harbour Marine Terminal  
Tassal Group Limited  
– Proserpine Prawn Farm  
Urannah Dam  
Water for Bowen  
Whitsunday Skyway Project

## OUR STRATEGIES

## OUR PRIORITY ACTIONS



### 1. ADVOCACY & INFRASTRUCTURE

- Promote catalytic projects to Government
- Lobby for education and healthcare facilities
- Develop the Whitsunday Freight Hub and Shute Harbour Marine Terminal



### 2. MARKETING & PROMOTION

- Promote and market the region for investment
- Facilitate investment into the region
- Promote and market the region for tourism



### 3. BUSINESS RETENTION & EXPANSION

- Support local business networks
- Engage with key industries and businesses to develop supply chains and value adding opportunities



### 4. PLANNING

- Support and encourage development and redevelopment opportunities

Source: Lucid Economics

An annual action plan provides further details regarding the implementation of this strategy. The action plan should be reviewed annually and adjusted based on the previous year's experiences as well as any new or emerging barriers or opportunities. In such a way, the strategy provides longer-term direct and at the same time allows for flexibility and the ability to adapt over time.



# 1. INTRODUCTION

Appropriately, the Whitsunday region is referred to as 'Our Utopia' given its location right in the heart of the Great Barrier Reef – one of the seven natural wonders of the world.

Located in North Queensland, around 1,100 km north of Brisbane, the Whitsunday region has four bustling towns and 74 tropical islands.

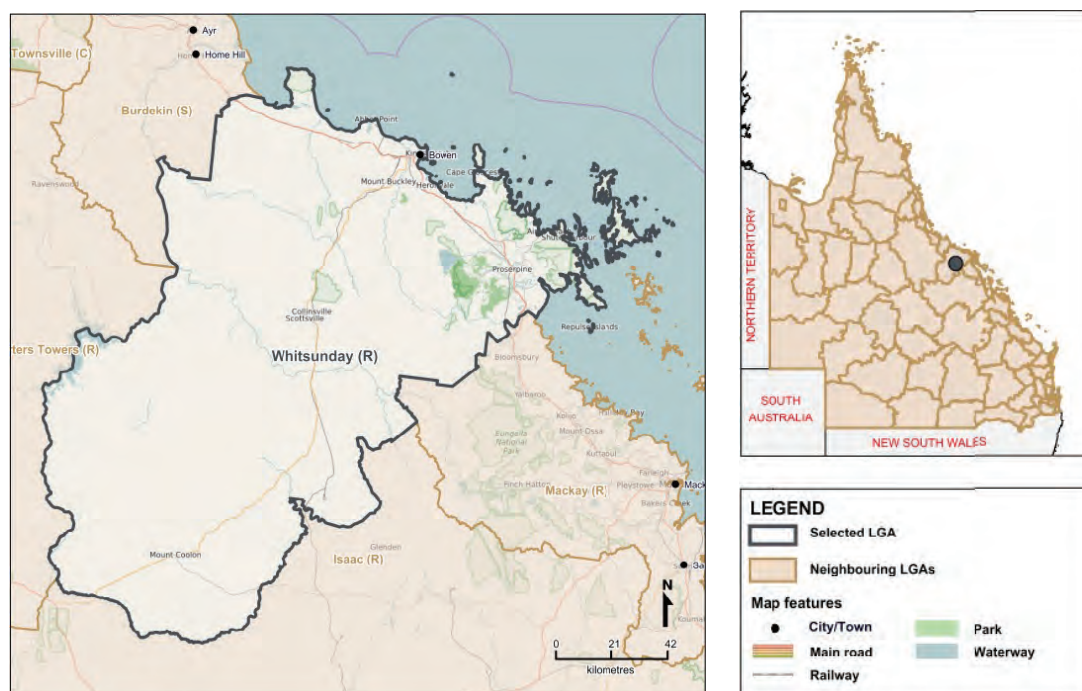
Boasting a strong and diverse economy driven by the agriculture (horticulture and sugar), mining, and tourism; the region is well-connected with the right mix of opportunity and liveability.

The Whitsunday economy is well connected to major trading centres with the Bruce Highway the major transport corridor running from Mackay in the south to Townsville in the north. The region is also home to two major airports (i.e. Whitsunday Coast Airport in Proserpine and the Hamilton Island Airport) with weekly flights to Brisbane, Sydney and Melbourne.

The Port of Abbot Point is located just north of Bowen, which is a key export terminal for coal mined in the Bowen Basin.

The Whitsunday Islands and Airlie Beach are a popular tourism destinations for travellers to Queensland, particularly given the access provided by the Islands to the Great Barrier Reef.

Figure 1.1. Whitsunday Regional Council



Source: QGSO (2019).

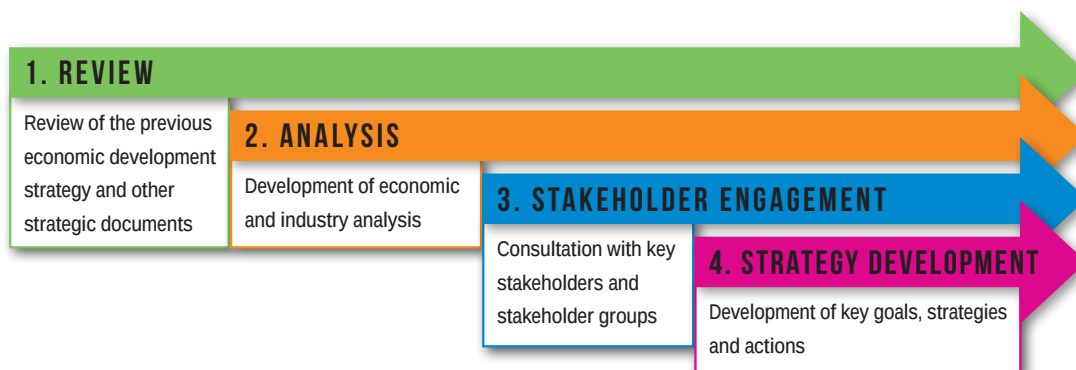


With the previous Economic Development Strategy 2017-2021 is nearing completion and the dramatic changes throughout the world through the COVID-19 pandemic, it is timely that Council formulate a new economic development strategy.

The purpose of the strategy is to guide Council actions in economic development and to inform decisions in relation to the investment of Council resources and priorities for economic development. It also communicates to external stakeholders Council's vision for the economy.

The following diagram highlights the process undertaken to develop this strategy. It has included a review of the previous strategy as well as other important strategic documents including the Whitsundays Region Priorities 2020 as well as regional plans and strategies from the Greater Whitsunday Alliance (GW3) and the RDA Greater Whitsundays. Detailed analysis of the local economy was also conducted in order to better understand broader economic and industry trends as well as other on-going effects of the COVID-19 pandemic. Engagement with key stakeholders and stakeholder groups was also conducted in order to identify the appropriate role of Council in economic development. All of these stages have led to the direction and content of this strategy.

Figure 1.2. Whitsunday Economic Development Strategy Formulation Process



Source: Lucid Economics

Importantly, this strategy is about action and Council taking a proactive approach to advancing the regional economy.

This document should be read in conjunction with the Background Report and the Stakeholder Engagement Summary.

## 2. CONTEXT

---

The Whitsunday region is often characterised by the idyllic Whitsunday Islands, beaches, sailing and the Great Barrier Reef. However, the region is so much more than just an ideal Instagram shot. It is a large, vibrant region with a diverse mix of landscapes and industries.

The Whitsunday region has a large agriculture region and produces 50% of Queensland's tomatoes, over 50% of Queensland's capsicums, as well as the famous Bowen mangoes, sugarcane (and sugar) and cattle. The region has a strong tradition in mining as well, being home to Queensland's oldest coal mine (Collinsville). Glencore and QCoal are the major current operators, producing both coking and thermal coal, much of which is exported through the Port of Abbot Point.

In 2019, the Whitsunday region welcomed almost 1.4 million visitors, producing over 4 million visitor nights and an estimated visitor expenditure of \$880 million. Given the idyllic natural environment and range of visitor activities and experiences, tourism is another important industry for the region.

The population of around 36,000 is spread across the four areas of Bowen, Collinsville, Proserpine and Airlie Beach- Cannonvale and is projected to grow to 47,000 people over the next two decades. The population is also very fluid, with a high number of visitors and seasonal workers moving into and out of the region. On an annual basis, these movements see the population change by up to 5,000 people (14% of the population) throughout any given year.

Like much of regional Australia, housing prices and rents have escalated during the course of 2021. Vacancy rates are near 0% in most of the towns, which is putting pressure on numerous businesses and the attraction and retention of staff. The COVID-19 pandemic has seen people leaving Melbourne and Sydney (and other capital cities), often choosing regional destinations like the Whitsundays, where they can enjoy the local lifestyle and working remotely.

While the four main towns of the region have their own unique character and are reflective of the economy surrounding the towns, all towns are joined together as a cohesive region in many ways. Many of the workers in the coal mines in Collinsville live in Bowen, many of the workers in Airlie Beach live in Proserpine, kids in Airlie Beach go to school in Proserpine, all local residents utilise the Whitsunday Coast Airport and Bruce Highway for transport. While the individual towns are often dominated by a single industry, the diversity of the Whitsunday region's economy provides overall stability and economic sustainability.

Beyond the traditional industries of agriculture, sugar, mining and tourism, new industries are emerging. Tassal, the largest producer of salmon in Australia, has recently invested \$85M to create its largest prawn farm in Australia (200 hectares), creating a significant aquaculture industry for the region that will double prawn production in Queensland in five years. Gilmour Space Technologies has announced that it will leverage the Abbott Point State Development Area, a 16,800 ha industrial precinct surrounding the Port of Abbot Point, to develop a small rocket launch pad to launch small satellites into low earth orbits from 2022.

As the heart of the Greater Barrier Reef, sustainability is a central theme throughout the region. From reef restoration and water quality to on-farm practices and recycling, ensuring that the economy can grow in a sustainable manner will also be important for the future.

Based on the strong foundations of its traditional industries and buoyed by its emerging industries, the Whitsunday region is poised for future growth and vibrancy.

| Top Industries contributing to GRP (2020) | \$m     |
|-------------------------------------------|---------|
| Mining                                    | \$1,836 |
| Construction                              | \$327   |
| Transport, Postal and Warehousing         | \$199   |
| Agriculture, Forestry and Fishing         | \$153   |
| Accommodation and Food Services           | \$140   |

| Top Employment Sectors (2020)     | No.   |
|-----------------------------------|-------|
| Construction                      | 3,437 |
| Accommodation and Food Services   | 2,471 |
| Mining                            | 1,765 |
| Retail Trade                      | 1,568 |
| Health Care and Social Assistance | 1,486 |

Source for both above is Economy ID (2021)

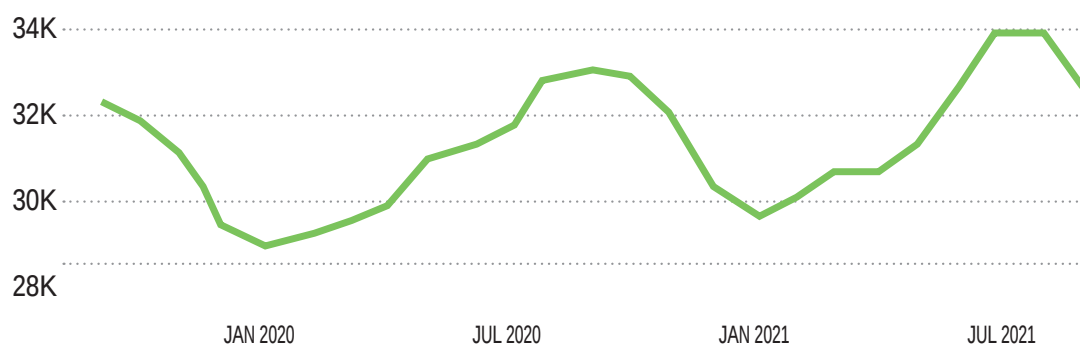
|                      | Population (2020) | Employment (2016) | Top 3 Industries                   |
|----------------------|-------------------|-------------------|------------------------------------|
| Bowen                | 9,488             | 2,859             | Healthcare, Retail, Accommodation  |
| Collinsville         | 3,295             | 2,958             | Agriculture, Mining, Transport     |
| Airlie - Whitsundays | 14,558            | 6,387             | Accommodation, Retail, Transport   |
| Proserpine           | 8,586             | 2,899             | Education, Healthcare, Agriculture |

Source: ABS (2021), ABS (2017)



Source: ABS (2021); QGSO (2021)

## RESIDENT POPULATION SEASONALITY



Source: Telco

## REGIONAL ECONOMIC DEVELOPMENT STRATEGY 2022-2025

| Housing Vacancy Rates (August 2021) |       |
|-------------------------------------|-------|
| 4802 (Airlie Beach/Cannonvale)      | 0.3%  |
| 4805 (Bowen)                        | 0.4%  |
| 4804 (Collinsville)                 | 13.5% |
| 4800 (Proserpine)                   | 0.7%  |

| Weekly Housing Rental Growth (September 2021) |                                |
|-----------------------------------------------|--------------------------------|
| 4802 (Airlie Beach/Cannonvale)                | \$555/week (up 22.5% annually) |
| 4805 (Bowen)                                  | \$323/week (up 0.5% annually)  |
| 4804 (Collinsville)                           | \$307/week (up 20.3% annually) |
| 4800 (Proserpine)                             | \$396/week (up 3.5% annually)  |

Source for both above is SQM Research (2021)

## INDUSTRY



### TOURISM

(2019)

|                                                                                     |
|-------------------------------------------------------------------------------------|
| 1.4 MILLION<br>ANNUAL VISITORS                                                      |
| 4.2 MILLION<br>VISITOR NIGHTS                                                       |
| \$880 MILLION<br>IN VISITOR EXPENDITURE                                             |
| Tourism directly contributes<br>8.9% to Gross Regional<br>Product and 18.8% of jobs |

Source: TRA (2021); TEQ (2021);  
Lucid Economics



### COAL

9 MILLION TONNE OF COAL  
(3 MINES)

Source: Company websites



### SUGAR

240,000 TONNE OF SUGAR  
1.7 MILLION TONNE  
OF SUGAR CANE

Source: Wilmar Sugar 2021



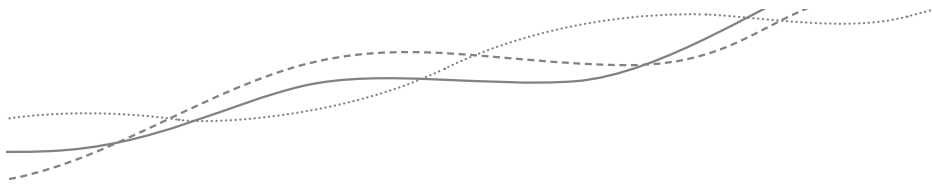
### TOMATOES

50% OF TOMATOES  
IN QUEENSLAND

### CAPSICUMS

53% OF CAPSICUMS  
IN QUEENSLAND

Source: QLD Dept of Agriculture and Fisheries (2021)



There are numerous other entities engaged in economic development across the broader region. All of these partners will have impact and influence regarding economic development outcomes for the Whitsunday region. The focus of this strategy is the concerted effort and actions that Whitsunday Regional Council will undertake to affect change within the Whitsunday region.

Regional partners will be engaged throughout the process and participate in the future success of the Whitsunday region.

Figure 2.1. Partners in Regional Economic Development



**Australian Government**

**Various State and  
Commonwealth  
Government Departments**



**Broader regional  
economic development  
organisations**



**Our neighboring Local  
Governments**

Source: Lucid Economics

## 3. STAKEHOLDER ENGAGEMENT

### 3.1 STAKEHOLDER ENGAGEMENT PROCESS

The purpose of this consultation phase was to engage with key stakeholders and stakeholder groups about their views towards the future economic development of the region as well as to understand community and business expectations of Council's role in economic development. This input was considered and guided the development of the focus for the strategy.

### 3.2 KEY THEMES FROM KEY STAKEHOLDERS

There were a range of key themes that emerged from the engagement process as summarised in Figure 3.1.

Stakeholders often highlighted the region's traditional industries (i.e. mining, horticulture, sugar and tourism) as key strengths and areas for future focus and expansion. Equally, many stakeholders highlighted the emerging opportunities surrounding Tassal's prawn farm and opportunities surrounding aquaculture as well as the future potential for the Bowen Orbital Space Port (BOS)/ Gilmore Space Technologies, which could not only develop a local space/rocket industry cluster but create a significant tourist attraction to augment the existing offer in the region. Some stakeholders highlighted other future potential growth opportunities for the Abbot Point SDA including large scale and very specialised industry.

Stakeholders acknowledged the significance of regional assets such as the Great Barrier Reef, the Islands, coal assets, sugar cane and the potential for horticultural expansion through the Urannah Dam and the Water for Bowen project.

All stakeholders highlighted the key issue of a lack of housing. The issue impacts the entire region, including seasonal workers, key service workers (for tourism) and most businesses' ability to recruit staff. The lack of housing was identified as a result of some extenuating circumstances from the COVID-19 pandemic and buyers from Sydney and Melbourne that have been purchasing properties (sight unseen) and paying a considerable premium (based on local market norms) without the intention of living in the properties full time. Equally, there has also been an influx of retirees seeking to sell capital city properties (at current high prices) and purchase a property in the Whitsundays with the intention of living in the property for half of the year, while they explore Australia with their caravan the rest of the year. The influx of these buyers (encouraged as a result of the COVID-19 pandemic and 'cashed up' given the recent escalation of prices) has meant that the typical level of rental stock has dwindled tremendously. The lack of housing stock has then meant that many businesses cannot attract staff at any skill level. Many stakeholders recounted stories of losing good staff because they could no longer afford to live in the region or (if recruited to the region by the business) could not find a place to live.





[illegible]

PAGE 12



### 3.3 CATALYTIC PROJECTS

Stakeholders were unanimous regarding the important role that various catalytic project can play in advancing the region's economic development. The following projects were identified as critical in propelling the region forward and form the key economic development opportunities for the region:

- **Abbot Point State Development Area (SDA):** the Abbot Point SDA is a 16,800 ha industrial precinct surrounding the Port of Abbot Point. The area has been designated for a number of large-scale, value-adding industrial development activities.
- **Bowen Marine Industry Precinct:** the Bowen Marine Industry Precinct will establish a world class marina and shipyard to service a range of vessels from the smallest cruisers up to the largest superyachts. The facility will create significant value for the region, including existing operators in Airlie Beach as well as numerous others from Australia and beyond.
- **Bowen Orbital Space Port (BOS)/ Gilmore Space Technologies:** Gilmore Space Technologies intends to establish a rocket launching centre that will launch small satellites into Low Earth orbits from the Abbot Point SDA, creating a significant catalyst for a new industry cluster in the region.
- **Heart of the Reef Discovery Centre:** the Centre would create a significant land-side marine and reef tourism experience that would focus on research and reef restoration/care. The centre would host university researchers, provide academic training and citizen science experiences as well as an interactive land-side reef experience to educate and encourage visitors to support conservations and sustainability.
- **Shute Harbour Restoration:** the Shute Harbour Restoration includes a new, modern two-story terminal building (including retail, food and beverage and tourism offering), three new pontoons, various berthing options, a new fuel facility and ancillary areas. It represents a revitalisation of this important asset that can encourage additional economic growth.
- **Tassal Group Limited – Proserpine Prawn Farm:** Tassal Group Limited has acquired 4152 hectares of land north of Proserpine for development of their prawn farm. Since project commencement in 2018 around \$95m has been invested, with further investment of \$574m anticipated over the next 10 years. During this time production is expected to rise to approximately 20,000 tonnes of prawns per year, from over 430 hectares of production area.
- **Urannah Dam:** the Urannah Dam is a \$2.9 billion planned dam on the Broken River, including connecting water pipelines and instream distribution and storage of water, an irrigation precinct (of up to 25,000 ha) and a pumped hydro-electric power scheme. The project could create 600 jobs and significantly augment the agricultural sector in the region. (Source: QLD Government- Project EIS)
- **Water for Bowen:** the project consists of a proposed water transport system that will provide up to 60,000 ML of water per annum from water allocations sourced from the Burdekin Falls Dam. The project could provide water security for the region, enhancing productivity and increasing investment security. The project could generate between, 882 and 1,176 jobs (across the entire project area). (Source: QLD Govt EIS - SunWater)
- **Whitsunday Skyway Project:** the project consists of a gondola cableway to connect the centre of Airlie Beach to the summit of an adjacent hilltop in Conway National Park, which would provide magnificent scenic vistas over the Coral Sea and Whitsunday Islands. The project would add a significant, onshore visitor attraction and could be linked to additional activities in the Conway National Park (i.e. walking

trails, mountain biking, etc.).

Each of the projects individually can have a significant impact on the region. Collectively, they have the potential to change the size, scale and shape of the region. As a collective region, these projects can generate significant growth and vitality in the economy.



### 3.4 ROLE OF COUNCIL IN ECONOMIC DEVELOPMENT

Stakeholders were specifically asked what they felt the role of Council should be in economic development.

Unanimously, stakeholders felt that Council has a very important role to play and should provide overall leadership for the region in economic development. Specific roles that stakeholders felt were appropriate and important for Council to fill, include:

- Advocacy and lobbying the State and Commonwealth Government to support major projects and increase services and infrastructure
- Marketing and promotion of the area to attract investment and visitors to the region
- Supporting local businesses
- Planning and regulation at the local level, particularly around the property development and planning process

While stakeholders generally did not look to Council to 'fix' the housing shortage, they were generally very supportive of any initiative that Council can undertake to support more housing development.

## 4. GROWTH OPPORTUNITIES

Future growth opportunities were identified through the background analysis and stakeholder engagement.

Given the significance of traditional industries such as agriculture, sugar and tourism, these industries need to be supported into the future. Additionally, various opportunities exist to expand these industries into the future, including:

### AGRICULTURE:

- o Expanding future export markets for existing products, such as tomatoes, capsicum and mangos would provide new markets for existing producers, allowing them to expand their local activities. The Whitsunday Freight Hub could develop to provide important infrastructure to support greater agricultural exports from the region.
- o Future avenues to value-add existing products (and waste products) could also allow existing producers to expand. Opportunities in nutraceuticals using tomatoes, as well as finding reuse and recycling opportunities for the tomato industry black plastic waste could all add value to existing operations, unlocking avenues for expansion.



### TOURISM:

- o As outlined in the Whitsunday Destination Tourism Plan (2019-24), the industry has a variety of opportunities to expand land-side tourism product, disperse visitors more broadly across the region and increase length of stay and visitor yield (i.e. expenditure per visitor/visitor night). As highlighted in the Whitsunday Destination Tourism Plan, the following projects would add value to the existing industry:
  - A high end, branded resort development
  - Recreational fishing and major fishing competitions
  - Development of mountain biking trails
  - Maritime education, training and engineering facilities in Bowen
  - Water park and/or a wave pool in Airlie Beach
  - Full completion of Lake Proserpine Recreation Facilities
  - Mine and heritage tours in Collinsville



At the same, there are emerging growth opportunities that can further diversify and expand the economy, including:

### AQUACULTURE:

- o Tassal's new prawn farm represents a large, new industry into the region. Beyond the existing operation, there are opportunities for future expansion that should be supported.
- o In order to support Tassal's operations into the future, the expansion of a local supply chain, including feedstock, transport and specific services, can further expand the local economy and provide opportunities for growth.



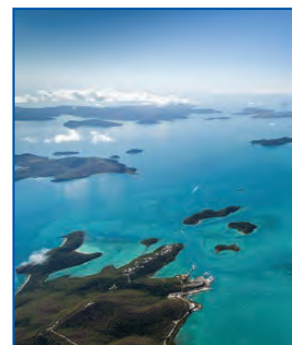
### SPACE LAUNCH:

- o Gilmour Space Technologies has plans to establish a rocket launching facility in the Abbot Point SDA, which would represent a new and diversified local industry.
- o Similar to Tassal's prawn farm, opportunities to expand a local supply chain and cluster supporting Gilmour's launch facility would help to expand and diversify the local economy.



### RENEWABLE ENERGY:

- o The region has significant opportunities in the renewable energy and recycling sectors. Both State and Federal Governments are looking for ways to reduce carbon emissions and recycle waste.
- o Grant funding is available for activities in the production and use of hydrogen, and innovative activities in recycling.



### CATALYTIC PROJECTS:

Stakeholders also felt that the identified catalytic projects were important growth opportunities that should be pursued:

These growth opportunities (individually and collectively) provide the opportunity to expand the regional economy, providing a stimulus for investment and new jobs. In turn, new jobs would attract more families to the region, increasing the population and providing a further stimulus across the economy in terms of new home construction, retail, education and healthcare.

In order to facilitate growth in the identified areas of opportunity, supporting infrastructure will be required, namely housing and other community infrastructure such as education and healthcare services as well as recreation and leisure infrastructure.





## THE IMPERATIVE OF HOUSING

The lack of available housing and escalating costs of housing (both to purchase and rent) creates a significant barrier to growth for the Whitsunday region. Without available and affordable housing, it will not be possible to take advantage of the opportunities highlighted in this section.

All businesses (existing and new) need access to an available workforce. Without sufficient housing, access to staff is limited. For many existing businesses, access to seasonal workers and key service workers (namely for tourism oriented businesses) is critical. Stakeholders identified the housing issue as acute and the existing difficulty in finding suitable staff. For some businesses, the lack of workforce accessibility has created a significant opportunity cost and a loss of trade. For tourism, the lack of staff will also impact the visitor experience, with negative comments spreading fast and damaging the brand of the Whitsundays.

Beyond the current negative effects on the economy, a lack of affordable housing will also make it difficult for the opportunities highlighted above to materialise. As new jobs are created, if housing were available, it could entice new residents and families to move to the region, thereby growing the population. As the population grows, there would be increased demand for a number of local goods and services, providing further stimulus to grow the economy. However, without affordable housing available, this future flow-on growth is also at risk.

Given the critical state of the housing shortage and its current detrimental impact on economic development, Council intervention is required. Council can encourage and support the development of housing in a number of ways, through its planning and development process as well as providing incentives to encourage investment in housing.

## 5. ECONOMIC DEVELOPMENT STRATEGY

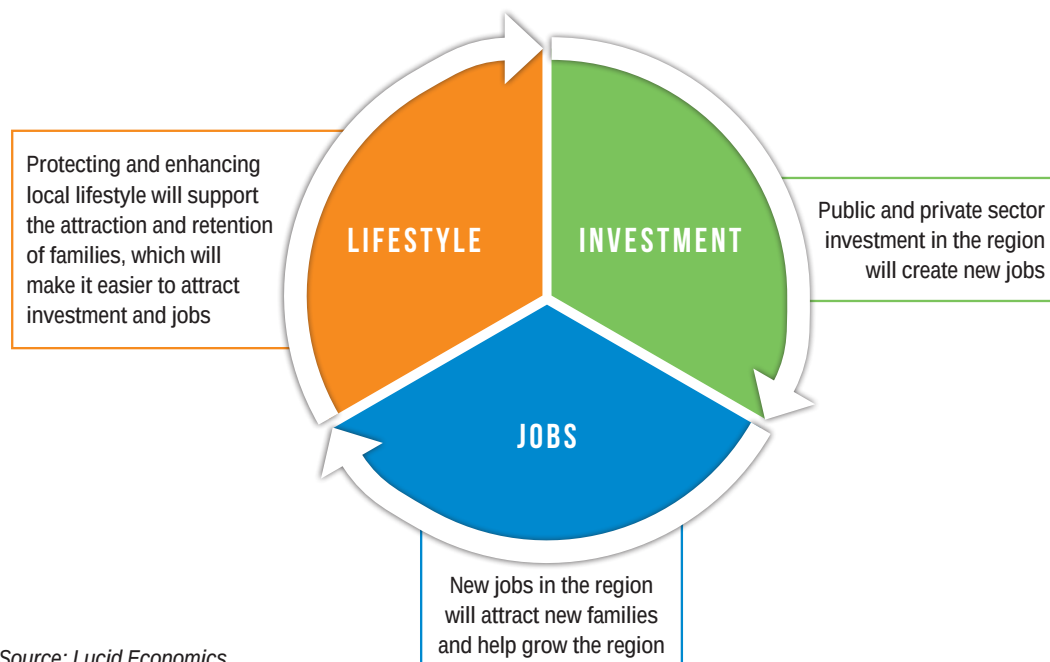
### 5.1 OBJECTIVES

The four towns of the region are already strongly linked through a multitude of fixed and intangible connections. The strength of each town collectively makes the regional economy diverse and strong. By working together as one cooperative region, the Whitsundays can embolden a new path for economic growth and prosperity – One Whitsunday.

The Whitsunday region is well known and regarded for its enviable lifestyle and the community strongly supports the region's on-going sustainability to enhance local quality of life, as evidenced in the Community Plan (2011-21).

The Whitsunday Economic Development Strategy 2022-2025 is built on competitiveness. Based on the identified strengths and growth opportunities, the clear goal of the strategy is to deliver more investment and more jobs, as the pathway to securing the economic and environmental sustainability of the Whitsunday region. These factors are all interlinked as highlighted in the below diagram. Generating investment outcomes will deliver new jobs. Ensuring quality lifestyle offerings is imperative to attract new families to region to fill these new jobs, which in turn can influence investor decisions where there is weighting related to recruitment capability.

Figure 5.1. Interrelatedness of Investment, Jobs and Lifestyle



Source: Lucid Economics



REGIONAL ECONOMIC DEVELOPMENT STRATEGY 2022-2025



While Council has a clear role to play in economic development, it is not the sole player. The business community, industry associations, regional development agencies, and the other spheres of government all play important roles in economic development.

A number of such organisations are already well-established in the Whitsunday region and they stand ready and willing to partner with Council to work towards the common goal of a prosperous and thriving Whitsundays.

Potential partnership opportunities to be established or strengthened exist with at least the following local groups:

- GW3
- RDA-MIW
- Bowen Gumlu Growers Association
- Chambers of Commerce
- Whitsunday Charter Boat Industry Association
- Bowen Collinsville Enterprises
- Collinsville DIG
- Canegrowers
- Tourism Whitsundays
- Whitsunday Conservation Council



## 5.2 STRATEGY OVERVIEW

The following diagram provides an overview of the strategy and is based on the research, analysis and consultation conducted for this project.

The strategy will focus on the traditional and emerging industries, including agriculture, aquaculture, sugar, mining, tourism and space launch. Avenues will be pursued to grow, expand and diversify these industries over time. A number of catalytic projects will be pursued that individually and/or collectively have the ability to significantly increase investment and jobs as well as enhancing local quality of life.

There are four key strategies that will guide Council's actions over the next five years, with each one supported by priority actions.

# ONE WHITSUNDAY REGION

...FOR INVESTMENT ...FOR JOBS ...FOR LIFESTYLE

Figure 5.2. Whitsunday Regional Economic Development Strategy

## OUR GOALS

### OUR KEY INDUSTRIES

Agriculture  
Aquaculture  
Mining  
Tourism  
Space Launch

### OUR CATALYTIC PROJECTS

Abbot Point SDA Development  
  
Bowen Marine Industry Precinct  
Bowen Orbital Space Port (BOS)/  
Gilmore Space Technologies  
Heart of the Reef Discovery Centre  
Shute Harbour Marine Terminal Tassal  
Group Limited  
– Proserpine Prawn Farm  
Urannah Dam  
Water for Bowen  
Whitsunday Skyway Project

## OUR STRATEGIES

## OUR PRIORITY ACTIONS



### 1. ADVOCACY & INFRASTRUCTURE

- Promote catalytic projects to Government
- Lobby for education and healthcare facilities
- Develop the Whitsunday Freight Hub and Shute Harbour Marine Terminal



### 2. MARKETING & PROMOTION

- Promote and market the region for investment
- Facilitate investment into the region
- Promote and market the region for tourism



### 3. BUSINESS RETENTION & EXPANSION

- Support local business networks
- Engage with key industries and businesses to develop supply chains and value adding opportunities



### 4. PLANNING

- Support and encourage development and redevelopment opportunities

Source: Lucid Economics

An annual action plan provides further details regarding the implementation of this strategy. The action plan should be reviewed annually and adjusted based on the previous year's experiences as well as any new or emerging barriers or opportunities. In such a way, the strategy provides longer-term direct and at the same time allows for flexibility and the ability to adapt over time.





### 5.2.1 ADVOCACY AND INFRASTRUCTURE

#### Overview and Rationale

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A number of catalytic infrastructure projects have been identified that can generate considerable investment and jobs, but most are outside the domain of local government. The funding required for them is well and truly beyond the capacity of Council, so a focus on lobbying (together with regional partners) is required. Stakeholders were strongly supportive of the identified catalytic projects and felt that Council has a role to champion these projects to Government.

At the same time, there are other infrastructure projects that Council can influence and develop that can equally support investment and job outcomes, namely:

- Shute Harbour Restoration (a Council owned asset)
- Whitsunday Freight Hub, a dedicated freight facility at the Whitsunday Coast Airport (a Council owned asset), which can directly support export of local agricultural products, greatly expanding markets for existing producers

#### Goal

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Advocate for the implementation of the catalytic projects and maximise opportunities with Council owned assets to secure investment and create jobs.

#### Priority Actions

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- Promote catalytic projects to government
- Lobby for education and healthcare facilities for towns from government
- Develop the Whitsunday freight hub and maximise opportunities from the Shute Harbour Restoration



## 5.2.2 MARKETING AND PROMOTION

### Overview and Rationale

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Council has a role to play in promoting the area, including the catalytic projects as well as other investment and business opportunities in the region. Promotion of these opportunities can take place in a number of ways, including the preparation of business case materials (to support lobbying efforts for catalytic projects), creation of marketing materials (both digital and downloadable PDFs), conducting awareness raising activities as well as working with regional partnerships to build support and further promote these projects. As an extension of marketing and promotional efforts, Council can also assist in facilitating investment from the private sector into the region.

Additionally, this strategy also recognises Council's role to market the region for tourism (through the support it gives Tourism Whitsundays).

Stakeholders felt strongly that Council has a significant role in marketing and promoting the area for business and tourism.

### Goal

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Raise the profile of the region as a business destination in order to attract investment. Market the visitor destination further to support investment and jobs through attracting more visitors, visitor expenditure and increasing yield.

### Priority Actions

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- Promote and market the region for investment
- Facilitate investment into the region
- Promote and market the region for tourism



### 5.2.3 BUSINESS RETENTION AND EXPANSION

#### Overview and Rationale

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Local businesses often provide not only the basis for existing jobs, but also play a major role in new investment and job growth. Council can support existing businesses in many ways, but first must have an ongoing dialogue with local businesses, particularly large businesses, and business groups. Council can support local businesses through considering its own procurement and promoting local businesses for local procurement. Additionally, through engaging with local businesses and business groups, Council can identify barriers and opportunities quickly, assisting where possible. Finally, through larger businesses, Council can support the development of local supply chains and value-adding opportunities.

#### Goal

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Generate investment and job outcomes through building local supply chains and local businesses expanding.

#### Actions

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- Support local business networks
- Engage with key industries and businesses to develop supply chains and value-adding opportunities
- Focus on local procurement





#### 5.2.4 PLANNING

##### Overview and Rationale

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The planning scheme and the development approval process is likely Council's single largest economic development tool. The provision of a planning environment which encourages investment and jobs will be central to Council's ability to support investment and jobs outcomes. Conducting pre-lodgement meetings, engaging pro-actively with proponents and using various incentives for some projects will all leverage the planning and regulatory role that Council plays.

##### Goal

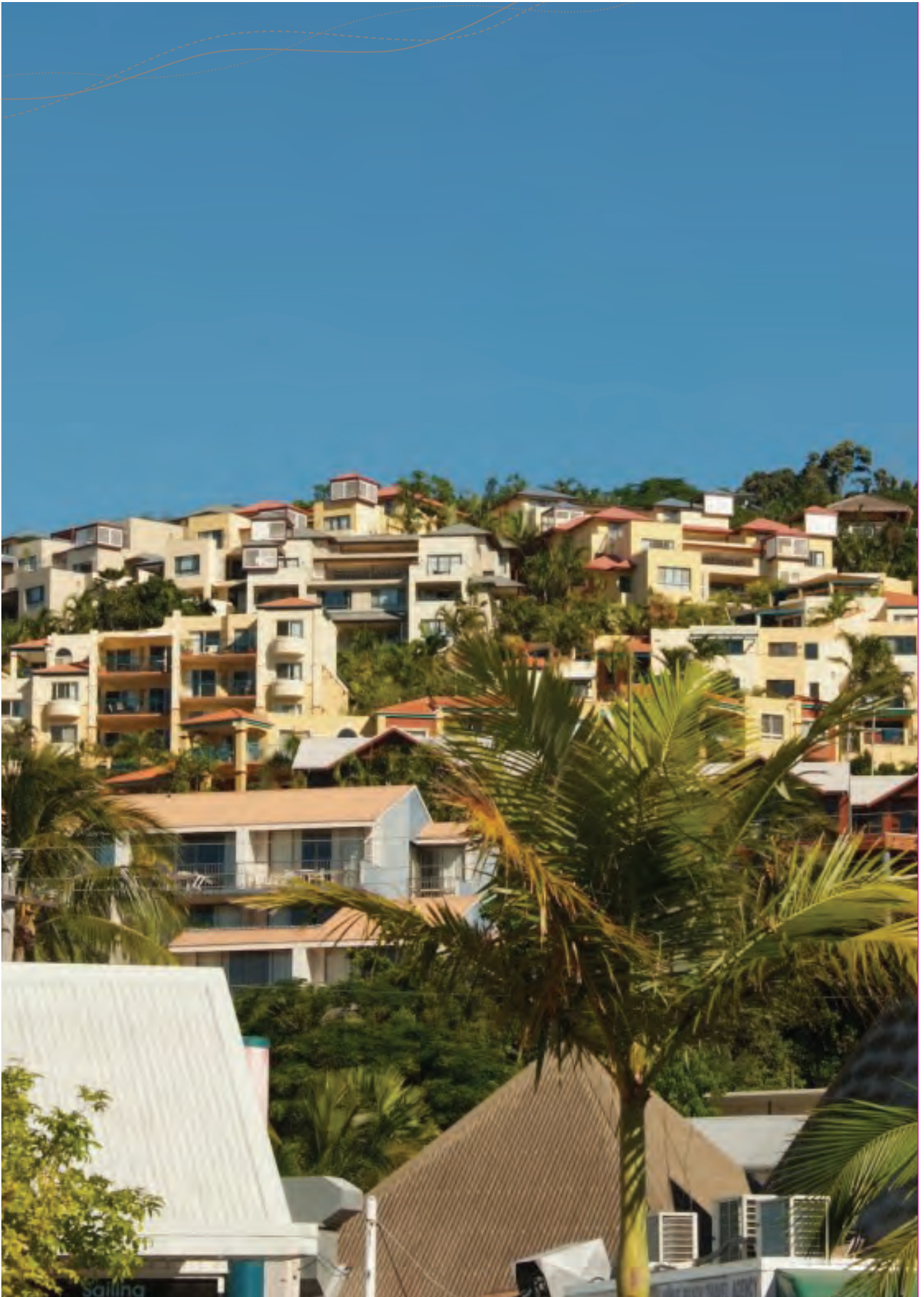
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Securing investment that produces jobs.

##### Priority Actions

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- Support and encourage development and redevelopment opportunities



## 6. IMPLEMENTATION

### 6.1 ACTION PLAN

The following action plan represents the first year implementation of this strategy and is aligned to the strategic framework (refer Figure 5.2). It includes individual actions, a metric for each as well as a KPI for each action.

Table 6.1. Whitsunday Regional Economic Development Strategy Action Plan

|        | STRATEGY/PRIORITY ACTION/TASK                                                                  | METRIC                           | KPI       |
|--------|------------------------------------------------------------------------------------------------|----------------------------------|-----------|
| 1.     | Advocacy and Infrastructure                                                                    |                                  |           |
| 1.1.   | Promote catalytic projects to Government                                                       |                                  |           |
| 1.1.1. | Continue to work with State Government regarding the development of Abbott Point               | Meetings with Government         | 2         |
| 1.1.2. | Develop a business case for the Bowen Marine Industry Precinct                                 | Development of business case     | 1         |
| 1.1.3. | Continue to support the development of a local space launching industry (around Gilmour)       | Meetings with Gilmour            | 2         |
| 1.1.4. | Develop a scoping study for the Heart of the Reef Discovery Centre                             | Development of study             | 1         |
| 1.1.5. | Support the Urannah Dam Proposal                                                               | Submission to Government         | 1         |
| 1.1.6. | Support the Water for Bowen Project                                                            | Submission to Government         | 1         |
| 1.1.7. | Support the Whitsunday Skyway Project                                                          | Submission to Government         | 1         |
| 1.2.   | Lobby for education and healthcare facilities                                                  |                                  |           |
| 1.2.1. | Lobby the Department of Education for a public high school in Cannonvale                       | Write letters to the Minister    | 2         |
| 1.2.2. | Support the development of more healthcare facilities and allied health services in the region | Discussions with providers       | 2         |
| 1.3.   | Develop local infrastructure to support economic growth                                        |                                  |           |
| 1.3.1. | Develop the Whitsunday Freight Distribution Centre at the Whitsunday Coast Airport             | Functioning freight centre       | 1         |
| 1.3.2. | <b>Maximise benefits of the Shute Harbour Restoration</b>                                      | Leasing activity at new facility | 90% fully |
| 1.3.3. | Investigate the Grubby Bay Wharf (barge wharf and boat launching facility)                     | Study completed                  | 1         |
| 1.3.4. | Investigate the revitalisation of Collinsville                                                 | Revitalisation plan completed    | 1         |
| 1.3.5. | Expand the of Lake Proserpine camping facilities                                               | New facilities open              | 1         |
| 1.3.6. | Develop an arts district in Proserpine                                                         | Arts District Plan completed     | 1         |



|        | STRATEGY/PRIORITY ACTION/TASK                                                                     | METRIC                          | KPI |
|--------|---------------------------------------------------------------------------------------------------|---------------------------------|-----|
| 2.     | Marketing and Promotion                                                                           |                                 |     |
| 2.1.   | Promote and market the region for investment                                                      |                                 |     |
| 2.1.1. | Develop an investment prospectus                                                                  | Investment prospectus completed | 1   |
| 2.1.2. | Conduct an aggressive social media (Linkedin) campaign                                            | No. of posts                    | 25  |
| 2.1.3. | Regularly promote investment stories to the media                                                 | No. of stories                  | 12  |
| 2.1.4. | Build strong relationships with potential investors and investment networks                       | No. of meetings                 | 40  |
| 2.2.   | Facilitate investment into the region                                                             |                                 |     |
| 2.2.1. | Aggressively pursue temporary key workers accommodation options with existing operators           | No. of new beds                 | 50  |
| 2.2.2. | Develop a concept and feasibility for permanent key worker accommodation complex                  | Study completed                 | 1   |
| 2.2.3. | Support the development of the business case for investment                                       | No. of business cases           | 10  |
| 2.2.4. | Host prospective investors in the region (for site inspections)                                   | No. of investors                | 10  |
| 2.3.   | Promote and market the region for tourism                                                         |                                 |     |
| 2.3.1. | Continue to support Tourism Whitsundays for destination marketing and development                 | Multi-year funding agreement    | 1   |
| 3.     | Business Retention and Expansion                                                                  |                                 |     |
| 3.1.   | Support local business networks                                                                   |                                 |     |
| 3.1.1. | Participate actively in local business network meetings (Chambers of Commerce, BCE, DIG)          | No. of meetings                 | 24  |
| 3.1.2. | Coordinate a regional discussion amongst existing business networks                               | No. of meetings                 | 2   |
| 3.2.   | Engage with key industries and businesses to develop supply chains and value-adding opportunities |                                 |     |
| 3.2.1. | Regularly meet with key industry bodies and major businesses                                      | No. of meetings                 | 24  |
| 4.     | Planning                                                                                          |                                 |     |
| 4.1.   | Support and encourage development and redevelopment opportunities                                 |                                 |     |
| 4.1.1. | Develop an infrastructure charge deferment incentive to support (housing) development             | Incentive policy                | 1   |
| 4.1.2. | Identify any Council held property suitable for temporary accommodation                           | No. of sites                    | 5   |
| 4.1.3. | Develop a single point of contact and major project facilitation process for large DAs            | Process developed               | 1   |
| 4.3.2. | Promote the benefits of local procurement across the region                                       | No. of stories                  | 2   |

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## 6.2 MONITORING PROGRESS

It will be important to track the progress of this strategy over time. While investment, jobs and lifestyle are the goals of the strategy, Council does not have direct control over these outcomes. For this reason, it will be important to track Council's progress regarding the action plan every year. Actions should be considered against the identified metric and KPI as well as the budget allocation required for each. An evaluation should be conducted regarding the KPIs directly as well as the benefits or resultant outputs. Adjustments can be made based on the effectiveness of the action and changes can be made based on the experience from the previous year as well as changes in the market place, including emerging barriers or new opportunities. In such a way, the strategy provides longer-term direction and still allows for flexibility to adapt to an ever-changing environment.

Because investment, jobs and lifestyle are the main goals of the strategy, it will also be important to track changes in the economy. An annual economic and industry evaluation should be completed to also help inform annual review and planning for the action plan. The results of this economic and industry evaluation should also be shared with stakeholders.

This strategy should be reviewed in 2025 and adjustments made as necessary.

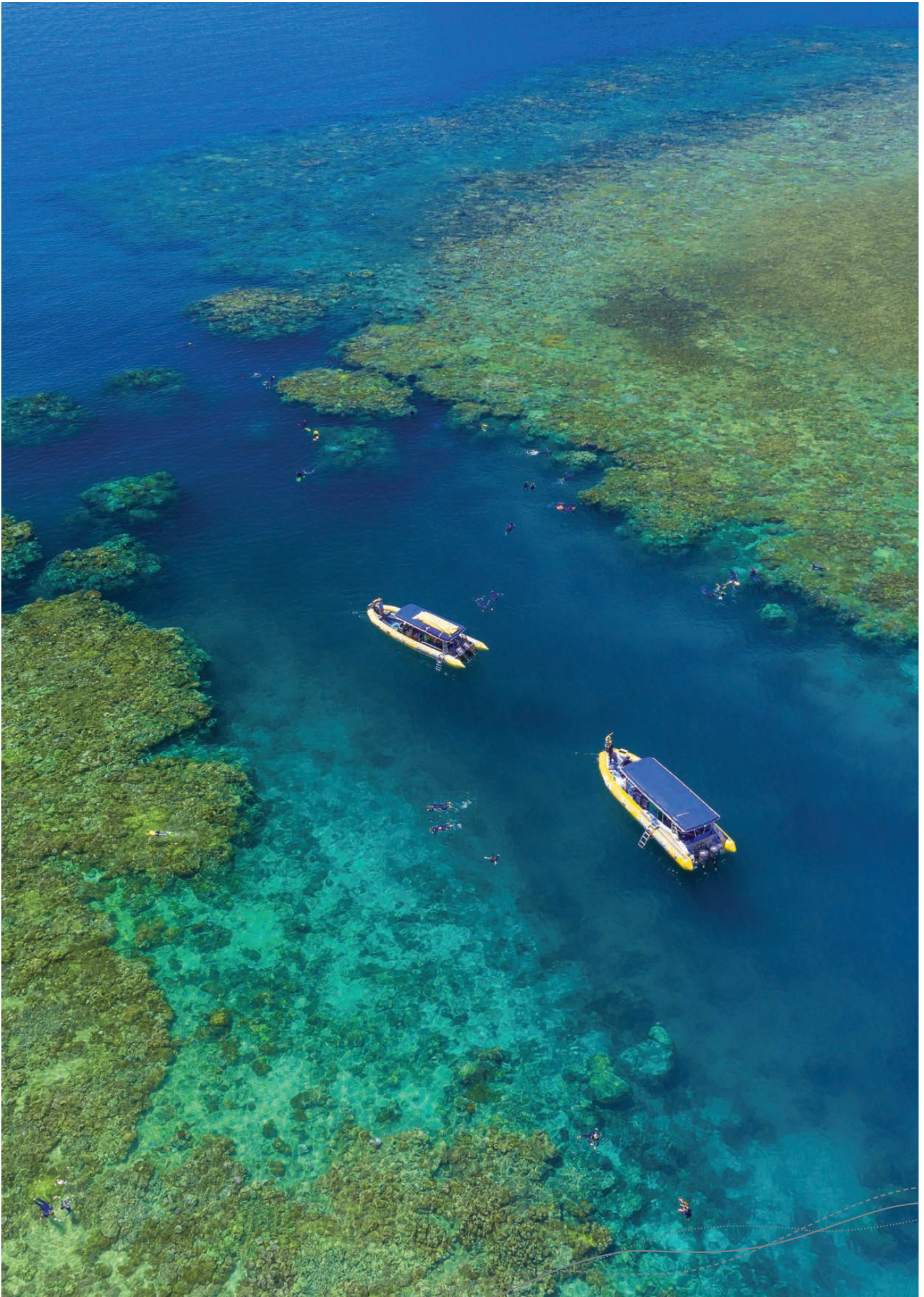


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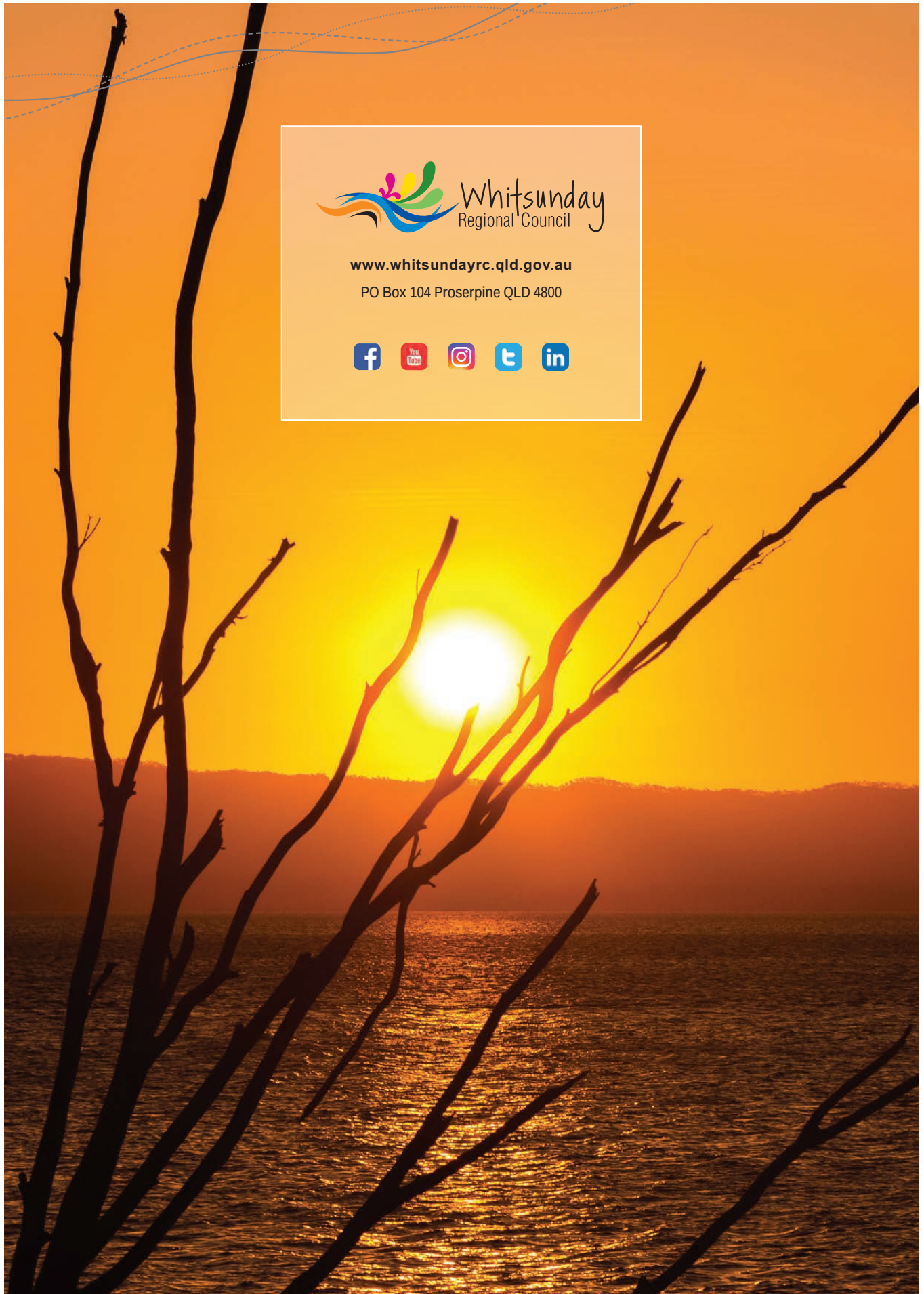
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Economic Development Implementation Plan 2022-23

NOTE: Projects not listed in priority order

| Economic Development Projects                                                  | Responsible WRC Officers                                  | Stakeholder Partners                                                                       | Action Plan                                                                                                                                                              | Status      | Commencement Date  | Target Completion Date | Actual Completion Date | Additional Comments                                              |
|--------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|------------------------|------------------------|------------------------------------------------------------------|
| 1 Abbot Point State Development Area (SDA)                                     | Gary Warrenner, Mayor, CEO, CRs                           | State Government                                                                           | 1. Seek Government support<br>2. Advocate facility development through Government<br>3. Advocate business interest                                                       | In Progress | Year 1 - Jan 2022  | Year 4 - Dec 2025      | Ongoing                | Pending Government funding support and development of utilities. |
| 2 Bowen Marine Industry Precinct (BMIP)                                        | Gary Warrenner, Jannah Baker Mayor, CEO, CRs              | State Government<br>Private Investors                                                      | 1. Seek Government & investor support<br>2. Establish partnership & complete approvals<br>3. Work with businesses seeking to locate in the precinct                      | In Progress | Year 1 - Jan 2022  | Year 4 - Dec 2025      | Ongoing                |                                                                  |
| 3 Bowen Orbital Spaceport (BOS)                                                | Gary Warrenner                                            | Glincoor Space                                                                             | 1. Support proponent where possible with preliminary approvals processes<br>2. Support launch events<br>3. Promote regional tourism element of the launch events         | In Progress | Year 1 - Jan 2022  | Year 4 - Dec 2025      | Ongoing                |                                                                  |
| 4 Heart of the Reef Discovery Centre                                           | Gary Warrenner Jannah Baker                               | Whitsunday Conservation Council                                                            | 1. Establish project concept<br>2. Complete project scoping study<br>3. Seek Government and investor support                                                             | New         | Year 1 - Jan 2022  | Year 4 - Dec 2025      | Ongoing                |                                                                  |
| 5 Urannah Dam                                                                  | Gary Warrenner                                            | Bowen- Cullisville Enterprises                                                             | 1. Advocate for Urannah Dam<br>2. Assist with pre-construction approvals where possible<br>3. Work with producers to maximise benefits from the water                    | In Progress | Ongoing            |                        | Ongoing                | Difficult to determine finish date                               |
| 6 Water for Bowen                                                              | Gary Warrenner                                            | Proponents<br>Private Producers                                                            | 1. Advocate for the Water for Bowen project<br>2. Support proponent where possible to pre-construction approvals process<br>3. Work with businesses to maximise benefits | In Progress | Ongoing            |                        | Ongoing                | Difficult to determine finish date                               |
| 7 Whitsunday Skyway Project                                                    | Gary Warrenner                                            | AAT Group P/L (Nathan Leman)                                                               | 1. Support proponent with grant funding information<br>2. Support where possible during approval process<br>3. Support proponent to business development activities      | New         | Year 1 - July 2022 | Year 4 - Dec 2025      | Ongoing                | Proponent seeking grant funding                                  |
| 8 Tassal                                                                       | Gary Warrenner                                            | State Government Federal Government<br>Tassal, Infrastructure Services                     | 1. Support proponent with expansion plans where possible<br>2. Support proponent in seeking future grant funding<br>3. Advocate for Govt support to assist expansion     | In Progress | Year 1 - July 2022 | Year 4 - Dec 2025      | Ongoing                |                                                                  |
| 9 Advocate Education/Multipurpose Facility                                     | Mayor, CEO, CRs                                           | State Government<br>Community                                                              | 1. Develop draft facility design (multi-purpose)<br>2. Advocate to secure government support for facility<br>3. Undertake community consultation                         | New         | Year 2 - Jan 2023  | Year 4 - Dec 2025      | Ongoing                |                                                                  |
| 10 Health Investment Attraction Project (TBC)                                  |                                                           |                                                                                            |                                                                                                                                                                          |             |                    |                        |                        |                                                                  |
| 11 Whitsunday Freight Hub - expand future export markets for existing products | Gary Warrenner<br>Craig Turner                            | State Government, Regional Producers, Regional Producer Importers, Infrastructure Services | 1. Engage with producers to determine market opportunities<br>2. Engage with supply chain partners and potential users<br>3. Negotiate with airlines                     | In Progress | Ongoing            |                        | Ongoing                |                                                                  |
| 12 Shute Harbour Restoration (TBC)                                             | Craig Turner<br>Shaun Cawood                              | Marine Sector, Infrastructure Services                                                     |                                                                                                                                                                          | Ongoing     | Year 1 - Jan 2022  |                        | Ongoing                |                                                                  |
| 13 Grubby Bay Wharf & Boat Launching Facility (TBC)                            | Craig Turner<br>Shaun Cawood                              | Marine Sector, Infrastructure Services                                                     |                                                                                                                                                                          | New         |                    |                        |                        |                                                                  |
| 14 Collinsville Revitalisation                                                 | Infrastructure Div.                                       | Community, Infrastructure Services                                                         | 1. Seek project funding<br>2. Engage with community<br>3. Develop implementation plan                                                                                    | New         | Year 2 - Jan 2023  | Year 4 - Dec 2025      | Year 4 - Dec 2025      | Pending grant approval                                           |
| 15 Lake Proserpine                                                             | Craig Turner                                              | Community, Infrastructure Services                                                         | 1. Submit grant application developed and submitted<br>2. If approved - develop implementation plan<br>3. Actively promote regional facility                             | In Progress | Year 1 - Jan 2022  | Year 3 - Dec 2024      | Year 3 - Dec 2024      | Pending grant approval                                           |
| 16 Proserpine Art Community Projects                                           | Julie Wright<br>Gary Warrenner                            | Arts Community<br>Economic dev unit                                                        | 1. Work with Communities Div. to implement plan<br>2. Actively promote activities                                                                                        | In Progress | Year 1 - Jan 2022  | Year 4 - Dec 2025      | Year 4 - Dec 2025      |                                                                  |
| 17 Investment Prospectus 2022                                                  | Gary Warrenner                                            | Comms Unit                                                                                 | 1. Develop updated prospectus<br>2. Seek Council endorsement<br>3. Targeted distribution of updated prospectus                                                           | New         | Year 1 - July 2022 | Year 1 - Dec 2022      | Year 1 - Dec 2022      |                                                                  |
| 18 ED Social Media Campaign                                                    | Gary Warrenner<br>Comms unit                              | Media<br>Comms unit                                                                        | 1. Develop campaign plan<br>2. Seek Council endorsement of plan<br>3. Implement campaign and monitor results                                                             | New         | Year 2 - Jan 2023  | Year 2 - Dec 2023      | Year 2 - Dec 2023      |                                                                  |
| 19 Prepare Investment Media Releases                                           | Gary Warrenner<br>Comms unit                              | Comms Unit                                                                                 | 1. Engage with Comms Unit to develop media releases<br>2. Identify target markets<br>3. Undertake media campaign                                                         | Ongoing     | Year 2 - Jan 2023  | Year 2 - Dec 2023      | Year 2 - Dec 2023      |                                                                  |
| 20 CRM Platform                                                                | Gary Warrenner<br>Elouise Lamb<br>Jannah Baker            | IT Unit                                                                                    | 1. Identify opportunities available<br>2. Negotiate with IT re implementation<br>3. Implement platform                                                                   | In Progress | Year 1 - Jan 2022  | Year 1 - July 2022     | Year 1 - July 2022     |                                                                  |
| 21 Affordable Housing Projects                                                 | Gary Warrenner                                            | Social Housing Providers                                                                   | 1. Engage with social/affordable housing providers<br>2. Identify suitable land parcels<br>3. Support providers through approval process                                 | In Progress | Year 1 - Jan 2022  | Year 2 - Dec 2023      | Year 2 - Dec 2023      |                                                                  |
| 22 Support Investment in accommodation - study                                 | Gary Warrenner                                            | Potential Investors Community                                                              | 1. Develop scope of study<br>2. Secure suitable consultants<br>3. Undertake study                                                                                        | New         | Year 2 - Jan 2023  | Year 2 - July 2023     | Year 2 - July 2023     |                                                                  |
| 23 Build portfolio of investment opportunities (e.g. Tassal)                   | Gary Warrenner                                            | State & Fed Govt - Investors, Infrastructure Services                                      | 1. Identify regional opportunities<br>2. Develop opportunity concept into a project<br>3. Seek necessary funding                                                         | Ongoing     | Year 1 - Jan 2022  | Year 4 - Dec 2025      | Ongoing                |                                                                  |
| 24 Review of existing infrastructure charge deferment incentive policy         | Gary Warrenner, Development Services Director and Manager | Planning                                                                                   | 1. Engage with Dev Services Director and Manager<br>2. Identify opportunities in existing policy<br>3. Develop new policy - seek Council endorsement                     | New         | Year 1 - July 2022 | Year 1 - Dec 2022      | Year 1 - Dec 2022      |                                                                  |
| 25 End of year business networking event (Covid - new normal)                  | Gary Warrenner Elouise Lamb Jannah Baker                  |                                                                                            | 1. Develop event format<br>2. Update Council on event<br>3. Market event in region - targeted audience                                                                   | New         | Year 1 - July 2022 | Year 1 - Dec 2022      | Year 1 - Dec 2022      |                                                                  |



# Consultation Summary

## ECONOMIC DEVELOPMENT STRATEGY 2021-25

### APPROACH

We asked residents across the Whitsunday Region for their feedback on a draft Economic Development Strategy, which aims to drive our vision for a strong and diverse economy over the next four years.

The consultation was open online for a period of 4 weeks on Your Say Whitsunday, between 7 October and 7 November 2021.

Four shopping centre displays were held across the region so residents could speak with officers in person and ask questions. Displays were held in Bowen, Cannonvale, Collinsville and Proserpine.

Residents could have their say online or via email, post or by completing a feedback form at any of our Customer Service Centres.

Residents could comment on an interactive PDF through the Your Say Whitsunday website, and see other people's feedback and ideas.

### WHO GAVE FEEDBACK?

**23** submissions received

**37** public display attendees

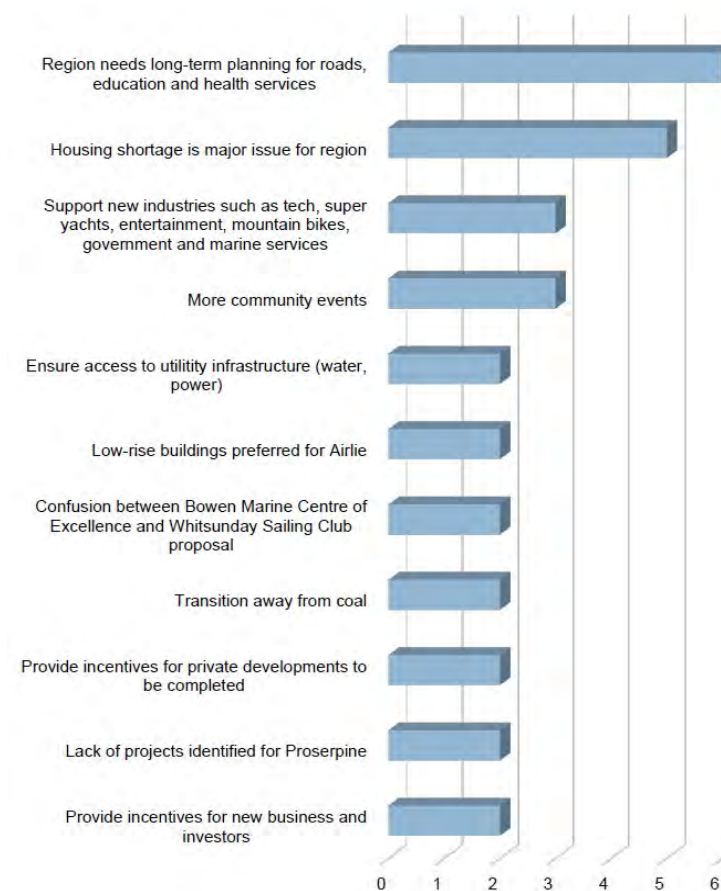
### NEXT STEPS

The feedback will be considered while we finalise the Economic Development Strategy and all submissions will be presented to Council at an upcoming meeting.

The feedback demonstrates there is general support for the draft Strategy, however further ideas and suggestions may need to be incorporated into the final version.

### KEY RESULTS - TOP THEMES

A range of suggestions were put forward during the consultation period, with the top most common themes outlined below:



Cannonvale public display



Bowen public display



**13.2.1 - Trustee Lease - Lot 22 Olive Street, Dingo Beach - Lot 22 on SP156137 - Queensland Police Service**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Billie Davis - Senior Commercial Officer

**AUTHORISING OFFICER:** Jason Bradshaw - Director Corporate Services

**PRESENTED FOR:** Decision

**ATTACHMENTS**

1. Site Map [13.2.1.1 - 2 pages]

**PURPOSE**

To advise Council of an existing use of Council land for the purpose of emergency services telecommunications for their consideration to enter into a trustee lease.

**OFFICER'S RECOMMENDATION**

That Council authorise the Chief Executive Officer to enter into negotiations and execute a part of land peppercorn trustee lease over Lot 22 on SP156137, Olive Street, Dingo Beach, with the State Government of Queensland represented as the Queensland Police Service for a 30-year term in accordance with Section 236(1)(b)(i) of the Local Government Regulation 2012; subject to:

- a. the Reconfiguration of a Lot in accordance with the Planning Act 2016; and
- b. Obtaining Ministerial consent for the use of Trustee Land.

**BACKGROUND**

The Public Safety Business Agency has equipment installed on Council trustee land at Lot 22 on SP156137, Olive Street, Dingo Beach. The equipment installed is emergency services telecommunication infrastructure.

The Public Safety Business Agency has recently disbanded and the Queensland Police Service 'QPS' are now responsible for the equipment at this site.

**DISCUSSION/CURRENT ISSUE**

A lease has never been entered into over this parcel of land. Council has been in discussions with QPS legal representatives and the Official Solicitors of the Public Trustee to enter into a trustee lease.

QPS have requested, as it is a trustee lease, and no options can be made to the term that a 30-year lease be provided to reduce administration and procedural tasks to both parties.

**STATUTORY/COMPLIANCE MATTERS**

In accordance with Section 236(1)(b)(i) of the Local Government Regulation 2012, Council may enter into a lease without the requirement to invite tenders when it is for the purpose of leasing to a government agency such as the QPS.

As this is a trustee lease, options for renewal cannot be included.

Ministerial Consent is required to be obtained as a telecommunications lease is inconsistent with the trustee purpose being parkland reserve. It is the responsibility of the lessee to obtain the necessary consent prior the trustee leases' execution.

The granting a part of land lease for a term greater than ten years requires the reconfiguration of a lot (ROL) in accordance with the *Planning Act 2016*. As the proposed term is thirty years the QPS will be required to obtain approval prior to the execution of the lease.

## **STRATEGIC IMPACTS**

Lead and improve the organisation's procurement, property and fleet functions across the organisation, including managing the centralised and specialised services to enable and achieve the operational and long-term objectives of Council.

Manage Council's property and building assets to ensure optimal community outcomes. Support the organisation in ensuring appropriate compliance with legislation and to support the elected council in its decision-making processes and obligations as a local government.

## **FINANCIAL IMPLICATIONS**

It is recommended to provide the lease at a peppercorn rate as the infrastructure within the leased area is providing essential and vital public safety services to Council's rural areas.

## **CONSULTATION/ENGAGEMENT**

Executive Manager Procurement, Property & Fleet

## **RISK ASSESSMENT**

The trustee lease will be in accordance with Council's commercial trustee lease terms.

Terms are incorporated to ensure that any risks to Council are mitigated and to hold the trustee lessee responsible for the operations and land management occurring within their leased area.

## **TIMINGS/DEADLINES**

Pending the completion of survey work and working through the processes required, it is anticipated that the lease could be in place within three months.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

N/A



1105069

25-Feb-2022



**Disclaimer**

This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, Whitsunday Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © Whitsunday Regional Council 2018.

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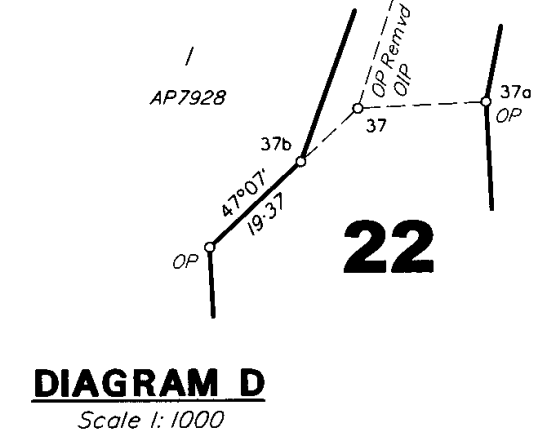
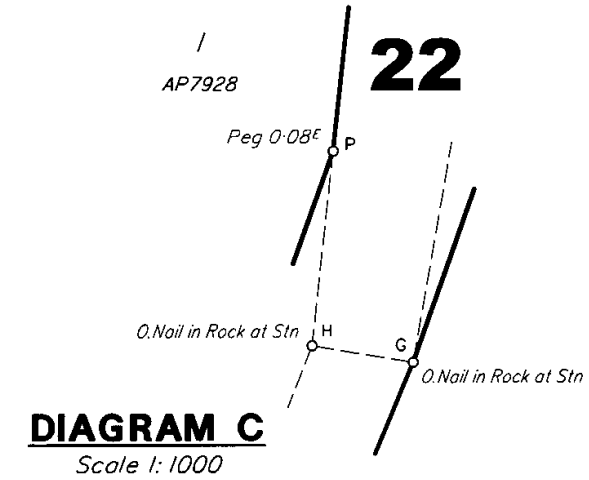
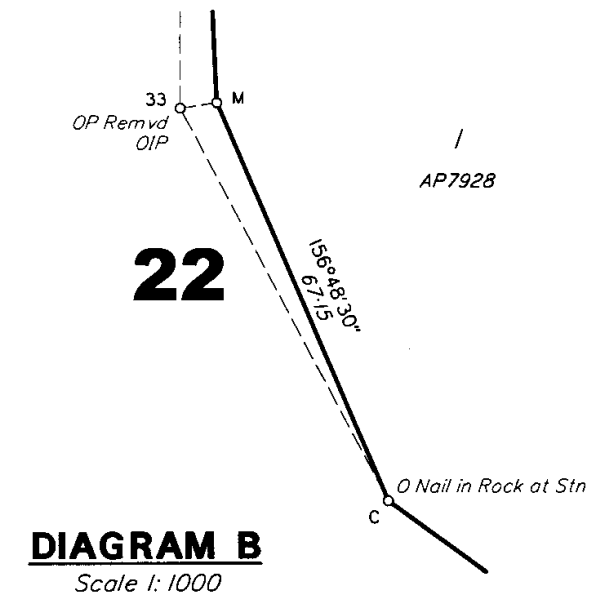
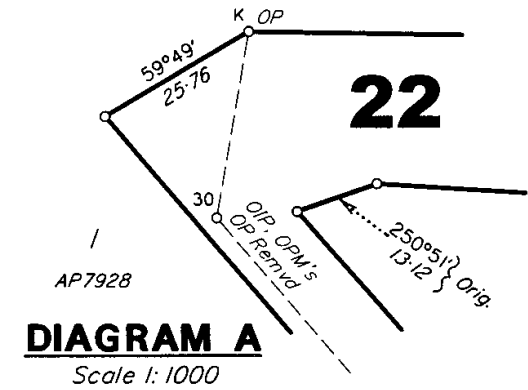




11529WHI-2

Sheet 1 of 1

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 2



**SURVEY PLAN**

Original information compiled from  
SP151040 in the Department of Natural  
Resources and Mines.

Peg placed at all new corners  
unless otherwise stated.

SEE  
DIAG. A

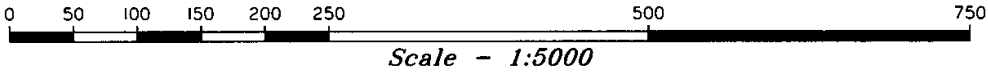
| TRAVERSES ETC |            |          |
|---------------|------------|----------|
| LINE          | BEARING    | DISTANCE |
| L-100         | 357°53'    | 171.15   |
| K-30          | 189°59'    | 28.96    |
| J-31          | 123°20'    | 10.765   |
| M-33          | 261°19'    | 5.73     |
| 35a-35        | 285°14'    | 15.08    |
| G-H           | 279°34'    | 15.94    |
| H-P           | 6°19'      | 30.25    |
| F-40          | 195°33'30" | 44.32    |
| 37b-37        | 47°07'     | 12.12    |
| 37-37a        | 87°13'     | 20.0     |
| B-100         | 301°00'    | 19.98    |
| R-34          | 107°03'    | 11.48    |
| 30-31         | 139°19'30" | 253.66   |

| REFERENCE MARKS |     |         |       |          |
|-----------------|-----|---------|-------|----------|
| STN             | TO  | BEARING | DIST  | ORIGIN   |
| 30              | OIP | 27°40'  | 1.775 | SP151040 |
| 31              | OIP | 12°40'  | 1.39  | SP151040 |
| 33              | OIP | 85°20'  | 0.65  | SP151040 |
| 34              | OIP | 95°30'  | 0.63  | SP151040 |
| 35              | OIP | 107°15' | 0.64  | SP151040 |
| 37              | OIP | 194°20' | 0.99  | SP151040 |
| 40              | Pin | 173°30' | 1.785 | SP151040 |

| PERMANENT MARKS |            |        |       |        |
|-----------------|------------|--------|-------|--------|
| PM              | BEARING    | DIST   | NO    | ORIGIN |
| 30-OPM          | 93°29'20"  | 334.12 | 45959 | D9358  |
| 30-OPM          | 106°32'50" | 344.35 | 61596 | D93513 |

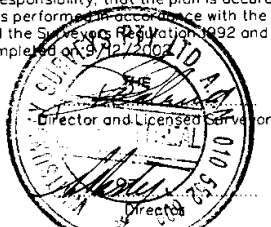
**Area to be Added  
to Lot 22 on SP151040**

|                         |                     |
|-------------------------|---------------------|
| (K-30-31-32a-100-L-J-K) | 2.222 ha            |
| (B-M-C-33-B)            | 520 m <sup>2</sup>  |
| (F-40-L-F)              | 3335 m <sup>2</sup> |
| (D-35a-G-35-34-D)       | 4816 m <sup>2</sup> |
| (P-H-37-37b-P)          | 1148 m <sup>2</sup> |
| TOTAL                   | 3.204 ha            |



Scale - 1:5000

WHITSUNDAY SURVEYS PTY LTD. ACN 010 552 600 hereby certify that the Company has surveyed the land comprised in this plan by Gregory Kenneth Walker, Licensed Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Survey Regulations 1992 and that the said survey was completed on 12/12/2002.



Date 12/12/2002

**Plan of Lot 22**

Cancelling Lot 22 on SP151040  
and part of USL (being part of Lot 1 on AP7928)

PARISH: **GLOUCESTER** COUNTY: **Herbert**

Meridian: Add 7°20' for MGA-Zone 55 vide SP151040

F/N's: No

Scale: 1:5000

Format: STANDARD



SP156137

Plan Status:

CISP

## 13.2.2 - Finance Report - FY 2021/22 - Period ending February 2022

**DATE:** 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Julie Moller – Manager Strategic Finance

**AUTHORISING OFFICER:** Jason Bradshaw - Director Corporate Services

**PRESENTED FOR:** Information

### ATTACHMENTS

1. Monthly Financial Report March 2022 [**13.2.2.1** - 6 pages]
2. Financial Statement for the period ending 31 March 2022 [**13.2.2.2** - 17 pages]
3. Capital Delivery Report as at 31 March 2022 [**13.2.2.3** - 4 pages]

### PURPOSE

To inform Council of the current financial performance and position for the period to 31 March 2022.

### OFFICER'S RECOMMENDATION

That Council receive the unaudited financial statements for the period ended 31 March 2022.

### BACKGROUND

The Chief Executive Officer is required by Section 204(2) of the *Local Government Regulation 2012* to present the financial report at a meeting of the Local Government on a monthly basis. The financial report must state the progress that has been made in relation to the Local Government's budget for the period for the financial year up to a day as near as practicable to the end of the month before the meeting is held.

Council adopted the 2021/2022 Quarter 2 Budget on the 23 February 2022 which is reflected in this report.

Attachment 1 contains a summary of the financial performance with commentary around key features.

Attachment 2 contains the full set of financial statements, including notes thereto.

Attachment 3 details the capital delivery for the period.

### DISCUSSION/CURRENT ISSUE

#### Year to Date Results

This report and attachments provide the estimated financial performance and position for the relevant period in the current financial year.

The following highlights some of the key results for the period ending 31 March 2022:

- Key financial sustainability indicators (ratios) are within acceptable and expected parameters (see Attachment 1)
- The end of month cash balance is \$96.6M, which is more than the minimum required levels. The higher level of cash can be attributed to the timing of revenue collections and reduced expenditure for materials and services.



- Council has delivered 75% of the year-to-date capital budget excluding commitments for 2021/22, totalling \$55.4M and 50% delivered of the full year budget of \$111.4M. This underspend has been influenced by changes in the programming of works, scheduled maintenance and recognition of multiyear projects.
- Outstanding Rates & charges has decreased from \$39.6M in February to \$11.1M in March due to the second half rates notices discount period closing on the 29 March.
- General Debtors balance is \$6.2M compared to \$7.3M the previous month. This balance varies depending on when invoices have been issued within the month. Recovery measures are currently in progress through a debt recovery agency for both Rates debtors and General debtors.

#### Budget Process Update:

- The Quarter 3 Budget review is currently underway with the 10-year long term budget in review. It is expected this will be presented to Council on the 11 May 2022.
- 2022/23 Draft Schedule of Fees & Charges is currently under review
- 2022/23 Capital bids have been assessed against the new prioritisation tool developed in line with the Asset Management Maturity Project. Budget workshops are scheduled for discussion with Councillors in April.

#### Rates and Charges Update:

- Rates Water meter reading for the period ending December 2021 have been completed and water accounts were issued late January 2022.
- Second half Rates and Charges accounts were issued 9 February, discount closed on the 29 March. Reminder letters have since been issued.

## STATUTORY/COMPLIANCE MATTERS

### *Local Government Regulation 2012*

#### **204 Financial Report**

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report -
  - (a) if the local government meets less frequently than monthly - at each meeting of the local government; or
  - (b) Otherwise - at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

## STRATEGIC IMPACTS

Maximise the organisation's financial performance, achieving a high level of customer service, productivity and efficiency through strategic direction, expert advice and leadership.

## FINANCIAL IMPLICATIONS

Maintaining a balanced budget throughout the financial year and remaining financially sustainable remain key objectives. Budget risks identified throughout the year are to be mitigated as part of Council's ongoing budget reviews.

## CONSULTATION/ENGAGEMENT

Manager Financial Services

Management Accountant

### **RISK ASSESSMENT**

If actuals exceeded budget, financial risk may apply. These risks will either be managed on a project basis or mitigated through the operational budgets of Council.

### **TIMINGS/DEADLINES**

Mandatory each month as per Section 204 of the *Local Government Regulation 2012*.

### **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

### **HUMAN RIGHTS IMPACT**

No

### **ALTERNATIVES CONSIDERED**

N/A

# FINANCIAL REPORT

**Financial Year: 2021/22**  
**Period Ending: 31 March 2022**



## BACKGROUND

This report provides the estimated financial performance and position of Whitsunday Regional Council for the relevant period in the current financial year.

## INCOME & EXPENDITURE

What was charged to our ratepayers/customers compared to what was spent in delivering our services.

For the period under review, Council's operating surplus stood at \$27.8M, after charging depreciation (What We Set-aside for Asset Renewals) of almost \$20M.

Rates and Charges has been recognised at time of invoice as per the revenue standards, which shows a larger than normal operating surplus for the period than the prior year.

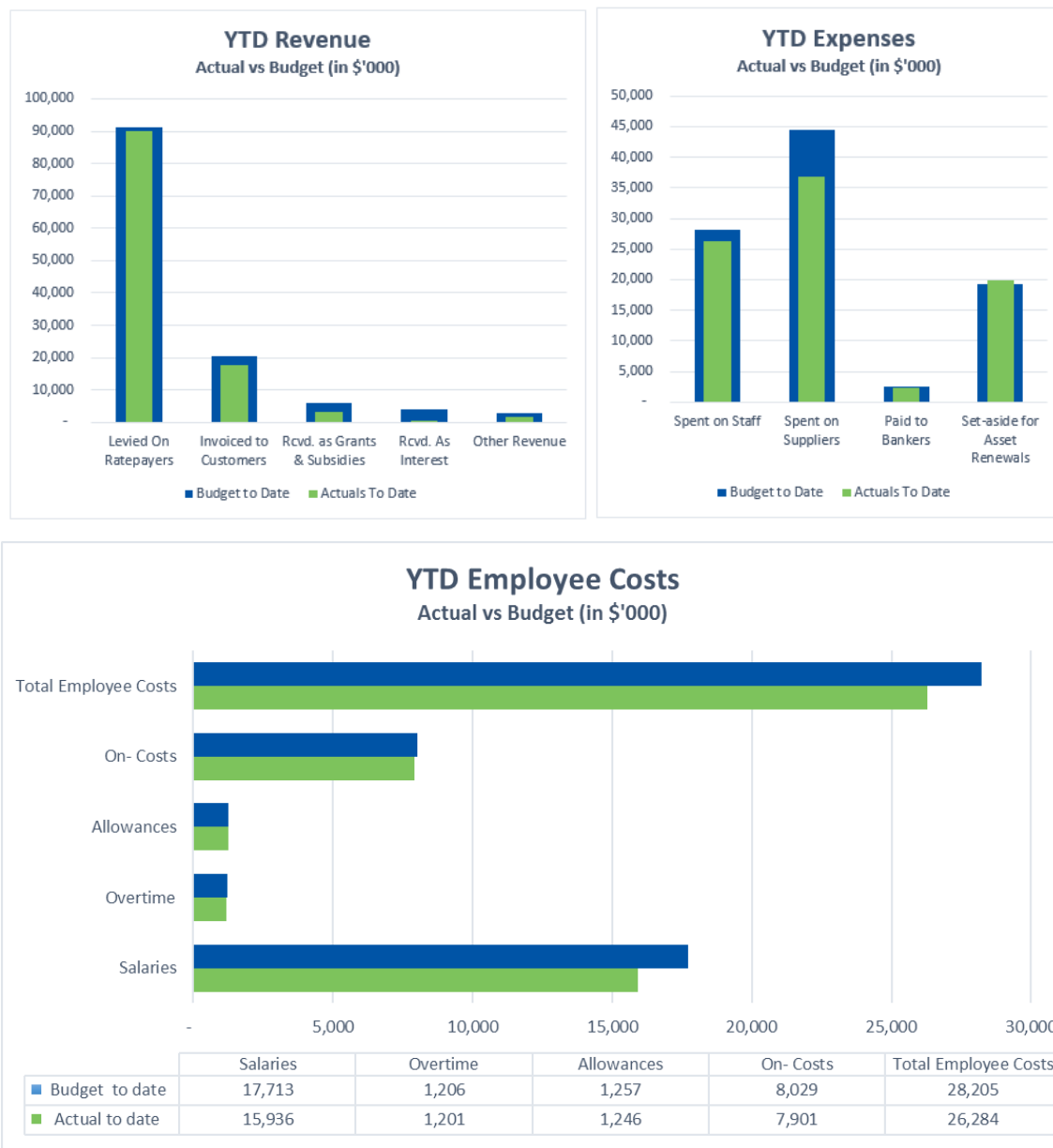
Table 1 : Statement of Income & Expenditure

|                                           | Prev. Yr. Audited  | Current Budget to date | Actual to date     | % Var<br>Current Bud v<br>Act |
|-------------------------------------------|--------------------|------------------------|--------------------|-------------------------------|
| What We Levied Our Ratepayers             | 87,947,002         | 91,339,562             | 89,867,316         | 98%                           |
| What We Invoiced Our Customers            | 19,746,087         | 20,332,642             | 17,847,245         | 88%                           |
| What We Rcvd. as Grants & Subsidies       | 12,728,063         | 6,033,603              | 3,365,296          | 56%                           |
| What We Rcvd. As Interest from Investment | 1,144,928          | 3,896,331              | 673,439            | 17%                           |
| Our Other Revenue                         | 2,319,937          | 2,889,492              | 1,611,479          | 56%                           |
| <b>Our Total Recurrent Earnings</b>       | <b>123,886,017</b> | <b>124,491,629</b>     | <b>113,364,775</b> | <b>91%</b>                    |
| What We Spent on Our Staff                | 35,450,186         | 28,205,362             | 26,284,270         | 93%                           |
| What We Spent on Our Suppliers            | 49,479,806         | 44,352,798             | 36,781,938         | 83%                           |
| <b>Our Total Direct Spend</b>             | <b>84,929,992</b>  | <b>72,558,159</b>      | <b>63,066,209</b>  | <b>87%</b>                    |
| What We Paid Our Bankers                  | 4,309,478          | 2,605,372              | 2,451,303          | 94%                           |
| What We Set-aside for Asset Renewals      | 28,627,639         | 19,355,976             | 19,977,595         | 103%                          |
| <b>Our Operating Surplus/(Deficit)</b>    | <b>6,018,908</b>   | <b>29,972,122</b>      | <b>27,869,668</b>  | <b>93%</b>                    |
| Our Capital Revenue                       | 75,015,560         | 53,177,836             | 43,458,268         | 82%                           |
| Our Capital Expenses                      | 21,839,062         | 12,769,145             | 12,010,703         | 94%                           |
| <b>Our Capital Surplus/(Deficit)</b>      | <b>53,176,498</b>  | <b>40,408,692</b>      | <b>31,447,565</b>  | <b>78%</b>                    |
| <b>Our Net Earnings</b>                   | <b>59,195,406</b>  | <b>70,380,813</b>      | <b>59,317,233</b>  | <b>84%</b>                    |

- Total Recurrent Earnings is on target to meet budget, currently sitting at 91%.
- Total direct spend is below YTD budget due to timing vacancies and under spend in materials and services (\$7.5M). This has improved from last month due to the Q2 Budget Review reductions and re-alignment of monthly phasing.

## Attachment 13.2.2.1 Monthly Financial Report March 2022

Additional details of revenue and expenditure and their comparison to budget are graphically presented below:



Wages remain on track and will be managed through to the end of financial year. The Certified Agreement discussions are continuing.



**COMMUNITY WEALTH**

The value of resources Council has, to service our community. Net Community wealth at the end of the period stood marginally over \$1.22B.

Table 2 : Statement of Financial Position

|                                  | Prev. Yr. Audited    | Annual Budget        | Actual to date       |
|----------------------------------|----------------------|----------------------|----------------------|
| <b>What We Own</b>               | <b>1,172,319,478</b> | <b>1,240,493,321</b> | <b>1,205,297,532</b> |
| Inventory We Hold                | 4,317,036            | 4,017,036            | 4,275,247            |
| What We are Owed                 | 28,084,097           | 19,487,682           | 30,229,750           |
| What We Have in Bank             | 78,617,064           | 62,606,519           | 96,629,560           |
| <b>Our Total Assets</b>          | <b>1,283,337,675</b> | <b>1,326,604,559</b> | <b>1,336,432,089</b> |
| <b>What We Owe Our Suppliers</b> | <b>43,056,429</b>    | <b>32,896,986</b>    | <b>37,314,023</b>    |
| <b>What We Owe Our Lenders</b>   | <b>81,676,718</b>    | <b>76,472,960</b>    | <b>77,797,625</b>    |
| <b>Our Total Liabilities</b>     | <b>124,733,147</b>   | <b>109,369,945</b>   | <b>115,111,648</b>   |
| <b>Our Community Wealth</b>      | <b>1,158,604,528</b> | <b>1,217,234,614</b> | <b>1,221,320,441</b> |

- Cash balances (what we have in bank) remains at healthy levels and well above minimum requirements.
- Net Community Wealth is \$1.22B. with further capitalisation and close out of major projects due.

**Debtors & Borrowings**

| What We Are Owed             |                   |
|------------------------------|-------------------|
| Category                     | Amount            |
| Rates & Charges              | 11,121,257        |
| General Debtors              | 6,211,216         |
| GST Receivable/(Payable)     | 756,483           |
| Advances to Community        | 1,040,000         |
| <b>SUB-TOTAL</b>             | <b>19,128,955</b> |
| Contract Assets              | 8,918,768         |
| Water Charges not yet levied | 1,995,250         |
| Prepayments                  | 1,019,808         |
| Provision for Bad Debts      | (833,030)         |
| <b>SUB-TOTAL</b>             | <b>11,100,795</b> |
| <b>GRAND TOTAL</b>           | <b>30,229,751</b> |

| What We Have Borrowed |       |                   |
|-----------------------|-------|-------------------|
| Loan                  | Rate  | Balance           |
| 81091 Gen5 05/06      | 7.08% | 1,581,746         |
| 81092 Gen7 08/09      | 6.82% | 3,961,800         |
| 81090 Gen8 09/10      | 6.33% | 2,650,323         |
| 81089 Gen8 AMSU       | 5.07% | 2,683,233         |
| 81093 STP Projects    | 5.25% | 18,149,208        |
| 81094 WTP Projects    | 4.86% | 8,857,060         |
| Bowen STP 19/20       | 2.20% | 8,891,922         |
| WCA Run 19/20         | 2.20% | 21,785,209        |
| Bowen Cell 3 19/20    | 0.91% | 1,971,362         |
| Bowen STP 20/21       | 1.80% | 5,256,076         |
| <b>TOTAL</b>          |       | <b>75,787,939</b> |

| What We Have Available to Borrow |       |                   |
|----------------------------------|-------|-------------------|
| Facility                         | Rate  | Limit             |
| Working Capital Facility         | 0.10% | 20,000,000        |
| Term Loans                       |       | -                 |
| <b>TOTAL</b>                     |       | <b>20,000,000</b> |

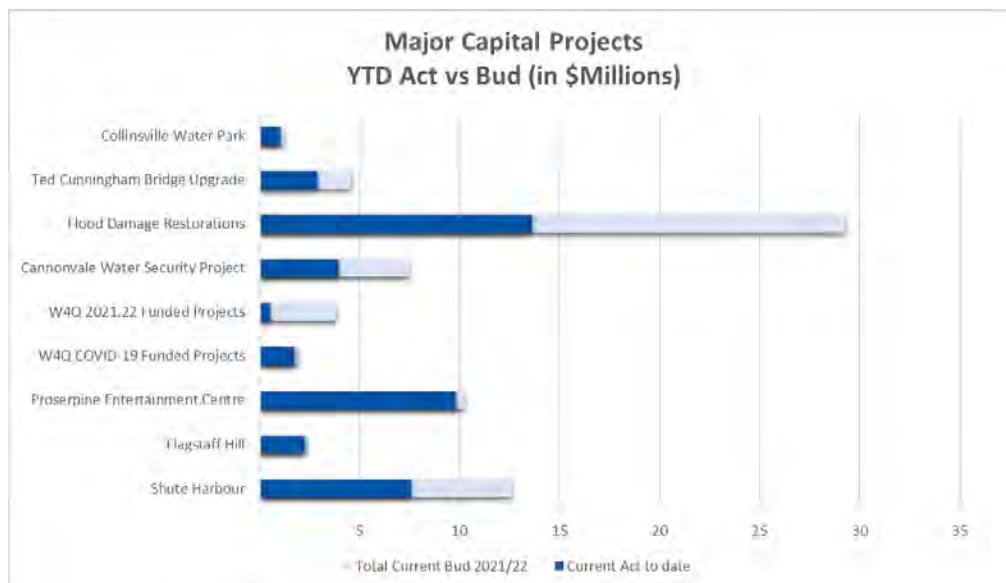
- Rates & charges owed has decreased from \$39.6M in February to \$11.1M in March. Second half Rates and Charges accounts were issued 9 February, discount closed on the 29 March. Reminder letters have since been issued.
- General Debtors balance is \$6.2M compared to \$7.3M the previous month. General Debtors vary depending upon when invoices have been issued within the month. Recovery measures are currently in progress through a professional debt recovery agency for both Rates debtors and General debtors.

## Investments

|                                 | Prev. Yr   | Current    |
|---------------------------------|------------|------------|
| Queensland Treasury Corporation | 78,617,064 | 96,629,560 |

- All excess cash is currently invested with Queensland Treasury Corporation (QTC), as QTC has been providing the best returns among the acceptable counterparty institutions.

## CAPITAL DELIVERY



- \$55.4M or 75% of the planned YTD capital budget of \$73.6M has been delivered up to 31 March 2022. Of the full year capital budget (\$111.4M), 50% has been delivered to date excluding commitments. The timing of projects has been reviewed in Budget Review quarter three and estimated carryovers predicted.

**FINANCIAL CAPACITY**

These Ratios indicate Council's financial capacity to fund operations and repay debt obligations, in the short to the medium term.

| <p><b>OPERATING SURPLUS RATIO</b></p>                                             | <p><b>NET FINANCIAL LIABILITIES RATIO (ADJUSTED)</b></p>                                   | <p><b>INTEREST COVERAGE RATIO</b></p>                                            | <p><b>ASSET SUSTAINABILITY RATIO</b></p>                                                              |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <p><i>Net Operating Surplus/(Deficit) divided by Total Operating Revenue</i></p>  | <p><i>Total Liabilities less Current Assets divided by Total Operating Revenue</i></p>     | <p><i>Net Interest Expense divided by Total Operating Revenue</i></p>            | <p><i>Expenditure on Replacement Assets divided by Depreciation Expense</i></p>                       |
| <p><b>Target:</b> 0 - 10%<br/><b>Mar Act:</b> 24.58%<br/><b>Budget:</b> 0.21%</p> | <p><b>Target:</b> &lt; 60%<br/><b>Mar Act:</b> -11.72%<br/><b>Budget:</b> 17.82%</p>       | <p><b>Target:</b> &lt; 5%<br/><b>Mar Act:</b> 1.36%<br/><b>Budget:</b> 1.40%</p> | <p><b>Target:</b> Avg. 90%<br/><b>Mar Act:</b> 123.53%<br/><b>Budget:</b> 255.22%</p>                 |
| <p>Above target % due to timing of revenue recognition – Rates &amp; Charges.</p> | <p>Above budget and maintained at a steady level below the maximum recommended levels.</p> | <p>Well below the recommended maximum threshold and in line with budget.</p>     | <p>Will continue to remain above target levels due to continuing substantial reconstruction work.</p> |

The State Government are reviewing additional measure for local government, and these will not be measured until the following 2023 financial year.

**BUDGET ACHIEVEMENT**

Council's ability to meet annual budgeted revenue, contain costs within budgeted expenditure parameters and manage cash flows.

| Item                 | Prev. Yr<br>Act vs Bud | Curr. Yr. to date | Flag                                                                                |
|----------------------|------------------------|-------------------|-------------------------------------------------------------------------------------|
| Our Earnings         | 103%                   | 87%               |  |
| Our Expenditure      | 98%                    | 66%               |  |
| Our Capital Delivery | 97%                    | 75%               |  |
| Our Cash on Hand     | 100%                   | 154%              |  |

- All critical indicators are within expected levels as of 31 March, Capital delivery is 25% below projected monthly spend and this is set to improve as major projects are completed.

**OTHER MATTERS**

- Q3 Budget – 10 - year long term budget is currently being reviewed; it is expected this will be presented to Council on the 11 May 2022.
- 2022/23 Capital bids and Fees & Charges have been closed in preparation for the 2022/23 annual budget workshops. Officers have assessed bids against a new prioritisation tool that has been implemented in line with the Asset Management Maturity Project.
- Second half Rates and Charges notices were issued 9 February and discount closed on the 29 March.
- Council was also notified by the Queensland Grants Commission following its most recent review that it will see a reduction in the Financial Assistance Grant allocation for the coming years because of the changed methodology and the phasing in of those changes. This reduction will affect this year as it is a prepayment for half this year. The overall reduction in the grant is approximately \$500K and equivalent to approximately 1% of general rate revenue. This loss in revenue for 2022/23 will need to be addressed at the upcoming budget.
- Budget preparations are a behind with discussion on the capital budget due in April.



**WHITSUNDAY REGIONAL COUNCIL**

**Financial Statements**

**For the nine months ending 31 March 2022**

---

**Table of Contents**

**Note**

Statement of Comprehensive Income

Statement of Financial Position

Statement of Changes in Equity

Statement of Cash Flows

**Notes to the Financial Statements**

- |    |                                                                                 |
|----|---------------------------------------------------------------------------------|
| 1  | Information about these financial statements                                    |
| 2  | Analysis of results by function                                                 |
| 3  | Revenue                                                                         |
| 4  | Grants, subsidies and contributions                                             |
| 5  | Employee benefits                                                               |
| 6  | Materials and services                                                          |
| 7  | Finance costs                                                                   |
| 8  | Capital expenses                                                                |
| 9  | Cash and cash equivalents                                                       |
| 10 | Receivables                                                                     |
| 11 | Inventories                                                                     |
| 12 | Investment properties                                                           |
| 13 | Property, plant and equipment                                                   |
| 14 | Trade and other payables                                                        |
| 15 | Provisions                                                                      |
| 16 | Borrowings                                                                      |
| 17 | Reserves                                                                        |
| 18 | Reconciliation of net result for the year to net cash from operating activities |
|    | Ratios                                                                          |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Statement of Comprehensive Income For the nine months ending 31 March 2022

|                                                          |        | 2022                | 2021                 | Budget               | PTD Budget           | Variance   |
|----------------------------------------------------------|--------|---------------------|----------------------|----------------------|----------------------|------------|
|                                                          |        | YTD                 | 30 June              | 2021/22              | 2021/22              | to Budget  |
|                                                          | Note   | \$                  | \$                   | \$                   | \$                   | %          |
| <b>Income</b>                                            |        |                     |                      |                      |                      |            |
| <b>Recurrent revenue</b>                                 |        |                     |                      |                      |                      |            |
| Rates, levies and utility charges                        | 3 (a)  | 89,867,316          | 87,138,236           | 91,339,562           | 91,339,562           | 98%        |
| Sale of goods and major services                         | 3 (b)  | 10,241,118          | 11,674,873           | 16,880,617           | 11,945,755           | 86%        |
| Fees and charges                                         | 3 (c)  | 3,268,032           | 3,787,654            | 3,709,726            | 2,782,295            | 117%       |
| Lease, rental and levies                                 |        | 258,943             | 357,555              | 292,334              | 822,275              | 31%        |
| Interest received                                        |        | 673,439             | 1,163,865            | 1,104,700            | 3,896,331            | 17%        |
| Sales of contract and recoverable works                  |        | 4,079,151           | 4,715,833            | 6,376,423            | 4,782,317            | 85%        |
| Other recurrent income                                   |        | 1,611,479           | 2,319,937            | 2,745,097            | 2,889,492            | 56%        |
| Grants, subsidies and contributions                      | 4 (i)  | 3,365,296           | 12,728,063           | 8,044,804            | 6,033,603            | 56%        |
| <b>Total recurrent revenue</b>                           |        | <b>113,364,775</b>  | <b>123,886,017</b>   | <b>130,493,263</b>   | <b>124,491,629</b>   | <b>91%</b> |
| <b>Capital revenue</b>                                   |        |                     |                      |                      |                      |            |
| Grants, subsidies and contributions                      | 4 (ii) | 43,003,731          | 75,076,789           | 74,733,246           | 52,694,722           | 82%        |
|                                                          |        | 43,003,731          | 75,076,789           | 74,733,246           | 52,694,722           |            |
| <b>Total revenue</b>                                     |        | <b>156,368,506</b>  | <b>198,962,805</b>   | <b>205,226,510</b>   | <b>177,186,352</b>   |            |
| <b>Capital income</b>                                    |        | 217,539             | 122,615              | 644,152              | 483,114              | 45%        |
| <b>Total income</b>                                      | 2 (b)  | <b>156,586,045</b>  | <b>199,085,421</b>   | <b>205,870,662</b>   | <b>177,669,466</b>   |            |
| <b>Expenses</b>                                          |        |                     |                      |                      |                      |            |
| <b>Recurrent expenses</b>                                |        |                     |                      |                      |                      |            |
| Employee benefits                                        | 5      | (26,284,270)        | (35,450,186)         | (38,499,334)         | (28,205,362)         | 93%        |
| Materials and services                                   | 6      | (36,781,938)        | (49,479,806)         | (62,043,343)         | (44,352,798)         | 83%        |
| Finance costs                                            | 7      | (2,451,303)         | (4,309,478)          | (3,473,830)          | (2,605,372)          | 94%        |
| Depreciation and amortisation                            |        | (19,977,595)        | (28,627,639)         | (26,200,000)         | (19,355,976)         | 103%       |
| <b>Total operating expenses</b>                          |        | <b>(85,495,107)</b> | <b>(117,867,109)</b> | <b>(130,216,507)</b> | <b>(94,519,508)</b>  | <b>90%</b> |
| <b>Capital expenses</b>                                  |        |                     |                      |                      |                      |            |
| Other capital expenses                                   | 8      | (11,773,704)        | (22,022,907)         | (17,025,526)         | (12,769,145)         | 92%        |
| <b>Total expenses</b>                                    | 2 (b)  | <b>(97,268,811)</b> | <b>(139,890,016)</b> | <b>(147,242,033)</b> | <b>(107,288,652)</b> | <b>91%</b> |
| <b>Net result</b>                                        |        | <b>59,317,234</b>   | <b>59,195,405</b>    | <b>58,628,628</b>    | <b>70,380,813</b>    |            |
| <b>Other comprehensive income</b>                        |        |                     |                      |                      |                      |            |
| <b>Items that will not be reclassified to net result</b> |        |                     |                      |                      |                      |            |
| Decrease in asset revaluation surplus                    |        | -                   | (3,030,028)          | -                    | -                    |            |
| <b>Total other comprehensive income for the year</b>     |        | <b>-</b>            | <b>(3,030,028)</b>   | <b>-</b>             | <b>-</b>             |            |
| <b>Total comprehensive income for the year</b>           |        | <b>59,317,234</b>   | <b>56,165,377</b>    | <b>58,628,628</b>    | <b>70,380,813</b>    |            |

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Statement of Appropriations

For the nine months ending 31 March 2022

|                                                                         | Note | 2022<br>\$        | 2021<br>\$       | Budget 2021/22<br>\$ |
|-------------------------------------------------------------------------|------|-------------------|------------------|----------------------|
| Retained surplus (deficiency) from prior years                          |      | 7,351,640         | 6,626,153        | 7,351,640            |
| Net result for the year                                                 |      | 59,317,234        | 59,195,405       | 58,628,628           |
|                                                                         |      | 66,668,874        | 65,821,557       | 65,980,269           |
| <b>Transfers (to) from capital account</b>                              |      |                   |                  |                      |
| Transfer of capital income                                              |      | (217,539)         | (122,615)        | (644,152)            |
| Funds (utilised for) created from - capital funding                     |      | -                 | -                | (1,694,776)          |
| Transfer of capital expenses                                            |      | 11,773,704        | 22,022,907       | 17,025,526           |
| Non-monetary capital revenue                                            |      | (6,218,545)       | -                | -                    |
| Unspent capital revenue transferred from capital                        |      | 603,947           | 12,377,555       | -                    |
| Adjustment for unfunded depreciation                                    |      | 1,124,697         | 3,533,949        | 2,391,353            |
| Transfer to adjust the working capital cash                             |      | -                 | (1,813,180)      | -                    |
| Net capital account transfers                                           |      | 7,066,264         | 35,998,615       | 17,077,951           |
| Transfers (to) from restricted reserves                                 |      |                   |                  |                      |
| Constrained grants and subsidy reserve                                  |      | (20,632,713)      | (24,232,789)     | (40,173,025)         |
| Constrained NDRRA grants reserve                                        |      | (16,152,473)      | (50,257,410)     | (34,560,221)         |
| <b>Retained surplus (deficiency) available for transfer to reserves</b> |      | 36,949,952        | 27,329,974       | 8,324,973            |
| Transfers (to) from reserves for future capital funding:                |      |                   |                  |                      |
| Capital works reserve                                                   |      | (5,595,642)       | (20,033,683)     | (5,595,642)          |
| Transfers (to) from reserves for future recurrent funding purposes:     |      |                   |                  |                      |
| Operational projects reserve                                            |      | -                 | 55,349           | -                    |
| <b>Retained surplus (deficit) at end of year</b>                        |      | <b>31,354,310</b> | <b>7,351,640</b> | <b>2,729,331</b>     |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Statement of Financial Position

As at 31 March 2022

|                                      | Note   | 2022<br>\$           | 2021<br>\$           | Budget 2021/22<br>\$ |
|--------------------------------------|--------|----------------------|----------------------|----------------------|
| <b>Current assets</b>                |        |                      |                      |                      |
| Cash and cash equivalents            | 9      | 96,629,560           | 78,617,063           | 62,606,519           |
| Receivables                          | 10 (a) | 17,502,444           | 13,517,398           | 14,505,398           |
| Inventories                          | 11     | 1,578,846            | 1,620,636            | 1,320,636            |
| Contract assets                      |        | 8,918,768            | 9,547,416            | -                    |
| Other assets                         |        | 3,771,538            | 4,982,284            | 4,982,284            |
|                                      |        | 128,401,156          | 108,284,797          | 83,414,837           |
| Non-current assets held for sale     |        | 2,696,400            | 2,696,400            | 2,696,400            |
| <b>Total current assets</b>          |        | 131,097,557          | 110,981,197          | 86,111,237           |
| <b>Non-current assets</b>            |        |                      |                      |                      |
| Receivables.                         | 10 (b) | 37,000               | 37,000               | -                    |
| Investment properties                | 12     | 1,930,000            | 1,930,000            | 1,930,000            |
| Property, plant and equipment        | 13     | 1,198,683,671        | 1,165,473,364        | 1,230,218,394        |
| Right of use assets                  | 13     | 2,024,299            | 2,024,299            | 2,024,299            |
| Intangible assets                    |        | 2,659,562            | 2,891,816            | 6,320,629            |
| <b>Total non-current assets</b>      |        | 1,205,334,532        | 1,172,356,478        | 1,240,493,321        |
| <b>TOTAL ASSETS</b>                  |        | 1,336,432,089        | 1,283,337,675        | 1,326,604,559        |
| <b>Current liabilities</b>           |        |                      |                      |                      |
| Trade and other payables             | 14     | 8,908,859            | 17,987,224           | 16,487,224           |
| Provisions                           | 15     | 8,477,003            | 8,974,563            | 8,974,563            |
| Borrowings                           | 16     | 5,618,137            | 5,618,137            | 5,432,000            |
| Contract liabilities                 |        | 11,451,157           | 7,008,824            | -                    |
| <b>Total current liabilities</b>     |        | 34,455,156           | 39,588,748           | 30,893,787           |
| <b>Non-current liabilities</b>       |        |                      |                      |                      |
| Provisions                           | 15     | 8,477,003            | 9,085,820            | 7,435,199            |
| Borrowings.                          | 16     | 72,179,489           | 76,058,581           | 71,040,960           |
| <b>Total non-current liabilities</b> |        | 80,656,492           | 85,144,401           | 78,476,159           |
| <b>TOTAL LIABILITIES</b>             |        | 115,111,648          | 124,733,148          | 109,369,945          |
| <b>NET COMMUNITY ASSETS</b>          |        | <b>1,221,320,441</b> | <b>1,158,604,527</b> | <b>1,217,234,614</b> |
| <b>Community equity</b>              |        |                      |                      |                      |
| Investment in capital assets         |        | 774,402,270          | 737,481,599          | 810,859,202          |
| Asset revaluation surplus            |        | 357,433,194          | 357,433,194          | 357,433,193          |
| Retained surplus                     |        | 31,354,310           | 7,351,640            | 2,729,331            |
| Reserves                             | 17     | 58,130,667           | 56,338,095           | 46,212,887           |
| <b>TOTAL COMMUNITY EQUITY</b>        |        | <b>1,221,320,441</b> | <b>1,158,604,527</b> | <b>1,217,234,614</b> |

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.



# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Statement of Changes in Equity For the nine months ending 31 March 2022

|                                                              | Note | Total         |               | Retained surplus |              | Reserves<br>Note 17 |            | Asset revaluation surplus |             |
|--------------------------------------------------------------|------|---------------|---------------|------------------|--------------|---------------------|------------|---------------------------|-------------|
|                                                              |      | 2022<br>\$    | 2021<br>\$    | 2022<br>\$       | 2021<br>\$   | 2022<br>\$          | 2021<br>\$ | 2022<br>\$                | 2021<br>\$  |
| <b>Balance at beginning of the year</b>                      |      | 1,158,604,527 | 1,101,778,212 | 744,833,239      | 696,978,746  | 56,338,095          | 44,336,244 | 357,433,194               | 360,463,221 |
| Error correction to opening balance                          |      | 3,335,155     | 660,939       | 3,335,155        | 660,939      |                     |            | -                         |             |
| Restated opening balances                                    |      | 1,161,939,683 | 1,102,439,150 | 748,168,394      | 697,639,685  | 56,338,095          | 44,336,244 | 357,433,194               | 360,463,221 |
| Net result                                                   |      | 59,317,234    | 59,195,405    | 59,317,234       | 59,195,405   | -                   | -          | -                         | -           |
| Other comprehensive income for the year                      |      |               |               |                  |              |                     |            |                           |             |
| Revaluations:                                                |      |               |               |                  |              |                     |            |                           |             |
| Property, plant & equipment                                  | 13   | -             | (3,046,287)   | -                | -            | -                   | -          | -                         | (3,046,287) |
| Change in value of future rehabilitation costs               |      | -             | 16,259        | -                | -            | -                   | -          | -                         | 16,259      |
| <b>Total comprehensive income for the year</b>               |      | 59,317,234    | 56,165,377    | 59,317,234       | 59,195,405   | -                   | -          | -                         | (3,030,028) |
| Transfers (to) from retained earnings and recurrent reserves |      | -             | -             | -                | 55,349       | -                   | (55,349)   | -                         | -           |
| Transfers (to) from retained earnings and capital reserves   |      | -             | -             | 3,647,458        | (12,057,199) | (3,647,458)         | 12,057,199 | -                         | -           |
| <b>Balance at end of the year</b>                            |      | 1,221,256,917 | 1,158,604,527 | 811,133,086      | 744,833,239  | 52,690,637          | 56,338,095 | 357,433,194               | 357,433,194 |

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Statement of Cash Flows

For the nine months ending 31 March 2022

|                                                                                    | Note | 2022<br>\$          | 2021<br>\$          | Budget 2021/22<br>\$ |
|------------------------------------------------------------------------------------|------|---------------------|---------------------|----------------------|
| <b>Cash flows from operating activities</b>                                        |      |                     |                     |                      |
| <b>Receipts</b>                                                                    |      |                     |                     |                      |
| General rates and utility charges                                                  |      | 86,184,654          | 87,881,816          | 89,339,562           |
| Sale of goods and major services                                                   |      | 10,241,118          | 11,674,873          | 16,880,617           |
| Lease, rental and levies, fees and charges                                         |      | 3,526,975           | 3,347,578           | 3,802,060            |
| Other income                                                                       |      | 5,096,399           | 5,298,586           | 9,121,520            |
| GST received                                                                       |      | (929,987)           | 14,553,307          | -                    |
| Receipts from customers                                                            |      | 104,119,160         | 122,756,161         | 119,143,759          |
| Operating grants, subsidies and contributions                                      |      | 4,221,812           | 10,329,201          | 8,256,746            |
| Interest received                                                                  |      | 673,439             | 1,163,865           | 1,104,700            |
| <b>Payments</b>                                                                    |      |                     |                     |                      |
| Payment to employees                                                               |      | (44,812,323)        | (34,963,836)        | (38,499,334)         |
| Payments for materials and services                                                |      | (26,140,352)        | (55,233,919)        | (63,243,343)         |
| GST paid                                                                           |      | -                   | (13,215,188)        | -                    |
| Payments to suppliers and employees                                                |      | (70,952,674)        | (103,412,943)       | (101,742,677)        |
| Interest expense                                                                   |      | (2,220,685)         | (3,176,818)         | (3,258,830)          |
| <b>Net cash inflow (outflow) from operating activities</b>                         |      | <b>35,841,052</b>   | <b>27,659,465</b>   | <b>23,503,698</b>    |
| <b>Cash flows from investing activities</b>                                        |      |                     |                     |                      |
| Commonwealth government grants                                                     |      | 87,575              | 1,790,616           | -                    |
| State government subsidies and grants arising from contract assets and liabilities |      | 4,214,465           | 2,310,127           | -                    |
| State government subsidies and grants                                              |      | 35,306,613          | 70,032,648          | 69,205,562           |
| Capital contributions                                                              |      | 1,390,997           | 3,253,525           | 7,854,334            |
| Payments for property, plant and equipment                                         |      | (55,412,651)        | (87,612,965)        | (107,658,624)        |
| Payments for intangible assets                                                     |      | -                   | (3,045,239)         | (3,740,745)          |
| Payments for investment property                                                   |      | -                   | (178,926)           | -                    |
| Proceeds from sale of property, plant and equipment                                |      | 454,538             | 1,063,772           | 644,152              |
| Payments for rehabilitation work                                                   |      |                     |                     | (1,665,621)          |
| Net movement in loans to community organisations                                   |      | 9,000               | (22,000)            | 1,049,000            |
| <b>Net cash inflow (outflow) from investing activities</b>                         |      | <b>(13,949,462)</b> | <b>(12,408,443)</b> | <b>(34,311,942)</b>  |
| <b>Cash flows from financing activities</b>                                        |      |                     |                     |                      |
| Repayment of borrowings                                                            | 16   | (3,879,092)         | (4,988,108)         | (5,202,300)          |
| Repayments made on finance leases                                                  |      | -                   | (421,351)           | -                    |
| <b>Net cash inflow (outflow) from financing activities</b>                         |      | <b>(3,879,092)</b>  | <b>(5,409,459)</b>  | <b>(5,202,300)</b>   |
| <b>Net increase (decrease) in cash and cash equivalents held</b>                   |      | <b>18,012,497</b>   | <b>9,841,563</b>    | <b>(16,010,544)</b>  |
| Cash and cash equivalents at beginning of the financial year                       |      | 78,617,063          | 68,775,500          | 78,617,063           |
| <b>Cash and cash equivalents at end of the financial year</b>                      | 9    | <b>96,629,560</b>   | <b>78,617,063</b>   | <b>62,606,519</b>    |

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Statement of Capital Funding

For the nine months ending 31 March 2022

|                                                 | Note | 2022              | 2021              | Budget 2021/22     |
|-------------------------------------------------|------|-------------------|-------------------|--------------------|
|                                                 |      | \$                | \$                | \$                 |
| <b>Sources of capital funding</b>               |      |                   |                   |                    |
| Excess capital revenue provided in year         |      | (603,947)         | (12,377,555)      | 1,694,776          |
| Finance leases for right of use assets          |      | -                 | 578,960           | -                  |
| Funded depreciation and amortisation            |      | 13,412,868        | 25,093,690        | 23,808,645         |
| Proceeds from the sale of capital assets        |      | 454,538           | 1,063,772         | 644,152            |
| Donated and contributed physical assets         |      | 6,218,545         | -                 | -                  |
| Constrained grants, subsidies and contributions |      | 19,382,911        | 23,385,289        | 39,285,456         |
| Insurance reimbursed reserve and                |      | -                 | 2,807,221         | -                  |
| Capital Works reserve                           |      | 10,492,901        | 5,989,399         | 16,605,534         |
| Insurance Restoration reserve                   |      | -                 | 27,363            | 2,885              |
| Constrained NDRRA grants reserve                |      | 16,152,473        | 50,257,410        | 34,560,221         |
|                                                 |      | <b>65,510,289</b> | <b>96,825,549</b> | <b>116,601,669</b> |
| <b>Application of capital funding</b>           |      |                   |                   |                    |
| Non-current capital assets                      |      |                   |                   |                    |
| Land and Improvements                           |      | -                 | 40,955            | -                  |
| Buildings and Other Structures                  |      | 588,124           | 10,676,229        | 110,245,795        |
| Plant and equipment                             |      | 2,582,764         | 6,262,362         | 6,315,138          |
| Transport Infrastructure                        |      | 19,833,296        | 33,573,030        | 77,015,783         |
| Water                                           |      | 914,629           | 1,056,963         | 28,156,388         |
| Sewerage                                        |      | 676,458           | 3,162,483         | 28,728,515         |
| Right of use - Land                             |      | -                 | 75,643            | -                  |
| Right of use - Plant                            |      | -                 | 503,317           | -                  |
| Movement in capital work in progress            |      | 37,035,924        | 32,840,943        | (142,802,995)      |
| Investment property                             |      | -                 | 178,926           | -                  |
| Intangible assets                               |      | -                 | 3,045,239         | 3,740,745          |
|                                                 |      | <b>61,631,197</b> | <b>91,416,090</b> | <b>111,399,369</b> |
| Principal loan redemptions                      |      |                   |                   |                    |
| Queensland Treasury Corporation                 |      | 3,879,092         | 4,988,108         | 5,202,300          |
| Finance leases for right of use assets          |      | -                 | 421,351           | -                  |
|                                                 |      | <b>3,879,092</b>  | <b>5,409,459</b>  | <b>5,202,300</b>   |
|                                                 |      | <b>65,510,289</b> | <b>96,825,549</b> | <b>116,601,669</b> |

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements  
For the nine months ending 31 March 2022

### 2 Analysis of results by program

(b) Income and expenses defined between recurring and capital, and assets are attributed to the following programs:

| Programs                          | Gross program income |             |                 |           | Total income | Gross program expenses |              | Total expenses | Operating surplus/(deficit) from recurrent operations | Net result for year | Assets        |
|-----------------------------------|----------------------|-------------|-----------------|-----------|--------------|------------------------|--------------|----------------|-------------------------------------------------------|---------------------|---------------|
|                                   | Recurrent revenue    |             | Capital revenue |           |              | Recurrent              | Capital      |                |                                                       |                     |               |
|                                   | Grants               | Other       | Grants          | Other     |              |                        |              |                |                                                       |                     |               |
|                                   | 2022 \$              | 2022 \$     | 2022 \$         | 2022 \$   |              |                        |              |                |                                                       |                     |               |
| Office of the Chief Executive     | 228,142              | 180,555     | -               | -         | 408,697      | (3,690,875)            | -            | (3,690,875)    | (3,282,178)                                           | (3,282,178)         | -             |
| Corporate Services                | 1,802,341            | 52,003,714  | 11,411,670      | 361,610   | 65,579,335   | (2,634,012)            | (97,323)     | (2,731,334)    | 51,172,043                                            | 62,848,001          | 220,379,325   |
| Community Environmental Services  | 341,107              | 2,317,488   | 802,462         | 57,410    | 3,518,467    | (12,020,589)           | (16,920)     | (12,037,509)   | (9,361,993)                                           | (8,519,042)         | 14,668,538    |
| Engineering                       | 870,246              | 3,357,779   | 15,903,678      | 5,750,496 | 25,882,199   | (26,295,749)           | (11,135,574) | (37,431,323)   | (22,067,724)                                          | (11,549,124)        | 613,586,296   |
| Waste Management                  | 8,137                | 8,467,597   | -               | -         | 8,475,733    | (5,957,790)            | -            | (5,957,790)    | 2,517,943                                             | 2,517,943           | 13,862,735    |
| Planning & Development Assessment | -                    | 1,394,883   | -               | 573,822   | 1,968,705    | (2,309,204)            | -            | (2,309,204)    | (914,321)                                             | (340,499)           | -             |
| Airport Operations                | -                    | 4,268,787   | 87,575          | -         | 4,356,362    | (4,608,150)            | (170,926)    | (4,779,076)    | (339,363)                                             | (422,713)           | 63,556,093    |
| Quarries & Pits                   | -                    | 2,643,881   | -               | -         | 2,643,881    | (2,898,072)            | -            | (2,898,072)    | (254,191)                                             | (254,191)           | 3,989,711     |
| Shute Harbour Operations          | -                    | 515,594     | 5,199,018       | -         | 5,714,613    | (1,069,115)            | -            | (1,069,115)    | (553,521)                                             | 4,645,497           | 60,710,220    |
| Water Services                    | 1,102                | 18,283,776  | 1,989,785       | 420,434   | 20,695,098   | (14,716,916)           | (351,172)    | (15,068,088)   | 3,567,962                                             | 5,627,009           | 167,876,016   |
| Sewerage Services                 | 48,602               | 16,631,044  | -               | 663,309   | 17,342,955   | (9,294,634)            | (1,789)      | (9,296,423)    | 7,385,012                                             | 8,046,532           | 177,304,092   |
| Total                             | 3,299,676            | 110,065,099 | 35,394,188      | 7,827,082 | 156,586,045  | (85,495,107)           | (11,773,704) | (97,268,811)   | 27,869,668                                            | 59,317,234          | 1,335,933,026 |

For the year ended 30 June 2021

| Programs                          | Gross program income |                    |                   |                | Total income       | Gross program expenses |                     | Total expenses       | Operating surplus/(deficit) from recurrent operations | Net result for year | Assets               |
|-----------------------------------|----------------------|--------------------|-------------------|----------------|--------------------|------------------------|---------------------|----------------------|-------------------------------------------------------|---------------------|----------------------|
|                                   | Recurrent revenue    |                    | Capital revenue   |                |                    | Recurrent              | Capital             |                      |                                                       |                     |                      |
|                                   | Grants               | Other              | Grants            | Other          |                    |                        |                     |                      |                                                       |                     |                      |
|                                   | 2021 \$              | 2021 \$            | 2021 \$           | 2021 \$        |                    |                        |                     |                      |                                                       |                     |                      |
| Office of the Chief Executive     | 135,150              | 129,705            | -                 | -              | 264,855            | (3,517,929)            | -                   | (3,517,929)          | (3,253,074)                                           | (3,253,074)         | -                    |
| Corporate Services                | 4,695,870            | 50,589,381         | 10,025,617        | -              | 65,310,868         | 3,718,781              | (816,995)           | 2,901,786            | 59,004,032                                            | 68,212,654          | 186,225,631          |
| Community Environmental Services  | 495,851              | 3,024,729          | 532,117           | 72,711         | 4,125,408          | (16,842,158)           | (59,818)            | (16,901,976)         | (13,321,578)                                          | (12,776,568)        | 12,567,983           |
| Engineering                       | 6,291,671            | 3,836,918          | 29,475,992        | -              | 39,604,581         | (42,779,014)           | (20,245,176)        | (63,024,190)         | (32,650,425)                                          | (23,419,610)        | 602,580,224          |
| Waste Management                  | 218,054              | 8,229,915          | 134,565           | 713,400        | 9,295,933          | (8,081,856)            | (13,408)            | (8,095,264)          | 366,112                                               | 1,200,669           | 10,105,853           |
| Planning & Development Assessment | 155,264              | 1,632,967          | (91,519)          | -              | 1,696,712          | (5,621,041)            | -                   | (5,621,041)          | (3,832,810)                                           | (3,924,329)         | -                    |
| Airport Operations                | 714,000              | 4,762,099          | 789,944           | -              | 6,266,043          | (7,039,202)            | -                   | (7,039,202)          | (1,563,104)                                           | (773,159)           | 63,081,360           |
| Quarries & Pits                   | -                    | 3,418,167          | -                 | 69,316         | 3,487,483          | (3,817,299)            | -                   | (3,817,299)          | (399,132)                                             | (329,816)           | 3,748,695            |
| Shute Harbour Operations          | -                    | 173,334            | 27,869,502        | -              | 28,042,836         | (264,349)              | -                   | (264,349)            | (91,015)                                              | 27,778,487          | 60,148,313           |
| Water Services                    | 1,102                | 19,819,802         | 5,961,025         | -              | 25,781,929         | (19,525,542)           | (170,228)           | (19,695,770)         | 295,362                                               | 6,086,160           | 170,320,343          |
| Sewerage Services                 | 21,102               | 15,929,729         | 379,547           | -              | 16,330,377         | (14,097,500)           | (533,437)           | (14,630,937)         | 1,853,331                                             | 1,699,440           | 174,948,064          |
| <b>Total</b>                      | <b>12,728,062</b>    | <b>111,546,745</b> | <b>75,076,789</b> | <b>855,427</b> | <b>200,207,024</b> | <b>(117,867,109)</b>   | <b>(21,839,062)</b> | <b>(139,706,171)</b> | <b>6,407,698</b>                                      | <b>60,500,853</b>   | <b>1,283,726,466</b> |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Notes to the Financial Statements For the nine months ending 31 March 2022

|                                                                    | Note | 2022<br>\$  | 2021<br>\$  |
|--------------------------------------------------------------------|------|-------------|-------------|
| <b>3 Revenue</b>                                                   |      |             |             |
| <b>(a) Rates, levies and utility charges</b>                       |      |             |             |
| General rates                                                      |      | 53,735,631  | 51,157,752  |
| Water                                                              |      | 11,211,315  | 8,775,045   |
| Water consumption, rental and sundries                             |      | 5,488,583   | 8,158,301   |
| Sewerage                                                           |      | 17,454,602  | 17,179,128  |
| Waste management                                                   |      | 6,554,726   | 5,973,172   |
| Rates and utility charge revenue                                   |      | 94,444,856  | 91,243,398  |
| Less: Discounts                                                    |      | (3,877,443) | (3,415,919) |
| Less: Pensioner remissions                                         |      | (700,097)   | (689,243)   |
|                                                                    |      | 89,867,316  | 87,138,236  |
| <b>(b) Sale of goods and major services</b>                        |      |             |             |
| Lake Proserpine Commercial services                                |      | 111,557     | -           |
| Parking and other ranger services                                  |      | 1,045,265   | 1,065,369   |
| Refuse tips and transfer station charges                           |      | 1,815,900   | 2,044,612   |
| Aerodrome charges                                                  |      | 3,098,520   | 3,190,260   |
| Quarry charges                                                     |      | 2,561,138   | 3,297,578   |
| Shute harbour commercial activities                                |      | 488,814     | 184,171     |
| Caravan parks fees and charges                                     |      | 717,376     | 788,614     |
| Water and sewerage fees and charges                                |      | 402,548     | 1,104,269   |
|                                                                    |      | 10,241,118  | 11,674,873  |
| <b>(c) Fees and Charges</b>                                        |      |             |             |
| Statutory fees and charges include                                 |      |             |             |
| Lodgement fees                                                     |      | 1,284,362   | 1,412,678   |
| Dog registrations                                                  |      | 229,978     | 244,265     |
| Inspection fees                                                    |      | 59,895      | 87,857      |
| Licences and permits                                               |      | 591,833     | 605,412     |
| Fines and infringements                                            |      | -           | (218,808)   |
| Other statutory fees                                               |      | 865,405     | 1,301,122   |
| User fees and charges                                              |      | 236,558     | 355,128     |
|                                                                    |      | 3,268,032   | 3,787,654   |
| <b>4 Grants, subsidies and contributions</b>                       |      |             |             |
| <b>(i) Recurrent</b>                                               |      |             |             |
| General purpose grants                                             |      | 2,278,627   | 5,915,106   |
| State government subsidies and grants                              |      | 864,266     | 2,049,605   |
| NDRRA flood damage grants for operational repairs                  |      | 156,783     | 4,686,684   |
| Cash contributions                                                 |      | 65,621      | 76,668      |
| Total recurrent revenue                                            |      | 3,365,296   | 12,728,063  |
| <b>(ii) Capital</b>                                                |      |             |             |
| (a) Monetary revenue designated for capital funding purposes:      |      |             |             |
| Commonwealth government grants                                     |      | 87,575      | 1,790,616   |
| State government subsidies and grants                              |      | 19,154,140  | 19,775,238  |
| NDRRA flood damage grants for capitalised repairs                  |      | 16,152,473  | 50,257,410  |
| Cash contributions                                                 |      | 1,390,997   | 3,253,525   |
|                                                                    |      | 36,785,186  | 75,076,789  |
| (b) Non-monetary revenue received:                                 |      |             |             |
| Developer and other contributions of physical assets at fair value |      | 6,218,545   | -           |
|                                                                    |      | 6,218,545   | -           |
| Total capital revenue                                              |      | 43,003,731  | 75,076,789  |



# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Notes to the Financial Statements For the nine months ending 31 March 2022

|                                                                                                                                                                                                               | Note | 2022<br>\$  | 2021<br>\$  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|-------------|
| <b>5 Employee benefits</b>                                                                                                                                                                                    |      |             |             |
| Employee benefit expenses are recorded when the service has been provided by the employee.                                                                                                                    |      |             |             |
| Total staff wages and salaries                                                                                                                                                                                |      | 19,716,521  | 25,336,918  |
| Councillors' remuneration                                                                                                                                                                                     |      | 429,872     | 570,200     |
| Annual, sick and long service leave entitlements                                                                                                                                                              |      | 3,827,370   | 4,992,569   |
| Superannuation                                                                                                                                                                                                |      | 2,615,344   | 3,441,786   |
|                                                                                                                                                                                                               |      | 26,589,107  | 34,341,473  |
| Other employee related expenses                                                                                                                                                                               |      | 1,137,238   | 3,113,764   |
|                                                                                                                                                                                                               |      | 27,726,344  | 37,455,237  |
| Less capitalised employee expenses                                                                                                                                                                            |      | (1,442,074) | (2,005,051) |
|                                                                                                                                                                                                               |      | 26,284,270  | 35,450,186  |
| <b>6 Materials and services</b>                                                                                                                                                                               |      |             |             |
| Expenses are recorded on an accruals basis as Council receives the goods or services.                                                                                                                         |      |             |             |
| Audit of annual financial statements by the Auditor-General of Queensland                                                                                                                                     |      | 123,190     | 125,000     |
| Community Donations, grants, subsidies & contributions                                                                                                                                                        |      | 2,078,237   | 2,334,216   |
| Legal services                                                                                                                                                                                                |      | 439,150     | 638,899     |
| Insurance                                                                                                                                                                                                     |      | 1,743,707   | 2,084,612   |
| Consultants & Services                                                                                                                                                                                        |      | 616,878     | 1,120,007   |
| Contractors                                                                                                                                                                                                   |      | 12,577,598  | 20,024,088  |
| Plant & Equipment                                                                                                                                                                                             |      | 3,054,214   | 4,331,389   |
| Advertising & Marketing                                                                                                                                                                                       |      | 681,890     | 1,023,245   |
| Cost of inventorys                                                                                                                                                                                            |      | 314,138     | 392,607     |
| Communications & IT                                                                                                                                                                                           |      | 3,064,836   | 3,213,601   |
| Raw materials & consumables                                                                                                                                                                                   |      | 4,824,552   | 5,338,109   |
| Registrations & subscriptions                                                                                                                                                                                 |      | 79,250      | 287,830     |
| Safety                                                                                                                                                                                                        |      | 604,570     | -           |
| Other material and services                                                                                                                                                                                   |      | 4,220,236   | 4,873,194   |
|                                                                                                                                                                                                               |      | 36,781,938  | 49,479,806  |
| <b>7 Finance costs</b>                                                                                                                                                                                        |      |             |             |
| Finance costs charged by the Queensland Treasury Corporation                                                                                                                                                  |      | 2,220,685   | 3,136,149   |
| Interest on finance leases                                                                                                                                                                                    |      | -           | 40,670      |
| Bank charges                                                                                                                                                                                                  |      | 230,618     | 324,783     |
| Impairment of receivables and bad debts written-off                                                                                                                                                           |      | -           | 797,631     |
| Refuse sites - unwinding of discount rate on provision                                                                                                                                                        |      | -           | 0           |
| Refuse sites - unwinding of discount rate on provision                                                                                                                                                        |      | -           | 10,246      |
|                                                                                                                                                                                                               |      | 2,451,303   | 4,309,478   |
| <b>8 Capital expenses</b>                                                                                                                                                                                     |      |             |             |
| Loss on the sale of capital assets                                                                                                                                                                            |      | -           | 19,906      |
| Loss on write-off of capital assets                                                                                                                                                                           |      | 11,773,704  | 21,819,157  |
| Change arising from revision of the future restoration expenditure                                                                                                                                            |      | -           | 183,845     |
| Total capital expenses                                                                                                                                                                                        |      | 11,773,704  | 22,022,907  |
| <b>9 Cash and cash equivalents</b>                                                                                                                                                                            |      |             |             |
| Cash at bank and on hand                                                                                                                                                                                      |      | 377,180     | 212,355     |
| Deposits at call                                                                                                                                                                                              |      | 96,252,380  | 78,404,708  |
| Balance per Statement of Financial Position                                                                                                                                                                   |      | 96,629,560  | 78,617,063  |
| Balance per Statement of Financial Position                                                                                                                                                                   |      | 96,629,560  | 78,617,063  |
| Council's cash and cash equivalents are subject to a number of external restrictions that limit amounts available for discretionary or future use. These include externally imposed expenditure restrictions: |      |             |             |
| Contract liabilities - revenue received in advance                                                                                                                                                            |      | 11,451,157  | 7,008,824   |
| Unspent government grants and subsidies                                                                                                                                                                       |      | 0           | (0)         |
| Unspent developer contributions                                                                                                                                                                               |      | 11,244,464  | 9,994,662   |
| Total unspent external restricted cash held in reserves                                                                                                                                                       |      | 22,695,621  | 17,003,486  |
| Council has resolved to set aside revenue to provide funding for specific future projects that will be required to meet delivery of essential services and meet day to day operational requirements.          |      |             |             |
| Funds set aside by Council to meet specific future funding requirements                                                                                                                                       |      | 36,728,191  | 54,261,937  |
| Total cash held to contribute to identified funding commitments                                                                                                                                               |      | 59,423,811  | 71,265,424  |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Notes to the Financial Statements For the nine months ending 31 March 2022

|                                                                             | Note | 2022<br>\$        | 2021<br>\$        |
|-----------------------------------------------------------------------------|------|-------------------|-------------------|
| <b>10 Receivables</b>                                                       |      |                   |                   |
| <b>(a) Current</b>                                                          |      |                   |                   |
| Rateable revenue and utility charges                                        |      | 11,121,257        | 7,721,441         |
| Other debtors                                                               |      | 6,211,218         | 6,191,928         |
| Less allowance for expected credit losses                                   |      | (833,030)         | (1,407,971)       |
| Loans and advances to community organisations                               |      | 1,003,000         | 1,012,000         |
|                                                                             |      | <u>17,502,444</u> | <u>13,517,398</u> |
| <b>(b) Non-current</b>                                                      |      |                   |                   |
| Loans and advances to community organisations                               |      | 37,000            | 37,000            |
|                                                                             |      | <u>37,000</u>     | <u>37,000</u>     |
| <b>11 Inventories</b>                                                       |      |                   |                   |
| Inventories for internal use-                                               |      |                   |                   |
| Quarry and road materials                                                   |      | 721,181           | 1,026,085         |
| Stores and materials                                                        |      | 857,665           | 594,551           |
|                                                                             |      | <u>1,578,846</u>  | <u>1,620,636</u>  |
| Valued at cost, adjusted when applicable for any loss of service potential. |      |                   |                   |
| <b>12 Investment properties</b>                                             |      |                   |                   |
| <b>Property held for rental income and capital growth</b>                   |      |                   |                   |
| Gross value at beginning of the financial year                              |      | 1,930,000         | 1,800,000         |
| Acquisitions                                                                |      | -                 | 178,926           |
| Value of the asset written-off                                              |      | -                 | (121,638)         |
| Revaluation adjustment to income statement                                  |      | -                 | 72,711            |
| Balance at end of the year                                                  |      | <u>1,930,000</u>  | <u>1,930,000</u>  |
| Net carrying value at end of the financial year                             |      | <u>1,930,000</u>  | <u>1,930,000</u>  |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements  
For the nine months ending 31 March 2022

### 14 Property, plant and equipment

| Note                                                 | Land and Improvements | Buildings and Other Structures | Plant and equipment | Transport Infrastructure | Water       | Sewerage    | Works in progress | Total plant and equipment | Right of use - Land | Right of use - Buildings | Right of use - Plant | Total right of use assets |
|------------------------------------------------------|-----------------------|--------------------------------|---------------------|--------------------------|-------------|-------------|-------------------|---------------------------|---------------------|--------------------------|----------------------|---------------------------|
| Basis of measurement                                 | Valuation             | Valuation                      | Cost                | Valuation                | Valuation   | Valuation   | Cost              |                           | Cost                | Cost                     | Cost                 |                           |
| Fair value category                                  | Level 2 & 3           | Level 2 & 3                    |                     | Level 3                  | Level 3     | Level 3     |                   |                           |                     |                          |                      |                           |
|                                                      | 2022                  | 2022                           | 2022                | 2022                     | 2022        | 2022        | 2022              | 2022                      | 2022                | 2022                     | 2022                 | 2022                      |
|                                                      | \$                    | \$                             | \$                  | \$                       | \$          | \$          | \$                | \$                        | \$                  | \$                       | \$                   | \$                        |
| <b>Asset values</b>                                  |                       |                                |                     |                          |             |             |                   |                           |                     |                          |                      |                           |
| Opening gross value as at 1 July 2021                | 43,238,095            | 129,272,917                    | 60,273,652          | 686,551,958              | 298,224,877 | 202,529,888 | 150,893,946       | 1,570,985,334             | 1,698,923           | 457,258                  | 503,317              | 2,659,497                 |
| Minor correction to opening balance                  | -                     | -                              | -                   | 3,072,447                | 615,091     | 24,099      | -                 | 3,711,637                 | -                   | -                        | -                    | -                         |
| Addition of renewal assets                           | -                     | -                              | -                   | -                        | -           | -           | 24,678,802        | 24,678,802                | -                   | -                        | -                    | -                         |
| Addition of other assets                             | -                     | -                              | -                   | -                        | -           | -           | 30,733,849        | 30,733,849                | -                   | -                        | -                    | -                         |
| Contributed assets at valuation                      | -                     | 149,040                        | 25,355              | 4,960,407                | 420,434     | 663,309     | -                 | 6,218,545                 | -                   | -                        | -                    | -                         |
| Internal transfers from work in progress             | -                     | 439,084                        | 2,557,410           | 14,872,889               | 494,195     | 13,149      | (18,376,727)      | -                         | -                   | -                        | -                    | -                         |
| Disposals                                            | -                     | -                              | (1,313,523)         | -                        | -           | -           | -                 | (1,313,523)               | -                   | -                        | -                    | -                         |
| Write-offs                                           | -                     | (237,517)                      | -                   | (12,726,780)             | (671,488)   | (2,088)     | -                 | (13,637,873)              | -                   | -                        | -                    | -                         |
| Revaluation adjustment to other comprehensive income | -                     | -                              | -                   | -                        | -           | -           | -                 | -                         | -                   | -                        | -                    | -                         |
| Internal transfers between asset classes             | -                     | -                              | -                   | -                        | -           | -           | -                 | -                         | -                   | -                        | -                    | -                         |
| Transfer to investment properties                    | -                     | -                              | -                   | -                        | -           | -           | -                 | -                         | -                   | -                        | -                    | -                         |
| Closing gross value as at 30 June 2022               | 43,238,095            | 129,623,525                    | 61,542,893          | 696,730,921              | 299,083,110 | 203,228,358 | 187,929,870       | 1,621,376,771             | 1,698,923           | 457,258                  | 503,317              | 2,659,497                 |
| <b>Accumulated depreciation and impairment</b>       |                       |                                |                     |                          |             |             |                   |                           |                     |                          |                      |                           |
| Opening balance as at 1 July 2021                    | 24,909                | 43,234,494                     | 30,634,448          | 106,981,743              | 162,377,931 | 62,258,446  | -                 | 405,511,970               | 114,340             | 381,048                  | 139,810              | 635,198                   |
| Minor correction to opening balance                  | -                     | -                              | -                   | 337,452                  | 38,460      | 570         | -                 | 376,482                   | -                   | -                        | -                    | -                         |
| Depreciation expense                                 | -                     | 2,990,142                      | 2,701,251           | 6,452,993                | 4,527,620   | 3,073,336   | -                 | 19,745,341                | -                   | -                        | -                    | -                         |
| Depreciation on disposals                            | -                     | -                              | (1,076,525)         | -                        | -           | -           | -                 | (1,076,525)               | -                   | -                        | -                    | -                         |
| Depreciation on write-offs                           | -                     | (92,828)                       | -                   | (1,450,725)              | (320,316)   | (299)       | -                 | (1,864,169)               | -                   | -                        | -                    | -                         |
| Revaluation adjustment to other comprehensive income | -                     | -                              | -                   | -                        | -           | -           | -                 | -                         | -                   | -                        | -                    | -                         |
| Accumulated depreciation as at 30 June 2022          | 24,909                | 46,131,807                     | 32,259,174          | 112,321,463              | 166,623,694 | 65,332,052  | -                 | 422,693,099               | 114,340             | 381,048                  | 139,810              | 635,198                   |
| Total written down value as at 30 June 2022          | 43,213,186            | 83,491,718                     | 29,283,719          | 584,409,458              | 132,459,416 | 137,896,306 | 187,929,870       | 1,198,683,671             | 1,584,583           | 76,210                   | 363,507              | 2,024,299                 |
| Range of estimated useful life in years              | 0 - 50                | 0 - 120                        | 0 - 60              | 0 - 500                  | 0 - 100     | 5 - 100     |                   |                           | 7 - 100             | 7 - 100                  | 7 - 100              |                           |
| Total additions in this year                         | 86,501,099            | 305,729,463                    | 156,614,201         | 1,512,889,822            | 765,033,055 | 472,463,138 | 412,895,663       | 30,733,849                | 3,512,186           | 1,295,563                | 1,146,444            | 5,954,193                 |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements  
For the nine months ending 31 March 2022

### 14 Property, plant and equipment - prior year

| Note                                                 | Land and Improvements | Buildings and Other Structures | Plant and equipment | Transport Infrastructure | Water       | Sewerage     | Works in progress | Total plant and equipment | Right of use - Land | Right of use - Buildings | Right of use - Plant | Total right of use assets |
|------------------------------------------------------|-----------------------|--------------------------------|---------------------|--------------------------|-------------|--------------|-------------------|---------------------------|---------------------|--------------------------|----------------------|---------------------------|
|                                                      | Valuation             | Valuation                      | Cost                | Valuation                | Valuation   | Valuation    | Cost              |                           | Cost                | Cost                     | Cost                 |                           |
|                                                      | Level 2 & 3           | Level 2 & 3                    |                     | Level 3                  | Level 3     | Level 3      |                   |                           | Level 3             | Level 3                  | Level 3              |                           |
|                                                      | 2021                  | 2021                           | 2021                | 2021                     | 2021        | 2021         | 2021              | 2021                      | 2021                | 2021                     | 2021                 | 2021                      |
|                                                      | \$                    | \$                             | \$                  | \$                       | \$          | \$           | \$                | \$                        | \$                  | \$                       | \$                   | \$                        |
| Basis of measurement                                 | 45,618,540            | 120,405,777                    | 55,968,801          | 714,241,938              | 277,885,046 | 229,060,073  | 118,665,929       | 1,561,846,103             | 1,560,888           | 457,258                  | 8,290                | 2,026,435                 |
| Fair value category                                  | -                     | -                              | 259,600             | 251,920                  | -           | 192,058      | -                 | 703,578                   | -                   | -                        | -                    | -                         |
|                                                      | -                     | -                              | -                   | -                        | -           | -            | 87,970,818        | 87,970,818                | -                   | -                        | -                    | -                         |
| Asset Values                                         |                       |                                |                     |                          |             |              |                   |                           | 75,643              | -                        | 503,317              | 578,960                   |
| Opening gross value as at 1 July 2020                | 40,955                | 10,676,229                     | 6,262,362           | 33,573,030               | 1,056,963   | 3,162,483    | (54,950,948)      | (178,926)                 | -                   | -                        | -                    | -                         |
| Minor correction to opening balance                  | (40,000)              | (345,816)                      | (2,104,950)         | -                        | -           | -            | -                 | (2,490,766)               | -                   | -                        | -                    | -                         |
| Additions at cost                                    | -                     | (1,395,220)                    | (112,161)           | (25,788,467)             | (430,185)   | (1,305,418)  | (612,927)         | (29,644,378)              | (5,661)             | -                        | (8,290)              | (13,951)                  |
| Addition to right of use assets                      | -                     | -                              | -                   | (35,726,462)             | 19,713,054  | (28,579,307) | -                 | (44,592,715)              | -                   | -                        | -                    | -                         |
| Internal transfers from work in progress             | (2,381,400)           | (68,053)                       | -                   | -                        | -           | -            | -                 | (2,449,453)               | 68,053              | -                        | -                    | 68,053                    |
| Disposals                                            | -                     | -                              | -                   | -                        | -           | -            | (178,926)         | (178,926)                 | -                   | -                        | -                    | -                         |
| Write-offs                                           | 43,238,095            | 129,272,917                    | 60,273,652          | 686,551,958              | 298,224,877 | 202,529,888  | 150,893,946       | 1,570,985,334             | 1,698,923           | 457,258                  | 503,317              | 2,659,497                 |
| Revaluation adjustment to other comprehensive income |                       |                                |                     |                          |             |              |                   |                           |                     |                          |                      |                           |
| Internal transfers between asset classes             |                       |                                |                     |                          |             |              |                   |                           |                     |                          |                      |                           |
| Transfer to investment properties                    |                       |                                |                     |                          |             |              |                   |                           |                     |                          |                      |                           |
| Closing gross value as at 30 June 2021               |                       |                                |                     |                          |             |              |                   |                           |                     |                          |                      |                           |
| Accumulated depreciation and impairment              |                       |                                |                     |                          |             |              |                   |                           |                     |                          |                      |                           |
| Opening balance as at 1 July 2020                    | 23,664                | 39,971,387                     | 28,423,185          | 140,474,866              | 146,230,294 | 73,228,161   | -                 | 428,351,557               | 36,051              | 152,419                  | 4,613                | 193,084                   |
| Minor correction to opening balance                  | -                     | -                              | 6,000               | 36,083                   | -           | 556          | -                 | 42,639                    | -                   | -                        | -                    | -                         |
| Depreciation expense                                 | 1,245                 | 3,893,832                      | 3,663,170           | 10,332,671               | 5,868,802   | 4,258,430    | -                 | 28,018,151                | 83,950              | 228,629                  | 143,486              | 456,065                   |
| Depreciation on disposals                            | -                     | (27,914)                       | (1,379,175)         | -                        | -           | -            | -                 | (1,407,089)               | -                   | -                        | -                    | -                         |
| Depreciation on write-offs                           | -                     | (602,812)                      | (78,733)            | (6,237,196)              | (259,957)   | (768,163)    | -                 | (7,946,860)               | (5,661)             | -                        | (8,290)              | (13,951)                  |
| Revaluation adjustment to other comprehensive income | -                     | -                              | -                   | (37,624,682)             | 10,538,792  | (14,460,539) | -                 | (41,546,428)              | -                   | -                        | -                    | -                         |
| Accumulated depreciation as at 30 June 2021          | 24,909                | 43,234,494                     | 30,634,448          | 106,981,743              | 162,377,931 | 62,258,446   | -                 | 405,511,970               | 114,340             | 381,048                  | 139,810              | 635,198                   |
| Total written down value as at 30 June 2021          | 43,213,186            | 86,038,423                     | 29,639,205          | 579,570,215              | 135,846,946 | 140,271,443  | 150,893,946       | 1,165,473,364             | 1,584,583           | 76,210                   | 363,507              | 2,024,299                 |
| Range of estimated useful life in years              | 0 - 50                | 0 - 120                        | 0 - 60              | 0 - 500                  | 0 - 100     | 5 - 100      |                   |                           | 7 - 100             | 7 - 100                  | 7 - 100              |                           |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Notes to the Financial Statements

For the nine months ending 31 March 2022

|                                                                       | Note | 2022<br>\$       | 2021<br>\$        |
|-----------------------------------------------------------------------|------|------------------|-------------------|
| <b>14 Trade and other payables</b>                                    |      |                  |                   |
| <b>Current</b>                                                        |      |                  |                   |
| Accrued Expenses                                                      |      | 271,432          | -                 |
| Creditors                                                             |      | 6,003,574        | 13,876,439        |
| Rates received in advance                                             |      | 1,520,871        | 3,319,676         |
| Accrued wages and salaries                                            |      | 968,182          | 428,558           |
| GST payable                                                           |      | -                | 173,506           |
| Other employee entitlements                                           |      | 144,800          | 189,044           |
|                                                                       |      | <u>8,908,859</u> | <u>17,987,224</u> |
| <b>15 Provisions</b>                                                  |      |                  |                   |
| <b>Current</b>                                                        |      |                  |                   |
| Annual leave                                                          |      | 3,820,881        | 4,088,081         |
| Long service leave                                                    |      | 4,263,677        | 4,494,037         |
| Property restoration -                                                |      |                  |                   |
| (i) Refuse sites                                                      |      | 392,445          | 392,445           |
|                                                                       |      | <u>8,477,003</u> | <u>8,974,563</u>  |
| <b>Non-Current</b>                                                    |      |                  |                   |
| Long service leave                                                    |      | 1,971,992        | 1,825,894         |
| Property restoration                                                  |      |                  |                   |
| (i) Refuse sites                                                      |      | 6,007,504        | 6,698,894         |
| (ii) Quarry rehabilitation                                            |      | 561,032          | 561,032           |
|                                                                       |      | <u>8,540,528</u> | <u>9,085,820</u>  |
| <b>Details of movements in provisions</b>                             |      |                  |                   |
| <b>(i) Refuse sites</b>                                               |      |                  |                   |
| Balance at beginning of the year                                      |      | 7,091,339        | 6,888,082         |
| Increase due to change in time                                        |      | -                | 0                 |
| Amount expended in year                                               |      | (691,390)        | -                 |
| Increase (decrease) in estimate of future cost                        |      | -                | 203,257           |
| Balance at end of the year                                            |      | <u>6,399,949</u> | <u>7,091,339</u>  |
| Current portion                                                       |      | 392,445          | 392,445           |
| Non-current portion                                                   |      | <u>6,007,504</u> | <u>6,698,894</u>  |
|                                                                       |      | <u>6,399,949</u> | <u>7,091,339</u>  |
| Cash funds committed to meet this liability at the reporting date are |      | <u>2,708,610</u> | <u>3,400,000</u>  |
| <b>(ii) Quarry rehabilitation</b>                                     |      |                  |                   |
| Balance at beginning of the year                                      |      | 561,032          | 636,361           |
| Increase due to change in time                                        |      | -                | 10,246            |
| Increase (decrease) due to change in discount rate                    |      | -                | (61,610)          |
| Increase (decrease) in estimate of future cost                        |      | -                | (23,965)          |
| Balance at end of the year                                            |      | <u>561,032</u>   | <u>561,032</u>    |
| Current portion                                                       |      | -                | -                 |
| Non-current portion                                                   |      | <u>561,032</u>   | <u>561,032</u>    |
|                                                                       |      | <u>561,032</u>   | <u>561,032</u>    |
| Cash funds committed to meet this liability at the reporting date are |      | <u>561,032</u>   | <u>561,032</u>    |



**WHITSUNDAY REGIONAL COUNCIL****Notes to the Financial Statements****For the nine months ending 31 March 2022**

|                                                                            | Note | 2022<br>\$        | 2021<br>\$        |
|----------------------------------------------------------------------------|------|-------------------|-------------------|
| <b>16 Borrowings</b>                                                       |      |                   |                   |
| <b>(a) Current</b>                                                         |      |                   |                   |
| (i) Queensland Treasury Corporation                                        |      | 5,328,316         | 5,328,316         |
| (ii) Finance leases for right of use assets                                |      | 289,821           | 289,821           |
|                                                                            |      | <u>5,618,137</u>  | <u>5,618,137</u>  |
| <b>(b) Non-current</b>                                                     |      |                   |                   |
| (i) Queensland Treasury Corporation                                        |      | 70,459,623        | 74,338,715        |
| (ii) Finance leases for right of use assets                                |      | 1,719,866         | 1,719,866         |
|                                                                            |      | <u>72,179,489</u> | <u>76,058,581</u> |
| <b>Movements in borrowings</b>                                             |      |                   |                   |
| <b>(i) Queensland Treasury Corporation</b>                                 |      |                   |                   |
| Balance at beginning of the year                                           |      | 79,667,031        | 84,655,139        |
| Principal repayments - cash movement                                       |      | (3,879,092)       | (4,988,108)       |
| Balance at end of the year                                                 |      | <u>75,787,939</u> | <u>79,667,031</u> |
| Classified as                                                              |      |                   |                   |
| Current                                                                    |      | 5,328,316         | 5,328,316         |
| Non-current                                                                |      | 70,459,623        | 74,338,715        |
|                                                                            |      | <u>75,787,939</u> | <u>79,667,031</u> |
| <b>Movements in lease liabilities</b>                                      |      |                   |                   |
| Balance at beginning of the year                                           |      | 2,009,686         | 1,852,078         |
| Additions to right-of-use assets                                           |      | -                 | 578,960           |
| Principal repayments                                                       |      | -                 | (421,351)         |
| Balance at end of the year                                                 |      | <u>2,009,686</u>  | <u>2,009,686</u>  |
| Classified as:                                                             |      |                   |                   |
| Current                                                                    |      | 289,821           | 289,821           |
| Non-Current                                                                |      | 1,719,866         | 1,719,866         |
|                                                                            |      | <u>2,009,686</u>  | <u>2,009,686</u>  |
| Lease liability recognised in the financial statements                     |      | <u>-</u>          | <u>-</u>          |
|                                                                            |      | <u>2,009,686</u>  | <u>2,009,686</u>  |
| <b>(iii) Reconciliation of liabilities arising from finance activities</b> |      |                   |                   |
| <b>Loans</b>                                                               |      |                   |                   |
| Balance at beginning of the year                                           |      | 79,667,031        | 84,655,139        |
| Cash flows during the period                                               |      | (3,879,092)       | (4,988,108)       |
| Non cash flows changes in the period                                       |      | -                 | -                 |
| Balance at end of the year                                                 |      | <u>75,787,939</u> | <u>79,667,031</u> |
| <b>Lease liabilities</b>                                                   |      |                   |                   |
| Balance at beginning of the year                                           |      | 2,009,686         | 1,852,078         |
| Cash flows during the period                                               |      | -                 | (421,351)         |
| Non cash flows changes in the period                                       |      | -                 | -                 |
| Balance at end of the year                                                 |      | <u>2,009,686</u>  | <u>1,430,726</u>  |
| Total                                                                      |      | <u>77,797,625</u> | <u>81,097,758</u> |

Council does not believe that any of the leases in place are individually material.

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Notes to the Financial Statements

For the nine months ending 31 March 2022

|                                                                                                                                        | Note | 2022<br>\$   | 2021<br>\$   |
|----------------------------------------------------------------------------------------------------------------------------------------|------|--------------|--------------|
| <b>17 Reserves</b>                                                                                                                     |      |              |              |
| <b>(a) Restricted capital reserves</b>                                                                                                 |      |              |              |
| <b>(i) Future capital asset sustainability reserve</b>                                                                                 |      |              |              |
| Balance at beginning of the year                                                                                                       |      | -            | -            |
| Funded depreciation on capital assets in year                                                                                          |      | 18,852,898   | 25,093,690   |
| Less: Funds utilised in the year                                                                                                       |      | (13,412,868) | (25,093,690) |
| Balance at end of the year                                                                                                             |      | 5,440,030    | -            |
| <b>(ii) Constrained grants and subsidy reserve</b>                                                                                     |      |              |              |
| Balance at beginning of the year                                                                                                       |      | 9,994,662    | 9,147,163    |
| Transfer from retained earnings non reciprocal grants, subsidies and contributions received and allocated to specific capital projects |      | 20,632,713   | 24,819,379   |
| Transfer to retained earnings funds expended                                                                                           |      | (19,382,911) | (23,971,879) |
| Balance at end of the year                                                                                                             |      | 11,244,464   | 9,994,662    |
| <b>(ii)(b) Constrained NDRRA grants reserve</b>                                                                                        |      |              |              |
| Balance at beginning of the year                                                                                                       |      | (0)          | -            |
| Transfer from retained earnings for future expenditure                                                                                 |      | 16,152,473   | 50,257,410   |
| Transfer to retained earnings funds expended                                                                                           |      | (16,152,473) | (50,257,410) |
| Balance at end of the year                                                                                                             |      | (1)          | (0)          |
| Total other reserves                                                                                                                   |      | 41,446,173   | 46,343,433   |
| Total reserves                                                                                                                         |      | 58,130,667   | 56,338,095   |
| <b>18 Reconciliation of net result for the year to net cash inflow (outflow) from operating activities</b>                             |      |              |              |
| Net result                                                                                                                             |      | 59,317,234   | 59,195,405   |
| Non-cash operating items                                                                                                               |      |              |              |
| Impairment of receivables and bad debts written-off                                                                                    |      | -            | 797,631      |
| Depreciation and amortisation                                                                                                          |      | 19,977,595   | 28,627,639   |
| Change in restoration provisions expensed to finance costs                                                                             |      | -            | 10,246       |
|                                                                                                                                        |      | 19,977,595   | 29,435,516   |
| Investing and development activities                                                                                                   |      |              |              |
| Capital grants, subsidies and contributions                                                                                            |      | (43,003,731) | (75,076,789) |
| Capital income                                                                                                                         |      | (217,539)    | (122,615)    |
| Capital expenses                                                                                                                       |      | 11,773,704   | 22,022,907   |
|                                                                                                                                        |      | (31,447,566) | (53,176,497) |
| Changes in operating assets and liabilities                                                                                            |      |              |              |
| (Increase) decrease in receivables                                                                                                     |      | (3,994,046)  | (2,408,273)  |
| (Increase) decrease in inventories (excluding land)                                                                                    |      | 41,790       | (290,050)    |
| (Increase) decrease in other operating assets                                                                                          |      | 1,037,239    | (290,832)    |
| (Increase) decrease in operating contract assets                                                                                       |      | 723,748      | (660,816)    |
| Increase (decrease) in payables                                                                                                        |      | (8,904,858)  | (4,074,035)  |
| Increase (decrease) in provisions                                                                                                      |      | (351,461)    | 328,974      |
| Increase (decrease) in other liabilities                                                                                               |      | -            | 991,107      |
| Increase (decrease) in operating contract liabilities                                                                                  |      | 132,768      | (1,738,046)  |
|                                                                                                                                        |      | (11,314,821) | (8,141,971)  |
| Net cash inflow from operating activities                                                                                              |      | 36,532,442   | 27,312,453   |

# Attachment 13.2.2.2 Financial Statement for the period ending 31 March 2022

## WHITSUNDAY REGIONAL COUNCIL

### Notes to the Financial Statements

For the nine months ending 31 March 2022

|                                                                                                                                | 2022          | 2021          |
|--------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| <b>Financial indicators and ratios of the accounts</b>                                                                         | \$            | \$            |
| <b>Maintenance of Council's physical operating capability</b>                                                                  |               |               |
| This indicates whether the opening capital value of the Council has been maintained by operational activities during the year. |               |               |
| A continual decline in capital value will lead ultimately to a decline in services to the provided to the community.           |               |               |
| Opening capital value                                                                                                          | 1,137,211,970 | 1,094,914,793 |
| Operating surplus/(deficit) in year                                                                                            | 27,869,668    | 6,018,908     |
| Transfers from operating reserves to retained earnings in year                                                                 | -             | 55,349        |
| Retained surplus/(deficit) brought forward from prior year                                                                     | 7,351,640     | 6,626,153     |
| Closing balance of the opening capital value                                                                                   | 1,172,433,277 | 1,107,615,202 |
| Change in the opening capital value                                                                                            | 35,221,308    | 12,700,409    |
|                                                                                                                                | %             | %             |
| <b>Asset sustainability ratio</b>                                                                                              |               |               |
| Expenditure on replacement infrastructure assets divided by depreciation expense                                               | 123.5%        | 97.8%         |
| Target range >90%                                                                                                              |               |               |
| <b>Operating surplus ratio</b>                                                                                                 |               |               |
| Net operating surplus/(deficit) divided by total operating revenue                                                             | 24.6%         | 4.9%          |
| Guidance range is between 0% and 10%                                                                                           |               |               |
| <b>Net financial liability</b>                                                                                                 |               |               |
| Total liabilities less current assets divided by total operating revenue                                                       | -11.7%        | 13.3%         |
| Guidance range is not greater than 60%                                                                                         |               |               |
| <b>Asset consumption ratio</b>                                                                                                 |               |               |
| Book value of infrastructure assets divided by there gross value                                                               |               |               |
| Target range is between 40% and 80%                                                                                            | 71.3%         | 72.1%         |
| <b>Interest cover ratio</b>                                                                                                    |               |               |
| Net interest expense divided by total operating revenue                                                                        | 1.4%          | 1.6%          |
| Target range is between 0% and 5%                                                                                              |               |               |
| <b>Working capital ratio</b>                                                                                                   |               |               |
| Unrestricted current assets available to meet current liabilities                                                              | 3.4 : 1       | 2.5 : 1       |
| Guidance range 1:1 to 4:1                                                                                                      |               |               |
| <b>Change in community equity ratio</b>                                                                                        |               |               |
| The percentage change in the net wealth of the Council.                                                                        | 5.4%          | 5.2%          |
| <b>Debt servicing ratio</b>                                                                                                    |               |               |
| The percentage that the Council's total recurrent revenue that is used to service loan interest and principal repayments       | 5.4%          | 6.9%          |
| <b>General rate revenue ratio</b>                                                                                              |               |               |
| The Council's dependence on general rate revenue as a percentage of total recurrent revenue                                    | 47.4%         | 41.3%         |
| <b>Revenue ratio</b>                                                                                                           |               |               |
| The Council's dependence on net rates and utility charges as a percentage of total recurrent revenue                           | 79.3%         | 70.3%         |
| <b>Debt exposure ratio:</b>                                                                                                    |               |               |
| The percentage of Council's capital debt to total community equity                                                             | 6.4%          | 7.0%          |

# Attachment 13.2.2.3 Capital Delivery Report as at 31 March 2022

|                                                      |                                                              | a.                | b.                | (a.+b.)               | d.                | e.                          | (a./d.)              | a./e.                | e.- a.            |
|------------------------------------------------------|--------------------------------------------------------------|-------------------|-------------------|-----------------------|-------------------|-----------------------------|----------------------|----------------------|-------------------|
| Job                                                  | Description                                                  | Actuals to Period | Commitments       | Actuals + Commitments | Budget to Period  | Total Annual Current Budget | % YTD Act to YTD Bud | % YTD Act to Ann Bud | Remaining Bud \$  |
| <b>10000 - Office of the CEO</b>                     |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>14100 - AT - Airports - Operations</b>            |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 4829                                                 | Whitsunday Coast Airport - Terminal Extensions - C/W 17-18 - | 48,075            | -                 | 48,075                | -                 | -                           |                      |                      | (48,075)          |
| 7033                                                 | WCA Airport Fitout                                           | -                 | -                 | -                     | 40,000            | 40,000                      |                      |                      | 40,000            |
| 8573                                                 | Whitsunday Airport - Roof Rectification Works                | 269,640           | -                 | 269,640               | 269,640           | 269,640                     | 100%                 | 100%                 | 0                 |
| 8594                                                 | Bowen Aerodrome Runway Repairs                               | 175,175           | 197,704           | 372,879               | 554,832           | 554,832                     | 32%                  | 32%                  | 379,657           |
| 8857                                                 | Airport & Shute Harbour Parking Improvements                 | 1,724             | 299,873           | 301,597               | 75,000            | 300,000                     | 2%                   | 1%                   | 298,276           |
| 8863                                                 | Welcome to Whitsundays Signage Proserpine Airport            | -                 | -                 | -                     | 4,163             | 50,000                      |                      |                      | 50,000            |
| <b>Sub Total AT - Airports - Operations</b>          |                                                              | <b>494,614</b>    | <b>497,577</b>    | <b>992,191</b>        | <b>943,635</b>    | <b>1,214,472</b>            | <b>52%</b>           | <b>41%</b>           | <b>719,858</b>    |
| <b>Total Office of the CEO</b>                       |                                                              | <b>494,614</b>    | <b>497,577</b>    | <b>992,191</b>        | <b>943,635</b>    | <b>1,214,472</b>            | <b>52%</b>           | <b>41%</b>           | <b>719,858</b>    |
| <b>30000 - Infrastructure Services</b>               |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>32200 - EM - SES</b>                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8860                                                 | SES Shed extension Cannonvale                                | 65,615            | 9,913             | 75,527                | 76,734            | 76,734                      | 86%                  | 86%                  | 11,119            |
| <b>Sub Total EM - SES</b>                            |                                                              | <b>65,615</b>     | <b>9,913</b>      | <b>75,527</b>         | <b>76,734</b>     | <b>76,734</b>               | <b>86%</b>           | <b>86%</b>           | <b>11,119</b>     |
| <b>33100 - Disaster Recovery</b>                     |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>Sub Total Disaster Recovery</b>                   |                                                              | <b>21,192,322</b> | <b>15,643,501</b> | <b>36,835,822</b>     | <b>29,156,591</b> | <b>41,842,036</b>           | <b>73%</b>           | <b>51%</b>           | <b>20,649,714</b> |
| <b>34400 - R&amp;D - Roads Maintenance</b>           |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8661                                                 | Chapman Street Carpark (Proserpine Admin)                    | 58,625            | 1,500             | 60,125                | 90,689            | 90,689                      | 65%                  | 65%                  | 32,064            |
| 9901                                                 | Roads Capital (Wages & Plant) BUDGETS                        | -                 | -                 | -                     | (32,258)          | 0                           |                      |                      | 0                 |
| <b>Sub Total R&amp;D - Roads Maintenance</b>         |                                                              | <b>58,625</b>     | <b>1,500</b>      | <b>60,125</b>         | <b>58,431</b>     | <b>90,689</b>               | <b>100%</b>          | <b>65%</b>           | <b>32,064</b>     |
| <b>34600 - R&amp;D - Marine Assets Maintenance</b>   |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 5643                                                 | Whisper Bay Fishing Pontoon - C/W 18-19                      | (6,961)           | -                 | (6,961)               | -                 | -                           |                      |                      | 6,961             |
| <b>Sub Total R&amp;D - Marine Assets Maintenance</b> |                                                              | <b>-</b>          | <b>6,961</b>      | <b>-</b>              | <b>6,961</b>      | <b>-</b>                    | <b>0%</b>            | <b>0%</b>            | <b>6,961</b>      |
| <b>34900 - R&amp;D - Assets</b>                      |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 5575                                                 | Proserpine Main Street Upgrade - C/W 18-19                   | -                 | 913               | 913                   | 2,738             | 2,738                       |                      |                      | 2,738             |
| 5586                                                 | Collinsville Heavy Vehicle Parking - C/W 18-19               | (49,962)          | -                 | (49,962)              | -                 | -                           |                      |                      | 49,962            |
| 7979                                                 | Design & Construction Airlie Beach Parking Facility          | (90,846)          | -                 | (90,846)              | (90,846)          | (90,846)                    | 100%                 | 100%                 | (0)               |
| 8103                                                 | Muroona Street Drainage - Stage 2                            | (15,302)          | -                 | (15,302)              | -                 | -                           |                      |                      | 15,302            |
| 8299                                                 | Thurso Road Euri Crossing Drainage Upgrade                   | 64,093            | -                 | 64,093                | 64,093            | 64,093                      | 100%                 | 100%                 | 0                 |
| 8622                                                 | Betterment Reshaping table drains                            | (765)             | -                 | (765)                 | (765)             | (765)                       | 100%                 | 100%                 | (0)               |
| 8626                                                 | Construction of Lagoon Deck and Shared Cycle Path            | 756,533           | 0                 | 756,533               | 791,018           | 791,018                     | 96%                  | 96%                  | 34,485            |
| 8628                                                 | Dodd Street Shared Footpath                                  | 4,727             | -                 | 4,727                 | 4,727             | 4,727                       | 100%                 | 100%                 | (0)               |
| 8629                                                 | Edgecumbe Heights Walking Tracks Upgrade                     | 391               | -                 | 391                   | -                 | -                           |                      |                      | (391)             |
| 8630                                                 | Forestry Road                                                | 180,172           | -                 | 180,172               | 275,000           | 926,038                     | 66%                  | 19%                  | 745,866           |
| 8631                                                 | Gloucester Avenue Culvert                                    | 64,228            | (0)               | 64,228                | 64,298            | 64,298                      | 100%                 | 100%                 | 70                |
| 8632                                                 | Hillview Road Kerb and Channel                               | 350               | -                 | 350                   | 350               | 350                         | 100%                 | 100%                 | 0                 |
| 8635                                                 | Port of Airlie Transit Terminal Upgrade                      | 13,691            | 29,504            | 43,195                | 41,000            | 60,000                      | 33%                  | 23%                  | 46,309            |
| 8637                                                 | Reseal Program                                               | 589,193           | 5,607             | 594,800               | 641,137           | 641,137                     | 92%                  | 92%                  | 51,944            |
| 8639                                                 | Unsealed Roads Creek Crossing Upgrade Program                | 628,140           | 185,551           | 813,692               | 460,000           | 895,042                     | 137%                 | 70%                  | 266,902           |
| 8640                                                 | Unsealed Roads Resheeting Program                            | 1,178,060         | 371,677           | 1,549,737             | 1,309,154         | 2,606,526                   | 90%                  | 45%                  | 1,428,466         |
| 8645                                                 | Ted Cunningham Bridge Upgrade                                | 2,896,825         | 1,086,212         | 3,983,037             | 3,300,000         | 4,584,039                   | 88%                  | 63%                  | 1,687,214         |
| 8763                                                 | Roma Peak Road Floodways (QRA 90% WRC 10%)                   | 200,670           | -                 | 200,670               | 200,670           | 200,670                     | 100%                 | 100%                 | (0)               |
| 8792                                                 | Jasinique Drive Culvert Remedial Works                       | 1,342             | -                 | 1,342                 | 1,342             | 1,342                       | 100%                 | 100%                 | (0)               |
| 8793                                                 | Adina/Wambiri intersection repair                            | 71,473            | -                 | 71,473                | 150,000           | 150,000                     | 48%                  | 48%                  | 78,527            |
| 8817                                                 | TMR early works - Paluma Rd to Tropic Rd                     | 1,432,619         | 300,790           | 1,733,409             | 2,400,000         | 4,886,588                   | 60%                  | 29%                  | 3,453,969         |
| 8861                                                 | Bus stop Shelter Program                                     | -                 | -                 | -                     | -                 | 96,050                      |                      |                      | 96,050            |
| 8904                                                 | Reseal Program                                               | 492               | -                 | 492                   | 350,000           | 809,947                     | 0%                   | 0%                   | 809,455           |
| 8905                                                 | Catalina shared path                                         | 66,448            | 15,756            | 82,205                | 95,000            | 95,000                      | 70%                  | 70%                  | 28,552            |
| 8906                                                 | Heavy Formation Grading                                      | 69,909            | -                 | 69,909                | 200,001           | 400,000                     | 35%                  | 17%                  | 330,091           |
| 8911                                                 | Waterson Way car park construction and seal                  | 107,245           | 6,000             | 113,245               | 215,000           | 215,000                     | 50%                  | 50%                  | 107,755           |
| 8912                                                 | Calista Court Footpath                                       | 7,148             | -                 | 7,148                 | 8,000             | 8,000                       | 89%                  | 89%                  | 852               |
| 8913                                                 | Harbour Avenue Remedial Stormwater Works                     | -                 | -                 | -                     | -                 | 51,503                      |                      |                      | 51,503            |
| 8938                                                 | Construction of Roundabout at intersection of Gregory and    | 38,194            | -                 | 38,194                | 30,000            | 468,500                     | 127%                 | 8%                   | 430,306           |
| 9106                                                 | Renew/upgrade Floodway Nr Mt Nutt Road (TIDS)                | 2,372             | -                 | 2,372                 | 50,000            | 50,000                      | 5%                   | 5%                   | 47,628            |
| 9107                                                 | Scottville Road (TIDS)                                       | -                 | -                 | -                     | 50,000            | 50,000                      |                      |                      | 50,000            |
| 9108                                                 | Tondara Road Seal Project                                    | 53,827            | 2,360             | 56,187                | 533,300           | 2,000,000                   | 10%                  | 3%                   | 1,946,173         |
| 9109                                                 | Queens Beach Path renewal                                    | 28,159            | -                 | 28,159                | -                 | 25,000                      |                      | 113%                 | (3,159)           |
| 9110                                                 | Bowen Drain wall renewal                                     | 160               | 20,586            | 20,746                | -                 | 25,000                      |                      | 1%                   | 24,840            |
| <b>Sub Total R&amp;D - Assets</b>                    |                                                              | <b>8,299,586</b>  | <b>2,024,955</b>  | <b>10,324,541</b>     | <b>11,145,217</b> | <b>20,080,995</b>           | <b>74%</b>           | <b>41%</b>           | <b>11,781,409</b> |
| <b>36100 - OS - Parks</b>                            |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 5632                                                 | Lake Proserpine Recreation Hub - Stage 1 - C/W 18-19         | 64,210            | 32,538            | 96,748                | 36,500            | 423,506                     | 176%                 | 15%                  | 359,296           |
| 8625                                                 | Assets Renewal Parks and Gardens                             | 235,750           | 148,703           | 384,454               | 256,478           | 458,874                     | 92%                  | 51%                  | 223,124           |
| 8627                                                 | Continuation of Pedestrian Path Lighting Airlie Foreshore    | 28,181            | 239,486           | 267,667               | 56,766            | 113,535                     | 50%                  | 25%                  | 85,354            |
| 8825                                                 | LRCI - Cannonvale Skate Bowl Upgrade                         | 49,137            | 232,300           | 281,437               | 228,696           | 328,696                     | 21%                  | 15%                  | 279,559           |
| 8865                                                 | Barker Park (Tracks Design) - Bowen                          | 17,710            | 6,722             | 24,432                | 193,000           | 193,000                     | 9%                   | 9%                   | 175,290           |
| 8871                                                 | Front Beach Main Irrigation Line Renewal - Bowen             | 2,412             | -                 | 2,412                 | 46,000            | 46,000                      | 5%                   | 5%                   | 43,588            |
| 8872                                                 | Queensbeach basketball lighting - Bowen                      | 1,890             | -                 | 1,890                 | 20,000            | 20,000                      | 9%                   | 9%                   | 18,110            |
| 8873                                                 | Choose Collinsville Project                                  | 1,857             | -                 | 1,857                 | -                 | 1,000,000                   |                      | 0%                   | 998,143           |
| 9908                                                 | Parks Capital (Wages & Plant) BUDGETS                        | -                 | -                 | -                     | (1,590)           | -                           |                      |                      | -                 |

## Attachment 13.2.2.3 Capital Delivery Report as at 31 March 2022

|                                          |                                                               | a.                | b.          | (a.+b.)               | d.               | e.                          | (a./d.)             | a./e.                | e.- a.           |
|------------------------------------------|---------------------------------------------------------------|-------------------|-------------|-----------------------|------------------|-----------------------------|---------------------|----------------------|------------------|
| Job                                      | Description                                                   | Actuals to Period | Commitments | Actuals + Commitments | Budget to Period | Total Annual Current Budget | % YTDAct to YTD Bud | % YTD Act to Ann Bud | Remaining Bud \$ |
| Sub Total OS - Parks                     |                                                               | 401,148           | 659,749     | 1,060,897             | 835,850          | 2,583,611                   | 48%                 | 16%                  | 2,182,463        |
| 37200 - Works for Queensland             |                                                               |                   |             |                       |                  |                             |                     |                      |                  |
| 7048                                     | W4Q - Cannonvale Lakes Stage 3 (part 2)                       | 376,839           | -           | 376,839               | 379,100          | 379,100                     | 99%                 | 99%                  | 2,261            |
| 7911                                     | W4Q - Gloucester Rainwater Tank - CW 1920                     | -                 | -           | -                     | 21               | 21                          |                     |                      | 21               |
| 7914                                     | W4Q - Henry Darwin Park Stage 2 - CW 1920                     | 223,371           | -           | 223,371               | 221,203          | 221,203                     | 101%                | 101%                 | (2,168)          |
| 7916                                     | W4Q - Lions Park, Bowen - CW 1920 - 19013                     | 69,008            | -           | 69,008                | 68,514           | 68,514                      | 101%                | 101%                 | (494)            |
| 7918                                     | W4Q - Movie Screen - Airlie Lagoon - CW 1920                  | 271,780           | 2,744       | 274,524               | 285,472          | 285,472                     | 95%                 | 95%                  | 13,692           |
| 7921                                     | W4Q - Railway Road Stage 1 - CW 1920                          | (50,602)          | -           | (50,602)              | (50,602)         | (50,602)                    | 100%                | 100%                 | -                |
| 8062                                     | W4Q - Improving Beach Communities - Region Wide 19-21         | (487)             | -           | (487)                 | -                | -                           |                     |                      | 487              |
| 8784                                     | W4Q - Scottville - Playground Upgrade                         | 17,206            | -           | 17,206                | 16,933           | 16,933                      | 102%                | 102%                 | (273)            |
| 8785                                     | W4Q - Darcy Munro & Pelican Park, Collinsville - Playground   | 5,136             | -           | 5,136                 | 16,933           | 16,933                      | 30%                 | 30%                  | 11,797           |
| 8786                                     | W4Q - Collinsville Tennis Court Upgrade                       | 138,780           | -           | 138,780               | 139,184          | 139,184                     | 100%                | 100%                 | 404              |
| 8830                                     | W4Q - Collinsville Aquatic Facility - pool retiling renewal   | 458               | -           | 458                   | -                | 140,400                     |                     | 0%                   | 139,942          |
| 8831                                     | W4Q - Airlie lagoon lighting improvements                     | 9,996             | 165,182     | 175,178               | 325,000          | 325,000                     | 3%                  | 3%                   | 315,004          |
| 8832                                     | W4Q - Collinsville Community Centre - Exterior painting       | 49                | -           | 49                    | -                | 68,000                      |                     | 0%                   | 67,951           |
| 8833                                     | W4Q - Case Park Walking Track Bowen                           | 15,065            | 112,108     | 127,173               | 169,627          | 383,500                     | 9%                  | 4%                   | 368,435          |
| 8834                                     | W4Q - Brandy Creek - New Amenities                            | 387               | -           | 387                   | -                | 140,332                     |                     | 0%                   | 139,945          |
| 8835                                     | W4Q - Dingo Beach Bollards                                    | 73,642            | -           | 73,642                | 80,622           | 107,500                     | 91%                 | 69%                  | 33,858           |
| 8836                                     | W4Q - Front Beach Skate Bowl Timber Replacement Bowen         | 146,814           | -           | 146,814               | 71,020           | 172,000                     | 207%                | 85%                  | 25,186           |
| 8837                                     | W4Q - Hydro Therapy Rehabilitation Above Ground Pool          | 49                | -           | 49                    | -                | 75,000                      |                     | 0%                   | 74,951           |
| 8838                                     | W4Q - Astro Turfing of the Airlie Beach Lagoon 'Beach Area'   | 327               | -           | 327                   | 2,500            | 125,711                     | 13%                 | 0%                   | 125,384          |
| 8839                                     | W4Q - Mullers Lagoon bridge x 2 upgrade - Bowen               | 5,941             | 284,975     | 290,916               | 299,057          | 299,057                     | 2%                  | 2%                   | 293,116          |
| 8840                                     | W4Q - Gloucester sports park access and car park recon        | 25,578            | -           | 25,578                | 120,000          | 300,000                     | 21%                 | 9%                   | 274,422          |
| 8841                                     | W4Q - Lions Lookout & Carpark Upgrade - Shute Harbour         | 126,989           | 100,233     | 227,223               | 68,209           | 468,209                     | 186%                | 27%                  | 341,220          |
| 8842                                     | W4Q - Greening & Growing Bowen 3 - recycled water network ext | 5,714             | 4,091       | 9,805                 | 46,403           | 428,000                     | 12%                 | 1%                   | 422,286          |
| 8843                                     | W4Q - Sewer Relining – Regional P1 Zone                       | 119,485           | 7,792       | 127,277               | 119,323          | 500,000                     | 100%                | 24%                  | 380,515          |
| 8844                                     | W4Q - Bowen WTP Intake, Switchboard and Structure             | 81                | -           | 81                    | 25,500           | 300,500                     | 0%                  | 0%                   | 300,420          |
| Sub Total Works for Queensland           |                                                               | 1,581,605         | 677,125     | 2,258,730             | 2,404,019        | 4,909,967                   | 66%                 | 32%                  | 3,328,362        |
| 38200 - WSW - Water Operations           |                                                               |                   |             |                       |                  |                             |                     |                      |                  |
| 5549                                     | Water - New 12ML Reservoir including 2 DN500 Mains 790m long  | 3,711,595         | 2,604,349   | 6,315,944             | 4,356,626        | 6,813,752                   | 85%                 | 54%                  | 3,102,157        |
| 5552                                     | Water - Upgrade to Automated Control System - C/W 18-19       | (6,821)           | -           | (6,821)               | -                | -                           |                     |                      | 6,821            |
| 5609                                     | Airlie Beach Sustainable Water Project BoR R05                | 223,885           | 37,585      | 261,471               | 229,352          | 629,352                     | 98%                 | 36%                  | 405,467          |
| 7925                                     | Water - BWTP Low Lift Pump Renewals - CW 1920                 | -                 | 11,800      | 11,800                | -                | -                           |                     |                      | -                |
| 8080                                     | LGGSP Grant Project - Delivery of CWNA Stage 1B, Coyne Road   | 5,376             | -           | 5,376                 | 6,417            | 6,417                       | 84%                 | 84%                  | 1,041            |
| 8081                                     | Cannonvale Water Network Augmentation - Stage 1A New          | 1,311             | -           | 1,311                 | 1,311            | 1,311                       | 100%                | 100%                 | 1                |
| 8599                                     | Emergent Works - Water C/W 20-21                              | 4,786             | -           | 4,786                 | 4,786            | 4,786                       | 100%                | 100%                 | -                |
| 8895                                     | New Initiative - Disaster Resilience - Extend Fibre Infrastr  | 38,288            | 2,314       | 40,601                | 10,200           | 61,200                      | 375%                | 63%                  | 22,912           |
| 8921                                     | Bowen Small Reservoir Pressure Zone                           | -                 | -           | -                     | 60,000           | 181,000                     |                     |                      | 181,000          |
| 8922                                     | Collinsville WTP Emergent works                               | -                 | -           | -                     | 12,000           | 78,000                      |                     |                      | 78,000           |
| 8923                                     | Facilities Instrumentation, Electrical and Control Renewals   | 15,185            | 31,474      | 46,659                | 49,110           | 66,998                      | 31%                 | 23%                  | 51,813           |
| 8924                                     | Penticost St Area Renewal                                     | 1,403             | -           | 1,403                 | 10,000           | 218,475                     | 14%                 | 1%                   | 217,072          |
| 8925                                     | Proserpine Bore 10 supplementary Funding for Bore moving (TM) | -                 | -           | -                     | 11,250           | 45,000                      |                     |                      | 45,000           |
| 8926                                     | New Initiative - W&WW - SCADA - 16 Quick Wins - (2 Year Proj  | -                 | -           | -                     | 75,000           | 94,860                      |                     |                      | 94,860           |
| 8927                                     | Collinsville Efficient Resilient Solar Program                | -                 | -           | -                     | 500,000          | 770,000                     |                     |                      | 770,000          |
| 8928                                     | Emergent Works - Water                                        | 85,868            | 19,472      | 105,340               | 94,433           | 171,507                     | 91%                 | 50%                  | 85,639           |
| 8929                                     | Water Meter Renewals - Regional                               | -                 | -           | -                     | 50,000           | 206,000                     |                     |                      | 206,000          |
| 8930                                     | Water Main Renewal - Eglington / Storey St / harrison Ct Bo   | 46,611            | 28,030      | 74,641                | 186,000          | 186,000                     | 25%                 | 25%                  | 139,389          |
| 8931                                     | Additional Bores - Proserpine WTP                             | -                 | -           | -                     | -                | 95,000                      |                     |                      | 95,000           |
| 8932                                     | Network Instrumentation, Electrical and Control Renewals - W  | -                 | -           | -                     | 24,785           | 24,785                      |                     |                      | 24,785           |
| 8933                                     | Regional Valve Replacement Project                            | 11,719            | -           | 11,719                | 33,000           | 72,300                      | 36%                 | 16%                  | 60,581           |
| 9101                                     | W&S Lab - Equipment                                           | 19,763            | -           | 19,763                | 104,000          | 104,000                     | 19%                 | 19%                  | 84,237           |
| 9902                                     | Water Capital (Wages & Plant) BUDGETS                         | -                 | -           | -                     | (8,110)          | -                           |                     |                      | -                |
| Sub Total WSW - Water Operations         |                                                               | 4,158,968         | 2,735,024   | 6,893,992             | 5,810,160        | 9,830,743                   | 72%                 | 42%                  | 5,671,775        |
| 38300 - WSW - Sewerage Operations        |                                                               |                   |             |                       |                  |                             |                     |                      |                  |
| 4931                                     | New Bowen Sewerage Treatment Plant & Upgrades - C/W 17-18-C/  | -                 | 10,629      | 10,629                | 14,629           | 14,629                      |                     |                      | 14,629           |
| 5539                                     | Sewer Pump Capacity Upgrades - Combined Rising Main - C/W 18  | -                 | 70,578      | 70,578                | 225,000          | 382,325                     |                     |                      | 382,325          |
| 5603                                     | Cannonvale PS1 Renewal - C/W 18-19                            | 26,705            | 5,280       | 31,985                | 34,456           | 34,456                      | 78%                 | 78%                  | 7,751            |
| 7043                                     | Whitsunday South Sewer Pump Well Covers                       | -                 | 69,028      | 69,028                | 115,000          | 115,000                     |                     |                      | 115,000          |
| 7932                                     | Sewer - Emergent Works - STP - CW 1920                        | (10,628)          | 7,831       | (2,796)               | 42,919           | 50,062                      | -25%                | -21%                 | 60,690           |
| 8597                                     | Emergent Works - Sewer C/W 20-21                              | 2,660             | -           | 2,660                 | 2,660            | 2,660                       | 100%                | 100%                 | (0)              |
| 8914                                     | Facilities Instrumentation, Electrical and Control Renewals   | 16,551            | 4,200       | 20,751                | 25,000           | 25,000                      | 66%                 | 66%                  | 8,449            |
| 8915                                     | Sewer Relining – Regional P2 Zone                             | 3,562             | -           | 3,562                 | 1,882            | 280,000                     | 189%                | 1%                   | 276,438          |
| 8916                                     | STP Odour containment Panel replacement                       | -                 | -           | -                     | -                | 104,000                     |                     |                      | 104,000          |
| 8917                                     | Chapman St Sewer Rising Main Replacement                      | 10,616            | 4,750       | 15,366                | 10,616           | 150,000                     | 100%                | 7%                   | 139,384          |
| 8918                                     | Emergent Works - Sewer                                        | 26,525            | -           | 26,525                | 26,525           | 105,896                     | 100%                | 25%                  | 79,371           |
| 8919                                     | Sewer Pump Replacement Program - Regional                     | 10,473            | 153,011     | 163,484               | 90,000           | 220,000                     | 12%                 | 5%                   | 209,527          |
| 8920                                     | Network Instrumentation, Electrical and Control Renewals - S  | 1,025             | -           | 1,025                 | 20,486           | 20,486                      | 5%                  | 5%                   | 19,461           |
| 8935                                     | Waste reuse to Agriculture (biosolids) Project                | 31,792            | 1,428       | 33,220                | 31,323           | 296,000                     | 101%                | 11%                  | 264,208          |
| 9903                                     | Sewerage Capital (Wages & Plant) BUDGETS                      | -                 | -           | -                     | (7,529)          | 0                           |                     |                      | 0                |
| Sub Total WSW - Sewerage Operations      |                                                               | 119,281           | 326,736     | 446,017               | 632,967          | 1,800,514                   | 19%                 | 7%                   | 1,681,233        |
| 38400 - WSW - Waste & Recycling Services |                                                               |                   |             |                       |                  |                             |                     |                      |                  |
| 7031                                     | CCTV upgrade - Cannonvale Transfer Station                    | -                 | 33,430      | 33,430                | 60,000           | 60,000                      |                     |                      | 60,000           |
| 8596                                     | Leachate and storm water management - Kelsey Creek            | (182,774)         | -           | (182,774)             | (52,982)         | (52,982)                    | 345%                | 345%                 | 129,792          |
| 8643                                     | Leachate and storm water management - Bowen                   | (13,754)          | -           | (13,754)              | (10,741)         | (10,741)                    | 128%                | 128%                 | 3,013            |
| 8797                                     | Mt Coolon Waste Services Improvement Program                  | 3,277             | -           | 3,277                 | 3,277            | 3,277                       | 100%                | 100%                 | (0)              |
| 8820                                     | Cannonvale Waste Transfer Station                             | 207,588           | -           | 207,588               | 212,778          | 212,778                     | 98%                 | 98%                  | 5,190            |



# Attachment 13.2.2.3 Capital Delivery Report as at 31 March 2022

|                                                       |                                                               | a.                | b.                | (a.+b.)               | d.                | e.                          | (a./d.)              | a./e.                | e.- a.            |
|-------------------------------------------------------|---------------------------------------------------------------|-------------------|-------------------|-----------------------|-------------------|-----------------------------|----------------------|----------------------|-------------------|
| Job                                                   | Description                                                   | Actuals to Period | Commitments       | Actuals + Commitments | Budget to Period  | Total Annual Current Budget | % YTD Act to YTD Bud | % YTD Act to Ann Bud | Remaining Bud \$  |
| 9142                                                  | Kelsey Creek Landfill Cell 5 - Access Road, Leachate and      | 116,082           | 455               | 116,536               | 117,000           | 117,000                     | 99%                  | 99%                  | 918               |
| 9157                                                  | Bowen Landfill - Culvert Upgrades                             | 25,224            | 30,822            | 56,046                | 100,000           | 100,000                     | 25%                  | 25%                  | 74,776            |
| <b>Sub Total WSW - Waste &amp; Recycling Services</b> |                                                               | <b>155,643</b>    | <b>64,707</b>     | <b>220,349</b>        | <b>429,332</b>    | <b>429,332</b>              | <b>36%</b>           | <b>36%</b>           | <b>273,689</b>    |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>39100 - Quarry - Operations</b>                    |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| 8790                                                  | Quarry Purchase of a Pugmill                                  | 377,299           | -                 | 377,299               | 377,299           | 377,299                     | 100%                 | 100%                 | (0)               |
| 9102                                                  | Cement Hopper for Pug Mill                                    | -                 | -                 | -                     | -                 | 35,000                      |                      |                      | 35,000            |
| <b>Sub Total Quarry - Operations</b>                  |                                                               | <b>377,299</b>    | <b>-</b>          | <b>377,299</b>        | <b>377,299</b>    | <b>412,299</b>              | <b>100%</b>          | <b>92%</b>           | <b>35,000</b>     |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>Total Infrastructure Services</b>                  |                                                               | <b>36,403,131</b> | <b>22,143,210</b> | <b>58,546,340</b>     | <b>50,926,599</b> | <b>82,056,920</b>           | <b>71%</b>           | <b>44%</b>           | <b>45,653,790</b> |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>40000 - Corporate Services</b>                     |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>42200 - IT - Records &amp; GIS</b>                 |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| 4850                                                  | Whitsunday Regional Council - ERP Replacement Project - C/W   | (12,160)          | -                 | (12,160)              | (12,160)          | (12,160)                    | 100%                 | 100%                 | -                 |
| 8574                                                  | Software Implementation (Meetings Solutions)                  | 22,496            | 17,496            | 39,992                | 24,496            | 24,496                      | 92%                  | 92%                  | 2,000             |
| 8615                                                  | Records 365                                                   | 256,501           | 86,000            | 342,501               | 461,000           | 680,600                     | 56%                  | 38%                  | 424,099           |
| 8616                                                  | Enterprise Management System (EMS)                            | -                 | -                 | -                     | 50,000            | 100,504                     |                      |                      | 100,504           |
| 8619                                                  | Tech 1 ERP Annual Software Upgrade - Version 2020B            | -                 | -                 | -                     | 20,000            | 20,000                      |                      |                      | 20,000            |
| 8620                                                  | Technology One - ERP Project Phase 1a                         | 595,565           | 331,139           | 926,704               | 861,000           | 1,811,485                   | 69%                  | 33%                  | 1,215,920         |
| 8688                                                  | Website Upgrade & Content Management System                   | -                 | 5,735             | 5,735                 | 43,198            | 43,198                      |                      |                      | 43,198            |
| 8821                                                  | CCTV, Radio links, Video conferencing and Wireless Access     | 4                 | -                 | 4                     | 3,360             | 3,360                       | 0%                   | 0%                   | 3,356             |
| 8823                                                  | Bowen Board Room Video Conferencing Upgrade                   | 96,756            | -                 | 96,756                | 100,000           | 100,000                     | 97%                  | 97%                  | 3,244             |
| 8877                                                  | Disaster Resilience: Comms Infrastructure Replacement Program | 40,501            | 3,097             | 43,597                | 28,660            | 68,778                      | 141%                 | 59%                  | 28,277            |
| 8878                                                  | Replacement Program - Desktop PC's and Laptop Computers       | 139,102           | -                 | 139,102               | 120,000           | 120,000                     | 116%                 | 116%                 | (19,102)          |
| 8879                                                  | Replacement Program: Local Print and File Servers x 5         | 8,372             | -                 | 8,372                 | -                 | 10,000                      |                      | 84%                  | 1,628             |
| 8880                                                  | Corporate Reporting Software                                  | -                 | -                 | -                     | 6,666             | 40,000                      |                      |                      | 40,000            |
| 8881                                                  | New Initiative - BNE DC Hardware Design Modification for Add  | 51,465            | -                 | 51,465                | -                 | 52,428                      |                      | 98%                  | 963               |
| 8882                                                  | New Initiative - Data Warehouse for Improved BI & Reporting   | -                 | -                 | -                     | 15,200            | 38,000                      |                      |                      | 38,000            |
| 8883                                                  | New Initiative - Disaster Resilience - NADI - Radio Network   | 44,080            | 31,388            | 75,468                | 32,373            | 43,169                      | 136%                 | 102%                 | (911)             |
| 8884                                                  | Replacement Program - CCTV Network Hardware Upgrade           | 6,528             | 64,296            | 70,824                | 66,000            | 136,000                     | 10%                  | 5%                   | 129,472           |
| 8885                                                  | Replacement Program - CIRP - Communications Infrastructure R  | 31,583            | 8,925             | 40,508                | 23,526            | 31,363                      | 134%                 | 101%                 | (220)             |
| 8886                                                  | Replacement Program - CISP - Communications Infrastructure S  | 8,058             | -                 | 8,058                 | 51,756            | 117,300                     | 16%                  | 7%                   | 109,242           |
| 8887                                                  | Replacement Program - Upgrade FME to workflow ADAC files thr  | 22,673            | -                 | 22,673                | 5,669             | 22,673                      | 400%                 | 100%                 | (0)               |
| 8888                                                  | Replacement Program: Aerial Photography & LIDAR capture       | -                 | -                 | -                     | 30,000            | 120,000                     |                      |                      | 120,000           |
| 8889                                                  | TechnologyOne Application Managed Services (AMS)              | 49,478            | -                 | 49,478                | 60,000            | 120,000                     | 82%                  | 41%                  | 70,522            |
| 8890                                                  | Replacement Program: Bridging the Recordkeeping Divide        | 2,200             | -                 | 2,200                 | -                 | -                           |                      |                      | (2,200)           |
| 8892                                                  | New Initiative - Disaster Resilience - NBN ? Design, Install  | -                 | -                 | -                     | 12,522            | 150,262                     |                      |                      | 150,262           |
| 8893                                                  | New Initiative ? IoT Program of Works ? Design, Install Hard  | 13,542            | -                 | 13,542                | 58,140            | 58,140                      | 23%                  | 23%                  | 44,598            |
| 8894                                                  | New Initiative - Disaster Resilience - CCTV Radio Link Cvale  | 7,681             | 8,133             | 15,814                | 5,220             | 31,314                      | 147%                 | 25%                  | 23,633            |
| 8896                                                  | New Initiative - Disaster Resilience - NADI - Virtualis & Ce  | 530               | -                 | 530                   | 7,000             | 17,340                      | 8%                   | 3%                   | 16,810            |
| 8897                                                  | New Initiative - NSIP - Network Security Improvement Program  | 1,440             | -                 | 1,440                 | -                 | 52,480                      |                      | 3%                   | 51,040            |
| 8898                                                  | Backflow - QR code identification and compliance reporting    | -                 | -                 | -                     | 20,000            | 40,000                      |                      |                      | 40,000            |
| 9104                                                  | Ransomware Protection Solution                                | -                 | -                 | -                     | -                 | 354,420                     |                      |                      | 354,420           |
| 9105                                                  | ITRON Installation of Water Meter System & Meters             | -                 | -                 | -                     | 60,000            | 135,000                     |                      |                      | 135,000           |
| 9907                                                  | IT Capital (Wages & Plant) BUDGETS                            | -                 | -                 | -                     | (5,102)           | 0                           |                      |                      | 0                 |
| 9909                                                  | IT/Records Capital (Wages & Plant) BUDGETS                    | -                 | -                 | -                     | (1,163)           | -                           |                      |                      | -                 |
| <b>Sub Total IT - Records &amp; GIS</b>               |                                                               | <b>1,386,394</b>  | <b>556,210</b>    | <b>1,942,604</b>      | <b>2,147,362</b>  | <b>4,530,150</b>            | <b>65%</b>           | <b>31%</b>           | <b>3,143,756</b>  |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>42300 - IT - Services</b>                          |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| 8563                                                  | Authority (Civica) 7.1 Upgrade 20200417091425                 | 110,114           | 0                 | 110,114               | 139,861           | 139,861                     | 79%                  | 79%                  | 29,747            |
| 8794                                                  | Website subsite - Shute Harbour                               | 23,764            | -                 | 23,764                | 15,000            | 15,000                      | 158%                 | 158%                 | (8,764)           |
| 8795                                                  | Website subsites - Proserpine Entertainment Centre            | 10,024            | -                 | 10,024                | 15,000            | 15,000                      | 67%                  | 67%                  | 4,976             |
| 8796                                                  | Mt Devlin Communications Tower Replacement                    | 0                 | -                 | 0                     | -                 | 103,000                     |                      |                      | 103,000           |
| 8809                                                  | WHS System                                                    | -                 | -                 | -                     | 260,000           | 260,000                     |                      |                      | 260,000           |
| <b>Sub Total IT - Services</b>                        |                                                               | <b>143,901</b>    | <b>0</b>          | <b>143,902</b>        | <b>429,861</b>    | <b>532,861</b>              | <b>33%</b>           | <b>27%</b>           | <b>388,960</b>    |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>43300 - Finance - Insurance</b>                    |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| 7886                                                  | Insurance - Bowen Reservoir- CW 1920                          | -                 | -                 | -                     | 250,000           | 552,931                     |                      |                      | 552,931           |
| 7895                                                  | Insurance - Collinsville Council Depot - CW 1920              | 435               | 805               | 1,241                 | 2,886             | 2,886                       | 15%                  | 15%                  | 2,451             |
| 7896                                                  | Insurance - Collinsville Reservoir High Level                 | 6,592             | 12,246            | 18,838                | 64,488            | 531,622                     | 10%                  | 1%                   | 525,030           |
| 7897                                                  | Insurance - Collinsville Reservoir - CW 1920                  | 1,792             | -                 | 1,792                 | 1,792             | 1,792                       | 100%                 | 100%                 | 0                 |
| 7960                                                  | Insurance (Operational) - Bowen Basketball Courts - Demolish  | 435               | 805               | 1,241                 | 2,886             | 2,886                       | 15%                  | 15%                  | 2,451             |
| <b>Sub Total Finance - Insurance</b>                  |                                                               | <b>9,254</b>      | <b>13,857</b>     | <b>23,111</b>         | <b>322,052</b>    | <b>1,092,117</b>            | <b>3%</b>            | <b>1%</b>            | <b>1,082,863</b>  |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>44400 - PPF - Fleet Management</b>                 |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| 2089                                                  | Plant Purchases                                               | 1,867,418         | 1,564,772         | 3,432,190             | 1,792,945         | 3,502,055                   | 104%                 | 53%                  | 1,634,637         |
| <b>Sub Total PPF - Fleet Management</b>               |                                                               | <b>1,867,418</b>  | <b>1,564,772</b>  | <b>3,432,190</b>      | <b>1,792,945</b>  | <b>3,502,055</b>            | <b>104%</b>          | <b>53%</b>           | <b>1,634,637</b>  |
|                                                       |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>44700 - PPF - Property &amp; Facilities</b>        |                                                               |                   |                   |                       |                   |                             |                      |                      |                   |
| 4926                                                  | Proserpine Entertainment Centre - Building Works in addition  | 9,841,613         | 247,766           | 10,089,378            | 10,231,309        | 10,231,309                  | 96%                  | 96%                  | 389,696           |
| 5617                                                  | Flagstaff Redevelopment (Grant + Insurance) - C/W 18-19       | 2,266,753         | 33,927            | 2,300,680             | 2,283,440         | 2,283,440                   | 99%                  | 99%                  | 16,687            |
| 5640                                                  | Proserpine Administration Building Replacement - Stage 1 - C  | 20,995            | 0                 | 20,995                | 21,745            | 21,745                      | 97%                  | 97%                  | 750               |
| 5642                                                  | Cannonvale/Proserpine Depot Beach Pit/Wash down bay           | 87,457            | 14,180            | 101,637               | 120,187           | 120,187                     | 73%                  | 73%                  | 32,730            |
| 8608                                                  | Bowen Aerodrome Work Camp Dwelling - Superstructure Renewal   | 84,354            | 773               | 85,127                | 85,127            | 85,127                      | 99%                  | 99%                  | 773               |
| 8612                                                  | Collinsville Youth Coalition - Amenities Renewal              | 1,850             | -                 | 1,850                 | 1,850             | 1,850                       | 100%                 | 100%                 | -                 |
| 8613                                                  | Demolish 58-60 Horseshoe Bay Road Residences                  | 200               | -                 | 200                   | 25,460            | 25,460                      | 1%                   | 1%                   | 25,260            |
| 8617                                                  | Les Stagg Oval - Grandstand Renewal                           | 160               | -                 | 160                   | 160               | 160                         | 100%                 | 100%                 | (0)               |
| 8761                                                  | 21 Station Street                                             | 435               | -                 | 435                   | 2,886             | 2,886                       | 15%                  | 15%                  | 2,451             |

# Attachment 13.2.2.3 Capital Delivery Report as at 31 March 2022

|                                                              |                                                              | a.                | b.                | (a.+b.)               | d.                | e.                          | (a./d.)              | a./e.                | e.- a.            |
|--------------------------------------------------------------|--------------------------------------------------------------|-------------------|-------------------|-----------------------|-------------------|-----------------------------|----------------------|----------------------|-------------------|
| Job                                                          | Description                                                  | Actuals to Period | Commitments       | Actuals + Commitments | Budget to Period  | Total Annual Current Budget | % YTD Act to YTD Bud | % YTD Act to Ann Bud | Remaining Bud \$  |
| 8789                                                         | Merinda Herb Murray Park - New Amenities Building            | 8,032             | 100,477           | 108,509               | 43,334            | 107,845                     | 19%                  | 7%                   | 99,813            |
| 8808                                                         | Denison Park - Bowen Seagulls Sports Park                    | 140,078           | -                 | 140,078               | 140,095           | 140,095                     | 100%                 | 100%                 | 17                |
| 8852                                                         | Airlie Beach Lagoon Amenities Fitout and Fittings Renewal    | -                 | -                 | -                     | -                 | 99,000                      |                      |                      | 99,000            |
| 8853                                                         | Bowen Depot Boundary Fence Renewal                           | 1,336             | 45,048            | 46,384                | 65,500            | 65,500                      | 2%                   | 2%                   | 64,165            |
| 8854                                                         | Cannonvale Mens Shed Roof + Stair Renewal                    | -                 | -                 | -                     | -                 | 49,000                      |                      |                      | 49,000            |
| 8856                                                         | Bowen Library Mechanical Plant Renewal                       | -                 | -                 | -                     | 52,500            | 52,500                      |                      |                      | 52,500            |
| 8858                                                         | Solar Power Generation                                       | 100               | -                 | 100                   | 196,667           | 700,000                     | 0%                   | 0%                   | 699,900           |
| 8859                                                         | Collinsville Football Club Roof Renewal                      | 121,292           | -                 | 121,292               | 100,000           | 100,000                     | 121%                 | 121%                 | (21,292)          |
| 8866                                                         | Denison Park Clubhouse Roof Renewal                          | 76,494            | 0                 | 76,494                | 76,500            | 76,500                      | 100%                 | 100%                 | 6                 |
| 8867                                                         | Buildings - Floor Covering Replacement Program               | 4,682             | 7,909             | 12,591                | 80,000            | 80,000                      | 6%                   | 6%                   | 75,318            |
| 8868                                                         | Relocation of Cannonvale Depot - Demountable Buildings       | 3,050             | 28,828            | 31,878                | 99,000            | 99,000                      | 3%                   | 3%                   | 95,950            |
| 8869                                                         | Mt Coolon Community Centre - Internal / External Paint Renew | -                 | -                 | -                     | -                 | 30,500                      |                      |                      | 30,500            |
| 9043                                                         | Collinsville Community Centre Place Of Refuge -QBF           | 5,795             | 120,085           | 125,880               | 81,513            | 81,513                      | 7%                   | 7%                   | 75,718            |
| 9103                                                         | Marine Centre Of Excellence Design                           | -                 | -                 | -                     | 100,000           | 200,000                     |                      |                      | 200,000           |
| <b>Sub Total PPF - Property &amp; Facilities</b>             |                                                              | <b>12,664,677</b> | <b>598,992</b>    | <b>13,263,669</b>     | <b>13,807,273</b> | <b>14,653,617</b>           | <b>92%</b>           | <b>86%</b>           | <b>1,988,940</b>  |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>Total Corporate Services</b>                              |                                                              | <b>16,071,644</b> | <b>2,733,831</b>  | <b>18,805,476</b>     | <b>18,499,493</b> | <b>24,310,800</b>           | <b>87%</b>           | <b>66%</b>           | <b>8,239,156</b>  |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>60000 - Community Services</b>                            |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>62200 - CDL - Libraries</b>                               |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 7436                                                         | Library - Construction of Pop-Up Library - C/W 18-19         | (14,410)          | -                 | (14,410)              | -                 | -                           |                      |                      | 14,410            |
| 8902                                                         | Cannonvale Customer Service & Library fit out                | -                 | 16,500            | 16,500                | -                 | 298,680                     |                      |                      | 298,680           |
| <b>Sub Total CDL - Libraries</b>                             |                                                              | <b>-</b>          | <b>14,410</b>     | <b>16,500</b>         | <b>2,090</b>      | <b>298,680</b>              | <b>0%</b>            | <b>0%</b>            | <b>313,090</b>    |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>62300 - CDL - Function Centres</b>                        |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8901                                                         | Flagstaff Hill Cultural & Conference Centre - Capark Lightin | -                 | -                 | -                     | 85,500            | 114,000                     |                      |                      | 114,000           |
| <b>Sub Total CDL - Function Centres</b>                      |                                                              | <b>-</b>          | <b>-</b>          | <b>-</b>              | <b>85,500</b>     | <b>114,000</b>              | <b>0%</b>            | <b>0%</b>            | <b>114,000</b>    |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>65200 - RS - Caravan Parks</b>                            |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8604                                                         | Wangaratta Caravan Park entrance upgrade                     | 778               | -                 | 778                   | 778               | 778                         | 100%                 | 100%                 | (0)               |
| 8605                                                         | Wangaratta Caravan Park Swimming Pool refurbishment          | 2,397             | -                 | 2,397                 | 2,492             | 2,492                       | 96%                  | 96%                  | 95                |
| 8864                                                         | Replacement of Cabin on Site 72 Wangaratta Caravan Park      | 1,737             | -                 | 1,737                 | 17,000            | 50,000                      | 10%                  | 3%                   | 48,263            |
| <b>Sub Total RS - Caravan Parks</b>                          |                                                              | <b>4,912</b>      | <b>-</b>          | <b>4,912</b>          | <b>20,270</b>     | <b>53,270</b>               | <b>24%</b>           | <b>9%</b>            | <b>48,358</b>     |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>65300 - RS - Pools, Lagoons &amp; Enclosures</b>          |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8600                                                         | Bowen Aquatic Facility - town pool amenity upgrade           | 635,352           | 29,705            | 665,056               | 590,300           | 590,300                     | 108%                 | 108%                 | (45,052)          |
| 8601                                                         | Bowen Water Park renewal                                     | 83,733            | 220               | 83,953                | 88,414            | 88,414                      | 95%                  | 95%                  | 4,681             |
| 8602                                                         | Collinsville Aquatic Facility - town pool amenity and kiosk  | 173,863           | 776               | 174,639               | 253,360           | 253,360                     | 69%                  | 69%                  | 79,497            |
| 8603                                                         | Proserpine Aquatic Facility - residence demolition and kiosk | 467,513           | 58,005            | 525,518               | 535,123           | 535,123                     | 87%                  | 87%                  | 67,610            |
| 8787                                                         | Construction of new Collinsville Water Park                  | 1,052,830         | 154,177           | 1,207,007             | 1,205,258         | 1,205,258                   | 87%                  | 87%                  | 152,428           |
| 8874                                                         | Proserpine Pool/Waterpark Electrical Switchboard Upgrade     | -                 | -                 | -                     | 2,083             | 25,000                      |                      |                      | 25,000            |
| 8899                                                         | Bowen Aquatic Facility - town pool heater replacement        | -                 | -                 | -                     | 72,500            | 145,000                     |                      |                      | 145,000           |
| 8900                                                         | Proserpine Aquatic Facility - town pool heater replacement   | -                 | -                 | -                     | 75,000            | 150,000                     |                      |                      | 150,000           |
| <b>Sub Total RS - Pools, Lagoons &amp; Enclosures</b>        |                                                              | <b>2,413,290</b>  | <b>242,882</b>    | <b>2,656,172</b>      | <b>2,822,038</b>  | <b>2,992,455</b>            | <b>86%</b>           | <b>81%</b>           | <b>579,165</b>    |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>65400 - RS - Entertainment &amp; Conference Centres</b>   |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8532                                                         | PEC Fit out and Setup Capital                                | -                 | 54,000            | 54,000                | 200,000           | 300,000                     |                      |                      | 300,000           |
| <b>Sub Total RS - Entertainment &amp; Conference Centres</b> |                                                              | <b>-</b>          | <b>54,000</b>     | <b>54,000</b>         | <b>200,000</b>    | <b>300,000</b>              | <b>0%</b>            | <b>0%</b>            | <b>300,000</b>    |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>67150 - HEC - Natural Resource Management</b>             |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8846                                                         | NQ Dry Tropics - Purchase of Vehicle Weed Washdown Facility  | 27,366            | -                 | 27,366                | 27,366            | 27,366                      | 100%                 | 100%                 | 0                 |
| <b>Sub Total HEC - Natural Resource Management</b>           |                                                              | <b>27,366</b>     | <b>-</b>          | <b>27,366</b>         | <b>27,366</b>     | <b>27,366</b>               | <b>100%</b>          | <b>100%</b>          | <b>0</b>          |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>67350 - HEC - Environmental Health</b>                    |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 8571                                                         | Litter & Illegal Dumping Program - Hot Spot Program          | 1,900             | -                 | 1,900                 | 3,399             | 3,399                       | 56%                  | 56%                  | 1,499             |
| <b>Sub Total HEC - Environmental Health</b>                  |                                                              | <b>1,900</b>      | <b>-</b>          | <b>1,900</b>          | <b>3,399</b>      | <b>3,399</b>                | <b>56%</b>           | <b>56%</b>           | <b>1,499</b>      |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>67500 - HEC - Parking Management</b>                      |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| 7821                                                         | Installation of Pay & Display Parking Machines - Airlie Bech | 10,205            | 2,969             | 13,174                | 28,007            | 28,007                      | 36%                  | 36%                  | 17,802            |
| <b>Sub Total HEC - Parking Management</b>                    |                                                              | <b>10,205</b>     | <b>2,969</b>      | <b>13,174</b>         | <b>28,007</b>     | <b>28,007</b>               | <b>36%</b>           | <b>36%</b>           | <b>17,802</b>     |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>Total Community Services</b>                              |                                                              | <b>2,443,262</b>  | <b>316,351</b>    | <b>2,759,613</b>      | <b>3,186,580</b>  | <b>3,817,177</b>            | <b>77%</b>           | <b>64%</b>           | <b>1,373,915</b>  |
|                                                              |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
| <b>Grand Total for Period ending 31 March 2022</b>           |                                                              |                   |                   |                       |                   |                             |                      |                      |                   |
|                                                              |                                                              | <b>55,412,651</b> | <b>25,690,969</b> | <b>81,103,620</b>     | <b>73,556,307</b> | <b>111,399,369</b>          | <b>75%</b>           | <b>50%</b>           | <b>55,986,718</b> |

Percentage Actuals v YTD Budget 75.33%

Percentage YTD Actuals+ Commitments v Annual Current Budget 72.80%

### 13.2.3 - Corporate Services Monthly Report - March 2022

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Stacie Thomas - Administration Coordinator - Corporate Services

**AUTHORISING OFFICER:** Jason Bradshaw - Director Corporate Services

**PRESENTED FOR:** Information

#### **ATTACHMENTS**

1. Corporate Services Monthly Report March 2022 [13.2.3.1 - 27 pages]

#### **PURPOSE**

To provide an overview the Corporate Services Directorate for the month of March 2022.

#### **OFFICER'S RECOMMENDATION**

That Council receive the Corporate Services Monthly Report for March 2022.

#### **BACKGROUND**

The Corporate Services Directorate provides leadership to support the service delivery arms of Council through organisational support to the functions of Finance and Asset Management, Procurement, Fleet, Property and Facilities, Information, Communications and Technology, Information Management and Governance and Administration.

#### **DISCUSSION/CURRENT ISSUE**

For the most part March has been business as usual in progressing the activities from the Operational Plan and planning for the upcoming financial year plans and budgets.

The legal services panel has been approved and is being implemented across the various specialisations throughout the organisation.

ICT projects continue to progress under the oversight of the Steering Committee with a number of initiatives advancing, knowing the focus remains on completion of existing works rather than commencing new projects.

Asset Management remains the key focus in working across the organisation to finalise the Asset Management Strategy and Plans across all asset classes in advance of audit and review in May 2022.

The Procurement Team continue to deliver outcomes for departments across Council with the list of completed and progressing contracts and tenders continuing with the best efforts of this team who continue to produce outcomes under constant deadlines.

The information management team have been active in the planning for implementation of the new software and in preparing the transition from the current information to the new structure and approach. This has meant continuous collaboration with sections across the organisation to ensure the setup is structured to deliver business efficient outcomes and that is built to needs of all sections.

Governance has continued its focus on the governance framework and policy framework review to set up a more structured approach to the work and to tie in the work to the needs of the business and planning for the future with appropriate checks and balances

## **STATUTORY/COMPLIANCE MATTERS**

This report is provided to support enhanced transparency and accountability in accordance with the local government principles outlined in the Local Government Act 2009.

## **STRATEGIC IMPACTS**

Maximise the organisation's financial performance, achieving a high level of customer service, productivity and efficiency through strategic direction, expert advice and leadership.

## **FINANCIAL IMPLICATIONS**

Managed within existing budget allocations as amended.

## **CONSULTATION/ENGAGEMENT**

Executive Manager of Procurement & Assets  
Team Leader Operational Accounting  
Rates Coordinator  
Assets and Project Management Coordinator  
Information Technology Manager  
Manager Governance & Administration  
Manager Strategic Finance

## **RISK ASSESSMENT**

Regular reporting on the Department's progress and achievements ensures accountability and fosters a positive culture, whilst managing identified corporate risks.

## **TIMINGS/DEADLINES**

Activities are reported for the month, but most have an ongoing focus over the coming months in working to the statutory deadlines on budgeting and reporting.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

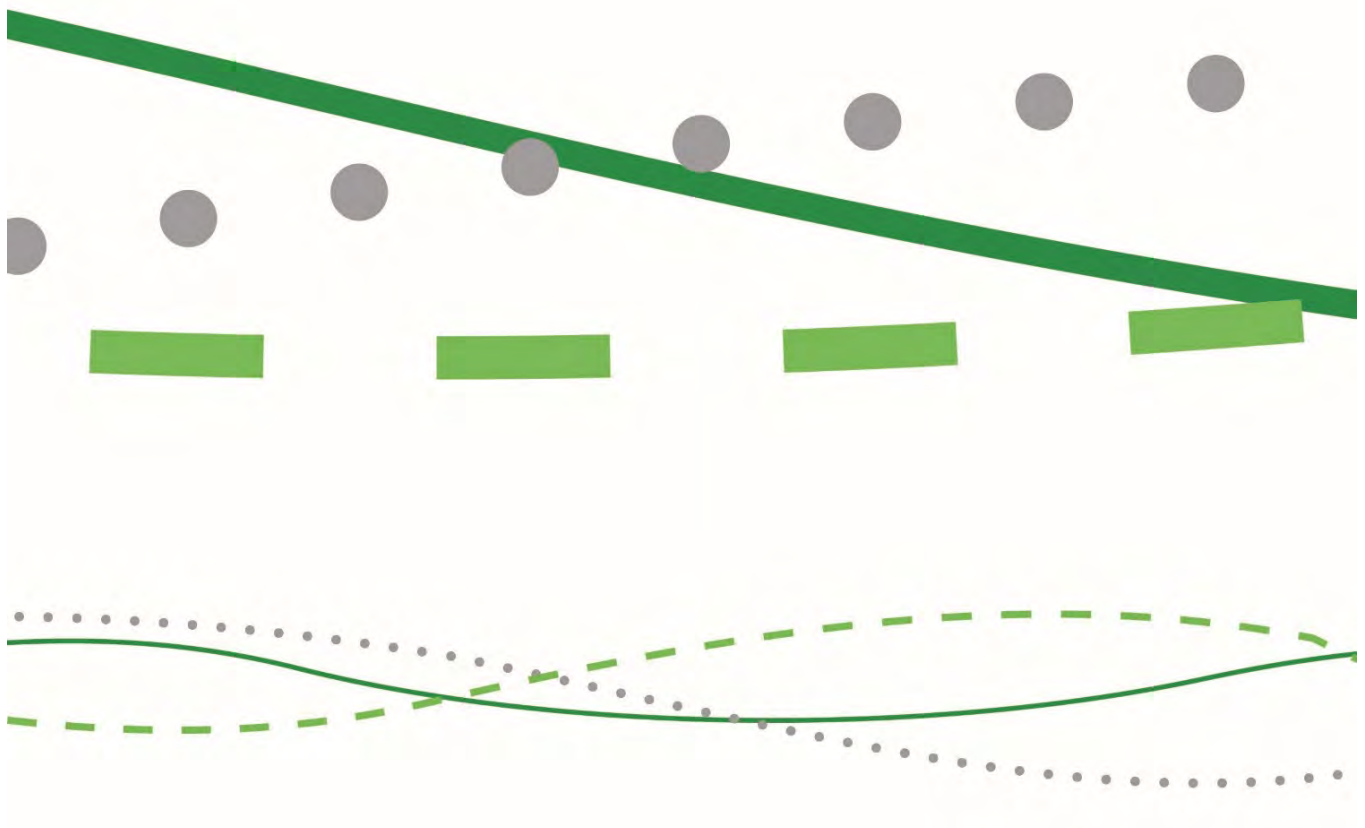
N/A



## **CORPORATE SERVICES**

Information Technology  
Information Management  
Strategic Finance  
Project and Asset Management  
Procurement  
Property & Facilities  
Fleet Management  
Governance and Administration

**Monthly Report | March 2022**





## TABLE OF CONTENTS

|                                   |    |
|-----------------------------------|----|
| Directors Report .....            | 3  |
| Information Technology .....      | 4  |
| Information Management .....      | 8  |
| Financial Services.....           | 10 |
| Asset Management.....             | 15 |
| Procurement .....                 | 18 |
| Property & Facilities .....       | 21 |
| Lease Update.....                 | 24 |
| Fleet Management .....            | 25 |
| Governance & Administration ..... | 26 |

## Directors Report

The month of March 2022 continues to see a focus on the preparation of plans and budget for 2022/23 year and the finalisation of reporting for the third quarter operational plan reporting.

For the most part March has been business as usual in progressing the activities from the Operational Plan and planning for the upcoming financial year plans and budgets.

The legal services panel has been approved and is being implemented across the various specialisations throughout the organisation.

ICT projects continue to progress under the oversight of the Steering Committee with a number of initiatives advancing, knowing the focus remains on completion of existing works rather than commencing new projects.

Asset Management remains the key focus in working across the organisation to finalise the Asset Management Strategy and Plans across all asset classes in advance of audit and review in May 2022.

The Procurement Team continue to deliver outcomes for departments across Council with the list of completed and progressing contracts and tenders continuing with the best efforts of this team who continue to produce outcomes under constant deadlines.

The information management team have been active in the planning for implementation of the new software and in preparing the transition from the current information to the new structure and approach. This has meant continuous collaboration with sections across the organisation to ensure the setup is structured to deliver business efficient outcomes and that is built to needs of all sections.

Governance has continued its focus on the governance framework and policy framework review to set up a more structured approach to the work and to tie in the work to the needs of the business and planning for the future with appropriate checks and balances.

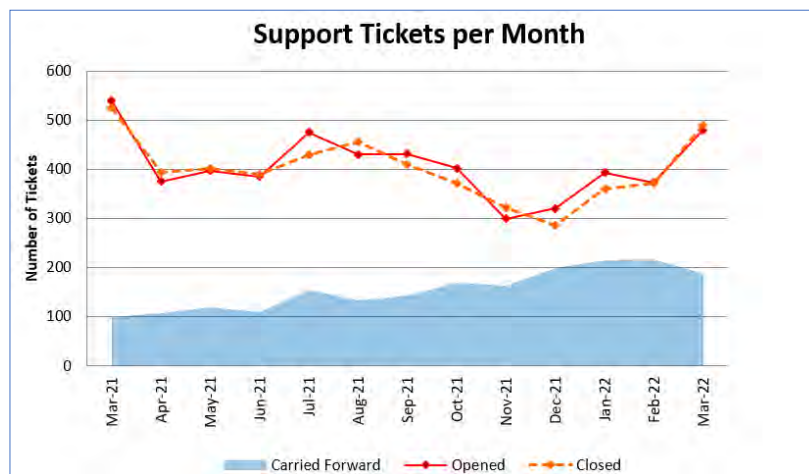
The Department continues to work towards delivering better solutions to ensure efficient and effective support to the operational and service delivery departments of Council.

**Jason Bradshaw**

**Director Corporate Services**

# Information Technology

## Support Tickets

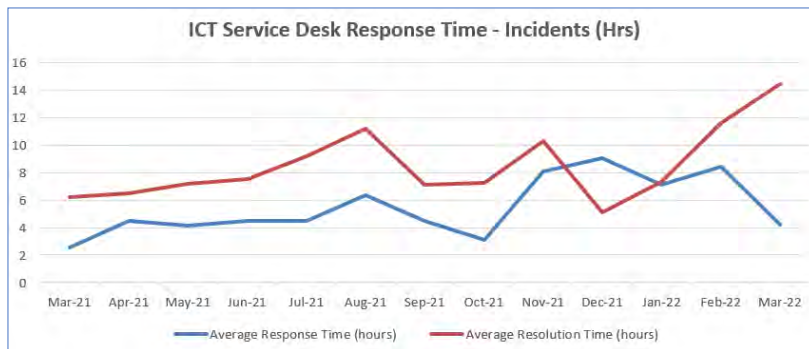


480 support requests for the month of Mar 2022, with 490 resolved.

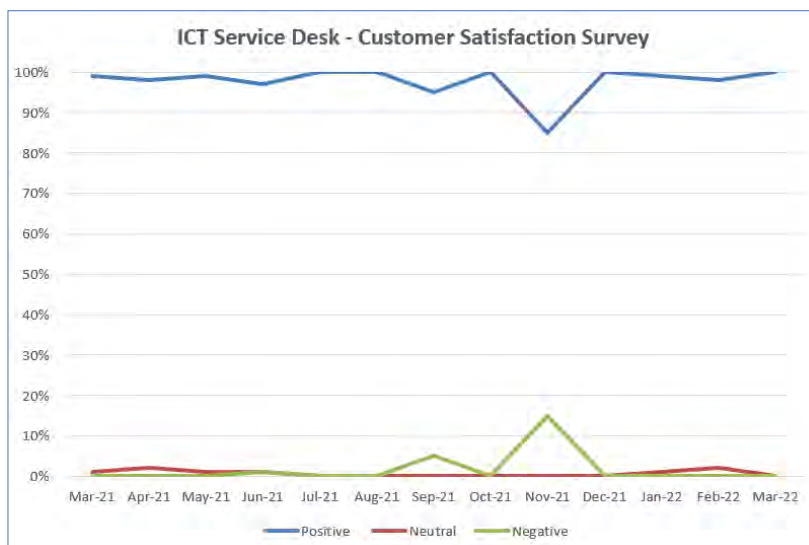
187 support tickets are open from the previous months. As at 12 April 2022 the backlog of tickets continues to trend downwards to 147.



SLA's 88%, with tickets resolved in first response 86%.



A significant improvement to response time in March 2022 from a return of all staff.



Customer satisfaction 100% positive for the month of March.

## Project Activities

| Project                                                                                                         | Status: Overall                       | Start Date | Baseline Due Date | Due Date | % Complete | External Progress Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------|------------|-------------------|----------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SP4.5 - Implement a Supply Chain (Sourcing) system. Open Windows. Procurements and Contract Management Solution | <span style="color: green;">●</span>  | 02/12/21   | 31/07/22          | 31/07/22 | 15%        | Progress in March '22:<br>- Project resourcing and roles and responsibilities agreed between ICT and Business Unit.<br>- Scoping workshop completed.<br>- Configuration walk-through planned for 21 & 22 April.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| W4Q Movie Screen CW1920                                                                                         | <span style="color: green;">●</span>  | 01/07/20   | 30/06/21          | 31/03/22 | 99%        | Progress in March '22:<br>- All defects were rectified during site visit by vendor, however awaiting replacement spare parts.<br>- Documentation finalised incl operations manual and safety documents.<br>- Agreement reached with vendor on remote operation of screen. Council has yet to install two more cameras for remote observation.<br>- Communities have contracted external operator who has received full training from vendor.<br>- Handover completed bar remote operations.<br>- Installation of cameras for remote operation planned for late in April.<br>- All final payments made, project closed for capitalisation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| WRC NADI (Network Architecture Design Improvements)                                                             | <span style="color: green;">●</span>  | 04/05/20   | 31/05/21          | 29/04/22 | 95%        | Progress in March '22:<br>- Training for ICT operational team completed.<br>- Technical issue resolved with Duo Two Factor Authentication.<br>- Priority project for Project Manager for April.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SP4.8 - HRM Ph1 R2 - Roll-out to users: training workflows and accreditations                                   | <span style="color: green;">●</span>  | 12/07/21   | 30/06/22          | 30/06/22 | 0%         | Progress in March '22:<br>- Being replanned as part of phase 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Communication Towers Rationalisation (PART 1)                                                                   | <span style="color: yellow;">●</span> | 02/06/19   | 31/12/20          | 30/06/22 | 87%        | Progress in March '22:<br>- Woodwark: Approval received to further investigate Woodwark location.<br>- Mt Lucas: Agreement completed, fully signed.<br>- Bowen: Lease agreement completed. New equipment shelter has been installed, some equipment transferred to new shelter and concrete pole. Council's and other equipment could not be transferred at the same time due to supply shortages. Awaiting arrival of parts prior to rescheduling move. Pole loading needs to be reassessed to accommodate additional equipment belonging to external parties. Currently preparing a Request for Quotation (RFQ) to determine pole loading and move remainder of equipment.<br>- Gem FM: The large, heavy Gem FM antenna currently located on a water reservoir, is proving complex to relocate to concrete pole. Alternative solutions being discussed with Gem FM around the relocation.<br>- Blacks Road: No further progress, currently with procurement to establish agreement.<br>- Mandalay Tower: Agreement was due for renewal in July. Process to renew commenced. In discussion with current owner to relocate equipment to new Tower and Building on-site as old Tower is leaning badly. Owner is currently obtaining quotes to refurbish new location and pole. Awaiting approval to move equipment.<br>- Dingo Beach: Awaiting comment from external party re new agreement.<br>- MarchNet Tower: Installed and completed (Millar Street Collinsville).<br>- Radio frequency electromagnetic emissions: Need to be determined for all Council-owned towers and appropriate signage and safety procedures put in place ASAP (particularly important for Proserpine Water Tower and Bowen Reservoir - RFEME information for these sites incomplete). Have purchased device for monitoring RFEME exposure levels. Completed training to use device. RFEME safety awareness training completed successfully (18 staff). Proserpine Water Tower active antennae's being surveyed (climbing tower) for RFEME levels (30/3). |
| Communication Towers Rationalisation - PART 2, Mt Devlin                                                        | <span style="color: yellow;">●</span> |            |                   |          | 0%         | Progress in March '22:<br>- Awaited confirmation of potential funding source. Contact made with potential external funding partner to advise Tower construction is imminent and to confirm if they still wish to participate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



## Attachment 13.2.3.1 Corporate Services Monthly Report March 2022

|                                                                              |   |          |          |          |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------|---|----------|----------|----------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Small Cell Site<br>Proserpine Dam                                            | ● | 01/08/19 | 31/05/22 | 31/05/22 | 60% | Progress in March '22:<br>- Discussions held with contractor to finalise construction dates, resourcing suggests earliest construction could commence end April but potentially could be May, committed to finalisation of installation by June.<br>- Council has updated all necessary plans and purchase orders to ensure no delays could occur from our side.                                                                                                                                                                                                                                                                                                                                                            |
| WRC Website: Subsites                                                        | ● | 04/01/21 | 31/07/21 | 31/03/22 | 85% | Progress in March '22:<br>- Proserpine Entertainment Centre (PEC) has gone live! Additional content not yet available from PEC - will need uploading in future.<br>- Whitsunday Coast Airport (WCA) arrival and departure information issues resolved. Awaiting final content for upload. Once upload has been completed, website will go live without booking component, if that component is not yet ready.<br>- Bookings need monitoring to ensure timely cancellation procedures are in place. Invitations to operators to participate - have now gone out and operational procedures are being finalised.<br>- ICT ongoing involvement in booking software minimal and merely involves maintaining a link to the site. |
| ICT Building Fitouts                                                         | ● | 01/07/21 | 31/12/21 | 30/04/22 | 40% | Progress in March '22:<br>- Collinsville: Electrical and data component completed, meeting room commissioning completed; testing by WRC ICT planned for end April.<br>- Shute Harbour: Pontoon Wireless Access Points (WAPs) installed, defect notification with builder on low spec switches or door access control system; Uninterrupted Power Supply (UPS) tested, generator need retesting as it did not start.<br>- Proserpine Entertainment Centre (PEC): Damaged fibre (with contractor).<br>Still to complete all ICT documentation for PEC, SH, Collinsville.                                                                                                                                                      |
| New Parking Solution:<br>Shute Harbour                                       | ● | 18/10/21 | 30/11/21 | 31/03/22 | 95% | Progress in March '22:<br>- Ongoing software issues continue to impact infringements and some data collection. Regular meetings held with vendor to monitor progress and discuss rectification.<br>- Work-around has been developed to allow infringements to be performed but the solution is complex and not ideal.<br>- Software for Shute Harbour meters still lacks some key functionalities and is not consistent (being developed). Practical Completion was done earlier, so no contractual hold / motivators.<br>- Firmware upgrade expected within the next fortnight should largely resolve infringement issues. Vendor work on software continues. Some improvements have occurred.                             |
| Flood Warning<br>Infrastructure Network<br>Project (FWINP)                   | ● | 04/08/21 | 31/01/22 |          | 80% | Progress in March '22:<br>- All equipment except Brandy Creek installed and working                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Temetra Manual Water<br>Meter Reading Solution                               | ● | 02/12/21 | 31/01/22 | 31/03/22 | 90% | Progress in March '22:<br>- Information received from vendor on how to set up SSO, can now be started.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Accounts Payable<br>Automation                                               | ● | 04/04/22 |          |          | 0%  | Progress in March '22:<br>- Contract stage, approval to proceed, signed on WRC side, vendor to still sign.<br>- Next: project mobilisation and start.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| SP5.2 - Implement<br>Cyber Security<br>Framework activities<br>(Phase 1 - 4) | ● | 03/03/22 | 30/08/22 | 30/08/22 | 0%  | Progress in March '22:<br>- Project outline was presented to the ICT Steering Committee at the meeting in Mar '22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| AM3.2 - Project<br>Management<br>Framework and<br>Governance                 | ● | 21/10/21 | 31/03/22 | 31/03/22 | 95% | Progress in March '22:<br>- Recommendations report presentation held 1/3/22.<br>- Resourcing options presented and follow-up discussions held to resource the next stage.<br>- Executive Leadership Team (ELT) Brief developed, reviewed by key stakeholders.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 16 Quick wins                                                                | ● | 01/07/21 | 09/12/22 | 09/12/22 | 20% | Progress up to March '22:<br>- Various improvements implemented around access and Multi Factor Authentication (MFA).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| New Parking Solution:<br>Whitsunday Coast<br>Airport                         | ● | 05/11/21 | 31/01/22 | 31/03/22 | 20% | Progress in March '22:<br>- Civil works and cabling required - quote received - significantly higher than expected. Civil works needed for licence plate recognition system to lift centre island.<br>- Another site meeting (22/3) held for Council to undertake internally / going direct.<br>- Request for Quotation (RFQ) put out to local electrical contractors to find alternatives.                                                                                                                                                                                                                                                                                                                                 |

# Information Management

Statistics for the month are as follows:

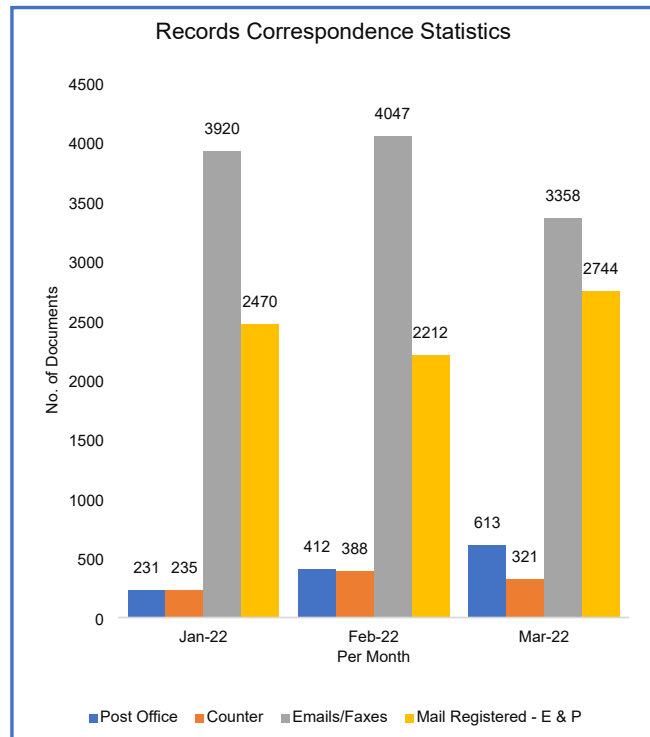
| AUDIT / COMPLIANCE REQUIREMENTS |           |        |
|---------------------------------|-----------|--------|
| Type                            | Frequency | Qtr. 3 |
| Sentencing and disposal         | Quarterly | 50%    |

| DOCUMENTATION / PUBLICATIONS REVIEW |             |         |
|-------------------------------------|-------------|---------|
| Type                                | Frequency   | Qtr. 3  |
| WRC Information Standards           | Annual      | 95% dev |
| Physical Records Register           | Quarterly   | ✓       |
| Process & Sys Training              | Bi-annually | 80% dev |
| Enterprise Info Architect           | Annual      | 50% dev |
| Information Asset Register          | Annual      | 50% dev |
| IM & GIS Procedures                 | Annual      | 80% dev |
| Bus Info Continuity Plan            | Annual      |         |
| Road Register                       | Two yearly  | 99%     |
| Map layer data register             | Quarterly   | 97% dev |

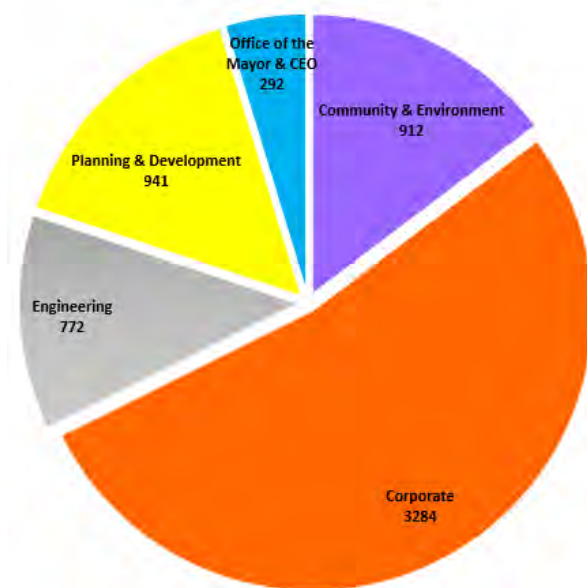
| GIS ACTIVITIES             | MAR | FEB | JAN |
|----------------------------|-----|-----|-----|
| Asset Data Mtce (Hrs)      | 42  | 26  | 22  |
| SSA Changes (Hrs)          | 27  | 29  | 32  |
| GIS requests (No.)         | 17  | 18  | 21  |
| DBYD enquiries & referrals | 331 | 211 | 227 |
| Map layers mtce (no.)      | 19  | 44  | 180 |
| New layers approved (no.)  | 1   | 2   | -   |
| Training (staff attended)  | 2   | 3   | 1   |

| GIS STATISTICS       |                                        |
|----------------------|----------------------------------------|
| Total Mapping Layers | 8071 (revised based on layer register) |

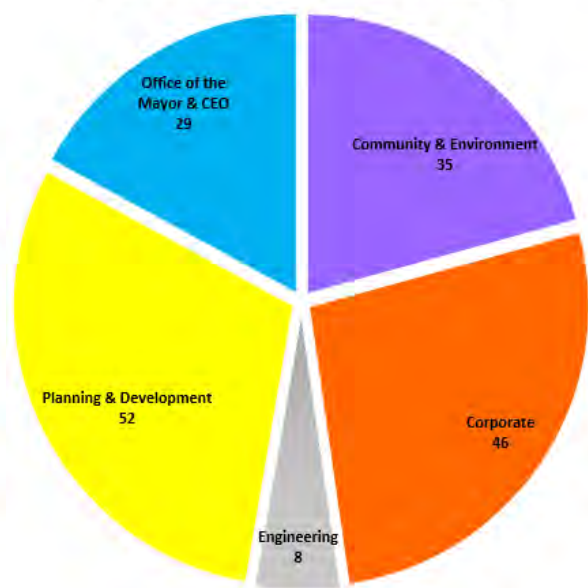
| RECORDS ACTIVITIES        |      |     |     |
|---------------------------|------|-----|-----|
| Searches                  | 54   | 34  | 31  |
| Record Dept Tasks         | 64   | 53  | 42  |
| Training (staff attended) | -    | 1   | -   |
| NAR adjustments           | 1218 | 988 | 846 |



Document Management Tasks Completed by Department (March)



Average Documents Registered per Person by Department (March)



## Projects

| Records System Review Project                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This project aims to modernise the recordkeeping systems to improve usability and compliance across the organisation. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Review and recommendation</b>                                                                                      | <p>Investigation of available systems against Council's current applications architecture and functionality. A business requirements specification report has been reviewed by the ICT Governance committee and progressed to undertaking a proof of concept of the preferred solution. Proof of concept is complete with findings and recommendation to go to the January ICT Governance/Steering Committee. Approval provided to commence project. Procurement is finalised with the Records365 implementation, existing records data extraction and migration planning underway.</p> <p><b>February</b> – Exchange, OneDrive and File Share connections to Records365 are underway and are at testing and rules refinement stage. ECM records extraction and transformation has commenced. Initial consultation with key staff on the Teams site structures has been undertaken and developing the full task breakdown structure of the records improvement project and developing the business file plan is well underway in preparation for the SharePoint connector configuration and rules definition in Records365.</p> <p><b>March</b> – Business file plan detail at 50% and ECM document extract / transformation completed for all existing documents with new documents to be extracted and converted on a weekly basis until the ECM system is made read only.</p> |

| Physical Storage / Scanning             | Mar-22               | Feb-22               | Jan-22               | Dec-21               | Nov-21               | Oct-21               | Sep-21               | Aug-21               |
|-----------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Boxes Scanned / Sentenced and Destroyed | -                    | -                    | -                    | -                    | 31                   | 551                  | -                    | -                    |
| Boxes at Council                        | 195                  | 195                  | 195                  | 195                  | 195                  | 226                  | 257                  | 257                  |
| Boxes at Remote Storage                 | 1098                 | 1098                 | 1098                 | 1098                 | 1098                 | 1098                 | 1618                 | 1618                 |
| Discs reviewed and registered           | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Scanned files for registration          | 58,000<br>Prep files | 58,000<br>Prep files | 58,000<br>Prep files | 58,000<br>Prep files | 58,000<br>Prep files | 58,000<br>Prep files | 58,000<br>Prep files | 58,000<br>Prep files |
| Plans scanned and registered            | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |

This month the GIS team focused on mapping and asset creation for capitalisation projects and continued to complete administrative maintenance to clean-up duplicate files.

The Records team has continued to focus on further clean-up on the name and address register where customers have no further links or correspondence with Council. Forty boxes of scanned physical building files were completed and saved into the records managed system and scanning has commenced on the remaining ninety boxes of early physical building files. Both DBYD referrals and building search requests were considerably higher this month. Work on the business file plan and ECM document extraction were key focus areas of the records improvement project.

# Financial Services

## Financial Reporting

Financial Reporting KPIs:

| KPI                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Status | Comment                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Manage end of year financial year audits within the agreed time frames set with Queensland Audit Office and achieve an unmodified audit opinion,                                                                                                                                                                                                                                                                                                      | N/A    | Interim Audit complete and Shell Statements provided within agreed audit milestones.                                                                            |
| Monthly Financial Statement presented at an Ordinary Meeting within 30 days from end of month                                                                                                                                                                                                                                                                                                                                                         | ✓      | Draft Unaudited Statements presented monthly.                                                                                                                   |
| Manage capital and operational actuals to achieve the following local government financial sustainability ratios: <ul style="list-style-type: none"> <li><input type="checkbox"/> Operating surplus target 0 -10%</li> <li><input type="checkbox"/> Net Financial liabilities target &lt; 60%</li> <li><input type="checkbox"/> Interest coverage target &lt; 5%</li> <li><input type="checkbox"/> Asset sustainability target average 90%</li> </ul> | ✓      | All ratios within tolerance and reported as part of Council's monthly report                                                                                    |
| Quarterly Budget Review adopted at an Ordinary Meeting within 60 days of end of quarter                                                                                                                                                                                                                                                                                                                                                               | ✓      | Quarter 1 review adopted at Ordinary Meeting of 10 November 2021. Quarter 2 review adopted at Ordinary Meeting of 23 February 2022. Q3 planned adoption in May. |
| Update Queensland Treasury Corporation (QTC) Financial Forecast Model to ensure Council maintains its 2020 credit rating of Moderate with a Neutral outlook.                                                                                                                                                                                                                                                                                          |        | QTC financial forecast model updated September 2021.                                                                                                            |

The annual financial statements audit plan setting key milestones for the 2021/22 audit was approved by the Audit Committee Meeting on 21 February 2022. The interim audit was undertaken from Monday 14 March 2022 with no significant issues being raised.

## Budgeting

### 2021/22 Budget

Q2 Budget – Council adopted the Budget review changes across Directorates and the 10-year Long Term Financial Forecast (LTFF) for the period ending December 2021 at Council's Ordinary meeting on the 23 February 2022.

Q3 Budget – Is in review and will be taken to Council in May 2022 for consideration.

### 2022/23 Budget

Next financial year's operational budget packs have been closed and capital budget bids for the 2022/23 have been incorporated into a pilot prioritisation tool for consideration by Council. The due date for these two milestones were extended 7 days to allow for competing priorities. Budget workshops to continue as scheduled.

## Borrowings & Treasury Management

All non-operating cash is currently invested with the Queensland Treasury Corporation (QTC).

QTC has completed the review of Council's Credit Review and Council has retained its rating of "Moderate" with a "Neutral" outlook. QTC financial forecast model was completed by Council in October 2021.

## Systems

In keeping with the action identified in the Operational Plan, automation of the Accounts Payable function to align with the federal government's Digital Business Plan, and the ATO requirements of being compliant with the PEPPOL e-invoicing standard has been approved by the ICT Steering Committee with a project kick-off meeting scheduled in April.

## Debtor Management

### New Credit Applications

| Name                    | Approved Limit |
|-------------------------|----------------|
| Cane Civil Construction | \$5,000        |

## Rates & Charges Debtors

| Month                | 2021/22    | 2020/21           |        | 2019/20           |     | 2018/19           |
|----------------------|------------|-------------------|--------|-------------------|-----|-------------------|
|                      |            | Outstanding       | %      | Outstanding       | %   | Outstanding       |
| June                 |            | 3,966,010         | 7.06%  | 4,509,658         | 10% | 3,844,767         |
| May                  |            | 4,524,316         | 10%    | 5,739,965         | 13% | 5,151,143         |
| April                |            | 5,566,736         | 11.74% | 6,676,360         | 14% | 6,368,476         |
| March                | 8,680,758  | 7,696,368         | 16.23% | 8,782,286         | 20% | 8,297,513         |
| February             | 36,212,224 | 30,185,445        | 68%    | 28,950,351        | 67% | 14,745,314        |
| January              | 2,217,666  | 46,515,003        | 95%    | 44,476,445        | 96% | 44,828,908        |
| December             | 3,117,376  | 3,974,938         | 9.29%  | 2,774,538         | 6%  | 3,905,999         |
| November             | 4,584,424  | 4,909,318         | 10.39% | 5,085,705         | 12% | 4,692,691         |
| October              | 9,176,980  | 6,205,134         | 14%    | 5,833,001         | 12% | 5,798,615         |
| September            | 31,470,321 | 9,841,158         | 20%    | 7,601,554         | 16% | 7,791,985         |
| August               | 46,853,689 | 40,432,288        | 83%    | 13,344,529        | 29% | 9,778,676         |
| July                 | 2,105,221  | 3,440,135         | 8%     | 41,728,111        | 92% | 43,825,116        |
|                      |            |                   |        |                   |     |                   |
| Gross Revenue Budget |            | <b>88,656,616</b> |        | <b>88,669,880</b> |     | <b>89,276,298</b> |

Note: The above amounts are net of rates credits.

Council will continue to receive and assess any payment arrangements that are proposed by ratepayers and manage outstanding arrears in accordance with policy and standard process.

### Infringement Debtors

Collection of overdue infringement debtors is a long-drawn-out process through the State Penalties Enforcement Register (SPER). Director of Communities submitted a report to Council where Council have approved the write-off of the long outstanding SPER accounts held in the register.

Most of the write-offs have been completed in the registers which was funded out of the provisions taken up through the audit process.



General Debtors

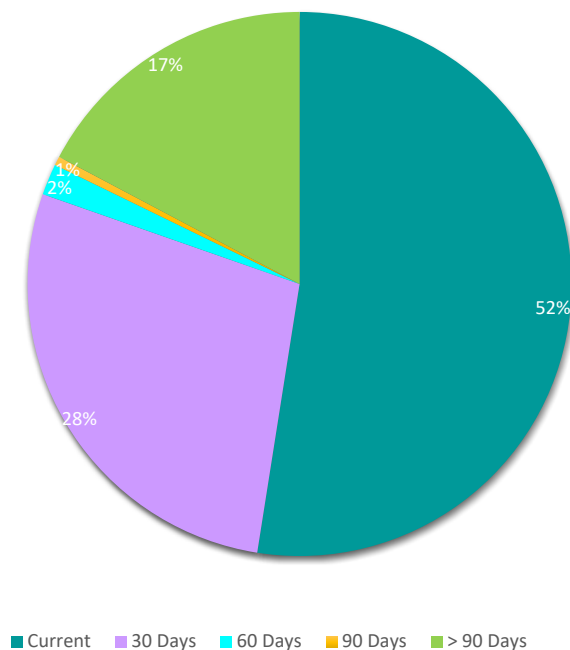
Full provision was made in the financial statements of 2020-21 for the debts owed to Council from the Virgin Australia Group (including Tiger Airways), prior to the organisation going into receivership. Council continues to receive updates from the administrators on these debts, but no specific information has been received from the administrators (Deloitte Touche Tohmatsu Limited) to date on the likely payout to unsecured creditors. A hearing will be held in March 2022 to resolve the formal appeals against the New South Wales Supreme Court adjudications with an update not yet released.

Council has seen an increase in the total outstanding general debt from previous financial years, predominantly due to the changes in accounting treatment for timing of revenue recognition. There are invoices raised in 2021/22 for RMPC works undertaken in the previous financial year, Council officers are continuing to progress through these claims to ensure revenue is recognised in a timely manner.

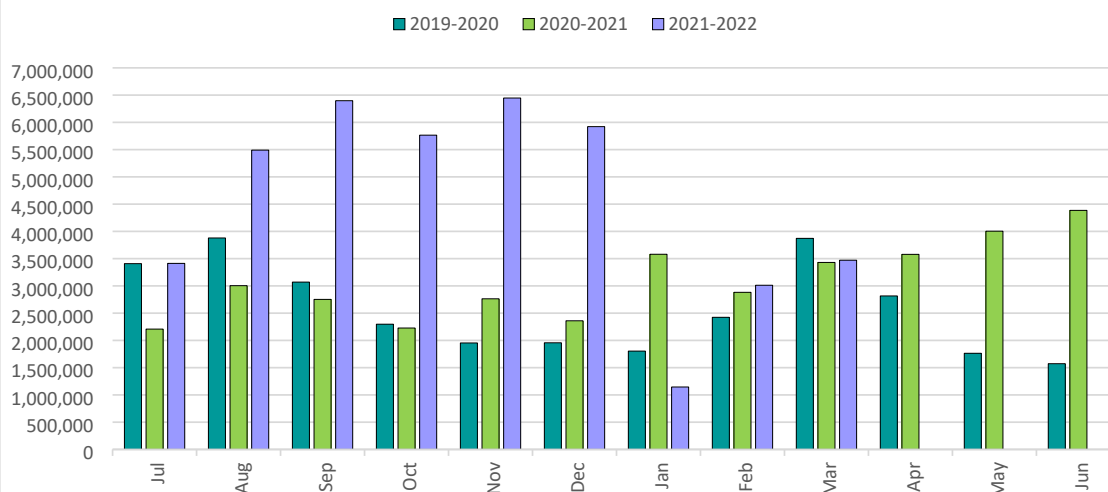
**Outstanding General Debtors**

| Month/Period                 | Current   | 30 Days   | 60 Days   | 90 Days   | >90 Days  | TOTAL     |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>2021/2022</b>             |           |           |           |           |           |           |
| March 2022                   | 1,822,051 | 967,262   | 64,433    | 18,385    | 599,064   | 3,471,195 |
| February 2022                | 3,011,940 | 315,961   | 102,810   | -2073     | 1,847,360 | 5,275,998 |
| January 2022                 | 1,145,539 | 1,188,774 | 69,552    | 5,179     | 3,599,465 | 6,008,509 |
| December 2021                | 1,742,139 | 540,528   | 45,187    | 25,226    | 3,568,875 | 5,921,956 |
| November 2021                | 1,677,841 | 577,519   | 632,729   | 1,241,394 | 2,316,990 | 6,446,473 |
| October 2021                 | 1,281,980 | 801,423   | 1,281,089 | 286,751   | 2,113,953 | 5,765,196 |
| September 2021               | 1,708,070 | 2,219,781 | 318,692   | 1,284,866 | 866,053   | 6,397,462 |
| August 2021                  | 2,887,137 | 432,304   | 1,310,611 | 34,482    | 826,172   | 5,490,706 |
| July 2021                    | 804,197   | 1,615,983 | 161,874   | 2,974     | 827,978   | 3,413,006 |
| <b>Prior Financial Years</b> |           |           |           |           |           |           |
| June 2020/21                 | 3,117,893 | 307,329   | 45,360    | 10,457    | 904,325   | 4,385,364 |
| June 2019/20                 | 912,558   | 370,906   | 79,621    | 40,848    | 169,202   | 1,573,135 |
| June 2018/19                 | 5,408,713 | 1,549,732 | 90,492    | 19,341    | 56,372    | 7,124,650 |
| June 2017/18                 | 4,825,162 | 549,066   | 63,996    | 5,154     | 158,649   | 5,602,027 |

### Ageing of General Debtors - March 2022



### Outstanding General Debtors



Comparison with current and last two financial years.

## Insurance

### Current claims and processing status

| Insurance Claims | Pub. Liability & Professional Indemnity | Third Party Damages | Motor Vehicle | Property  | Theft    | Total      |
|------------------|-----------------------------------------|---------------------|---------------|-----------|----------|------------|
| <b>2021/2022</b> |                                         |                     |               |           |          |            |
| July 2021        | 1                                       | 4                   | 0             | 0         | 0        | 5          |
| August 2021      | 1                                       | 4                   | 2             | 0         | 0        | 7          |
| September 2021   | 1                                       | 3                   | 0             | 0         | 0        | 4          |
| October 2021     | 2                                       | 6                   | 0             | 0         | 0        | 8          |
| November 2021    | 1                                       | 4                   | 0             | 1         | 0        | 6          |
| December 2021    | 0                                       | 4                   | 0             | 0         | 0        | 4          |
| January 2022     | 2                                       | 1                   | 2             | 3         | 0        | 8          |
| February 2022    | 1                                       | 1                   | 1             | 1         | 0        | 4          |
| March 2022       | 1                                       | 1                   | 1             | 1         | 0        | 4          |
| <b>2020/2021</b> | <b>14</b>                               | <b>23</b>           | <b>7</b>      | <b>4</b>  | <b>0</b> | <b>48</b>  |
| <b>2019/2020</b> | <b>12</b>                               | <b>30</b>           | <b>25</b>     | <b>8</b>  | <b>0</b> | <b>75</b>  |
| <b>2018/2019</b> | <b>18</b>                               | <b>36</b>           | <b>19</b>     | <b>7</b>  | <b>0</b> | <b>80</b>  |
| <b>2017/2018</b> | <b>19</b>                               | <b>0</b>            | <b>71</b>     | <b>13</b> | <b>1</b> | <b>104</b> |

| Current Claims not Finalised |           |
|------------------------------|-----------|
| Public Liability             | 17        |
| Professional Indemnity       | 3         |
| Property                     | 4         |
| Motor Vehicle                | 2         |
| <b>Total</b>                 | <b>26</b> |

# Asset Management

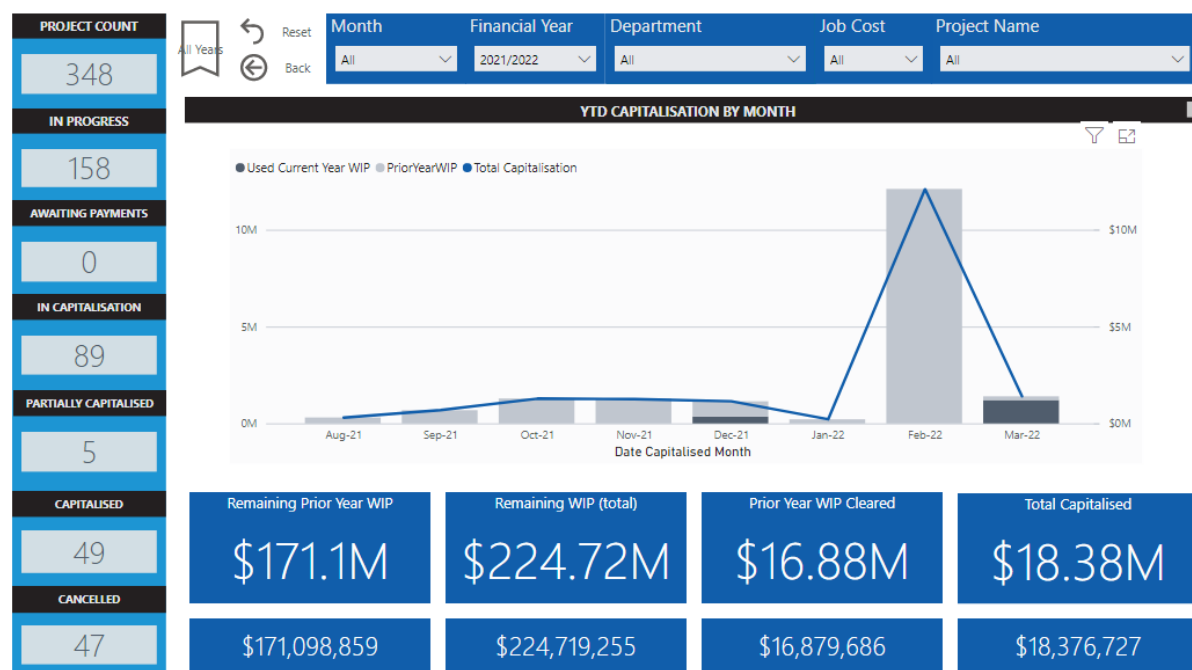
## Capitalisation

Capitalisations, including contributed and found assets, of \$28,306,749 have been recognised in the Asset Register to date, and of that, Capital Projects contributed \$18,376,727 of new and renewed assets. The March total consisted of:

- \$191,496 new assets recognised.
- \$1,207,440 renewed assets recognised.
- \$517,836 of found assets.
- \$739,822 of contributed assets.

| Recognition Type | Capital Value     |
|------------------|-------------------|
| New Assets*      | 3,162,875         |
| Renewals*        | 15,213,852        |
| Found            | 3,691,624         |
| Contributed      | 6,238,399         |
| <b>Total</b>     | <b>28,306,749</b> |

\*Total Capitalised below



Please note that Project Count includes works in Progress which have been capitalised.

## Capital Project Delivery

As at end March 2022, capital delivery progress was as follows:

|                                |             |
|--------------------------------|-------------|
| 2022 Current Budget            | 111,399,369 |
| Current Budget Deliverable YTD | 73,556,307  |
| Value of Capital Delivered *   | 55,412,651  |
| % Of YTD Budget                | 75.33%      |

*\*Actual expenditure excludes commitments.*



## Asset Management Improvement Program

The Asset Management Improvement Program (AMIP) is based on three separate studies undertaken by external consultants (as below). Each study involved extensive engagement with stakeholders.

- o AM Maturity Assessment - G7 Asset management
- o GIS and Mobility Systems - Insight GIS
- o AM Systems Review - Strategic Directions
- o Asset Management Governance Review – Strategic Directions

AMIP constitutes a program of work of 26 action items covering the five key areas of Governance, Process, Data, Staffing, & Technology. The program has been divided in to three phases (the last phase may see further sub-division) stretching over two financial years.

| Phase        | Gov.     | Process  | Data     | Staffing | Tech.    | Total     | Broad Timeframes           |
|--------------|----------|----------|----------|----------|----------|-----------|----------------------------|
| 1A           | 2        | 2        | 0.5      | -        | -        | 5         | 3 Months (Jul - Sep 21)    |
| 1B           | 1        | 2        | 2.5      | 2        | -        | 7         | 9 Months (Oct 21 - Jun 22) |
| Subsequent   | 3        | 4        | 3        | 2        | 2        | 14        | 12 Months (FY 2022-23)     |
| <b>Total</b> | <b>6</b> | <b>8</b> | <b>6</b> | <b>4</b> | <b>2</b> | <b>26</b> |                            |

Progress on the above actions will be reported through this report, over the next 2 years.



### AMIP Progress to Date

The roll out of the Communication Plan associated with this Asset Maturity Project has been undertaken. In addition, the Asset Custodianship Model has been adopted by the Asset Management Steering Committee and workshops scheduled with Asset Managers and Service Managers are scheduled for May 2022.

Scoping of the Asset Management Strategy and future Asset Management Plans is underway with delivery of the Asset Management Strategy expected by June 2022.

### Valuation Plans

Council is currently reviewing a four-year rolling valuation plan, which encompasses condition ratings, and valuations on Council assets over a four-year period to meet requirements from Local Government Regulations 2012, and Australian Accounting Standards. As a result of the delay in delivery of the Asset Management Plans, it has been decided that Council will focus on a one-year Valuation Plan in 2021/22 and the development of the four-year rolling plan to occur once the Asset Management Plans have been adopted.

| Property Plant & Equipment   |                         |                              |                                   |
|------------------------------|-------------------------|------------------------------|-----------------------------------|
| Timing of Valuation          | Last                    | Next                         | Next                              |
| Financial Class              | Comprehensive Valuation | Comprehensive Valuation Due* | Comprehensive Valuation Proposed* |
| Land & Improvements          | 01/07/2018              | 01/07/2023                   | 01/07/2022                        |
| Buildings & Other Structures | 01/07/2019              | 01/07/2024                   | 01/07/2023                        |
| Transport Infrastructure     | 30/12/2020              | 01/07/2025                   | 01/07/2024                        |
| Water Infrastructure         | 30/12/2020              | 01/07/2025                   | 01/07/2025                        |
| Sewer Infrastructure         | 30/12/2020              | 01/07/2025                   | 01/07/2025                        |

\*Indexation reviewed on Financial Classes on outer years.

Land and Improvements Valuations are currently with the contractor and has been pushed out by a week due to Covid with the Valuation Report now due by the beginning of April 2022.

## Procurement

The Contracts team are currently undertaking significant works in the implementation of a Sourcing/Tender to Contract Management system. This system will replace a number of manual processes currently being undertaken to ensure compliance with Local Government Regulations and Contract law.

In conjunction with this implementation mapping and improvement of the Procure to Pay (P2P) and Inventory Management processes are being undertaken to provide improved services for internal customers whilst satisfying inventory management controls.

### Procurement Activity (Tenders and Significant Quotations)

#### Corporate Services

| Contract Number | Details                                                       | Type | Status                                                          |
|-----------------|---------------------------------------------------------------|------|-----------------------------------------------------------------|
| 500.2021.0081   | Supply and Delivery of Three (3) 10 m Trucks & Dog Trailers   | RFQ  | Currently being evaluated                                       |
| 500.2021.0084   | Supply One (1) x 18,000 Litre Steer Water Truck               | RFQ  | Currently being evaluated                                       |
| 500.2021.0088   | Supply and Delivery of One 15000L Water Truck                 | RFQ  | Currently being evaluated                                       |
| 500.2021.0097   | Supply and Delivery of Three (3) Space Cab Utilities          | RFQ  | Currently being evaluated                                       |
| 500.2021.0104   | Supply & Delivery of Three (3) Service Trucks                 | RFQ  | In Draft                                                        |
| 500.2021.0109   | Supply and Delivery of Four (4) x 4WD Dual Cab Utilities      | RFQ  | Currently being evaluated                                       |
| 500.2021.0129   | Supply & Delivery of Two (2) x 48" Cut Zero-Turn Mower        | RFQ  | Currently being re-specified for release                        |
| 500.2021.0144   | Land Sales – Whitsunday Region                                | RFT  | Currently being evaluated                                       |
| 500.2022.0004   | Regional Solar Installation Project                           | RFT  | Tender cancelled due to technical issues with eTendering Portal |
| 500.2022.0015   | Installation of CCTV Cameras – Whitsunday Coast Airport (WCA) | RFQ  | Closed on 23 March 2022 and currently being evaluated           |
| 500.2021.0091   | Preferred Suppliers for Supply of Professional Legal Services | RFT  | Awarded on 9 March 2022                                         |

**Community Services**

| Contract Number | Details                                                                                | Type | Status                                                |
|-----------------|----------------------------------------------------------------------------------------|------|-------------------------------------------------------|
| 500.2021.0135   | Developing a Whitsundays Carbon Offset Project                                         | RFQ  | Awarded on 1 March 2022                               |
| 500.2022.0005   | Flagstaff Hill Café and Conference Centre – Commercial Opportunity                     | EOI  | Closed on 2 March 2022 and currently being evaluated  |
| 500.2022.0006   | Provision of Management Services for Proserpine Tourist Park                           | RFT  | Closes 16 March 2022 and currently being evaluated    |
| 500.2022.0007   | Provision of Management Services for Wangaratta Caravan Park                           | RFT  | Closed on 16 March 2022 and currently being evaluated |
| 500.2022.0011   | Airlie Beach Movie Screen – Technical Operations                                       | RFQ  | Awarded on 4 March 2022                               |
| 500.2022.0023   | Superintendency Services for Pool Heating Units at Bowen and Proserpine Swimming Pools | RFQ  | Awarded on 23 March 2022                              |
| 500.2022.0024   | Supply and Installation for Pool Heating Units at Bowen and Proserpine Swimming Pools  | RFQ  | Released on 25 March 2022 and closed 22 April 2022    |

**Infrastructure Services**

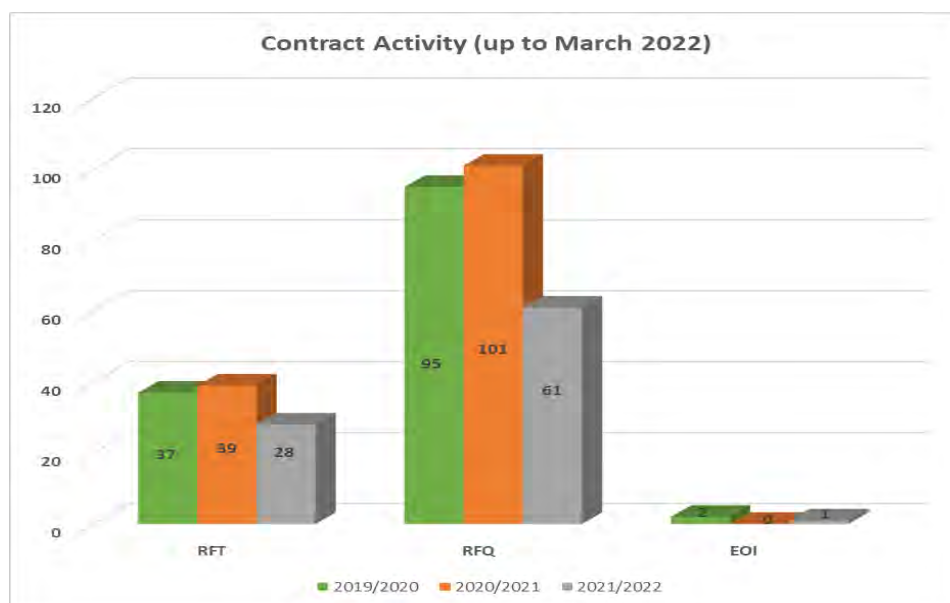
| Contract Number | Details                                                                  | Type | Status                                                                                     |
|-----------------|--------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------|
| 500.2021.0103   | Design and Construct - Water and Sewage Relocation Paluma to Tropic Road | RFT  | Tender cancelled due to budget constraints by Department of Transport and Main Roads (TMR) |
| 500.2021.0140   | Sealing of Tondara Road                                                  | RFQ  | Closed on 9 March 2022 and currently being evaluated                                       |
| 500.2022.0001   | Design & Construct of Sewage Treatment Plant at Lake Proserpine          | RFT  | Closed on 16 <sup>th</sup> February 2022 and currently being evaluated                     |
| 500.2022.0002   | Kelsey Creek Landfill – Preliminary Clay Capping                         | RFT  | Awarded on 4 March 2022                                                                    |
| 500.2022.0003   | Waste Material Processing                                                | RFT  | Closed on 2 March 2022 and currently being evaluated                                       |
| 500.2022.0008   | Development of Floodplain Management Plan for the Whitsunday Region      | RFT  | Awarded on 31 March 2021                                                                   |
| 500.2022.0009   | Proserpine Bio-Solid Storage Facility Earthworks                         | RFT  | Closed on 25 February 2022 and currently being evaluated                                   |

| Contract Number | Details                                                                                           | Type | Status                                                          |
|-----------------|---------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------|
| 500.2022.0010   | Provision of Supply for Bulk Gravel Materials – Preferred Supplier Arrangement (PSA)              | RFT  | Tender cancelled due to technical issues with eTendering Portal |
| 500.2022.0012   | Bowen Landfill – Intermediate Capping Supply                                                      | RFQ  | Closed on 2 March 2022                                          |
| 500.2022.0013   | Sealing of Tondara Road – Preferred Panel Arrangement                                             | RFQ  | Released on 23 February 2022 and due to close 9 March 2022      |
| 500.2022.0014   | Provision of Design Services for Richmond Road Floodway                                           | RFQ  | Released on 24 February 2022 and due to close on 10 March 2022  |
| 500.2022.0020   | Superintendency Services for Shute Harbour Construction Works during the Defects Liability Period | RFQ  | Awarded on 4 March 2022                                         |

### Office of the Mayor & CEO

| Contract Number | Details                                           | Type | Status                    |
|-----------------|---------------------------------------------------|------|---------------------------|
| 500.2021.0034   | Implementation of an Integrated Management System | RFT  | Currently being evaluated |
| 500.2021.0139   | Provision of Drug and Alcohol Testing             | RFQ  | Currently being evaluated |

### Contract Activity



## Property & Facilities

### Covid19 Works for Queensland Projects

During the Month of March 2022, the following Covid19 Works for Queensland Projects have progressed:

| Project                                                       | Time | Cost | % Complete |
|---------------------------------------------------------------|------|------|------------|
| <b>Proserpine Aquatic Facility Residence Demo &amp; Kiosk</b> | ×    | ×    | 95%        |
| <b>Bowen Aquatic Facility Town Pool Amenity Upgrade Stage</b> | ×    | ×    | 100%       |
| <b>Collinsville Pool Amenity &amp; Kiosk Upgrade</b>          | ×    | ✓    | 100%       |

### Round 4 Works for Queensland Projects

During the month of March 2022, the following Round 4 Works for Queensland Projects have progressed:

| Project                                                  | Time | Cost | % Complete |
|----------------------------------------------------------|------|------|------------|
| <b>Brandy Creek – New Amenities</b>                      | ✓    | ✓    | 10%        |
| <b>Collinsville Community Centre – Exterior Painting</b> | ✓    | ✓    | 10%        |
| <b>Airlie Lagoon Lighting Improvements</b>               | ✓    | ✓    | 75%        |

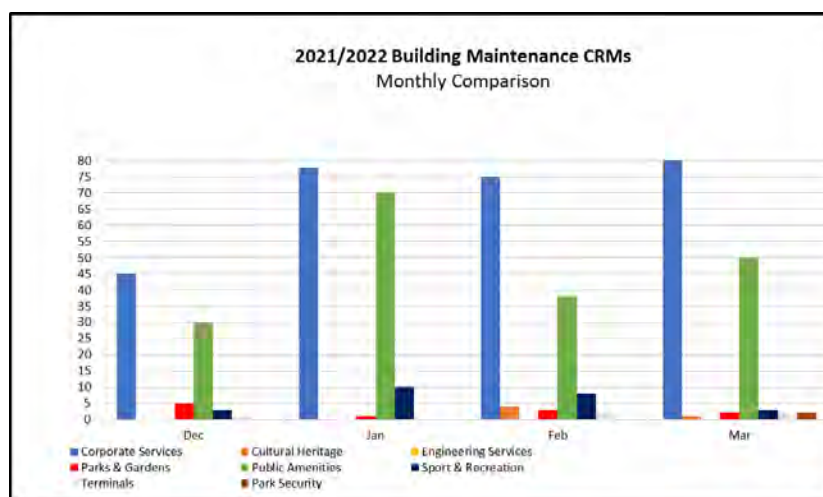
### 2021/22 Capital Works

During the Month of March 2022, March the following Capital Works Projects have progressed:

| Project                                                                            | Time | Cost | % Complete |
|------------------------------------------------------------------------------------|------|------|------------|
| <b>Collinsville Football Club – Roof Renewal</b>                                   | ✓    | ✓    | 100%       |
| <b>Denison Park Clubhouse - Roof Renewal</b>                                       | ✓    | ✓    | 100%       |
| <b>Cannonvale SES Shed Extension</b>                                               | ✓    | ✓    | 100%       |
| <b>Airlie Beach Lagoon Amenities – Fit Out Renewal</b>                             | ✓    | ✓    | 10%        |
| <b>Bowen Depot – Boundary Fence Renewal</b>                                        | ✓    | ✓    | 20%        |
| <b>Bowen Library – Mechanical Plant Renewal</b>                                    | ✓    | ✓    | 20%        |
| <b>Buildings Floor Coverings Renewal Program</b>                                   | ✓    | ✓    | 75%        |
| <b>Relocation Of Cannonvale Depot Demountable Buildings</b>                        | ✓    | ✓    | 90%        |
| <b>Solar Power Generation Project</b>                                              | ✓    | ✓    | 25%        |
| <b>Collinsville Community Centre – Generator and IT installations</b>              | ✓    | ✓    | 90%        |
| <b>Installation Of CCTV, Door Access, and Security Gates to Council Facilities</b> | ✓    | ✓    | 100%       |
| <b>Merinda Herb Murray Amenities Installation</b>                                  | ✓    | ✓    | 100%       |

## Operational works

| Building Maintenance CRMs     | YTD | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Monthly Trend |
|-------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---------------|
| <b>Corporate Services</b>     |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 425 | 50  | 31  | 57  | 87  | 77  | 45  | 78  | 75  | 99  | ↑             |
| CRM Completed                 | 331 | 40  | 23  | 43  | 62  | 67  | 38  | 58  | 52  | 84  | ↑             |
| <b>Cultural Heritage</b>      |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 34  | 7   | 9   | 9   | 4   | 5   | 0   | 0   | 4   | 1   | ↓             |
| CRM Completed                 | 26  | 6   | 6   | 8   | 2   | 4   | 0   | 0   | 3   | 1   | ↓             |
| <b>Engineering Services</b>   |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 8   | 0   | 6   | 1   | 1   | 0   | 0   | 0   | 0   | 0   | -             |
| CRM Completed                 | 7   | 0   | 6   | 0   | 1   | 0   | 0   | 0   | 0   | 0   | -             |
| <b>Parks &amp; Gardens</b>    |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 12  | 0   | 0   | 1   | 2   | 3   | 5   | 4   | 3   | 2   | ↓             |
| CRM Completed                 | 9   | 0   | 0   | 1   | 1   | 3   | 3   | 3   | 2   | 2   | -             |
| <b>Public Amenities</b>       |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 290 | 41  | 41  | 58  | 16  | 34  | 30  | 70  | 38  | 50  | ↑             |
| CRM Completed                 | 267 | 36  | 38  | 53  | 15  | 31  | 25  | 69  | 31  | 45  | ↑             |
| <b>Sport &amp; Recreation</b> |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 53  | 12  | 7   | 8   | 6   | 7   | 3   | 10  | 8   | 3   | ↓             |
| CRM Completed                 | 39  | 8   | 6   | 4   | 5   | 7   | 3   | 6   | 6   | 2   | ↓             |
| <b>Terminals</b>              |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 2   | 0   | 1   | 0   | 0   | 0   | 1   | 0   | 2   | 2   | -             |
| CRM Completed                 | 1   | 0   | 1   | 0   | 0   | 0   | 0   | 0   | 2   | 1   | ↓             |
| <b>Total CRMs - Building</b>  |     |     |     |     |     |     |     |     |     |     |               |
| CRM Received                  | 824 | 110 | 95  | 134 | 116 | 126 | 85  | 162 | 130 | 159 | ↑             |
| CRM Completed                 | 680 | 90  | 80  | 109 | 86  | 112 | 70  | 137 | 96  | 135 | ↑             |





## Lease Update

During the month of March Council progressed the drafting of a Sub-Lease between the Bowen Show Association and the Bowen Woodturners following meetings held with the parties.

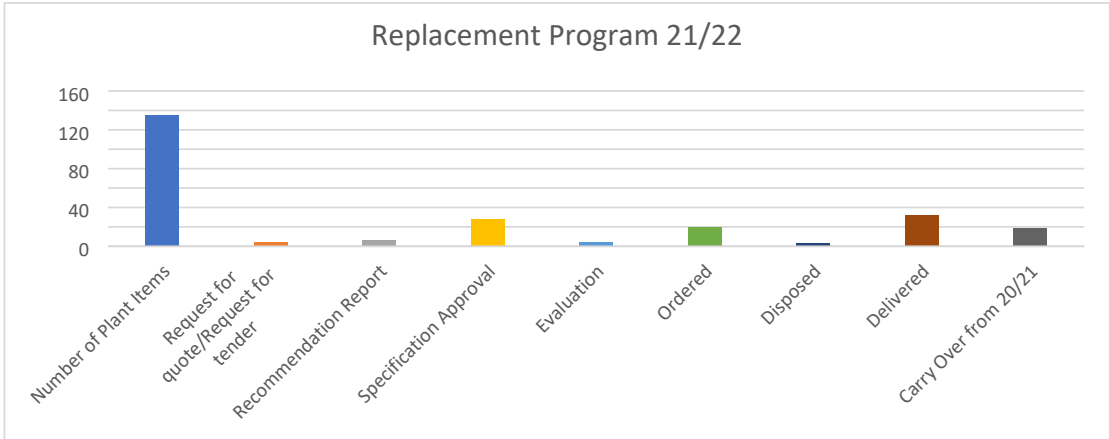
The Collinsville Pony Club lease is awaiting lodgement with the Department of Titles.

Renewal of car hire booth agreements at the Whitsunday Coast Airport have begun with the current tenants.

| Lease in action                       | Under Negotiation | Out for execution | Lease awaiting lodgment | Due to expire in 6 months | Comments                                                                                                   |
|---------------------------------------|-------------------|-------------------|-------------------------|---------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Cannonvalley Pony Club</b>         |                   | •                 |                         |                           | Draft lease issued for review.                                                                             |
| <b>Bowen Seagulls Rugby League</b>    | •                 |                   |                         |                           | A draft lease has been issued for review.                                                                  |
| <b>Collinsville Pony Club</b>         |                   |                   | •                       |                           | Final lease has been received and executed by all parties. Lease will be lodged with Department of Titles. |
| <b>Collinsville Rodeo Association</b> |                   | •                 |                         |                           | Final lease with Rodeo Association for execution.                                                          |

# Fleet Management

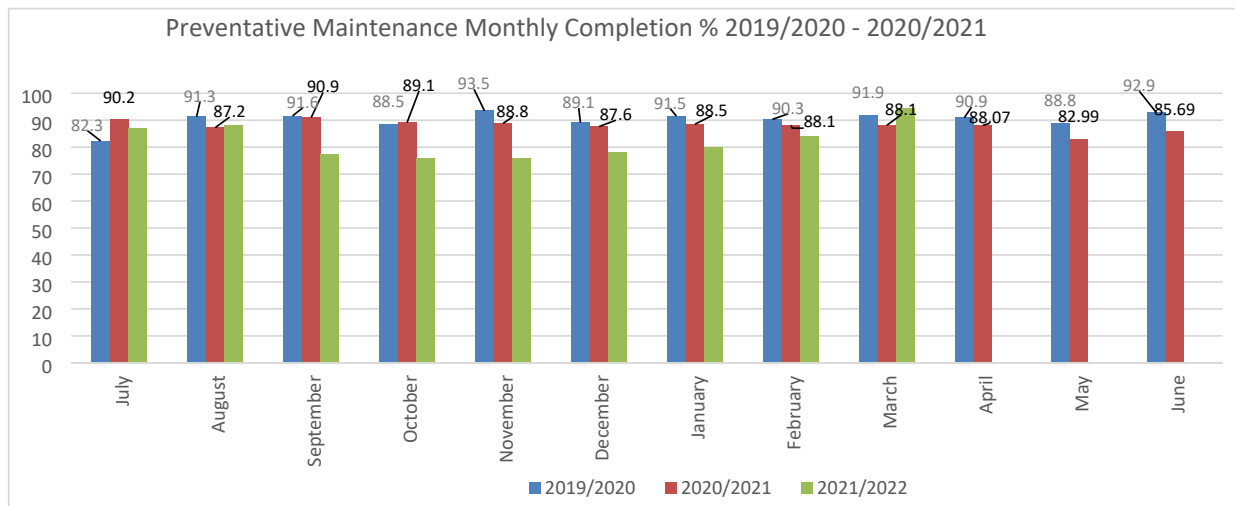
## Fleet Replacement Program



During the month of March Council received delivery of a new Motor grader at the Collinsville Depot.



## Preventative Maintenance



## Governance & Administration

The Governance team has been focussed on coordinating the development of the 2022-2023 Operational plan in consultation with by Council's Management Team setting out the key activities Council will undertake during the coming financial year in order to move the organisation and community to the place described by the corporate plan.

The Governance team has been coordinating the development of the operational risk registers through the operational risk workshops. These workshops are aimed at identifying, assessing, and evaluating operational risks. To date the Governance team has facilitated these workshops with the following departments:

- Innovation and Technology
- Community Development and Libraries
- Aviation and Tourism
- Economic Development
- Whitsunday Water
- Customer Service

### Meeting – Livestreaming

The number of people livestreaming Council's meetings and the meeting duration are shown below:

- 28 July 2021 - 47 viewers
- 11 August 2021- 51 viewers
- 25 August 202 - 56 viewers
- 8 September 2021 - 56 viewers
- 15 September 2021 - 6 viewers
- 22 September 2021 - 84 viewers
- 13 October 2021 - 71 viewers
- 28 October 2021 - 80 viewers
- 10 November 2021 -57 views
- 24 November 2021 - 680 views
- 8 December 2021 - 169 views
- 25 January 2022 - 119 views
- 23 February 2022 – 169 views
- 09 March 2022 – 55 views
- 23 March 2022 - 122 views

Council is currently considering the development of a policy for the live streaming of meetings and that has been workshopped with the draft policy yet to be finalised.

### Councillor Requests 2021/22

| Month               | Received (New) | Resolved   | Carry Forward - Unresolved |
|---------------------|----------------|------------|----------------------------|
| <b>Year to Date</b> | <b>283</b>     | <b>237</b> | <b>46</b>                  |
| July 2021           | 20             | 20         | 0                          |
| August 2021         | 17             | 17         | 0                          |
| September 2021      | 31             | 31         | 0                          |
| October 2021        | 28             | 28         | 0                          |
| November 2021       | 28             | 28         | 0                          |
| December 2021       | 43             | 41         | 2                          |
| January 2022        | 55             | 50         | 5                          |
| February 2022       | 61             | 53         | 8                          |

|            |    |    |    |
|------------|----|----|----|
| March 2022 | 65 | 54 | 14 |
|------------|----|----|----|

#### Registers of Interest

| Councillor      | Date Register of Interest updated |
|-----------------|-----------------------------------|
| Andrew Willcox  | 17 November 2021                  |
| Jan Clifford    | 18 February 2022                  |
| Al Grundy       | 30 July 2021                      |
| John Collins    | 30 July 2021                      |
| Michelle Wright | 30 July 2021                      |
| Gary Simpson    | 30 July 2021                      |
| Mike Brunker    | 01 December 2021                  |

### 13.3.1 - Whitsunday Development Manual Amendment

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Jonathan Cutting - Strategic Planner

**AUTHORISING OFFICER:** Neil McGaffin - Director Development Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

Nil

#### **PURPOSE**

This report requests Council to consider amending the Whitsunday Development Manual to address matters of updated Australian standards, historical issues and ongoing continuous improvement.

#### **OFFICER'S RECOMMENDATION**

That Council amend the Planning Scheme Policy (Development Manual) to the Whitsunday Planning Scheme 2017, in accordance with Chapter 3, Part 1, of the Ministers Guidelines and Rules 2020, to address matters related to updated Australian standards, historical issues and ongoing continuous improvement.

#### **BACKGROUND**

The Whitsunday Regional Council Planning Scheme, including the Development Manual, commenced on 30 June 2017. On the 12 December 2018, Council resolved to adopt an amendment to the Whitsunday Planning Scheme Policy (Development Manual), including updates to various engineering standards and removal of standard drawings. The amendment commenced on the 21 December 2018.

The Whitsunday Development Manual is a Planning Scheme Policy that specifies the technical requirements for development infrastructure to become a Council asset. The Ministers Guidelines and Rules 2020 stipulates the process Local Government must follow to amend this section of the Planning Scheme.

#### **DISCUSSION/CURRENT ISSUE**

Council is required to decide to undertake a Planning Scheme Policy amendment to the Development Manual, as part of Chapter 3, Part 1, Section 2 of the Ministers Guidelines and Rules 2020.

Council's network asset owners have recommended a range of amendments to the Development Manual in response to updated Australian standards, historical issues and ongoing continuous improvement. Key components of the proposed Development Manual amendment include:



- inclusion of Open Space Design Guidelines, informing best practice open space and drainage corridor design that ensures low maintenance outcomes.
- updates to road hierarchy standards, pertaining to road classification and associated design standards - i.e. local road, collector road, sub-arterial road.
- technical amendments to water and sewer network - i.e. improving connectivity of water network in developments involving cul-de-sac.
- technical amendments to roads requirements i.e. updated rubbish truck manoeuvring requirements.
- various administrative amendments.

To formalise the amendment the following steps are required, as defined by the Ministers Guidelines and Rules 2020.

- Decide to amend the Development Manual.
- Collaborate with network owners.
- Resolution to undertake public consultation on the proposed Development Manual amendment, for a period of 20 business days.
- Consideration of submissions and resolution to adopt, amend or reject the proposed Development Manual amendment.
- Place a public notice in the QLD gazette and notify the Chief Executive (State) of adoption.

Where amendments after public consultation result in a version significantly different from what was advertised, a second round of consultation will be required.

## **STATUTORY/COMPLIANCE MATTERS**

Ministers Guidelines and Rules 2020, Chapter 3, Part 1, defines the process for amending the Whitsunday Development Manual Planning Scheme Policy. This report represents the first step of deciding to amend a Planning Scheme Policy.

## **STRATEGIC IMPACTS**

If successfully completed the Development Manual will provide a consistent and transparent strategic framework and direction for the development industry and community.

## **FINANCIAL IMPLICATIONS**

Resourcing is factored into workforce planning with an available budget to develop the amendment and undertake the required process in accordance with the *Ministers Guidelines and Rules 2020*.

## **CONSULTATION/ENGAGEMENT**

Manager Strategic Planning  
 Coordinator Transport Planning and Assets  
 Principal Engineer – Civil & Environmental Whitsunday Water  
 Technical Officer Engineering Assessment  
 Manager Parks and Gardens  
 Manager Waste and Recycling Services

## RISK ASSESSMENT

If choosing not to make an amendment, risks include outdated standards and issues with specifications that do not reflect the appropriate standard in future development.

## TIMINGS/DEADLINES

There are no critical deadlines for this project.

## CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

## ALTERNATIVES CONSIDERED

| Options  | Description                                 | Positives                                        | Negatives                                                                                                                                                                                  |
|----------|---------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option 2 | Decide not to amend the Development Manual. | Time and resources available for other projects. | Issues arising from existing Development Manual standards continue to occur in future development, impacting upon asset management. Not aligned with most up to date Australian standards. |

### **13.3.2 - 20220162 - Development Application for Material Change of Use (Short-term Accommodation) - 132 Mt Whitsunday Drive, Airlie Beach - 31 SP268398**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Nicole Lorroway - Administration Officer Strategic Planning

**AUTHORISING OFFICER:** Neil McGaffin - Director Development Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

1. Conditions of Approval [**13.3.2.1** - 2 pages]
2. Assessment Report [**13.3.2.2** - 5 pages]
3. Locality & Zoning Map [**13.3.2.3** - 1 page]
4. Aerial Image [**13.3.2.4** - 1 page]
5. Floor Plans [**13.3.2.5** - 2 pages]
6. Management Plans [**13.3.2.6** - 12 pages]

#### **PURPOSE**

To present the assessment of the development application.

#### **OFFICER'S RECOMMENDATION**

That Council approve the Development Application for Material Change of Use – Short-term Accommodation, made by B & I Cohen, on L: 31 SP: 268398 and located at 132 Mt Whitsunday Drive Airlie Beach, subject to the conditions outlined in Attachment 1.

#### **BACKGROUND**

There is no previous Council decision relating to this matter.

#### **APPLICATION SUMMARY**

The proposal is for Short-term Accommodation of an existing dwelling house located at 132 Mt Whitsunday Drive, Airlie Beach (31 SP268398).

The premises is zoned Low Density Residential, triggering an impact assessable development application. The development application attracted one (1) submission during the Public Notification period.

All necessary information, required by the Short-term Accommodation Guideline has been provided for assessment. The application material has demonstrated compliance with the relevant planning provisions. It is recommended the development application is given approval subject to reasonable and relevant conditions.

#### **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

*Whitsunday Regional Council Planning Scheme 2017*

## **STRATEGIC IMPACTS**

Process all statutory applications within statutory timeframes.

## **FINANCIAL IMPLICATIONS**

N/A

## **CONSULTATION**

Manager Development Assessment  
Technical Officer Engineering Assessment

## **RISK ASSESSMENT**

The decision may be appealed in the Planning & Environment Court of Queensland.

## **TIMINGS/DEADLINES**

A decision is required by **6 June 2022**.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

## Attachment 13.3.2.1 Conditions of Approval

### **1.0 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         |
|--------------------------|----------------|-------------|---------------|
| Fire and Emergency Plan  | Applicant      | N/A         | N/A           |
| Floor Plan               | Applicant      | N/A         | N/A           |
| Property Management Plan | Applicant      | N/A         | N/A           |
| Code of Conduct          | Applicant      | N/A         | N/A           |
| Electric Gate Procedure  | Michelle Lange | 1013        | 11 April 2022 |

- 1.2 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.
- 1.3 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.4 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 commencement of the use.

### **2.0 BUILDING**

- 2.1 The applicant is to upgrade fire safety measures to the equivalent requirement of a long-term rental property.

### **3.0 ACCESS AND PARKING**

- 3.1 A minimum of three (3) car parking spaces must be provided on site prior to commencement of the use.
- 3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

### **4.0 OPERATING PROCEDURES**

- 4.1 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.
- 4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:
- a) Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the

## Attachment 13.3.2.1 Conditions of Approval

door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.

- b) Prior to the commencement of the use, inform in writing, the occupants of every neighbouring dwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.
  - c) Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to be provided to Council on request.
  - d) Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adult guests prior to occupation. The Code of Conduct must include as a minimum:
    - i. The maximum permitted number of overnight guests on any one day.
    - ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
    - iii. Information for guests, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
    - iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of the Code of Conduct.
  - e) To meet and greet every guest prior to occupation (in person or electronically) to explain the Code of Conduct and other applicable rules.
  - f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.
  - g) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 20 minutes. Agent response may include attendance by a private security firm.
  - h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.
- 4.3 A maximum of eight (8) overnight guests (two guests per bedroom) will be permitted to stay in the dwelling at any one time.

### **5.0 ADVISORY NOTES**

- 5.1 This Development Permit does not provide any explicit or implied confirmation that the premises meets the requirements of relevant fire safety legislation, building classification, body corporate rules or insurance policies. The applicant and/or operator of the Short-term Accommodation business is to conduct their own investigations and make the necessary applications and undertake required building modifications to meet their obligations under all relevant legislation
- 5.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.
- 5.3 The applicant is to ensure that the Pool Safety Certificate for the premises is current and in compliance with legislation.



**20220162 – DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR SHORT-TERM ACCOMMODATION, 132 MT WHITSUNDAY DRIVE AIRLIE BEACH – B & I COHEN C/- WHITSUNDAY HOLIDAY RENTALS**

**ANALYSIS**

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

**1. Application Summary**

|                         |                                                                   |
|-------------------------|-------------------------------------------------------------------|
| Proposal:               | Material Change of Use for Short-term Accommodation               |
| Landowner               | Bronwyn & Ian Cohen                                               |
| Property Address:       | 132 Mt Whitsunday Drive Airlie Beach                              |
| Property Description:   | L: 31 SP: 268398                                                  |
| Area of Site:           | 1.193                                                             |
| Planning Scheme Zone:   | Low Density Residential                                           |
| Level of assessment     | Impact Assessable                                                 |
| Overlays:               | Bushfire Hazard<br>Landslide Hazard<br>Environmental Significance |
| Existing Use:           | Dwelling House                                                    |
| Existing Approvals:     | Nil.                                                              |
| Public Notification:    | 16/03/2022 – 08/04/2022                                           |
| Submissions received:   | One (1)                                                           |
| State referrals:        | Nil.                                                              |
| Infrastructure charges: | Nil.                                                              |

**2. Site Details**

**2.1. Location**

The property is located within a gated estate at 132 Mt Whitsunday Drive, Airlie Beach.

**2.2. Zoning**

Low Density Residential

**2.3. Site description**

Rectangular, sloping allotment that contains a Dwelling House. The property has an extensive area of dense vegetation north-west of the dwelling house. The premises is located within the Mt Whitsunday Estate Body Corporate.

**2.4. Access**

Access to the property is gained via a fully constructed private road from Mt Whitsunday Drive. Guests will have to pass through the Mt Whitsunday Estate gate to access the property. The initial access to the Body Corporate area will be provided by the Property Manager who will meet guests upon arrival at the electric gate. Following the meet and

greet, guests will be provided with a remote for the gate. As stated in the Gate Procedure, the gate code will not be provided to guests.

Access to the dwelling house is gained via a fully constructed concrete driveway providing additional area for onsite parking. The site plan and aerial imagery demonstrate that the property exceeds the required carparking capacity.

### 2.5. Surrounding uses

North: Council owned recreation and open space land, low density residential land.

East: Low Density Residential allotments (semi developed).

South: Low Density Residential allotments (semi developed).

West: National Park.

### **3. Proposal Details**

The proposal is for Short-term Accommodation of an existing dwelling house. The dwelling is a two-level structure with four bedrooms, a pool, double garage, and outdoor decking. The dwelling is capable of accommodating eight guests.

The site is connected to reticulated water and sewer services. Access to the site is gained via a fully constructed concrete driveway from Mt Whitsunday Drive. The estate has a private gate at the entrance of the Body Corporate area. The applicant has provided a Gate and Arrival Procedure for the development to ensure guests use the infrastructure of the estate correctly.

The applicant has provided documentation demonstrating compliance with the Short-term Accommodation Guideline, being a Code of Conduct, Property Management Plan and Fire and Evacuation Plan.

### **4. Planning Assessment**

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*.

The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

#### **4.1. State Assessment and Referral Agency (SARA)**

The application did not require referral to any State Agencies.

#### **4.2. State Planning Policy – July 2017**

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application.

#### **4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012**

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The proposal is generally consistent with the provisions of the plan.

#### **4.4. Whitsunday Regional Council Planning Scheme, 2017**

##### **4.4.1. Strategic Framework**

The proposal complies with the relevant provisions of the Strategic Framework.

##### **4.4.2. Strategic Intent**

The proposal complies with the relevant provisions of the Strategic Intent.

#### 4.4.3. Overlay Codes

Overlay codes have already been assessed at subdivision and building works stage.

#### 4.4.4. Low Density Residential Zone Code

The proposal is an Impact Assessable use in the Low Density Residential Zone. The proposal generally complies with the relevant Overall Outcomes of the Low Density Residential Zone Code and can be conditioned appropriately to be compatible with the prevailing residential character and amenity of the locality.

#### 4.4.5. Development Codes

##### 4.4.5.1. Short-term Accommodation Guideline

- Site plan provided.
- Property Management Plan provided.
- Code of Conduct provided.
- Fire and emergency plan provided.
- Statutory declaration provided.
- Electric Gate Procedure
- The site exceeds the minimum on-site carparking requirement as required by the Short-term Accommodation Guideline. The house contains a double garage with ample driveway space onsite to accommodate additional cars (refer to site plan and aerial image).

### 5. Public Submissions

The development application was placed on public notification between 16/03/2022 and 08/04/2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 13 April 2022. submissions were received during this period of Public Notification. Submissions have been summarised in the below table:

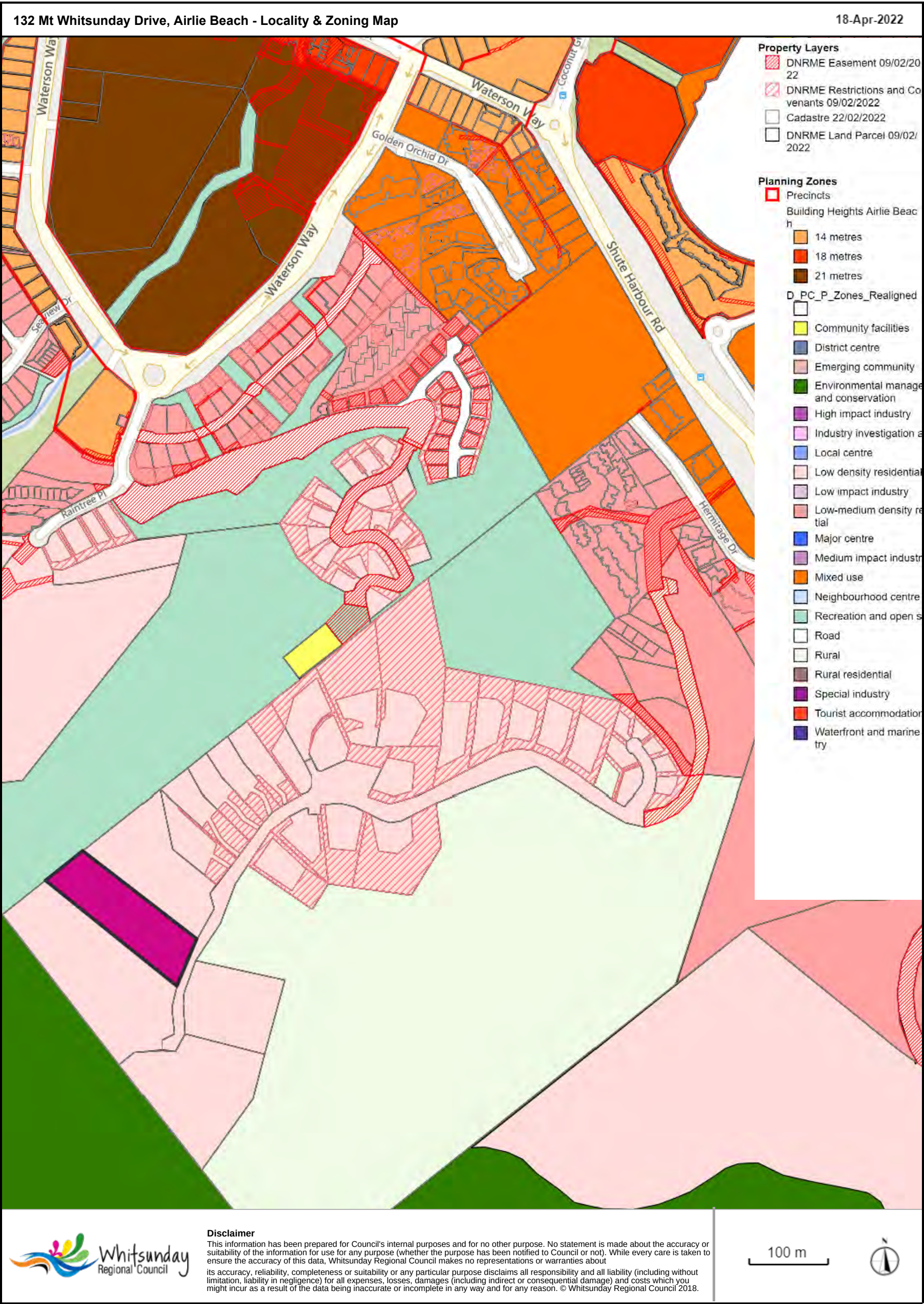
| Issue                                                                                                  | Comment/Condition Number                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Potential impacts to security of private estate (e.g. general public being provided the gate code). | The applicant has sufficiently demonstrated through the submission of the Property Management Plan, Code of Conduct, Fire and Emergency Plan and Electric Gate Procedure, that the development will not affect the safety, privacy and security of surrounding premises. The Electric Gate Procedure states that the gate code will not be provided to guests under any circumstance, instead guests are to be provided with remote keys. |
| 2. Potential for damage to common property such as private roads and infrastructure,                   | Noted. This is the case in Body Corporate areas where owners bear the                                                                                                                                                                                                                                                                                                                                                                     |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| with residents being responsible for the costs of repair. | costs of maintaining private infrastructure.                                                                                                                                                                                                                                                                                                                                            |
| 3. Noise impacts                                          | If approved, the applicant will be conditioned to have a Code of Conduct for the operational use of the development that includes the prevention of excessive noise after 9pm, in accordance with Schedule 1 or Environmental Protection (noise) Policy 2019. Compliance actions will be taken against the premises if found to have breached any conditions of the development permit. |
| 4. May set an unwanted precedent in the estate            | Not a planning consideration. Anyone has the right to apply for a Development Application.                                                                                                                                                                                                                                                                                              |

#### **6. Infrastructure Charges**

The development does not attract an infrastructure charge.



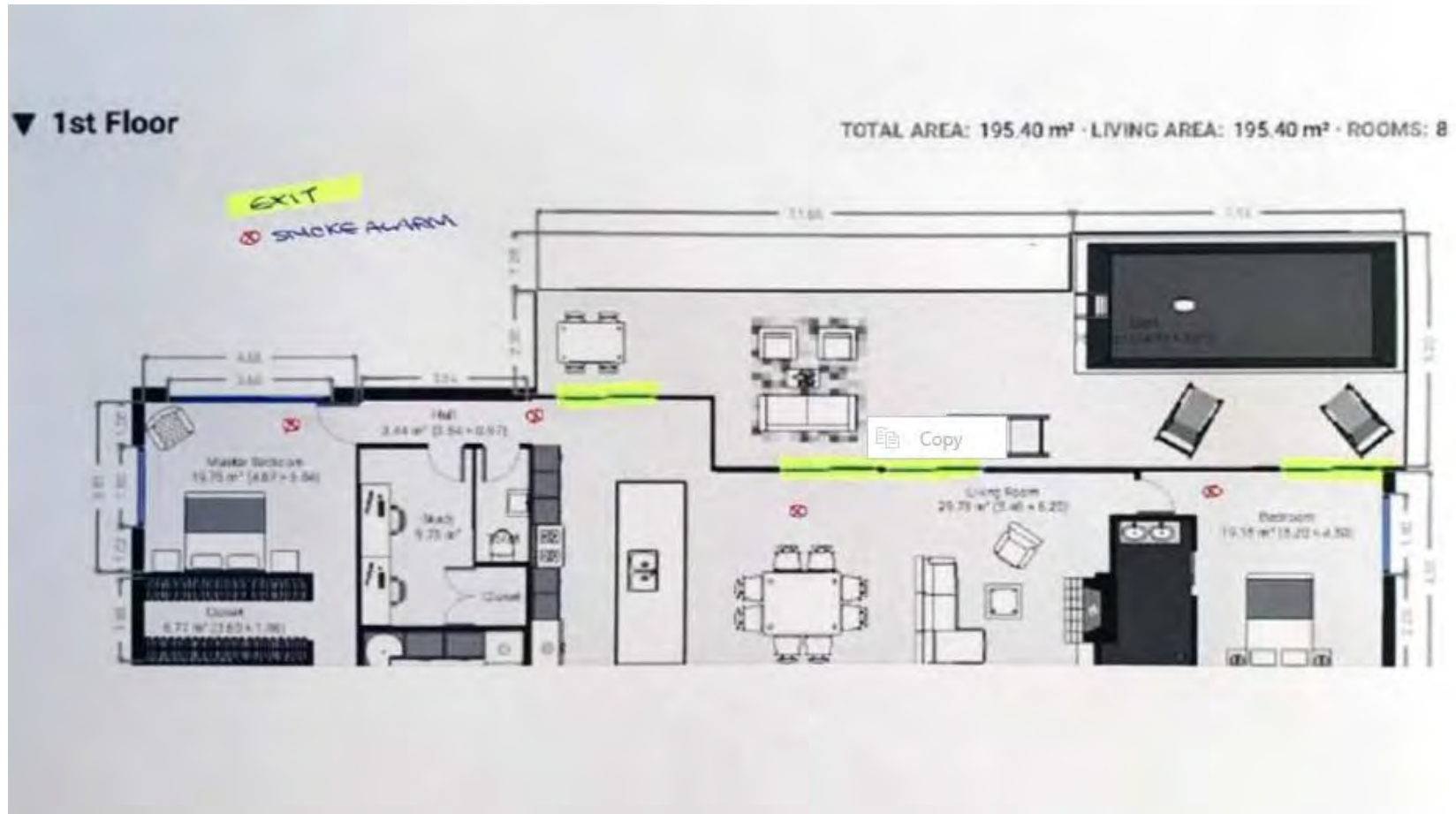




Attachment 13.3.2.4 Aerial Image



### Attachment 13.3.2.5 Floor Plans



Attachment 13.3.2.5 Floor Plans





## **LUXURY HOLIDAY ACCOMMODATION PTY LTD TA WHITSUNDAY HOLIDAY RENTALS**

### **HOLIDAY HOME - PROPERTY MANAGEMENT PLAN**

**PROPERTY ADDRESS:** 132 Mount Whitsunday Drive, Airlie Beach, QLD 4802

**PROPERTY MANAGER DETAILS:**

Name: Michelle Lange

Address: 4 Waterson Way, Airlie Beach QLD 4802

Telephone Number: 0409 831 133

Email: [bookings@whitsundayholidayrentals.com.au](mailto:bookings@whitsundayholidayrentals.com.au)

**The nominated Property Manager will:**

- *Have day-to-day management of the holiday home;*
- *Specifically respond to complaints pertaining to guest behavior made by neighbours immediately.*

**DETAILS OF RESERVATIONS ARRANGEMENTS :**

Internet: All major booking portals including, Stayz/HomeAway, Trip Advisor, Airbnb, Expedia, Booking.com, Wotif and Whitsunday Holiday Rentals website.

WHR is not a booking agency; we personally carry out both pre-arrivals and post-departure inspection to insure Code of Conduct, Rules, Terms & Conditions are enforced and upheld. We are in touch with guests before arrival, during their stay and on departure to ensure they are well informed, comfortable and have the best Whitsundays experience.

**Office hours**

7am-9pm, 365 days a year to ensure guests and neighbours can contact us at anytime

**Out of hours**

We have an emergency out of house contact number should guests or neighbours need to contact us.



### DUTIES OF PROPERTY MANAGER

- Supply, readily visible in the kitchen or living area of the home, the Terms & Conditions, Code of Conduct, Body Corporate By Laws (if applicable) the Property Management Plan, the Fire and Emergency Plan & Guest Compendium.
- Liaise with guests for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions.
- Ensure guests are aware of the Code of Conduct, WHR Terms & Conditions, House Rules, Body Corp By Laws.
- Ensure guests are aware of the Fire and Emergency Plan;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and recycling bins are put out and collected as required.

### OUR PROCEDURES

We do not have an office where keys are picked up from nor do we use the lockboxes for arrivals. We offer a personal concierge service where we meet and greet **EVERY** guest to ensure that all information is fully explained, enforced and answer any questions guests may have.

Our Check in Orientation Policy & Procedures are listed below;

1. Correct number of guests checking in. (number of guests on the booking sheet MUST be the same number of guests checking into the property)
  2. Correct number of cars for the car spaces available.
  3. Rules of the property and Code of Conduct, WHR Terms and Conditions are enforced, breaches and penalties explained. ie: noise complaints etc so there are no misunderstandings in regards to penalties and evictions.
  4. Fire & Emergency Plan explained including Evacuation Procedure
  5. Body Corporate By-laws explained if property is within a complex.
  6. Go through the compendium explaining bin days and location for pickup.
- **Pre-arrival and on the day of check-in guests are made aware of our Misuse of Property Policy, No Schoolies, No Hens, No Bucks, No Parties, No Large Groups/Gatherings.**

WHR are **very** strict on the misuse of property policy that is outlined in our Term & Conditions & in the Guest Compendium. Our guests are made aware of and have agreed to these terms & conditions during their booking process.

- **Body Corporate By-laws**

All guests MUST comply with any Body Corporate By-laws and rules applicable to the property or which regulate the behavior of occupants of the property. All properties within a complex have the Body Corporate By-Laws in the guest compendium for guests to reference.

- **Neighbours**

As responsible letting agents we let the neighbours know who we are. We distribute our business cards to all neighbours so they can get in touch with us should there be a noise complaint or misuse of the property.

## Attachment 13.3.2.6 Management Plans



- **Waste Collection**

All excess rubbish (excluding bin days) is taken to the dump. This is a requirement and agreement that WHR have put in place with our cleaning companies. No excess rubbish is to be in the bins on departure from guests.

- **Bin Days**

Our Guest Compendiums lists information on bin days and instructs guests where to place the bins for collection. This is for both general rubbish bins and recycling bins. Guests are also advised of this during their check-in orientation process.

- **Car Parking**

The number of car parks available at a property is clearly stated on all booking sites. On check-in the managing agent will make sure that there is the correct number of cars for the car spaces

Code of Conduct - See Attached





## **HOLIDAY HOME - FIRE AND EMERGENCY PLAN**

**PROPERTY ADDRESS: 39 Hibiscus Road, Cannonvale QLD 4802**

### **EMERGENCY CONTACT DETAILS**

***FOR ALL EMERGENCIES DIAL 000***

Property Manager: Michelle lange 0409 831 133

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

### **DISASTER MANAGEMENT INFORMATION**

#### **DISASTER MANAGEMENT**

The Whitsunday Disaster Coordination Centre number is **1300 972 006**.

This number is only operational when the Centre has been officially opened by the Whitsunday Disaster Management Group. Whitsunday Regional Council will advise the public when this has occurred.

For the most up to date information in a disaster event 'Like' the [Whitsunday Disaster and Emergency Information Facebook page](#)

Other important disaster information can be found by navigating the left hand menu on Council's webpage at <https://www.whitsunday.qld.gov.au/140/Disaster-Management>

## Whitsunday Holiday Rentals Code Of Conduct

### House Rules/Good Neighbour Rules for Guests

House Rules/ Good Neighbour Rules are provided at the Property to ensure that Guests know and comply with the specific Rules governing their permission to enter and occupy the Property.

#### **1) General requirements**

- a) Guests must comply with all House Rules, By-Laws and instructions from the Manager and security services during their stay; and
- b) Guests must notify the Manager of any disputes or complaints from neighbours as soon as is practicable.

#### **2) Noise and Residential amenity**

- a) Guests must not create noise which is offensive to occupiers of neighbouring properties especially between 9 pm - 8am and during arrival and departure at any time throughout the occupancy;
- b) Offensive noise is prohibited and may result in termination of permission to occupy the Property, eviction, loss of rental paid and extra charges for security and other expenses which may be incurred including fees for Whitsunday Holiday Rentals Staff attending property in case of complaint; and

**A CALL OUT FEE OF \$500 WILL BE CHARGED ON THE DAY FOR ANY NOISE COMPLAINT OR BEHAVIOUR THAT IS DEEMED INAPPROPRIATE.**

#### **3) Guests**

- a) Guests are responsible for ensuring the limits set on numbers is complied with at all times; and
- b) The maximum number of Guests permitted at a Property must not exceed the number of guests that are booked into the property. No additional guests are to stay at the property.

#### **4) Gatherings or functions**

- a) The Property is not a "party house" and any such activities are strictly prohibited; and
- b) Any celebration or entertainment that includes **Hens/Bucks, Parties, Groups/Gatherings** are NOT permitted.

*\* WHR reserves the right to refuse any booking that it feels may be inappropriate or that falls across any of the above groups.*

*\* Neither WHR nor the Owner are obliged to offer any form of refund or compensation to the guest for bookings that it feels may be inappropriate or that falls across any of the above groups.*

#### **5) Parking**

- a) Guests and Visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbours and other vehicles; and
- b) Parking arrangements at the Property: Vehicles may be parked in the designated parking area only.

#### **6) Garbage and recycling**

- a) Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property (as set out below) in the allocated bins, and excess rubbish must not be left in the property; and
- b) Garbage and recycling arrangements: all household garbage is to be put in the wheelie bins provided. Rubbish that will not fit in the bin is to be securely bagged and left alongside the bins. Please check your compendium for your schedule bin days. The general waste & recycling bins are to be put out each week on your scheduled day & Recycle bin is every second week.
- c) Please ensure that all seafood is double wrapped before placing in wheelie bins.

#### **7) Security**

Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain & water damage.

#### **8) Swimming Pool and Spa**

- a) The swimming pool in apartment complexes must not be used between the hours of 10.00pm and 7.00am.
- b) The swimming pool in apartment complexes do not allow alcohol in the pool area.
- c) No glassware is permitted in the pool or spa areas. Unbreakable glasses are supplied for these areas
- d) Children are only allowed in the pool when there is one adult for every two children using the pool.
- e) Pool gates must be closed at all times and the spa cover is to be locked in position when the spa is not in use.

### 9) Smoking

Smoking is not permitted indoors. If smoking on the deck areas please ensure doors and windows are closed as smoke can drift into the house.

### 10) Pets

Pets are not permitted at this property unless it is classified as a pet friendly property.

### 11) Damages and breakages

Damages and breakages must be reported to the Manager.

### 12) On departure arrangements

Please see the owner/manager prior to your departure to make arrangements regarding keys, lockboxes, security, BBQ, dish washing, rubbish, etc.

### 13) Emergency Contact

In the event of an emergency relating to the Property ie, water leak etc please call the Property Manager on 0409 831 133.

#### Life threatening Emergency

**Call Triple Zero (000)** – An emergency is a serious, unexpected and often dangerous situation that requires immediate action. This includes danger to life, health and/or property.

***WHR highly recommends that you download the Emergency + App on your phones. The Emergency + App is a FREE App and uses GPS functionality build into smart phones to help a Triple Zero (000) caller provide critical location details required to mobilise emergency services.***



### 14) Compliance

- a) Breach of these House Rules is a breach of the Terms and Conditions of occupancy.
- b) The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Property, Guests who refuse to follow these House Rules or who cause a nuisance.

### 15) Consequences of not meeting these House Rules

Where required to ensure compliance, Managers must make Owners, Guests aware that:

- a) Depending on the Terms and Conditions of the contract between the Guest and Owner, the consequences of not meeting the requirements of this Code of Conduct can include enforcement action from:
  - i. the Owner and its agents including Manager and security services;
  - ii. local councils or; and
  - iii. in some instances, the Police.
- b) Enforcement action is subject to the Australian Consumer Law and other relevant legislation.
- c) Such enforcement action could result in termination of permission to occupy the Property, eviction, loss of rental paid, deductions from security deposits and extra charges.
- d) It is therefore important for all Guests to be aware of their obligations and of their responsibilities in regards to the Property aware of these requirements.

### 16) Complaints handling

Guests have an obligation to report any problems or incidents promptly. Guests (and other parties) with formal complaints should in the first instance approach the owner/manager. If the complaint cannot be resolved amicably and immediately, the complaint will be recorded in writing. This record will indicate

- a) Date and time received;
- b) Name and designation (e.g. Guest, neighbour, council, police etc) of complainant;
- c) Contact details of complainant;
- d) Nature of complaint;
- e) Action taken (by whom and when); and
- f) Outcome and/or further action required (e.g. community consultation, meet with council, meet with local police, review management systems or issue resolved.)

## Attachment 13.3.2.6 Management Plans

Complaints will be handled:

- a) Initially by the Manager;
- b) If not resolved in (a) then through the relevant Participating Organisation (eg. Booking.com, Airbnb etc); and
- c) If not resolved in (b) then through the relevant state or territory Fair Trading or other authority.

Where the owner/manager has a complaint concerning guests, it will be raised initially with the guest/s. If the matter cannot be resolved amicably, the complaint will be put in writing in the same format as indicated above. The consequences of not complying with the Terms and Conditions requirements are as indicated in "Consequences of not meeting this Code of Conduct" above.

### **Guest Commitment**

By signing my name below:

- | I acknowledge that I have reviewed the above listed House Rules & Code of Conduct and understand my responsibilities as listed above.
- | I agree to report any actual or potential situation or incident that may be contrary to the above House Rules or Code of Conduct as soon as I become aware of it.  
  
I agree I will be charged a call out fee of \$500 for any noise complaint or behavior that is deemed inappropriate. (This fee will be charged on the day the complaint is made)
- | I agree to abide by the above House Rules & Code of Conduct and I understand that my failure to follow the above may result in termination of permission to occupy the Property, eviction, loss of rental paid, deductions from security deposits and extra charges.

\_\_\_\_\_  
Guest Signature – (Person who booked the property)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Guest Name

### **GUEST REGISTER (Required by Whitsunday Regional Council)**

*Please note this information is held strictly confidentially and will not be given out unless required by Whitsunday Regional Council or Emergency Services.*

PLEASE FILL IN GUESTS NAMES, PHONE NUMBERS & SUBURBS & STATE BELOW.

# NOISE REMINDER



We live in very close proximity to one another, Please be courteous and respectful of your neighbours and recognise that sound carries. We respectfully ask that you be aware that noises are disruptive to your neighbours during all times, especially during the posted “quiet hours” between 10PM and 8AM.

Please be mindful of:

- Conversations between people in or around your property
- Music and/or television volume (if you hear it outside your door, others can too)
- Cell phone conversations (especially when you use speaker phone)
- Slamming doors

In advance, THANK YOU for your understanding and respect.  
Our goal is to have everyone enjoy and feel comfortable where they live.

*Whitsunday Holiday Rentals Team*

Any questions or issues, please call the team on 0409 831 133





# Whitsunday Holiday Rentals

Your Holiday Accommodation Specialists



**0409 831 133**



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MOUNT WHITSUNDAYS – ELECTRIC GATE PROCEDURE

|                                   |                                                     |                                  |
|-----------------------------------|-----------------------------------------------------|----------------------------------|
| Document #1013                    | <b>Mount Whitsundays – Electric Gate Procedure</b>  | Print Date:<br><b>11/4/22</b>    |
| Revision #<br><b>1.0</b>          | Prepared By:<br><b>Michelle Lange</b>               | Date Prepared:<br>11/4/22        |
| Effective Date:<br><b>11/4/22</b> | Reviewed By:<br><b>WHR, Bronwyn &amp; Ian Cohen</b> | Date Reviewed:<br>11/4/22        |
| Standard:<br><b>WHR Procedure</b> | Approved By:<br><b>WHR, Bronwyn &amp; Ian Cohen</b> | Date Approved:<br><b>11/4/22</b> |

**Purpose:** The object of this procedure is to ensure a safe secure environment to Mount Whitsunday Estate and all residents and visitors through monitoring & controlling our guests access to the estate through the Main Electric Gate and;

eliminate unauthorized access, minimize the risk of damages/loss of remotes and;

the monitoring and control of speed limits and;

**Scope:** This procedure applies to the checkin and checkout access into Mount Whitsundays including Electric Gate, and Mount Whitsundays private roadway.

**Responsibilities:** The follow agency is responsible for upholding this procedure for guests & trades people arriving and departing from 132 Mount Whitsunday Drive, Airlie Beach through the main entrance into Mount Whitsundays.

1. Luxury Holiday Accommodation Pty Ltd TA Whitsunday Holiday Rentals.
2. Bronwyn & Ian Cohen (Owners)

**Definitions:** WHR – Whitsunday Holiday Rentals  
MW- Mount Whitsundays  
SOP – Standard Operating Procedure  
COD – Code of Conduct  
T's & C's – Terms & Conditions

MOUNT WHITSUNDAYS – ELECTRIC GATE PROCEDURE

**Procedure:**

**1.0 PRIOR TO GUESTS ARRIVAL**

- 1.1 On placing a booking online through booking portals, WHR website, or via phone guests will receive confirmation of their booking that will include the Standard Operating Procedure for the electric gate at Mount Whitsunday main road located outside the private Mount Whitsunday Estate that includes the following:
- Arrival procedures – Advise guests that we meet & greet them at the main entrance gate to the estate to hand over keys & remote for electric gate. (under no circumstances is the gate code to be given to the guests)
  - Request full list of all guest names and contact number for each guest for our records
  - Request guests book in their arrival time in advance within 48hrs of their arrival.
  - Advise guests if they are driving to take note of the property description and available parking spaces for the property
  - Gatherings & Functions clause relating to the property not to be used as a “Party House” “By making this booking you agree to our T’s & C’s & COD” hyperlinks to T’s & C’s & COC included in the welcome email on all booking portals and our website.

**1.2 WHR follow up correspondence and secure bookings**

- Copy all names and contact details into Escapia
- Send out T’s & C’s & COD
- Contact guests for more information if concerned about any of the following:
  1. all male or all female group
  2. requests for all single beds.
  3. young group in 20’s
  4. incorrect number of guests on the guest contact list sheet
  5. over the max number of vehicles allowed
  6. request for parking boats and caravans
- Cancel any booking that is inappropriate, breaches Whitsunday Regional Council laws, or WHR see as not a good fit for the property.

**2.0 ARRIVAL OF GUESTS**

Introduction/Welcome - If uncomfortable with the booking at time of meeting guests or not sure if it is a good fit You MUST do ALL of the following;

1. Cancel the booking immediately
  2. Offer full refund
  3. Contact owner & booking portal of your decision
  4. Record entry in guest register and keep on file
  5. Process refund
- 2.1 WHR meet guest at the entrance to MW to give instruction and access to the electric gate including,
- Instructions on operating the gate

## Attachment 13.3.2.6 Management Plans

### MOUNT WHITSUNDAYS – ELECTRIC GATE PROCEDURE

- What to do if gate is not opening
- What to do if guests forget to take remote with them when leaving property including additional callout fee
- Cost of replacement remote if lost or damaged
- Advise guests of the speed limit within MW Estate
- Caution guests that the road is a private road
- Advise guests it is a private residential estate with young families.
- Advise guests that it is a private gated community and as such has strict bylaws around driving within the estate.
- Procedure for vacate and pick up of keys and remotes.
- Open gate and have guests follow to 132 Mount Whitsunday to continue welcome and instruction regarding the property.

### **3.0 PRE VACATE CORRESPONDENCE**

- 3.0 24 hrs before check out Email & text messages sent to guest to book in their check out time

**13.3.3 - 20210040 - Development Application for Preliminary Approval (Variation Request: Building Works) & Development Permit for Material Change of Use for a Resort Complex - One Whitsunday - 125/131 Shingley Drive, Cannonvale**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** James McEvoy-Bowe - Planner

**AUTHORISING OFFICER:** Neil McGaffin - Director Development Services

**PRESENTED FOR:** Decision

**ATTACHMENTS**

1. Conditions of Approval [13.3.3.1 - 13 pages]
2. Planning Assessment [13.3.3.2 - 14 pages]
3. Locality Plan [13.3.3.3 - 1 page]
4. Zoning Plan [13.3.3.4 - 1 page]
5. Development Plans [13.3.3.5 - 40 pages]
6. State Agency Referral Agency (SARA) Response [13.3.3.6 - 10 pages]
7. Visual Impact Assessment [13.3.3.7 - 51 pages]
8. Needs Analysis [13.3.3.8 - 33 pages]

**PURPOSE**

To present the assessment of the Development Application.

**OFFICER'S RECOMMENDATION**

That Council approve the application for Development Application for Preliminary Approval (Variation Request to the Tables of Assessment for Building Works); and Development Permit for Material Change of Use for Resort Complex comprising – Shops, Function Facilities (Function Centre), Food and Drink Outlets, Bars, Indoor and Outdoor Sport and Recreation, One Hundred and Sixty (160) Short Term Accommodation and Multiple Dwelling Units and Ancillary Uses associated with the operation of a Resort Complex, made by One Whitsundays Developments Pty Ltd C/- Wynne Planning & Development, on L: 268 HR: 1060 T: N1149/096, L: 95 HR: 1223 T: N1191/156 and located at 125 Shingley Drive Cannonvale, 131 Shingley Drive Cannonvale, subject to the conditions outlined in Attachment 1.

**BACKGROUND**

There is no previous Council decision relating to this matter.

**APPLICATION SUMMARY**

The application is for a Resort Complex comprising of the following aspects:

- 39.0m Resort Tower with One Hundred and Sixty (160) Short-Term Accommodation and Multiple Dwelling Units consisting of:
  - Function Centre
  - 3 Food and Drink Outlets and 1 Bar

- Indoor and Outdoor Sport and Recreation such as Gym, Wave Pool and Water Park
- Ancillary uses associated with a Resort Complex such as Day Spas.

The application was referred to the State Assessment Referral Agency (SARA) for assessment regarding impacts on State transport corridors. SARA have accepted the applicant's Traffic Impact Assessment and have not conditioned any upgrades to the Shingley Drive / Shute Harbour Road intersection.

Public Notification of the proposal was carried out in accordance with the requirements of the PA during which 1147 submissions were received (587 properly made and 246 not properly made).

In its assessment of the proposed 39 metre building, Council must consider all aspects of the planning scheme that are not being varied and may consider "other relevant matters" and decide to either approve; refuse or approve the development subject to conditions. The application material includes the following other relevant matters in support of the development:

- A Needs Analysis completed by Norling Consulting Pty Ltd;
- A Visual Impact Assessment report that scores the overall visual impact of the development as Nil to Moderate.

The proposal will require the payment of \$4,001,631.95 in infrastructure charges in accordance with the Infrastructure Charges Resolution (No.1) 2022.

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016 (PA)*

*Whitsunday Regional Council Planning Scheme 2017*

## **STRATEGIC IMPACTS**

Process all statutory applications within statutory timeframes.

## **FINANCIAL IMPLICATIONS**

The applicable infrastructure charges for the development are \$4,001,631.95.

## **CONSULTATION**

Manager Development Assessment

Senior Technical Officer Engineering Assessment

Environment and Climate Officer

Principal Engineer – Civil & Environmental Whitsunday Water

Civil Engineer (Network Planning)

Coordinator Transport Planning and Assets

## **RISK ASSESSMENT**

The decision may be appealed in the Planning & Environment Court of Queensland.



## **TIMINGS/DEADLINES**

A decision is required by **20 May 2022**.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

## Attachment 13.3.3.1 Conditions of Approval

### **1.0 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      |
|-----------------------------|---------------------------|-------------------|------------|
| Coversheet                  | Design Workshop Australia | 1335 – 000 Rev. Z | 07/03/2022 |
| Site Calculations           | Design Workshop Australia | 1335 – 001 Rev. Z | 07/03/2022 |
| Site Location Plan          | Design Workshop Australia | 1335 – 002 Rev. Z | 07/03/2022 |
| Precedent - Facade          | Design Workshop Australia | 1335 – 010 Rev. Z | 07/03/2022 |
| Precedent - Pool Deck       | Design Workshop Australia | 1335 – 011 Rev. Z | 07/03/2022 |
| Precedent - Activities      | Design Workshop Australia | 1335 – 012 Rev. Z | 07/03/2022 |
| Precedent - Dining Options  | Design Workshop Australia | 1335 – 013 Rev. Z | 07/03/2022 |
| Precedent - Hotel Lobby     | Design Workshop Australia | 1335 – 014 Rev. Z | 07/03/2022 |
| Precedent - Function Centre | Design Workshop Australia | 1335 – 015 Rev. Z | 07/03/2022 |
| Precedent - Accommodation   | Design Workshop Australia | 1335 – 016 Rev. Z | 07/03/2022 |
| Site Plan                   | Design Workshop Australia | 1335 – 090 Rev. Z | 07/03/2022 |
| Ground Level Plan           | Design Workshop Australia | 1335 – 100 Rev. Z | 07/03/2022 |
| Level 1 Plan                | Design Workshop Australia | 1335 – 101 Rev. Z | 07/03/2022 |
| Level 2 Plan                | Design Workshop Australia | 1335 – 102 Rev. Z | 07/03/2022 |
| Level 3 Plan                | Design Workshop Australia | 1335 – 103 Rev. Z | 07/03/2022 |
| Level 4 Plan                | Design Workshop Australia | 1335 – 104 Rev. Z | 07/03/2022 |
| Level 5 Plan                | Design Workshop Australia | 1335 – 105 Rev. Z | 07/03/2022 |
| Level 6 Plan                | Design Workshop Australia | 1335 – 106 Rev. Z | 07/03/2022 |
| Level 7 Plan                | Design Workshop Australia | 1335 – 107 Rev. Z | 07/03/2022 |
| Level 8 Plan                | Design Workshop Australia | 1335 – 108 Rev. Z | 07/03/2022 |
| Level 9 Plan                | Design Workshop Australia | 1335 – 109 Rev. Z | 07/03/2022 |
| Level 10 Plan               | Design Workshop Australia | 1335 – 110 Rev. Z | 07/03/2022 |
| Level 11 Plan               | Design Workshop Australia | 1335 – 111 Rev. Z | 07/03/2022 |
| Roof Plan                   | Design Workshop Australia | 1335 – 112 Rev. Z | 07/03/2022 |
| Room Types - Hotel          | Design Workshop Australia | 1335 – 121 Rev. Z | 07/03/2022 |
| Room Types - Villas         | Design Workshop Australia | 1335 – 124 Rev. Z | 07/03/2022 |
| Elevation - North           | Design Workshop Australia | 1335 – 201 Rev. Z | 07/03/2022 |
| Elevation - East            | Design Workshop Australia | 1335 – 202 Rev. Z | 07/03/2022 |
| Elevation - South           | Design Workshop Australia | 1335 – 203 Rev. Z | 07/03/2022 |

### Attachment 13.3.3.1 Conditions of Approval

|                                       |                           |                    |               |
|---------------------------------------|---------------------------|--------------------|---------------|
| Elevation - South                     | Design Workshop Australia | 1335 – 204 Rev. Z  | 07/03/2022    |
| Section A-B                           | Design Workshop Australia | 1335 – 221 Rev. Z  | 07/03/2022    |
| Section C-D                           | Design Workshop Australia | 1335 – 222 Rev. Z  | 07/03/2022    |
| Section E-F                           | Design Workshop Australia | 1335 – 223 Rev. Z  | 07/03/2022    |
| Section G                             | Design Workshop Australia | 1335 – 224 Rev. Z  | 07/03/2022    |
| Section 3d-1                          | Design Workshop Australia | 1335 – 225 Rev. Z  | 07/03/2022    |
| Section 3d-2                          | Design Workshop Australia | 1335 – 226 Rev. Z  | 07/03/2022    |
| Section 3d-3                          | Design Workshop Australia | 1335 – 227 Rev. Z  | 07/03/2022    |
| 3d Views                              | Design Workshop Australia | 1335 – 301 Rev. Z  | 07/03/2022    |
| 3d Views                              | Design Workshop Australia | 1335 – 302 Rev. Z  | 07/03/2022    |
| 3d Views                              | Design Workshop Australia | 1335 – 303 Rev. Z  | 07/03/2022    |
| 3d Views                              | Design Workshop Australia | 1335 – 304 Rev. Z  | 07/03/2022    |
| 3d Views                              | Design Workshop Australia | 1335 – 305 Rev. Z  | 07/03/2022    |
| Shadow Plan - Winter - 9am            | Design Workshop Australia | 1335 – 911 Rev. Z  | 07/03/2022    |
| Shadow Plan - Winter - 12pm           | Design Workshop Australia | 1335 – 912 Rev. Z  | 07/03/2022    |
| Shadow Plan - Winter - 3pm            | Design Workshop Australia | 1335 – 913 Rev. Z  | 07/03/2022    |
| Solar Views - Winter                  | Design Workshop Australia | 1335 – 915 Rev. Z  | 07/03/2022    |
| Solar Views - Summer                  | Design Workshop Australia | 1335 – 916 Rev. Z  | 07/03/2022    |
| GFA Plans + Schedule                  | Design Workshop Australia | 1335 – 920 Rev. Z  | 07/03/2022    |
| Visual Impact Assessment              | Distinctive Living Design | 58-20 Rev. Z       | December 2021 |
| Traffic Impact Assessment             | Cardno                    | 9671163            | 15/02/2022    |
| Conceptual Stormwater Management Plan | Cardno                    | 9671163            | 28/01/2022    |
| Slope Stability Risk Assessment       | Cardno                    | M31630 v2          | 03/06/2021    |
| Water Network Capacity Assessment     | ARCADIS                   | F0002-30115500-AAR | 07/03/2022    |
| Sewer Network Capacity Assessment     | ARCADIS                   | F0001-30115500-AAR | 18/03/2022    |
| Needs Analysis                        | Norling Consulting        | N/A                | April 2021    |

- 1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 3 September 2021.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

## Attachment 13.3.3.1 Conditions of Approval

- Operational Works;
  1. Access and Parking;
  2. Stormwater;
  3. Erosion & Sediment Control;
  4. Water Infrastructure;
  5. Sewerage Infrastructure;
  6. Landscaping; and
  7. Earthworks.
- Plumbing and Drainage Works; and
- Building Works.

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 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.
- 1.7 A copy of this decision notice and the stamped, approved plans/drawings must be retained onsite at all times. This decision notice must be read in conjunction with the stamped, approved plans to ensure consistency in construction, establishment and maintenance of approved works.

### **2.0 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 landscaping elements installed as result of the development is to be maintained by the applicant (or subsequent owner).
- 2.4 During construction, a Tree Protection Zone is to be implemented in accordance with AS4970 for any trees that are indicated for retention on the approved landscape plan.
- 2.5 Prior to commencement of use, any trees indicated for retention on the approved landscape plan are to be replanted with the same species if damaged, diseased or dead.
- 2.6 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.
- 2.7 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.
- 2.8 No toxic plants are introduced into the proposed development, including Pink Periwinkle (*Catharanthus roseus*), and Oleander species.
- 2.9 The applicant shall submit an Operational Works Application for Landscaping, including an amended Landscaping Plan that includes the following:
  - a) An amended Detailed Landscaping Plan that is provided in accordance with Planning Scheme Policy SC6.4 - Landscaping Planning Scheme Policy.

## Attachment 13.3.3.1 Conditions of Approval

- b) Specific details in relation to screening the development from Shute Harbour Road and adjoining residential accommodation, using the recommendations of the Visual Impact Assessment by Distinctive Living Design.
- c) The location of proposed irrigation and drainage works including direction of overland flow, location of field inlets (as required) and methods to ensure erosion control (including landscaping proposed in adjoining road reserves).
- d) Details regarding access to all landscaping areas.
- e) A maintenance plan, detailing the intended arrangements for maintenance of the landscaping, including at least, maintenance schedules for:
  - i) weed control;
  - ii) irrigation and watering;
  - iii) landscape areas being used to buffer the structure;
  - iv) plant maintenance and pruning; and
  - v) fertilizer management.
- f) All plantings are to be from Council's approved Planting Species List within Planning Scheme Policy SC6.4.5.

### **3.0 BUILDING**

- 3.1 The maximum building height of the Resort Complex tower is 39.0m as defined by the Whitsunday Regional Council Planning Scheme v3.7.
- 3.2 Prior to occupation of the completed development, submit a certificate from a licenced surveyor to demonstrate that the completed hotel tower does not exceed 39.0 metres as defined above and in accordance with the approved elevation plans.
- 3.3 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.4 Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:
  - a) Refuse storage areas.
  - b) Service equipment.
  - c) Mechanical ventilation.
  - d) Refrigeration units.
  - e) Storage areas for machinery, materials, vehicles or the like.
- 3.5 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.
- 3.6 Building design, architectural elements and landscaping treatments must block or reduce excessive light and air-conditioning plant noise.
- 3.7 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.8 Buildings are to be finished with external building materials and colours to reduce scale and bulk.
- 3.9 The privacy of residents of adjoining premises is protected through all upper storey windows overlooking adjoining residential properties are to be glazed in opaque glass or otherwise appropriately screened. The details of the proposed method must be submitted to Council prior to the issue of a Decision Notice for Building Works. The approved method must be installed prior to the commencement of the use and maintained thereafter to Council's satisfaction.



## Attachment 13.3.3.1 Conditions of Approval

- 3.10 Shutters, block-out curtains, blinds or suitably tinted windowpanes must be provided on all bedroom windows of each unit to shield excessive sunlight from the bedrooms. No silver or other reflective materials may be used for sun block purposes.

### **4.0 AMENITY**

- 4.1 Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or such other emissions. Specifically:
- a) Position and direct all lighting so as not to exceed beyond the boundary or the like. Take care to ensure spill and reflection are covered where appropriate.
- 4.2 Install lighting within the site boundary for all car parking areas, outdoor activity areas (i.e. communal or staff areas) and along all on-site pedestrian pathways prior to commencement of the use. The design and construction of the lighting system must:
- a) Meet minimum requirements of Australian Standard AS/NZS1158.3.1:2020 Pedestrian area (Category P) lighting.
  - b) Meet the relevant requirements of the electricity supplier.
  - c) Include lighting shields, anti-tamper screws, weather resistant bulkhead fitting and robust material to withstand severe weather conditions.
- 4.3 Maintain the lighting system at all times for the life of the development.

### **5.0 EARTHWORKS**

- 5.1 All site works must be designed by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Geotechnical Stability Assessment report dated June 2021 prepared by Cardno Pty Ltd.
- 5.2 Any cut/fill batter slopes are to be protected and retained in a visually acceptable manner prior to commencement of the use. Any retaining structures must be designed in accordance with the recommendations of the Geotechnical Stability Assessment Report dated June 2021 prepared by Cardno Pty Ltd and supervised and certified during construction.
- 5.3 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.

### **6.0 WATER INFRASTRUCTURE**

- 6.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 6.2 All existing water service connections must be disconnected and sealed to the satisfaction of Council's Water & Sewer Services prior to commencement of the use.
- 6.3 The development must be connected to Council's water supply network using the existing 225mm water main located in Shute Harbour Road. The connection from the 225mm water main must be extended to the front of the lot on Shingley Drive and be located in an easement placed along the eastern boundary of Lot 268 HR1060. The water meter must be located at the north-eastern point of Lot 268 HR1060. The water service connection must be sized appropriately for the use. Any upgrading works must be completed by the developer at their full cost prior to commencement of the use.

### Attachment 13.3.3.1 Conditions of Approval

- 6.4 Each dwelling within the development must be provided with a sub-meter in accordance with the Queensland Plumbing and Wastewater Code 2019 and Council's policy for sub-metering prior to occupation of the dwellings.
- 6.5 All water infrastructure must be designed and constructed in accordance with Council's Whitsunday Regional Council Development Manual (or equivalent replacement document current at the time of development) prior to the commencement of the use.
- 6.6 Prior to commencement of the use, 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 all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.
- 6.7 Easements must be provided over all new Council water mains constructed as part of the development located on private property. Easement documentation must be provided free of cost to Council.

#### **7.0 SEWERAGE INFRASTRUCTURE**

- 7.1 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.2 All sewerage infrastructure must be designed and constructed in accordance with Council's Whitsunday Regional Council Development Manual prior to commencement of the use.
- 7.3 The development must be constructed clear of all existing gravity and/or rising sewer mains on the property and any adjoining properties.
- 7.4 The development must be connected to Council's sewerage reticulation network, using the existing sewer jump-up. Any upgrading works to the existing sewer jump-up must be completed by the developer at their full cost, prior to commencement of the use.
- 7.5 Easements must be provided over all new Council sewerage lines constructed as part of the development located on private property.
- 7.6 Easement documentation must be provided free of cost to Council.

#### **8.0 ACCESS AND PARKING**

- 8.1 Prior to commencement of any work on site 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.
- 8.2 The applicant must design, construct, and maintain the four external access from the pavement of Shingley Drive to the property boundary of Lot 268 HR1060 and Lot 95 HR1223 to a sealed standard so as to comply as a minimum with the levels, dimensions and specifications as shown on Council's Standard Drawings RS-051 prior to the commencement of the use.
- 8.3 The internal access must include provision for all drainage from within the property and along the driveway surface to be collected at or inside the property boundary and discharged to a legal point of discharge prior to the commencement of the use.
- 8.4 A minimum of 222 (inclusive of service vehicles) car parking spaces are to be provided and maintained within the boundaries of the property prior to commencement of the use. All accesses, parking bays and maneuvering areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.

### Attachment 13.3.3.1 Conditions of Approval

- 8.5 A minimum of 2 SRV and 2 MRV loading and unloading spaces are to be provided and maintained within the boundaries of the property prior to commencement of the use. All accesses, parking bays and maneuvering areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.
- 8.6 A minimum of 63 Bicycle parking spaces are to be provided and maintained within the boundaries of the property prior to commencement of the use. All bicycle parking bays must be designed and constructed so as to comply with the criteria described in AS2890.3

#### **9.0 STORMWATER AND STORMWATER QUALITY**

- 9.1 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.
- 9.2 Prior to the commencement of the use, the applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and developed flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 9.3 The applicant must design and construct roof and allotment drainage system for the development so as to comply with the Queensland Urban Drainage Manual current at the time of development as a minimum.
- 9.4 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (current at the time of development).
- 9.5 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.
- 9.6 Prior to commencement of use on the site the applicant 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 roof and allotment 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.
- 9.7 Prior to the first Operational works application being lodged, an expanded Stormwater Quality Management Plan is to be submitted to include the additional requirements expected at the operational works application stage as per Table 5 of Council's Stormwater Quality Guideline. The amended SQMP is to include the following:
  - a) The recommendations of the endorsed SQMP and any relevant conditions of the development permit.
  - b) Is prepared in accordance with the State Planning Policy (SPP), July 2017, State interest for Water Quality and the recommendations and requirements outlined in the Whitsunday Regional Council Stormwater Quality Guideline.
  - c) Demonstrate that there is sufficient horizontal and vertical space for maintenance access.
- 9.8 The stormwater quality devices included in the approved Stormwater Quality Management Plan are to be constructed as per the instructions of the manufacturers
- 9.9 Prior to the commencement of the use, any proposed stormwater quality devices and supporting infrastructure shall be inspected by the applicants' RPEQ engineer and Council's Officers. Should

### Attachment 13.3.3.1 Conditions of Approval

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.

- 9.10 A Commissioning Certificate is to be submitted to Council prior to commencement of use. All stormwater quality devices installed under this approval shall be commissioned by a suitably qualified person and a certificate supplied to Council prior to their use.
- 9.11 At all times, all proprietary devices for stormwater quality are to be maintained as per the instructions of the manufacturers and the approved Stormwater Quality Management Plan.
- 9.12 Prior to commencement of the use of the proprietary devices, the applicant must provide a copy of the maintenance contract for any proprietary stormwater treatment device installed on the site. Details of the maintenance contract including maintenance intervals to achieve, minimally, that at least 90% of pollutants will be captured during the inter-maintenance period.
- 9.13 Prior to commencement of use, the number of cartridges of the stormwater filter system (water quality) installed is to be in accordance with the approved stormwater quality management plan
- 9.14 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure 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

#### **10.0 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 applicant 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 applicant 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 commencement of the use.

#### **11.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

11.1 The applicant must prepare with the first Operational Works Application, an Environmental Management Plan (EMP) showing design and control measures to be adopted for the Operational Works phase of the development. The EMP must be submitted with any correlating Operational Works application for Council review and all recommendations of the Environmental Management Plan must be completed to the requirements of Council.

11.2 The EMP must address but not be limited to the following issues:

- a) Weed control.
- b) Light management.
- c) Interim drainage plan during construction.
- d) Earthworks construction programme.
- e) Emergency vehicle access.
- f) Noise and dust suppression during operational works phase.
- g) Other issues as identified/required.

## Attachment 13.3.3.1 Conditions of Approval

- 11.3 The EMP must reflect the recommendations of all associated specialty reports submitted with this development application.

### **12.0 CONSTRUCTION MANAGEMENT PLAN**

- 12.1 A construction management plan must be submitted to, and approved by, Council prior to the issue of any development permit for the carrying out of building work. The approved construction management plan must be complied with and always kept onsite during construction works.

- 12.2 The construction management plan must address all activities associated with construction (excluding noise and dust issues), including but not limited to:

- a) Vehicle access (including responsibility for maintenance of the defined cartage route) during hours of construction.
- b) Traffic management (including loading and unloading).
- c) Parking of vehicles (including on site employees and delivery vehicles).
- d) Maintenance of safe pedestrian movement across the site's frontage/s (including by people with disabilities).
- e) Building waste / refuse disposal.

- 12.3 The construction management plan must demonstrate that:

- a) The general public will be adequately protected from construction activities.
- b) The building site will be kept clean and tidy to maintain public safety and amenity.
- c) Demand for occupation of the street and protection of Council assets will be well managed.

### **13.0 NOISE MANAGEMENT PLAN**

- 13.1 A Noise Management Plan must be submitted to, and approved by, Council prior to the issue of any development permit for the carrying out of building work.

- 13.2 The noise management plan must:

- a) Be prepared by a suitably qualified acoustic engineer.
- b) Provide details of expected noise sources.
- c) Include an assessment of the predicted noise levels from all proposed construction activities.
- d) Identify the measures and work practices that will be implemented to ensure that noise from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.
- e) Identify the procedures to be adopted for monitoring of noise emissions.
- f) Provide details of complaint response procedures that will be adopted.
- g) Identify the procedures to be adopted for revision and review of the Noise Management Plan.

- 13.3 The approved Noise Management Plan must be complied with and always be kept on-site.

- 13.4 Noise from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*.

**14.0 DUST MANAGEMENT PLAN**

- 14.1 The release of dust and particulate matter from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*.
- 14.2 A Dust Management Plan must be submitted to, and approved by, Council prior to the issue of any development permit for the carrying out of building work.
- 14.3 The Dust Management Plan must:
- a) Be prepared by a suitably qualified professional.
  - b) Provide details of sources of dust and particulate emissions.
  - c) Identify the measures and work practices that will be implemented to ensure that the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*.
  - d) Identify the procedures to be adopted for monitoring and reporting of air emissions.
  - e) Provide details of complaint response procedures that will be adopted.
  - f) Identify the procedures to be adopted for revision and review of the Dust Management Plan.
- 14.4 The approved Dust Management Plan must be complied with and be always kept on-site.

**15.0 EROSION AND SEDIMENT CONTROL**

- 15.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. Erosion prevention and sediment control measures must be established so as to comply with the 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*. 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 stabilized (e.g., turfed, concreted).
- 15.2 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.
- 15.3 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.
- 15.4 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*.

**16.0 GEOTECHNICAL**

- 16.1 All site works must be designed by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Geotechnical Stability Assessment report dated June 2021 prepared by Cardno Pty Ltd.
- 16.2 Any cut/fill batter slopes are to be protected and retained in a visually acceptable manner prior to commencement of the use. Any retaining structures must be designed in accordance with the



### Attachment 13.3.3.1 Conditions of Approval

recommendations of the Geotechnical Stability Assessment Report dated June 2021 prepared by Cardno Pty Ltd and supervised and certified during construction.

- 16.3 Upon completion of any Building Works and prior to Final Inspection Certificate, 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 by Cardno Pty Ltd Geotechnical Stability Assessment report dated June 2021 and are stable and will remain so over the long term.
- 16.4 All work on site must be supervised by the Developer's Engineer who must ensure that all work is completed in accordance with the proposal and any Development Permit conditions. A certification to confirm compliance must be provided prior to the commencement of the use.

#### **17.0 ENVIRONMENTAL HEALTH**

- 17.1 The operation of swimming pools must comply with Queensland Health's Swimming and Spa Pool Water Quality and Operational Guidelines (2004).
- 17.2 Application must be made to Council's Environmental Health Branch to establish and conduct a food business in accordance with the requirements of the *Food Act 2006*.
- 17.3 Premises intended to be used for the storage, preparation, handling, packing and/or service of food must comply with the requirements of the *Food Act 2006* and the Food Standards Code.
- 17.4 The proprietor must apply for and hold a food plan approval prior to commencing fit out of any area intended for the storage, preparation handling, packing and/or service of food.
- 17.5 The proprietor must hold a current Food Licence with respect to the food handling activities conducted at the premises, prior to the commencement of use.
- 17.6 Waste and recycling storage facilities must be provided in accordance with the following provisions:
- a) Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development.
  - b) Waste storage area for waste containers must be constructed of a solid concrete base or acceptable equivalent.
  - c) Waste storage area must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway.
- 17.7 Maintenance and cleaning of waste containers must be carried out by a cleaning contractor or in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed ground.
- 17.8 All reasonable and practicable measures are to be taken to ensure that the waste storage area is kept to a standard of cleanliness where there is no accumulation of:
- a) Waste, except in waste containers.
  - b) Recycled matter, except in containers.
  - c) Grease.
  - d) Other visible matter.
- 17.8 A Trade Waste approval must be obtained from Council's Environmental Health Department prior to the discharge from the premises of any trade waste to Council's wastewater system. All discharges must be in accordance with Council's wastewater system admission limits.
- 17.9 In the event the business/operator receives a noise complaint the following procedure must be enacted:
- a) The business/operator shall record the following details of the complaint:

## Attachment 13.3.3.1 Conditions of Approval

- i) Contact details of the complainant.
  - ii) Time and date of the complaint.
  - iii) Details and nature of the complaint.
  - iv) The method which the complaint was lodged.
  - v) The action taken by the responsible person in relation to the complaint.
- b) If the issue cannot be resolved in house between the business/operator and the complainant within 5 days, the business/operator shall be responsible to commission an independent noise consultant which is endorsed by Council to conduct a noise assessment. The noise assessment must include:
  - i) the nature or the potential harm/nuisance;
  - ii) the sensitivity of the receiving environment;
  - iii) the current state of technical knowledge of the activity;
  - iv) appropriate noise standards; and
  - v) the likelihood of successful application of different attenuation measures that may be taken.
- c) Upon receipt of the noise acoustic report the business/operator must undertake appropriate actions to resolve the complaint.
- d) The business/operator must then advise the complainant of actions taken to resolve the complaint.

### **18.0 OPERATING PROCEDURES**

- 18.1 Ensure communal open space activities (i.e. swimming pool areas) are between the hours of 7:00am to 10:00pm only.

### **19.0 MISCELLANEOUS**

- 19.1 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](http://www.datsip.qld.gov.au)

- 19.2 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.
- 19.3 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.
- 19.4 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 Shingley Drive or adjoining land unless written permission from the owner of that land and Council is provided.
- 19.5 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.

### **20.0 ADVISORY NOTES**

#### **20.1 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.

#### **20.2 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.

#### **20.3 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.

#### **20.4 Noise During Construction and Noise in General**

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

#### **20.5 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.

#### **20.6 Enquiries relating to the aforementioned conditions should be directed to the Planning and Development Directorate who will direct the enquiry to the relevant officer.**

## ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

### 1. Application Summary

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application and Development Permit for Resort Complex comprising – Shops, Function Facilities (Function Centre), Food and Drink Outlets, Bars, Indoor and Outdoor Sport and Recreation, One Hundred and Sixty (160) Short Term Accommodation and Multiple Dwelling Units and Ancillary Uses associated with the operation of a Resort Complex and for Preliminary Approval (Variation Request to the Tables of Assessment for Building Works); |
| Landowner               | One Whitsundays Developments Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Property Address:       | 125 - 131 Shingley Drive Cannonvale                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Property Description:   | L: 268 HR: 1060 T: N1149/096, L: 95 HR: 1223 T: N1191/156                                                                                                                                                                                                                                                                                                                                                                                                  |
| Area of Site:           | 1.095ha                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Planning Scheme Zone:   | Low-medium Density Residential Zone                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Level of assessment     | Impact Assessable                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Overlays:               | Infrastructure Overlay<br>Landslide Hazard Overlay                                                                                                                                                                                                                                                                                                                                                                                                         |
| Existing Use:           | Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Existing Approvals:     | 20100446 – Development Permit for Operational Works (Earthworks)                                                                                                                                                                                                                                                                                                                                                                                           |
| Public Notification:    | 12 May 2021 – 30 June 2021                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Submissions received:   | Properly made - 587<br>Not properly made - 246<br>Total - 1147                                                                                                                                                                                                                                                                                                                                                                                             |
| State referrals:        | State transport thresholds - The proposed development includes more than 50 dwellings and can accommodate more than 75 persons; &<br>Development within 25m of a State Transport Corridor.                                                                                                                                                                                                                                                                 |
| Infrastructure charges: | \$4,001,631.95                                                                                                                                                                                                                                                                                                                                                                                                                                             |

### 2. Site Details

#### 2.1. Location

The site is located at 125 and 131 Shingley Drive, Cannonvale.

#### 2.2. Zoning

The subject site is in the Low-medium Density Residential Zone of the Scheme, with a maximum building height of 12m.

#### 2.3. Site description

The land parcels adjoin two (2) roads being Shingley Drive at the front of the site and Shute Harbour Road at the rear. The site slopes up from the Shingley Drive frontage to a central level area before a near vertical cliff face at the rear of the site. On the western boundary at the top of the cliff is a flat podium area. Overall, slopes vary from 5% - 120% with a small percentage of localised slope ledges at more than 120%. The site has been cleared and currently has minimal trees and shrubs with various weed grasses throughout. A semi-established vegetated buffer adjoins the Shute Harbour Road reserve.

### 2.4. Access

The site achieves access from Shingley Drive via a large bus and vehicle one-way porte-cochere.

### 2.5. Surrounding uses

The site directly adjoins the Shingley Beach Resort to the south east. Also in the vicinity of the development is the Coral Sea Marina (north east), Marina Shores and The Peninsula (north west) and Shute Harbour Road (rear or south west).

## 3. Proposal Details

The proposal is located at 125 - 131 Shingley Drive Cannonvale and is 1.095ha.

The Resort Complex comprises of the following development aspects:

- One Hundred and Sixty (160) Short-Term Accommodation and Multiple Dwelling Units consisting of:
  - o 65 standard hotel rooms at 34m<sup>2</sup> each
  - o 66 1-bedroom suites ranging from 64m<sup>2</sup> to 79m<sup>2</sup> each
  - o 8 2-bedroom suites at 92m<sup>2</sup> each
  - o 21 luxury villas ranging from 75m<sup>2</sup> to 95m<sup>2</sup> each
- Function Centre that is 300m<sup>2</sup>
- 3 Food and Drink Outlets and 1 Bar
- Indoor and Outdoor Sport and Recreation such as Gym, Wave Pool and Water Park
- Ancillary uses associated with a Resort Complex such as Day Spas.

The proposed Resort Complex has a maximum building height of 39m. The built form consists of an 11m high (Ground Level – Level 3) podium level from Shingley Beach Drive that contains the entry foyer, back of house access and general access to the bulk of the resort which begins from Level 3. The upper levels (Level 4-11) comprising the accommodation will be in the form of a tower structure occupying the balance of the podium level. Level 3 has no accommodation but provides most of the commercial and recreational facilities for the resort including the function centre, restaurants, bars and the outdoor pool areas. The 21 luxury villas are situated behind the accommodation tower and will not be visible from Shingley Drive. They are accessed from a private driveway ramp from Shingley Drive to Level 5 approximately 50m North of the porte-cochere.

Access to the carparking areas is gained through the 1-way porte-cochere via access ramps to the upper levels. Parking areas are provided on Levels 1, 2, 4 and 5 and achieve a combined total of 222 spaces. The porte-cochere will have one-way controls throughout the development and has sufficient width to allow for two vehicles to pass side by side. A garbage-handling area, storage area and loading dock will be located on the ground level and has direct access from Shingley Drive.

In response to Council's Information Request, Further Advice Notice and Public Submissions received, the applicant has changed the development in accordance with s52(1) of the PA and

s26.1 of the DA Rules v1.3, with particular attention on building height. The following changes were made regarding the height of the structure:

- Original Application – 16 Levels and a total building height of 53.1m
- New Proposal – 11 Levels (12 is rooftop) and total building height of 39.0m
- The change application has resulted in minor changes to the external appearance in terms of articulation, external treatments, revised commercial areas, colour scheme and building mass.

### Variation Request

The application involves a Preliminary Approval that is a variation request to vary the Tables of Assessment for Building Work by increasing the maximum building height for the premises to that of the proposed development. As a result, the development application was required to undertake 30 business days of Public Notification. The effect of the variation will be that any future building works application will not be subject to impact assessment as it has been completed as part of the Development Application for Material Change of Use for the Resort Complex. This aspect is an anomaly and is being corrected in the Planning Scheme Major Amendment.

## **4. Planning Assessment**

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*.

The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

### 4.1. State Assessment and Referral Agency (SARA)

The Application was referred to the State Assessment Referral Agency (SARA) as the proposed development includes more than 50 dwellings and can accommodate more than 75 persons (state transport thresholds). The development also triggers referral to SARA due to the proximity of the site to Shute Harbour Road, which is a State Transport Corridor.

Conditions of approval issued by SARA have been included as **Attachment 13.3.3.6** to this report. Notably, a requirement for a public passenger transit facility has been imposed.

### 4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application.

#### State Interest – Liveable Communities

Not Applicable.

#### State Interest – Mining and Extractive Resources

Not Applicable.

#### State Interest – Water Quality

The development application material presented to Council in the Further Advice Response meets the requirements of the SPP for Water Quality. The MUSIC model and the treatment



train is considered appropriate with all proprietary devices now located within the boundaries of the site, making the model compliant.

### State Interest – Natural Resources, Risk and Resilience

A proposal specific Slope Stability and Risk Assessment (Cardno) has been provided. Specific conditions of the approval were issued by SARA stipulating the proposed development must not encroach or de-stabilise the state-controlled road or cause similar adverse impacts. The report advises: *The southern-most cut adjacent to Shute Harbour Road is to be entirely enclosed by retaining structures and the lower levels of the building itself. The existing cutting has been present for many years and has proven to be stable. It is assessed that the assumed development will not alter the present state of stability of the subject land or have an adverse impact on adjoining land and structures, so long as the recommendations in the report are followed.*

### State Interest – Strategic Airports and Aviation Facilities

Not applicable.

## 4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. An assessment against the Desired Regional Outcomes is provided.

### Strategic directions – Sustainability, Climate Change and Natural Hazards

The subject site is not mapped within the Erosion Prone Areas Overlay or within the 2100 Inundation Overlay and is therefore not likely to be directly impacted by the likes of sea level rise stemming from climate change. The development site is subject to the Landslide Hazard Overlay and mitigation measures for landslip can be imposed on the development once an assessment has been made on the site's capability of receiving a development of this magnitude.

### Strategic directions – Environment

The subject site has an urban zoning and is therefore unlikely to directly impact the natural environment of the region.

### Strategic directions – Regional Landscapes

Regional landscape values occur in urban, peri-urban and rural areas, and play a major role in defining the character of the region. The proposed development will impact on the regions landscape values as shown by the review of the Visual Impact Assessment within the application material. Further discussion on this point is located within the strategic framework assessment.

### Strategic directions – Natural Resource Management

Not Applicable.

### Strategic directions – Strong Communities

The region is made up of many local communities, each with its own unique character and identity. A proposal of this scale and diversity consolidates the region's built form by offering a mixed land use which will improve the liveability of the region. It can also be argued that by the number of submissions from the community that the development may impact the community's view of the unique character of the region, which consists of generally 'low-rise' development character.

### Strategic direction – Strong Economy

The region has a strong economic base, bolstered by agriculture, tourism and resource activities. The proposal aims to service the region's strong tourism industry by attracting and accommodating the current and future needs of the industry sector. The proposal will also offer a diverse range of employment opportunities, enabling employment related development to occur.

### Strategic direction – Managing Growth

The proposal is suitably located for urban development, however the density and scale of the proposal is inconsistent with that envisaged by the Low-medium Density Zone.

### Strategic direction – Urban Form

New development in the region should be responsive to existing urban environments, community views, needs and aspirations. Additionally, new development can contribute positively to the settlement pattern through compact, well-designed development that integrates with the existing urban structure. The proposal significantly departs from the surrounding character and built form of the region and that intended by the zone. Further discussion on the urban form of the development is in the Strategic Intent assessment.

Photomontages of the development are contained in **Attachment 13.3.3.5**.

### Strategic direction – Infrastructure and Servicing

The development will generate a demand for water supply and wastewater treatment. The development will utilise the existing reticulated water and sewer networks and the existing transport network with no significant changes proposed to this infrastructure. Specialty reports for Water and Sewer demand have been provided (ARCADIS) and confirm that the existing Water and Sewer network can cater for the demand generated by this development without any significant infrastructure upgrades.

### Strategic direction – Transport

Enhancing the integration of transport and land-use planning is essential to ensure efficient land-use and infrastructure outcomes are achieved. The overall intent of this strategic direction is to influence a reduction in motor vehicle usage with the promotion of transport hubs to increase public passenger transport utilisation. No changes to the external transport network are proposed. A significant passenger transport setdown facility has been imposed via a condition of approval by SARA. It is important to note that all bus operations will be private busses for hotel use only. The applicant's Traffic Impact Assessment (TIA) by Cardno determines that the 7m wide pavement along the frontage of the site is considered sufficient for bus operations, which is supported by corresponding swept path templates.

Notably, the State Government has accepted the applicant's TIA and has not conditioned any upgrades to the Shingley Drive / Shute Harbour Road intersection.

## 4.4. Whitsunday Regional Council Planning Scheme, 2017

### 4.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

### Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked to its key

economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

### Strategic Intent – Theme 1 - Liveable Communities and Housing

The proposal is considered generally consistent with the liveable communities and housing element of the strategic intent. Although the proposed development is not in complete alignment with the hierarchy of centres regarding the number of commercial uses proposed, the development contains a significant amount of permanent and short-term residential accommodation which is specifically sought within the Low-medium Density Zone.

### Strategic Intent – Theme 2 - Economic Growth

The proposal is considered to have the potential to add to the economic resilience, wealth creating and employment generating capacities of the region. The proposal provides for a new tourism accommodation offering within Airlie Beach and Cannonvale, with an associated major regional function facility. Although this major tourism accommodation is situated away from the Airlie Beach Main Street, the proposed location is appropriate due to the nature and scale of the development in combination with the adjacent tourism generating location of Coral Sea Marina and primary transport infrastructure of Shute Harbour Road.

### Strategic Intent – Theme 3 - Environment and Heritage

The strategic framework outlines that *the core landscape values within the Region are to be protected and, if practical enhanced*. Relevant to the proposal, the core landscape values include the major scenic routes along Shute Harbour Road and the boating routes along the coastline. The proposal exceeds the nominated building height of the Low-medium Density Residential Zone; therefore, to determine the visual impact a Visual Impact Assessment (VIA: Distinctive Living Design) has been submitted (**Attachment 13.3.3.7**)

The findings of the VIA are:

*The proposed development will be transitionally visible, having some visual intrusions into viewsheds over the Pioneer Bay marine environment and the forested mountains terrestrial landscape, however in no instance are any views entirely blocked within the context of a panoramic viewshed. The overall building height will be marginally and noticeably higher than any other development in the immediate context, conversely the proposed building does not breach or approach the unbroken dominant ridgeline in any instance from sub-regional viewpoints. Paradoxically the building could provide a visual reference point and positive urban character of the Airlie Beach / Cannonvale locality without compromising the high scenic value identified within the Whitsunday Scenic Amenity Study 2017.*

The findings of the VIA are generally accepted. Discussion and assessment on the visual impact of the proposal is contained in section **4.4.7** of this report.

### Strategic Intent – Theme 4 - Safety and resilience to hazards

The strategic framework seeks to avoid or mitigate potential adverse environmental impacts of development. The proposal is not considered to result in additional risks to persons or property beyond those reasonably expected living within a coastal sloping environment. The geotechnical assessment for the site has provided recommendations for the construction stage of the development. Detailed discussion is contained with the overlay code assessments.

### Strategic Intent - Infrastructure

The applicant has demonstrated through specialist reports that the development can operate without causing a negative impact on the region's infrastructure servicing capabilities. DTMR have accepted the applicants TIA and has not conditioned any upgrades to the Shingley / Shute Harbour Road intersection. Water and Sewer network capacity assessments have sufficiently demonstrated that the water and sewer network has sufficient capacity to cater for the development without any significant upgrades. Subject to the imposition of reasonable and relevant conditions the regions infrastructure networks will be protected.

### 4.4.2. Overlay Codes

#### Infrastructure Overlay (Road Noise Corridor & Bulk Water Supply Buffer)

The development site is in proximity of Shute Harbour Road and the Cannonvale Reservoir, which triggers assessment against the Infrastructure Overlay. The proposed development is unlikely to impact this infrastructure, however certain levels of noise attenuation at building works stage is needed.

#### Landslide Hazard Overlay

A proposal specific Slope Stability and Risk Assessment by Cardno has been provided as part of the applicant's response to Council's Further Advice notice. The report concludes: *It is assessed that the assumed development will not alter the present state of stability of the subject land or have an adverse impact on adjoining land and structures, so long as the recommendations in the report are followed.*

### 4.4.3. Zone Code

#### Low-medium Density Zone Code

The development contains a range of accommodation types presented in a medium density structure. All proposed accommodation types have been designed to cater for short and long-term options. In addition to the accommodation uses, Bars and Food and Drink Outlets are included within the proposed development to support the accommodation aspects. It is considered that the uses proposed under the 'Resort Complex' definition within the proposed development are compatible with the Low-medium Density Residential Zone.

The development will achieve necessary connections to all required infrastructure networks. This has been demonstrated through various infrastructure provisioning reports. The full range of urban services will be made available to the development without any significant upgrades to Council's infrastructure network. The site has direct access to the transport infrastructure network (Shingley Drive onto Shute Harbour Road). Pedestrian and bicycle access already exists from Shingley Beach Drive. The State Government has accepted the TIA and deemed that no major upgrade is required to the Shingley Drive / Shute Harbour Road intersection.

The proposal has a maximum height of 39m. The height of the development is a clear non-compliance with the Planning Scheme with respect to Overall Outcome 3(f), which clearly identifies that the maximum building height for the zone of 12.0m. Building height is nominated as an overall outcome for the zone of which the intent is to ensure *development has a low to medium rise built form that is compatible with the intended scale and character of the streetscape and surrounding area*. The proposed building height is not compatible with the intended scale and character of the streetscape and surrounding area with a preference to low to midrise built forms.

However, the physical characteristics of the site does lend itself well to additional building height than that prescribed by the zone as the site is cut into a hillside. The site contains natural ground levels ranging between RL 13.00 and RL 35.00. The applicant has recognised this attribute and has redesigned the structure removing four levels with the aim of balancing the visual impact and the financial viability of the project. The architectural plans demonstrate

the proposal incorporates a high standard of architectural and urban design and landscaping to deliver a functional building and streetscape.

Multi-storey development in the zone needs to ensure that there is no unreasonable loss of amenity for surrounding development having regard to overshadowing, privacy and onlooking, impacts on views and vistas and building massing and scale. The development plans indicate small amounts of overshadowing onto the units in the south-western corner of the adjoining site of Shingley Beach Resort. This is not unreasonable. The orientation of the main hotel tower facing directly north (seawards) combined with the elevation and location of the villas (at the rear of the site facing Shute Harbour Road) is unlikely to cause detriment on privacy and onlooking amenity impacts. Despite lowering the overall building height, the proposal's mass and scale is significant when comparing surrounding development and is unable to meet that benchmark as it is unavoidable when seeking to balance the visual impact of the proposal with the required number of rooms for commercial viability. This is evident from the findings of the Needs Analysis (Norling) which identifies that to attract a premium hotel operator, the development must have the following key characteristics:

- a) Provide at least 160 rooms, preferably more than 200 rooms
- b) Achieve at least a 4 star rating, preferably 4½ stars or above
- c) Provide a full daily servicing (e.g. housekeeping, concierge and room service)
- d) Is operated by an international or national hotel chain
- e) Is located in a prime CBD/waterfront location
- f) Can be accommodated in a wide range of building forms, dictated primarily by the scarcity (or otherwise) of the particular location.

Further discussion on the building height is section's **4.4.5** and **4.4.7** below.

#### 4.4.4. Development Codes

##### Multi-unit Uses Code

The Multiple Dwelling Unit/Short-term Accommodation aspects of the development are generally compliant with the benchmarks of the code. The development is located on an allotment greater than 800m<sup>2</sup>. All access to the site is from the porte-cochere and foyer area at the front of the development presenting an attractive interface with the street. The development achieves compliance with site coverage achieving 58.18%. Various articulation elements are used on the building to break up the structure's mass and composition. However, it is acknowledged that the scale of the structure is not compatible with the surrounding developments.

The proposal has very minor building setback non-compliances however meets the performance outcome as it provides for visual continuity of the streetscape. Areas of non-compliance can be softened by landscaping treatments. The proposal exceeds the private open space requirement achieving 36.18% and 24.24% for communal open space (30% required in total). All rooms exceed the minimum size requirements stipulated by the code.

##### Infrastructure Code

The proposal has demonstrated that it can connect to Council reticulated water and sewer infrastructure without compromising either network. Water and Sewer network analyses provided have been accepted by the asset manager. Conditions of approval can be imposed to ensure these infrastructure connections are completed to Council satisfaction through Operational Works Permits. The material presented has been able to meet the requirements of the SPP for Water Quality and therefore the Scheme's requirements. The MUSIC model and the treatment train is considered appropriate with all proprietary devices now located within the boundaries of the site, making the development compliant.

Landscaping Code

A condition of approval can be applied to provide a revised landscaping concept that reflects the current development. The current landscaping plan gives a general idea of the landscaping placements and demonstrates there is sufficient room for landscaping on the site. Conditions of approval can be imposed requiring landscaping to be provided in accordance with Council's Planning Scheme Policy.

Transport and parking code

The development attracts a requirement of 311 parking spaces and the applicant has proposed a total of 222 parking spaces, a shortfall of 89 spaces. A breakdown of the required parking regime is:

| Land Use                            | Type         | Yield             | Car Parking Requirement          | Spaces Required   |
|-------------------------------------|--------------|-------------------|----------------------------------|-------------------|
| Short-term accommodation (hotel)    | 1 bedroom    | 131 units         | 1 space per unit                 | 131.0             |
|                                     | 2 bedrooms   | 8 units           | 1.5 space per unit               | 12.0              |
|                                     | 3+ bedrooms  | 21 units          | 2 space per unit                 | 42.0              |
|                                     | <b>Total</b> | <b>160 units</b>  | 1 space per 5 units for visitors | 32.0              |
| Bar                                 |              | 141m <sup>2</sup> | 1 space per 10m <sup>2</sup> GFA | 21.1              |
| Function facility                   |              | 625m <sup>2</sup> | 1 space per 15m <sup>2</sup> GFA | 41.6              |
| Food and drink outlet (restaurants) |              | 560m <sup>2</sup> | 1 space per 25m <sup>2</sup> TUA | 22.4              |
| Hotel                               |              | 398m <sup>2</sup> | 1 space per 25m <sup>2</sup> TUA | 15.9              |
| <b>Planning Scheme Total</b>        |              |                   |                                  | <b>311 spaces</b> |

If a 30% cross utilisation rate is applied to commercial/entertainment land uses when located within an accommodation complex a reduction of 94 space can be justified. Using this scenario the proposal complies with the required volume of carparks.

The proposed reduction in carparking has been justified by the following reasons:

1. The required parking provision based on the 'short-term accommodation' land use requirements is only 217 bays. This provision is suitably catered for on site. The additional required parking provision is only due to the potential use of the internal restaurants being used by the general public.
2. The restaurant and other axillary land uses has only been included given that they are open to the public. This does not include the kids club, pool area or other similar land uses. As such, the cross utilisation between the restaurants and the short-term accommodation uses is likely higher.
3. Given the relatively remote location of Cannonvale compared to larger population centres (such as Brisbane, Sydney, overseas, etc.), it is likely that a significant number of guests (>25%) will fly into Proserpine airport before being transferred to the proposed development via bus / shuttle. As such, this would reduce the short-term accommodation parking provision by a similar amount.
4. The porte-cochere and bus provisions allow for different transport modes to utilise the development and are expected to further reduce expected parking demands & traffic volumes.



The Planning Scheme requirement for the site's service vehicles is 1 Medium Rigid Vehicle (MRV) and 2 Small Rigid Vehicles (SRV). The development has provided 2x MRV bays and 2x SRV bays, meeting the Scheme's requirement. Driveways and manoeuvring areas have all demonstrated compliance with the Scheme and relevant Australian Standards.

### 4.4.5. Building Height

The applicant has changed the development in accordance with s52(1) of the PA and s26.1 of the DA Rules v1.3, with particular attention on building height. The following changes were made regarding the height of the structure:

- Original Application – 16 Levels and a total building height of 53.1m
- New Proposal – 11 Levels (12 is rooftop) and total building height of 39.0m
- Minor changes to the external appearance in terms of articulation, external treatments, colour scheme and building mass.

The applicant is now applying for a Development Permit to have a Resort Complex with a maximum building height of 39.0m. The maximum building height for the Low-medium Density Zone is 12.0m.

With reference to the numerous development submissions insisting the development should be 'no higher than Shute Harbour Road', the changes endeavour to balance the economic viability of the project with the concerns of the wider community. A review of the viewpoints from the Visual Impact Assessment (**Attachment 13.3.3.7**) reveals that although the structure is above Shute Harbour Road it is only marginally higher than the existing vegetation that buffers the subject site. Development conditions have been imposed to ensure that the vegetation is improved along the Shute Harbour Road frontage to ensure the structure remains screened from Shute Harbour Road.

The height of the resort tower is the Development Application's major non-compliance, in that it directly conflicts with the zone Overall Outcome 3(f):

*'unless otherwise specified in a local plan code or Table 6.2.10.2.1 (Maximum building heights in Low-medium Density Residential Zone), development has a low to medium rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 12.0m above ground level'.*

The site is not subject to a Local Plan. The maximum building height in Table 6.2.10.2.1 for the zone is 12.0m. There is clear non-compliance with the Planning Scheme in this respect. It is of considerable note that the height restriction is an overall outcome of the Zone Code. While the planning rationale for the provision is for built form to be 'compatible with the intended scale and character of the streetscape and surrounding area' the maximum heights themselves are made a feature of the overall outcome, as opposed to a performance or acceptable outcome to achieve a broader overall outcome, as would ordinarily be the case.

Council may also consider any other relevant matter in its assessment of the proposed development under step 1 per section 45(5)(b) of the PA.

### 4.4.6. Planning Need

The applicant has submitted a Needs Analysis (**Attachment 13.3.3.8 - Norling**). The report looks at the proposed Resort Complex and the broader details of a Premium Hotel, the benefits of such a hotel and the long-term economic outcomes as well as a community benefit analysis. This report has been assessed against the criteria within Planning Scheme Policy (PSP) 6.7.3. The key items of note include:

*An assessment of the community impacts and benefits of the development having regard to the Strategic Framework of the Planning Scheme.*

An assessment has been completed drawing on the Strategic Framework of the Planning Scheme. The varied Community benefit outcomes were originally considered flawed as the analysis drew on the Visual Impact Assessment stating the view lines are not broken by the development, which was incorrect until the applicant amended the development from 54.5m to 39.0m. Now that significantly less view lines and no ridgelines are impinged with the redesigned structure, the community benefit conclusions become more realistic, and Council can accept that there will be more community benefit due to the economic benefits the development brings in combination with a far less visually obtrusive structure.

*An outline of the benefits of the development against the economic, social and environmental impacts the community would experience if the proposed development did not proceed.*

It is assessed that the economic benefits of the construction of a large hotel would be advantageous to the region providing those contractors are sought locally to ensure the economic and community benefits remain local.

*The population anticipated to be serviced by the proposal over a short-, medium- and long-term planning horizon.*

The analysis uses the economic assumption that only new visitors to the Whitsundays would stay at the hotel and those who would not have stayed in the Whitsundays would not. The analysis uses the difference of the type of hotel offered and the existing hotels within the region in comparison, which is an untested assumption.

*The existing and anticipated demand for floor space/dwellings over a short-, medium- and long-term planning horizon.*

The report concludes that demand within the resort would not reach 70% occupancy until five years into operation.

*A supply analysis of land zoned for the same or similar purpose as that proposed by the development within the broader locality, having regard for:*

- *existing supply of developed and undeveloped land zoned for the same or similar purpose as that proposed;*
- *current competition for undeveloped land zoned for the same or similar purpose as that proposed.*

The applicant provided an analysis on other similar zoned or larger parcels of land and analysed all the existing hotels in the region. The report infers that premium hotels provide at least 160 rooms, achieve at least a 4-star rating, provide a full daily servicing, are operated by an international or national hotel chain, are located in prime CBD/waterfront locations and offer significant water views. Using this criterion, the analysis found five other vacant sites in the Airlie Beach area all of which are zoned more appropriately than the current site. However, it is acknowledged that the alternate development sites identified in the report do not have the same physical characteristics of the subject site that enable excess building height with limited visual impacts.

Overall, the applicant's Needs Analysis has not provided a full assessment against Council's PSP 6.7.3. Key elements that have been omitted including the demand analysis for the current population, any changing trends which may affect the application (other than COVID), measures that could be implemented to avoid significant impacts, financial reasons for a higher development as opposed to a lower development, and any detail on current 5 star

products using the proposed model across the world and what mechanisms that will ensure the development will be delivered and be maintained and an asset to the region. However, the detailed information and arguments presented are agreed with.

#### 4.4.7. Visual Impact Assessment (VIA)

A VIA was undertaken to determine the potential visual impacts. To understand and assess the visual impact a series of 'viewpoints' were selected from visually prominent or easily located landmarks. Once the viewpoints were established, photographs were taken towards the development site and given a score based on an industry standard impact assessment scoring method (nil, low, moderate, moderately high and high). Viewpoints are then separated into two categories based on their proximity and general context to the subject site and:

1. Sub-Regional – Greater than 500m, and up to 2km from the subject land, located within the greater sub-regional environment.
2. Localised – Less than 500m from subject land, located within the immediate local environment.

To support The Scheme, the Whitsunday Region Scenic Amenity Study (the Scenic Amenity Study) was prepared by Cardno. The core landscape values of Airlie Beach were identified as high in the Scenic Amenity Study due to the combination of high scenic amenity areas (with a rating of 8-10) and the presence of two valued Landscape Character Types (Forested Mountains and Oceans). It was recommended that the built form of Airlie Beach be developed such that it is 'visually subordinate to and sensitively integrated with the natural landform and vegetation'. Conversely, visually intrusive development which is defined as 'new built form that is bulky, imposing, inconsistent with local character, visually intrusive and appears 'imposed' on the landform' is identified as an undesirable form of development for these locations.

The VIA concludes that the proposed development is visible from 5 of the 7 sub-regional viewpoints, with visual sensitivity ranging from as nil to moderate and visual impact of development within the site ranges from nil to low. It is acknowledged that a structure of this magnitude will be visible from a localised position and therefore the critical viewpoints are the Sub-regional locations as they are the areas where the community can be impacted if the structure is visually intrusive. The report identifies that the *"proposed development will be transitionally visible, having some visual intrusions into viewsheds over the Pioneer Bay marine environment and the forested mountains terrestrial landscape, however in no instance are any views entirely blocked within the context of a panoramic viewshed. The overall building height will be marginally and noticeably higher than any other development in the immediate context, conversely the proposed building does not breach or approach the unbroken dominant ridgeline in any instance from sub-regional viewpoints."* These findings are supported, and it is critical to the assessment that the green ridgelines are not exceeded from a Sub-regional context, demonstrating general compliance with the Scenic Amenity Study and the Low-medium Density Residential Zone Overall Outcomes 3(h) and 3(i).

It is noted that the concluding recommendations from the report describe that *"visual impact mitigation measures such as landscape buffers and built form controls would result in a reduced visual impact on the general landscape"*. However, the applicant has not provided an updated landscaping brief to demonstrate compliance with these recommendations. Conditions of approval have been imposed to ensure that these recommendations are implemented.

The redesigned development, although having significant mass and scale, has very limited visual impacts on the wider community. This is a significant reason for departing with the higher order benchmarks of the Planning Scheme. The site itself caters for a medium rise development due to the specific physical characteristics that enable limited visual intrusiveness for structures higher than the maximum building height for the zone. It is acknowledged that those most impacted will be the surrounding development of the Shingley

Beach Resort, Marina Shores and Coral Sea Marina. However, the height reduction means that these developments are now significantly less visually impacted when considering the key building height benchmarks of the Strategic Intent and the Low-medium Density Residential Zone.

## 5. Public Submissions

The development application was placed on public notification between 12/05/2021 and 30/06/2021 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 13/07/2021. 1147 submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

| Issue                                                                                                                                | Comment/Condition Number                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Conflict with the Mackay Isaac and Whitsunday Regional Plan                                                                       | Discussed in section 4.3 of this report.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2. Conflict with the Strategic Framework of the Planning Scheme                                                                      | Discussed in section 4.2 of this report.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3. Conflict with the Low-medium density zone code                                                                                    | Discussed in section 4.4.3 of this report.                                                                                                                                                                                                                                                                                                                                                                                                |
| 4. Building Height<br>- preference for development to be no higher than Shute Harbour Road                                           | Discussed in section 4.4.5 of this report.                                                                                                                                                                                                                                                                                                                                                                                                |
| 5. Visual Impact on Streetscape and character of area                                                                                | Discussed in section's 4.4.3 and 4.4.7 of this report.                                                                                                                                                                                                                                                                                                                                                                                    |
| 6. Need for the Development<br>- there is no demonstrated need for the development<br>- no overriding community need for development | Discussed in section 4.4.6 of this report.                                                                                                                                                                                                                                                                                                                                                                                                |
| 7. Community Expectation and Planning Intent                                                                                         | The development application specifics around building height are not likely to have been expected by the community. The application has been through 30 business days of Public Notification and the public has had the opportunity to comment on the aspects that concern them.                                                                                                                                                          |
| 8. Traffic Impacts on Shingley Drive / Shute Harbour Road intersection                                                               | The Shingley Drive / Shute Harbour Road intersection is under the responsibility of the Department of Transport and Main Roads (DTMR).<br><br>The application was referred to DTMR where an assessment of the applicant's Traffic Impact Assessment (TIA) was completed. The TIA was accepted by DTMR and no upgrade conditions were imposed.<br><br>Council is unable to condition upgrades to infrastructure it is not responsible for. |
| 9. Geotechnical concerns                                                                                                             | The findings of the Geotechnical Investigation from Cardno have been accepted.                                                                                                                                                                                                                                                                                                                                                            |
| 10. Parking                                                                                                                          | Discussed in section 4.4.4 of this report.                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                             |                                                                                                                                                                                    |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. Setting of a Precedent<br>- will lead to the Gold Coast | All development applications are assessed on their individual merits and are not decided based on previous Decisions made by Council.                                              |
| 12. Property Values                                         | The impact of property values is not a matter in which Council can take into consideration in its assessment.                                                                      |
| 15. Environmental Impact                                    | The site is suitably located for urban development with a minimal impact on the environment as demonstrated by the various specialty reports provided in the application material. |

## 6. Infrastructure Charges

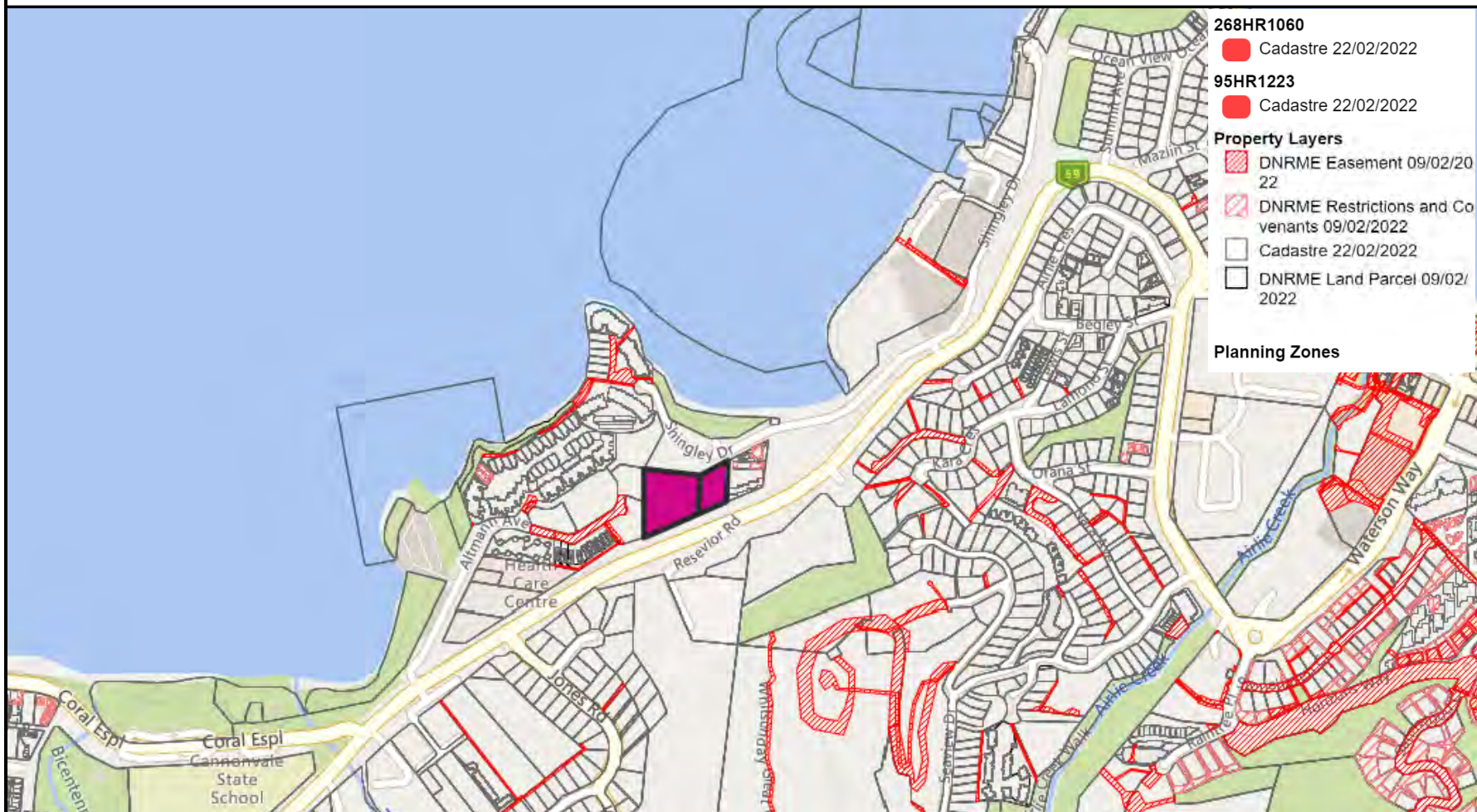
### 6.1. Adopted Infrastructure Charges Resolution

The following is a breakdown on the Infrastructure Charges for the development:

| Adopted Charge                  |                                                         |                   |             |                |              |
|---------------------------------|---------------------------------------------------------|-------------------|-------------|----------------|--------------|
| Type of Development             | Development Category                                    | Demand Unit & Qty | Charge Rate | Adopted Charge |              |
| MCU                             | Residential – for each dwelling with 2 or less bedrooms | 139               | \$21,912.60 | \$3,045,851.40 |              |
| MCU                             | Residential – for each dwelling with 3 or more bedrooms | 21                | \$30,677.65 | \$644,230.65   |              |
| MCU                             | Commercial (Retail)                                     | 1891m²            | \$197.20    | \$372,905.20   |              |
| Total Adopted Charge            |                                                         |                   |             | \$4,062,987.25 |              |
| Credit                          |                                                         |                   |             |                |              |
| Type of Development             | Development Category                                    | Demand Unit & Qty | Charge Rate | Discount       | Total Credit |
| MCU                             | Residential – for each dwelling with 3 or more bedrooms | 2                 | \$30,677.65 | 100%           | \$61,355.30  |
| Total Credit                    |                                                         |                   |             | \$61,355.30    |              |
| Current Amount of Levied Charge |                                                         | \$4,001,631.95    |             |                |              |

One Whitsunday Locality Plan

6-Apr-2022



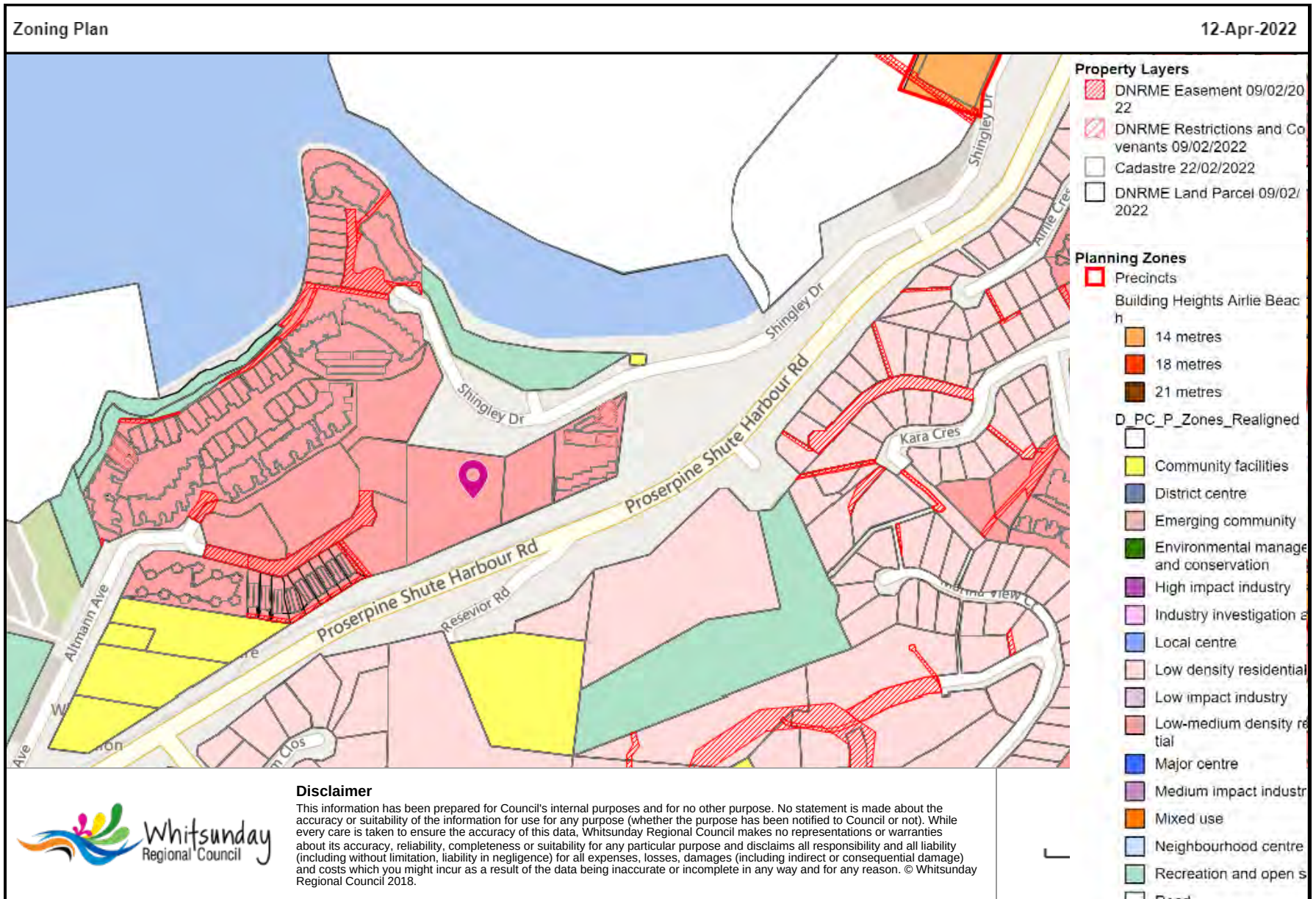
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200 m







# EXHIBITION / FUNCTION CENTRE & HOTEL DEVELOPMENT

PROJECT ADDRESS - 125-131 SHINGLEY DRIVE, AIRLIE BEACH, QLD.

| DRAWING LIST |                             |
|--------------|-----------------------------|
| SHEET NO.    | SHEET NAME                  |
| 000 - SITE   |                             |
| 000          | COVERSHEET                  |
| 001          | SITE CALCULATIONS           |
| 002          | SITE LOCATION PLAN          |
| 010          | PRECEDENT - FACADE          |
| 011          | PRECEDENT - POOL DECK       |
| 012          | PRECEDENT - ACTIVITIES      |
| 013          | PRECEDENT - DINING OPTIONS  |
| 014          | PRECEDENT - HOTEL LOBBY     |
| 015          | PRECEDENT - FUNCTION CENTRE |
| 016          | PRECEDENT - ACCOMMODATION   |
| 090          | SITE PLAN                   |

|                   |                     |
|-------------------|---------------------|
| 100 - FLOOR PLANS |                     |
| 100               | GROUND LEVEL PLAN   |
| 101               | LEVEL 1 PLAN        |
| 102               | LEVEL 2 PLAN        |
| 103               | LEVEL 3 PLAN        |
| 104               | LEVEL 4 PLAN        |
| 105               | LEVEL 5 PLAN        |
| 106               | LEVEL 6 PLAN        |
| 107               | LEVEL 7 PLAN        |
| 108               | LEVEL 8 PLAN        |
| 109               | LEVEL 9 PLAN        |
| 110               | LEVEL 10 PLAN       |
| 111               | LEVEL 11 PLAN       |
| 112               | ROOF PLAN           |
| 121               | ROOM TYPES - HOTEL  |
| 124               | ROOM TYPES - VILLAS |

|                  |                   |
|------------------|-------------------|
| 200 - ELEVATIONS |                   |
| 201              | ELEVATION - NORTH |
| 202              | ELEVATION - EAST  |
| 203              | ELEVATION - SOUTH |
| 204              | ELEVATION - WEST  |

|                |              |
|----------------|--------------|
| 220 - SECTIONS |              |
| 221            | SECTION A-B  |
| 222            | SECTION C-D  |
| 223            | SECTION E-F  |
| 224            | SECTION G    |
| 225            | SECTION 3D-1 |
| 226            | SECTION 3D-2 |
| 227            | SECTION 3D-3 |

|                |          |
|----------------|----------|
| 300 - 3D VIEWS |          |
| 301            | 3D VIEWS |
| 302            | 3D VIEWS |
| 303            | 3D VIEWS |

| DRAWING LIST         |                             |
|----------------------|-----------------------------|
| SHEET NO.            | SHEET NAME                  |
| 304                  | 3D VIEWS                    |
| 305                  | 3D VIEWS                    |
| 910 - SOLAR ANALYSIS |                             |
| 911                  | SHADOW PLAN - WINTER - 9AM  |
| 912                  | SHADOW PLAN - WINTER - 12PM |
| 913                  | SHADOW PLAN - WINTER - 3PM  |
| 915                  | SOLAR VIEWS - WINTER        |
| 916                  | SOLAR VIEWS - SUMMER        |
| 920 - GFA PLANS      |                             |
| 920                  | GFA PLANS + SCHEDULE        |



| DISCIPLINE               | CONSULTANTS                    | CONTACT            | PH.            | EMAIL                                     |
|--------------------------|--------------------------------|--------------------|----------------|-------------------------------------------|
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| SNR PROJECT CO-ORDINATOR | DESIGN WORKSHOP AUSTRALIA      | STEWART LEVEE      | (02) 4227 1661 | stewart@designworkshop.com.au             |
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| CIVIL                    | CARDNO                         | CARLO DE BYL       | (07) 5630 3909 | carlo.debyl@cardno.com.au                 |
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| BCA                      | BUILDING CODE ASSISTANCE       | PETER DIX          | 0407 270 908   | peter@buildingcodeassistance.com.au       |
| FIRE ENGINEER            | HOLMES FIRE                    | JAMES O'NEILL      | 0414 937 114   | james.oneill@holmesfire.com               |
| LANDSCAPE                | DISTINCTIVE LIVING DESIGN      | DEAN BOONE         | 0414 553 523   | dean@distinctive.net.au                   |
| 3D MONTAGE ARTIST        | STUDIO 5253                    | MURTAZA JABIR      | 0499 330 123   | murtaza@studio5253.com.au                 |
| STRUCTURE / SERVICES     | WATERMANS                      | RICHARD NICOLIELLO | 0409 787 140   | RNicolielo@wahw.com.au                    |
| VISUAL IMPACT ANALYSIS   | DISTINCTIVE LIVING DESIGN      | MARK SANTANGELO    | 0405 122 234   | mark@distinctive.net.au                   |

**DISCLAIMER**  
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not to be used for construction of property. All parking and ramps to traffic engineers details. (Subject to Approval)

| REF.                                                                                                                                       | DATE       | AMENDMENT              |
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Level 10, 6 Mount  
Olympus Boulevard,  
Woll Creek NSW 2205  
Nominated Architect:  
Robert Gizzi (Reg. 8288)

CLIENT: DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
DRAWING NAME: COVERSHEET

DATE: 07.03.2022  
DRAWN: SL  
SCALE:  
QA: RG  
PROJECT No. 1335  
DWG No. 000  
Rev. Z



| ROOM SCHEDULE    |           |
|------------------|-----------|
| UNIT TYPE        | NO. ROOMS |
| LEVEL 4          |           |
| STANDARD - 1 BED | 2         |
| SUITE - 1 BED    | 3         |
| SUITE - 2 BED    | 1         |
|                  | 6         |

|                  |    |
|------------------|----|
| LEVEL 5          |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
| VILLA            | 2  |
|                  | 21 |

|                  |    |
|------------------|----|
| LEVEL 6          |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
| VILLA            | 10 |
|                  | 29 |

|                  |    |
|------------------|----|
| LEVEL 7          |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
| VILLA            | 2  |
|                  | 21 |

|                  |    |
|------------------|----|
| LEVEL 8          |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
| VILLA            | 7  |
|                  | 26 |

|                  |    |
|------------------|----|
| LEVEL 9          |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
|                  | 19 |

|                  |    |
|------------------|----|
| LEVEL 10         |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
|                  | 19 |

|                  |    |
|------------------|----|
| LEVEL 11         |    |
| STANDARD - 1 BED | 9  |
| SUITE - 1 BED    | 9  |
| SUITE - 2 BED    | 1  |
|                  | 19 |

Grand total 160

| ROOM TYPES SCHEDULE |           |
|---------------------|-----------|
| UNIT TYPE           | NO. ROOMS |
| STANDARD - 1 BED    | 65        |
| SUITE - 1 BED       | 66        |
| SUITE - 2 BED       | 8         |
| VILLA               | 21        |
| Grand total         | 160       |

| PARKING SCHEDULE |       |
|------------------|-------|
| LEVEL            | COUNT |
| LEVEL 1          | 32    |
| LEVEL 2          | 77    |
| LEVEL 4          | 7     |
| LEVEL 5          | 106   |
| Grand total      | 222   |

| % PRIVATE OPEN SPACE |         |       |
|----------------------|---------|-------|
| LEVEL                | AREA    | %     |
| LEVEL 4              | 94 m²   | 0.94  |
| LEVEL 5              | 416 m²  | 4.12  |
| LEVEL 6              | 1025 m² | 10.16 |
| LEVEL 7              | 533 m²  | 5.29  |
| LEVEL 8              | 280 m²  | 2.77  |
| LEVEL 9              | 291 m²  | 2.89  |
| LEVEL 10             | 725 m²  | 7.18  |
| LEVEL 11             | 291 m²  | 2.89  |
|                      | 3656 m² | 36.22 |

| % LANDSCAPING |        |      |
|---------------|--------|------|
| NAME          | AREA   | %    |
| LEVEL 2       |        |      |
| LANDSCAPING   | 28 m²  | 0.28 |
| LEVEL 5       |        |      |
| LANDSCAPING   | 102 m² | 1.01 |
| LEVEL 6       |        |      |
| LANDSCAPING   | 818 m² | 8.11 |
| LEVEL 7       |        |      |
| LANDSCAPING   | 30 m²  | 0.30 |
|               | 979 m² | 9.70 |

| % COMMUNAL OPEN SPACE     |         |       |
|---------------------------|---------|-------|
| NAME                      | AREA    | %     |
| LEVEL 3 - POOL / FUNCTION |         |       |
| POOL DECK                 | 2422 m² | 24.00 |
| LEVEL 4                   |         |       |
| OUTDOOR PLAY AREA         | 427 m²  | 4.24  |
|                           | 2850 m² | 28.24 |

| SITE COVERAGE SCHEDULE |                 |
|------------------------|-----------------|
| AREA                   | SITE COVERAGE % |
| 5873 m²                | 58.18%          |

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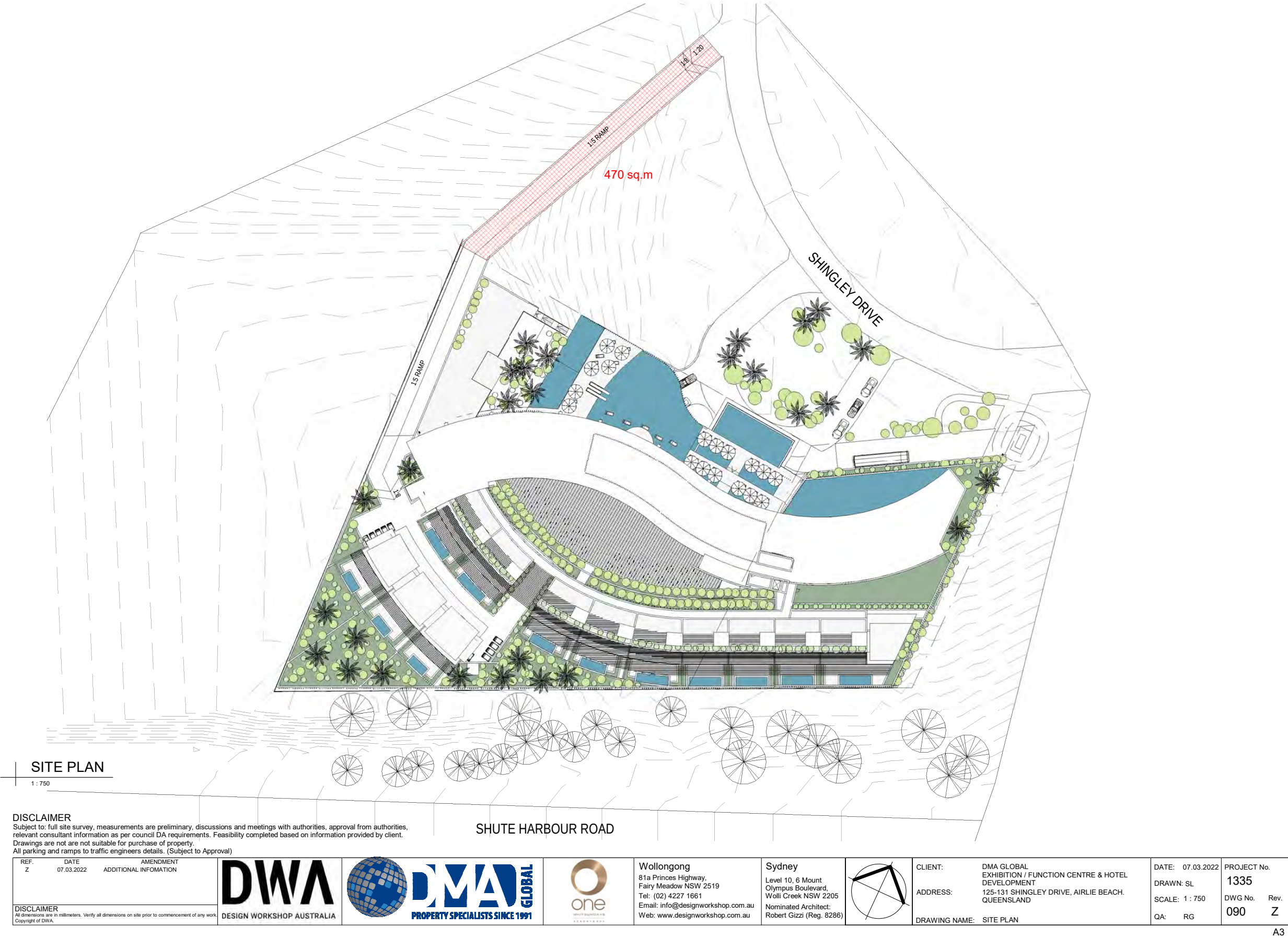


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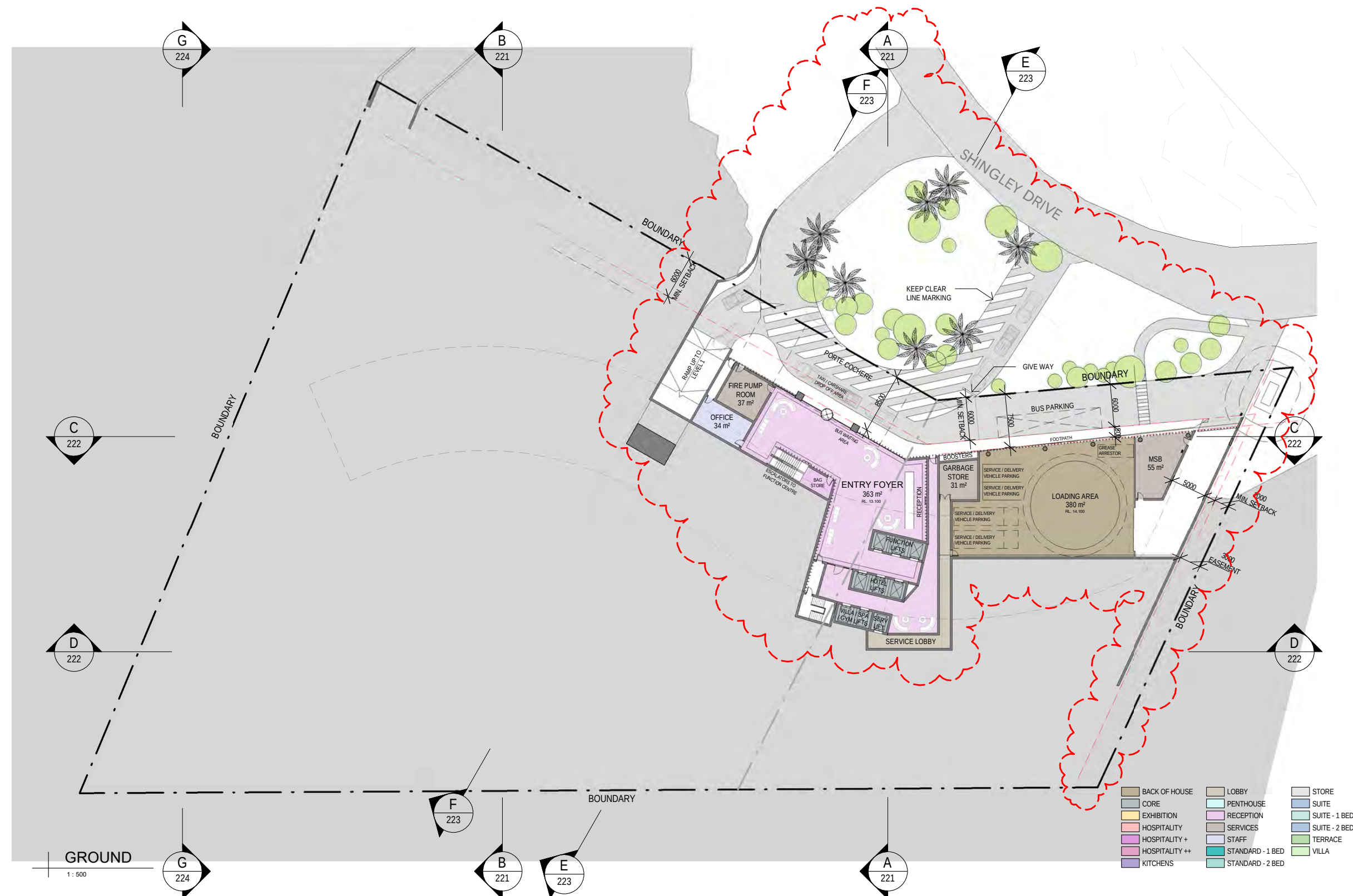
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Level 10, 6 Mount  
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Wooli Creek NSW 2205  
Nominated Architect:  
Robert Gizzi (Reg. 8288)

CLIENT: DMA GLOBAL EXHIBITION / FUNCTION CENTRE & HOTEL DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH. QUEENSLAND  
DRAWING NAME: SITE CALCULATIONS

DATE: 07.03.2022  
DRAWN: SL  
SCALE:  
QA: RG  
PROJECT No. 1335  
DWG No. 001  
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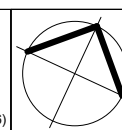
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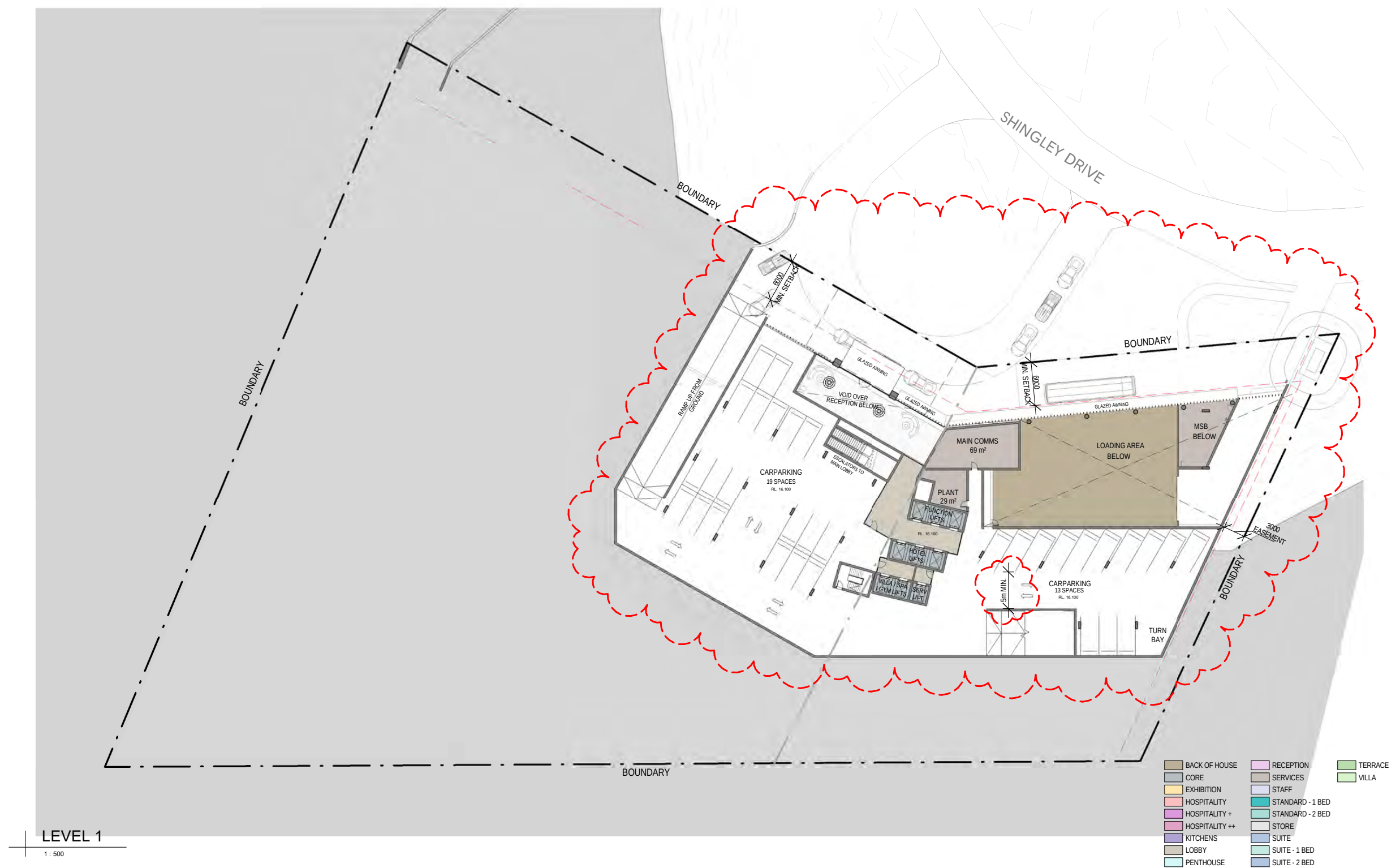
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Nominated Architect:  
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| DRAWING NAME: | GROUND LEVEL PLAN                                                 |

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| DRAWN: SL        |
| SCALE: 1 : 500   |
| QA: RG           |

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| DWG No.     | 100  | Rev. Z |



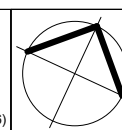
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| DRAWING NAME: | LEVEL 1 PLAN                                                      |

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| SCALE: 1 : 500   |
| QA: RG           |

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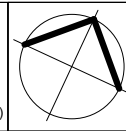
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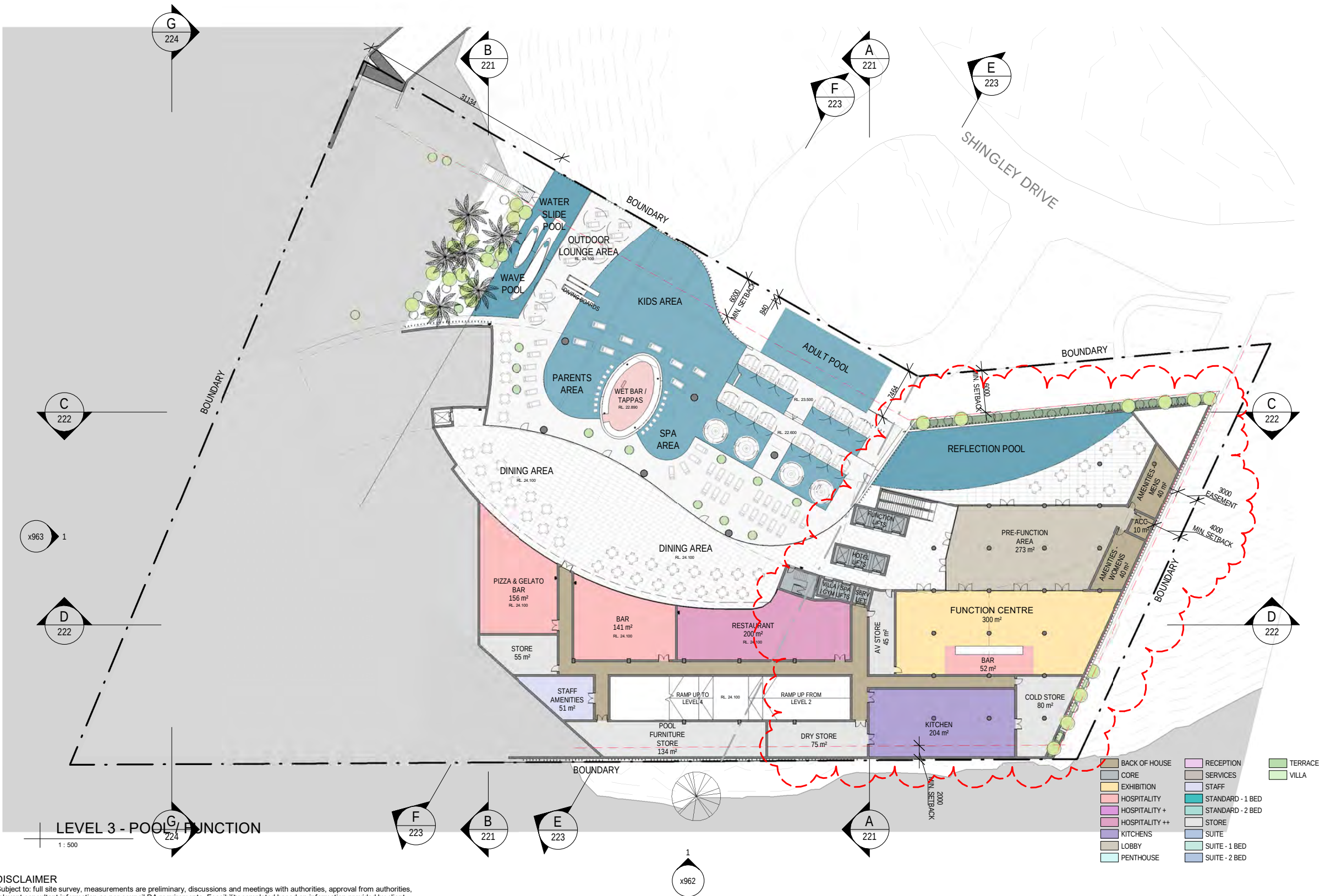
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Nominated Architect:  
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QUEENSLAND  
**DRAWING NAME:** LEVEL 2 PLAN

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 500  
**QA:** RG

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**DWG No.** 102  
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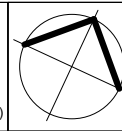
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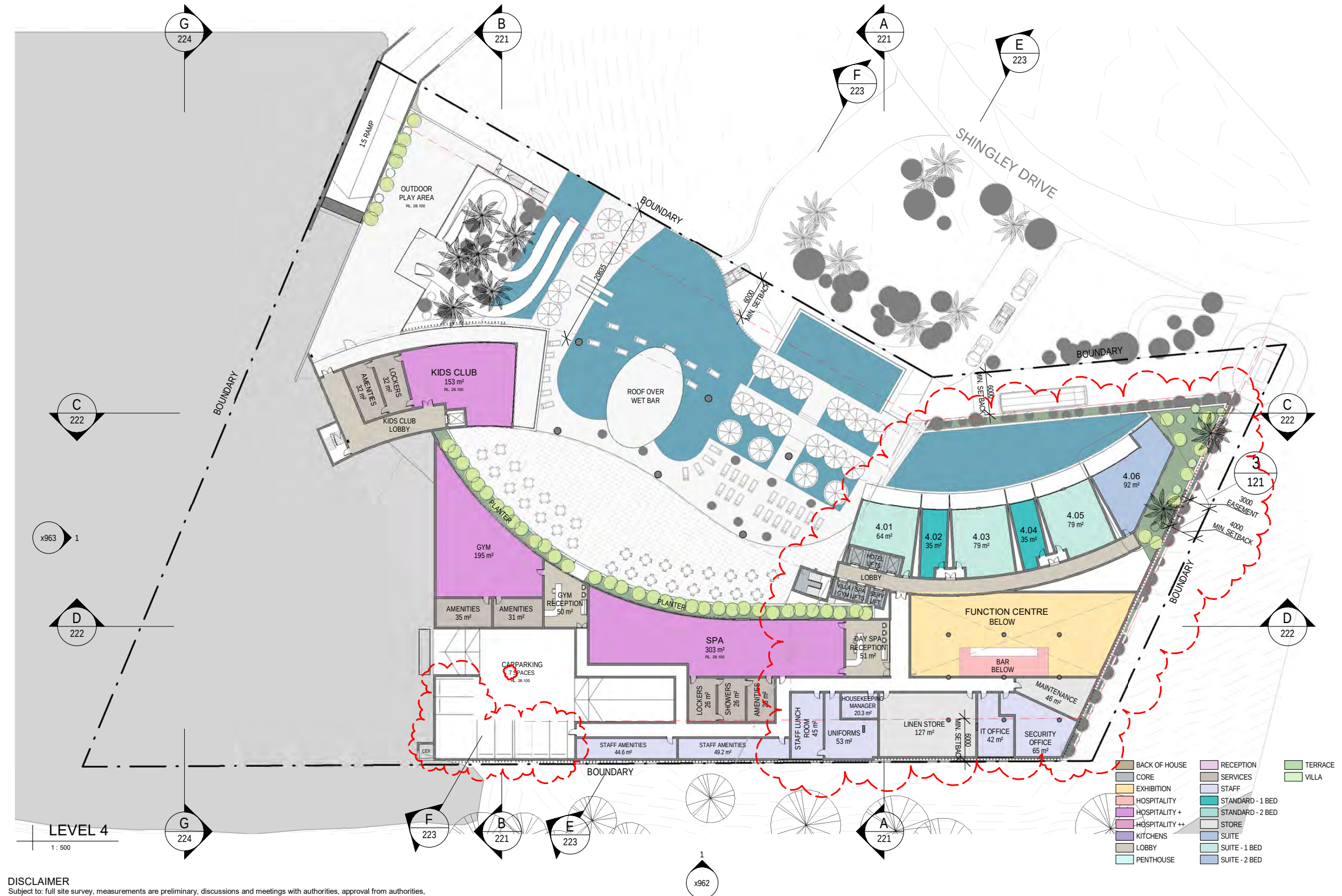
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Nominated Architect:  
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**DRAWING NAME:** LEVEL 3 PLAN

**DATE:** 07.03.2022  
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**SCALE:** 1 : 500  
**QA:** RG  
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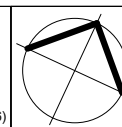
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Nominated Architect:  
Robert Gizzi (Reg. 8286)



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| DRAWING NAME: | LEVEL 4 PLAN                                                      |

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| QA: RG           | 104 Z        |





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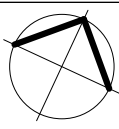
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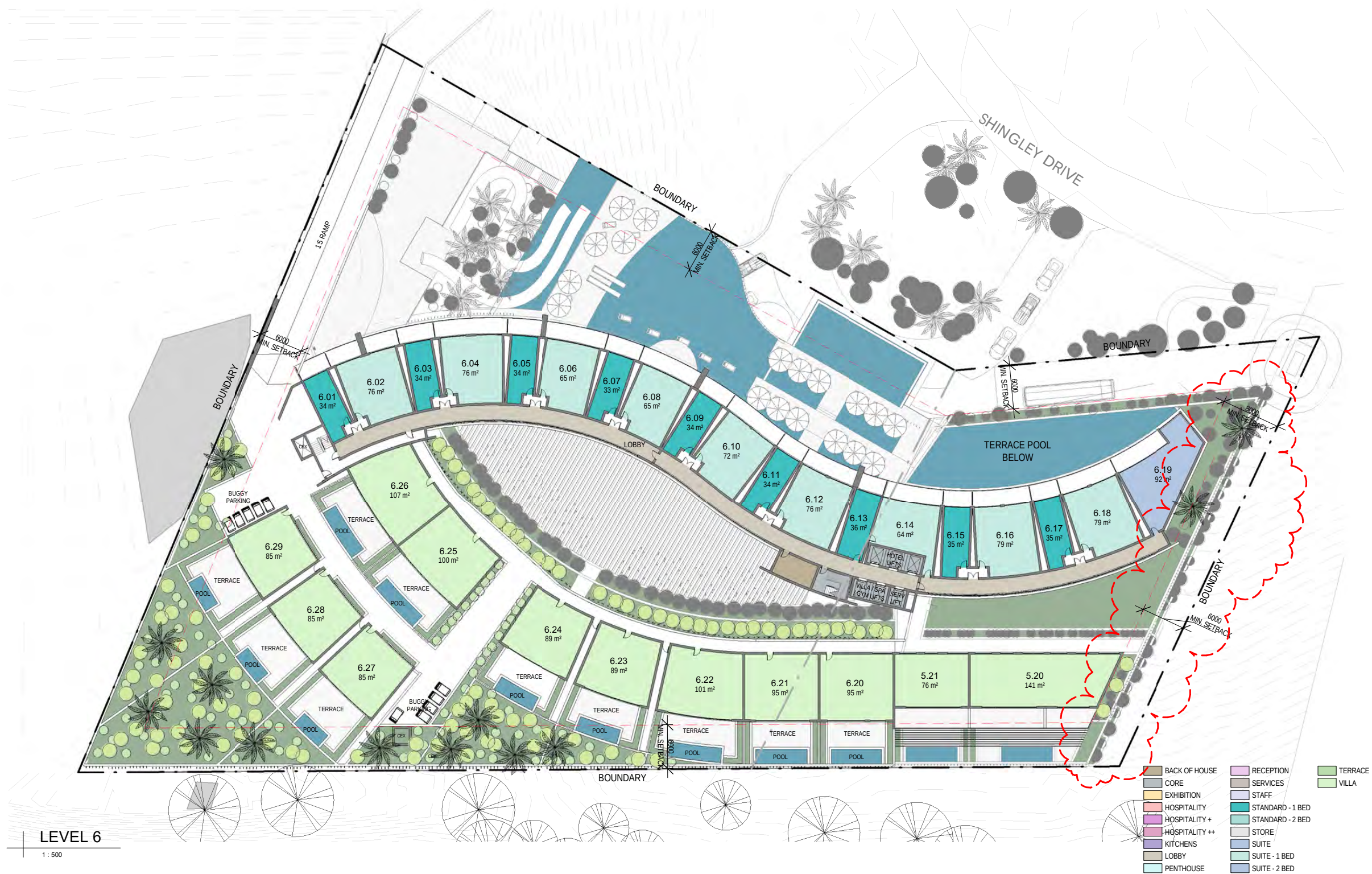
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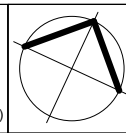
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Nominated Architect:  
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LEVEL 7  
1 : 500

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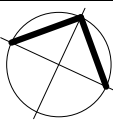
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Nominated Architect:  
Robert Gizzi (Reg. 8288)



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**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
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**DRAWING NAME:** LEVEL 7 PLAN

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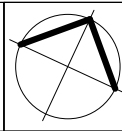
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Nominated Architect:  
Robert Gizzi (Reg. 8288)



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**DRAWING NAME:** LEVEL 8 PLAN

**DATE:** 07.03.2022  
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**SCALE:** 1 : 500  
**QA:** RG

**PROJECT No.** 1335  
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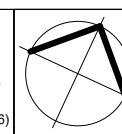
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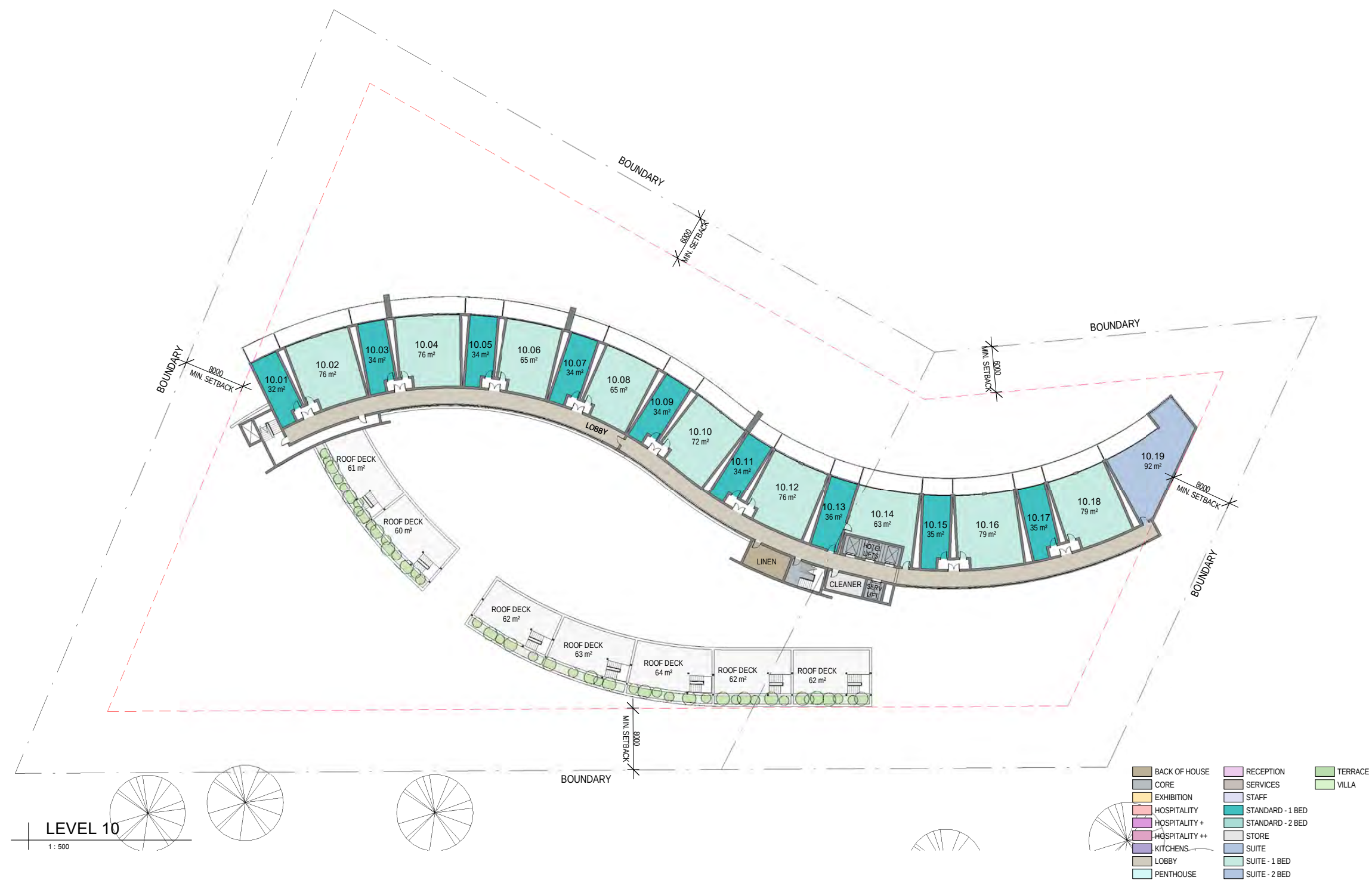
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|   |                                                                                                                                                    |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------|
| J | <p><b>Sydney</b></p> <p>Level 10, 6 Mount Olympus Boulevard,<br/>Wolli Creek NSW 2205</p> <p>Nominated Architect:<br/>Robert Gizzi (Reg. 8286)</p> |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------|



|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH.<br>QUEENSLAND               |
| DRAWING NAME: | LEVEL 9 PLAN                                                      |

|                  |              |
|------------------|--------------|
| DATE: 07.03.2022 | PROJECT No.  |
| DRAWN: SL        | 1335         |
| SCALE: 1 : 500   | DWG No. Rev. |
| QA: RG           | 109 Z        |



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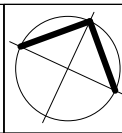
| REF. | DATE       | AMENDMENT              |
|------|------------|------------------------|
| Z    | 07.03.2022 | ADDITIONAL INFORMATION |

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Nominated Architect:  
Robert Gizzi (Reg. 8288)

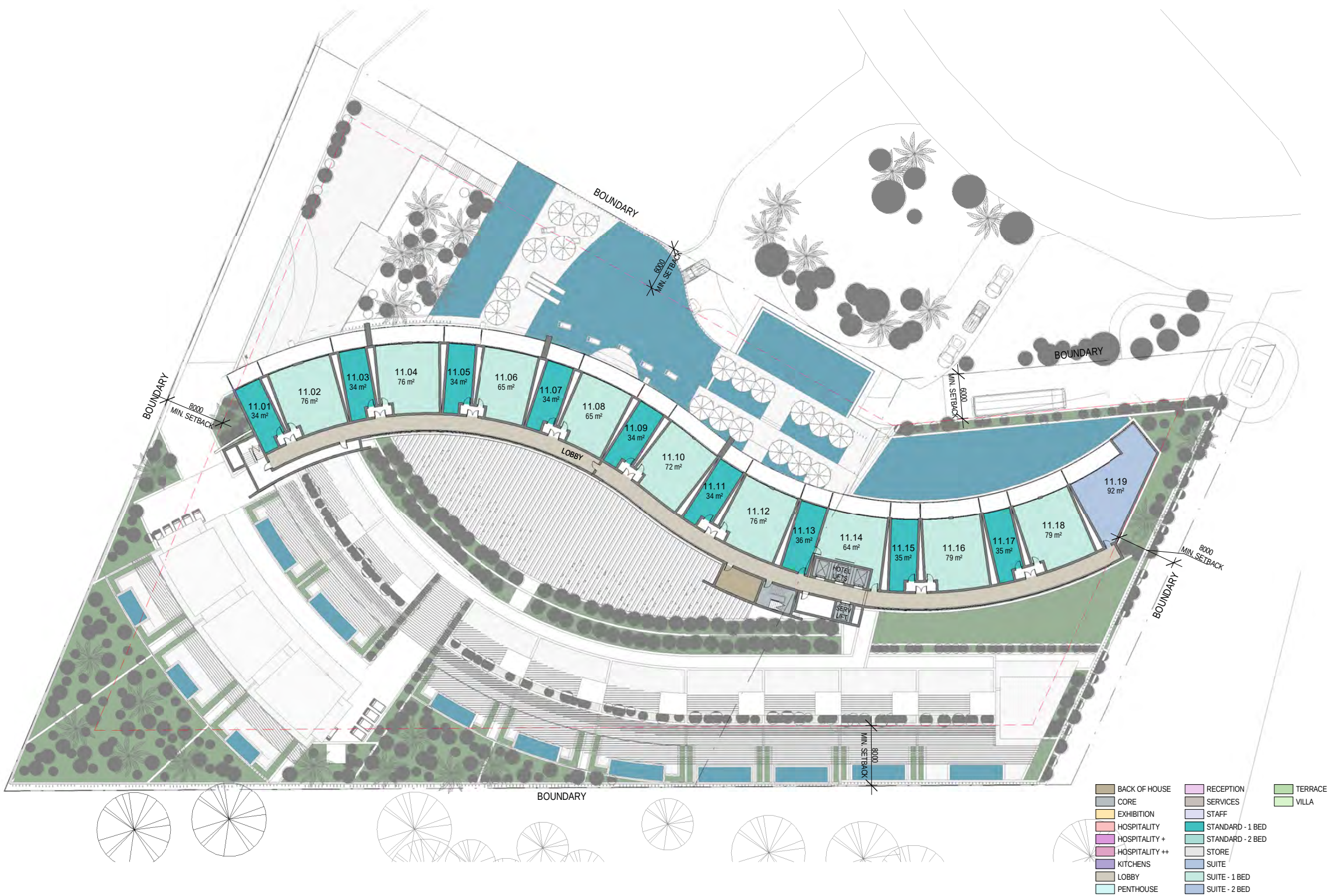


**CLIENT:** DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** LEVEL 10 PLAN

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 500  
**QA:** RG

**PROJECT No.** 1335  
**DWG No.** 110  
**Rev.** Z





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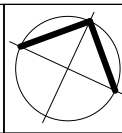
| REF. | DATE       | AMENDMENT              |
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EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** LEVEL 11 PLAN

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 500  
**QA:** RG

**PROJECT No.** 1335  
**DWG No.** 111  
**Rev.** Z





LEVEL 12 - ROOF

1 : 500

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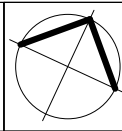
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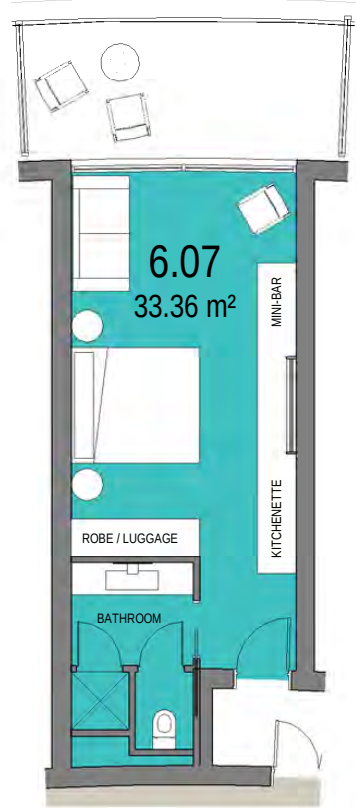
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|               |                                                                   |        |            |             |      |
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| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT | DATE:  | 07.03.2022 | PROJECT No. | 1335 |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 112  |
| DRAWING NAME: | ROOF PLAN                                                         | SCALE: | 1 : 500    | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





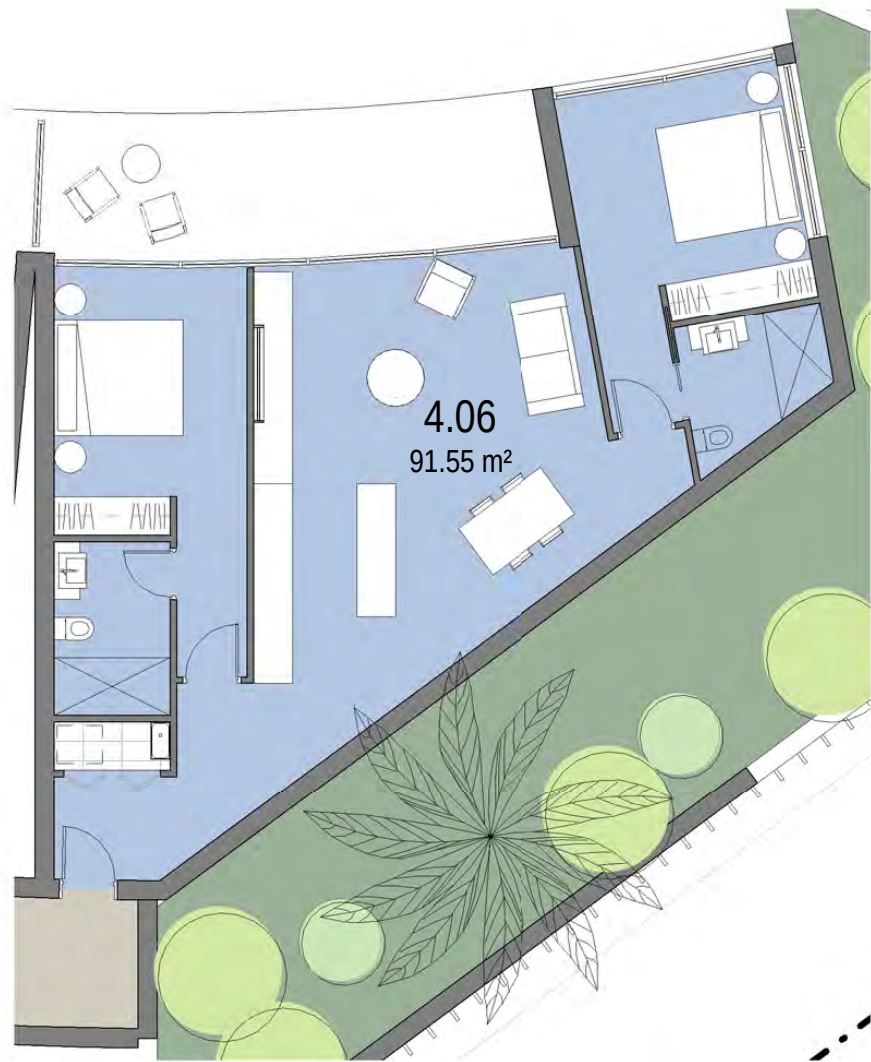
PLAN - ROOM TYPE - 1 BED STANDARD

1 : 100



PLAN - ROOM TYPE - 1 BED SUITE

1 : 100



PLAN - ROOM TYPE - 2 BED CORNER SUITE

1 : 100

| ROOM TYPES SCHEDULE |           |
|---------------------|-----------|
| UNIT TYPE           | NO. ROOMS |
| STANDARD - 1 BED    | 65        |
| SUITE - 1 BED       | 66        |
| SUITE - 2 BED       | 8         |
| VILLA               | 21        |
| Grand total         | 160       |

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|------|------------|------------------------|
| Z    | 07.03.2022 | ADDITIONAL INFORMATION |

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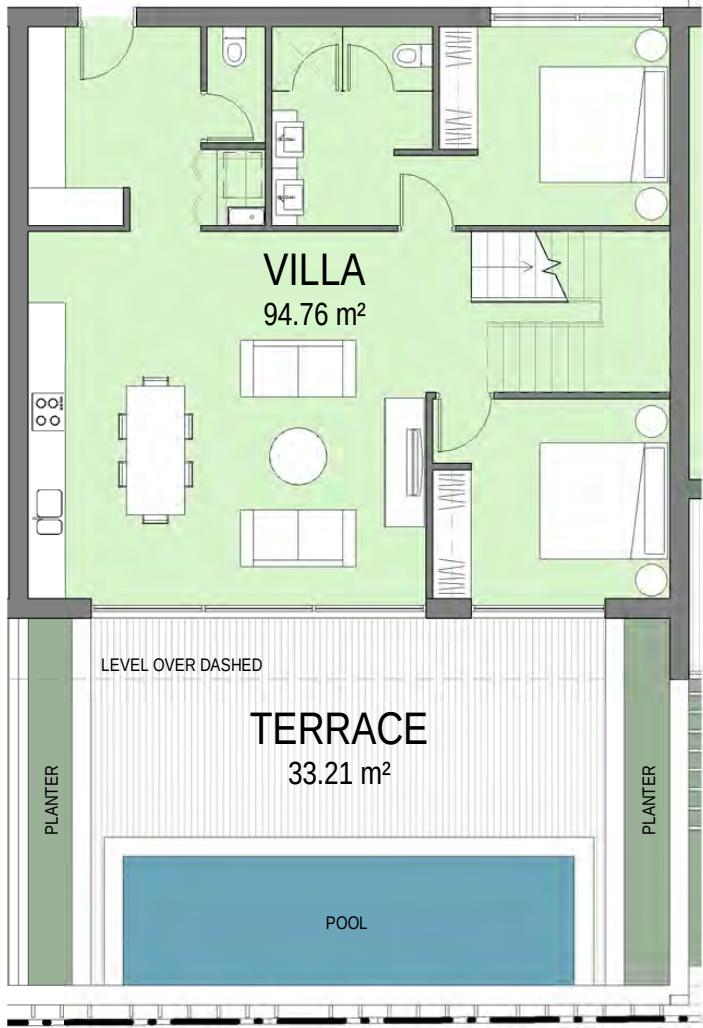


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Nominated Architect:  
Robert Gizzi (Reg. 8288)

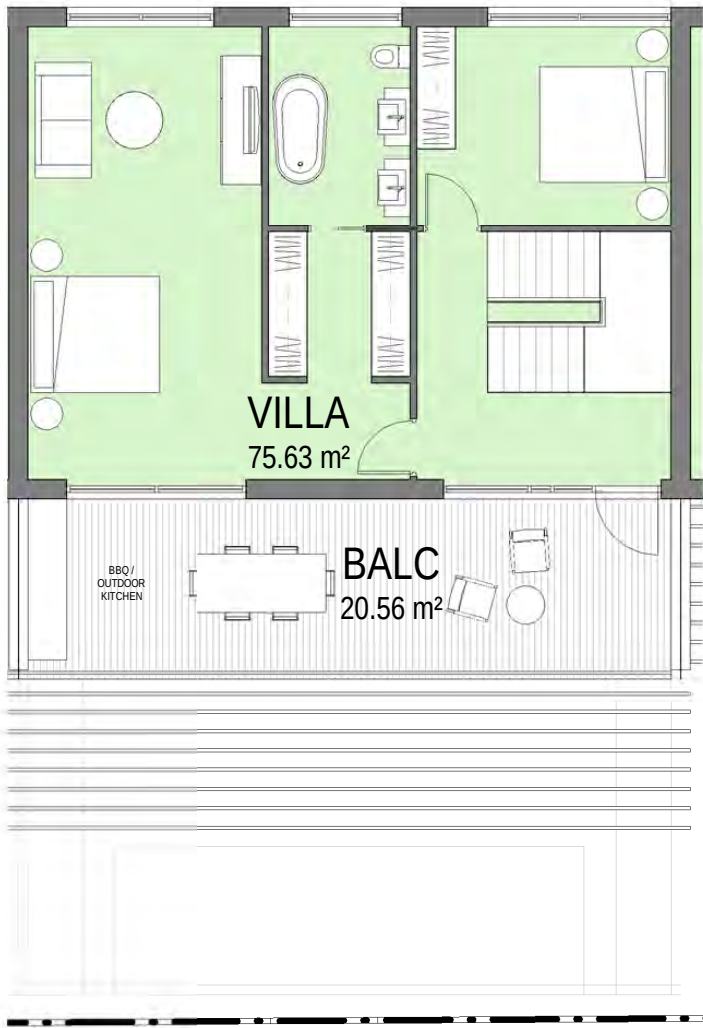
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EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** ROOM TYPES - HOTEL

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 100  
**QA:** RG  
**PROJECT No.** 1335  
**DWG No.** 121  
**Rev.** Z



PLAN - ROOM TYPE - VILLA (L6)

1 : 100



PLAN - ROOM TYPE - VILLA (L7)

1 : 100

ROOM TYPES SCHEDULE

| UNIT TYPE        | NO. ROOMS |
|------------------|-----------|
| STANDARD - 1 BED | 65        |
| SUITE - 1 BED    | 66        |
| SUITE - 2 BED    | 8         |
| VILLA            | 21        |
| Grand total      | 160       |

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| REF. | DATE       | AMENDMENT              |
|------|------------|------------------------|
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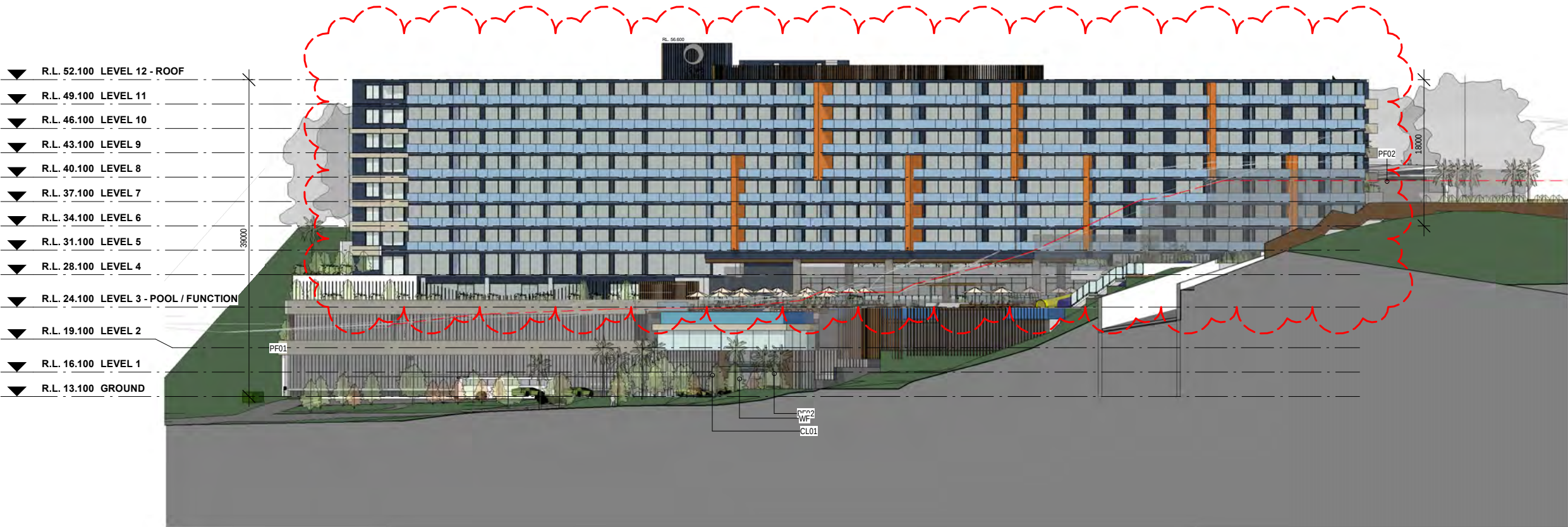
**Sydney**  
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Wooli Creek NSW 2205  
Nominated Architect:  
Robert Gizzi (Reg. 8286)

**CLIENT:** DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** ROOM TYPES - VILLAS

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 100  
**QA:** RG

**PROJECT No.** 1335  
**DWG No.** 124  
**Rev.** Z





NORTH ELEVATION - SHINGLEY DRIVE

1 : 500

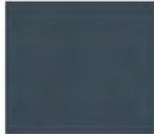
MATERIALS LEGEND:



WF - WINDOW FRAMES  
DULUX DURATEC ETERNITY  
NICKEL PEARL (OR SIMILAR)



PF01 - PAINT FINISH  
NAWKAW CHAMPAGNE M2  
(OR SIMILAR)



PF02 - PAINT FINISH  
DULUX COLORBOND DEEP  
OCEAN (OR SIMILAR)



RF01 - METAL ROOF  
DULUX COLORBOND SHALE  
GREY (OR SIMILAR)



S1 - BUILDING SIGNAGE  
DULUX DURATEC ETERNITY  
NICKEL PEARL (OR SIMILAR).  
BACK LIT, TO FUTURE DETAIL.



CL01 - ALUMINIUM TIMBER  
LOOK BATTENS + SCREENS  
COVET - KURI MASAME (OR  
SIMILAR).

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Nominated Architect:  
Robert Gizzi (Reg. 8286)

CLIENT:  
ADDRESS:  
DRAWING NAME:

DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
125-131 SHINGLEY DRIVE, AIRLIE BEACH.  
QUEENSLAND  
ELEVATION - NORTH

DATE: 07.03.2022  
DRAWN: SL  
SCALE: As  
indicated  
QA: RG

PROJECT No.  
1335  
DWG No. Rev.  
201 Z



EAST ELEVATION  
1 : 500

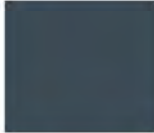
MATERIALS LEGEND:



WF - WINDOW FRAMES  
DULUX DURATEC ETERNITY  
NICKEL PEARL (OR SIMILAR)



PF01 - PAINT FINISH  
NAWKAW CHAMPAGNE M2  
(OR SIMILAR)



PF02 - PAINT FINISH  
DULUX COLORBOND DEEP  
OCEAN (OR SIMILAR)



RF01 - METAL ROOF  
DULUX COLORBOND SHALE  
GREY (OR SIMILAR)



S1 - BUILDING SIGNAGE  
DULUX DURATEC ETERNITY  
NICKEL PEARL (OR SIMILAR).  
BACK LIT, TO FUTURE DETAIL.



CL01 - ALUMINIUM TIMBER  
LOOK BATTENS + SCREENS  
COVET - KURI MASAME (OR  
SIMILAR).

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Robert Gizzi (Reg. 8286)

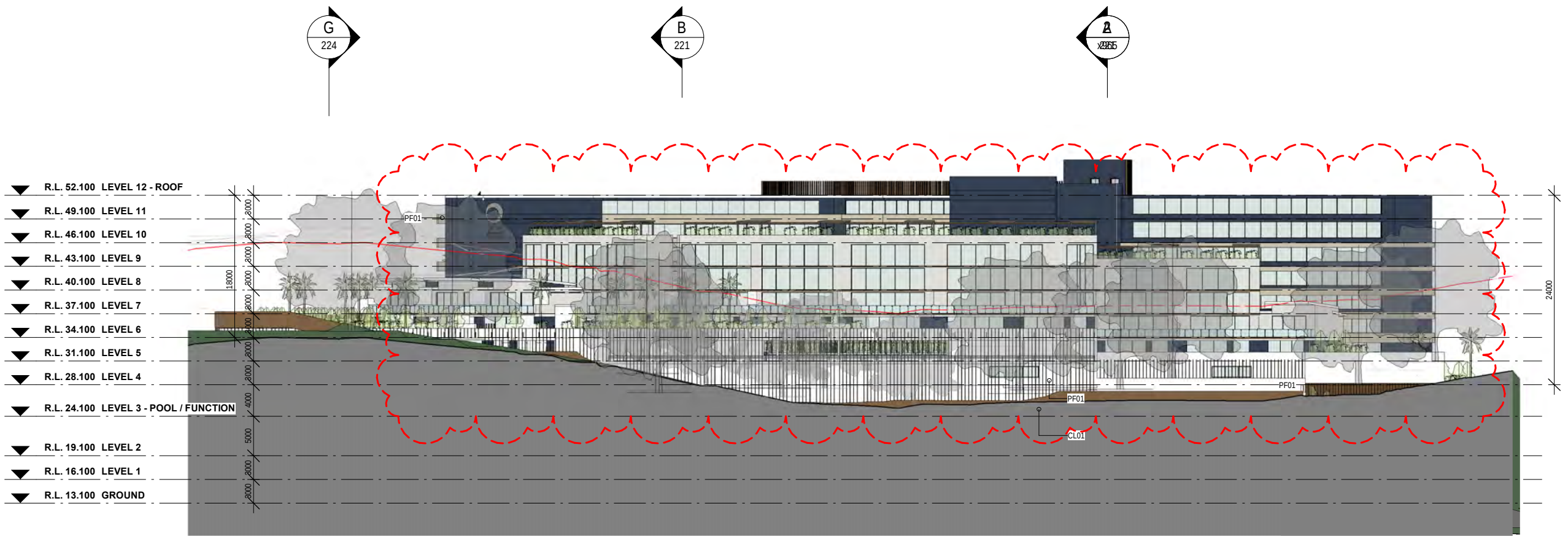


CLIENT: DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH.  
QUEENSLAND  
DRAWING NAME: ELEVATION - EAST

DATE: 07.03.2022  
DRAWN: SL  
SCALE: As indicated  
QA: RG

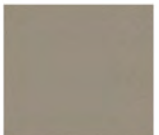
PROJECT No.  
**1335**  
DWG No. Rev.  
**202 Z**





SOUTH ELEVATION - SHUTE HARBOUR RD  
1:500

MATERIALS LEGEND:



WF - WINDOW FRAMES  
DULUX DURATEC ETERNITY  
NICKEL PEARL (OR SIMILAR)



PF01 - PAINT FINISH  
NAWKAW CHAMPAGNE M2  
(OR SIMILAR)



PF02 - PAINT FINISH  
DULUX COLORBOND DEEP  
OCEAN (OR SIMILAR)



RF01 - METAL ROOF  
DULUX COLORBOND SHALE  
GREY (OR SIMILAR)



S1 - BUILDING SIGNAGE  
DULUX DURATEC ETERNITY  
NICKEL PEARL (OR SIMILAR).  
BACK LIT, TO FUTURE DETAIL



CL01 - ALUMINIUM TIMBER  
LOOK BATTENS + SCREENS  
COVET - KURI MASAME (OR  
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CLIENT:  
ADDRESS:  
DRAWING NAME:

DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
125-131 SHINGLEY DRIVE, AIRLIE BEACH.  
QUEENSLAND  
ELEVATION - SOUTH

DATE: 07.03.2022  
DRAWN: SL  
SCALE: As indicated  
QA: RG

PROJECT No.  
1335  
DWG No. Rev.  
203 Z





WEST ELEVATION  
1 : 500

MATERIALS LEGEND:

|                                                                           |                                                            |                                                                   |                                                                 |                                                                                                              |                                                                                           |
|---------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|                                                                           |                                                            |                                                                   |                                                                 |                                                                                                              |                                                                                           |
| WF - WINDOW FRAMES<br>DULUX DURATEC ETERNITY<br>NICKEL PEARL (OR SIMILAR) | PF01 - PAINT FINISH<br>NAWKAW CHAMPAGNE M2<br>(OR SIMILAR) | PF02 - PAINT FINISH<br>DULUX COLORBOND DEEP<br>OCEAN (OR SIMILAR) | RF01 - METAL ROOF<br>DULUX COLORBOND SHALE<br>GREY (OR SIMILAR) | S1 - BUILDING SIGNAGE<br>DULUX DURATEC ETERNITY<br>NICKEL PEARL (OR SIMILAR).<br>BACK LIT, TO FUTURE DETAIL. | CL01 - ALUMINIUM TIMBER<br>LOOK BATTENS + SCREENS<br>COVET - KURI MASAME (OR<br>SIMILAR). |

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|-----------|--------------------|-------------------------------------|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------|
| REF:<br>Z | DATE<br>07.03.2022 | AMENDMENT<br>ADDITIONAL INFORMATION |  |  |  | Wollongong<br>81a Princes Highway,<br>Fairy Meadow NSW 2519<br>Tel: (02) 4227 1661<br>Email: info@designworkshop.com.au<br>Web: www.designworkshop.com.au | Sydney<br>Level 10, 6 Mount<br>Olympus Boulevard,<br>Wooli Creek NSW 2205<br>Nominated Architect:<br>Robert Gizzi (Reg. 8288) | CLIENT:<br>DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT<br>ADDRESS:<br>125-131 SHINGLEY DRIVE, AIRLIE BEACH.<br>QUEENSLAND<br>DRAWING NAME: ELEVATION - WEST | DATE: 07.03.2022<br>DRAWN: SL<br>SCALE: As<br>indicated<br>QA: RG | PROJECT No.<br>1335<br>DWG No. Rev.<br>204 Z |
|-----------|--------------------|-------------------------------------|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------|



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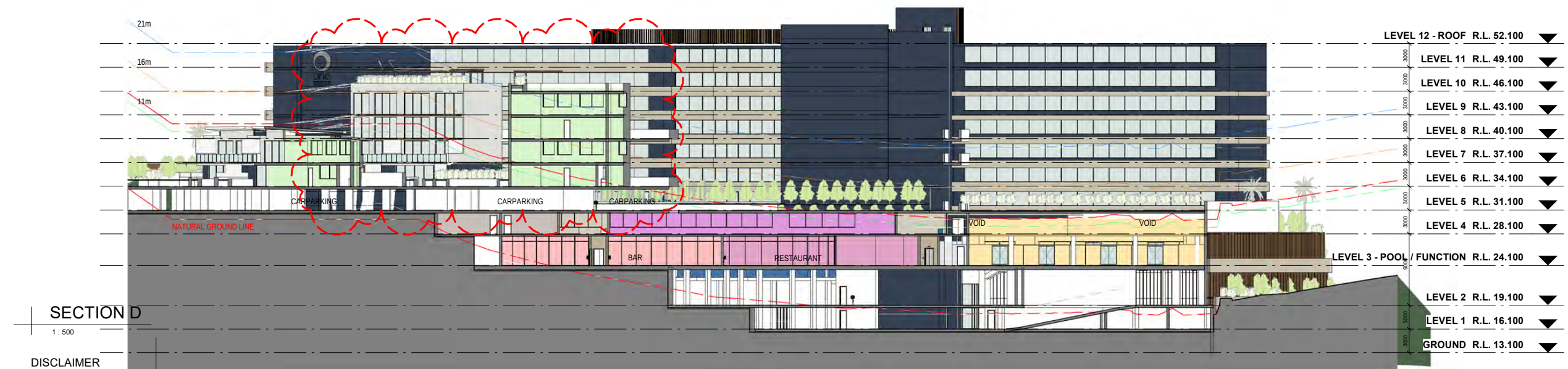


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Nominated Architect:  
Robert Gizzi (Reg. 8286)

|               |                                                                   |        |            |             |      |
|---------------|-------------------------------------------------------------------|--------|------------|-------------|------|
| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT | DATE:  | 07.03.2022 | PROJECT No. | 1335 |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 221  |
| DRAWING NAME: | SECTION A-B                                                       | SCALE: | 1 : 500    | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





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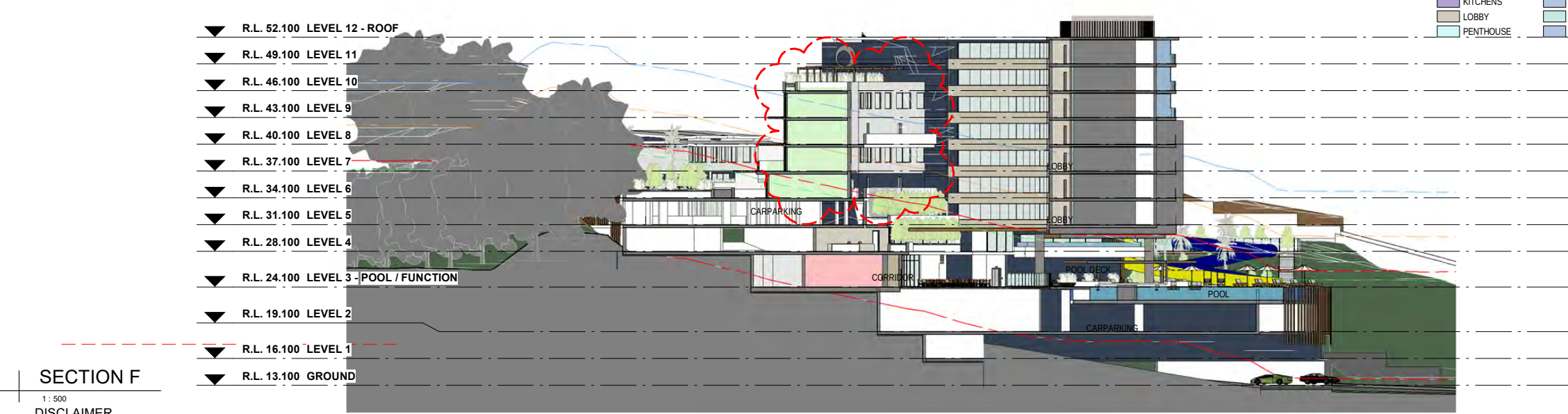
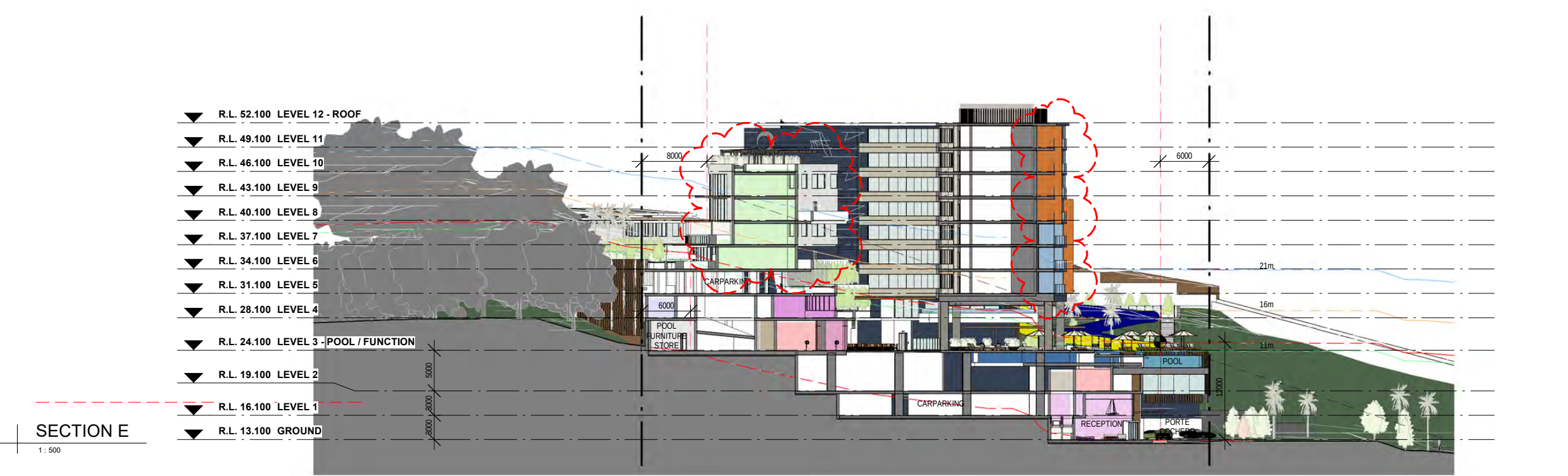
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Wooli Creek NSW 2205  
Nominated Architect:  
Robert Gizzi (Reg. 8286)

**CLIENT:** DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** SECTION C-D

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 500  
**QA:** RG  
**PROJECT No.** 1335  
**DWG No.** 222  
**Rev.** Z





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Nominated Architect:  
Robert Gizzi (Reg. 8286)

|               |                                                                   |        |            |             |      |
|---------------|-------------------------------------------------------------------|--------|------------|-------------|------|
| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT | DATE:  | 07.03.2022 | PROJECT No. | 1335 |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH.<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 223  |
| DRAWING NAME: | SECTION E-F                                                       | SCALE: | 1 : 500    | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |



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| REF. | DATE       | AMENDMENT              |
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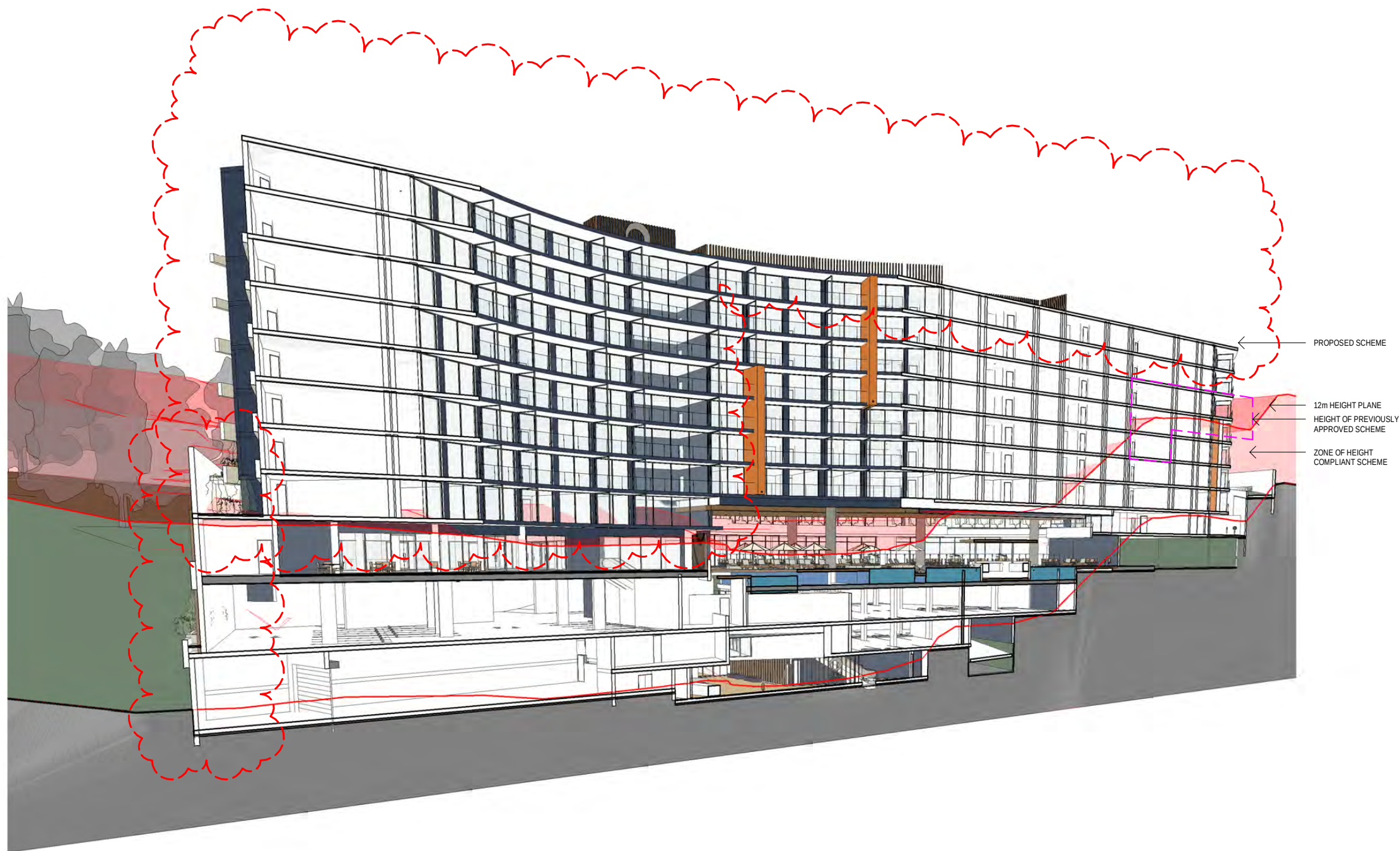


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Nominated Architect:  
Robert Gizzi (Reg. 8286)

|               |                                                                   |        |            |             |      |
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| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT | DATE:  | 07.03.2022 | PROJECT No. | 1335 |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 224  |
| DRAWING NAME: | SECTION G                                                         | SCALE: | 1 : 500    | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





3D SECTION 1

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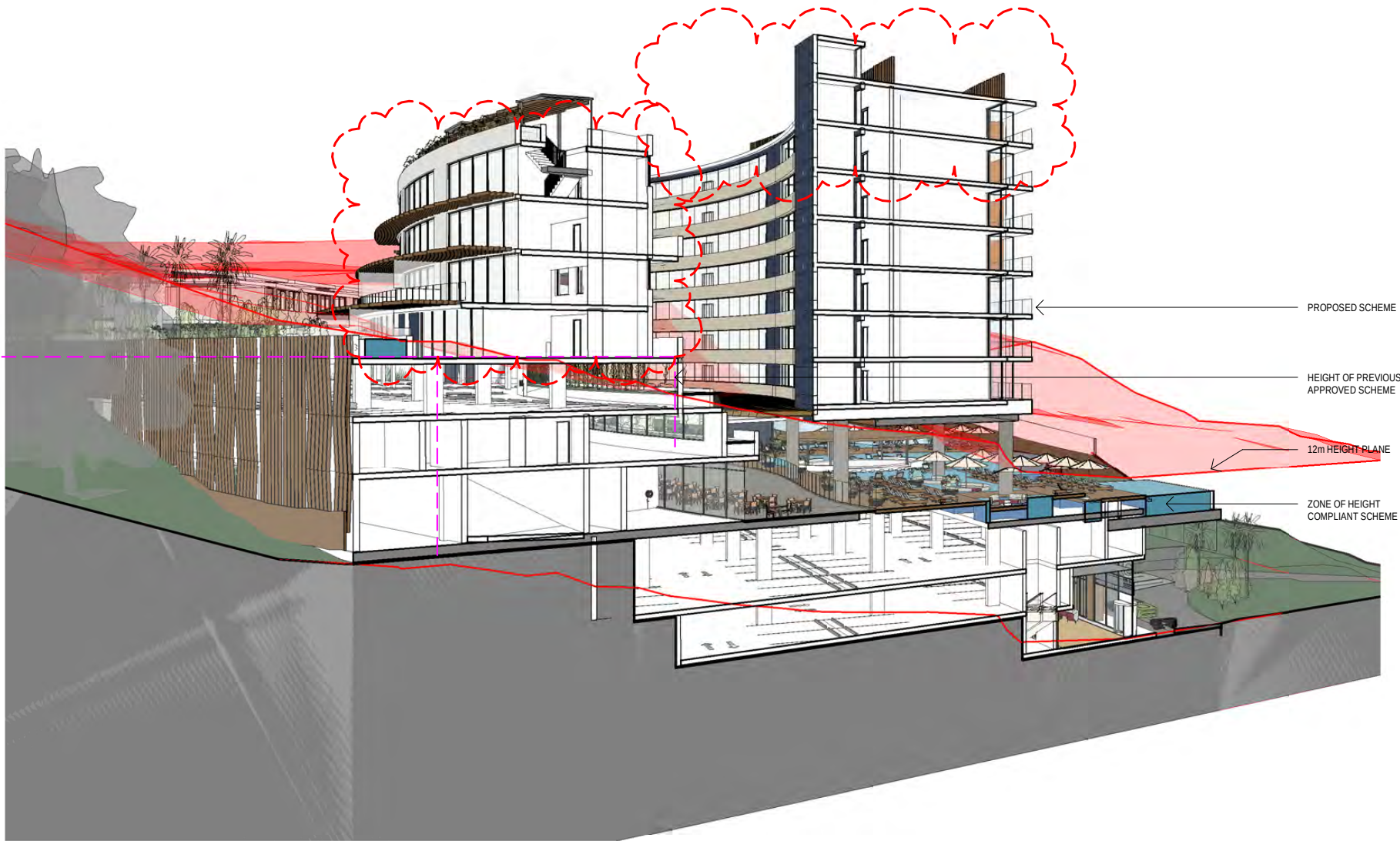
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DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND

DATE: 07.03.2022  
DRAWN: SL  
SCALE:  
QA: RG  
DRAWING NAME: SECTION 3D-1

PROJECT No. 1335  
DWG No. 225  
Rev. Z



SECTION 3D-2

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ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
DRAWING NAME: SECTION 3D-2

DATE: 07.03.2022  
DRAWN: SL  
SCALE:  
QA: RG

PROJECT No.  
**1335**  
DWG No. Rev.  
**226 Z**





SECTION 3D-3

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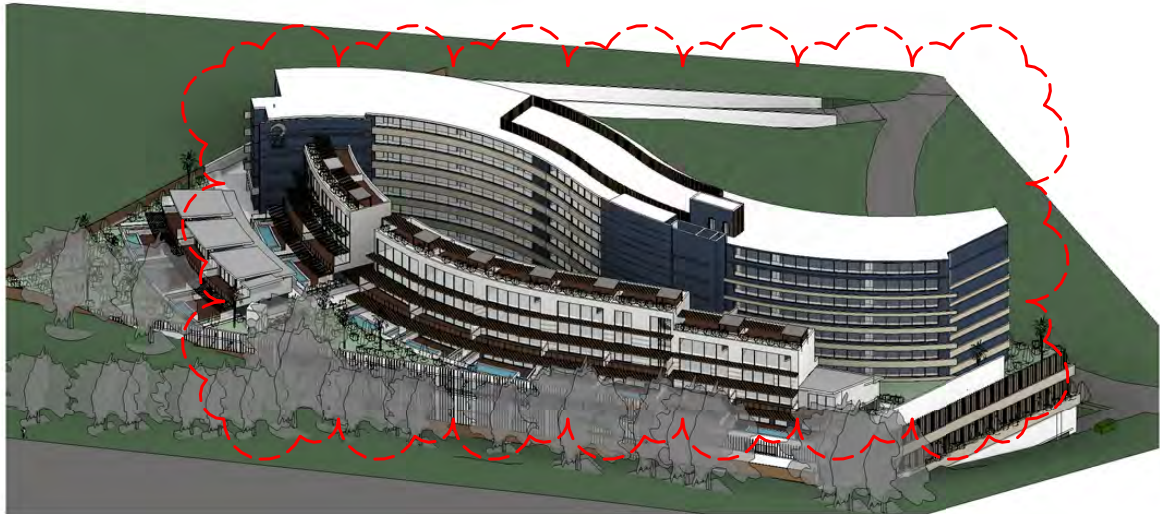


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| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 227  |
| DRAWING NAME: | SECTION 3D-3                                                      | SCALE: |            | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





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| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 301  |
| DRAWING NAME: | 3D VIEWS                                                          | SCALE: |            | Rev.        | Z    |
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PORTE COCHERE



HOTEL RECEPTION AREA

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CLIENT: DMA GLOBAL  
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DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
DRAWING NAME: 3D VIEWS

DATE: 07.03.2022  
DRAWN: SL  
SCALE:  
QA: RG

PROJECT No.  
**1335**  
DWG No. Rev.  
**302 Z**





POOL AREA



FAMILY POOL



DINING AREA



ADULT POOL AREA

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| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 303  |
| DRAWING NAME: | 3D VIEWS                                                          | SCALE: |            | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





ADULT POOL AREA



KIDS CLUB / WATER SLIDES



ADULT POOL VIEWS

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CLIENT: DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
DRAWING NAME: 3D VIEWS

DATE: 07.03.2022  
DRAWN: SL  
SCALE: 1 : 1  
QA: RG

PROJECT No.  
**1335**  
DWG No. Rev.  
**304 Z**

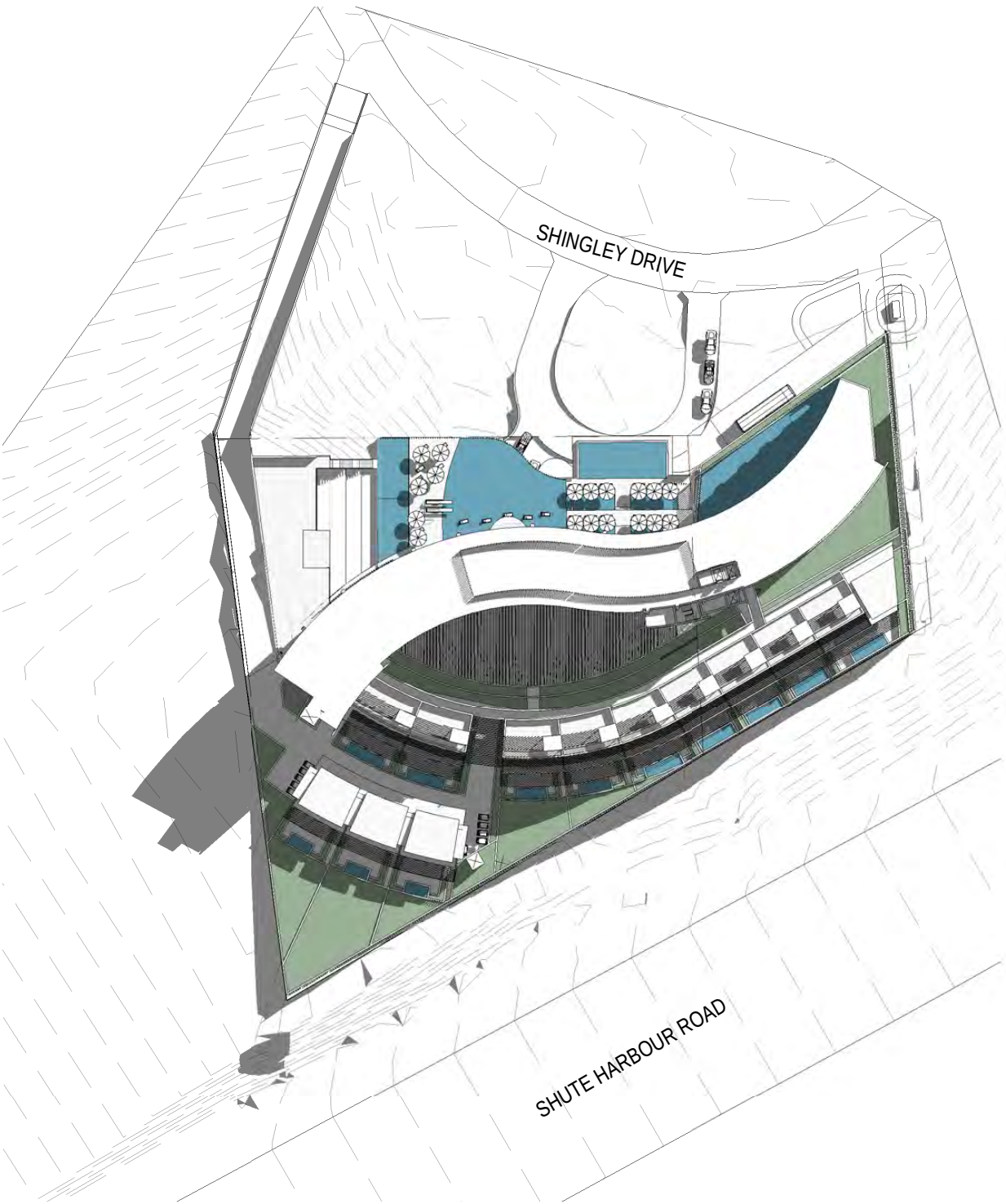




VILLA ROOMS

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|           |                    |                                     |                                         |                                                                                                                                              |                                                                                                                                        |                                                                                                                                                                  |                                                                                                                                      |                                                                                                                                                                     |                                                   |                                                            |
|-----------|--------------------|-------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|
| REF:<br>Z | DATE<br>07.03.2022 | AMENDMENT<br>ADDITIONAL INFORMATION | <b>DWA</b><br>DESIGN WORKSHOP AUSTRALIA | <br><b>DMA GLOBAL</b><br>PROPERTY SPECIALISTS SINCE 1991 | <br><b>one</b><br>PROPERTY SPECIALISTS SINCE 1991 | <b>Wollongong</b><br>81a Princes Highway,<br>Fairy Meadow NSW 2519<br>Tel: (02) 4227 1661<br>Email: info@designworkshop.com.au<br>Web: www.designworkshop.com.au | <b>Sydney</b><br>Level 10, 6 Mount<br>Olympus Boulevard,<br>Wolli Creek NSW 2205<br>Nominated Architect:<br>Robert Gizzi (Reg. 8286) | CLIENT: DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT<br>ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH.<br>QUEENSLAND<br>DRAWING NAME: 3D VIEWS | DATE: 07.03.2022<br>DRAWN: SL<br>SCALE:<br>QA: RG | PROJECT No.<br><b>1335</b><br>DWG No. Rev.<br><b>305 Z</b> |
|-----------|--------------------|-------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|



SHADOW PLAN - 21/06/2020-9.00

1 : 1000

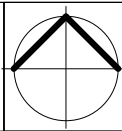
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EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** SHADOW PLAN - WINTER - 9AM

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 1000  
**QA:** RG

**PROJECT No.**  
**1335**  
**DWG No.** **Rev.**  
**911** **Z**





SHADOW PLAN - 21/06/2020-12.00

1 : 1000

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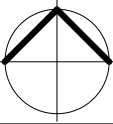
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DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** SHADOW PLAN - WINTER - 12PM

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 1000  
**QA:** RG

**PROJECT No.** 1335  
**DWG No.** 912  
**Rev.** Z



SHADOW PLAN - 21/06/2020-15.00

1 : 1000

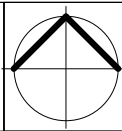
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Robert Gizzi (Reg. 8288)



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EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
**ADDRESS:** 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
**DRAWING NAME:** SHADOW PLAN - WINTER - 3PM

**DATE:** 07.03.2022  
**DRAWN:** SL  
**SCALE:** 1 : 1000  
**QA:** RG

**PROJECT No.** 1335  
**DWG No.** 913  
**Rev.** Z

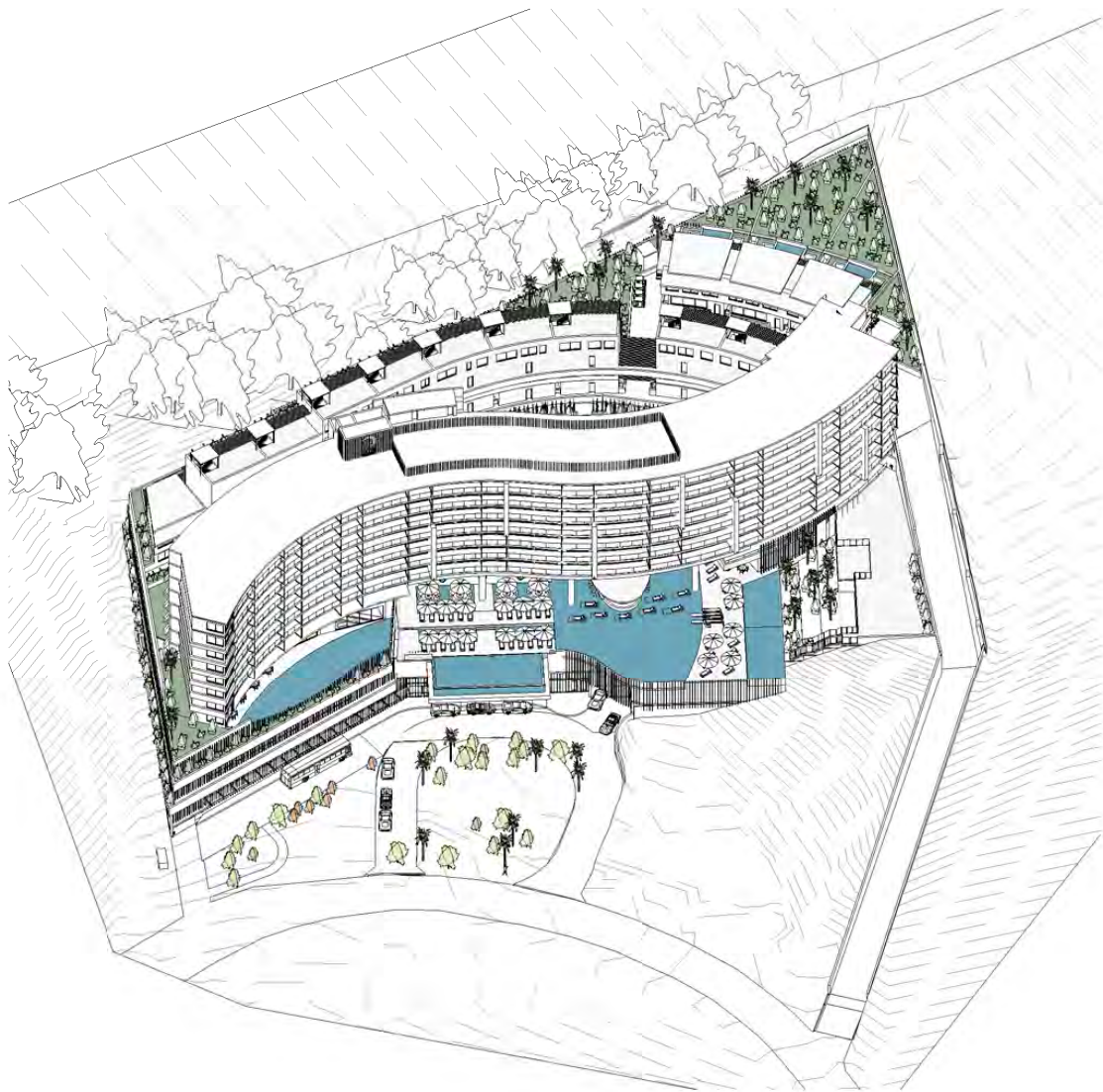




SOLAR ACCESS - 21/06/2020-9.00



SOLAR ACCESS - 21/06/2020-15.00



SOLAR ACCESS - 21/06/2020-12.00

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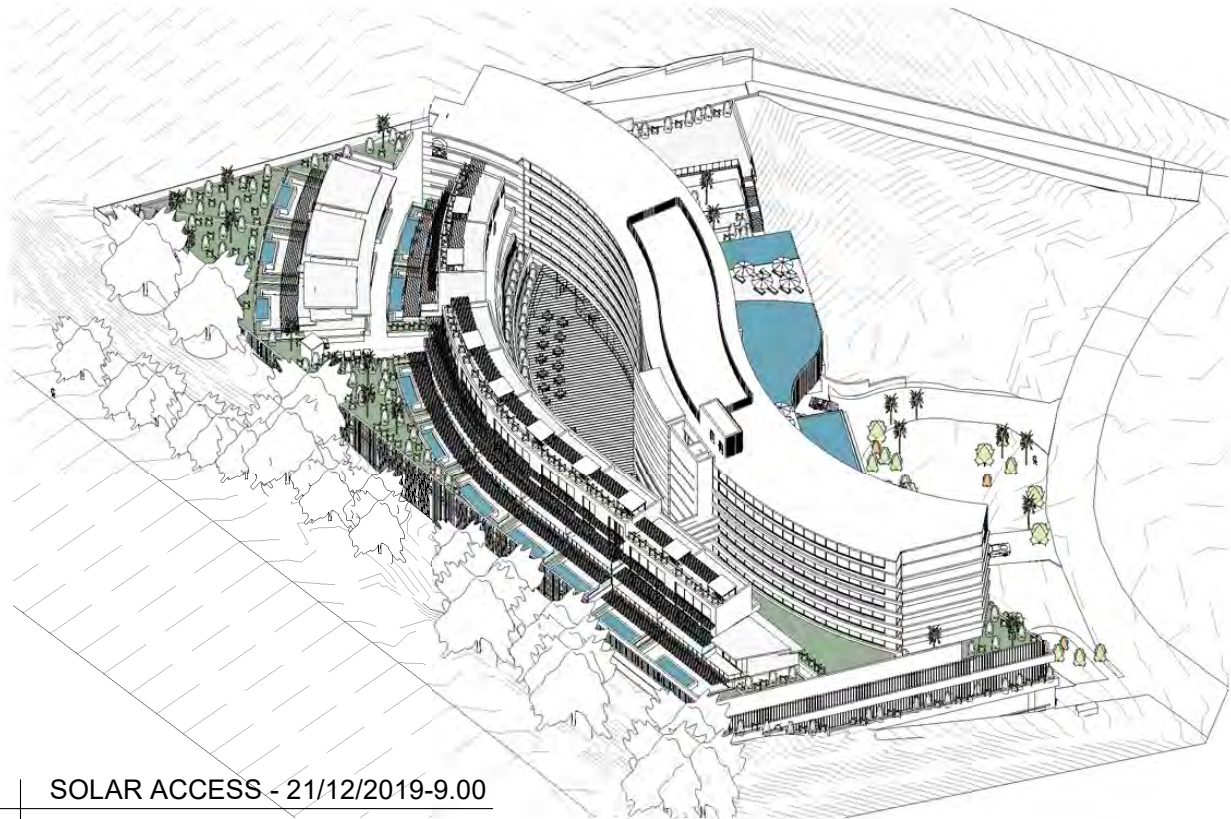


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| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT | DATE:  | 07.03.2022 | PROJECT No. | 1335 |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 915  |
| DRAWING NAME: | SOLAR VIEWS - WINTER                                              | SCALE: |            | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





SOLAR ACCESS - 21/12/2019-9.00



SOLAR ACCESS - 21/12/2019-15.00



SOLAR ACCESS - 21/12/2019-12.00

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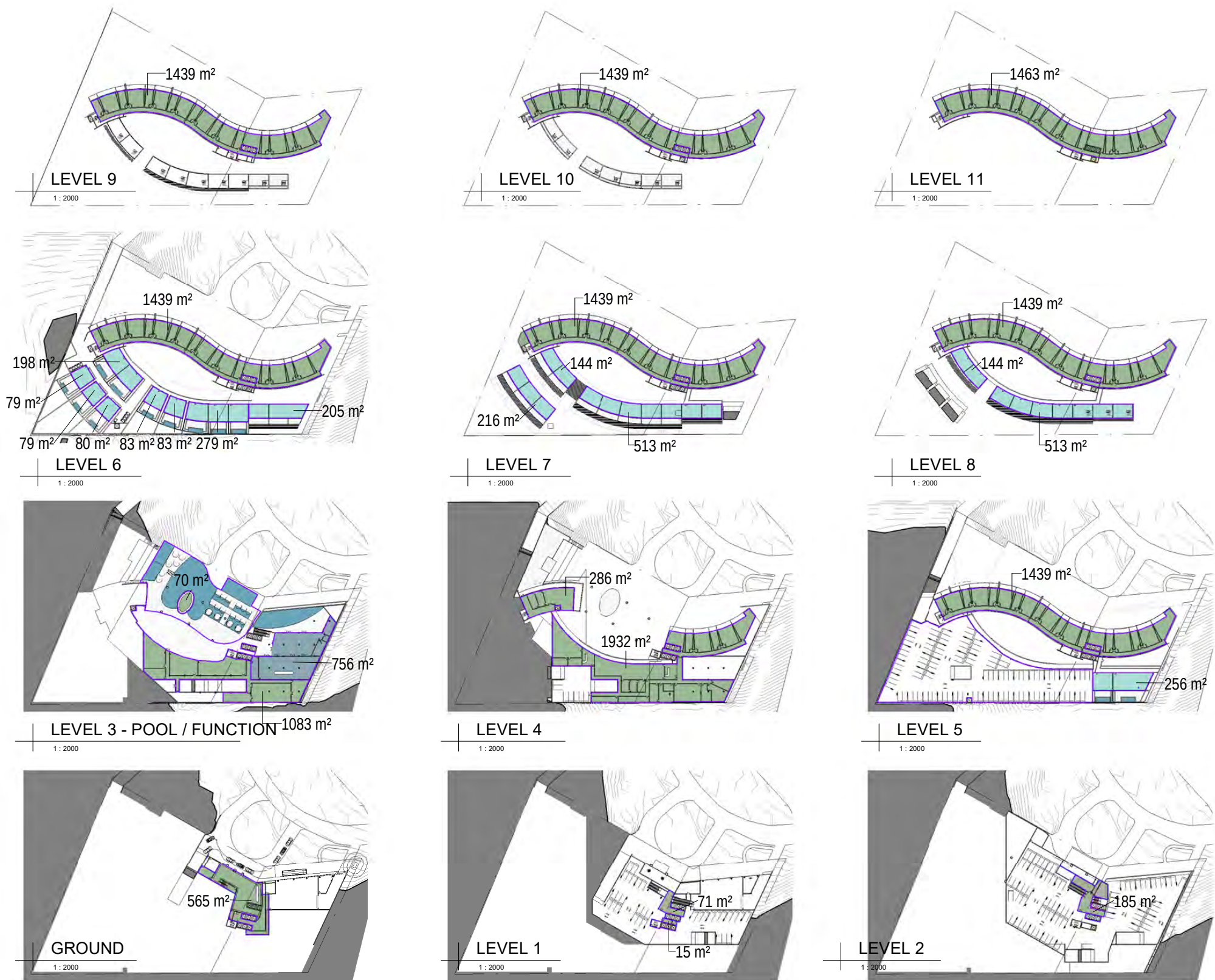


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| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 916  |
| DRAWING NAME: | SOLAR VIEWS - SUMMER                                              | SCALE: |            | Rev.        | Z    |
|               |                                                                   | QA:    | RG         |             |      |





AREA SCHEDULE (GFA)

| LEVEL                     | AREA               |
|---------------------------|--------------------|
| FUNCTION                  |                    |
| LEVEL 3 - POOL / FUNCTION | 756 m <sup>2</sup> |
|                           | 756 m <sup>2</sup> |

|                           |                      |
|---------------------------|----------------------|
| HOTEL                     |                      |
| GROUND                    | 565 m <sup>2</sup>   |
| LEVEL 1                   | 71 m <sup>2</sup>    |
| LEVEL 1                   | 15 m <sup>2</sup>    |
| LEVEL 2                   | 185 m <sup>2</sup>   |
| LEVEL 3 - POOL / FUNCTION | 1083 m <sup>2</sup>  |
| LEVEL 3 - POOL / FUNCTION | 70 m <sup>2</sup>    |
| LEVEL 4                   | 286 m <sup>2</sup>   |
| LEVEL 4                   | 1932 m <sup>2</sup>  |
| LEVEL 5                   | 1439 m <sup>2</sup>  |
| LEVEL 6                   | 1439 m <sup>2</sup>  |
| LEVEL 7                   | 1439 m <sup>2</sup>  |
| LEVEL 8                   | 1439 m <sup>2</sup>  |
| LEVEL 9                   | 1439 m <sup>2</sup>  |
| LEVEL 10                  | 1439 m <sup>2</sup>  |
| LEVEL 11                  | 1463 m <sup>2</sup>  |
|                           | 14306 m <sup>2</sup> |

|         |                      |
|---------|----------------------|
| VILLA   |                      |
| LEVEL 5 | 256 m <sup>2</sup>   |
| LEVEL 6 | 79 m <sup>2</sup>    |
| LEVEL 6 | 79 m <sup>2</sup>    |
| LEVEL 6 | 80 m <sup>2</sup>    |
| LEVEL 6 | 198 m <sup>2</sup>   |
| LEVEL 6 | 279 m <sup>2</sup>   |
| LEVEL 6 | 83 m <sup>2</sup>    |
| LEVEL 6 | 83 m <sup>2</sup>    |
| LEVEL 6 | 205 m <sup>2</sup>   |
| LEVEL 7 | 216 m <sup>2</sup>   |
| LEVEL 7 | 144 m <sup>2</sup>   |
| LEVEL 7 | 513 m <sup>2</sup>   |
| LEVEL 8 | 144 m <sup>2</sup>   |
| LEVEL 8 | 513 m <sup>2</sup>   |
|         | 2874 m <sup>2</sup>  |
|         | 17937 m <sup>2</sup> |

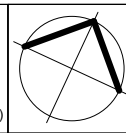
**DISCLAIMER**  
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not to be used for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

| REF.                                                                                                                                     | DATE       | AMENDMENT              |
|------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------|
| Z                                                                                                                                        | 07.03.2022 | ADDITIONAL INFORMATION |
| <b>DISCLAIMER</b><br>All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright © DWA |            |                        |



Wollongong  
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Sydney  
Level 10, 6 Mount  
Olympus Boulevard,  
Wooli Creek NSW 2205  
Nominated Architect:  
Robert Gizzi (Reg. 8286)



CLIENT: DMA GLOBAL  
EXHIBITION / FUNCTION CENTRE & HOTEL  
DEVELOPMENT  
ADDRESS: 125-131 SHINGLEY DRIVE, AIRLIE BEACH,  
QUEENSLAND  
DRAWING NAME: GFA PLANS + SCHEDULE

DATE: 07.03.2022  
DRAWN: SL  
SCALE: 1 : 2000  
QA: RG

PROJECT No.  
**1335**  
DWG No. Rev.  
**920 Z**

RA6-N



SARA reference: 2101-20808 SRA  
Council reference: 20210040  
Applicant reference: 2020WRC285

3 September 2021

Chief Executive Officer  
Whitsunday Regional Council  
PO Box 104  
Proserpine Qld 4800  
info@whitsundayrc.qld.gov.au

**Attention: James McEvoy-Bowe**

Dear Mr McEvoy-Bowe

## SARA response—125 and 131 Shingley Drive, Cannonvale

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 15 February 2021.

### Response

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Outcome:          | Referral agency response – with conditions.                                         |
| Date of response: | 3 September 2021                                                                    |
| Conditions:       | The conditions in <b>Attachment 1</b> must be attached to any development approval. |
| Advice:           | Advice to the applicant is in <b>Attachment 2</b> .                                 |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 3</b> .           |

### Development details

|              |                      |                                                                                                                                                                                                                                                                                                              |
|--------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | Development permit   | Material Change of Use – staged resort complex comprising Shops, Function Facilities (Function Centre and Exhibition Space), Food and Drink Outlets, Bars, Indoor and Outdoor Sport and Recreation, one hundred and seven (107) Short Term Accommodation and Multiple Dwelling Units and ancillary uses; and |
|              | Preliminary approval | Building work                                                                                                                                                                                                                                                                                                |

SARA role: Referral Agency.

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) – Development impacting on State transport infrastructure. (Planning Regulation 2017)

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a State transport corridor. (Planning Regulation 2017)

SARA reference: 2101-20808 SRA

Assessment Manager: Whitsunday Regional Council

Street address: 125 Shingley Drive, Cannonvale and 131 Shingley Drive, Cannonvale

Real property description: Lot 268 on HR1060 and Lot 95 on HR1223

Applicant name: One Whitsunday Developments Pty Ltd

Applicant contact details: C/- Wynne Planning and Development  
18A Chapman Street  
Proserpine QLD 4800  
kellianne@wynneplanninganddevelopment.com

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Ainsley Sullivan, Principal Planning Officer, on (07) 4898 6813 or via email [MIWSARA@dsdilgp.qld.gov.au](mailto:MIWSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

Brett Nancarrow  
A/Regional Director (North)

cc One Whitsunday Developments Pty Ltd, [kellianne@wynneplanninganddevelopment.com](mailto:kellianne@wynneplanninganddevelopment.com)

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations provisions  
Attachment 5 - Approved plans and specifications





## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

| No.                                                                                                                                                                                                                                                                                                                                                               | Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Condition timing                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Material change of use</b>                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| 10.9.4.1.1.1 and 10.9.4.2.4.1 The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| <b>Excavation and Fill</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| 1.                                                                                                                                                                                                                                                                                                                                                                | <p>(a) Any excavation, filling/backfilling/compaction, retaining structures, basement retention systems, building foundation structures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road, or cause similar adverse impacts.</p> <p>(b) RPEQ certification with supporting documentation must be provided to District Director (Mackay/Whitsunday) at <a href="mailto:mackay.office@tmr.qld.gov.au">mackay.office@tmr.qld.gov.au</a>, confirming that the development has been constructed in accordance with part (a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>(a) At all times</p> <p>(b) Prior to the commencement of use</p>                                                               |
| <b>Pedestrian access to public passenger transport</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| 2.                                                                                                                                                                                                                                                                                                                                                                | The pedestrian pathways (internal and external) and lane widths for the bus parking and porte cochere must be provided generally in accordance with the Ground Level Plan, prepared by DWA, dated 02/07/2021, drawing number 100 and revision S, as amended in red.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to the commencement of use, and where on site, to be maintained at all times                                                |
| <b>Bus parking facility</b>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| 3.                                                                                                                                                                                                                                                                                                                                                                | <p>(a) The development must provide a dedicated bus parking facility at the location shown on the Ground Level Plan, prepared by DWA, dated 02/07/2021, drawing number 100 and revision S, as amended in red.</p> <p>(b) The bus parking facility required in part (a) of this condition must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following:</p> <ol style="list-style-type: none"> <li>capacity for the parking of one (1) single unit rigid bus of 14.5m in length</li> <li>two (2) bus zone signs R5-20, placed one at either end of the bus zone, in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls;</li> <li>lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and</li> <li>access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.</li> </ol> <p>(c) RPEQ certification, with supporting documentation, must be provided to the Program Delivery and Operations Unit, Mackay</p> | <p>(a) and (b) Prior to the commencement of use and to be maintained at all times</p> <p>(c) Prior to the commencement of use</p> |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                   |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|    | Whitsunday Region (Mackay.Whitsunday.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                   |
| 4. | <p>(a) The development must provide a dedicated passenger loading zone (porte cochere) at the location shown on the Ground Level Plan, prepared by DWA, dated 02/07/2021, drawing number 100 and revision S, as amended in red.</p> <p>(b) The passenger loading zone (porte cochere) required in part (a) of this condition must be designed and constructed to include the following:</p> <ol style="list-style-type: none"> <li>a minimum of three (3) car parking bays;</li> <li>of the parking bays provided, at least one (1) is to be suitable for use by a taxi catering for people with disabilities in accordance with: <ul style="list-style-type: none"> <li>AS1428.1 - Design for access and mobility;</li> <li>AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities;</li> <li>Chapter 7 – Taxi Facilities of the <i>Public Transport Infrastructure Manual 2015</i>; and</li> <li>the Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the <i>Disability Discrimination Act 1992</i></li> </ul> </li> <li>be identified by passenger loading zone signs - R5-23 (passengers – 2 or 15 minute), placed at either end of the zone, and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls;</li> <li>lighting standards in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements;</li> <li>access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers; and</li> <li>a build out adjacent to the head of the queue</li> </ol> <p>(c) RPEQ certification, with supporting documentation, must be provided to the Program Delivery and Operations Unit, Mackay Whitsunday Region (Mackay.Whitsunday.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p> | <p>(a) and (b) Prior to the commencement of use and to be maintained at all times</p> <p>(c) Prior to the commencement of use</p> |

**Attachment 2—Advice to the applicant**

---

| <b>General advice</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                    | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.                    | <p>The Stormwater Quality Management Plan, prepared by Trevor Glasson Consulting Services, dated 23 November 2020, no reference, Revision B, includes a proposed diversion pipe drain in the State-controlled road. The Department of Transport and Main Roads' preference is for as much of the proposed pipe drain as possible to be located outside of the state-controlled road.</p> <p>In accordance with s50 of the <i>Transport Infrastructure Act 1994</i>, works, structures and activities including construction, maintenance, upgrading or conducting of works, structures and activities characterised as ancillary works and encroachments under the <i>Transport Infrastructure Act 1994</i>, require approval. Please contact the Department of Transport and Main Roads', Mackay/Whitsunday District on <a href="mailto:mackay.whitsunday.idas@tmr.qld.gov.au">mackay.whitsunday.idas@tmr.qld.gov.au</a> or phone 4951 8555 for more information about applying for a Road Corridor Permit.</p> |

### **Attachment 3—Reasons for referral agency response**

(Given under section 56(7) of the *Planning Act 2016*)

---

#### **The reasons for the department's decision are:**

The proposed development complies with *State code 1: Development in a state-controlled road Environment* and *State Code 6: Protection of State Transport Networks*

Specifically, the development:

- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads
- does not compromise the structural integrity of public passenger transport infrastructure or compromise the operating performance of public passenger transport services.
- provides public passenger transport infrastructure to enable development to be serviced by public passenger transport
- does not compromise existing safe and direct access to public passenger transport infrastructure.

#### **Material used in the assessment of the application:**

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*



## **Attachment 4—Change representation provisions**

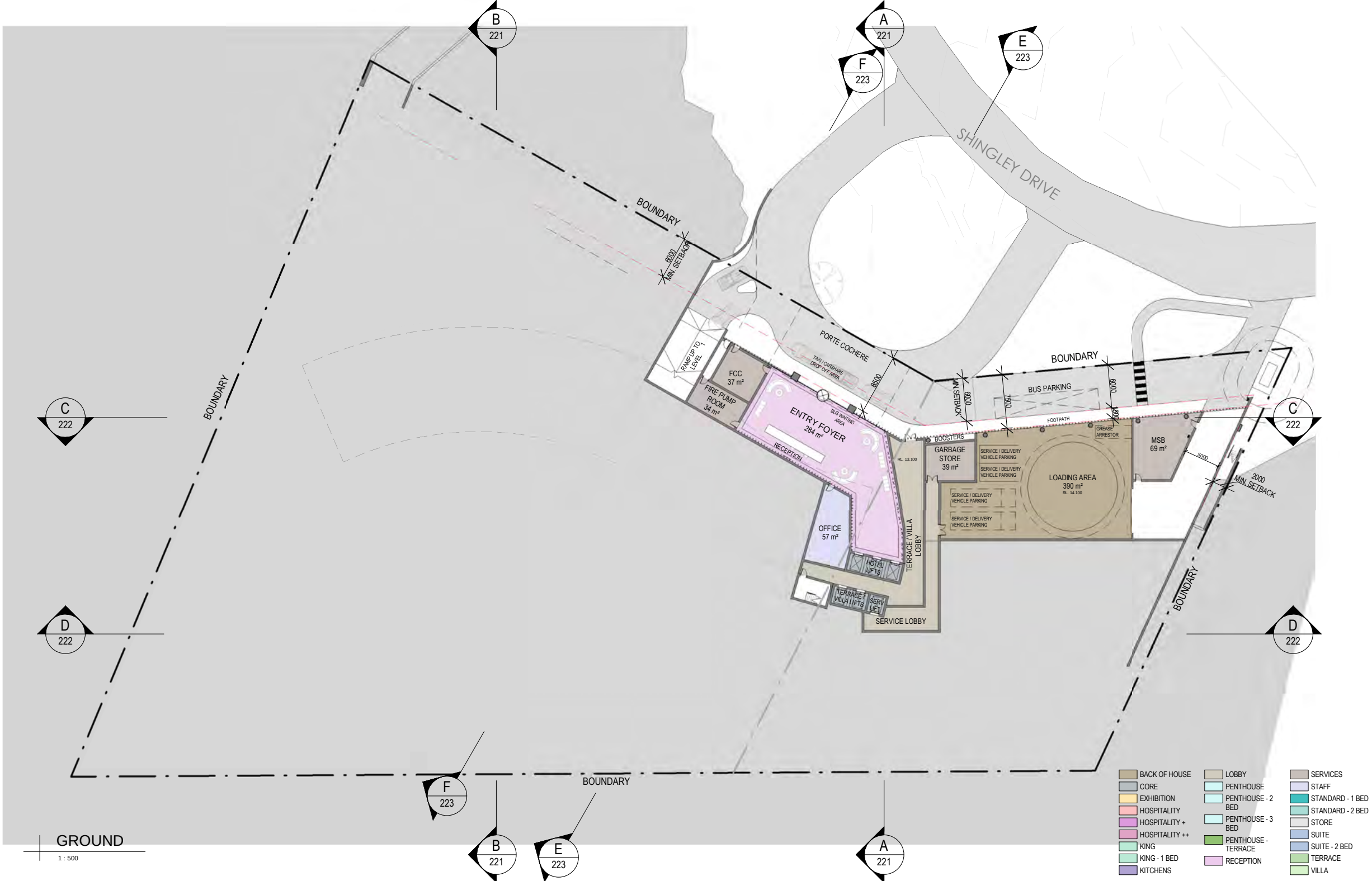
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## **Attachment 5—Approved plans and specifications**

---

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**DISCLAIMER**  
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

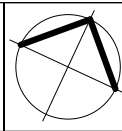
| REF. | DATE       | AMENDMENT              |
|------|------------|------------------------|
| S    | 02.07.2021 | ADDITIONAL INFORMATION |

**DISCLAIMER**  
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.  
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Web: www.designworkshop.com.au

**Sydney**  
Level 10, 6 Mount  
Olympus Boulevard,  
Woolli Creek NSW 2205  
Nominated Architect:  
Robert Gizzi (Reg. 8286)



|               |                                                                   |        |            |             |      |
|---------------|-------------------------------------------------------------------|--------|------------|-------------|------|
| CLIENT:       | DMA GLOBAL<br>EXHIBITION / FUNCTION CENTRE & HOTEL<br>DEVELOPMENT | DATE:  | 02.07.2021 | PROJECT No. | 1335 |
| ADDRESS:      | 125-131 SHINGLEY DRIVE, AIRLIE BEACH,<br>QUEENSLAND               | DRAWN: | SL         | DWG No.     | 100  |
| DRAWING NAME: | GROUND LEVEL PLAN                                                 | SCALE: | 1 : 500    | Rev.        | S    |
|               |                                                                   | QA:    | RG         |             |      |

# ADDITIONAL INFORMATION



# Visual Impact Assessment

For Proposed Exhibition / Function and Hotel  
Development

Shingley Drive, Cannonvale QLD

Whitsunday Regional Council LGA

---

One Whitsunday Developments Pty Ltd  
c/o Peter Yassa (DMA Global)

Project Ref: 58-20  
Revision Z  
December 2021

distinctive Living Design  
Landscape & Interior Architecture - Design - Consulting  
114 Argyle St, Camden NSW, Australia 2570  
PH +61 2 4655 1881  
[www.distinctive.net.au](http://www.distinctive.net.au)



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Table of Contents

|       | Page                                        |
|-------|---------------------------------------------|
| 1     | Introduction                                |
| 1.1   | Background                                  |
| 1.2   | Purpose of Report                           |
| 1.3   | Site Context                                |
| 1.4   | Planning and Policy Studies                 |
| 1.4.1 | Whitsunday Regional Council Planning Scheme |
| 1.4.2 | Whitsunday Scenic Amenity Study             |
| 1.5   | Landscape and Visual Analysis Objectives    |
| 1.6   | Methodology                                 |
| 1.6.1 | Landscape Analysis                          |
| 1.6.2 | Visual Survey and Analysis                  |
| 1.6.3 | Conclusions                                 |
| 1.6.5 | Recommendations                             |
| 2     | Site Analysis                               |
| 2.1   | Topography and Hydrology                    |
| 2.2   | Aspect and Slope                            |
| 2.3   | Vegetation                                  |
| 2.4   | Landscape Character                         |
| 2.5   | The Proposed Development                    |
| 3     | Visual Survey and Impact Assessment         |
| 3.1   | Definitions                                 |
| 3.2   | Survey Method                               |
| 3.3   | Identification of View Points               |
| 3.4   | Viewpoint Summary Table                     |
| 3.5   | Analysis of selected Viewpoints             |
| 3.5.1 | Sub-Regional Viewpoints                     |
| 3.5.2 | Localised Viewpoints                        |
| 4     | Conclusions                                 |
| 4.1   | Sub-regional context                        |
| 4.2   | Immediate locality                          |
| 4.3   | Against Planning and Policy Studies         |
| 4.4   | Overall                                     |
| 5     | Recommendations                             |
| 5.1   | Planning and Development Controls           |
| 5.1.1 | Construction Materials & Exterior Finishes  |
| 5.1.2 | Landscape Buffering                         |
| 6     | Referencing                                 |
| 7     | Appendix 1 - Full size Photomontages        |

Figures

Page

|      |                                                |    |
|------|------------------------------------------------|----|
| 1.1  | Location Diagram                               | 9  |
| 1.2  | Regional Context Map                           | 9  |
| 1.3  | Site Context Diagram                           | 10 |
| 1.4  | Subject site Land Zoning Map                   | 12 |
| 1.5  | Scenic Amenity and Landscape values Diagram    | 13 |
| 1.6  | Scenic Amenity and Landscape character Diagram | 13 |
| 2.1  | Topography Analysis Diagram                    | 16 |
| 2.2  | Aspect Analysis Diagram                        | 17 |
| 2.3  | Services Analysis Diagram                      | 18 |
| 2.4  | Vegetation Analysis Diagram                    | 19 |
| 2.5  | Landscape Character Diagram                    | 20 |
| 2.6  | Proposed Development Diagram                   | 21 |
| 2.7  | Proposed Development Site Plan                 | 22 |
| 2.8  | Proposed Development North Elevation           | 23 |
| 2.9  | Proposed Development 3D Perspective            | 23 |
| 2.10 | Proposed Development East Elevation            | 23 |
| 3.1  | Landmark and Viewpoint Location Plan           | 26 |
| 3.2  | Sub Regional Viewpoint 1                       | 28 |
| 3.3  | Sub Regional Viewpoint 2                       | 30 |
| 3.4  | Sub Regional Viewpoint 3                       | 32 |
| 3.5  | Sub Regional Viewpoint 4                       | 34 |
| 3.6  | Sub Regional Viewpoint 5                       | 36 |
| 3.7  | Sub Regional Viewpoint 6                       | 38 |
| 3.8  | Sub Regional Viewpoint 7                       | 40 |
| 3.9  | Local Viewpoint 8                              | 42 |
| 3.10 | Local Viewpoint 9                              | 44 |
| 3.11 | Local Viewpoint 10                             | 46 |
| 3.12 | Local Viewpoint 11                             | 48 |
| 3.13 | Local Viewpoint 12                             | 50 |
| 3.14 | Local Viewpoint 13                             | 52 |
| 3.15 | Local Viewpoint 14                             | 54 |
| 3.16 | Local Viewpoint 15                             | 56 |
| 3.17 | Local Viewpoint 16                             | 58 |
| 3.18 | Local Viewpoint 17                             | 60 |
| 3.19 | Regional Viewshed Overlay Diagram              | 64 |
| 3.20 | Localised Viewshed Overlay Diagram             | 65 |
| 4.1  | Recommended Visual Mitigation Diagram          | 70 |

Tables

Page

|                                            |    |
|--------------------------------------------|----|
| Table 3.1 Viewpoint Analysis Summary Table | 63 |
|--------------------------------------------|----|

Appendix A

|                                       |     |
|---------------------------------------|-----|
| Photomontage Viewpoint 1 (Full Size)  | 74  |
| Photomontage Viewpoint 3 (Full Size)  | 76  |
| Photomontage Viewpoint 4 (Full Size)  | 78  |
| Photomontage Viewpoint 6 (Full Size)  | 80  |
| Photomontage Viewpoint 7 (Full Size)  | 82  |
| Photomontage Viewpoint 8 (Full Size)  | 84  |
| Photomontage Viewpoint 9 (Full Size)  | 86  |
| Photomontage Viewpoint 10 (Full Size) | 88  |
| Photomontage Viewpoint 11 (Full Size) | 90  |
| Photomontage Viewpoint 12 (Full Size) | 92  |
| Photomontage Viewpoint 13 (Full Size) | 94  |
| Photomontage Viewpoint 14 (Full Size) | 96  |
| Photomontage Viewpoint 16 (Full Size) | 98  |
| Photomontage Viewpoint 17 (Full Size) | 100 |

# 1 Introduction

## 1.1 Background

distinctive Living Design were engaged by One Whitsunday Developments Pty Ltd to undertake a Visual Impact Assessment (VIA) for a proposed resort complex featuring multiple dwelling units, short term accommodation, function & conference facilities, retail shops, offices, and food & drink outlets. The site is to the north of Shute Harbour Road, west of the Shingley Beach Resort, and south of Shingley Drive. The subject lands sit wholly within the suburb of Cannonvale. The subject comprises of two (2) registered lots being;

- Lot 95 HR1223, 131 Shingley Drive, Cannonvale QLD <sup>1</sup>
- Lot 268 HR1060, 125 Shingley Drive, Cannonvale QLD <sup>1</sup>

The subject lands are located entirely within the Whitsunday Regional Council (LGA), and measure a total area of approximately 1 ha. Under the 2017 Whitsunday Planning Scheme, the subject lands are zoned *Low-medium Density Residential* <sup>2</sup>, and directly adjoins neighbouring properties to the east and west zoned *Low-medium Density Residential* <sup>2</sup>.

The subject lands sit on a moderately undulating landscape, steep in part, that has been mostly cleared of endemic vegetation. This is evident in that vegetation is now limited to a few insignificant sporadic trees in the exposed landscape. A wide road reserve to the south demarks a site boundary that is more considerably vegetated. Elsewhere exposed soil is evident from clearing practices over the years with the majority of groundcover consisting of native and exotic grasses.

The landowner wishes to lodge a DA application with Council. A pre-lodgement meeting on 29<sup>th</sup> September 2020 called for further planning considerations in respect to Environment and Heritage theme of the strategic framework the developments visual impact will have within the surrounding context. The aim of this report is to analyse the general landscape visual character, conduct a visual sensitivity assessment, and test the visual impacts in relation to the proposed development within this area whilst considering the scenic, historic, and landscape qualities within the context of the broader locality. The following reference documents were observed;

- *Pre-DA advice minutes from meeting held with Whitsunday Regional Council dated 1<sup>st</sup> October 2020*
- *Architectural plans prepared by Design Workshop Australia (DWA) Revision Y*
- *3D photomontages prepared by Studio 5253 Architectural Visualisation, dated 12<sup>th</sup> November 2021*
- *Information Request letter, Whitsunday Regional Council, dated 19<sup>th</sup> February 2021*

This VIA has been prepared by Mark Santangelo (Primary Author, Registered Landscape Architect #1951), and Dean Boone (Secondary Author, Director, Expert Witness, and NSW Government appointed Independent Visual Auditor) of distinctive Living Design.

1. Whitsunday Regional Council, Online mapping portal, accessed November 2020  
2. Legislation, Whitsunday Regional Council Planning Scheme 2017 accessed November 2020

1.2 Purpose of the Report

The purpose of this report is to assess the subject site in relation to the landscape visual connections to the immediate and broader scenic landscape. *Specifically, the report will;*

- Map the existing landscape, visual and scenic qualities of the site and surrounding area;
- Provide a general landscape analysis and visual sensitivity survey that will inform the development process of the subject lands;
- Assess the subject site in relation to the landscape values and landscape visual connections to the surrounding landscape and neighbouring landowners.
- Assess the subject site in relation to the proposed development
- Provide generalised visual impact ratings and mitigation measures on how the proposed development could be improved from a visual and landscape perspective
- Provide any detailed recommendations for mitigation applications.

1.3 Site Context

The subject land is located wholly within the local suburb of Cannonvale, however it is in close proximity to the suburb of Airlie Beach to the east. Airlie Beach contains the primary ‘Port of Airlie’, as well as the Coral Sea Marina, set within Pioneer Bay, providing the primary gateway to the greater Whitsunday Islands and Great Barrier Reef located offshore in the Coral Sea. The ports provide the primary economic and placemaking driver to the Airlie-Cannonvale locality and associated tourism industry, local lifestyle living, and coastal vernacular. The primary accessway to the subject lands is from Shingley Drive to the north. Directly opposite is Shingley Beach, a small public reserve interfacing with Pioneer Bay providing public amenities, beach access, carpark, and boat ramp. The land is positioned between established resort facilities (*Shingley Beach Resort Whitsundays*) to the east and vacant land to the west. It borders with Shute Harbour Road to the south, a primary arterial road connecting the inland regional township of Proserpine to Shute Harbour via Airlie-Cannonvale. Further to the west are established resort facilities *Peninsular Airlie*, *Mirage Whitsundays* and *Marina Shores*.

More broadly the subject lands are situated on the coastline scenic landscape that interfaces with the Coral Sea and dominant ridgelines that rise steeply to the west and that define the contextual scenic seaside locality and character of the area. Sea travel routes are heavily used by watercraft servicing the Whitsunday Islands and Great Barrier Reef, providing an established visual quality when approaching the mainland port of Airlie from Pioneer Bay. To the south more specifically to visual impacts, the subject lands are in local proximity to residential dwelling houses located uphill on the south side of Shute Harbour Road. Although a visual connection is apparent, they are detached from any physical or built form connection to the subject lands due to their elevated topography, access restrictions, and the scale of development.

- The subject lands have common boundaries with;
- Shingley Beach Resort – Whitsundays; 115 Shingley Drive, Cannovale QLD
  - 26 Altmann Ave, Cannovale QLD (vacant land)
  - 32 Altmann Ave, Cannovale QLD (vacant land)

See Figure 1.3 Site Context Diagram

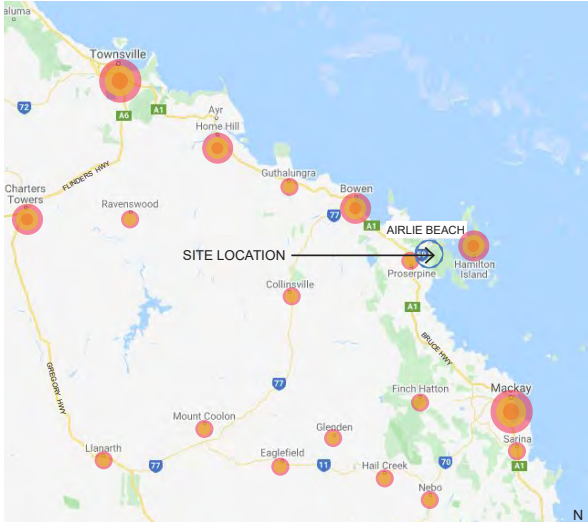


Figure 1.1 Location Diagram (Google Images 2020) NOT TO SCALE



Figure 1.2 Regional Context Map (Nearmaps 2020)

NOT TO SCALE



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 1.3 Site Context Digram (Nearmaps 2020)

1.4 Planning and Policy Studies

The subject lands are subject to the following statutory development controls and policy studies relevant to the assessment in this report. The key objectives and strategic intent of those documents are further applied in the conclusions section of this report;

1.4.1 Whitsunday Regional Council Planning Scheme

Adopted in 2017, the scheme facilitates development within the Bowen and Whitsunday Shires. Overarching the strategic intent relation to visual values, the scheme states “*The promotion and protection of the Region’s cultural heritage and unique aquatic, coastal and inland environmental values continue as developmental and environmental pressures increase cumulatively. All matters of ecological, environmental and scenic value (including key urban gateways, views and vistas) are valued and preserved, ensuring the health and resilience of the regions overall biodiversity*” (3.2 Strategic intent (4) pg. 3:3)  
Further within the context of Environment and Heritage land use strategies, the scheme states “*The core landscape values within the Region are protected and, if practical, enhanced. The core landscape values include the urban gateways to Airlie Beach, Bowen, Collinsville, Proserpine and the Whitsunday Coast Airport, as well as the significant visual backdrops as viewed from major scenic routes of the Bowen Development Road, Bruce Highway, Lascelles Avenue, Shute Harbour Road and the boating routes along the coastline and throughout the Whitsunday Islands*”. (3.2.3.2 Land use strategies, pg 3:5)

1.4.2 Whitsunday Scenic Amenity Study

Cardno were commissioned in 2017 to undertake a scenic amenity study that defines regional landscape values as including rural production areas, natural resources, scenic amenity and landscape heritage areas, which play a major role in defining the character of the region. The study states that Landscape values are associated with natural environmental features and also with small towns and rural activities, such as cropping and grazing, which contribute to the regional landscape character. These qualities are appreciated by visitors and are economically important for tourism, but communities across the region also recognise their importance for the character and quality of places where they choose to live. The desired outcomes of the Mackay, Isaac and Whitsunday Regional Plan, acknowledges the need to develop a consistent methodology for identifying and managing landscape values to plan for the protection of scenic amenity and landscape character, and recognising the extent to which these are valued by the community. The Study aims to provide Council with a geographical information system (GIS) identifying and mapping scenic amenity and other landscape values of the Whitsunday region. Using a methodology based on Queensland Government guidelines, the significant landscape values, scenic amenity and scenic preferences of the Whitsunday community have been defined and mapped as an input to planning and policy development to protect and manage these values.

The subject lands lie within the ‘High Scenic Amenity’ zone (categorised landscape value with a rating 8-10). This category has “*high scenic preference and valued landscape character types (Forested Mountains; Headlands; Islands; Mangroves& Coastal Wetlands; Ocean; Sandy Beaches)*” (Cardno 2017, pg 29). When referring to Landscape Character Types (3.6, Cardno 2017), the subject lands are amongst; “*Forested Mountains*”, “*Coast*”, and “*Urban*”. Finally, the report outlines desirable and undesirable forms of development with respect to landscape sensitivity. These are explored in section 4.0 of this report.



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

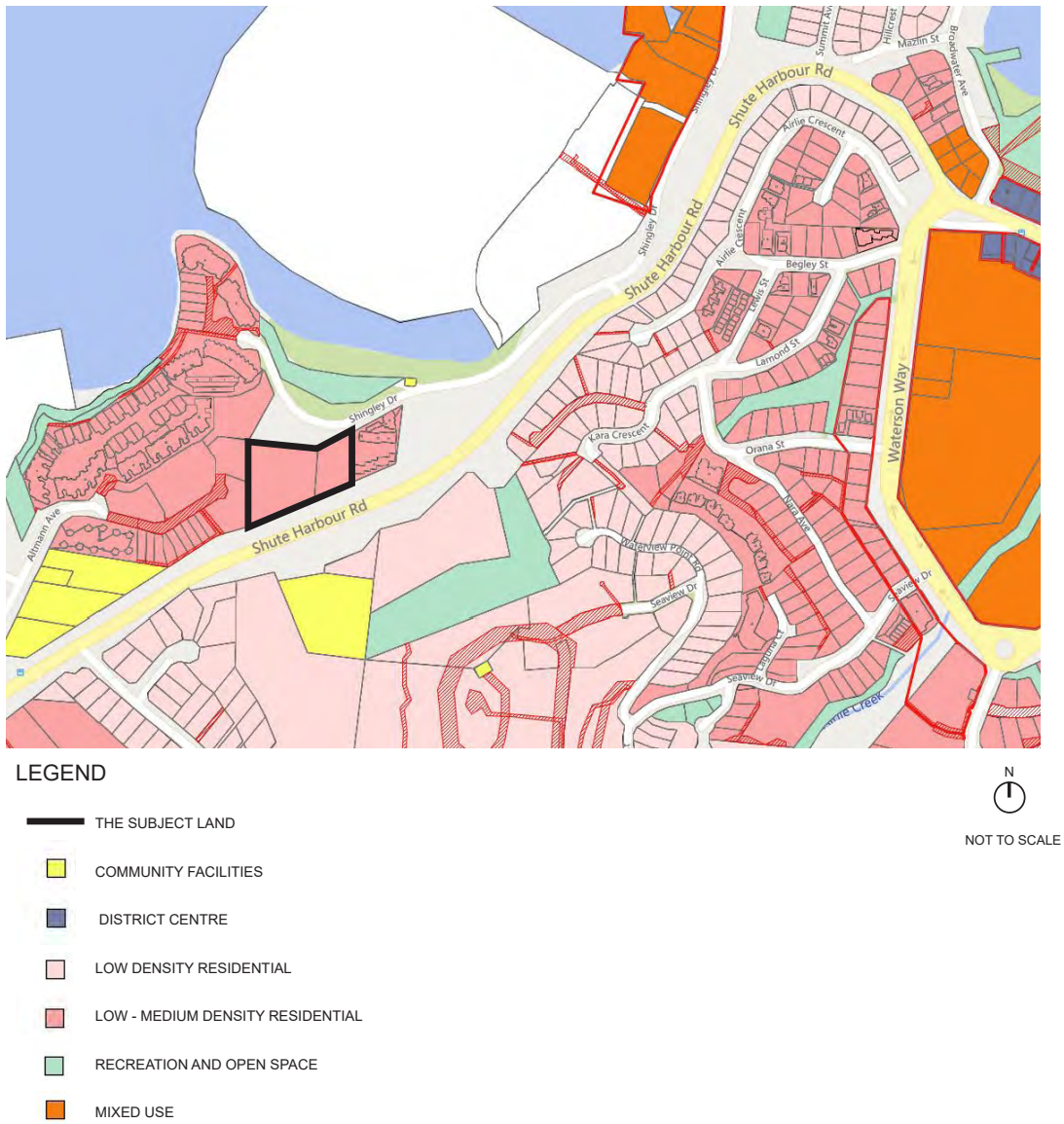


Figure 1.4: Subject site Land Zoning Map  
Source: Adapted from Whitsunday Regional Council planning portal (Spectrum spatial analysis accessed November 2020)

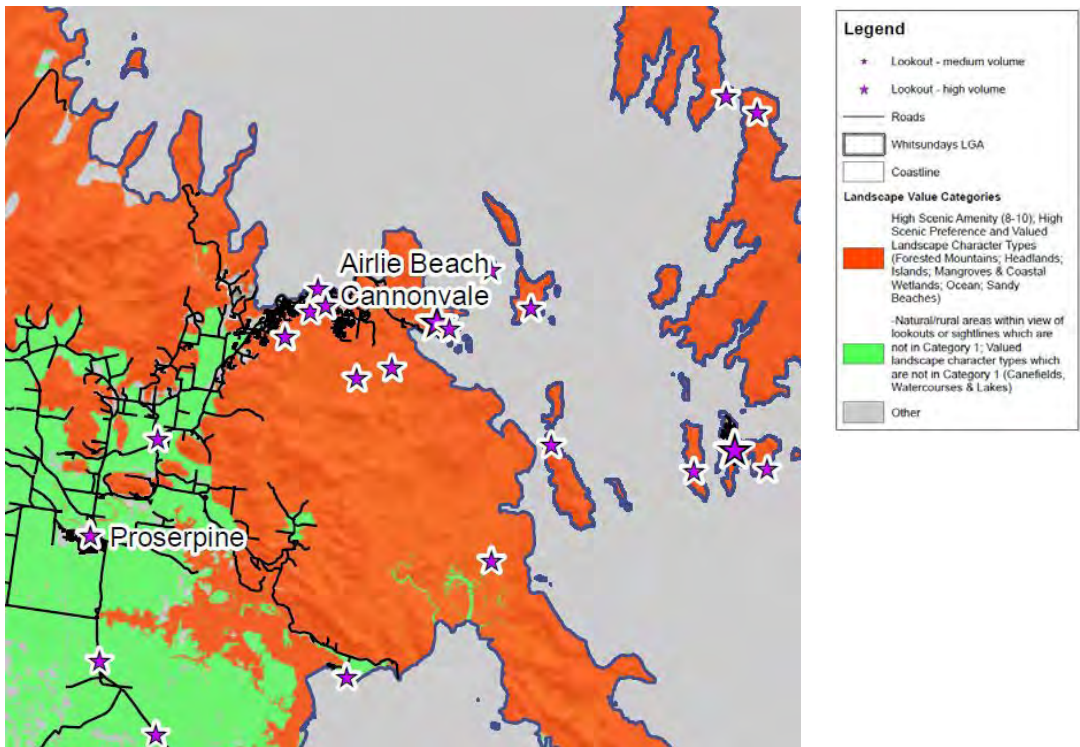


Figure 1.5: Scenic Amenity and Landscape values Diagram  
Source: Whitsunday Scenic Amenity Study 2017, Cardno (accessed March 2021)

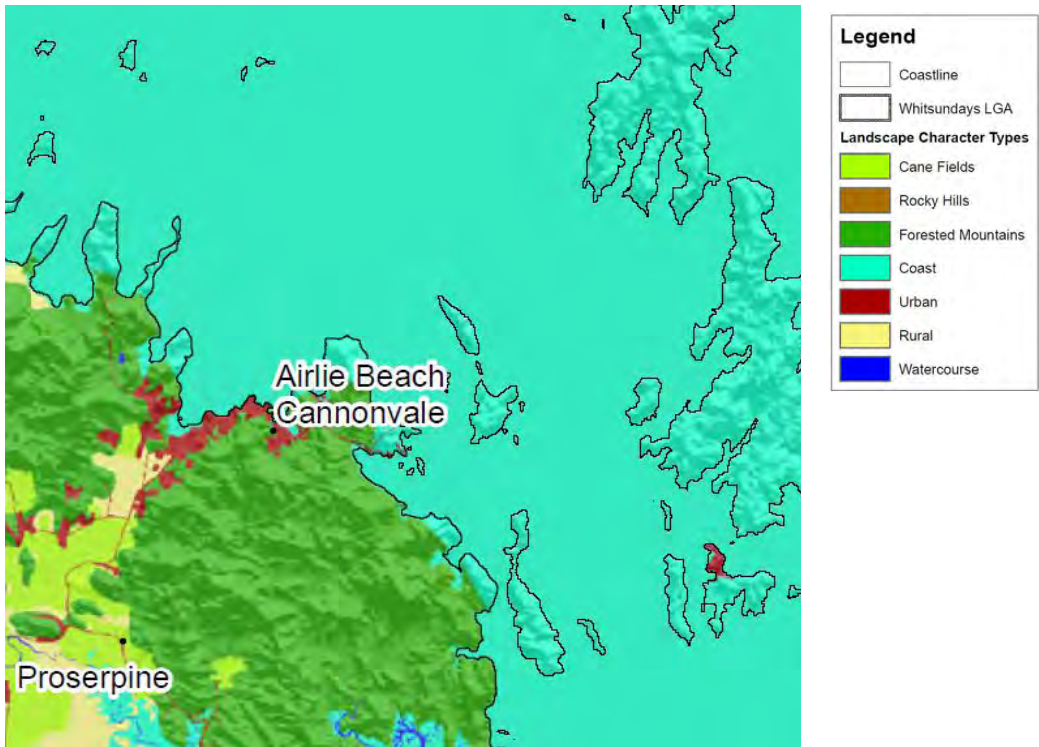


Figure 1.6: Scenic Amenity and Landscape Character Diagram  
Source: Whitsunday Scenic Amenity Study 2017, Cardno (accessed March 2021)

1.5 Landscape and Visual Impact Objectives

- Objective;
- To identify, assess and document the preliminary visual and landscape qualities of the land within the study area;
  - To ensure that the proposed development of the land adequately takes into account localised and sub-regional visual impacts;
  - To provide an assessment against the Strategic Framework of the Whitsunday Regional Council Planning Scheme 2017, having regard to the Whitsunday Scenic Amenity Study 2017
  - To provide the framework for future landscape mitigation measures that may be required as a result of the outcomes of this study.

1.6 Methodology

The methodology employed to undertake this landscape and visual assessment involved:

1.6.1 Landscape Analysis

- Review of available Whitsunday Regional Council documents relevant to the subject land
- Review of topographical maps, aerial photography, and survey information
- Prepare site analysis diagrams including topography, hydrology, aspect, vegetation, and landscape features
- Analyse the sites existing character

1.6.2 Visual Survey and Impact Assessment

- Detail visual site survey and photography of the subject land from various viewpoints surrounding the subject land
- Identify and map prominent landscape elements
- Examine photographs and plot visibility of the site from the defined viewpoints
- Assessment of each view point to determine the visual impact of the proposed development
- Assess 3D Architectural visualisations of the development from key vantage points
- Each viewpoint aims to capture any impact by the proposed development on the scenic landscape and adjacent neighbouring properties.

1.6.3 Conclusions

- Define all findings that are demonstrated by the Visual Impact Assessment process. Provide conclusions for the proposed development.

1.6.4 Recommendations

- Provide any mitigation measures to ensure the landscape and visual integrity of the subject lands and greater scenic landscape are maintained in the context of the proposed development.

2 Site Analysis

2.1 Topography and Hydrology

The site presents as moderately undulating terrain with a considerable level differential of 22m across the site from the hilltop in the far south-west corner of the site to the low point depression in the north-eastern portion of the site. Mapped contours indicate elevation ranges between approximately RL 35.00 and RL 13.00. The subject land drains in a general north-east direction, discharging onto Shingley Drive stormwater system. No predominant drainage lines exist however the site is characterised with a distinct level highpoint 'ledge' running north-south along the western portion of the site. Topographies aligned with uphill ridgelines grade up steeply beyond the site boundaries both west and east towards cleared future residential lands and Shute Harbour Road (and beyond) respectively.

See Figure 2.1 Site Topography Diagram

2.2 Aspect and Slope

As identified in section 2.1 Topography of the subject lands are comprised of steep to moderately undulating hills with uphill dominant ridgelines running east-west and north-south. Consequently, this translates into lands that have strong North-East (N, NE, E) aspects. Generally, site slopes vary between 5 and 120% with a small percentage of localised slope ledges in excess of 120%, and a small percentage shallower than 5%.

See Figure 2.2 Aspect Analysis Diagram

2.3 Vegetation

Largely the site lacks vegetative cover and is predominantly cleared coastal land. Previous development approvals on the site have facilitated permissible vegetation clearing. Some small remnant tress and shrubs are scattered across the site however these are insignificant and present no tangible ecological or amenity value. The site area represents a 75% ground coverage of native and exotic groundcover and native grasses. 3 juvenile planted Hoop Pines (*Araucaria cunninghamii*) are located in south western portion of the subject lands. Narrowly beyond the site boundary to the south, it is important to note a semi-established vegetated buffer exists within the road reserve of Shute Harbour Road. Species include a mix of Pine (*Pinus sp.*), Poinciana (*Delonix regina*), Gums (*Eucalytus sp*), and other unidentified tress and shrubs.

See figure 2.4 Vegetation Analysis Diagram

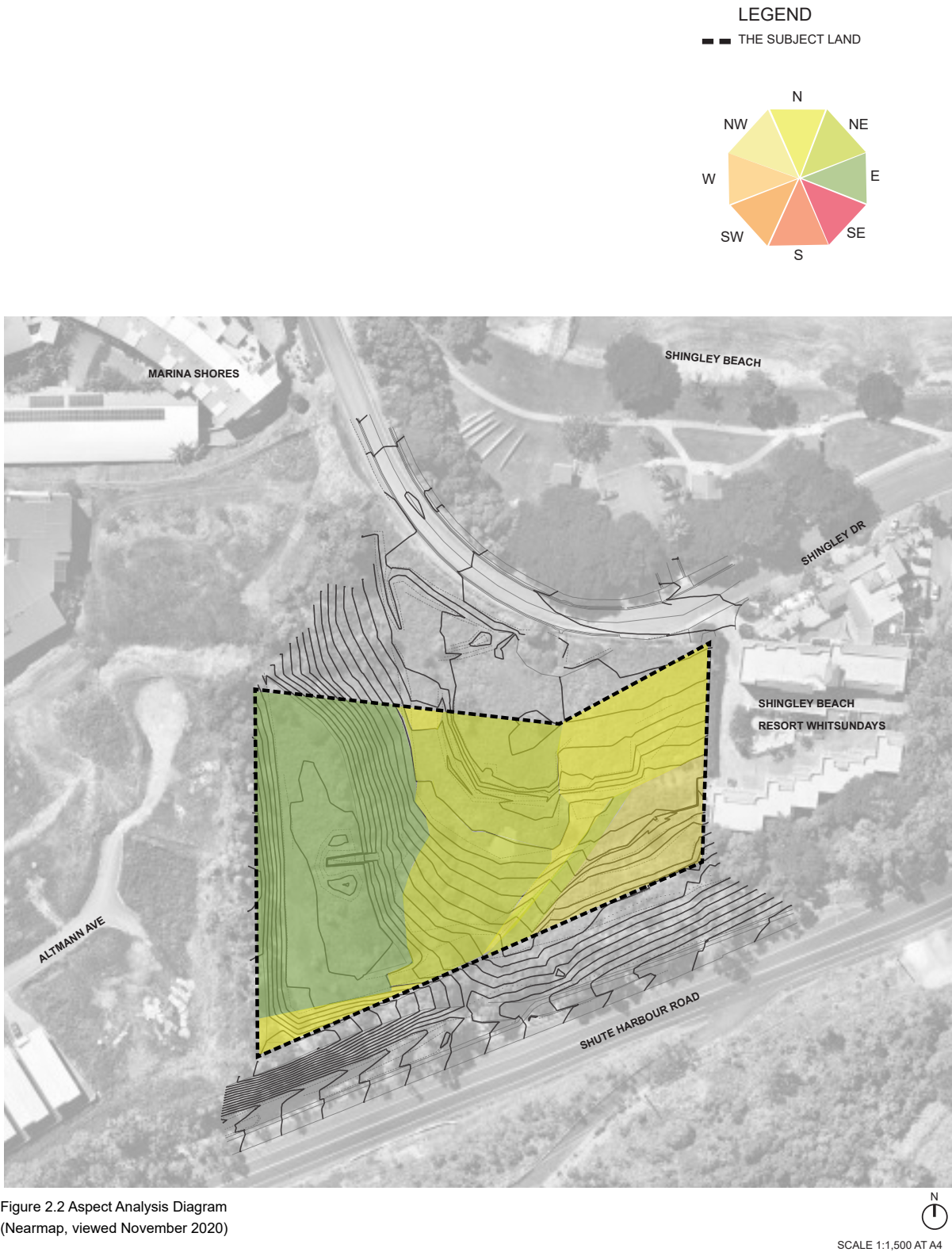
2.4 Landscape Character

Generally, the landscape character is of moderately rolling hills, steep in parts, cleared with some scattered remnant trees and one landform ledge and a general north-east cradled topography. It is evident that any understory vegetation has been reduced due to clearing practices over the years as only scattered trees exist on the exposed coastal lands. The drop in elevation sharply from Shute Harbour Road and grading gently down to Shingley Drive nestles the subject lands into the broader contextual scenic seaside character of the immediate area. The landscape character of the site is sub-tropical coastal. The landscape character of the site is consistent, varying topographies, and multi-faceted outward views across the surrounding landscape and ocean.

See Figure 2.5 Landscape Character Diagram



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD





Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

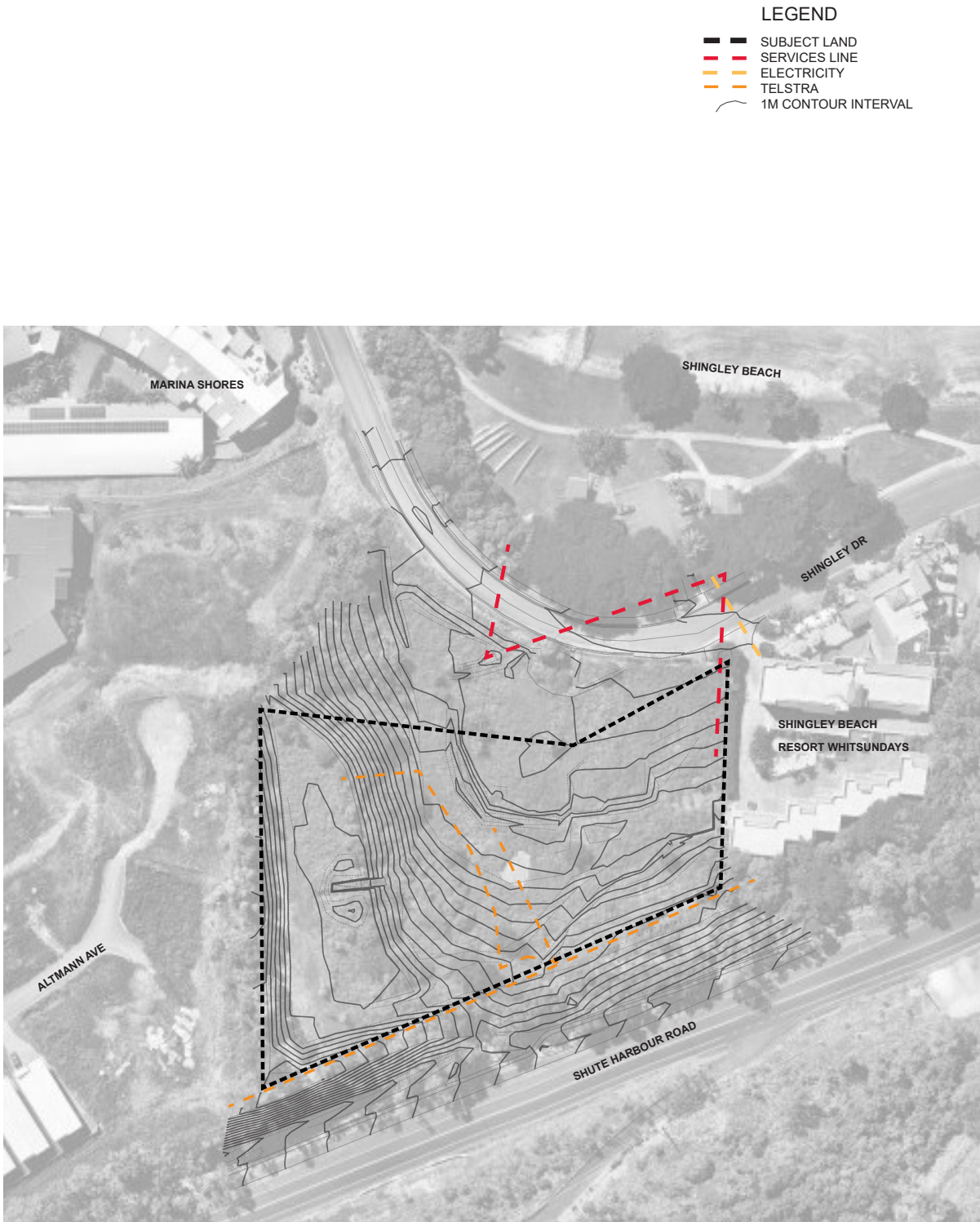


Figure 2.3 Services Analysis Diagram  
(Nearmap, viewed November 2020)



Figure 2.4 Vegetation Analysis Diagram  
(Nearmap, viewed November 2020)



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

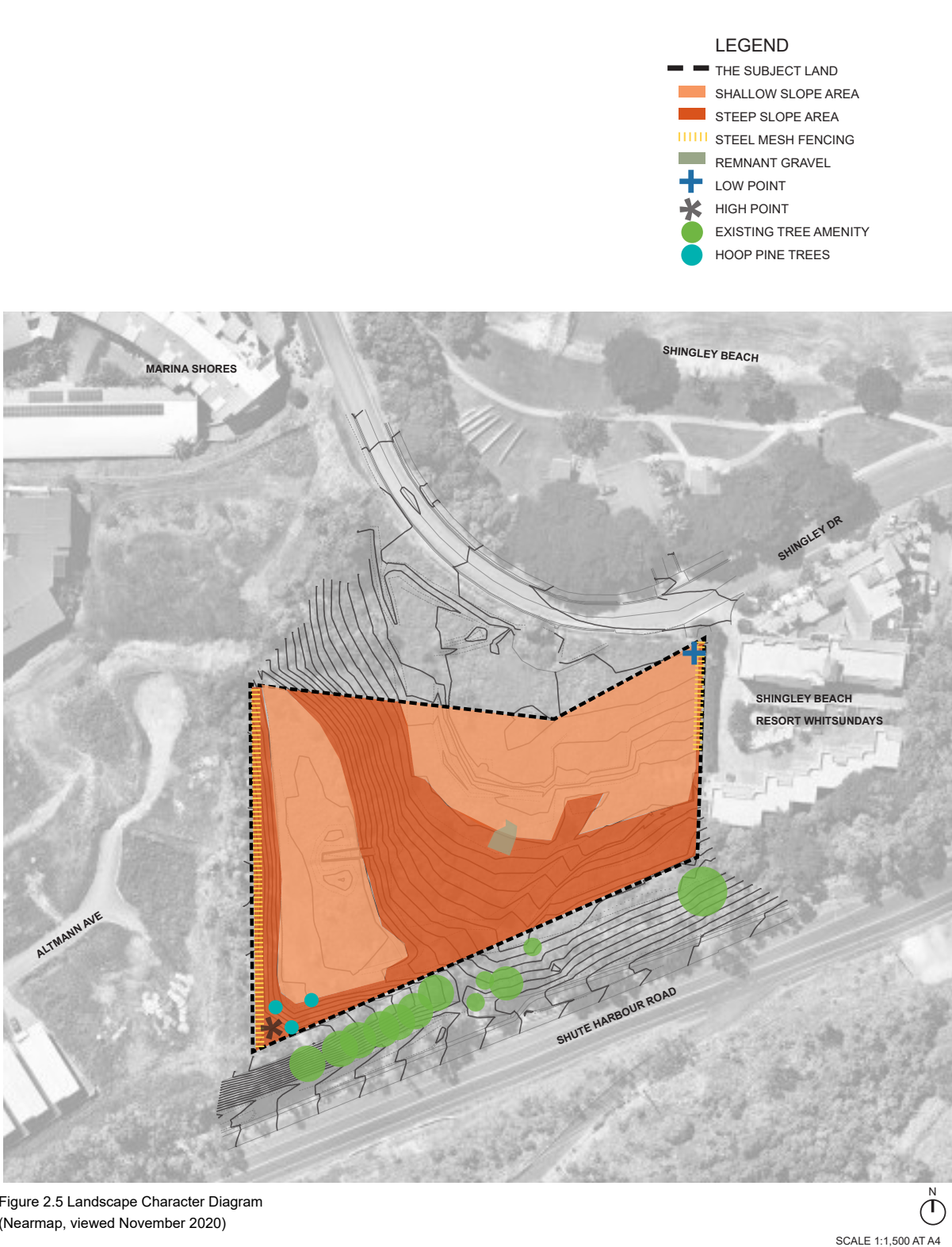


Figure 2.5 Landscape Character Diagram  
(Nearmap, viewed November 2020)

SCALE 1:1,500 AT A4



Figure 2.6 Proposed Development (Landscape Plan) Diagram  
(Nearmap, viewed November 2020)

SCALE 1:1,500 AT A4



2.5 The Proposed Development

The proposed development is best described as a Resort Complex. It will comprise of function facilities (Function Centre), food and drink outlets, bars, indoor and outdoor sport and recreation facilities. Accommodation will expand to 160 Short Term Accommodation and Multiple Dwelling Units (Design Workshop Australia, 2021). The building height of the roof above the natural ground level taken at the rear of the site facing Shute Harbour Road is 16.085m excluding plant screening and lift overrun. A permission maximum building height of 14m as per the applicable zoning.

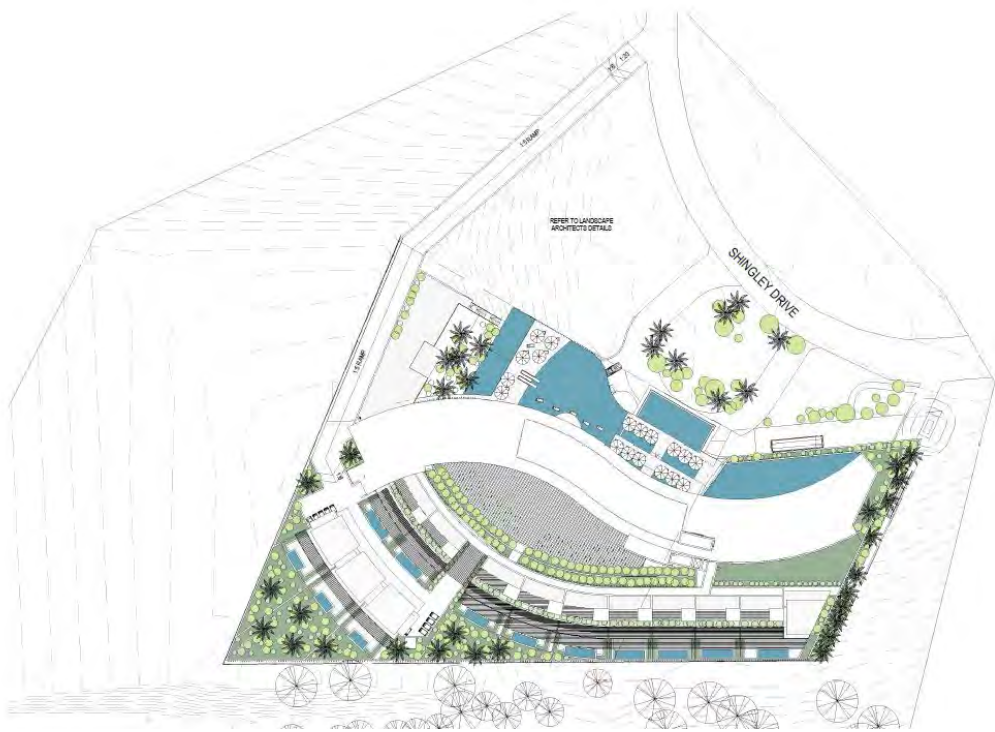


Figure 2.7 Proposed Development Site Plan . Source: DWA Architects



Figure 2.8 Proposed Development 3D Perspective . Source: DWA Architects



Figure 2.9 Proposed Development North Elevation . Source: DWA Architects



Figure 2.10 Proposed Development East Elevation . Source: DWA Architects

3 Visual Survey and Impact Assessment

3.1 Definitions

- Nil** - No adverse change to the existing visual resource in the landscape and with no viewer response to change in the visual environment.
- Low** - Minor adverse change to the existing visual resource in the landscape, with low viewer response to change in the visual environment. New development may or may not require mitigation using conventional practices such as architectural design, recessive exterior finishes, building height controls, landscaping.<sup>3</sup>
- Moderate** - Moderate adverse change to the visual resource in the landscape with moderate viewer response. Impact can be mitigated within five years using conventional practices.<sup>3</sup>
- Moderately High** - Moderate adverse visual resource change with high viewer response or high adverse visual resource change in the landscape, with moderate viewer response. Extraordinary mitigation practices may be required. Landscape treatment required will generally take longer than five years to mitigate.<sup>3</sup>
- High** - A high level of adverse change to the resource or a high level of viewer response to visual change in the landscape such that architectural design and landscape treatment cannot mitigate the impacts. Viewer response level is high. An alternative project design may be required to avoid highly adverse impacts.<sup>3</sup>
- Reference:** *The above has been adapted from the US Federal Highway Administration visual analysis methodology for suggested scale of sensitivity/visual impact; US Department of Transportation, Federal Highway Administration, Guidelines for the Visual Impact Assessment of Highway Projects.*

3.2 Survey Method

- This section of the report concentrates on the visual survey of the subject land and an analysis of the visibility of the site and visual sensitivity from existing adjoining public lands, nearby roads, important views, vista locations and private residential lands.
- The method used to determine visibility of the site was to undertake a detailed visual survey of the site on a clear day to identify areas around the subject land from where significant views to the site could be obtained. The process involved visual survey from land, sea, and the air. A number of visually prominent or easily located landmark points, such as existing buildings, cell phone towers, noticeable trees and roads were identified nearby the subject lands. Viewpoints to the subject land were identified through a broad understanding of the Whitsunday Regional LGA and detailed desktop analysis of the surrounding areas to ascertain the visibility of the subject lands.
- Refer Figure 3.1 Landmark and Viewpoint location plan.*
- Photographic points were identified and photos both single frame and/or panoramic were taken looking from the viewpoint towards the subject land. A total of 17 Viewpoints were identified and studied around the subject land, with 4 of those taken from a drone due to inaccessibility or restrictions to private lands.
- Each viewpoint photo was analysed and visible areas of the site and surrounds were noted on a topographic map of the subject land and surrounds in relation to the Subject Lands and the prominence and visibility of the proposed development within the study area. Each of the topographic plans was then overlayed to determine the most visible areas of the site. The most visible areas being those areas viewed from most viewpoints.

3.3 Identification of View Points

SUB-REGIONAL

1. Pioneer Bay (Coral Sea), Airlie Beach
2. Port of Airlie, Airlie Beach
3. Coral Sea Marina, Airlie Beach
4. Airlie Beach Lookout
5. Cannonvale Beach - Southern Community
6. Cannonvale Beach - Northern Community
7. Shute Harbour Road, corner Coral Esplanade

LOCALISED

8. Shingley Drive, Cannonvale
9. Shute Harbour Road (westbound), Cannonvale
10. Shingley Beach Resort Whitsundays, Cannonvale
11. Vacant Land 26-32 Shingley Road, Cannonvale
12. Residential Properties associated with Shute Harbour Road, Airlie Beach
13. Residential Properties associated with Marina View Court & Seaview Dr, Airlie Beach
14. Residential Properties associated with Kara Crescent, Airlie Beach
15. Residential Properties associated with Airlie Crescent, Airlie Beach
16. Honey Eater Lookout
17. Shute Harbour Road, Jones Road intersection



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

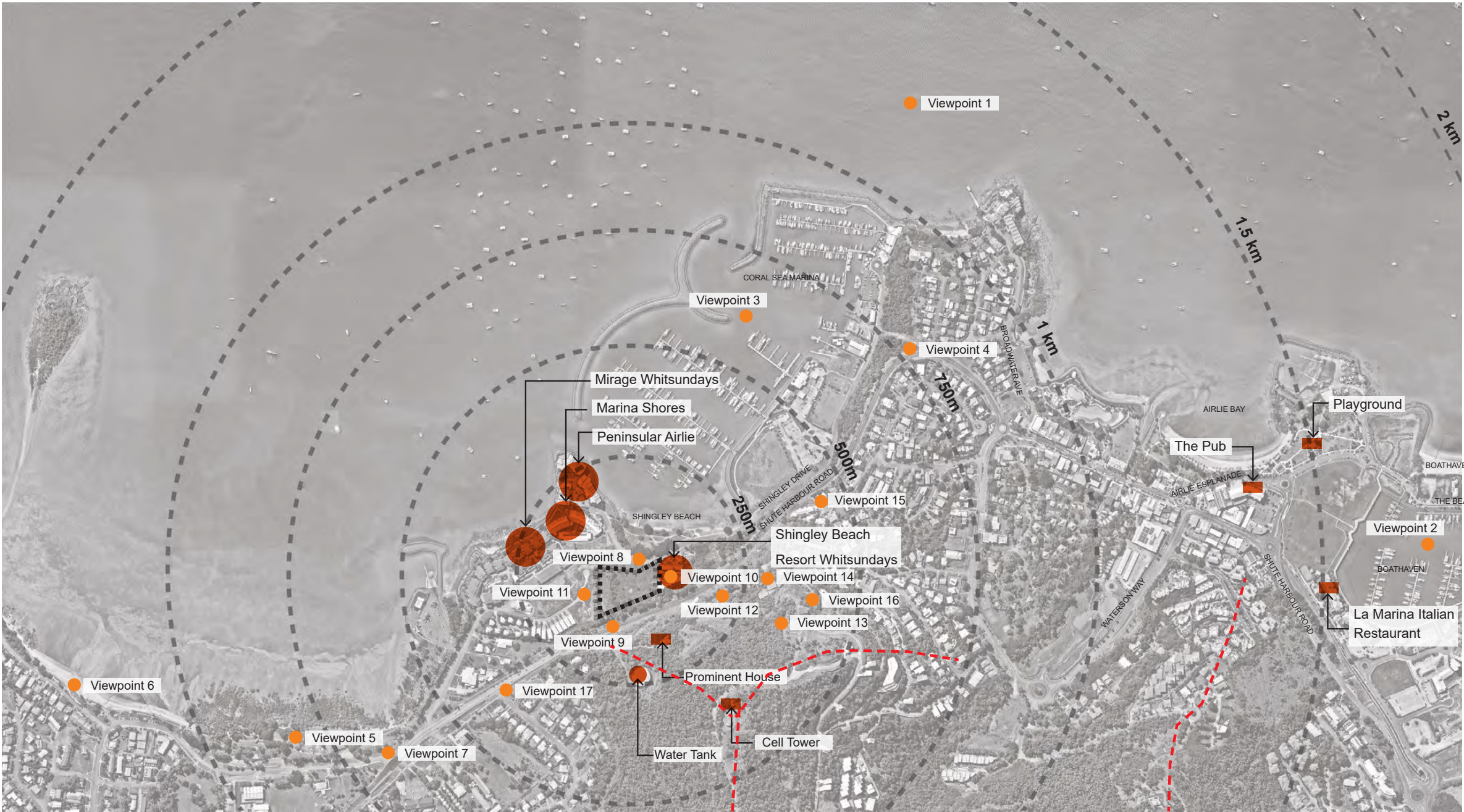


Figure 3.1: Landmark and viewpoint location plan (Nearmap, viewed May 2020)

**LEGEND**

- THE SUBJECT LAND
- RADII - APPROXIMATE DISTANCE
- VIEWPOINTS
- LANDMARK
- RIDGELINE



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

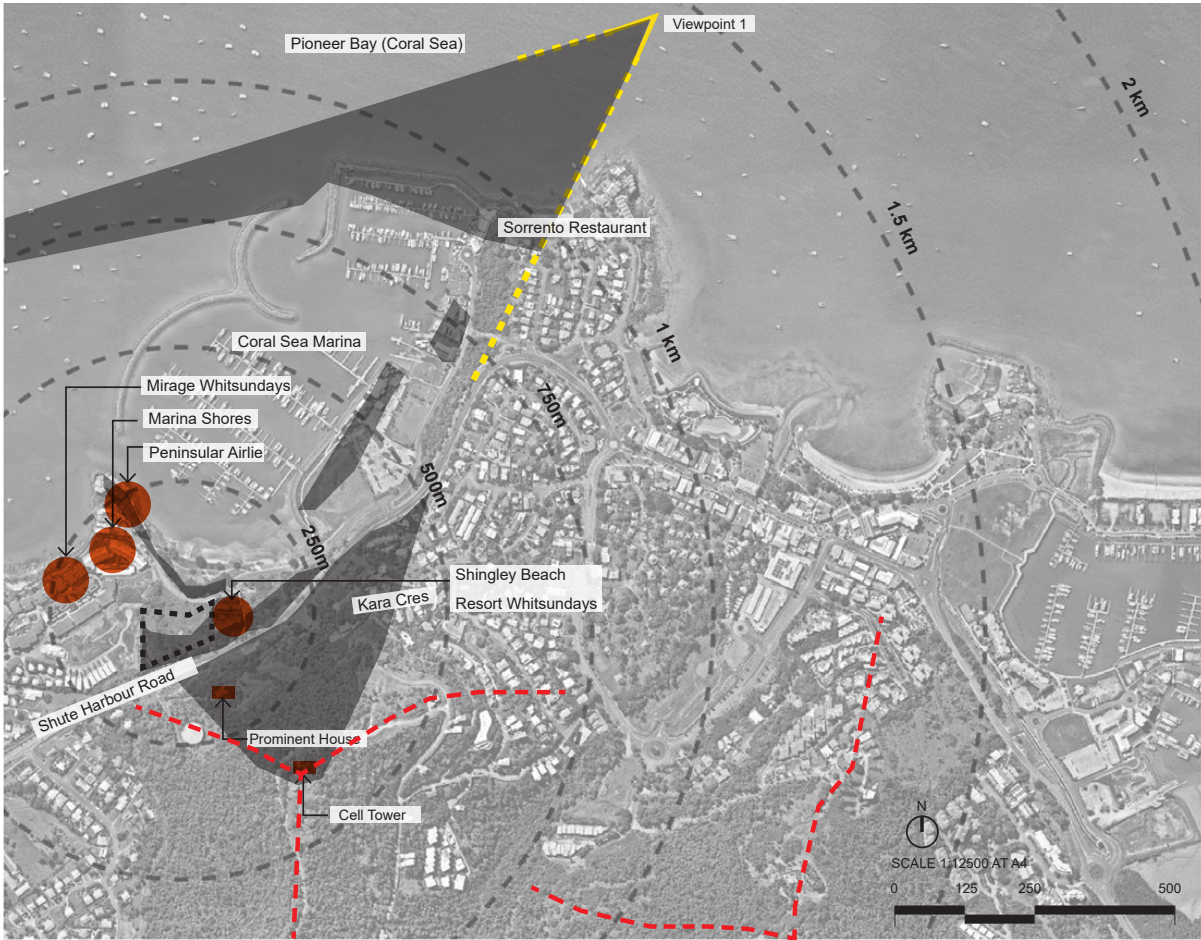
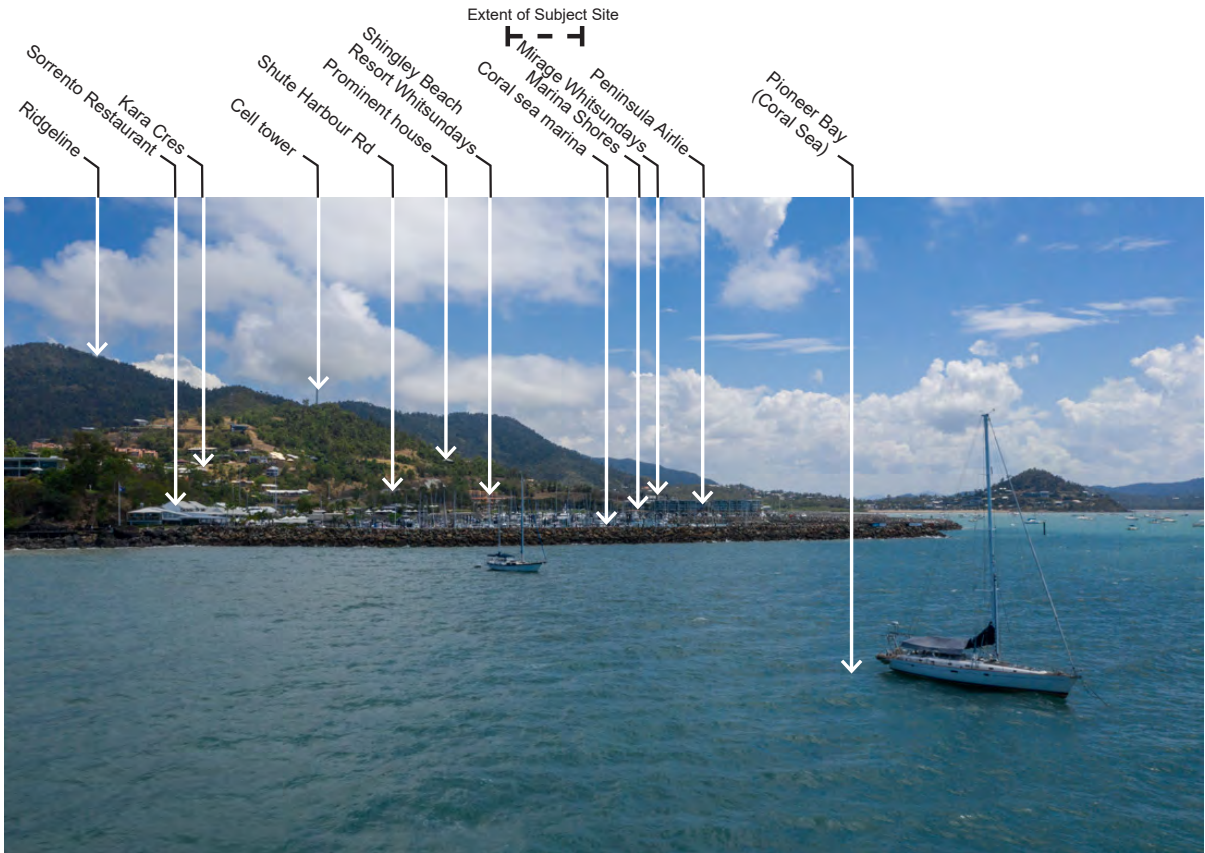


Figure 3.2: Viewpoint 1 - View shed plan from Pioneer Bay, Coral Sea (Nearmap, viewed November, 2020)

| Viewpoint 1 – 1500m north-east of subject land from Pioneer Bay (Coral Sea), Airlie Beach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                                                                                                              | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rating* |
| The viewpoint is taken from Pioneer Bay (Coral Sea) where the Coral sea marina comes into view. In the midground, boats within the Coral sea marina are visible and conceal a direct view of Shingley Beach Resort Whitsundays, Peninsular Airlie, Mirage Whitsundays, Marina Shores and the Subject Land. In the background the topography highlights prominent houses on the hill leading up to a demarking cell tower. The Subject Land is concealed mostly by existing vegetation on Shingley Beach and boats in the Coral Sea marine, only the northern area of the site is visible. | Portions of the subject land are visible from this viewpoint, however, these views are distant and limited to the northern part of the subject land. Land lower in elevation is not visible. The sightlines provide general uninterrupted scenic views across the bay, headland, and the coastal ridgeline. Evident views from what is a key marine travel route increase the sensitivity of this particular viewpoint and therefore is rated moderate. | Views to the proposed development on the subject lands from this location will be observed, but distant. The building scale is higher than those identified existing however the tower roofline sits well under the descending ridgeline behind, and almost in line with the corresponding lower ridge below, limiting the visual impact. The uninterrupted scenic views across the bay, headland, and the coastal ridgeline are unaffected. The overall visual impact rating is further diminished from the fact that similar hotel/resort development is captured in the viewshed fore and midground and therefore the rating is low. | Low     |

\*Visual Impact Rating - refer to definitions



Viewpoint 1 (Photo only)



Viewpoint 1 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

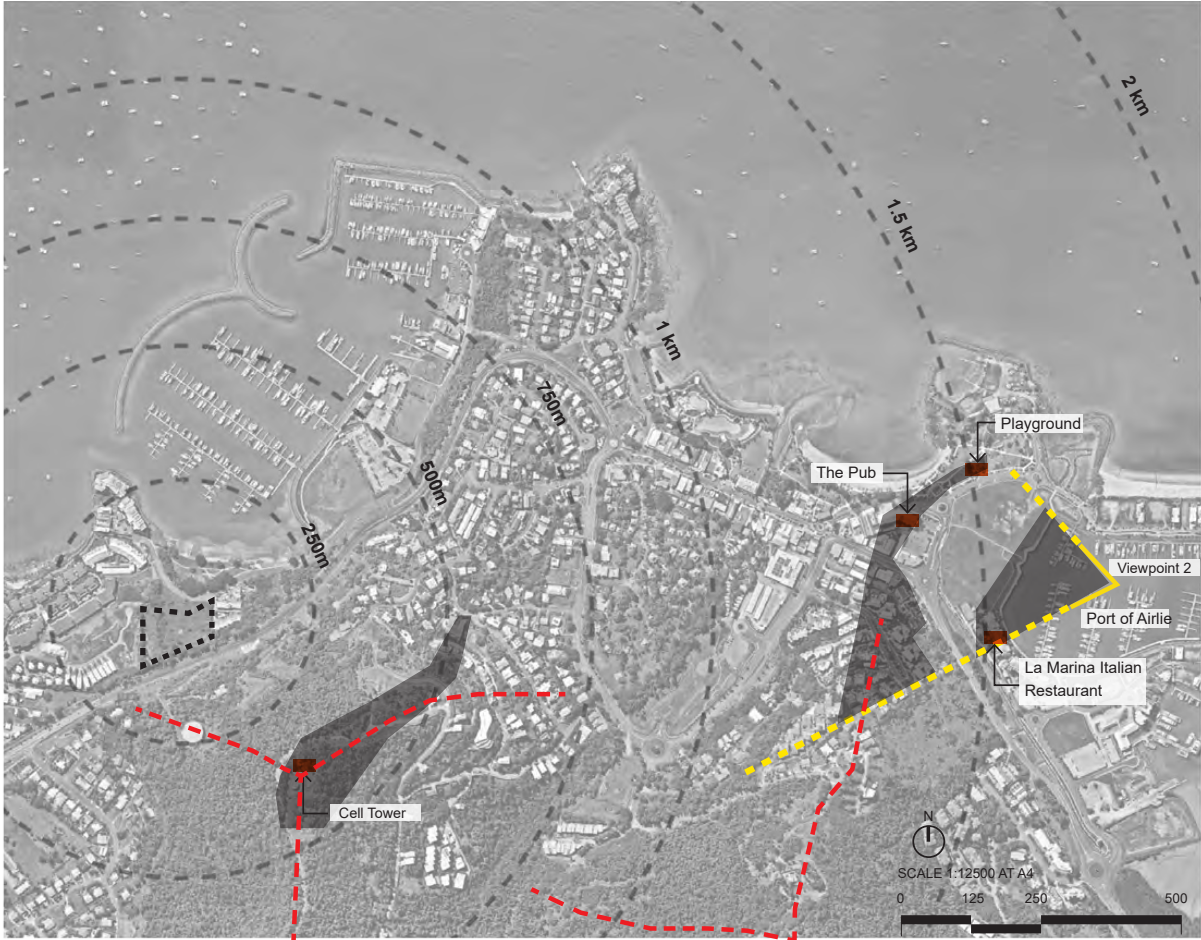
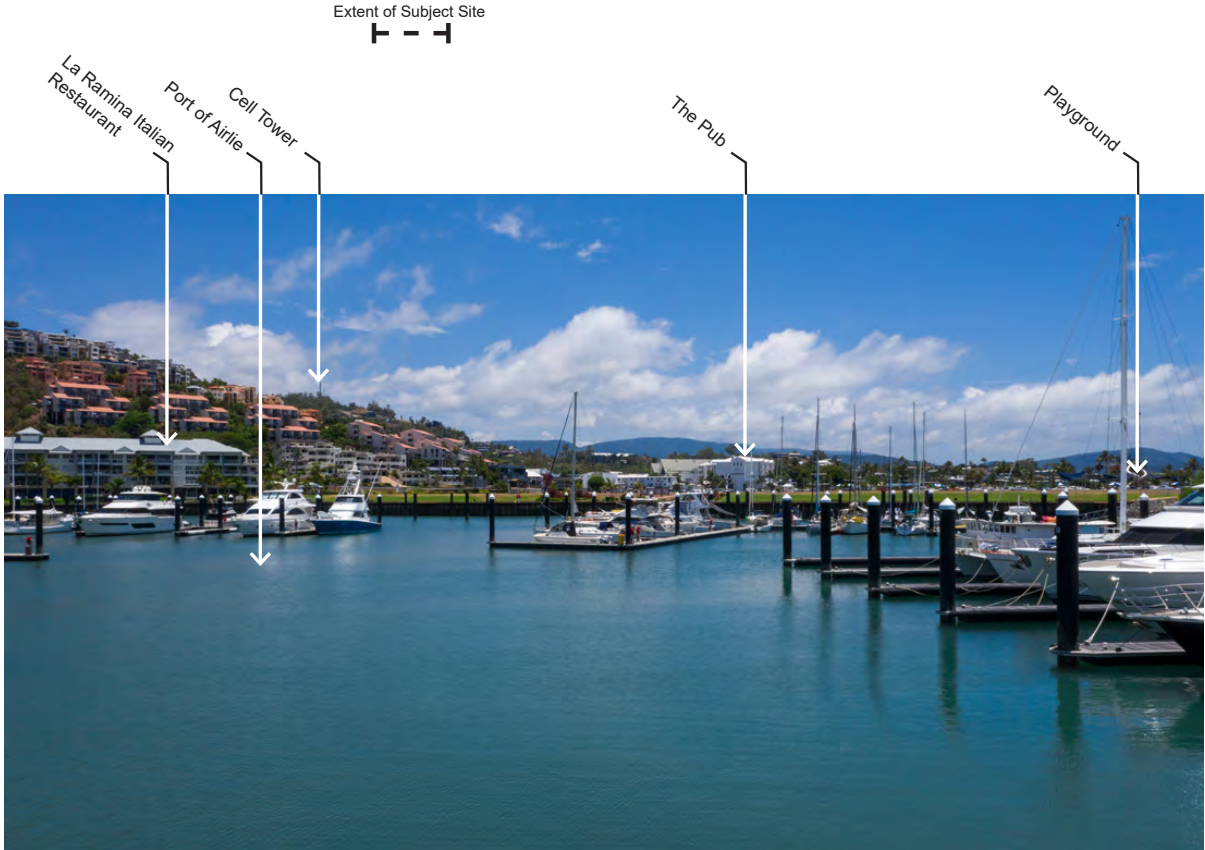


Figure 3.3: Viewpoint 2 - View shed plan from Port of Airlie (Nearmap, viewed November, 2020)



Viewpoint 2 (Photo only)

| Viewpoint 2 – 1750 east of the subject land from Port of Airlie, Airlie Beach                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                               |                                                                                                                                              |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                           | Visual sensitivity of view                                                                                    | Visual impact of site development                                                                                                            | Rating* |
| The viewpoint is taken from the Port of Airlie. Boats and ocean dominate the foreground, the midground consists of a large restaurant and open grass area. The open grass area allows for views in the background on the left to resorts going up Airlie hill and then down to street level to commercial buildings and to a large playground. The topography of the land in the background impedes any possible view of the Subject land from this location. | The subject land cannot be seen from this viewpoint and therefore the visual sensitivity rating would be nil. | Views to the proposed development on the subject lands from this location will not be observed and therefore the visual impact would be nil. | Nil     |

\*Visual Impact Rating - refer to definitions



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

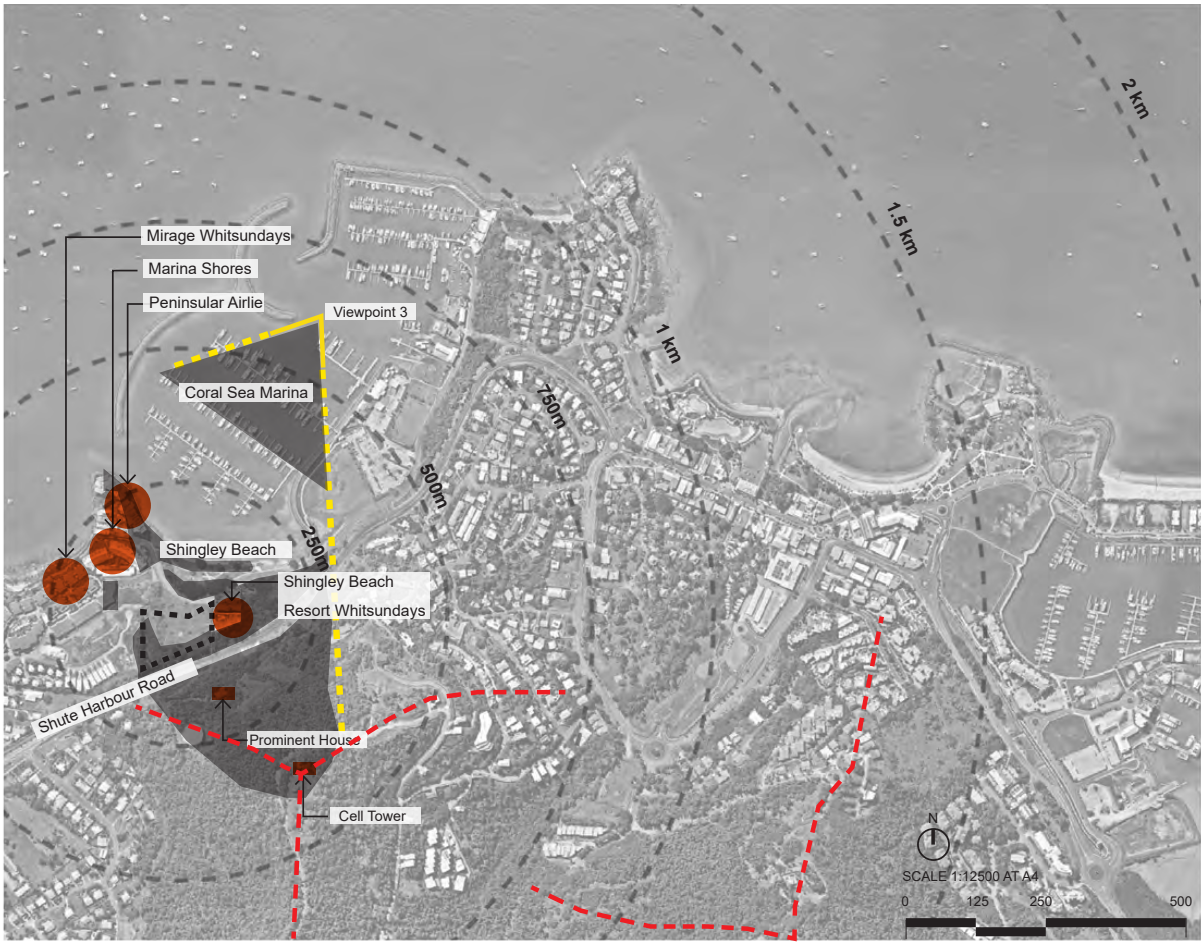
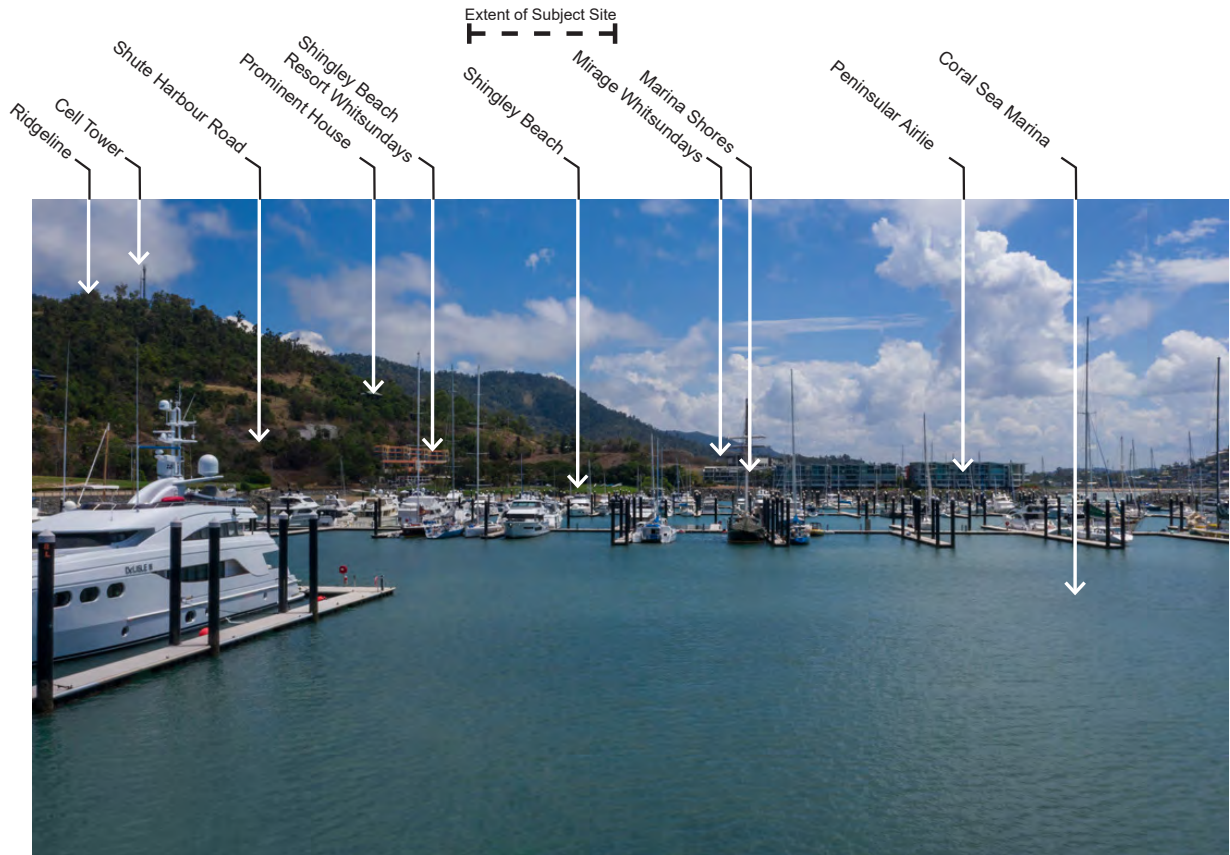


Figure 3.4: Viewpoint 3 - View shed plan from Coral Sea Marina (Nearmap, viewed November, 2020)

| Viewpoint 3 – 600m north east of the subject land from Coral Sea Marina, Airlie Beach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                                                                                                              | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rating* |
| The viewpoint is taken from the Coral Sea Marina looking towards the subject land. The foreground is heavily dominated by watercraft and ocean. The Peninsular Airlie, Shingley Beach Resort Whitsundays can all be seen clearly, Marina Shores and Mirage Whitsundays are only slightly visible due to the topography and Peninsular Airlie blocking clear sightlines of these resorts. In the background the prominent house and cell tower are visible and Shute Harbour Road can just be seen. The Subject Land is concealed mostly by existing vegetation on Shingley Beach and boats in the Coral Sea marina, only the northern area of the site is visible. | Portions of the subject land are visible from this viewpoint, however, these views are distant and limited to the northern part of the subject land. Land lower in elevation is not visible. The sightlines provide general uninterrupted scenic views across the bay to the marina, and beyond to the coastal ridgeline. Views to the subject lands would be observed by users and tourist of the marina, and therefore the visual sensitivity is low. | Views to the proposed development will be observed and highlights the visual and physical relationship to the marina and 'cove' development characterisation. The building scale is higher than those identified existing however not disproportionately, and the tower roofline sits comfortably under the descending ridgeline behind, limiting the visual impact. The uninterrupted scenic views across the bay to the marina are unaffected, with an impeded sightline to the coastal ridgeline. The overall visual impact rating is further diminished from the fact that similar hotel/resort development is captured in the viewshed fore and midground and therefore the visual impact is rated low. | Low     |

\*Visual Impact Rating - refer to definitions



Viewpoint 3 (Photo only)



Viewpoint 3 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

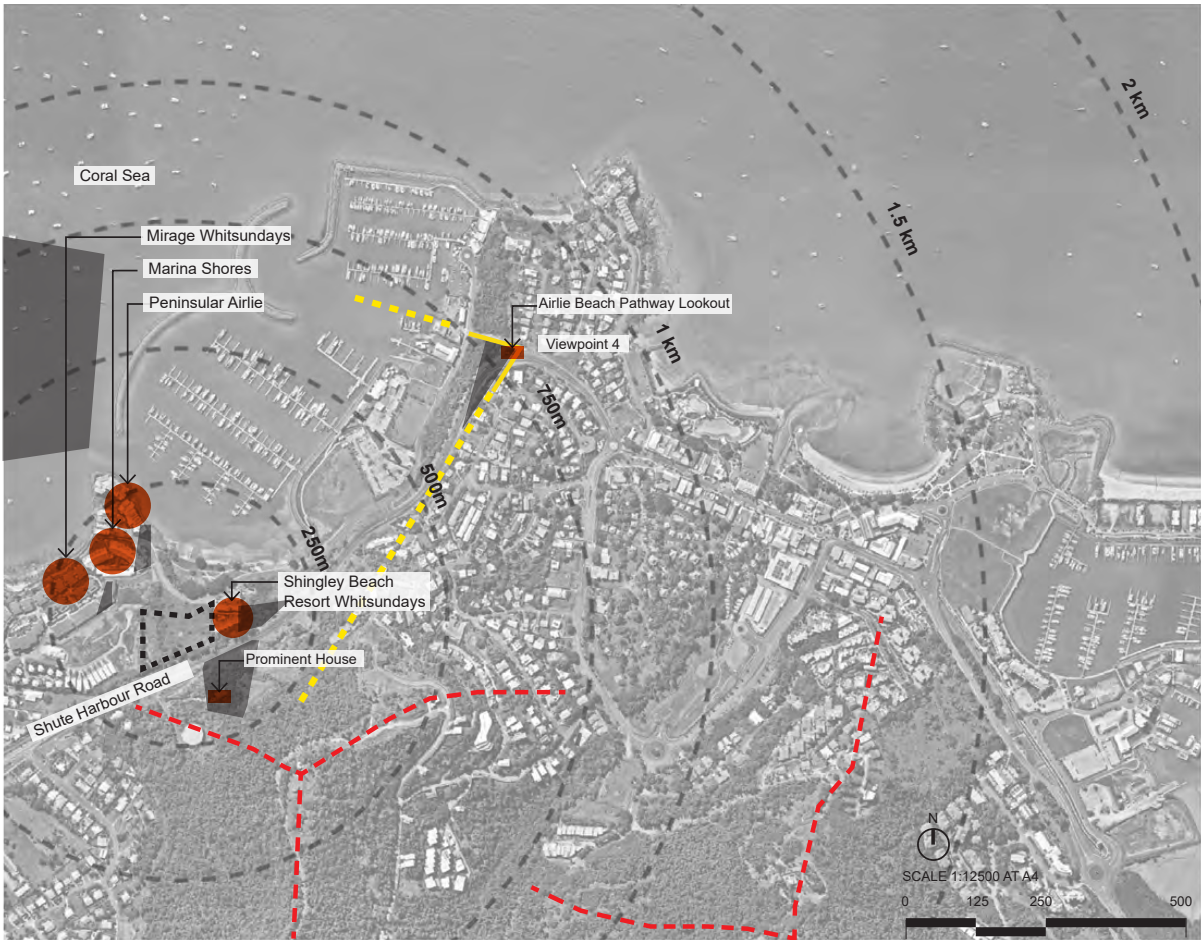


Figure 3.5: Viewpoint 4 - View shed plan from Airlie Beach Lookout Sign (Nearmap, viewed November, 2020)

| Viewpoint 4 – 800m north east of subject land from Airlie Beach Lookout Sign, crn of Summit Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Visual sensitivity of view                                                                                                                                                                                                                                                       | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rating* |
| This viewpoint is taken from the Airlie Beach Lookout sign on the corner of Summit avenue and Shute Harbour Road and represents the view observers would take from the pathway along the lookout. In the foreground is part of Shute Harbour Road and the pathway to the lookout. Despite the vegetation in the foreground, through the breaks parts of the prominent house, Shingley Beach report. In the background partial sightlines to hotels, Mirage Whitsundays, Marina Shores and Peninsular Airlie Beach can be seen from this location. | The subject land is not visible from this viewpoint due to the lower elevation of the site. The sightlines provide scenic views to the sea. Views to the subject land would be observed by tourists and users of this lookout, and therefore the visual sensitivity is moderate. | Obscured views to the proposed development is observed in a very limited capacity from the viewer. The building sits behind vegetation along Shute Harbour Road which screens the development almost entirely and may only provide minor glimpse through moving vegetation. The overall visual impact rating is further diminished from the fact that similar hotel/resort development is captured in the viewshed background. Although visible, the visual impact is of the development is deemed as negligible and therefore rated as nil. | Nil     |

\*Visual Impact Rating - refer to definitions



Viewpoint 4 (Photo only)



Viewpoint 4 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 3.6: Viewpoint 5 - View shed plan from Cannonvale Beach, Southern community gathering area on Cannonvale Beach Foreshore reserve (Nearmap, viewed November, 2020)



| Viewpoint 5 – 800m south west of subject land from Cannonvale Beach, Southern Community Gathering area on Cannonvale Beach Foreshore Reserve                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                   |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Visual sensitivity of view                                                                                                                                                                                                                                                                                              | Visual impact of site development                                                                                                                 | Rating* |
| This viewpoint is taken from the Cannonvale Beach Southern community gathering area on Cannonvale Beach foreshore reserve and represents the view observers would take from Bicentennial Walkway. The foreground is heavily dominated by vegetation from the reserve. Over the tops of the dense vegetation, prominent palm trees and basketball court shade sails can be seen in the middle ground. In the background is Airlie summit, within the dense tree canopy on this hill partial views of the water tank and a prominent house can be seen due to the high elevation of both structures. | The subject land is not visible from this viewpoint due to the distance and lower elevation of the site. The sightlines provide views within the reserve and back to the ridgeline. Views towards the subject land would be observed by tourists and users of the reserve, and therefore the visual sensitivity is low. | View to the proposed development are completely obstructed by the dense vegetation in the midground, therefore the visual impact is rated as nil. | Nil     |

\*Visual Impact Rating - refer to definitions



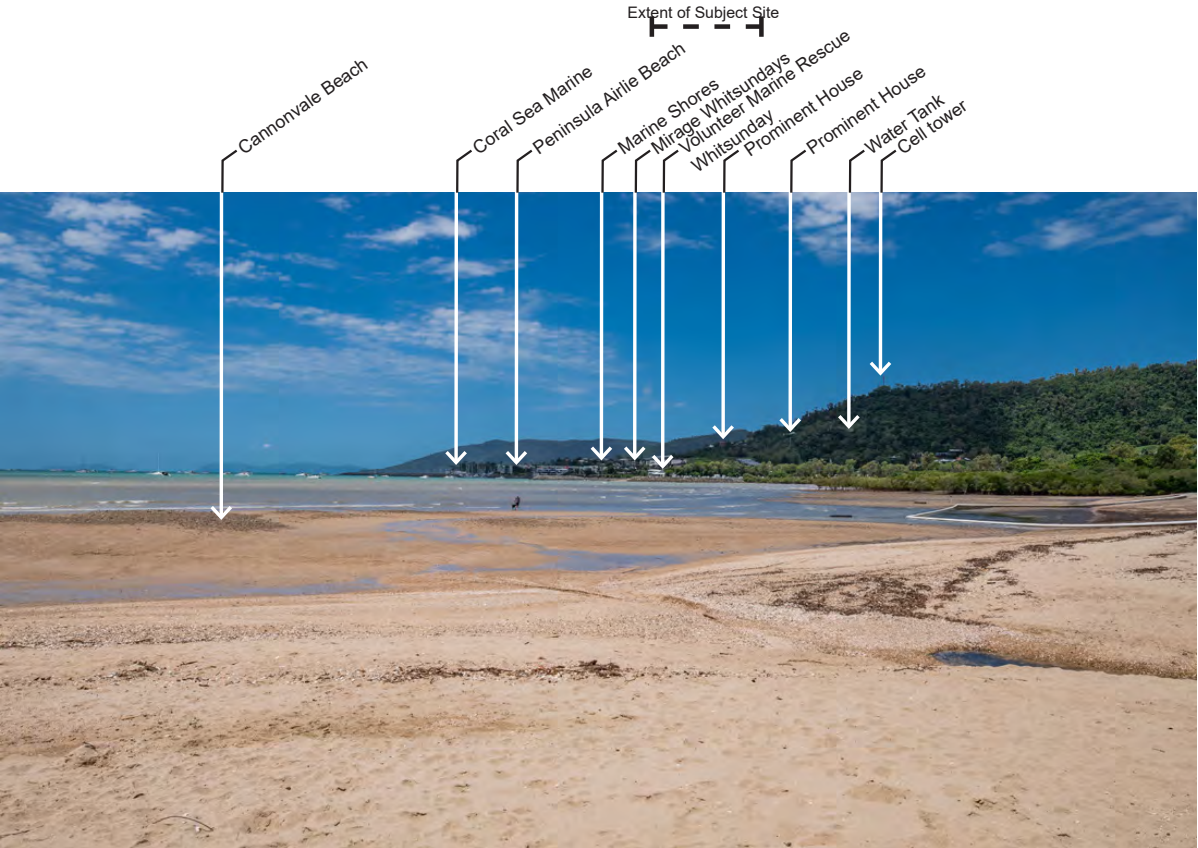
Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 3.7: Viewpoint 6 - View shed plan from Cannonvale Beach, Northern community gathering area on Cannonvale Beach (Nearmap, viewed November, 2020)

| Viewpoint 6 – 1200m west of subject land from Cannonvale Beach, Northern Community Gathering area on Cannonvale Beach                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Visual sensitivity of view                                                                                                                                                                                                                                                                                                              | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rating* |
| This viewpoint is taken from Cannonvale Beach, Northern community gathering area on Cannonvale beach and represents the view observers would take in from the beach. The foreground of the image is dominated by Cannonvale beach. The middle ground shows an overlap of buildings in the distance including Peninsular Airlie Beach, Marine Shores, Mirage Whitsundays and Volunteer Marine Rescue Whitsunday. In the background is Airlie summit, through the dense vegetation, two prominent houses can be identified as well as the water tank and cell tower. | The subject land is not visible from this viewpoint due to the distance and lower elevation of the site. The sightlines provide general uninterrupted views to the marina and coastal ridgeline. Views towards the subject land would be observed by tourists and users of the beach, and therefore the visual sensitivity is moderate. | Views to the proposed development will be observed in a very limited capacity. The building height allows the tower roofline to site in-line or right on the midground ascending ridgeline in front of the background ascending ridgeline well above that. The views towards the marina and coastal ridgeline are uninterrupted. The overall visual impact rating is further diminished from the fact that similar hotel/resort development is captured in the viewshed midground. Although visible, the visual impact is of the development is deemed as negligible and therefore rated as nil. | Nil     |

\*Visual Impact Rating - refer to definitions



Viewpoint 6 (Photo only)



Viewpoint 6 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

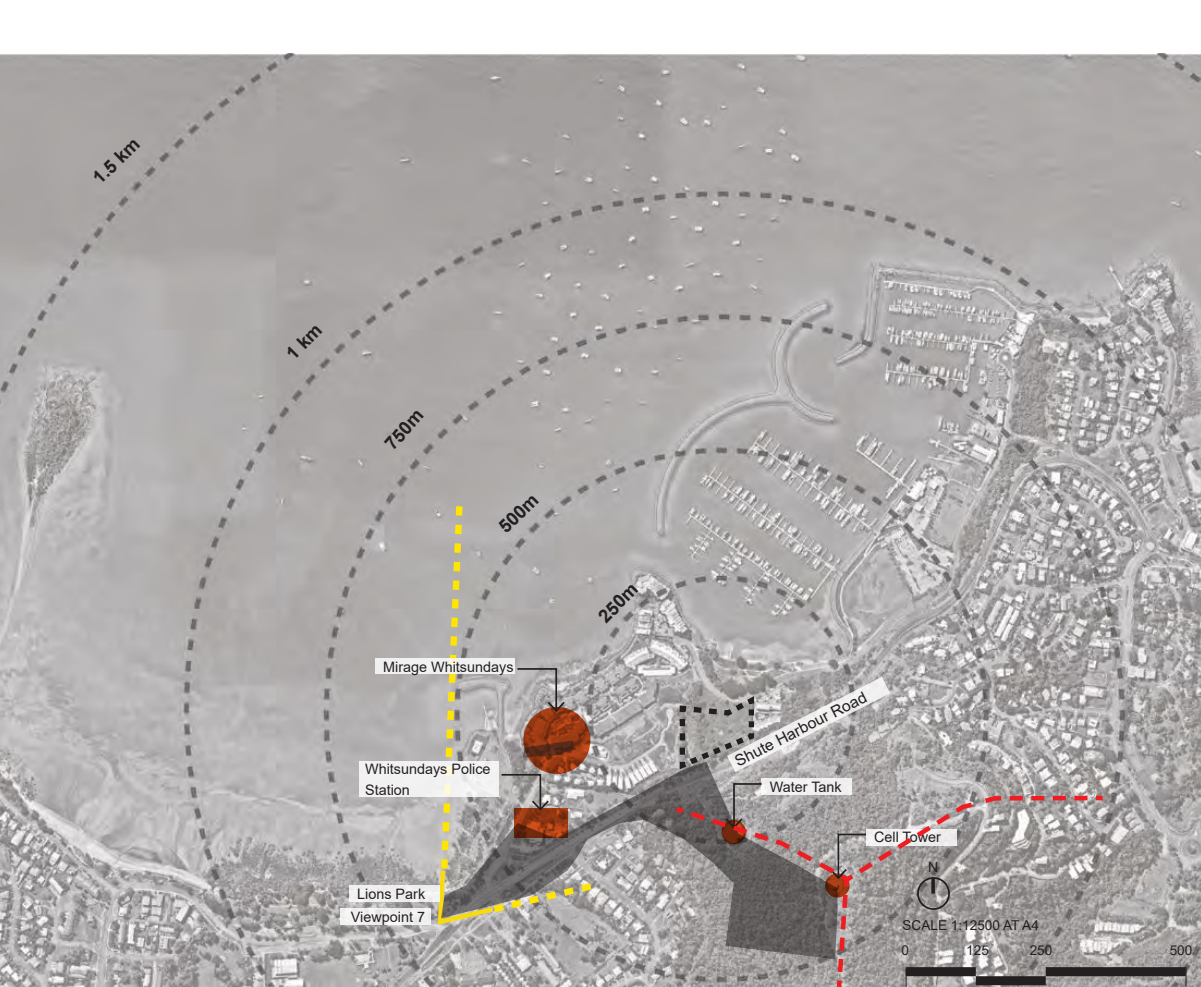
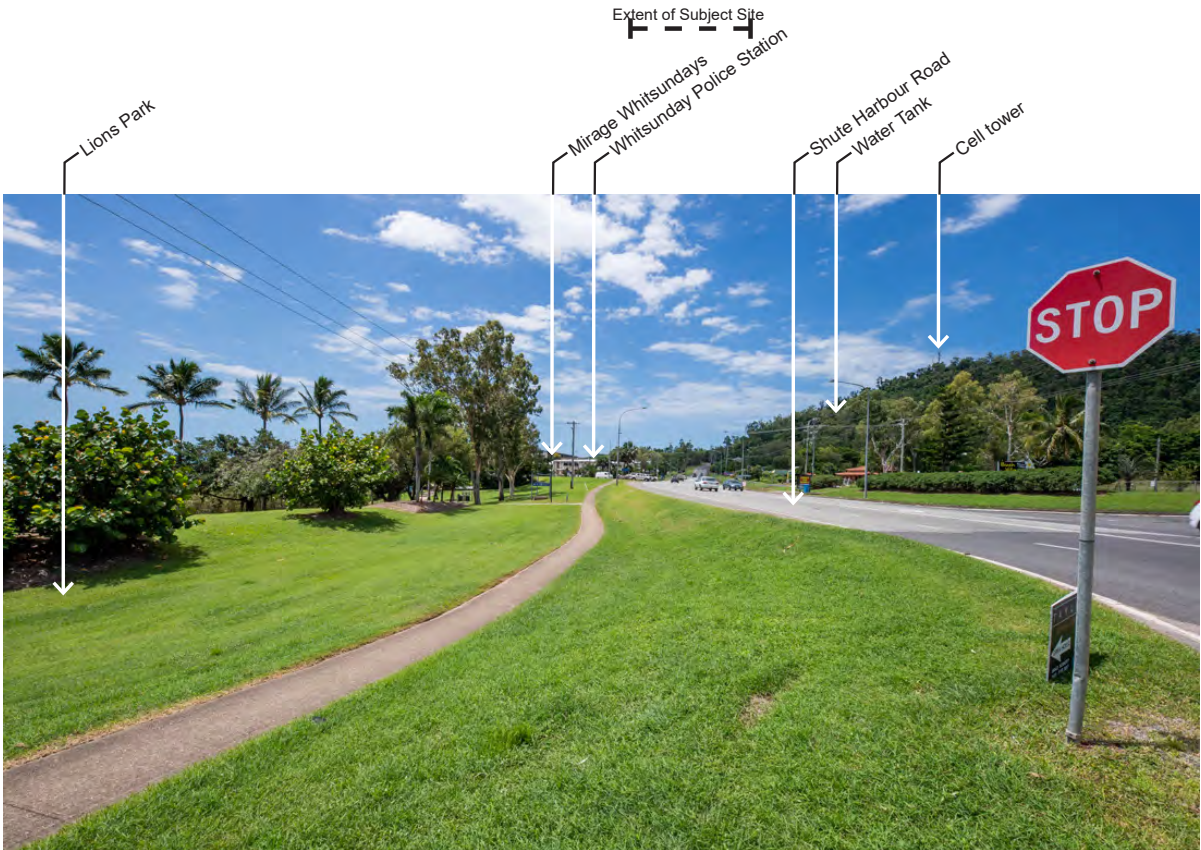


Figure 3.8: Viewpoint 7 - View shed plan from Shute Harbour Road, Coral Esplanade / Mantra Road Intersection (Nearmap, viewed November, 2020)

| Viewpoint 7 – 650m south west of subject land from Shute Harbour Road, Coral esplanade / Mantra Road Intersection                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Visual sensitivity of view                                                                                                                                                                                                                                                                                                              | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                   | Rating* |
| The viewpoint is taken from Shute Harbour Road at the Coral Esplanade intersection across from the Mantra club and represents the view primarily motorists would take in from Shute Harbour Road. The foreground includes Shute Harbour Road as well as the pathway for Lions Park The Whitsundays Police station and Mirage Whitsundays can be partially viewed in the middle ground. Due to the topography, the water tank and cell tower can be identified in the background on Airlie summit. | The subject land is not visible from this viewpoint due to the distance and lower elevation of the site. The sightlines provide views along Shute Harbour Road and towards the subject lands. Views in this viewshed will be observed predominately by motorists along Shute Harbour Road, and therefore the visual sensitivity is low. | Views to the proposed development will be observed in a very limited capacity. The building height is consistent with those surrounding so the proposed development sits equivalently in elevation with the existing vegetation along Shute Harbour Road with views to the ridgeline remain completely uninterrupted. Although visible, the visual impact is of the development is deemed as negligible and therefore rated as nil. | Nil     |

\*Visual Impact Rating - refer to definitions



Viewpoint 7 (Photo only)



Viewpoint 7 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

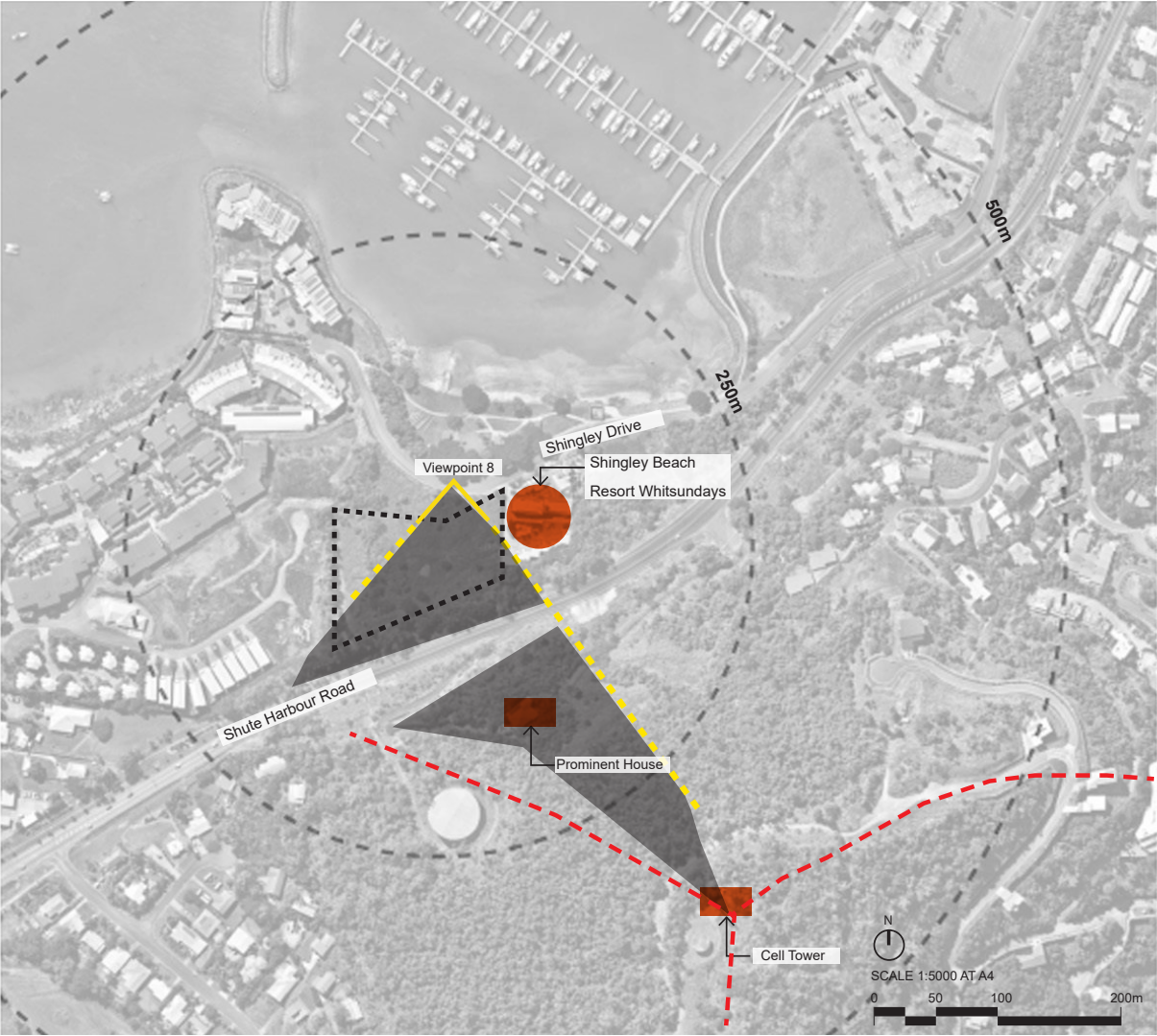
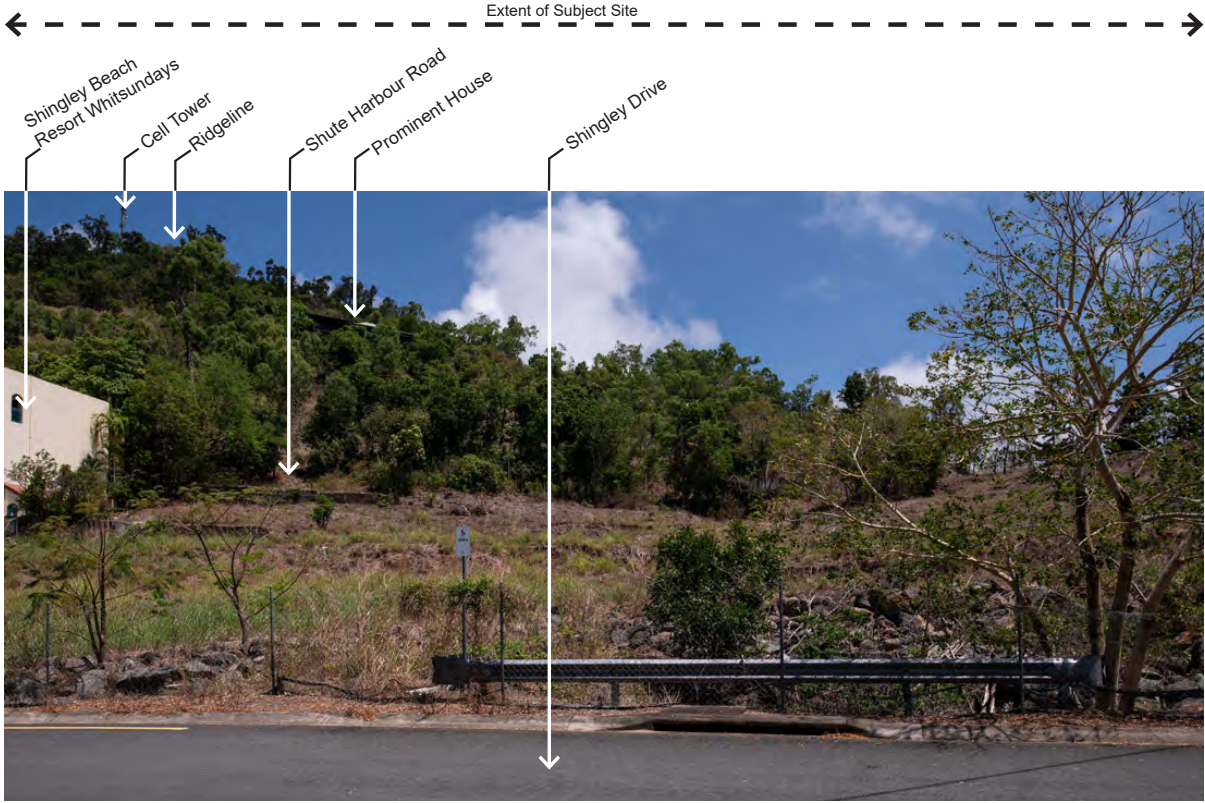


Figure 3.9: Viewpoint 8 - View shed plan from Shingley Drive & Shingley Beach Reserve (Nearmap, viewed November, 2020)

| Viewpoint 8 – <100m north of subject land from Shingley Drive, Cannonvale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                    |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                | Visual impact of site development                                                                                                                                                  | Rating* |
| The viewpoint is taken from Shingley Drive directly opposite the Subject Land and represents the view observers would take in from the road edge of Shingley Beach reserve. In the foreground Shingley Drive is visible and part of Shingley Beach Resort Whitsundays and Shute harbour road can be seen in the mid ground. Despite the dense vegetation in the background the prominent house and cell tower can both be identified. The vast majority of the subject lands can be seen from this location due to the slope and aspect of the topography. | The vast majority of the subject land are visible from this viewpoint, land lower in elevation and to the edges is not visible. Visual sensitivity is diminished from this viewpoint due to lack of contextual relationship to the greater landscape, however due to the close proximity to the subject land the visual sensitivity is rated as moderate. | Views to the proposed development on the subject lands from this location will be observed. The visual impact is rated as high due to the very close proximity of the development. | High    |

\*Visual Impact Rating - refer to definitions



Viewpoint 8 (Photomontage of the proposed development) \*See Appendix for larger image Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 3.10 Viewpoint 9 - View shed plan from Shute Harbour Road (Nearmap, viewed November, 2020)

| Viewpoint 9 – <100m south of subject land from Shute Harbour Road (westbound), Cannonvale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                         |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Visual sensitivity of view                                                                                                                                                                                                                       | Visual impact of site development                                                                                                                                                                                                                                                       | Rating*  |
| The viewpoint is taken from the pathway parallel to Shute Harbour Road and represents the view observed primarily by motorists travelling westbound. Existing vegetation in the road reserve verge dominates the foreground. The steep topography of the Subject Land can be seen in the midground by sightlines through the trees. Additionally, sightlines to parts of Marina Shores, Peninsular Airlie, Coral Sea Marina and Shingley Beach Resort Whitsundays are evident. The Subject Land can only be partially seen given the dense existing vegetation in the foreground. | Portions of the subject land are visible from this viewpoint however these views are obstructed periodically by tree canopies and in the case of the remaining portion of the site, not visible at all. The visual sensitivity is therefore low. | Views to the proposed development on the subject lands from this location will be observed, although obscured. The visual impact is diminished from the fact that existing vegetation and topography obscure and limit clear sightlines of the building and therefore rated as moderate | Moderate |

\*Visual Impact Rating - refer to definitions



Viewpoint 9 (Photo only)



Viewpoint 9 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 3.11: Viewpoint 10 - View shed plan from Shingley Beach Resort Whitsundays (Nearmap, viewed November, 2020)

| Viewpoint 10 – <100m east of subject land from Shingley Beach Resort Whitsundays, Cannonvale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                            | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                              | Rating*         |
| The viewpoint is taken from the eastern neighbouring property Shingley Beach Resort Whitsundays outdoor common area. From this location the foreground shows the pool and palm screen planting. In the background the tops of Mirage Whitsundays and Marina Shores can be seen. Despite being a neighbouring property only the western portions of the Subject Lands can be seen in the midground due to the dense landscape planting and obstructed sightlines into the neighbouring property. The height of the neighbouring building also restricts any further views into the Subject Land. | Portions of the subject land are visible from this viewpoint however these views are obstructed periodically by tree canopies and existing buildings and in the case of the remaining portion of the site, not visible at all. A narrow sightline provides a partially obstructed scenic view to the coastal ridgeline. The visual sensitivity is therefore moderate. | View to the proposed development on the subject lands from this location will be observed. The visual impact is rated as moderately high due to the very close proximity of the development. The partially obstructed scenic view to the coastal ridgeline is completely obstructed. The impact rating is diminished somewhat from the fact that similar hotel/resort development is captured in the viewshed. | Moderately High |

\*Visual Impact Rating - refer to definitions



Viewpoint 10 (Photo only)



Viewpoint 10 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



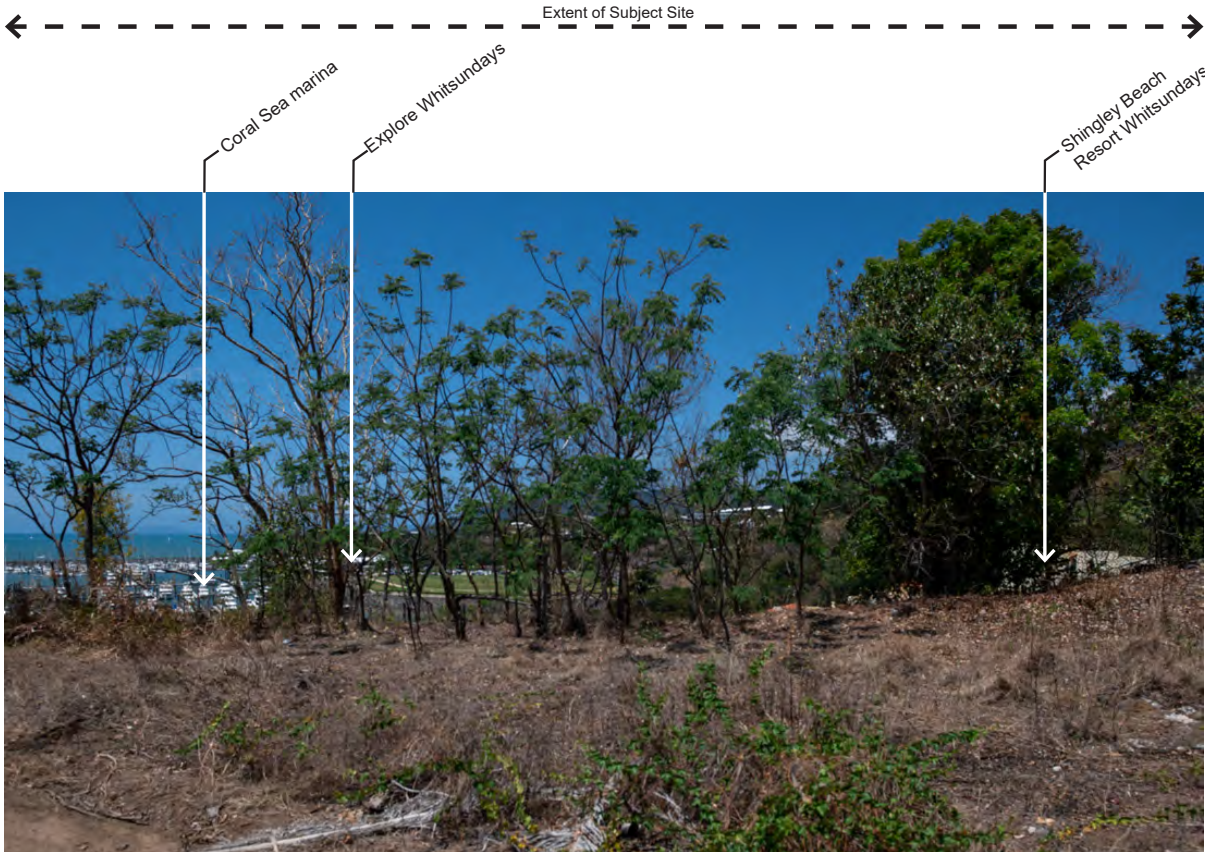
Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 3.12: Viewpoint 11 - View shed plan from Vacant land 26-32 Shingley Road (Nearmap, viewed November,

| Viewpoint 11 – <100m west of subject land from Vacant Land 26-32 Shingley Road, Cannonvale                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                           | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                                                        | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                         | Rating*         |
| The viewpoint is taken from the western neighbouring vacant property 26-32 Shingley Drive. The foreground highlights the Subject Lands steep topography as the top of the slope can be seen with existing vegetation along it. The background consists of broken views of the Coral Sea Marina, Explore Whitsundays and Shingley Beach Resort Whitsundays. The Subject land is mostly out of view given the steep topography. | Due to topography, the vast majority of the subject land cannot be seen from this viewpoint, however distant views to the ocean, marina, and coastline landscape increases the visual sensitivity of the view. Sightlines provide partially obstructed scenic views to the marina, coastal landscape foreshore, and the open ocean beyond. The visual sensitivity is therefore rated as moderate. | Views to the proposed development on the subject lands from this location will be observed. The visual impact is rated as moderately high due to the very close proximity of the development, but somewhat diminished by the retention of sightlines over the development to the background views identified. The partially obstructed scenic views to the marina, coastal landscape foreshore, and the open ocean beyond are maintained. | Moderately High |

\*Visual Impact Rating - refer to definitions



Viewpoint 11



Viewpoint 11 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

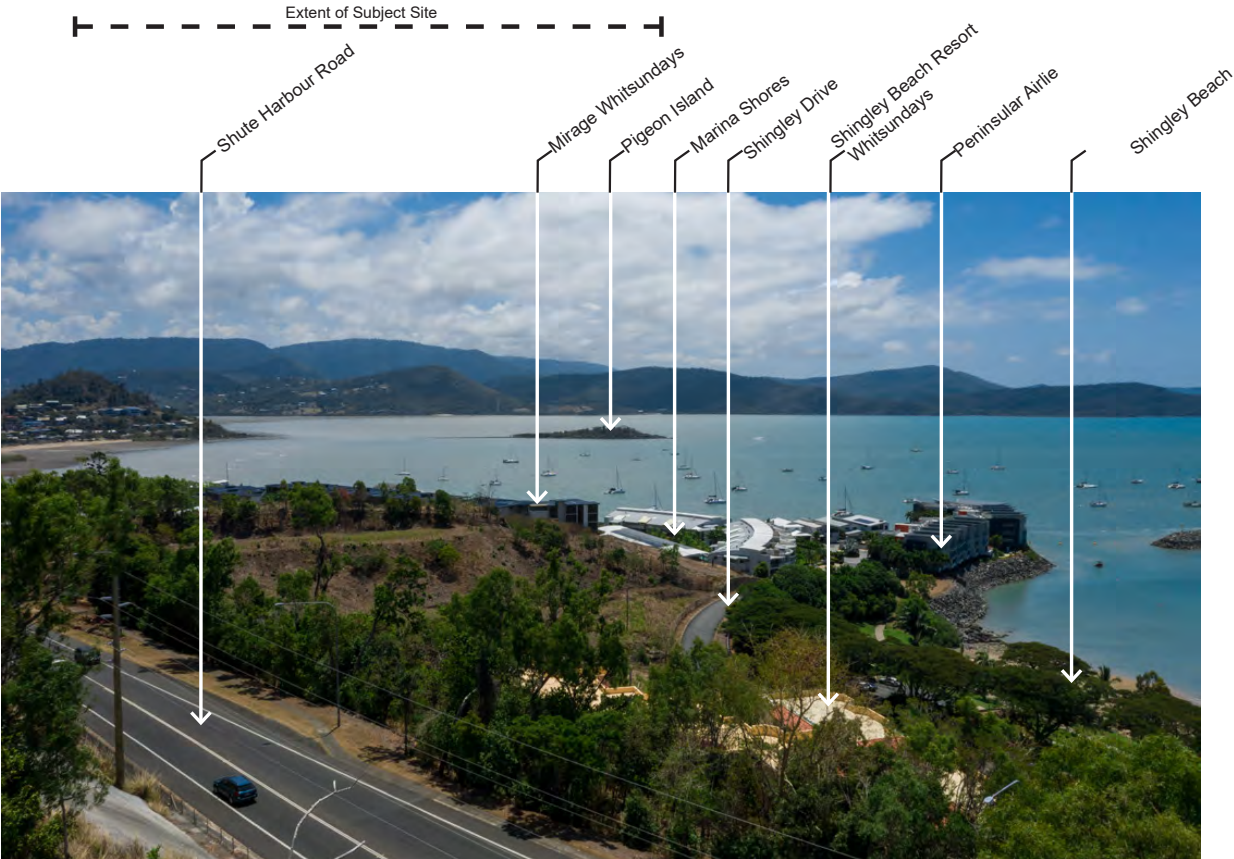


Figure 3.13: Viewpoint 12 - View shed plan from Residential Properties associated with Shute Harbour Road (Nearmap, viewed November, 2020)

| Viewpoint 12 – <200m south east of subject land from Residential Properties associated with Shute Harbour Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                                                                                                  | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rating*  |
| The viewpoint is taken from a drone in an elevation aerial position above the roofline<br>**representing the approximate view from the residential property associated with Shute Harbour Road uphill from the subject lands. Shute Harbour Road can be clearly seen in the foreground, as well as the dense existing vegetation within that road reserves northern side. Due to the topography and existing vegetation, only parts of the Shingley Beach Resort Whitsundays, Mirage Whitsundays, Shingley Drive and Shingley Beach can be seen. Peninsular Airlie and Marina Shores can clearly be seen in the midground. Only the western slope of the Subject Land can be seen from this location as the tree canopies prevent sightlines into the remainder of the site. | A limited portion of the subject land is visible from this viewpoint for residents associated with these dwellings off Shute Harbour Road. The western slope of the site and western frontage is visible, the remaining portion of the site is not visible at all. The sightlines provide completely uninterrupted scenic views across the bay, coastal foreshore, and the coastal ridgeline. The visual sensitivity therefore is moderate. | Views to the proposed development from this location will be observed. The building scale is higher than those identified as existing. Views to the ocean, off-shore islands and greater coastline landscape to the north will be maintained with only a minor sightline impeded in the view shed to the shoreline lower in elevation. The uninterrupted scenic views across the bay, coastal foreshore, and the coastal ridgeline are all mostly retained with the exception of a portion of the bay lower centre of view. The impact rating is diminished somewhat from the fact that similar hotel/resort development is captured in the viewshed and therefore the visual impact is rated as moderate. | Moderate |

\*Visual Impact Rating - refer to definitions

\*\* Note: It should be considered the elevated nature of the photograph is an over-representation of the actual view from the dwelling which would be more limited having less elevational advantage.



Viewpoint 12 (Photo only)



Viewpoint 12 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation

distinctive Living Design



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

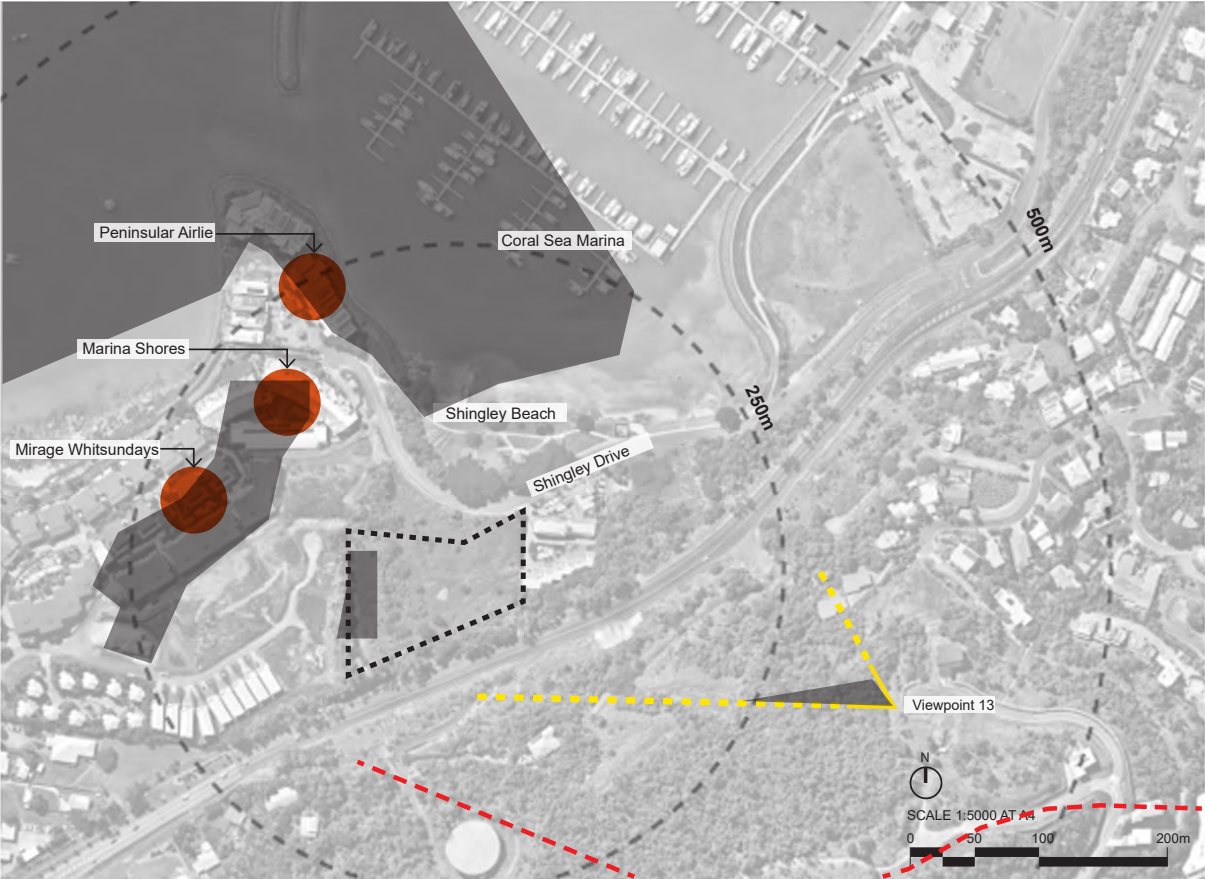
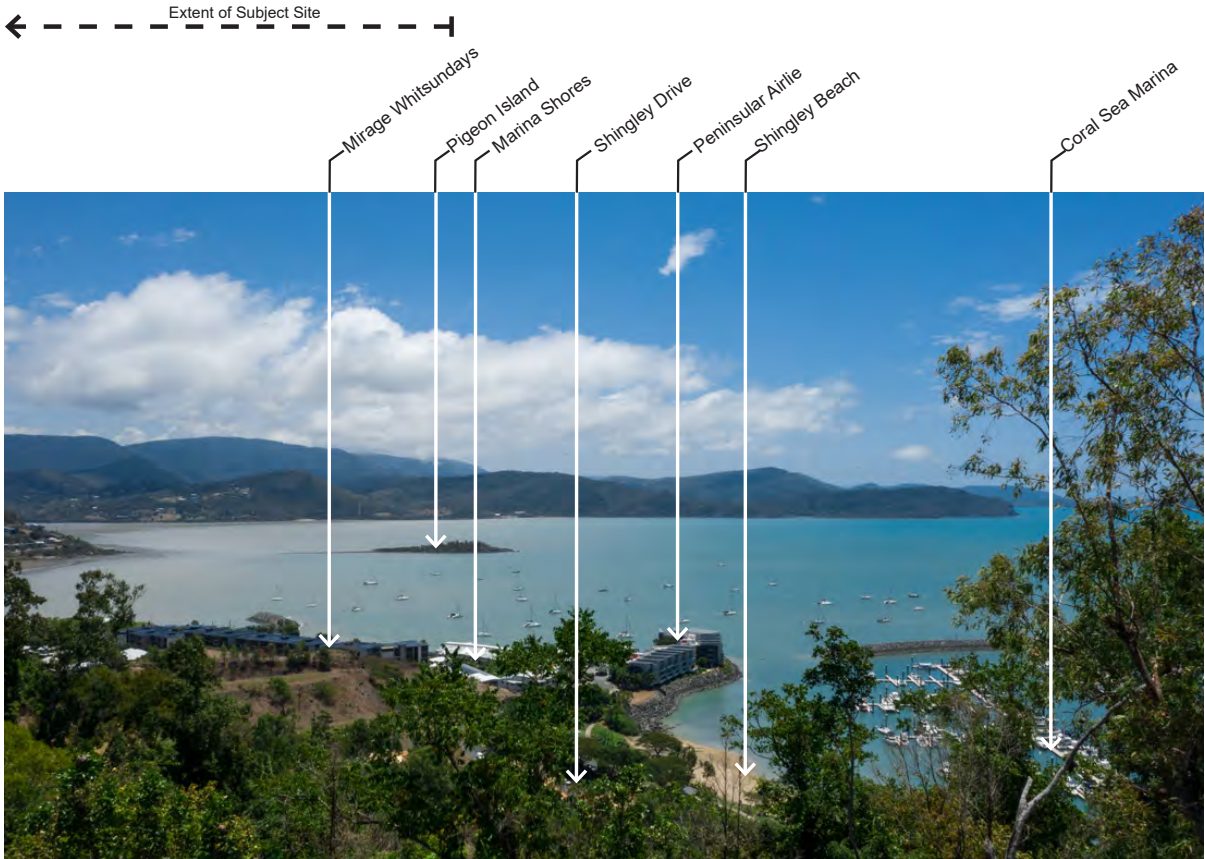


Figure 3.14: Viewpoint 13 - View shed plan from Residential Properties associated with Marina View Court and Seaview Drive (Nearmap, viewed

| Viewpoint 13 – 350m east of subject land from Residential Properties associated with Marina View Court and Seaview drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rating* |
| The viewpoint is taken from a drone in an elevation aerial position above the roofline **representing the approximate view from the residential properties associated with Marina View Court and Seaview drive. The foreground is heavily dominated by existing vegetation on the slope which results in obstructed views to the properties below. Marina Shores, Shingley Drive, Peninsular Airlie, Shingley Beach and Coral Sea Marina can be partially seen through the foreground tree canopies. The Mirage Whitsundays is clearly seen due to being on higher topography. The Subject Land is mostly obstructed by existing foreground vegetation, only part of the western slope can be seen. | A limited portion of the subject land is visible from this viewpoint for residents associated with Marina View Court and Seaview drive. The western slope of the site is visible, and the remaining portion of the site is not visible at all. The sightlines provide uninterrupted scenic views across the bay, coastal foreshore, and the coastal ridgeline but a partially obscured scenic view across the bay to the right of view caused by tree canopies. The visual sensitivity therefore is moderate. | Views to the proposed development from this location will be observed. Views to the ocean, off- shore islands and greater coastline landscape to the north will be maintained with only a minor sightline impeded to the beachfront shore due to the height of the building tower. The uninterrupted scenic views across the bay, coastal foreshore, and the coastal ridgeline are almost entirely maintained with a very minor sightline obstructed to the coastal shoreline lower left of view. The impact rating is diminished somewhat from the fact that similar hotel/resort development is captured in the viewshed and therefore the visual impact is rated as low. | Low     |

\*Visual Impact Rating - refer to definitions

\*\* Note: It should be considered the elevated nature of the photograph is an over-representation of the actual view from the dwelling which would be more limited having less elevation and more visual obstructions from trees etc in the foreground



Viewpoint 13 (Photo only)



Viewpoint 13 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation

distinctive Living Design



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

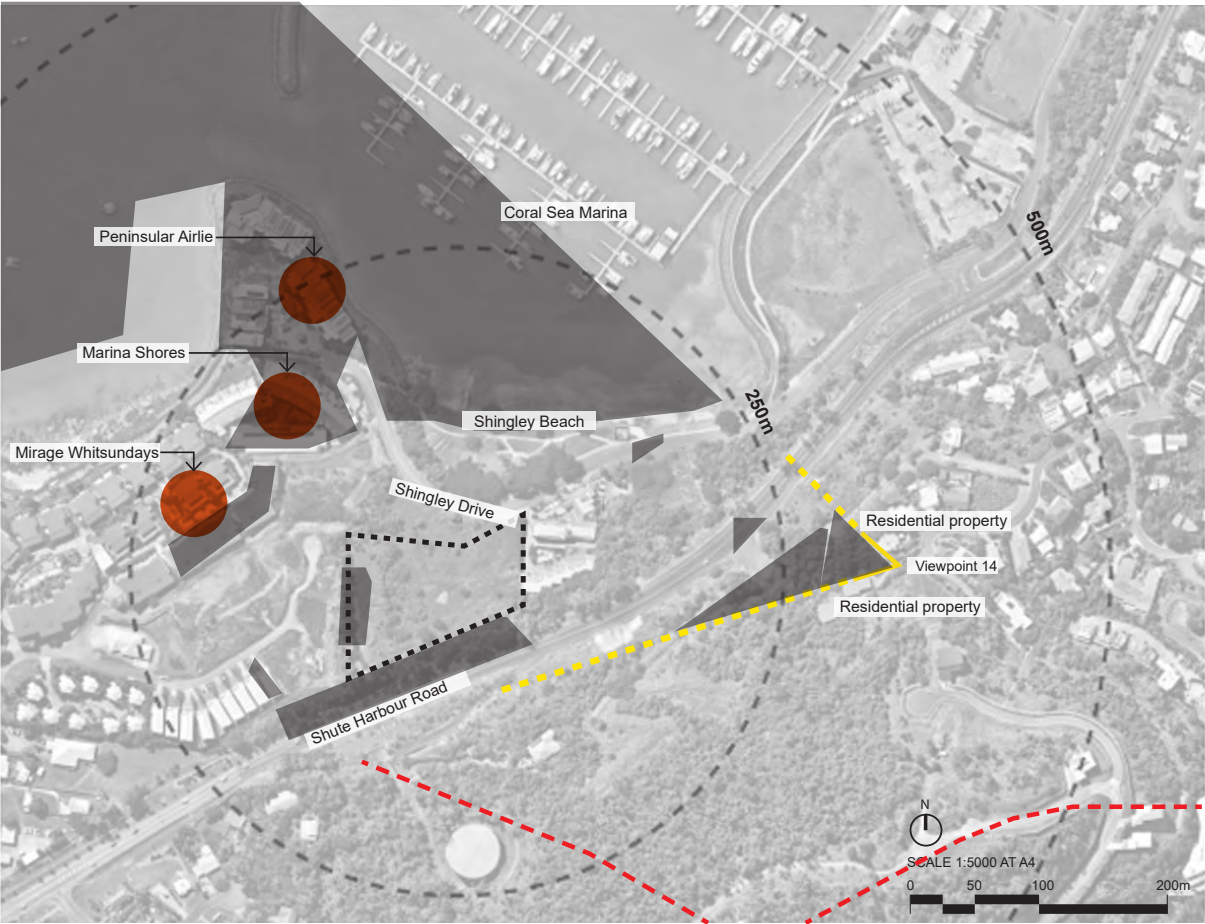
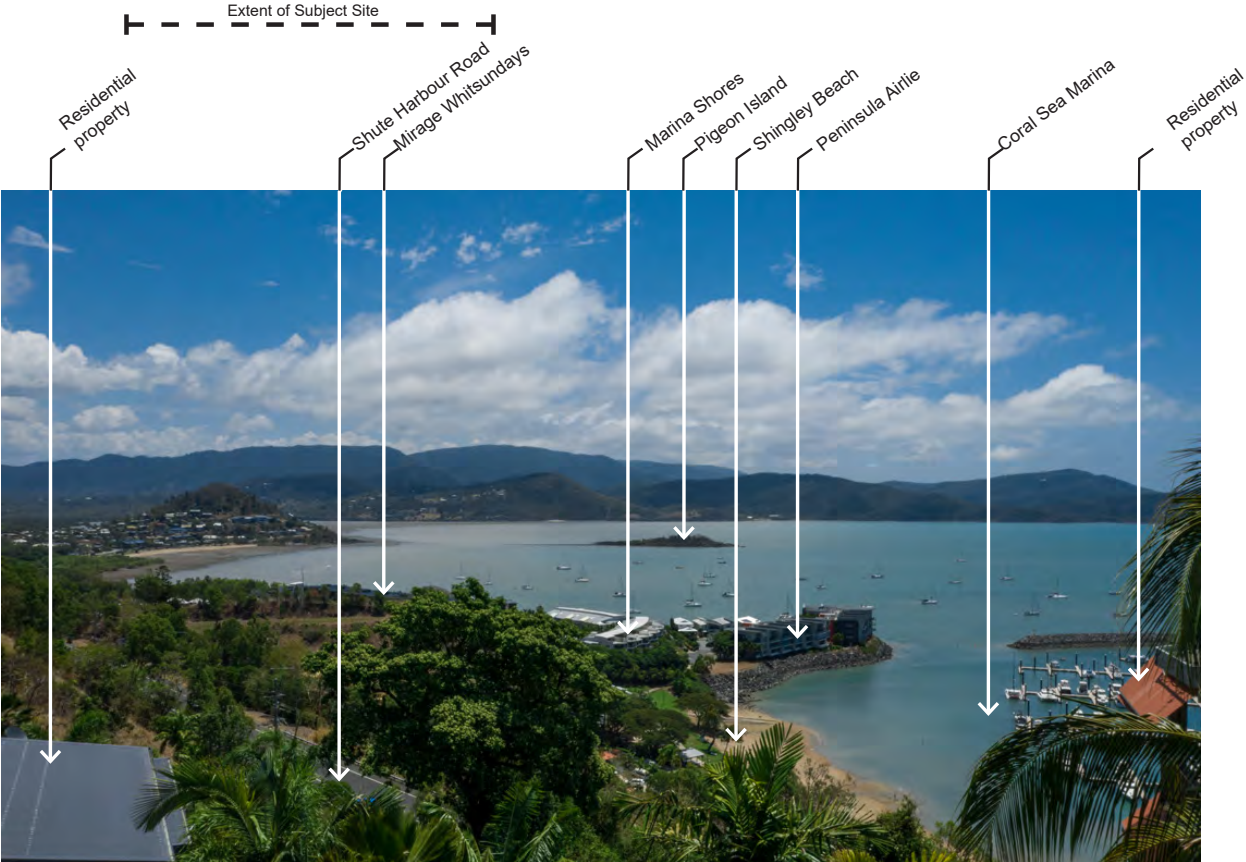


Figure 3.15: Viewpoint 14 - View shed plan from Residential Properties associated with Kara Crescent (Nearmap, viewed November, 2020)

| Viewpoint 14 – 300m east of subject land from Residential Properties associated with Kara Crescent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rating* |
| The viewpoint is taken from a drone in an elevation aerial position above the roofline **representing the approximate view from the residential properties associated with Kara Crescent. Parts of existing adjoining properties can be seen in the foreground. Existing vegetation along these properties and Shute Harbour Road restricts views of Shute Harbour Road, Mirage Whitsundays, Shingley Beach and Coral Sea Marina. The positioning of Marina Shores and Peninsula Airlie allows them both to be visible from this location. The vast majority of the Subject Lands are obstructed by existing vegetation, with only a small portion of the western slope visible. | A very limited portion of the subject land is visible from this viewpoint for residents associated with Kara Crescent. The elevation portion of the western slope of the site is visible, and the remaining portion of the site is not visible at all. The sightlines provide uninterrupted scenic views across the bay, coastal foreshore, and the coastal ridgeline but a partially obscured scenic view across the marina to the right of view caused by palm fronds. The visual sensitivity therefore is low. | Views to the proposed development from this location will be observed. A portion of the development is obscured from the existing vegetation on the hillside in-front impeding some sightlines. Views to the ocean, off-shore islands and greater coastline landscape to the north will be maintained with no sightlines impeded to the ocean or shoreline. The uninterrupted scenic views across the bay, coastal foreshore, and the coastal ridgeline are entirely maintained. The impact rating is diminished somewhat further from the fact that similar hotel/resort development is captured in the viewshed and therefore the visual impact is rated as low. | Low     |

\*Visual Impact Rating - refer to definitions

\*\* Note: It should be considered the elevated nature of the photograph is an over-representation of the actual view from the dwelling which would be more limited having less elevation and more visual obstructions from trees etc in the foreground



Viewpoint 14 (Photo only)



Viewpoint 14 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

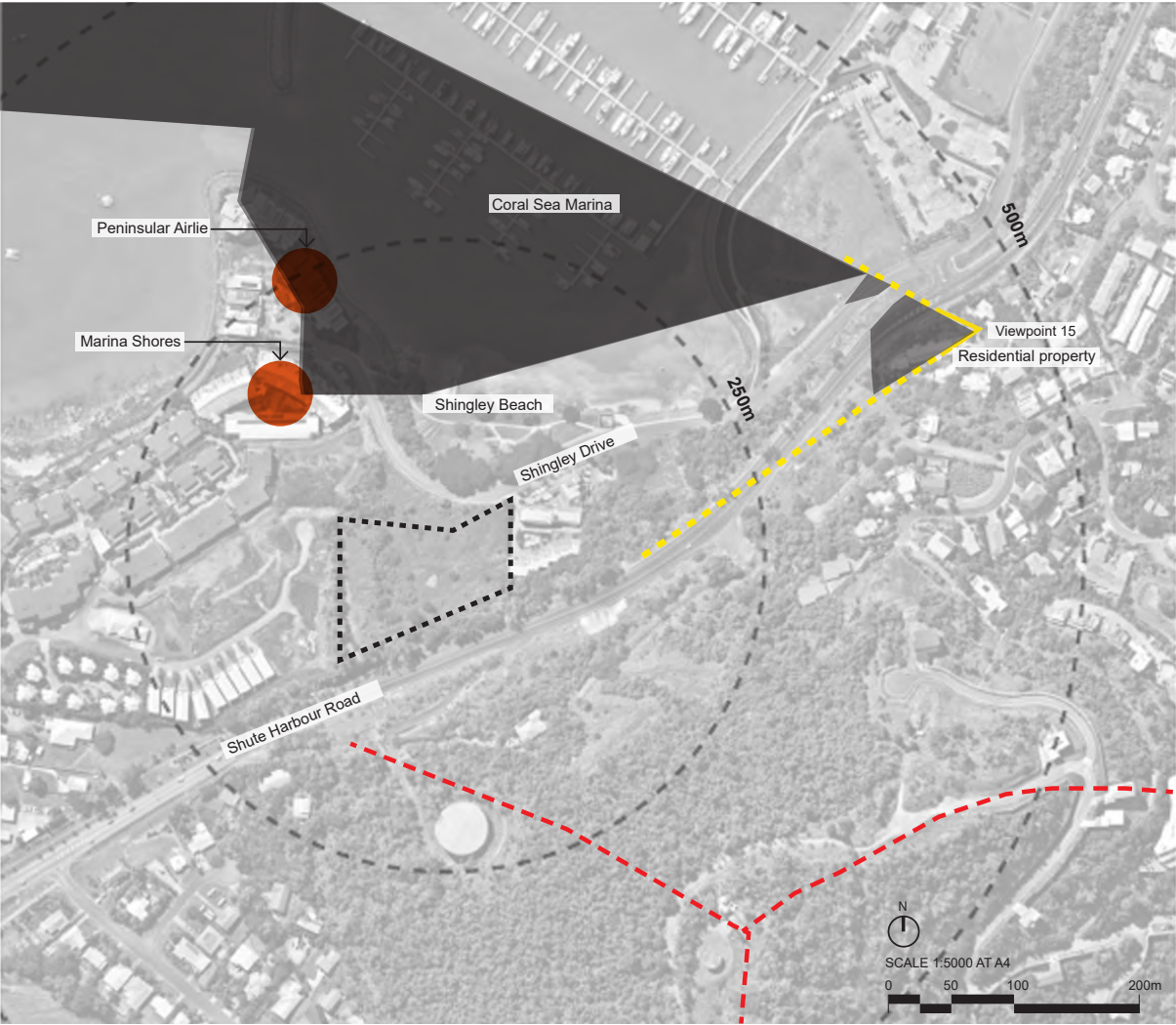
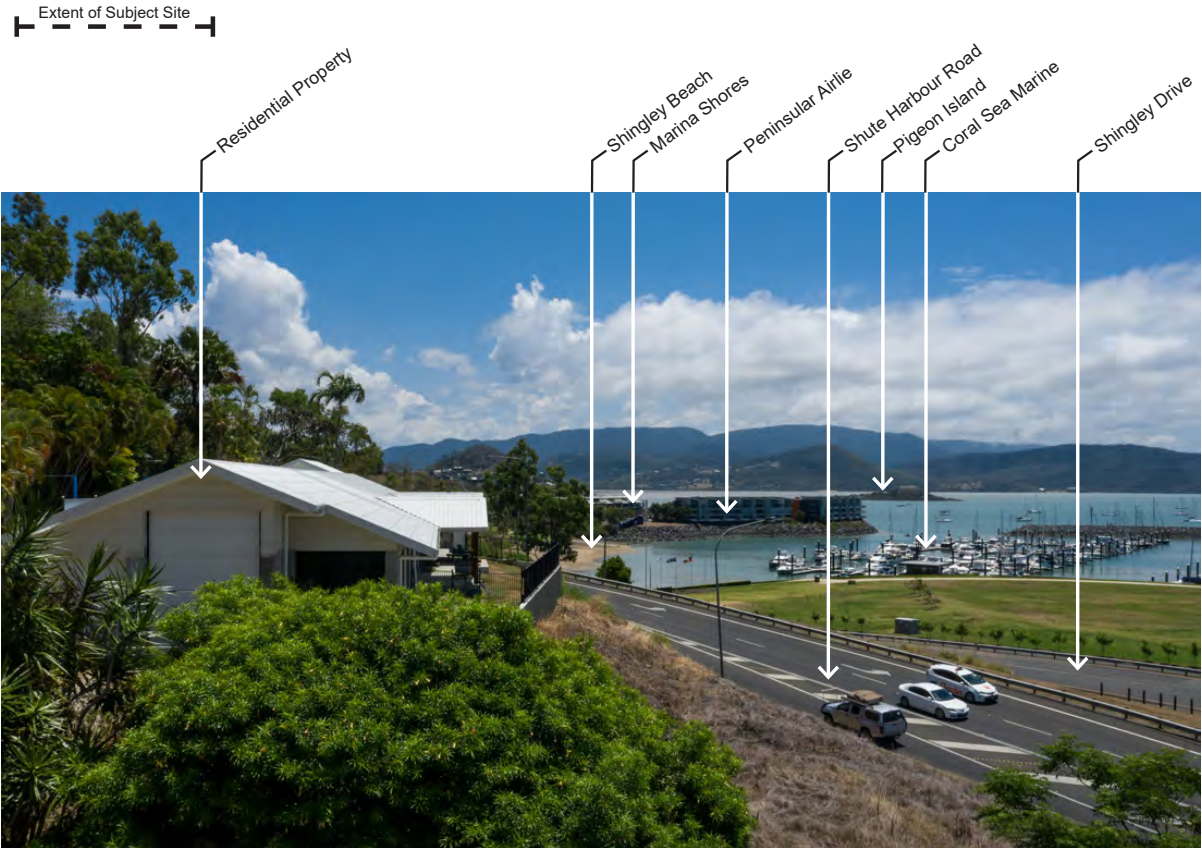


Figure 3.16: Viewpoint 15 - View shed plan from Residential properties associated with Airline Crescent (Nearmap, viewed November, 2020)

| Viewpoint 15 – 450m east of subject land from Residential Properties associated with Airline Crescent                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                            |                                                                                                                                      |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Visual sensitivity of view                                                                 | Visual impact of site development                                                                                                    | Rating* |
| The viewpoint is taken from residential properties associated with Airline Crescent. The foreground consists of a residential property and their front and backyard vegetation. Shute Harbour Road, Shingley Drive, Coral Sea Marine and Peninsular Airline can be easily identified from this location. Only small parts of Shingley Beach and Marina Shores can be seen due to the bend in the land. The Subject Land is entirely out of view due to the existing vegetation and topography. | The subject land cannot be seen from this viewpoint. The visual sensitivity rating is nil. | Views to the proposed development on the subject lands from this location will not be observed and therefore the impact would be nil | nil     |

\*Visual Impact Rating - refer to definitions



Viewpoint 15



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Figure 3.17: Viewpoint 16 - View shed plan from Honey Eater Lookout (Nearmap, viewed November, 2020)

| Viewpoint 16 – 400m south east of subject land from Honey Eater lookout                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Visual sensitivity of view                                                                                                                                                                                                                                                                                                                                   | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rating* |
| The viewpoint is taken from Honey Eater Lookout and represents the view observed by primarily hikers. The foreground consists of vegetation from Airlie Summit and the roof of a residential property can be partially seen. The middle ground shows views over towards hotels including, Mirage Whitsundays, Marina Shores and Peninsula Airlie. Shingley Beach and the Coral sea marine can also be identified from this viewpoint. In the background Pigeon Island can be viewed due to the elevation of this viewpoint. | The subject land cannot be seen from this viewpoint due to the lower elevation of the site and tree canopies. The sightlines provide views out to the peninsula, pigeon island and the marina. Views toward the subject land would be observed by users such as hikers and tourists. Therefore the visual sensitivity rating of the view is moderately high. | Views to the proposed development on the subject lands from this location will be observed in a very limited capacity. Views are obstructed by tree canopies and in the case of the remaining portion of the site, not visible at all. The views to the peninsula, pigeon island and the marina are uninterrupted. The impact rating is diminished somewhat from the fact that similar hotel/resort development is captured in the viewshed. Although visible, the visual impact is of the development is deemed as negligible and therefore rated as nil. | Nil     |

\*Visual Impact Rating - refer to definitions

Extent of Subject Site

Mirage Whitsundays

Pigeon Island

Marina Shores

Shingley Beach

Residential Property

Peninsular Airlie

Coral Sea Marina



Viewpoint 16 (Photo only)

The Proposed Development



Viewpoint 16 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

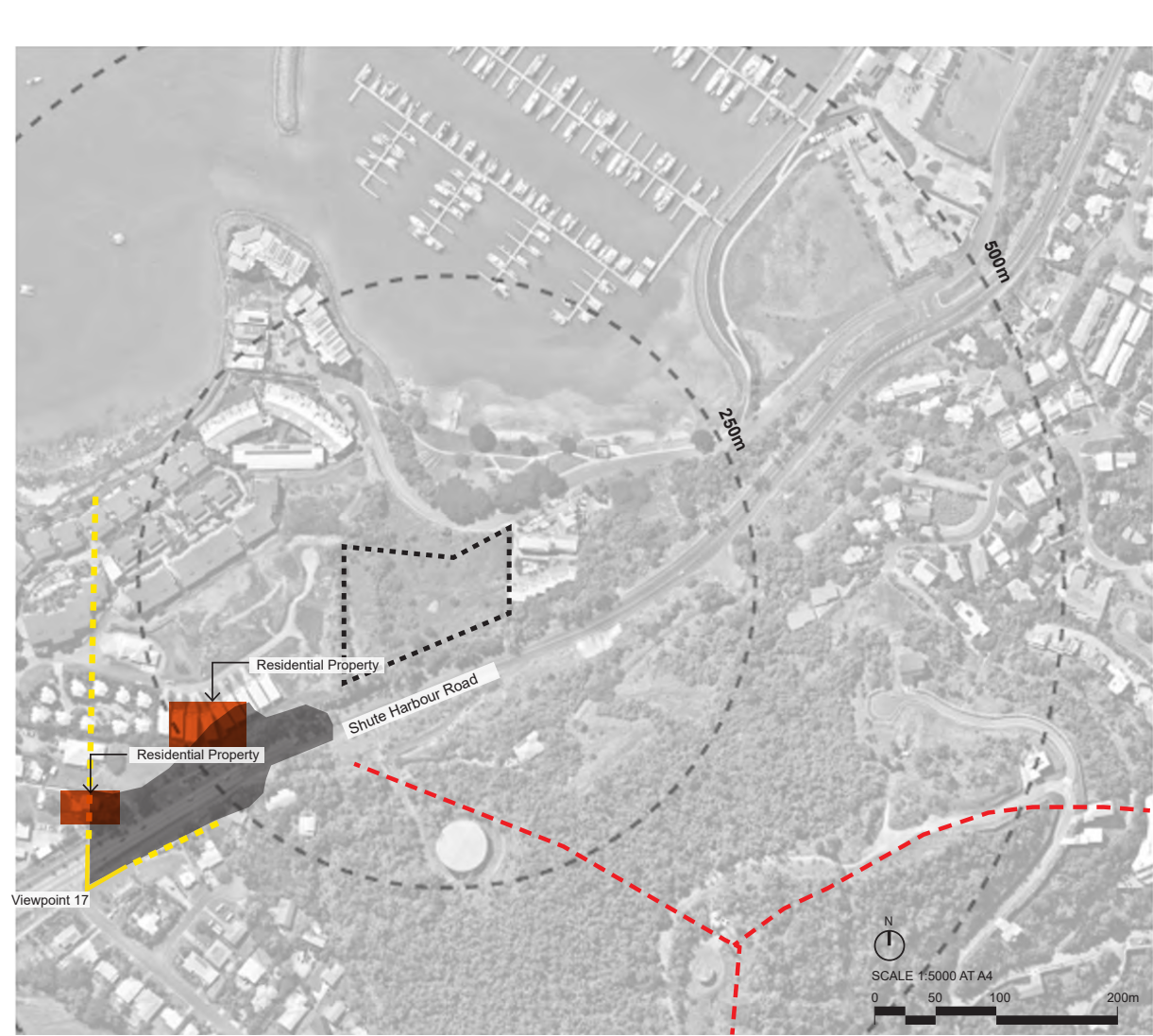
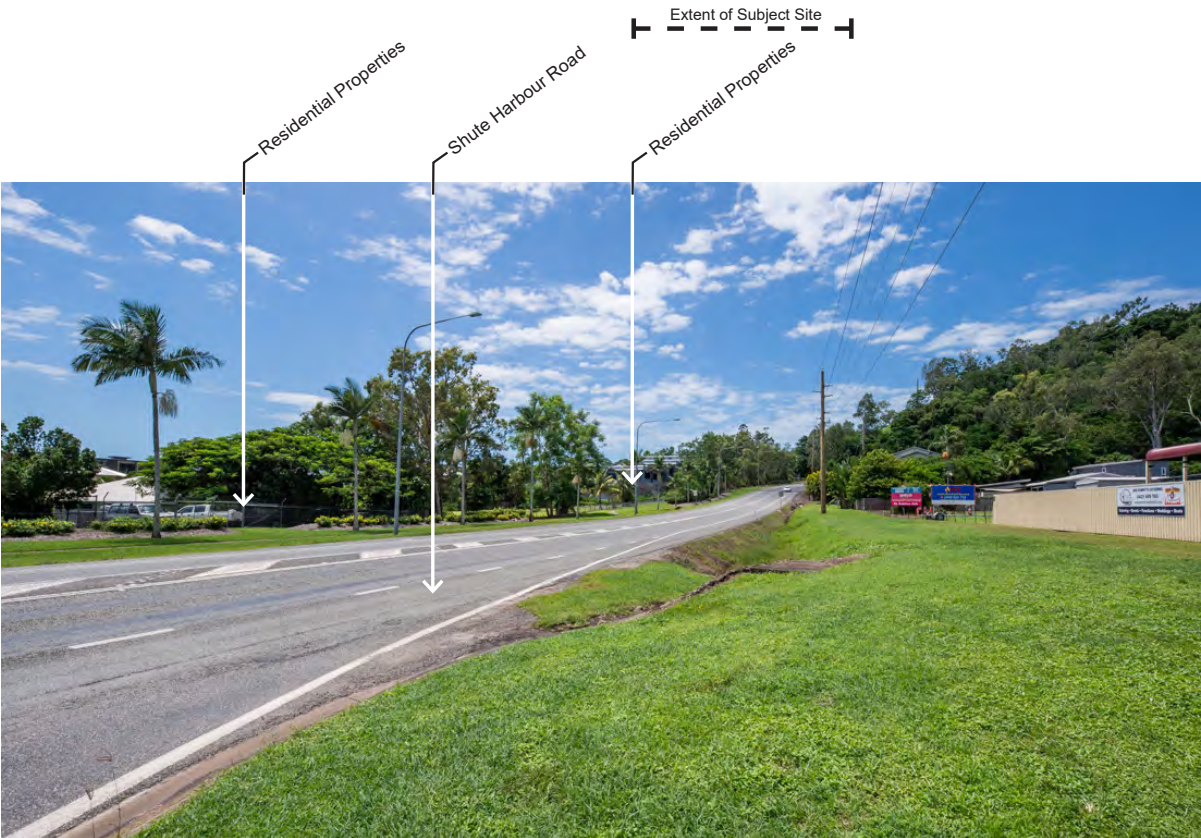


Figure 3.18: Viewpoint 17 - View shed plan from Shute Harbour Road, Jones Road Intersection (Nearmap, viewed November, 2020)

| Viewpoint 17 – 350m south west of subject land from Shute Harbour Road, Jones Road Intersection                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Description of view                                                                                                                                                                                                                                                                                                                                                                                 | Visual sensitivity of view                                                                                                                                                                                                                                                                                                              | Visual impact of site development                                                                                                                                                                                                                                                                                                                                                                                                   | Rating* |
| The viewpoint is taken from Shute Harbour Road at the Jones Road Intersection and represents the view of primarily motorists from Shute Harbour road. Shute Harbour road is identified in the foreground, residential properties can be identified in the middle ground. The background consists of dense vegetation. No identifiable landmarks are evident due to the elevation of this viewpoint. | The subject land is not visible from this viewpoint due to the distance and lower elevation of the site. The sightlines provide views along Shute Harbour Road and towards the subject lands. Views in this viewshed will be observed predominately by motorists along Shute Harbour Road, and therefore the visual sensitivity is low. | Views to the proposed development will be observed in a very limited capacity. The building height is consistent with those surrounding so the proposed development sits equivalently in elevation with the existing vegetation along Shute Harbour Road with views to the ridgeline remain completely uninterrupted. Although visible, the visual impact is of the development is deemed as negligible and therefore rated as nil. | Nil     |

\*Visual Impact Rating - refer to definitions



Viewpoint 17 (Photo only)



Viewpoint 17 (Photomontage of the proposed development) \*See Appendix for larger image

Source: Studio 5253 Architectural Visualisation



3.4 Viewpoint Summary Table

|                     | Description Name                                                           | Visual Sensitivity | Visual Impact   | Need for Development Control |
|---------------------|----------------------------------------------------------------------------|--------------------|-----------------|------------------------------|
| <b>SUB-REGIONAL</b> |                                                                            |                    |                 |                              |
| Viewpoint 1         | Pioneer Bay (Coral Sea)                                                    | Moderate           | Low             | Yes                          |
| Viewpoint 2         | Port of Airlie                                                             | Nil                | Nil             | No                           |
| Viewpoint 3         | Coral Sea Marina                                                           | Low                | Low             | Yes                          |
| Viewpoint 4         | Airlie Beach lookout sign                                                  | Moderate           | Nil             | No                           |
| Viewpoint 5         | Cannonvale Beach, Southern Community Gathering Area                        | Low                | Nil             | No                           |
| Viewpoint 6         | Cannonvale Beach, Northern Community Gathering Area                        | Moderate           | Nil             | No                           |
| Viewpoint 7         | Shute Harbour Road, Coral Esplanade Intersection                           | Low                | Nil             | No                           |
| <b>LOCAL</b>        |                                                                            |                    |                 |                              |
| Viewpoint 8         | Shingley Drive / Shingley Beach Reserve                                    | Moderate           | High            | Yes                          |
| Viewpoint 9         | Shute Harbour Road (westbound)                                             | Low                | Moderate        | Yes                          |
| Viewpoint 10        | Neighbouring Property Shingley Beach Resort – Whitsundays                  | Moderate           | Moderately High | Yes                          |
| Viewpoint 11        | Neighbouring Property – Vacant land - 26 to 32 Shingley Road.              | Moderate           | Moderately High | Yes                          |
| Viewpoint 12        | Residential properties associated with Shute Harbour Road                  | Moderate           | Moderate        | Yes                          |
| Viewpoint 13        | Residential properties associated with Marina View Court and Seaview Drive | Moderate           | Low             | Yes                          |
| Viewpoint 14        | Residential properties associated with Kara Crescent                       | Low                | Low             | Yes                          |
| Viewpoint 15        | Residential properties associated with Airlie Crescent                     | Nil                | Nil             | No                           |
| Viewpoint 16        | Honey Eater Lookout                                                        | Moderately High    | Nil             | No                           |
| Viewpoint 17        | Shute Harbour Road, Jones Road Intersection                                | Low                | Nil             | No                           |

Table 3.1 Viewpoint Analysis Summary Table

Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

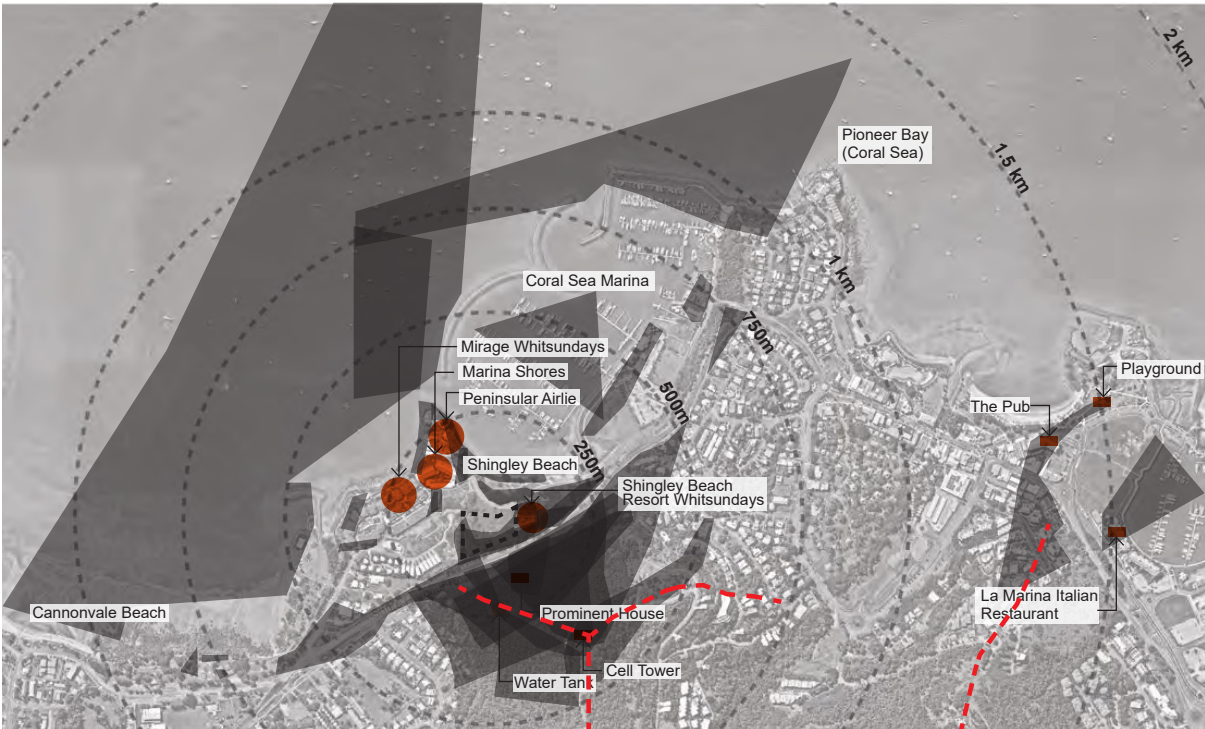


Figure 3.19: Sub-regional Viewshed Overlay Diagram (Nearmap, viewed November, 2020)

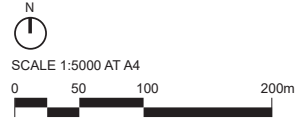
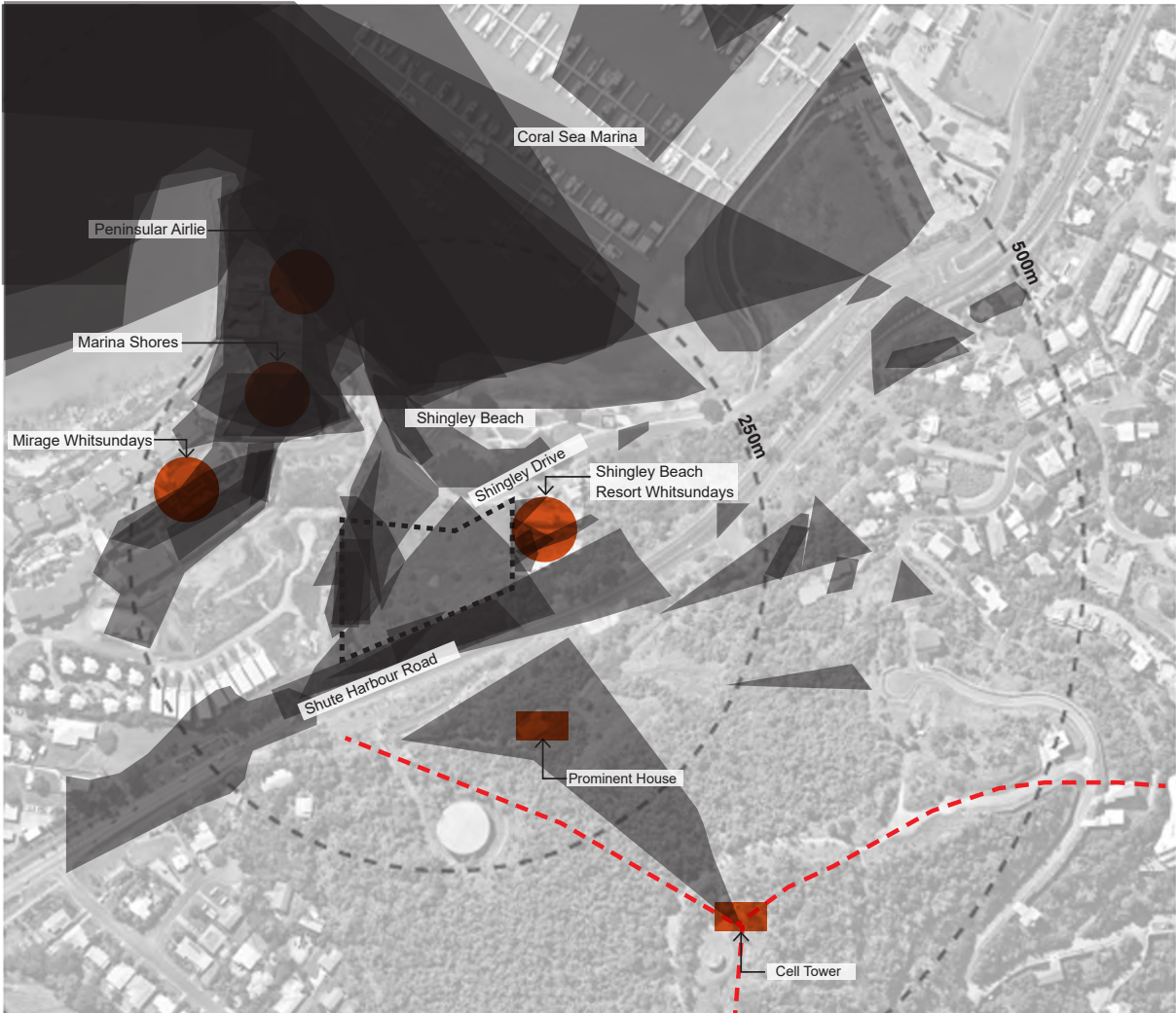


Figure 3.20: Localised Viewshed Overlay Diagram (Nearmap, viewed November, 2020)

3.5 Analysis of Selected Viewpoints

- Each viewpoint was rated on;
- Visual Sensitivity of the view
  - Visual Impact of the proposed development
- Refer to 3.1 for Definitions of these ratings*

A scaled digital model of the development was placed in real world GPS coordinates as well as the selected viewpoint from natural eye level of the viewer determining if the building or any part of the development can be observed with very high accuracy.

Viewpoints have been separated into two categories based on their proximity and general context to the subject land as follows;

**Sub-Regional** – Greater than 500m, and up to 2km from the subject land, located within the greater sub-regional environment.

**Localised** – Less than 500m from subject land, located within the immediate local environment.

3.5.1 Sub-Regional Viewpoints 1 – 7

Viewpoints 1 to 7 represent key vantage viewpoints from either landmark sites or key commuter corridors in the greater sub-regional environment in a general radial extending from 0.5km up to 2km from the subject lands. Each viewpoint aims to capture any visual impacts of the proposed development looking towards the subject lands and surrounding landscape. These viewpoints demonstrate that the proposed development is visible from 5 of the 7 sub-regional viewpoints, with visual sensitivity ranging from as nil to moderate. Visual impact of development within the site ranges from nil to low.

*Summary Visual Sensitivity of the view – Nil to Moderate*  
*Summary Visual Impact of development of site – Nil to Low*

**Nil definition** – No adverse change to the existing visual resource in the landscape, with no viewer response to change in the visual environment. <sup>3</sup>

**Low definition** - Minor adverse change to the existing visual resource in the landscape, with low viewer response to changes in the visual environment. New development may or may not require mitigation using conventional practices such as architectural design, recessive exterior finishes, building height controls, landscaping. <sup>3</sup>

3.5.2 Local Viewpoints 8 – 17

Viewpoints 8 to 17 represent key vantage viewpoints within the immediate locality from 0km up to 0.5km from the subject lands. Each viewpoint aims to capture any visual impacts of the proposed development looking towards the subject lands and surrounding landscape. These viewpoints demonstrate that the proposed development is visible from 9 of the 10 local viewpoints, with visual sensitivity ranging from nil to moderately high. Visual impact of development within the site ranges from nil to high.

*Summary Visual Sensitivity of the view – Nil to Moderately High*  
*Summary Visual Impact of development of site – Nil to High*

**Nil definition** – No adverse change to the existing visual resource in the landscape, with no viewer response to change in the visual environment. <sup>3</sup>

**Low definition** - Minor adverse change to the existing visual resource in the landscape, with low viewer response to changes in the visual environment. New development may or may not require mitigation using conventional practices such as architectural design, recessive exterior finishes, building height controls, landscaping. <sup>3</sup>

**Moderate definition** - Moderate adverse change to the visual resource in the landscape with moderate viewer response. Impact can be mitigated within five years using conventional practices. <sup>3</sup>

**Moderately High definition** - Moderate adverse visual resource change with high viewer response or high adverse visual resource change in the landscape, with moderate viewer response. Extraordinary mitigation practices may be required. Landscape treatment required will generally take longer than five years to mitigate. <sup>3</sup>

**High** - A high level of adverse change to the resource or a high level of viewer response to visual change in the landscape such that architectural design and landscape treatment cannot mitigate the impacts. Viewer response level is high. An alternative project design may be required to avoid highly adverse impacts. <sup>3</sup>



4 Conclusions

4.1 Sub-regional context

Any adverse visual impacts from these viewpoints would generally affect more people when compared to the immediate locality viewpoints. The Port of Airlie, Coral Sea Marina, Cannonvale Beach, Shute Harbour Road, and sea arrival routes from the Whitsunday Islands represent higher volumes and contextual visual sensitivities of viewers and viewer response. Further, any adverse visual impacts will have a greater bearing than those viewpoints in the immediate locality, due to view sheds having greater contextual association to the local landscape, coastal tourism, and local lifestyles. As a result, these viewpoints weight higher in the overall visual impact of the proposed development when compared to the viewpoint in the immediate locality of the subject lands As determined by the visual survey and analysis, the proposed development from viewpoints 1 to 7 (Port of Airlie, Coral Sea Marina, Cannonvale Beach, Shute Harbour Road, and sea arrival route from the Whitsunday Islands) would have a nil to low visual impact on the visual landscape and built form of the immediate coastal environment, including the visual connection to the broader landscape and sea. Although limited, in respect to the highest visual impact rating of low, mitigation measures are required to address the visual impact from these viewpoints.

4.2 Immediate locality

Any adverse visual impacts from these viewpoints would generally affect less people. Further, any adverse visual impacts will have a lesser bearing than those viewpoints in the greater sub-regional context, due to view sheds having diminished contextual association to the local landscape and coastal tourism and local lifestyles. As a result, these viewpoints weight lower in the overall visual impact of any proposed development when compared to the viewpoint in the immediate locality of the subject land. As determined by the visual survey and analysis, the proposed development from viewpoints 8, 9,10, 11, 12, 13, 14, 16, and 17 will be visible. Mitigation measures are therefore required to address the visual impact from these viewpoints.

4.3 Against Planning & Policy Studies

Generally, when testing the strategic objectives outlined in the planning scheme, it is determined that *matters of scenic value (including key urban gateways, views and vistas) would be valued and preserved* in light of the proposed development on the subject lands. Further, although visually impacted, “*significant visual backdrops as viewed from major scenic routes of.....Shute Harbour Road and the boating routes along the coastline and throughout the Whitsunday Islands*” would be protected as core to “*landscape values*”. When comparing ‘desirable development’ and ‘undesirable development’ with respect to landscape sensitivity, the following general conclusions can be drawn from the visual survey and impact assessment determined in Section 3.0 of this report, and relative to the Landscape Values definition of “*Hillsides with High Scenic Amenity and that are visible, forested, rocky, steep.*”(Cardno 2017) . These have been rated from 0 to 10 below, with 0 having little or no conformity and 10 having high conformity.

Desirable Development

- **Rating of 8** *Built form visually subordinate to and sensitively integrated with the natural landform and vegetation.*
- **Rating of 7** *Buildings are screened or only partly seen through trees.*
- **Rating of 6** *Roads and earthworks conforming with the natural landform and vegetation.*
- **Rating of 10** *Powerlines visually integrated at base of forested hills.*

Undesirable Development

- **Rating of 7** *New built form that is visually intrusive and appears ‘imposed’ on the landform.*
- **Rating of 9** *Obtrusive and inconsistent signage or billboards.*
- **Rating of 8** *Earthworks and tree clearing are extensive and/or highly visible as scars on the landscape.*
- **Rating of 10** *Powerlines, pylons and telecommunications facilities (and associated ‘notch’ clearing) on the skyline.*

4.4 Overall

The proposed development will be transitionally visible, having some visual intrusions into viewsheds over the Pioneer Bay marine environment and the forested mountains terrestrial landscape, however in no instance are any views entirely blocked within the context of a panoramic viewshed. The overall building height will be marginally and noticeably higher than any other development in the immediate context, conversely the proposed building does not breach or approach the unbroken dominant ridgeline in any instance from sub-regional viewpoints. Paradoxically the building could provide a visual reference point and positive urban character of the Airlie Beach / Cannonvale locality without compromising the high scenic value identified within the Whitsunday Scenic Amenity Study 2017.

Therefore, the proposed development on the subject land, from a visual perspective, would need to be consistent in character with the broader region and visual impact within the context of the immediate local sub-tropical coastal environment, characterised by resort facilities and residential development. Strategic layout and visual impact mitigation measures such as landscape buffers and built form controls would result in a reduced visual impact on the general landscape, the immediate coastal environment and the existing visual connection to the local vernacular. The *recommended visual impact mitigation* diagram demonstrates that the proposed hotel /resort can be successfully constructed should proposed mitigation measures be implemented to reduce the visual impact of the overall development. The mitigation measures proposed can be applied through specific development controls and covenants as outlined in *Section 5 Recommendations*.

Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

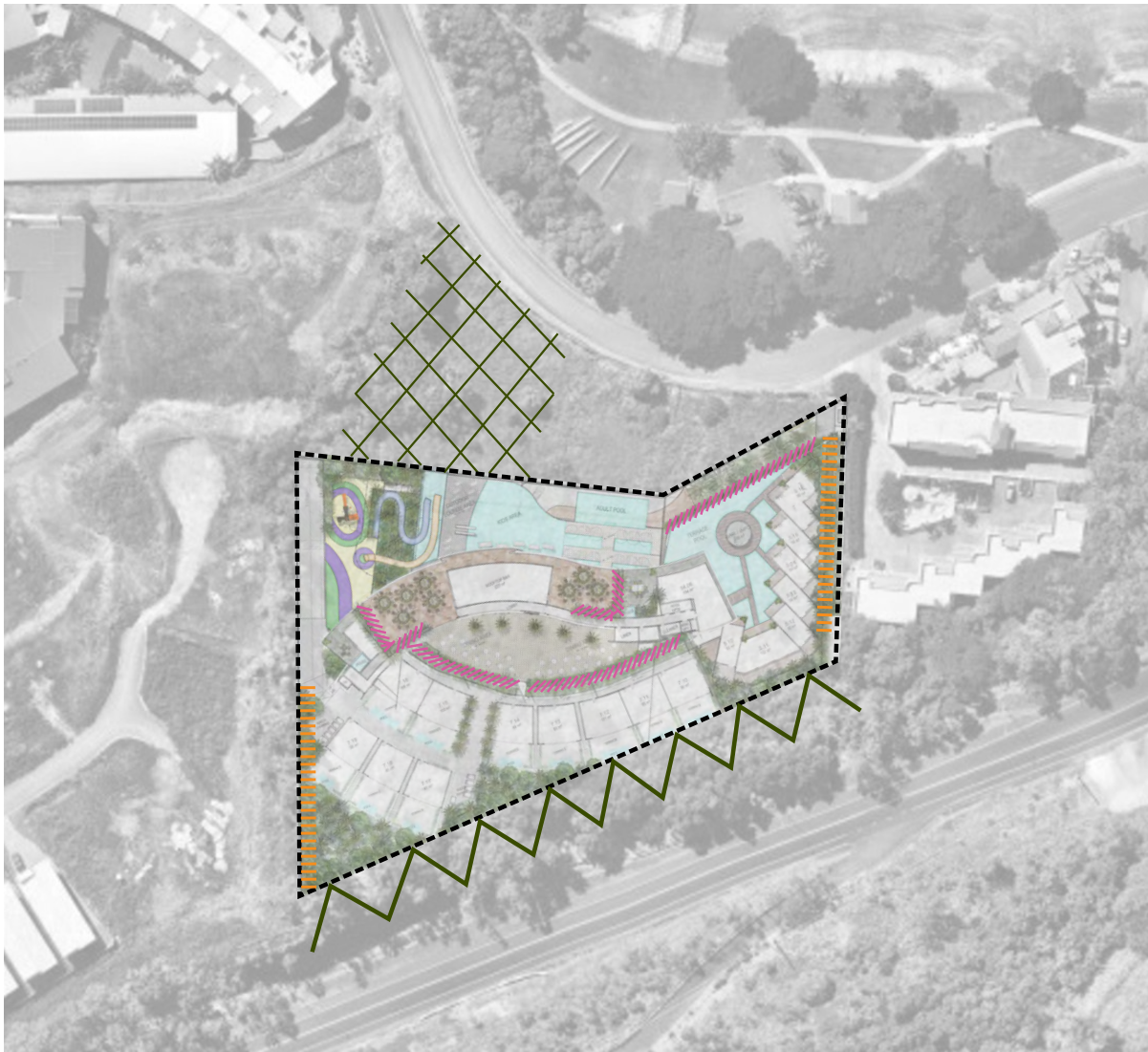
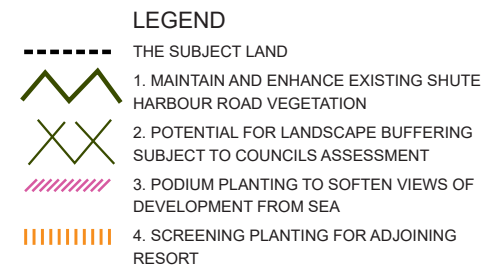


Figure 4.1: Recommended Visual Mitigation Diagram



5 Recommendations

Apply conventional planning and development controls that mitigate the visual impact of the development.

5.1 Development Controls

Apply conventional development controls that mitigate the visual impact of the development. A diversity of controls with varying degrees of mitigation measures will have the most effective overall improvement in viewer response and impact reduction.

5.1.1 Construction Materials & Exterior Finishes

**Purpose**  
To provide controls for structures to ensure a high standard of sub-tropical coastal design compatible with the amenity and character of the local vernacular.

To provide the developers with a suitable range of colour choices whilst achieving the desired outcome of minimising any adverse impact of the new development on the amenity of the area as seen from key vantage points.

- Controls**
- Roofing and wall cladding to building should be a structurally approved material compatible and in keeping with the local vernacular.
  - Building materials and colours for the structure shall adopt lighter, recessive toned colours such as whites, light earth tones, and lights greys while utilising non-reflective surfaces where possible.

5.1.2 Landscape Buffering

Maintain and enhance the existing landscape buffer within the Shute Harbour Road reserve. Existing landscape buffers are a mix of earth mounds and vegetative plantings that are providing effective and ongoing visual obstruction of sightlines into the subject lands from the road in both easterly and westerly directions. Provide supplementary infill planting within the road reserve consistent with existing vegetation.

Revegetate the lands fronting the development from Shingley Drive, within the road reserve, where possible and where residual lands occur when taking into consideration the required facility entry / exit drive, maintenance & service access, and hotel arrival embellishment works.

Provide a narrow landscape buffer on the subject land, sweeping from south-west along the eastern boundary. Landscape buffer treatments are to involve a vegetative layering primarily of medium to tall canopy evergreen tree and palm species to mitigate the visual impact of the development.

Where feasible provide landscape planting to soften the development on the elevation floors above Level 4. These should be focused on podium level landscape zones, balcony planter boxes, etc

All recommended landscape planting is to be in accordance with recommended plant lists by Whitsunday Regional Council guidelines or from plant lists of locally native plant communities. Design of the landscape buffer and plant species shall be undertaken by a qualified Landscape Architect or Landscape Designer eligible for membership to either AILA or AILDm.

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Visual Impact Assessment - Shingley Drive, Cannonvale, QLD

7 Appendix A - Full Size Photomontages



Viewpoint 1 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 3 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 4 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 6 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 7 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 8 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 9 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 10 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 11 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 12 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 13 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 14 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 16 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



Visual Impact Assessment - Shingley Drive, Cannonvale, QLD



Viewpoint 17 (Photomontage of the proposed development)

Source: Studio 5253 Architectural Visualisation



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# NEEDS ANALYSIS

## PROPOSED ONE WHITSUNDAYS RESORT & SPA

*Prepared for:* One Whitsunday Developments Pty Ltd  
*Date:* April 2021



## NEEDS ANALYSIS

### **PROPOSED ONE WHITSUNDAYS RESORT & SPA**

*Prepared for:* One Whitsunday Developments Pty Ltd

*Date:* April 2021

*Prepared by:* Jon Norling, Director

### Attachment 13.3.3.8 Needs Analysis

**DISCLAIMER:**

*This report is based upon the most up-to-date and readily available information at the time of writing, to our knowledge. Norling Consulting Pty Ltd has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report. While every effort is made to source data from Government and other reputable sources, Norling Consulting Pty Ltd shall not be liable for damages arising from any errors or omissions that may be contained within these information sources.*

*If this report involves future market projections, such projections can be affected by a number of unforeseen variables and may not in fact eventuate. Any projections made by Norling Consulting Pty Ltd represent our best possible estimates at the time of writing and no warranty is given that this particular set of projections will be achieved.*

## TABLE OF CONTENTS

|          |                                                               |           |
|----------|---------------------------------------------------------------|-----------|
| <b>1</b> | <b>Introduction .....</b>                                     | <b>5</b>  |
| 1.1      | Background .....                                              | 5         |
| 1.2      | Study Objective and Methodology .....                         | 5         |
| <b>2</b> | <b>The Proposed Development .....</b>                         | <b>7</b>  |
| <b>3</b> | <b>Tourism in the Whitsunday Region .....</b>                 | <b>9</b>  |
| 3.1      | The Whitsunday Tourism Product .....                          | 9         |
| 3.2      | Importance of Tourism to the Regional Economy .....           | 9         |
| 3.3      | Visitor Numbers .....                                         | 10        |
| 3.4      | Visitor Projections.....                                      | 11        |
| <b>4</b> | <b>Role of Premium Hotels .....</b>                           | <b>15</b> |
| <b>5</b> | <b>Market Demand for One Whitsunday Resort &amp; Spa.....</b> | <b>20</b> |
| 5.1      | Projected Tourism Demand .....                                | 20        |
| 5.2      | Market Feasibility .....                                      | 21        |
| <b>6</b> | <b>Economic Benefits of Proposed Development.....</b>         | <b>22</b> |
| 6.1      | Methodology and Assumptions .....                             | 22        |
| 6.2      | Impacts of Resort Construction .....                          | 24        |
| 6.3      | Impacts of Resort Operation.....                              | 25        |
| <b>7</b> | <b>Community Benefit Analysis .....</b>                       | <b>27</b> |
| <b>8</b> | <b>Alternate Sites .....</b>                                  | <b>29</b> |
| <b>9</b> | <b>Conclusion .....</b>                                       | <b>31</b> |



## TABLES

|                                                                                   |    |
|-----------------------------------------------------------------------------------|----|
| Table 3.1: Total Overnight Visitors – Whitsunday Region .....                     | 10 |
| Table 3.2: Actual and Projected Overnight Visitors – Whitsunday Region.....       | 13 |
| Table 3.3: Actual and Projected Overnight Visitors – Whitsunday Region.....       | 14 |
| Table 4.1: Premium Hotels located in Cairns.....                                  | 15 |
| Table 4.2: Premium Hotels Located on the Sunshine Coast .....                     | 16 |
| Table 4.3: Premium Hotels Located on the Gold Coast .....                         | 16 |
| Table 4.4: Accommodation Facilities Located in Airlie Beach .....                 | 17 |
| Table 4.5: Accommodation Facilities, Whitsunday Islands.....                      | 18 |
| Table 5.1: Supply of and Demand for Rooms in the Whitsunday Region.....           | 20 |
| Table 7.1: Summary of Matrix Analysis.....                                        | 27 |
| Table 7.2: Community Impacts Matrix Analysis - One Whitsundays Resort & Spa ..... | 28 |

# 1 INTRODUCTION

## 1.1 Background

One Whitsunday Development Pty Ltd proposes the development of a premium hotel, One Whitsundays Resort & Spa, on a key waterfront site at Airlie Beach. The proposed building height exceeds that allowed for in a Code Assessable format on this and any other site in Airlie Beach. Council has raised concerns about this and requires a Needs Analysis to justify a departure from its Planning Scheme.

A Needs Analysis is required to demonstrate the scale of economic and community benefits resulting from the proposed development and why the proposed development cannot be otherwise accommodated by the Whitsunday Regional Council Planning Scheme 2017.

Norling Consulting is a specialist economic and market research consultancy for the property industry and has considerable experience in undertaking market feasibility studies and economic and social assessments of projects within several property market sectors, including tourism, across Queensland.

## 1.2 Study Objective and Methodology

The overall objective of this Needs Analysis is to determine the level of community, economic and planning need for the proposed premium hotel to locate on the Subject Site. Specifically, it has been designed to answer part of Council's Information Request:

- "1. A site/proposal specific, need analysis which takes into account the post COVID 19 economic environment;*
- 2. Financial reasons why a lower building height, possibly over a larger footprint, is not sustainable;*
- 3. A community benefit report which clearly establishes the social, economic and environmental benefits of the proposal, including but not limited to:*
  - a. An assessment of the community impacts and benefits of the development having regard to the Strategic Framework of the Planning Scheme.*
  - b. An outline of the benefits of the development against the economic, social and environmental impacts the community would experience if the proposed development did not proceed;*
  - c. Details relating to the proposed short-term and long-term accommodation arrangements, including who will own and operate the facility and the long-term viability of having both short-term and long-term accommodation options. Provide examples of hoteliers that operate under this model;*
  - d. Detail the envisaged hotel product that is proposed including whether the resort hotel is to be a premium 5-star product. If so, provide details on compliance with 5-star hotel international design and operations, including what mechanisms will ensure that the premium hotel development will be delivered and maintained in perpetuity...*

To achieve the objective, the following tasks were completed:

- (a) Obtained details of the proposed development, including prospective operators;
- (b) Reviewed the Whitsunday Regional Council Planning Scheme 2017 to ascertain what it says about the potential establishment of premium hotels in Airlie Beach;
- (c) Reviewed tourism visitation trends in the Whitsundays, particularly the mainland sector;
- (d) Described the roles of premium hotels, including financial reasons as to why a lower building height is not sustainable;
- (e) Assessed the demand for premium hotels in Airlie Beach;
- (f) Assessed the economic benefits (including employment) of the proposed development;
- (g) Examined the ability of alternative sites to deliver a premium hotel in a Code Assessable format;
- (h) Assessed the community, economic and planning need for the proposed development to locate on the Subject Site; and
- (i) Assessed the likely community benefits of the proposed development.

This Needs Analysis has been prepared on a desk-top basis, relying upon previous visits to Airlie Beach and surrounds.



## 2 THE PROPOSED DEVELOPMENT

The 1.01ha Subject Site is located at 125 Shingley Drive, Airlie Beach, comprising Lot 268 on HR1060 and Lot 95 on HR1223. This site is vacant and is located immediately to the west of the existing Shingley Beach Resort. The site has north-facing views over Shingley Beach, the Coral Sea Marina and Pioneer Bay. There is a nicely landscaped park and beach located between the site and the water, which connects to a waterfront walkway around to the central part of Airlie Beach. The site is also well-protected from the prevailing south-easterly trade winds.

The Subject Site is located 500m from the Coral Sea Marina and 1.1km from the main street of Airlie Beach, which provides a wide array of shops, restaurants and other facilities targeting the local tourist market.

The Subject Site is considered to be an ideal location for a premium hotel.

One Whitsundays Resort & Spa is proposed to be a premium resort comprising 175 keyed rooms, anchored by large function centre (480m<sup>2</sup> plus services) and spa. The keyed rooms are to comprise 10 4-bedroom villas (approximately 160m<sup>2</sup>, each with their own pool), two 4-bedroom terraces (approximately 200m<sup>2</sup>, each connecting to a dedicated pool area for the terraces), five 2-bedroom terraces (approximately 100m<sup>2</sup>, each connecting to a dedicated pool area for the terraces), 15 penthouses (ranging from 107m<sup>2</sup> to 155m<sup>2</sup>), 27 2-bedroom suites (104m<sup>2</sup>, with each having dual keys), 44 standard 2-bedroom rooms (72m<sup>2</sup>, with each having a dual key) and a single standard 1-bedroom room (36m<sup>2</sup>). Plans show the Resort's main building structure as being 14 storeys in height.

Despite being located immediately adjacent to Shingley Beach Resort and the Coral Sea Marina, the Subject Site is located in the Low-medium Density Residential zone where Short-term Accommodation and Multiple Dwellings are Code Assessable, and Function Facility and Hotel are Impact Assessable. However, the proposed building height also triggers Impact Assessment, being in excess of that allowed for the site (12m).

The Applicant has held discussions with a number of potential premium hotel operators, with the following expressing interest in entering a Hotel Management Agreement for the proposed development:

- (a) Hilton Hotels – is a USA-based premium hotel operator that operates more than 6,000 properties in the world across 18 brands, of which Hilton and DoubleTree by Hilton are represented in Australia. This operator has five properties in Australia outside capital cities: Hilton Cairns; DoubleTree by Hilton Hotel Cairns; Hilton Surfers Paradise Hotel & Residents; DoubleTree by Hilton Hotel Alice Springs; and Hilton Garden Inn Albany;
- (b) Minor Hotels – is a Thailand-based premium hotel operator that owns and/or operates more than 500 properties in the Asia-Pacific region and is seeking expansion opportunities. Brands include Anantara Hotels, Resorts and Spas, Avani Hotels and Resorts, Tivoli Hotels and Resorts and Oaks Hotels, Resorts and Spas. Within Australia, there are 55 Oaks Hotels, Resorts and Spas and four Avani Hotels and Resorts in operation. Along the Queensland coast, this chain is located in Port Douglas, Cairns, Townsville, Mackay, Gladstone, Hervey Bay, Sunshine Coast and Gold Coast. Minor Hotels has also expressed interest in a potential lease or guaranteed return arrangement;

- (c) Accor – is a French-based hotel operator that operates more than 5,000 properties in the world across 36 brands spanning the budget to luxury scales. Its premium brands include Raffles Hotels and Resorts, Banyan Tree Hotels and Resorts, Fairmont Hotels and Resorts, Sofitel, Pullman, Peppers and The Sebel. Along the Queensland coast, relevant properties include Pullman Palm Cove Sea Temple Resort and Spa, The Sebel Palm Cove Coral Coast, Peppers Beach Club & Spa Palm Cove, Pullman Cairns International, Pullman Reef Hotel Casino, The Sebel Cairns Harbour Lights, Peppers Blue on Blue Resort Magnetic Island, Sofitel Noosa Pacific Resort, The Sebel Noosa, Peppers Soul Surfers Paradise and Sofitel Gold Coast Broadbeach. The Applicant has received a written expression of interest to operate the proposed development as part of its Pullman Hotels & Resorts brand; and
- (d) Marriott International – is a USA-based hotel operator that claims to be the largest hotel operator in the world, operating more than 7,000 properties. It operates more than 30 brands, most of which are in the premium and luxury scale. Premium brands include JW Marriott Hotels, The Ritz-Carlton, St Regis Hotels & Resorts, W Hotels, Marriott Hotels & Resorts, Sheraton Hotels & Resorts, Courtyard by Marriott and Four Points by Sheraton. Examples along the Queensland coast include Sheraton Grand Mirage Resort Port Douglas, Sheraton Grand Mirage Resort Gold Coast and JW Marriott Gold Coast Resort & Spa.

The Applicant does not intend to progress further these negotiations with the operator until planning approval has been obtained.

The Applicant advises that it intends to strike a management agreement with a premium hotel operator to operate all components of the development and raise capital through a managed investment scheme that ensures that only the premium hotel operator can market, operate and service the rooms, villas and terraces. Whilst some owners can elect to live permanently or semi-permanently in their rooms, villas or terraces, they do not have the option of placing them in any letting pool other than the one run by the premium hotel operator.

It is Norling Consulting's opinion that these arrangements, together with the Resort design, would lead to the following outcomes:

- (a) It is most unlikely that owners of the standard rooms (44 at 72m<sup>2</sup> each) or suites (27 at 100m<sup>2</sup>) would occupy them on a permanent basis due to the small room sizes being unsuitable;
- (b) The five 2-bedroom terraces, at 100m<sup>2</sup> each, are also unlikely to be occupied on a permanent basis due to their small size;
- (c) The eight penthouses of between 107m<sup>2</sup> and 120m<sup>2</sup>, are much smaller than other penthouses being lived in by permanent residents; and
- (d) The ten villas, at 160m<sup>2</sup>, could well be large enough to be occupied by permanent residents. However, their lack of water views make them less attractive for this use.

The plans show that the Resort and Spa is to be developed as an integrated development, including the function centre. The fact that it would operate as a resort would further constrain the attractiveness of the larger units to be lived in on a permanent basis. It is therefore concluded that the proposed development would primarily accommodate residents on a short-term basis.

The Applicant advises that the proposed development requires a 24-month construction period. That indicates that the earliest it could be completed is by late 2023. It is considered prudent to accept that it is more likely that it would open during 2024.

### 3 TOURISM IN THE WHITSUNDAY REGION

The Whitsunday Region is a local government area (LGA) located in North Queensland, approximately 1,000km north of Brisbane and 600km south of Cairns. The Whitsundays tourism region aligns with the Whitsunday LGA and is referred to in this Analysis as the Region. The main population centres within the Region include Bowen in the north, Collinsville and Proserpine located inland and the coastal precinct of Cannonvale/Airlie Beach/Shute Harbour.

#### 3.1 The Whitsunday Tourism Product

The Whitsunday Region possesses significant natural assets. It is the gateway to the '74 island wonders' and is surrounded by one of the world's seven natural wonders, the Great Barrier Reef. The Whitsunday Region is known as a 'sailing paradise,' capitalising upon the protected waterways of its 74 islands. On the mainland, there is substantial national parkland, state forests and scenic coastal precincts.

The most well-known attractions include Whitehaven Beach and the Great Barrier Reef. The islands provide a series of protected waterways and island resorts of varying standards.

The Airlie Beach township functions as the gateway to the islands and sailing experiences and is focused on servicing visitors with its array of accommodation, cafes, restaurants, nightclubs, shops, tourist booking offices and marinas. There is also a large man-made lagoon and surrounding parklands overlooking the Coral Sea, which is popular with both visitors and locals. The more recent development of two marinas at Airlie Beach has cemented its place as the gateway to the islands.

Two regional airports service the Region: The Great Barrier Reef Airport (also known as the Hamilton Island Airport) (HTI) on Hamilton Island, connecting directly to Brisbane, Sydney and Melbourne prior to COVID-19; and the Whitsunday Coast Airport (PPP) in Proserpine, connecting directly with Brisbane and Sydney prior to COVID-19. Each of these Airports processed about 430,000 passenger movements in the year prior to COVID-19, leading to them being ranked the 21<sup>st</sup> and 22<sup>nd</sup> busiest airports in Australia.

Prior to COVID-19, approximately 40 cruise ships docked at Airlie Beach per annum, each carrying up to 2,000 passengers.

#### 3.2 Importance of Tourism to the Regional Economy

According to Remplan, the Whitsunday Region derived a Gross Regional Product of \$3.044 billion in 2019. In terms of contribution to Gross Regional Product, the mining sector (23%), tourism (13%) and agriculture, forestry and fishing (9%) sectors contributed the largest proportions.

However, in terms of employment, the tourism sector accounted for the largest number of jobs in the Region during 2019, accounting for 3,257 jobs or 21%. The next most important sector in employment terms was the agriculture, forestry and fishing sector, employing 10% of workers. Mining accounted for just 6% of workers.



When compared to other Queensland tourism regions, Tourism Research Australia (TRA) estimates that the Whitsunday Region is ranked first overall in terms of the importance of tourism to its economy. However, given the relatively small size of the Whitsunday's economy, it is ranked eighth in terms of overall size, with its tourism contributions representing just 2.3% of the state-wide contribution of tourism.

### 3.3 Visitor Numbers

Following a period of negative growth during the Global Financial Crisis period, visitation numbers to the Whitsundays increased strongly in the 2014/5 to 2018/9 period, enjoying growth of almost 10% per annum. However, over the longer term, international visitor numbers have been increasing at a much greater rate, 4.8% per annum over the 2011/2 to 2018/9 period, compared with 1.8% per annum for domestic visitation over the same period.

This growth was largely influenced by a falling Australian dollar over this period. It should also be noted that the impact of several cyclones affected the supply of accommodation in the period after 2011.

Tourist expenditure peaked at \$791m in 2018/9.

The below Table 3.1 shows the fluctuating nature of tourism to the Whitsundays:

**Table 3.1: Total Overnight Visitors – Whitsunday Region**

| Financial Years                      | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Visitors (Numbers)</b>            |                |                |                |                |                |                |                |                |                |
| Domestic                             | 566,000        | 473,000        | 495,000        | 389,000        | 512,000        | 518,000        | 549,000        | 643,000        | 524,000        |
| International                        | 163,200        | 184,800        | 190,300        | 209,700        | 222,000        | 241,000        | 244,000        | 227,000        | 164,000        |
| <b>Total</b>                         | <b>729,200</b> | <b>657,800</b> | <b>685,300</b> | <b>598,700</b> | <b>734,000</b> | <b>759,000</b> | <b>793,000</b> | <b>870,000</b> | <b>688,000</b> |
| <b>Change from Previous Year (%)</b> |                |                |                |                |                |                |                |                |                |
| Domestic                             | 12.1%          | -16.4%         | 4.7%           | -21.4%         | 31.6%          | 1.2%           | 6.0%           | 17.1%          | -18.5%         |
| International                        | -13.4%         | 13.2%          | 3.0%           | 10.2%          | 5.9%           | 8.6%           | 1.2%           | -7.0%          | -27.8%         |
| <b>Total</b>                         | <b>5.2%</b>    | <b>-9.8%</b>   | <b>4.2%</b>    | <b>-12.6%</b>  | <b>22.6%</b>   | <b>3.4%</b>    | <b>4.5%</b>    | <b>9.7%</b>    | <b>-20.9%</b>  |

*Source: Tourism and Events Queensland, Norling Consulting*

It is relevant to note the significant decline in visitation numbers in the year to June 2020 caused by COVID-19 lockdowns, interstate border closures and international border closures for only a 3-month period of this year. Data for the year ended September 2020 (affected by six months of the pandemic) showed reductions of -29% overall, -51% for international visitation and -22% for domestic visitation.

The domestic market is comprised of intrastate and interstate visitors. Prior to the COVID-19 pandemic, intrastate visitors accounted for a higher component of this market with respect to visitor numbers (59%). However, interstate visitors stayed longer in the Region, representing 55% of total visitor nights. Reflecting the role of the Whitsundays as a tourist destination, 68% of domestic visitor nights in the Region were spent by visitors on holiday.

The large component of international visitor numbers and strong growth in international visitors show the significant international appeal of the Region. Prior to the pandemic, the largest source market to the Region was the United Kingdom with a 19.8% share of the international visitor market. Germany was the second largest source market (12.3%) followed by the United States (8.8%).

According to the Whitsundays Destination Tourism Plan 2019-2024, the Whitsundays attracts a broad range of market segments, including the international youth and adventure market and the domestic market, particularly from the eastern seaboard. Corporate business, incentive events and special events (eg weddings) are also important market segments, particularly for the island resorts.

The key market segments attracted to the Whitsundays has influenced the type of accommodation available. Airlie Beach primarily provides for backpackers and the premium end of the market seeking accommodation in the form of serviced apartments. Compared to other destinations, the Whitsundays attracts fewer families and can be perceived as being an expensive destination.

### **3.4 Visitor Projections**

Due to the significant impact the COVID-19 pandemic has had on international and domestic tourism globally and in Australia, understanding its future course is essential in deriving future visitor projections.

Tourism Research Australia is tasked with preparing and updating tourism forecasts for Australia. Its latest forecasts are dated 2019, which pre-date the COVID-19 pandemic. Its 10-year forecasts were that international visitation to Australia would increase by 4.6% per annum and domestic visitor nights in Australia would increase by 1.2% per annum. It also projected that Queensland would enjoy slightly higher rates of 4.9% and 1.4% per annum, respectively.

The Whitsundays Destination Tourism Plan 2019-2024 also pre-dated the COVID-19 pandemic. It showed an aim to increase tourism expenditure in the Whitsundays by 124% over a 7-year period (more than doubling). In real terms, that involves an annual growth in the order of 9.4%, which is considered to be very significant. Key actions required to achieve this growth were identified as including marketing the Region as a single destination, improving access, particularly domestic air routes, increasing the number of mainland attractions, activities and tours and developing quality visitor experiences.

From April 2020, the closure of international borders has effectively eliminated international tourism to Australia and Queensland. Since this date, short-term international visitor arrivals reduced by an extremely significant 99.3%!

Regional lockdowns and the closure of state borders caused major disruptions to domestic tourism. In Queensland, this affected both, intrastate and interstate tourism. However, since the advent of 2021, most states have been able to manage outbreaks quite well, with domestic travel being relatively unconstrained (by border closures) during this period.

A relevant positive to tourism is that Australians have been prevented from travelling overseas, with the number travelling overseas since April 2020 also reducing by 99%. With the number of Australians prevented from travelling overseas for short periods (1.00 million per month) exceeding the number of international visitors prevented from travelling to Australia for short periods (0.77 million per month), theoretically, the latent demand by Australians wishing to travel overseas and prevented from doing so exceeds the number of international visitors lost to Australia. This situation should potentially boost domestic tourism. There has been anecdotal evidence that some regions of Queensland performed well at times during late 2020 (such as Queensland's Outback), confirming this position.

However, it is clear that those areas particularly dependent upon international tourism, such as Cairns, has performed poorly since April 2020.

There are now promising signs with respect to the COVID-19 pandemic:

- (a) The number of global daily new cases has decreased by 46% from its peak;
- (b) The number of global daily deaths has decreased by 44% from its peak;
- (c) 12 vaccines have been approved around the world for general use, with a further 77 vaccines in Phase 1, 2 or 3 trials;
- (d) 390 million doses of vaccine have been given globally, with the United State, China, India and the United Kingdom recording the most vaccinations;
- (e) Whilst Australia has been slower to commence the vaccination process, two vaccines have been approved for use in this country; and
- (f) By mid-March 2021, 184,000 doses of the vaccine have been given in Australia, with the nation's total population expected to be vaccinated by the end of 2021 (initial projection was by October 2021).

Whilst most of the advanced countries (who generate the majority of our international tourists) are also expected to be fully vaccinated by the end of 2021, vaccination of the remaining countries may not be completed until about 2025.

Airline operators have indicated that passengers are likely to be restricted to those who have received the vaccine and that travel bubbles would be opened on a selective basis, based upon the extent of mutual vaccination and the assessed levels of risk. These bubbles between Australia and other countries are likely to commence as early as mid-2021 and be progressively rolled out during late 2021 and 2022.

It is also relevant to discuss the Australian economy, which influences the capacity and willingness of Australians to spend money on tourism. In summary, Australia's economy has not suffered as significantly as expected or as experienced by many other countries. This is considered to be due to the very significant government support packages and to our relative success at keeping community transmission to very low levels.



In the six months to June 2020 Australia's Gross Domestic Product (GDP) fell by 7.3%, the largest fall on record. However, strong growth over the last six months of 2020 saw GDP recover to being only 1.1% below pre-COVID-19 levels. Whilst March 2021 quarter growth may well see GDP fully recover to pre-COVID-19 levels, the expiration of the majority of the government's stimulatory responses to the pandemic at the end of March 2021 is likely to lead to another fall in GDP during the June 2021 quarter, with increasing unemployment levels and business closures, particularly those reliant upon international tourists. It is therefore expected that economic conditions that prevailed prior to COVID-19 would not return again until the end of 2021. The extent to which the economy will grow beyond that date will depend upon the rollout of the vaccines, their success in combating community transmission and the rate at which international borders reopen.

It is therefore likely that, absent further lockdowns and domestic border closures, domestic tourism should improve during the latter half of 2021 and during 2022, with overseas travel by Australians not likely to return to previous levels until at least 2023. International visitation is likely to increase from an insignificant base during the latter part of 2021 and not return to pre-COVID-19 levels until about 2025.

On the basis of the logic and assumptions set out above, coupled with the assumption that the range of accommodation and attractions will be expanded from 2023, Norling Consulting projects visitation numbers to the Whitsunday Region to approximate the trajectory set out in Table 3.2.

**Table 3.2: Actual and Projected Overnight Visitors – Whitsunday Region**

| Financial Years                      | 2019           | 2020           | 2021           | 2022           | 2023           | 2024           | 2025           | 2026           | 2027           |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Visitors (Numbers)</b>            |                |                |                |                |                |                |                |                |                |
| Domestic                             | 643,000        | 524,000        | 380,000        | 520,000        | 600,000        | 650,000        | 665,000        | 680,000        | 695,000        |
| International                        | 227,000        | 164,800        | 5,000          | 70,000         | 150,000        | 180,000        | 205,000        | 220,000        | 235,000        |
| <b>Total</b>                         | <b>870,000</b> | <b>688,000</b> | <b>385,000</b> | <b>590,000</b> | <b>750,000</b> | <b>830,000</b> | <b>870,000</b> | <b>900,000</b> | <b>930,000</b> |
| <b>Change from Previous Year (%)</b> |                |                |                |                |                |                |                |                |                |
| Domestic                             | 17.1%          | -18.5%         | -27.5%         | 36.8%          | 15.4%          | 8.3%           | 2.3%           | 2.3%           | 2.2%           |
| International                        | -7.0%          | -27.8%         | -97.0%         | 1300.0%        | 114.3%         | 20.0%          | 13.9%          | 7.3%           | 6.8%           |
| <b>Total</b>                         | <b>9.7%</b>    | <b>-20.9%</b>  | <b>-44.0%</b>  | <b>53.2%</b>   | <b>27.1%</b>   | <b>10.7%</b>   | <b>4.8%</b>    | <b>3.4%</b>    | <b>3.3%</b>    |

Source: Norling Consulting

The above projections indicate that 2018/9 visitation levels should return by 2025, with the greatest fall and subsequent recovery experienced by the international sector.

After multiplication of the average length of stay for the financial years ended 2019 and 2020, and taking into account an assumed increase in the average length of stay (in accordance with The Whitsundays Destination Tourism Plan 2019-2024), the following Table 3.3 presents the projected number of overnight visitors to the Whitsunday Region.

Table 3.3: Actual and Projected Overnight Visitors – Whitsunday Region

| Financial Years                      | 2019         | 2020          | 2021          | 2022         | 2023         | 2024         | 2025         | 2026         | 2027         |
|--------------------------------------|--------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Visitors (000's)</b>              |              |               |               |              |              |              |              |              |              |
| Domestic                             | 2,978        | 2,391         | 1,786         | 2,522        | 3,000        | 3,348        | 3,525        | 3,672        | 3,823        |
| International                        | 1,362        | 912           | 29            | 420          | 930          | 1,152        | 1,353        | 1,496        | 1,645        |
| <b>Total</b>                         | <b>4,340</b> | <b>3,303</b>  | <b>1,815</b>  | <b>2,942</b> | <b>3,930</b> | <b>4,490</b> | <b>4,878</b> | <b>5,168</b> | <b>5,468</b> |
| <b>Change from Previous Year (%)</b> |              |               |               |              |              |              |              |              |              |
| Domestic                             | 13.6%        | -19.7%        | -25.3%        | 41.2%        | 19.0%        | 11.6%        | 5.3%         | 4.2%         | 4.1%         |
| International                        | 3.5%         | -33.0%        | -96.8%        | 1348.3%      | 121.4%       | 23.9%        | 17.4%        | 10.6%        | 10.0%        |
| <b>Total</b>                         | <b>10.2%</b> | <b>-23.9%</b> | <b>-45.0%</b> | <b>62.1%</b> | <b>33.6%</b> | <b>14.2%</b> | <b>8.6%</b>  | <b>5.9%</b>  | <b>5.8%</b>  |

Source: Norling Consulting

Total visitor nights are projected to fall by 58% from the 2018/9 level due to the pandemic, before increasing by around 26% by 2026/7 (from the 2018/9 level). The trough in total visitor numbers is expected to occur in the current financial year (2020/1), before reaching a total of 5.5 million visitor nights by 2026/7. Domestic visitor nights are projected to increase by 28% over the 2018/9 to 2026/7 period and international visitor nights by 21% over the same period.

The projected increase in visitor nights between 2018/9 and 2026/7 equates to an additional 2,600 rooms required (assuming a 65% occupancy rate and based on an average of 1.8 visitors per room). While not all this would be accommodated within hotels, motels and serviced apartments, as this would include friends' houses, boats, caravans, camping sites, backpacker hostels, etc., there would be a need for significant additional accommodation facilities to provide for the additional demand. There is scope for some of these additional rooms to be provided by premium hotel accommodation, particularly in order to achieve The Whitsundays Destination Tourism Plan 2019-2024's aim to significantly increase tourism expenditure in this Region.

## 4 ROLE OF PREMIUM HOTELS

A hotel is defined by the World Tourism Organisation (WTO) as a facility that includes a number of rooms under common management and providing specified services such as room service, daily bed-making and cleaning. Norling Consulting considers a 'premium hotel' as being a hotel that is 4-star rated or above, provides a minimum of 150 rooms, is fully serviced and is operated by an international or national operator (ie, part of a chain of similar hotels).

In recent years, several major trends have influenced the international hotel market. The effect of globalisation has resulted in international companies now controlling an increasing proportion of the world hotel stock. Branding has become increasingly important, generating higher market shares, allowing hotels to charge premium prices, providing higher investor returns and establishing customer loyalty. Another trend is the establishment of multiple brands by major operators resulting in the increased development of strategic alliances and partnerships, especially by the major players in the industry. For example, Accor owns, operates and franchises several hotel brands from budget (Ibis) to midscale (Mercure, Novotel), premium (Grand Mercure, Pullman) and luxury (Raffles, Fairmont and Sofitel).

Norling Consulting has undertaken an analysis of existing premium hotels currently located in the major competitive tourism destinations of Queensland - Cairns, Sunshine Coast and Gold Coast. The following Tables outline the hotel name, star rating, number of rooms, height and year completed.

Table 4.1: Premium Hotels located in Cairns

| Name                                    | Star Rating | No. of rooms | Height (Storeys) | Year Completed | Location                      |
|-----------------------------------------|-------------|--------------|------------------|----------------|-------------------------------|
| Riley, A Crystalbrook Collection Hotel  | 5           | 311          | 8                | 2019           | Waterfront                    |
| Flynn, A Crystalbrook Collection Hotel  | 5           | 311          | 13               | 2020           | Waterfront                    |
| Bailey, A Crystalbrook Collection Hotel | 5           | 220          | 13               | 2019           | 1 block from waterfront       |
| Pullman Cairns International            | 5           | 321          | 16               | 1988           | Prime CBD                     |
| Hilton Cairns                           | 5           | 262          | 9                | 1987           | Waterfront                    |
| Shangri-La Hotel                        | 5           | 255          | 5                | 1989           | Overlooking marina            |
| Pullman Reef Hotel Casino               | 5           | 128          | 7                | 1996           | Prime CBD & casino            |
| DoubleTree by Hilton Hotel              | 4.5         | 237          | 7                | 1989           | Waterfront                    |
| Pacific Hotel Cairns                    | 4.5         | 176          | 11               | 1982           | Prime CBD                     |
| Novotel Cairns Oasis Resort             | 4           | 314          | 6                | 1997           | CBD & 1 block from waterfront |
| Rydges Esplanade Resort Cairns          | 4           | 240          | 12               | 1999           | Waterfront                    |
| Holiday Inn Cairns Harbourside          | 4           | 173          | 7                | 1986           | Waterfront                    |

Source: Internet searches, Norling Consulting

Cairns therefore provides 12 premium hotels, providing an average of 245 rooms and an average height of 9.5 stories. They are concentrated within the CBD and along the neighbouring waterfront. Three were constructed in the last two years, three in the late 1990s, with the remainder constructed during the 1980s tourism boom.



Table 4.2: Premium Hotels Located on the Sunshine Coast

| Name                             | Star Rating | No. of rooms | Height (Storeys) | Year Completed | Location                        |
|----------------------------------|-------------|--------------|------------------|----------------|---------------------------------|
| Palmer Coolum Resort*            | 5           | 324          | 2                | 1988           | Golf course, close to the beach |
| Sofitel Noosa Pacific Resort     | 5           | 176          | 6                | 1989           | 1 block from iconic beach       |
| RACV Noosa Resort                | 5           | 167          | 2                | 2010           | 1.5km from iconic beach         |
| Oaks Sunshine Coast Oasis Resort | 4.5         | 182          | 2                | 1991           | Close to CBD & estuary          |
| The Sebel Pelican Waters         | 4.5         | 98           | 11               | 2005           | Suburban location & golf course |
| Novotel Twin Waters Resort       | 4           | 361          | 2                | 1988           | Beach & estuary frontage        |

Source: Internet searches, Norling Consulting

\*was previously operated by Hyatt Hotels Corporation, subsequently closed and now in the process of complete refurbishment

Whilst the Oaks Sunshine Coast Oasis Resort and The Sebel Pelican Waters are listed as having 4½ stars, they are not regarded as premium hotels. The Sunshine Coast therefore provides four premium hotels averaging 257 rooms and a height of three stories. They are dispersed throughout the Sunshine Coast, but all are located close to the beach. One hotel was completed in 2010, with the remaining three completed in the late 1980s.

Table 4.3: Premium Hotels Located on the Gold Coast

| Name                                       | Star Rating | No. of rooms | Height (Storeys) | Year Completed | Location                                       |
|--------------------------------------------|-------------|--------------|------------------|----------------|------------------------------------------------|
| The Star Gold Coast                        | 5           | 596          | 34               | 1985           | Casino & Convention Centre                     |
| Peppers Soul Surfers Paradise              | 5           | 181          | 77               | 2010           | Prime Surfers Paradise                         |
| Hilton Surfers Paradise Hotel & Residences | 5           | 419          | 57               | 2010           | Prime Surfers Paradise                         |
| RACV Royal Pines Resort                    | 5           | 331          | 24               | 1990           | Golf course in suburbs                         |
| JW Marriott Gold Coast Resort & Spa        | 5           | 329          | 28               | 1991           | 2 blocks from beach                            |
| QT Gold Coast                              | 5           | 296          | 21               | 1987           | 1 block from beach                             |
| Sofitel Gold Coast Broadbeach              | 5           | 296          | 22               | 1989           | 1 block from beach, casino & convention centre |
| Sheraton Grand Mirage Resort               | 5           | 293          | 2                | 1987           | Prime beachfront                               |
| Palazzo Versace Gold Coast                 | 5           | 205          | 3                | 1999           | 1 block from beach                             |
| Crowne Plaza Surfers Paradise              | 4.5         | 374          | 26               | 1991           | 4 blocks from beach                            |
| Sea World Resort                           | 4.5         | 405          | 3                | 1988           | Adjoins Sea World, 1 block from beach          |
| VOCO Gold Coast                            | 4.5         | 388          | 20               | 1996           | 2 blocks from beach                            |
| Mantra Sun City                            | 4.5         | 199          | 42               | 1999           | 1 block from beach                             |
| Mantra Legends Hotel                       | 4           | 411          | 19               | 1997           | 1 block from beach                             |
| Mantra on View Hotel                       | 4           | 409          | 22               | 1986           | 1 block from beach                             |
| Hotel Grand Chancellor Surfers Paradise    | 4           | 404          | 36               | 1985           | 1 block from beach                             |
| Mantra Twin Towns                          | 4           | 350          | 15               | 1999           | 1 block from beach                             |
| Mercure Gold Coast Resort                  | 4           | 308          | 3                | 1997           | Golf course                                    |
| InterContinental Sanctuary Cove Resort     | 4           | 271          | 3                | 1988           | Golf course                                    |
| Mermaid Waters Hotel by Nightcap Plus      | 4           | 104          | 3                | 1988           | 5 blocks from beach                            |

Source: Internet searches, Norling Consulting

The Mermaid Waters Hotel by Nightcap Plus is not regarded as a premium hotel. That leaves the Gold Coast providing a total of 19 premium hotels with an average of 340 rooms at an average height of 24 storeys. These premium hotels are predominantly concentrated around the tourist destinations of Surfers Paradise and Broadbeach, in close proximity to the beach. These densely developed areas have produced hotels occupying tall towers. However, those premium hotels dispersed in golf course locations typically are located in lower rise buildings.

Again, these premium hotels have been developed in essentially two 'waves' of development, with half being developed in the late 1980s and the other half being developed in the late 1990s.

The above table of premium hotels reveals that the development of hotels is influenced by a range of factors including global economic conditions and the level of international interest and investment as well as the development of tourism infrastructure (such as international airports). The opening of the Cairns International Airport in 1984 was a significant tourism event that significantly improved Cairns' access to the Asian market. Many of Cairns' premium hotels were subsequently built in the late 1980s. The Japanese-led development boom on the Gold Coast also added significant hotel stock in the 1980s.

Airlie Beach did not benefit from the hotel development boom of the 1980s. Without an international airport, the Whitsunday Region is limited to access via domestic flights or road transport.

The following table outlines the current accommodation options available at Airlie Beach rated 4 stars and above:

Table 4.4: Accommodation Facilities Located in Airlie Beach

| Name                          | Star Rating | No. of rooms | Height (Storeys) | Year Completed |
|-------------------------------|-------------|--------------|------------------|----------------|
| <b>Hotel/Resort</b>           |             |              |                  |                |
| Airlie Beach Hotel            | 4           | 80           | 3                | 1968*          |
| Coral Sea Resort**            | 4           | 78           | 4                | 2000           |
| <b>Serviced Apartments</b>    |             |              |                  |                |
| at Marina Shores              | 5           | 30           | 4                | 2007           |
| Pinnacles Resort              | 5           | 29           | 3                | 2004           |
| Mantra Boathouse Apartments   | 4.5         | 40           | 4                | 2012           |
| Peppers Airlie Beach          | 4.5         | 102          | 3                | 2009           |
| Mantra Boathouse Apartments   | 4.5         | 56           | 4                | 2010           |
| at Water's Edge Resort        | 4.5         | 50           | 4                | 2000           |
| Portside Whitsunday           | 4.5         | 19           | 3                | 2006           |
| Shingley Beach Resort         | 4.5         | 32           | 4                | <2008          |
| Whitsunday Vista Resort       | 4           | 30           | 7                | 2000           |
| Azure Sea Airlie Beach Resort | 4           | 30           | 4                | -              |

Source: Internet searches, Norling Consulting.

\*Extensions undertaken subsequent to 1968

\*\* Also provides self-contained apartments

Most of the accommodation options available at Airlie Beach are limited to self-contained apartments with only the Airlie Beach Hotel and Coral Sea Resort providing standard hotel rooms. None of these mainland accommodation establishments qualify as a premium hotel or resort. These higher standard facilities were primarily developed during the 2000s. There is currently only one accommodation facility with more than 100 rooms/apartments (Peppers Airlie Beach).

Airlie Beach is unique in comparison to Cairns, the Sunshine Coast and the Gold Coast, with the tourism product focus being on the Whitsunday Islands and water-based experiences. Correspondingly, there are a number of iconic accommodation facilities located on the Whitsunday Islands, as shown in the below table.

**Table 4.5: Accommodation Facilities, Whitsunday Islands**

| Name                                  | Island          | Star Rating | No. of Rooms                              | Year Built |
|---------------------------------------|-----------------|-------------|-------------------------------------------|------------|
| InterContinental Hayman Island Resort | Hayman Island   | 5           | 160 rooms, suites, penthouses and a villa | 1950       |
| Qualia Great Barrier Reef             | Hamilton Island | 5           | 60 pavilions                              | 2007       |
| Beach Club                            | Hamilton Island | 4.5         | 57 rooms                                  | 1999       |
| Reef View Hotel                       | Hamilton Island | 4           | 379 rooms                                 | 1990       |
| Whitsunday Apartments                 | Hamilton Island | 3.5         | 168 apartments                            | 1986       |
| Palm Bungalows                        | Hamilton Island | 3           | 49 bungalows                              | 1980       |
| Holiday Units/Homes                   | Hamilton Island | N/a         | 100+ units/homes                          | N/a        |
| Daydream Island Resort                | Daydream Island | 4.5         | 296 rooms                                 | 1990       |
| Palm Bay Resort                       | Long Island     | 4           | 23 villas                                 | N/a        |
| BreakFree Long Island Resort          | Long Island     | 3           | 140 rooms                                 | 1931       |

Source: Internet searches, Norling Consulting

Please note: Hayman Island was redeveloped in 2019. South Molle Island Resort closed in 2017. Lindeman Island Resort closed in 2012 and an approval for its redevelopment and expansion was granted in 2018. The 106-room Brampton Island Resort closed for renovations in 2011 and has never reopened.

Hamilton Island, supported by its own airport, dominates this island market in terms of the quantum and range of facilities offered. While development of many of the island resorts commenced prior to 1960, all accommodation stock on Hamilton Island was developed from 1980 onwards. Many of these older resorts were ruined by Cyclone Debbie in 2017, the majority of which have been unable to reopen.

The island resorts are positioned differently to accommodation on the mainland, traditionally attracting a higher yield market, and supported by visitors who are more likely to arrive by air.

Based on a comparison with other tourist destinations, there is clearly a 'market gap' of a land-based premium hotel in the Whitsundays.

Based on the above analysis of competitive tourist destinations, a premium hotel can therefore be expected to possess the following key characteristics:

- (a) Provide at least 160 rooms, preferably more than 200 rooms;
- (b) Achieve at least a 4 star rating, preferably 4½ stars or above;
- (c) Provide a full daily servicing (eg housekeeping, concierge and room service);
- (d) Is operated by an international or national hotel chain;
- (e) Is located in a prime CBD/waterfront location; and
- (f) Can be accommodated in a wide range of building forms, dictated primarily by the scarcity (or otherwise) of the particular location.



In Airlie Beach, it is relevant to note that, due to the existing stock of serviced apartments mostly offering good views over the water (due to their locations either near the water or on hillslopes), any new premium hotel needs to at least match these views in order to compete against this stock, as well as compete against other Queensland tourist destinations.

From an economic perspective, the development and operation of a premium hotel has the potential to deliver the following benefits:

- (a) Significant employment during the construction phase;
- (b) A much higher number of jobs per room in comparison to lower standard hotels and serviced apartments;
- (c) A much higher rate per room than lower standard hotels;
- (d) A higher overall spend per visitor night than for visitors staying in other forms of accommodation; and
- (e) The Region's ability to leverage off the marketing, brand and image of the international or national hotel operator.

## 5 MARKET DEMAND FOR ONE WHITSUNDAY RESORT & SPA

This Chapter outlines the demand for the proposed One Whitsunday Resort & Spa through examining historical occupancy rates, visitor numbers and visitor night projections and a discussion of influences that can affect the underlying demand for tourist accommodation.

### 5.1 Projected Tourism Demand

The following Table outlines the historical supply of and demand for rooms in the Whitsunday Region for hotels, motels and serviced apartments, showing a growth in demand and occupancy rates since July 2009. Unfortunately, this series was discontinued in June 2016.

Table 5.1: Supply of and Demand for Rooms in the Whitsunday Region

| Financial Years | Room Nights Demanded (Occupied)<br>(No.) | Room Nights Supplied<br>(No.) | Average Annual Occupancy Rate<br>(%) |
|-----------------|------------------------------------------|-------------------------------|--------------------------------------|
| 2010            | 546,597                                  | 1,059,096                     | 51.6                                 |
| 2011            | 505,834                                  | 1,003,174                     | 50.4                                 |
| 2012            | 536,975                                  | 1,013,773                     | 53.0                                 |
| 2013            | 540,290                                  | 984,414                       | 54.9                                 |
| 2014            | 538,632                                  | 884,848                       | 60.9                                 |
| 2015            | 585,996                                  | 933,335                       | 62.8                                 |
| 2016            | 586,292                                  | 845,979                       | 69.3                                 |

Source: ABS, Norling Consulting

Table 5.1 shows that average annual occupancies improved significantly over this period (by more than 17 percentage points), due to a slight increase in demand (1.2% per annum) and a relatively significant decrease in the supply of accommodation (-3.7% per annum).

It should be recognised that the Whitsunday Region exhibited a slightly lower average annual occupancy rate than the Queensland average due to it having a greater seasonal fluctuation, due to the presence of a wet season (with attendant cyclones). Peak season is typically July through to October and the low season is typically from February through to June.

The Queensland Accommodation Report provides an alternate survey of commercial visitor accommodation in the Whitsunday Region. During 2019, these accommodation establishments recorded an average annual occupancy rate of 71%, indicating that the improving occupancy trend established by the ABS series had been maintained prior to COVID-19.

During the April and May 2020 lockdown period, occupancies in the Whitsundays fell by almost 50 percentage points in comparison to the previous year. This was the poorest trading period for the Region. During June 2020, occupancies were only down by 14 percentage points. However, the second Victorian lockdown caused another fall in occupancy rates, by 29 percentage points in July and August 2020.

In the period since August 2020, trading conditions have improved, with occupancy rates being only 15 percentage points below average. This indicates that some of the loss of international visitors has been made good by an increasing domestic visitor market during the last six months.

## 5.2 Market Feasibility

The introduction of a premium hotel to a destination such as the Whitsundays would create a range of effects, as described below:

- (a) It would increase the marketing profile and extend the reach to potential customers due to the presence and performance of a new chain operator, thereby attracting a new stream of tourists;
- (b) It would be able to compete against the island resorts, which also offer a daily room service, with a mainland premium hotel better able to compete against island resorts on price;
- (c) The market would readjust its perceptions of the mainland apartments, with the premium hotel expected to draw a percentage of trade from the existing premium apartments particularly those visiting Airlie Beach for shorter stays; and
- (d) The proposed function and exhibition centre would be able to attract an incentives and business market that had not been attracted to mainland Airlie Beach in the past.

For the purposes of this Needs Analysis, it is not considered appropriate to conduct a detailed assessment of market feasibility at this stage. However, based upon the above assumptions, the following orders of magnitude occupancy rates have been estimated for the proposed premium hotel:

| Year | Occupancy Rate |
|------|----------------|
| 2024 | 45%            |
| 2025 | 55%            |
| 2026 | 62%            |
| 2027 | 67%            |
| 2028 | 70%            |

These likely occupancy rates demonstrate the period of time required to build and establish a new market, as well as the seasonality constraint that limits the ultimate potential of annual occupancy rates.



## 6 ECONOMIC BENEFITS OF PROPOSED DEVELOPMENT

This chapter outlines the economic benefits of the proposed One Whitsundays Resort & Spa during both the construction and operational stages.

### 6.1 Methodology and Assumptions

This economic assessment utilises input-output multipliers to estimate the direct and indirect impacts of the proposed One Whitsundays Resort & Spa upon the local (Whitsunday LGA) and Queensland economies.

Input-output multipliers have been widely used to provide an estimation of the impact of a particular project or policy upon the surrounding regional, state and/or national economies. The use of published input-output multipliers is a cost-effective tool for providing 'order of magnitude' economic impacts in comparison to the more expensive and time-consuming measures of a targeted survey-based input-output model or a computable general equilibrium (CGE) model (which is generally applied to national and global economies).

A CGE model is an expensive tool that is not required for this proposed development. They are particularly relevant in circumstances where the new project or policy being tested would result in such a shock or structural change to the economy that it would result in significant price changes to other economic sectors. This might occur when one is introducing a new major sector to the economy (such as uranium mining) or where one is testing a Free Trade Agreement that is likely to change the overall economic structure of the economy. It is most often used to test policy changes at the national level and is rarely used to model impacts from single projects of the scale proposed.

In contrast, the proposed One Whitsundays Resort & Spa represents an expansion of an existing and significant economic sector (tourism) to the local and Queensland economies. Its impacts are expected to represent a marginal change to these existing economies where a CGE model offers no particular benefits. Input-output tables have been widely used by many countries over the past several decades to describe the production and consumption interdependencies of economies at the regional, national and global levels.

The use of input-output multipliers to new projects implicitly assumes that they can be applied to marginal changes to the economy. However, the underlying input-output tables implicitly reflect the average relationships that exist between outputs, inputs, income and employment rather than marginal relationships. Therefore, application of input-output multipliers to reflect marginal changes to the economy requires the following simplified assumptions:

- (a) There is a fixed input structure in each industry, described by fixed technological coefficients;
- (b) All products of an industry are identical or are made in fixed proportions to each other;
- (c) Each industry exhibits constant returns to scale in production;

- (d) There is an unlimited labour and capital available at fixed prices – so that any change in the demand for productive factors will not induce any change in their cost (also referred to as ignoring the opportunity cost of applying additional labour and capital). It is relevant to note that the latest unemployment rates for the Whitsunday LGA are double (6.4%) what had been recorded two years ago, which supports the application of an unlimited labour market assumption for this project. It is also relevant to note that interest rates are extremely low at present, also supporting the application of an unlimited capital at fixed prices assumption; and
- (e) There are no other constraints, such as the actions of government and budget constraints, on the response of each industry to a stimulus.

These simplifying assumptions are more likely to be violated in circumstances where the significance of the proposed new project is large with respect to the economy being evaluated. It should be recognised that failure of each of these simplifying assumptions to hold true is likely to result in an overstatement of economic impacts rather than an understatement. However, with this proposed development representing less than 1% of the Whitsunday LGA's annual Gross Regional Product, the input-output results are more likely to mirror marginal changes.

A number of input-output multipliers can be derived from these tables, including output multipliers, income multipliers, value-added multipliers and employment multipliers. Value-added and employment multipliers are preferred and have been used by this Analysis to describe the economic and employment effects of the proposed Resort. The smaller value added multiplier has been used in preference to the more widely used output multiplier as it avoids double-counting revenues between businesses, and it contributes directly to Gross Regional, State and Domestic Products (which are widely accepted measures of economic performance). Value-added multipliers ignore the costs of inputs purchased in the production process, which are outputs to other production processes (and which would result in the double-counting inherent with output multipliers).

Input-output multipliers have been sourced from the Australian Bureau of Statistics' Australian National Accounts and from the Queensland Government Statistician's Office. Type 2 multipliers are preferred as the most relevant in this instance (which include changes in consumption by the household sector in response to income changes resulting from the change in output) due to the higher unemployment rates that are in existence in the Region at present. That is, it is expected that this proposed Resort has the potential to increase employment in (and attract new population growth to) the Region and therefore increase the quantum of household consumption.

An over-arching assumption that is typically overlooked in these types of impact analyses is the degree to which the tourism market attracted to the Project represents a market that would have otherwise been attracted to the Whitsunday LGA or the State of Queensland. Most analyses implicitly assume that 100% of the market attracted to the new facility would not have otherwise been accommodated elsewhere in the Region or State, resulting in an overstatement of economic impacts.

Due to:

- (a) The State Government actively trying to grow the tourism sector in this state;
- (b) The Whitsunday Regional Council trying to grow the tourism sector in this Region, as evidenced by The Whitsundays Destination Tourism Plan 2019-2024;
- (c) The projections of increasing visitors and visitor nights set out in Tables 3.2 and 3.3, indicating

that a significant number of additional rooms are needed to be constructed in the Region to cater to additional visitors; and

- (d) The significant differentiation of the proposed One Whitsundays Resort & Spa to that of existing accommodation facilities at Airlie Beach, including its management by a premium hotel operator;

it is considered appropriate to assume that 100% of the tourists attracted to One Whitsundays Resort & Spa would not have otherwise been accommodated in the Whitsunday Region and that 40% of these tourists would have stayed at another location in Queensland. That is, it is assumed that all of the tourists staying at One Whitsundays Resort & Spa are assumed to be additional tourists to the Region, but only 60% of those visitors are assumed to be additional visitors to Queensland.

It is proposed that there would be a two-year construction period, meaning that the construction benefits would be spread over a two-year period.

The operational benefits are assessed as at the fifth year of operation, by which time the proposed Resort is assumed to be trading at a sustainable level. These operational benefits for this single year can be assumed to have been derived for each year over the life of the Resort.

All dollar values are expressed in 2021 dollar values and therefore do not reflect future movement in dollar values caused by inflation.

Employment numbers have been expressed in full-time equivalent (FTE) terms. FTE is a widely used comparative measure of employment where an FTE of 1.0 is equivalent to a full-time worker. It allows comparison across different industry sectors where differing proportions of full-time, part-time and casual workers may exist.

Construction costs have been estimated by the proponent at \$80 million.

### **6.2 Impacts of Resort Construction**

Construction of the proposed One Whitsundays Resort & Spa would have an overwhelmingly positive impact upon the Whitsunday Region's local economy, primarily due to its current weak economy and the availability of a skilled construction workforce that is presently under-employed. This weak economy has been exacerbated by the effects of the COVID-19 pandemic, although conditions are expected to improve during the likely construction period.

Construction of the Resort is expected to contribute \$56 million to the Region's GRP. Over the two-year construction period, this represents an average annual contribution to the Region's GRP of \$28 million, representing 0.9% of the current GRP.

Construction of the Resort is expected to contribute \$82 million to the State's GSP. Over the two-year construction period, this represents an average annual contribution to the Region's GRP of \$41 million.

Construction of the Resort is expected to generate additional employment of 166 (FTE) person years in the Region. Based upon the expected two-year construction program, this represents an additional employment of about 84 (FTE) persons for the two-year period or 0.4% of the current employed labour force in the Region. In Queensland, the construction of the Resort is expected to generate an additional employment of 400 (FTE) person years. This translates to an additional 200 (FTE) persons for a two-year period.



### 6.3 Impacts of Resort Operation

A premium hotel or resort differs in a number of significant ways from lower standard hotel accommodation forms and serviced apartments. These are summarised below:

- (a) A premium hotel delivers much higher employment numbers – five star hotels typically employ between 1.2 and 1.4 persons per room compared with around 0.5 to 0.6 persons per room for lower standard hotels and only 0.25 persons per room for serviced apartments.
- (b) A premium hotel delivers much higher accommodation revenues per occupied room – five star hotels typically achieve a premium of between 40% and 50% more revenue per occupied room compared with lower standard hotels and serviced apartments.
- (c) A premium hotel delivers much higher total revenues – five star hotels typically achieve a total revenue per room of more than double lower standard hotels and all serviced apartments due to them having a greater range of food and beverage and other facilities and their ability to retain higher levels of expenditure from house guests.
- (d) A premium hotel delivers guests that spend more per day – the clientele attracted to five star hotels have a greater capacity and willingness to spend more per day on their trip than guests staying at lower standard hotels.
- (e) A premium hotel has the potential to diversify the tourist economy of mainland Whitsundays, due to its ability to attract a visitor sector that is not being serviced currently.
- (f) A premium hotel has the potential to lift the profile of the Region, with tourists typically associating tourism regions with the range of hotel chain operators that are present. Depending upon the eventual brand of operator to the proposed Resort, a premium hotel has the potential to expose the Region to a new source of potential tourists.
- (g) A premium hotel commands a large marketing budget, typically in the range of 3% to 5% of total revenue. This budget would significantly exceed the marketing budgets of existing accommodation operators, providing a significant impetus to the marketing power of the Region.
- (h) The proposed function and exhibition facility would provide mainland Whitsundays with the potential to draw upon a new source of higher yielding domestic and international markets.
- (i) The entry of a premium hotel would satisfy a key objective of the Whitsunday Destination Tourism Plan 2019 – 2024 and contribute to the Region achieving its tourism targets (as set out in the Plan).

The operation of the proposed One Whitsundays Resort & Spa is expected to create positive economic impacts within the Region in terms of substantially lifting the tourism profile of the Region, broadening the tourism market segments attracted to the Region's mainland and creating employment in a Region currently suffering from high unemployment levels.

Operation of the Resort would add \$12 million to the annual GRP of the Whitsunday Region, representing 0.4% of the Region's current GRP.

Operation of the Resort would add \$11 million to the annual GSP of the State, after deducting the contribution by visitors expected to be redirected from other parts of the State.

During operations, employment in the Region is expected to increase by an average of 125 (FTE) persons or 0.6% of the current employed labour force.

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In Queensland, annual operation of the Resort is expected to generate additional employment of an average 105 (FTE) persons, after deducting the contribution by visitors expected to be redirected from other parts of the State.

## 7 COMMUNITY BENEFIT ANALYSIS

This chapter presents the results of a community benefits matrix analysis, which is a decision-support tool designed to assess the proposed One Whitsundays Resort & Spa against a Code Compliant development on the Subject Site.

The Code Compliant development is assumed to be a Multiple Dwelling development that remains within the 12m height limit on the site. That scale of development would most likely accommodate permanent residents, following the examples of the development sites to the north and west of the Subject Site.

As requested by Council's Information Request, the Strategic Framework of the Whitsunday Regional Council Planning Scheme 2017 has been used to derive the appropriate criteria of the matrix analysis.

Whilst the Strategic Framework contains five themes, only the first listed three themes are considered to be relevant to the present analysis: Liveable Communities and Housing; Economic Growth; and Environment and Heritage. Each of these themes contain a number of land use strategies that are of no relevance to this Application. These have been omitted, leaving three criteria in respect of each theme. Two other criteria have been added to this list, due to their relative importance to the community. 'Maintaining and enhancing local jobs' has been added to the Economic Growth theme and 'protecting views from existing development' has been added to the Environment and Heritage theme. Table 7.2 (overleaf) lists the resulting 11 criteria applied to this analysis.

The matrix analysis has applied an equal weighting to each of the three criteria themes.

The matrix analysis clearly identifies that the proposed development scores much better on the Economic Growth theme than the Code Compliant Development, whereas the latter scores better than the former in the Environment and Heritage theme.

The key difference between the two options is that the scoring spread is much narrower across the Environment and Heritage theme than across the Economic Growth theme. This is fundamentally due to the fact that the Subject Site is already cleared of vegetation, the finding that no views are blocked by the proposed development (Visual Impact Assessment) and the proposed development does not breach the unbroken dominant ridgeline in any instance (Visual Impact Assessment).

A summary of results is provided in Table 7.1, below (with all figures expressed as percentages).

**Table 7.1: Summary of Matrix Analysis**

| Criteria Type                    | One Whitsunday Resort & Spa | Code Compliant Development |
|----------------------------------|-----------------------------|----------------------------|
| Liveable Communities and Housing | 100%                        | 100%                       |
| Economic Growth                  | 100%                        | 33%                        |
| Environment and Heritage         | 78%                         | 100%                       |
| <b>Total</b>                     | <b>93%</b>                  | <b>78%</b>                 |

*Source: Norling Consulting, Whitsunday Shire Planning Scheme*

The proposed One Whitsundays Resort & Spa clearly outcores the Code Compliant Development. This is due to the significant economic benefits capable of being delivered by a premium resort and the natural landform of the Subject Site enabling the proposed building to be unobtrusive.



Table 7.2: Community Impacts Matrix Analysis - One Whitsundays Resort &amp; Spa

| Criteria (Strategic Intent and Land Use Strategies)                                    | One Whitsunday<br>Resort & Spa | Code Compliant<br>Development |
|----------------------------------------------------------------------------------------|--------------------------------|-------------------------------|
|                                                                                        | Rating out of 10               | Rating out of 10              |
| <b>Liveable Communities and Housing</b>                                                |                                |                               |
| 1 Urban uses are primarily located within established urban areas.                     | 10                             | 10                            |
| 2 Major urban areas will be supported by a hierarchy of centres.                       | 10                             | 10                            |
| 3 The Whitsundays is liveable.                                                         | 10                             | 10                            |
| Total                                                                                  | 30                             | 30                            |
| Rating out of 100                                                                      | 100.0                          | 100.0                         |
| <b>Rating out of 100 based on Weighting</b>                                            | <b>33.3</b>                    | <b>33.3</b>                   |
| <b>Economic Growth</b>                                                                 |                                |                               |
| 1 New tourism accommodation is located at Airlie Beach and other designated locations. | 10                             | 10                            |
| 2 The Whitsundays is prosperous.                                                       | 10                             | 3                             |
| 3 Maintaining and enhancing the key economic sector of tourism.                        | 10                             | 0                             |
| 4 Maintaining and enhancing local jobs.                                                | 10                             | 0                             |
| Total                                                                                  | 40                             | 13                            |
| Rating out of 100                                                                      | 100.0                          | 32.5                          |
| <b>Rating out of 100 based on Weighting</b>                                            | <b>33.3</b>                    | <b>10.8</b>                   |
| <b>Environment and Heritage</b>                                                        |                                |                               |
| 1 The core landscape values are protected, including visual backdrops.                 | 8                              | 10                            |
| 2 The Whitsundays is sustainable.                                                      | 5                              | 10                            |
| 3 Maintaining and protecting the resources and values upon which the Region relies.    | 8                              | 10                            |
| 4 Protecting views from existing development.                                          | 10                             | 10                            |
| Total                                                                                  | 31                             | 40                            |
| Rating out of 100                                                                      | 77.5                           | 100.0                         |
| <b>Rating out of 100 based on Weighting</b>                                            | <b>25.8</b>                    | <b>33.3</b>                   |
| <b>GRAND TOTAL FOR ALL CRITERIA</b>                                                    | <b>92.5</b>                    | <b>77.5</b>                   |

## 8 ALTERNATE SITES

This chapter presents an analysis of potential alternate sites that could accommodate a proposed premium hotel in Airlie Beach.

There are essentially five large vacant sites that may theoretically accommodate a premium hotel/resort within Airlie Beach:

- (a) 2 The Beacons Esplanade – this vacant 1.21ha site forms part of the Port of Airlie development. It has direct frontage to the marina. The site is contained within the Mixed Use zone where Multiple Dwelling, Hotel and Function Facility are Code Assessable. This site is contained within Precinct F where building height is limited to 18m, which can accommodate about four storeys.
- (b) 2-10 Coconut Grove – this vacant 1.52ha site forms part of the Port of Airlie development. It has direct frontage to the marina. The site is contained within the Mixed Use zone where Multiple Dwelling, Hotel and Function Facility are Code Assessable. This site is contained within Precinct F where building height is limited to 18m, which can accommodate about four storeys.
- (c) 7 The Cove Road Esplanade – a 6,000m<sup>2</sup> under-developed site forms part of the Port of Airlie development. It has direct frontage to the marina. It currently houses a small marina sales office, but otherwise appears undeveloped. The site is contained within the Mixed Use zone where Multiple Dwelling, Hotel and Function Facility are Code Assessable. This site is contained within Precinct G where building height is limited to 14m, which can accommodate about three storeys.
- (d) 422 Shute Harbour Road – a 3.96ha vacant site overlooking the Port of Airlie marina, but separated from it by Shute Harbour Road and the 4-storey Mantra Boathouse Apartments. It is contained within the Mixed Use zone where Multiple Dwelling, Hotel and Function Facility are Code Assessable. This site has a building height of 12m, which can accommodate about three storeys. This large site is located on a slope enabling a large proportion of low-rise buildings on this site to obtain water views.
- (e) 45-71 Waterson Way – a 2.14ha vacant site is located to the south of the Airlie Beach Central Shopping Centre. It is located 450m from the water. The site is included in the Mixed Use zone where Multiple Dwelling, Hotel and Function Facility are Code Assessable. This site is contained within Precinct C where building height is limited to 21m, which can accommodate about six storeys. This site is owned by the Council.
- (f) 31 Waterson Way – a large 5ha site at the junction of Shute Harbour Road that is currently occupied by an historic low rise Nomad and XBase Backpackers resort. This site is considered to be ripe for redevelopment. It is located approximately 250m from the water. The site is included in the Mixed Use zone where Multiple Dwelling, Hotel and Function Facility are Code Assessable. This site is contained within Precinct C where building height is limited to 21m, which can accommodate about six storeys.
- (g) Abel Point Marina – a 1.5ha vacant site overlooks the southern marina and would provide uninterrupted views to Pioneer Bay over the marina. However, this site is unzoned, meaning that no development on this site would be Code Assessable.

Norling Consulting considers that only one of the above sites has the potential to deliver a premium hotel/resort in a Code Assessable format. That is the large 422 Shute Harbour Road site that could provide premium water views for at least 200 rooms due to the elevation and slope of this site. However, such a development would require relatively long distances for guests to move from their rooms to central facilities, negatively impacting upon their experience and adding to the resort operating costs.

Norling Consulting considers that all other sites are constrained from delivering a Code Assessable premium hotel/resort due to restrictions on building height, site cover limits, limits on building articulations and the presence of intervening buildings in respect of some sites.

It is also considered relevant to note that tall buildings on any of the above sites would be more visually obtrusive and likely to more severely impact upon the views from existing dwellings in Airlie Beach than the proposed development on the Subject Site.



## 9 CONCLUSION

Whilst other tourist destinations attract larger volumes of tourists than the Whitsunday Region, this Region is more reliant upon its tourist sector than any other Queensland Region.

Whilst the Whitsunday Islands have been successful in providing a range of resort accommodation forms, the mainland, centred around Airlie Beach, is dominated by serviced apartments and backpacker accommodation. This is considered to have restricted the mainland's ability to attract trade from the full complement of potential visitors, particularly from travellers seeking high standard hotels, including the incentives and function markets.

Premium hotels and resorts have successfully strengthened the tourism markets at other Queensland destinations such as Cairns, the Gold Coast and the Sunshine Coast. Premium hotels provide at least 160 rooms, achieve at least a 4-star rating, provide a full daily servicing, are operated by an international or national hotel chain, are located in prime CBD/waterfront locations and most offer significant water views.

Premium hotels in tourist destinations are businesses that are subject to the vagaries of the tourist markets, as witnessed by the severe downturn being experienced as a result of the COVID-19 pandemic. The finance sector has typically been unwilling to invest in these key assets, resulting in their development typically occurring in discrete waves when foreign investors were willing to invest in these developments.

Following a period of stagnant growth during and following the GFC, the Whitsunday Region enjoyed a brief window of tourism growth brought about by a falling Australian dollar, before the industry was again negatively impacted by the COVID-19 pandemic. This Needs Analysis identifies that there is sufficient positive news at present to project a return to more buoyant trading conditions by the time the proposed One Whitsundays Resort & Spa becomes operational.

This Needs Analysis concludes that:

- (a) The proposed development would provide significant economic benefits to the Region in terms of employment, economic returns, improved brand awareness and marketing;
- (b) Negative community impacts would be limited due to the natural slope of the site and hill behind the site creating a situation where no views are blocked by the development and the proposed development would not breach the unbroken dominant ridgeline in any instance (Visual Impact Assessment); and
- (c) There is a planning need for the proposed development to locate on the Subject Site due to the Planning Scheme's inability to accommodate more than a single premium hotel in a Code Assessable format.

**Norling Consulting Pty Ltd**

07 3236 0811 | [www.norling.com.au](http://www.norling.com.au) | [mail@norling.com.au](mailto:mail@norling.com.au)

**Norling Consulting**<sup>Pty Ltd</sup>  
*Business & Property Economics*

NEEDS ANALYSIS

April 2021

**13.3.4 - 20211041 - Development Application for Reconfiguration of Lot - One (1) Lot into Four (4) Lots and Access Easement (Staged) - 227 Sugarloaf Road, Sugarloaf - Daniel Property Holdings Pty Ltd C/- Wynne Planning & Development Pty Ltd**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** James McEvoy-Bowe - Planner

**AUTHORISING OFFICER:** Neil McGaffin - Director Development Services

**PRESENTED FOR:** Decision

**ATTACHMENTS**

1. Planning Assessment Report [**13.3.4.1** - 8 pages]
2. Locality Plan [**13.3.4.2** - 1 page]
3. Zoning Plan [**13.3.4.3** - 1 page]
4. Proposal Plan [**13.3.4.4** - 1 page]
5. SARA Response with Conditions [**13.3.4.5** - 8 pages]

**PURPOSE**

To present the assessment of the development application.

**OFFICER'S RECOMMENDATION**

That Council refuse Development Application for Reconfiguration of Lot - One (1) Lot into Four (4) Lots and Access Easement (Staged), made by Daniel Property Holdings Pty Ltd C/- Wynne Planning & Development Pty Ltd, on L: 8 RP: 738971 and located at 227 Sugarloaf Road Sugarloaf.

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*.

The proposal is recommended for refusal due to the following inconsistencies with the Planning Scheme, which cannot be satisfactorily conditioned to comply:

- a) Suitable access to Development Manual standards cannot be provided;
- b) The proposal is not consistent with the State Planning Policy in respect of fragmentation of Agricultural Land Classification (ALC) Class A and Class B land;
- c) The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land;
- d) The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
  - (i) The Rural zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone;
  - (ii) The predicted demand and supply of rural residential land within the planning scheme area was modelled by the WRC Urban Growth Study and adequate land is zoned to accommodate predicted demand;
  - (iii) The proposal is not consistent with the Rural Zone code, which specifies a minimum lot size of 100 hectares;
  - (iv) The proposal is not consistent with the agricultural land overlay, which does not support fragmentation of land.



## **BACKGROUND**

There are no previous matters in relation to this site.

## **APPLICATION SUMMARY**

Council is in receipt of a development application to reconfigure One (1) Lot into Four (4) Lots with an Access Easement in a staged configuration. The site is within the Rural Zone and the proposed allotments do not comply with the minimum lot size for the zone. The allotments range from 2.78 hectares to 28.33 hectares. Each proposed allotment is considerably burdened by Q100 storm event flows which raises the risk profile of the development by placing three additional households in land impacted by severe inundation. The application attracted one submission from a direct adjoining neighbour. The proposal is recommended for refusal due to non-compliance with the benchmarks set by the Planning Scheme and the State Planning Policy.

## **STATUTORY/COMPLIANCE MATTERS**

Planning Act 2016  
Whitsunday Regional Council Planning Scheme 2017

## **STRATEGIC IMPACTS**

Process all statutory applications within statutory timeframes.

## **FINANCIAL IMPLICATIONS**

N/A

## **CONSULTATION**

Manager Development Assessment  
Manager Strategic Planning  
Senior Technical Officer Engineering Assessment  
Civil Engineer (Network Planning)  
Environment and Climate Officer  
Team Leader Plumbing Services

## **RISK ASSESSMENT**

The decision may be appealed in the Planning & Environment Court of Queensland.

## **TIMINGS/DEADLINES**

A decision is required by **4 May 2022**.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the

human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

## ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

### 1. Application Summary

|                         |                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------|
| Proposal:               | Development Application for Reconfiguration of Lot - One (1) Lot into Four (4) Lots and Access Easement (Staged) |
| Landowner               | Daniel Property Holdings Pty Ltd                                                                                 |
| Property Address:       | 227 Sugarloaf Road Sugarloaf                                                                                     |
| Property Description:   | L: 8 RP: 738971 T: 21279095                                                                                      |
| Area of Site:           | 37.24                                                                                                            |
| Planning Scheme Zone:   | Rural                                                                                                            |
| Level of assessment     | Impact Assessable                                                                                                |
| Overlays:               | Agriculture Land<br>Bushfire Hazard<br>Environmental Significance<br>Landslide Hazard                            |
| Existing Use:           | Dwelling House                                                                                                   |
| Existing Approvals:     | Nil                                                                                                              |
| Public Notification:    | 24/02/2022 / 21/03/2022                                                                                          |
| Submissions received:   | One (1)                                                                                                          |
| State referrals:        | SARA – Native Vegetation Clearing                                                                                |
| Infrastructure charges: | \$39,574.18                                                                                                      |

### 2. Site Details

#### 2.1. Location (refer to plan in attachment)

#### 2.2. Zoning (refer to plan in attachment)

The site is within the Rural zone.

#### 2.3. Site description

The site is at the base of the Dryander National Park with steeply vegetated land at the rear and low grassland at the front. The site contains an existing dwelling, large shed, two dams and several watercourses which capture the large upstream catchments.

#### 2.4. Access

Access is gained via an un-named road that connects from Sugarloaf Road. Access to the proposed allotments will be gained via an access easement which is currently a gravel driveway. If approved, the access will require an upgrade from the existing 2.5m gravel driveway to a 5.5m wide shared driveway. Currently there are three large culvert crossings to traverse the three seasonal watercourses through the site.



The subject land gains access from Sugarloaf Road via an unnamed road which is unable to be upgraded to Development Manual standard as the road reserve is only 10m wide. The 'other' 10m road reserve is subject to a temporary road closure to enable it to be used for cane farming purposes.

### 2.5. Surrounding uses

North – Crown land and the Dryander National Park.

East – Large vacant rural property.

South – Rural land used for agricultural purposes, cane farm at present.

West – A combination of rural and rural residential properties.

### 3. **Proposal Details**

The development application aims to create four sub-minimum sized lots in the Rural Zone with the following sizes:

- Lot 1 – 2.78 hectares and contains the parent dwelling.
- Lot 2 – 2.37 hectares.
- Lot 3 – 3.76 hectares.
- Lot 4 – 28.33 hectares.

The engineering report demonstrates the level of 1%AEP flooding over the property (**Attachment 13.3.7.4**). Affected areas will be in easements. The report also advises that the current culvert will require an upgrade to ensure the access is not inundated in both a minor and major storm event. If approved, the entire access easement will trigger an upgrade to Council's Development Manual standards. Further, the Un-named Road from Sugarloaf Road requires an upgrade to the Rural Road standard in the development manual as it currently does not comply.

An effluent suitability report advises that the allotments have sufficient room to receive effluent treatment and disposal, however it has not demonstrated (as required) on a plan where those systems can be located and whether it can be done in compliance with the Queensland Plumbing and Wastewater Code subject to the identified flood areas.

### 4. **Planning Assessment**

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*.

The proposal is recommended for refusal due to the following inconsistencies with the Planning Scheme, which cannot be satisfactorily conditioned to comply:

- a) The proposal is **not consistent** with the State Planning Policy in respect of fragmentation of Agricultural Land Classification (ALC) Class A and Class B land;
- b) The proposal is **not consistent** with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land;

c) The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:

- (i) The Rural zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone;
- (ii) The predicted demand and supply of rural residential land within the planning scheme area was modelled by the WRC Urban Growth Study and adequate land is zoned to accommodate predicted demand;
- (iii) The proposal is not consistent with the Rural Zone code, which specifies a **minimum lot size of 100 hectares**;
- (iv) The proposal is not consistent with the agricultural land overlay, which does not support fragmentation of land.

#### 4.1. State Assessment and Referral Agency (SARA)

The Application was referred to SARA for Native Vegetation Clearing. The State's approval response is provided in **Attachment 13.3.7.5**.

#### 4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application. The following State interest is applicable.

##### State Interest – Economic Growth – Agriculture

The subject allotment is identified on the Scheme's Agricultural Land Overlay Map (AL – 08), having Class A & B Agricultural Land Classification as well as having identified Local and State significant agricultural areas, that have historically been used for cattle grazing.

The State Planning Policy identifies that "*Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:*

- a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;*
- b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land; and*
- c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land."*

The proposed development **conflicts** with this State Interest. The creation of permanent infrastructure that comes with a reconfiguration of a lot, will create fragmentation of agricultural land and impede using the land for future rural uses. The applicant advises that the rural uses will not cease and can be continued in small hobby farms. The agricultural productivity of the land will clearly be diminished as fragmentation introduces more dwellings.

#### 4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The proposal conflicts with the following provision of the Regional Plan:

### Strategic direction – Managing Growth

The proposal will create further rural residential development in an area which is not identified as a Rural Living Area in the MIW Regional Plan. The purpose of the Rural Living Area in the regional plan is to prevent further fragmentation of productive agricultural land, by concentrating rural residential development in the identified areas within the plan. The continued loss of good quality agricultural land and strategic cropping land has the potential to reduce the future capacity and viability of the agricultural industry and associated rural support industries. The proposal does not demonstrate a need to compromise the intent of the regional plan to protect productive agricultural land. Without demonstrating a planning need to subdivide the land, it opens the Rural Zone up to non-planning-based reasons to allow rural subdivisions.

#### 4.4. Whitsunday Regional Council Planning Scheme, 2017

##### 4.4.1. Strategic Framework

The proposed development does not align with the Strategic Frameworks for the reasons identified in the Strategic Intent assessment.

##### 4.4.2. Strategic Intent

### Liveable Communities and Housing

*(7) Rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas.*

The land is proposed to be subdivided down to a size that is not considered viable Rural land. The lot adjoins Rural land on three sides and as such the subdivision is not considered orderly development.

### Economic Growth

*(1) Agricultural land (including stock routes) and existing Rural activities are protected and diversified with Rural activities being intensified in areas to the west of Collinsville, along the Bowen River, west and south-west of Proserpine and between Gumlu and Bowen. The long-term viability of this agricultural land is enhanced through sustainable land management practices, the use of new technology and the improvement and expansion of supporting infrastructure, such as water storage and irrigation infrastructure*

The proposed subdivision fragments rural land and potentially constrains viable agricultural operations use by way of residents' complaints about agricultural practices like spray drift, noise, odour and machinery. The requirement of the Council through the Mackay Isaac Whitsunday Regional Plan 2012 and Whitsunday Planning Scheme is to protect and retain agricultural land for current and future uses.

##### 4.4.3. Overlay Codes



### Agricultural Land Overlay

The proposed development conflicts with the Agricultural Land Overlay. An agricultural land evaluation has not been undertaken for this proposal as per the requirements of the overlay code. The Agricultural Land Overlay protects the Strategic Framework requirement of *Economic Growth* 3.2.2. The Agricultural Land Overlay is separated into the following two layers:

- IAA State Important Agricultural Layer; and
- Agricultural land classification class A and B.

Important agricultural areas (IAAs) are areas identified in the Queensland Agricultural Land Audit 2013 as having all the requirements for agriculture to be successful and sustainable. Productive soils that have the capacity to sustain agricultural production with few limitations cover just 2.5 per cent of Queensland. ALC Class A and Class B land constitute the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production. The following image depicts the land as having both ALC Class A and Class B land and State important agricultural areas.



Figure 1: ALC Class A and B over 227 Sugarloaf Road, Sugarloaf

The purpose of the overlay is to avoid creating lots that are too small to support sustainable agricultural uses or are likely to encourage non-agricultural use on the land. The subject land should only be developed for non-agricultural purposes where it is demonstrated that there is an overriding public need for the non-agricultural development to be located on this land and that impacts have been minimised and mitigated to the maximum extent practicable.

No 'Need' argument has been presented to Council in the application material. It is recommended that until the supply of Rural Residential land is reviewed, no further fragmentation of Rural land within the Whitsunday should occur.

### Bushfire Hazard Overlay

The area of the proposed new lots has been historically cleared for cattle grazing and contains very sparse vegetation that is unlikely to be capable of being a fire risk. A BAL

assessment by a building certifier could be undertaken at building works to ensure compliance with the overlay.

### Environmental Significance Overlay

An Ecology Assessment Report by Earth Environmental has been provided in the Information Request response. The report concludes the proposed development is mostly located within existing disturbed and cleared areas within the site, avoiding the clearing of large trees. A 22.76 hectare covenant has been proposed on the vegetated hillside to protect the native vegetation that has been identified on the State mapping. The application was referred to SARA for potential native vegetation clearing. SARA has provided an approval subject to conditions.

### Landslide Hazard Overlay

Development is not proposed in areas of 15% slope or greater.

### Flood Hazard Overlay

The subject site is not identified in Council's Flood Hazard mapping, however Council officers identified significant drainage channels through the site and requested a Flood Hazard assessment. A flood report completed by SABAI Consulting has been supplied in the Information Request response.

The report has identified that a large portion of the proposed development is subject 1% AEP inundation. The report identifies that the most northern culvert on the access driveway *'cannot provide immunity to the shared driveway in the minor and major storm event, with significant overflow over the shared driveway.'* As proposed Lot 1 and 4 are required to traverse this culvert to gain access to the property, the applicant's engineer suggested a culvert upgrade to include the installation of 2 additional 825mm pipes to ensure the access does not significantly overtop as it does at present.

#### 4.4.4. Rural Zone Code

The proposed development conflicts with the intent and Overall Outcomes of the Rural Zone. The purpose of the Rural Zone is to provide for a wide range of Rural activities and a limited range of non-rural activities which complement or provide a service to rural areas. The proposal will remove the site's capability of providing rural activities as the permanent infrastructure required by this development will negate any future use of the land for this purpose.

The applicant's Zone Code assessment states that due to a subdivision of rural land to the North, the proposed development *'is therefore consistent with the immediate area and considered to be infill development.'* However, that parent parcel was subject to a previous historic land use approval for an Eco Resort with a much higher density than that which was consequently approved by Council. Notably, the application material has not considered the strategic cropping land directly adjacent the site to the East adjoining the Un-named Road, which may cause significant dust, odour and allergy issues for the future lot owners.

### 4.4.5. Development Codes

#### Reconfiguring a Lot Code

The proposed development is inconsistent with the Reconfiguring a Lot Code. The proposal is unable to meet the Performance Outcomes of the code whereby it does not meet the minimum lot size of 100ha listed within the code, is unable to maintain the productive use and amenity of the rural land and is not compatible with the preferred character of the zone.

#### Infrastructure Code

An effluent suitability report by Ground Environments also supplied in the Information Request response advises that the allotments have sufficient room to receive effluent treatment and disposal, however it has not demonstrated (as required) on a plan where those systems can be fit on each lot and whether it can be done in compliance with the Queensland Plumbing and Wastewater Code. This plan is needed due to the significant amount of flooding that has been identified by the applicant's engineer.

In addition, there is space for the appropriate number of water tanks which is to be resolved at future building works stage. The land is capable of connection to electricity and mobile phone coverage exists in the locality.

#### Landscaping Code

Landscaping does not form part of this Development Application.

#### Excavation and Filling Code

No excavation or filling is proposed as part of this development.

#### Transport and Parking Code

The existing access driveway is currently a single lane 2.5m gravel driveway. To allow for additional vehicle movements and to comply with the Development Manual, the battle-axe configuration driveway is required to be upgraded to a width of 5.5m to allow for safe 2-way traffic flow. The applicant's engineer has suggested a 3.0m shared access driveway with passing bays instead of the upgrade to the 5.5m development manual standard. Due to the steep batters and amount of Q100 inundation on each side of the driveway, Council deems this as an unsafe solution. In addition, the culvert upgrade identified in the Flood Hazard Overlay assessment is also required.

## 5. Public Submissions

The development application was placed on public notification between 24/02/2022 and 21/03/2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 28/03/2022. One (1) submission was received during this period of Public Notification.

Submissions have been received and summarised in the below table:

| Issue                                                      | Comment/Condition Number                                        |
|------------------------------------------------------------|-----------------------------------------------------------------|
| 1. Development does not meet the minimum Lot size and sets | This is correct and the application is recommended for refusal. |



|                                                              |                                                                                                                                               |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| precedence for further rural subdivision                     |                                                                                                                                               |
| 2. Shared access road will be impacted by additional traffic | The Un-named road triggers an upgrade to Council's Rural Standard. If approved, Council will maintain the upkeep of the road into the future. |

## 6. Infrastructure Charges

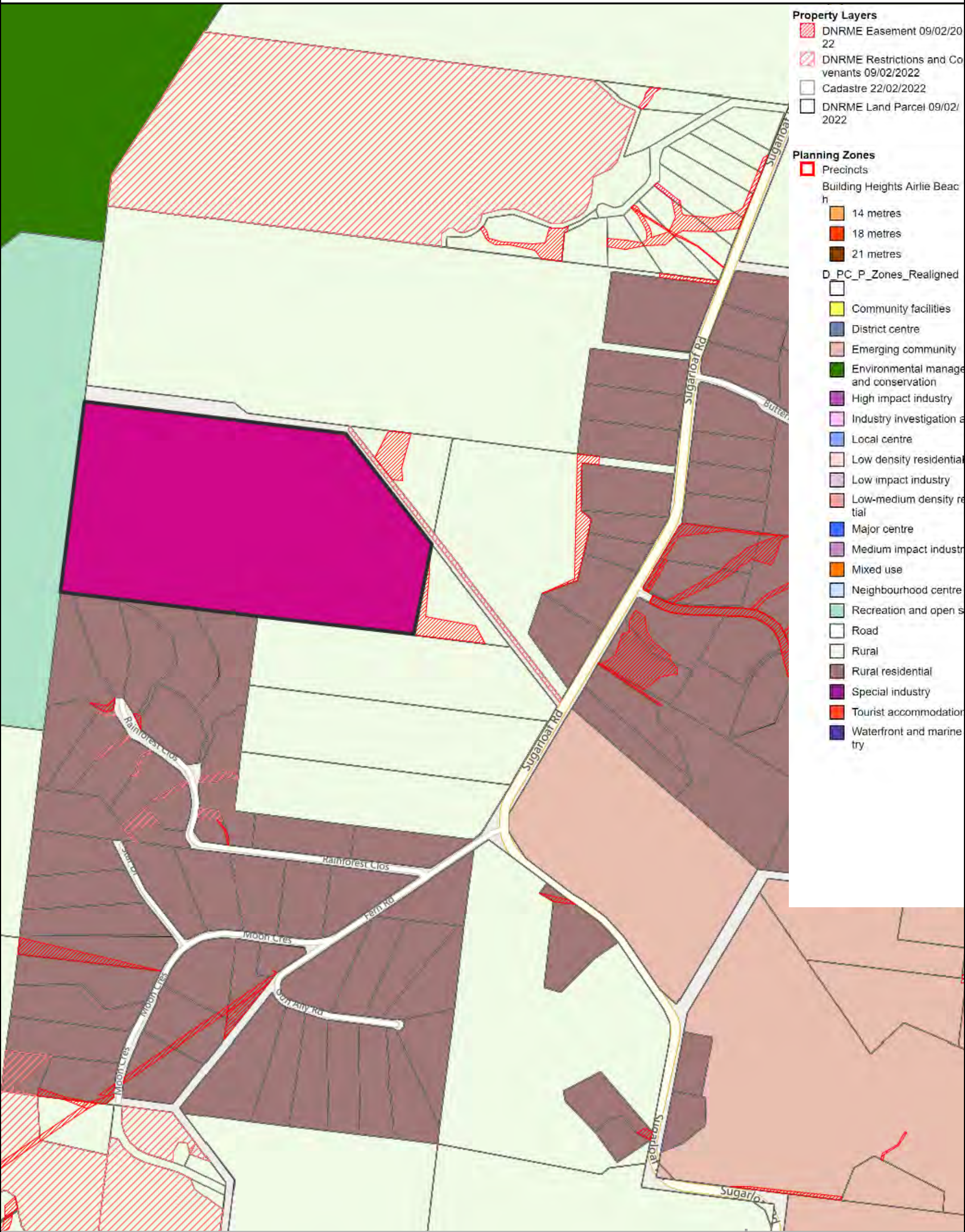
### 6.1. Adopted Infrastructure Charges Resolution

The following is a breakdown on the Infrastructure Charges for the development:

| Adopted Charge                  |                      |                   |             |             |                |
|---------------------------------|----------------------|-------------------|-------------|-------------|----------------|
| Type of Development             | Development Category | Demand Unit & Qty | Charge Rate |             | Adopted Charge |
| ROL                             | Residential          | 4                 | \$30,677.65 |             | \$122,710.60   |
| Total Adopted Charge            |                      |                   |             |             | \$122,710.60   |
| Credit                          |                      |                   |             |             |                |
| Type of Development             | Development Category | Demand Unit & Qty | Charge Rate | Discount    | Total Credit   |
| Existing                        | Residential          | 1                 | \$30,677.65 | 100%        | \$30,677.65    |
| RAL                             | Water                | 3                 | \$30,677.65 | 30%         | \$27,609.88    |
| RAL                             | Sewer                | 3                 | \$30,677.65 | 27%         | \$24,848.89    |
| Total Credit                    |                      |                   |             |             | \$83,136.42    |
| Total Levied Charge             |                      |                   |             |             | \$39,574.18    |
| Current Amount of Levied Charge |                      |                   |             | \$39,574.18 |                |

227 Sugarloaf Rd

18-Apr-2022



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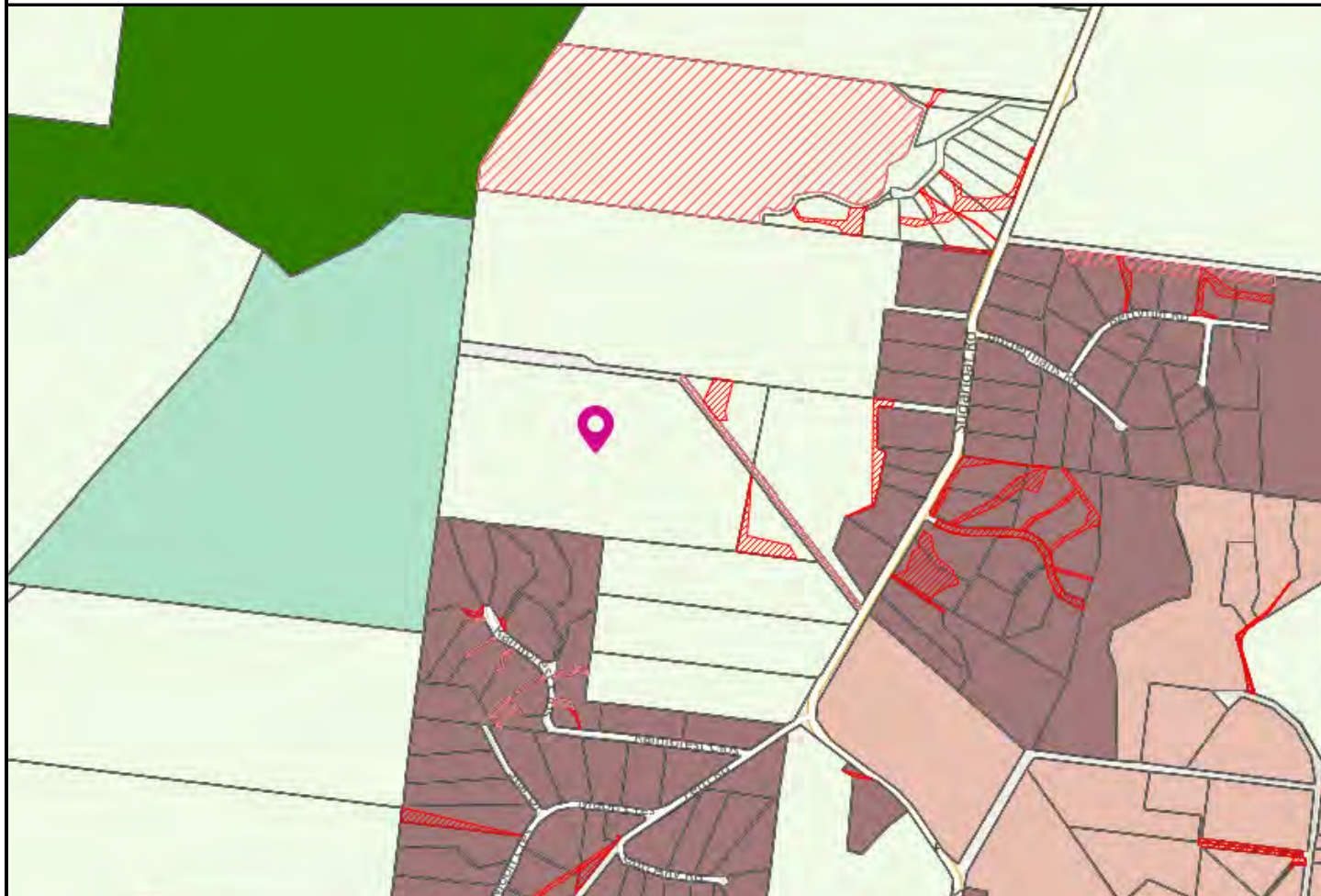
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227 Sugarloaf Rd

30-Mar-2022



**Property Layers**

-  DNRME Easement 09/02/2022
-  DNRME Restrictions and Covenants 09/02/2022
-  Cadastre 22/02/2022
-  DNRME Land Parcel 09/02/2022

**Planning Zones**

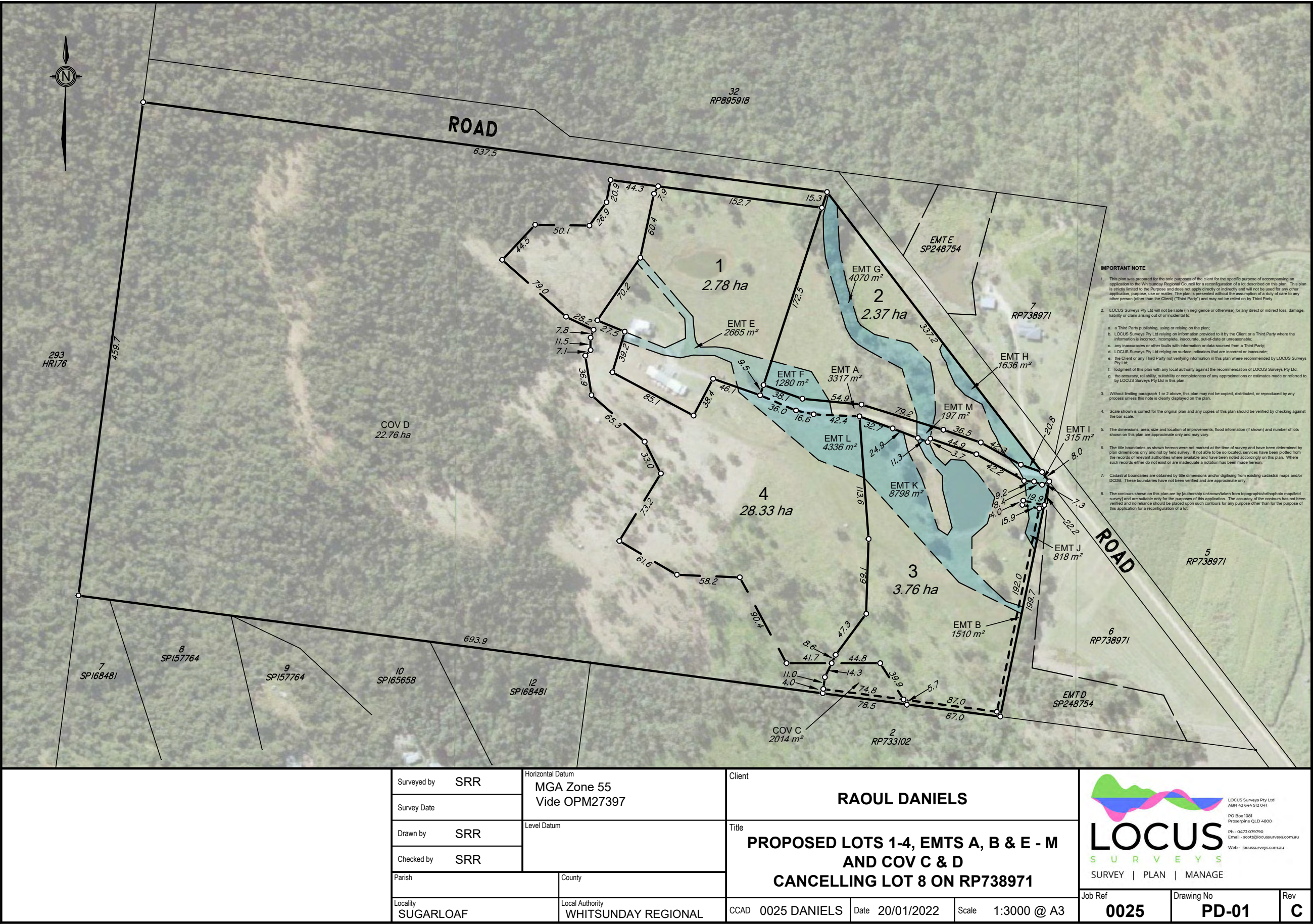
-  Precincts
- Building Heights Airlie Beach
  -  14 metres
  -  18 metres
  -  21 metres
- D\_PC\_P\_Zones\_Realigned
  -  Community facilities
  -  District centre
  -  Emerging community
  -  Environmental management and conservation
  -  High impact industry
  -  Industry investigation and development
  -  Local centre
  -  Low density residential
  -  Low impact industry
  -  Low-medium density residential
  -  Major centre
  -  Medium impact industry
  -  Mixed use
  -  Neighbourhood centre
  -  Recreation and open space
  -  Road
  -  Rural
  -  Rural residential
  -  Special industry
  -  Tourist accommodation
  -  Waterfront and marine



**Disclaimer**

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RA6-N



SARA reference: 2201-26927 SRA  
Council reference: 20211041  
Applicant reference: 2021WRC008

24 February 2022

Chief Executive Officer  
Whitsunday Regional Council  
PO Box 104  
PROSERPINE QLD 4800  
info@whitsundayrc.qld.gov.au

**Attention: Mr James McEvoy-Bowe**

Dear Mr McEvoy-Bowe

## **SARA response—227 Sugarloaf Road, Sugarloaf**

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 21 January 2022.

### **Response**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Outcome:          | Referral agency response – with conditions.                                         |
| Date of response: | 24 February 2022                                                                    |
| Conditions:       | The conditions in <b>Attachment 1</b> must be attached to any development approval. |
| Advice:           | Advice to the applicant is in <b>Attachment 2</b> .                                 |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 3</b> .           |

### **Development details**

|               |                                                                                    |                                                                          |
|---------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Description:  | Development permit                                                                 | Reconfiguring a lot – One (1) lot into four (4) lots and access easement |
| SARA role:    | Referral Agency.                                                                   |                                                                          |
| SARA trigger: | <b>Schedule 10, Part 3, Division 4, Table 2, Item 1</b> (Planning Regulation 2017) |                                                                          |
|               | Reconfiguring a lot that is assessable development under s 21.                     |                                                                          |

SARA reference: 2201-26927 SRA  
Assessment Manager: Whitsunday Regional Council  
Street address: 227 Sugarloaf Road, Sugarloaf  
Real property description: Lot 8 on RP738971  
Applicant name: Daniel Property Holdings Pty Ltd  
Applicant contact details: c/- Wynne Planning and Development Pty Ltd  
Shop 5 Deickie Arcade / 38 Main Street  
PROSERPINE QLD 4800  
kellianne@wynneplanninganddevelopment.com

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Madison Harper-McErlean, Planning Officer, on (07) 4898 6812 or via email [MIWSARA@dsdilgp.qld.gov.au](mailto:MIWSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

Duncan Livingstone  
A/Manager (Planning)

cc Daniel Property Holdings Pty Ltd, [kellianne@wynneplanninganddevelopment.com](mailto:kellianne@wynneplanninganddevelopment.com)

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 – Change representations provisions  
Attachment 5 - Referral plan and specifications



**Attachment 1—Referral agency conditions**

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) =

| No. | Conditions                                                                                                                                                                                                                                                                                                                                                                              | Condition timing |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|     | Reconfiguring a lot                                                                                                                                                                                                                                                                                                                                                                     |                  |
|     | Schedule 10, Part 3, Division 4, Table 2, Item 1 — The chief executive administering the Planning Act 2016 nominates the Director-General of Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):                        |                  |
| 1.  | <p>The clearing of native vegetation, associated with this development, is limited to the areas specified on the following plan:</p> <ul style="list-style-type: none"> <li>PROPOSED LOTS 1-4, EMTS A, B &amp; E - M AND COV C &amp; D CANCELLING LOT 8 ON RP738971, prepared by LOCUS Surveys, dated 20/01/2022, reference PD-01 and revision C, as amended in red by SARA.</li> </ul> | At all times     |

## Attachment 2—Advice to the applicant

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| General advice |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.             | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning. |

### **Attachment 3—Reasons for referral agency response**

(Given under section 56(7) of the *Planning Act 2016*)

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**The reasons for SARA's decision are:**

- Through an imposed condition, the development avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible.

**Material used in the assessment of the application:**

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system



## **Attachment 4—Change representation provisions**

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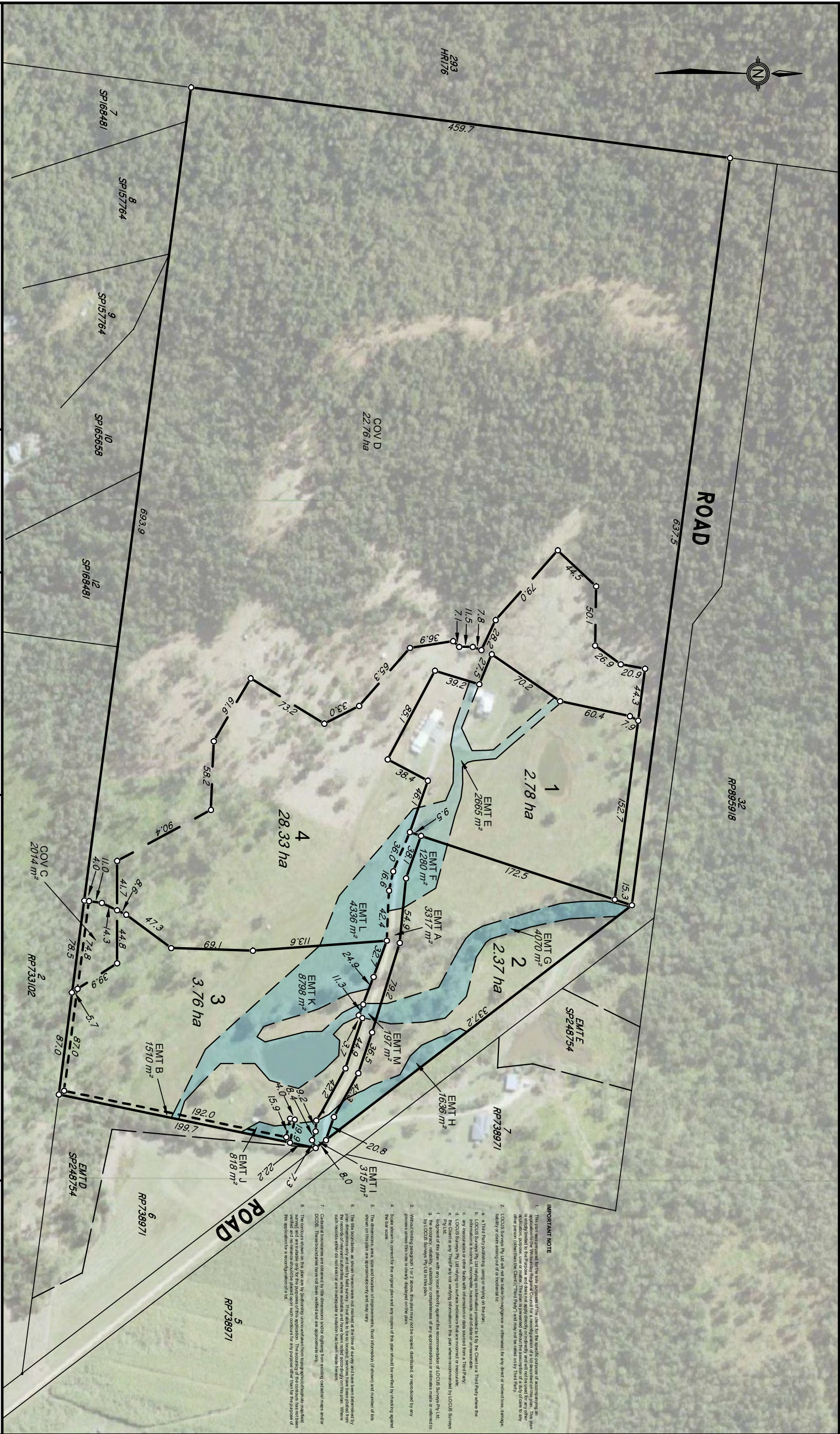
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## **Attachment 5—Referral plan and specifications**

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### 13.4.1 - Donation and In-Kind Requests up to \$2,000.00 - March and April 2022

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Emily Hart - Community Development Officer

**AUTHORISING OFFICER:** Julie Wright - Director Community Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

Nil

#### **PURPOSE**

To advise Council of the donations and in-kind support up to \$2,000 provided for the months of March and April 2022.

#### **OFFICER'S RECOMMENDATION**

That Council note the donations and in-kind support provided for the months of March and April 2022 to the following recipients:

- a) Selectability Bowen – 5 Rubbish Pick Up Sticks - \$750
- b) Collinsville Lions Club – Community BBQ's for RV Travellers - \$1,950
- c) Proserpine Whitsunday Junior Rugby League Inc. – 2022 Paul Bowman Challenge - \$770

#### **BACKGROUND**

As per resolution 2020/05/13.13, Council resolved to:

- a) Authorise the Chief Executive Officer to approve:
  - Request for Donation on Council Fee applications, and
  - Request for Donations, Sponsorships and In-Kind Support applications up to the value of \$2,000, and
- b) Approve the submission of a monthly report listing the applications processed.

#### **DISCUSSION/CURRENT ISSUE**

Council receives requests for assistance from community and sporting groups with most requests for amounts not exceeding \$2,000. In the month of February 2022, the following donations were provided:

| Organisation Name                             | Description                       | Donation Amount (\$) | In-Kind Support (\$) |
|-----------------------------------------------|-----------------------------------|----------------------|----------------------|
| Selectability Bowen                           | 5 Rubbish Pick Up Sticks          |                      | 750                  |
| Collinsville Lions Club                       | Community BBQ's for RV Travellers | 1,950                |                      |
| Proserpine Whitsunday Junior Rugby League Inc | 2022 Paul Bowman Challenge        | 770                  |                      |
| <b>Total for March &amp; April 2022</b>       |                                   | <b>2,720</b>         | <b>750</b>           |

## STATUTORY/COMPLIANCE MATTERS

*Local Government Act 2009*

Local Government Regulation 2012

LSP\_COMM\_08 - Community Donations Policy

## STRATEGIC IMPACTS

Facilitate, foster and encourage region wide activities and programs that engage our community.

## FINANCIAL IMPLICATIONS

The funds were taken from JC: 2967.11074 – Community Donations (2967) / Donations (11074).

| Description                 | Amount (\$)      |
|-----------------------------|------------------|
| 2021/22 Budget              | 100,000.00       |
| Actual + Commitment Spend   | 63,073.36        |
| <b>YTD Remaining Budget</b> | <b>36,926.64</b> |

## CONSULTATION/ENGAGEMENT

Manager Community Development & Libraries

## RISK ASSESSMENT

There is a financial cost to Council, however the assistance provided will support the activities of community and sporting groups in the Whitsunday Region.

## TIMINGS/DEADLINES

To be completed within the current financial year to 30 June 2022.

## CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## HUMAN RIGHTS IMPACT

No

## ALTERNATIVES CONSIDERED

N/A

### 13.4.2 - Financial Support for a Junior Elite Athlete - April 2022

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Emily Hart - Community Development Officer

**AUTHORISING OFFICER:** Julie Wright - Director Community Services

**PRESENTED FOR:** Decision

#### ATTACHMENTS

Nil

#### PURPOSE

For Council to consider the application for Financial Support for a Junior Elite Athlete.

#### OFFICER'S RECOMMENDATION

That Council approve financial support of \$250 to Jesse Frisch who will represent the Capricornia region at the Queensland State Championships for Volleyball, held in Brisbane on 16 to 19 June 2022.

#### BACKGROUND

Jesse Frisch is a student at Proserpine State High School who recently took part in trials to be selected to compete at the State Volleyball Championships. Unfortunately, there is no North Queensland team for Jesse's age group and so he was selected to play for the Capricornia team to allow him the chance to compete at a higher level.

At the Ordinary Council Meeting held on 28 July 2021, Council resolved to adopt a policy to provide Financial Support for a Junior Elite Athlete. The level of funding available to individual Junior Elite Athletes is calculated on a progressive scale, the higher the level of representation the greater the financial support, as outlined below:

| Level of Representation                                                | Allocation (\$) |
|------------------------------------------------------------------------|-----------------|
| Representing North Queensland or equivalent in State level competition | 250             |
| Representing Queensland within Queensland                              | 500             |
| Representing Queensland Interstate                                     | 1,000           |
| Representing Australia Overseas                                        | up to 2,000     |

#### DISCUSSION/CURRENT ISSUE

| Name         | Age | Competition                                        | Competition Level | Sport      | Amount (\$) |
|--------------|-----|----------------------------------------------------|-------------------|------------|-------------|
| Jesse Frisch | 15  | 12-15 Years & 16-19 Years Boys State Championships | Capricornia       | Volleyball | 250         |
| Total        |     |                                                    |                   |            | 250         |

Jesse Frisch has been selected to represent the district of Capricornia when competing at the State Volleyball Championships in Brisbane on 16 to 19 June 2022, due to there being no North Queensland team for him to join.



Jesse has previously received funding through the Junior Elite Athlete grant as outlined below:

- 2019 – Australian O’pen BIC Sailing Championships - \$500
- 2021 – Coaching Clinic & Queensland Youth Sailing Championships - \$250

## **STATUTORY/COMPLIANCE MATTERS**

*Local Government Act 2009*

Local Government Regulation 2012

LSP\_COMM\_05 – Financial Support for a Junior Elite Athlete Policy

## **STRATEGIC IMPACTS**

Facilitate, foster and encourage region wide activities and programs that engage our community.

## **FINANCIAL IMPLICATIONS**

The funds will be taken from JC: 2967.11074 – Community Donations (2967) / Donations (11074).

| Description                 | Amount (\$)      |
|-----------------------------|------------------|
| 2021/22 Budget              | 100,000.00       |
| Actual + Commitment Spend   | 65,073.36        |
| <b>YTD Remaining Budget</b> | <b>34,926.64</b> |

## **CONSULTATION/ENGAGEMENT**

Manager Community Development & Libraries

## **RISK ASSESSMENT**

The financial assistance shows Council’s commitment to providing support to local junior elite athletes competing in a regional, state or national level competition.

## **TIMINGS/DEADLINES**

To be paid within one month of approval.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

N/A

### 13.4.3 - Donation Request - Rates and Service Charges - Proserpine & District Respite Services Inc.

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Emily Hart - Community Development Officer

**AUTHORISING OFFICER:** Julie Wright - Director Community Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

Nil

#### **PURPOSE**

For Council to consider a request from Proserpine & District Respite Services Inc. for a donation on their Rates and Service charges and for the organisation to be included on Council's Rates and Service Charges Donations Register for future donations.

#### **OFFICER'S RECOMMENDATION**

That Council approve:

- a) A donation to Proserpine & District Respite Services Inc. amounting to the equivalent of 100% of the net Rates charges and 75% of the net Service charges levied from 25 March to 30 June 2022
- b) The inclusion of Proserpine & District Respite Services Inc. on Council's Rates and Service Charges Donations Register for future donations.

#### **BACKGROUND**

Proserpine & District Respite Services Inc. is a not-for-profit organisation who have recently purchased residential property at 15 Stanbury Street, Proserpine for the purpose of providing short term respite for disability clients and their families. As per Council's Donations on Rates & Services Charges for Not-for-Profit Organisations Policy, Proserpine & District Respite Services Inc. have requested Council's consideration for a donation on the Rates and Service charges that will be incurred at their new property.

#### **DISCUSSION/CURRENT ISSUE**

The donation to be provided to Proserpine & District Respite Services Inc. will be equivalent to 100% of the net Rates charges and 75% of the net Service charges levied from the date of purchase which was 25 March 2022 to 30 June 2022. The below table provides a breakdown of the half yearly charges incurred by the previous owners, to be used as an approximation on what the donation could amount to:

| <b>Rates &amp; Service Charges – 1 July 2021 to 31 December 2021</b> |                       |                     |                      |
|----------------------------------------------------------------------|-----------------------|---------------------|----------------------|
| <b>Item</b>                                                          | <b>Net Rates (\$)</b> | <b>Donation (%)</b> | <b>Donation (\$)</b> |
| General Rates                                                        | 647                   | 100                 | 647                  |
| Garbage & Recycling Service                                          | 227.50                | 75%                 | 170.65               |
| Sewerage Service                                                     | 437.50                | 75%                 | 328.15               |
| Water Base Residential                                               | 307.50                | 75%                 | 230.65               |
| <b>Total</b>                                                         |                       |                     | <b>1,376.45</b>      |

## STATUTORY/COMPLIANCE MATTERS

*Local Government Act 2009*

LSP\_C&ENV\_06 - Donation on Rates & Services Charges for Not-for-Profit Organisations Policy

## STRATEGIC IMPACTS

Facilitate, foster and encourage region wide activities and programs that engage our community.

## FINANCIAL IMPLICATIONS

The funds will be taken from JC: 2967.10086 – Community Donations (2967) / Rates and Service Charges Donations (10086)

| Description                 | Amount (\$)     |
|-----------------------------|-----------------|
| 2021/22 Budget              | 700,000.00      |
| Actual + Commitment Spend   | 690,975.67      |
| <b>YTD Remaining Budget</b> | <b>9,024.33</b> |

## CONSULTATION/ENGAGEMENT

Manager Community Development & Libraries

## RISK ASSESSMENT

There is a financial cost to Council, however the assistance provided will support the activities of this local community group.

## TIMINGS/DEADLINES

To be completed within the current financial year to 30 June 2022.

## CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## HUMAN RIGHTS IMPACT

No

## ALTERNATIVES CONSIDERED

N/A



#### **13.4.4 - Request for Sponsorship - 2022 Wintersun Competition - Proserpine Veterans Golfers Association**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Elizabeth Youd - Events & Community Sponsorship Officer

**AUTHORISING OFFICER:** Julie Wright - Director Community Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

1. Request for Sponsorship 2022 Wintersun Competition [**13.4.4.1** - 2 pages]

#### **PURPOSE**

Council to consider a request for sponsorship from the Proserpine Veterans Golfers Association to host the two-day Wintersun Competition to be held on 1-2 August 2022.

#### **OFFICER'S RECOMMENDATION**

That Council approve a monetary sponsorship of \$3,000 to the Proserpine Veteran Golfers Association to assist with the 2022 Wintersun Competition.

#### **BACKGROUND**

The Proserpine Veteran Golfers Association established in 1998, is a not-for profit organisation which encourages and provides golfing activities for seniors and pensioners for within the Whitsunday community and have has 70 active members.

Each year a "Wintersun" competition is held which attracts up to 150 participants, which is made up of visitors from local neighbouring clubs and members from other parts of Queensland and interstate.

Council has previously supported this event since 2016 through financial assistance totalling \$2,000.

#### **DISCUSSION/CURRENT ISSUE**

Council has received a request for sponsorship from the Proserpine Veteran Golfers Association to host its annual Wintersun competition in Proserpine on the 1-2 August 2022.

The sponsorship will assist with prizes, catering, green fees and golf balls.

In return Council will receive the following:

- Acknowledgement on all advertising, marketing and promotional material.
- Council logo on all Wintersun nomination and promotional materials.
- Council representation at major prize presentations.
- Display of Council banners over the course of the two-day event.

The event is anticipated to have a positive economic impact to the area, with visitors injecting money towards local businesses during their visit.

## **STATUTORY/COMPLIANCE MATTERS**

*Local Government Act 2009*

Local Government Regulation 2012

LSP\_COMM\_11 – Council Sponsorship Policy

## **STRATEGIC IMPACTS**

Facilitate, foster and encourage region wide activities and programs that engage our community.

## **FINANCIAL IMPLICATIONS**

The funds will be taken from JC: 2967.10249 – Community Donations (2967) / Sponsorship (10249).

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2021/22 Budget              | 140,000       |
| Actual + Commitment         | 47,200        |
| <b>YTD Remaining Budget</b> | <b>92,800</b> |

## **CONSULTATION/ENGAGEMENT**

Manager Community Development & Libraries

## **RISK ASSESSMENT**

Providing funding support to events post the initial impacts of COVID-19 will provide opportunities that will have a positive outcome on tourism and assist local business.

## **TIMINGS/DEADLINES**

Sponsorship to be paid within one month of approval.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

The sponsorship will assist the event organisers to keep the event fees to a minimal cost to senior and pensioner members within the Whitsunday community and the broader aged visitors to the region.

## WHITSUNDAY REGIONAL COUNCIL SPONSORSHIP PROPOSAL

### ABOUT OUR ORGANISATION

Proserpine Veteran Golfers Assoc Inc (PVG), established in 1998, is a not-for-profit organisation which encourages and provides golfing activities to seniors and pensioners (females 50+ and males 55+) from within the Whitsunday community. The PVG has a total membership of 70, consisting of 40 males and 30 females. To maintain members and keep costs to a minimum, yearly membership is only \$5.00. To understand the philosophy behind the activities undertaken by the PVG you only need to look to our motto *"A social day out with a little bit of golf"*.

Activities undertaken by PVG throughout the year include weekly 18 hole competitions, competitions between Proserpine and Pioneer Valley played four times per year and competitions between Proserpine, Bowen, Collinsville, Home Hill and Ayr held five times per year. In addition, the most significant event held by the PVG is the 2 day Proserpine **"Wintersun"** event, held in early August, which attracts up to 150 participants (many from other parts of Queensland and interstate).

### OUR SPONSORSHIP REQUEST

#### Proposal

For the Whitsunday Regional Council (WRC) to contribute \$3,000 to become our major sponsor for the 2 day **Wintersun** Event.

#### Background

**Wintersun** is a major event on the Queensland and Proserpine golfing calendar and is advertised extensively throughout Australia. It attracts many regional and interstate competitors which provide flow on benefits to the towns of Proserpine and Airlie Beach, as well as WRC through the influx of visitors and the hiring of the Showgrounds to accommodate the large number of mobile travellers. Local businesses also benefit from the increased visitor numbers.

It requires considerable resources, both physical and financial, to make it a successful event. The average expenditure per year by PVG over the past three events has been \$9,000 made up as follows:

|                |                |
|----------------|----------------|
| PGC green Fees | \$2,500        |
| Catering       | \$4,000        |
| Prizes         | \$1,600        |
| Golf balls     | \$400          |
| <u>Other</u>   | <u>\$500</u>   |
| <b>TOTAL</b>   | <b>\$9,000</b> |

Being a not-for-profit organisation, this expenditure significantly reduces any profit the PVG might make from this event and for the financial year, thus restricting any opportunities for improvement to our organisation and benefits that might come back to our members.

The Sponsorship will not only ensure that PVG run a very successful event but will also provide additional opportunities for the PVG to give something back to its members in the form of additional prizes, subsidised trips, improved equipment and social outings.



### **Benefits**

In return for this sponsorship PVG will:

- Provide WRC logo on all its Wintersun nomination and promotional material.
- Acknowledge WRC as our major sponsor on all advertising, marketing and promotional material.
- Provide WRC representative with the opportunity to be involved in the major prize presentation.
- Display any WRC promotional material at the Club over the course of the two days.

### **CONCLUSION**

Given that PVG is a not-for-profit organisation and has no access to outside funding, the provision of this Sponsorship would be most beneficial in ensuring a successful Wintersun Event and improving our own activities and the benefits provided to members.

I would like to acknowledge the support that WRC has given to the PVG in the past and hope that this relationship will continue in the future.



President

Proserpine Veteran Golfers Assoc

### **13.4.5 - 500.2022.0006 Provision of Management Services for Proserpine Tourist Park**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Rod Cousins - Manager Community Development & Libraries

**AUTHORISING OFFICER:** Julie Wright - Director Community Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

Nil

#### **PURPOSE**

This report presents to Council for consideration the evaluation panel's recommendation to award Contract 500.2022.0006 Provision of Management Services for Proserpine Tourist Park.

#### **OFFICER'S RECOMMENDATION**

That Council award Contract 500.2022.0006 Provision of Management Services for Proserpine Tourist Park to Long Caretaking Pty Ltd for the amount of \$300,372.00 (excluding GST) for the two year contract period, with an additional \$150,186.00 (excluding GST) for the twelve month extension period at Council's discretion.

#### **BACKGROUND**

Proserpine Tourist Park is located on Lot 17 SP274032 at 79-83 Anzac Road Proserpine next door to the Proserpine Swimming Pool and adjacent to the Proserpine Bowls Club. This facility includes:

- a) Powered and unpowered shady sites available for caravans
- b) Amenities block complete with laundry
- c) Camp kitchen, and
- d) One self-contained (1) bedroom cabins which sleep a family of four with air-conditioning, TV, toilet/shower and cooking facilities are also available.

#### **DISCUSSION/CURRENT ISSUE**

Whitsunday Regional Council (Council) requires a suitably experienced and qualified Contractor for the Management of the Proserpine Tourist Park.

The Contract will be offered for a period of two (2) years with and additional twelve (12) month extension at Council's sole discretion.

#### **PROCESS**

##### **Tender Release**

A Request for Tender (RFT) was released on 23 February 2022 and as advertised as follows in accordance with *Local Government Regulation 2012 S228*:

- a) eTenderBox
- b) Newspapers:
  - i. Whitsunday News

This is page 352 of the Agenda of Council's Ordinary Council Meeting - 27 April 2022

- ii. Whitsunday Times, and
- iii. Council's website.

### **Tender Evaluation Panel**

The Tender Evaluation Panel (TEP) comprised:

- a) Manager Community Development & Libraries – Community Services
- b) Contract Coordinator - Recreational Services – Community Services
- c) Contracts Officer – Corporate Services

### **Summary of Tenders Received**

The following tenders were received by the closing time on 2.00 pm on Wednesday 16 March 2022:

- a) Belgravia PRO Pty Ltd;
- b) Long Caretaking Pty Ltd.

Note: An initial compliance check was conducted on the tender submissions to identify if the responses were non-conforming with the requirements of the RFT. This included compliance with contractual requirements and provision of requested information.

All Tenderers marked conforming progressed to the qualitative criteria assessment on the basis that all the terms, conditions and mandatory requirements of the RFT had been met.

### **Evaluation of Tenders**

Tenderers were assessed against the qualitative selection criteria. The qualitative criteria were weighted according to their importance as perceived and agreed by members of the TEP. Relative weightings were published within the RFT as per below:

| Criteria                            | Weighting |
|-------------------------------------|-----------|
| Relevant Experience & Key Personnel | 20%       |
| Demonstrated Understanding          | 20%       |
| Tenderers Resources & Availability  | 10%       |
| Pricing                             | 40%       |
| Local Supplier                      | 10%       |

### **Summary of Evaluation Scores**

The qualitative criteria assessment was carried out by the TEP members individually on all the information provided by the Tenderers according to the level of response and compliance to the requirements of the contract to determine the overall capability and best value for money for Council.

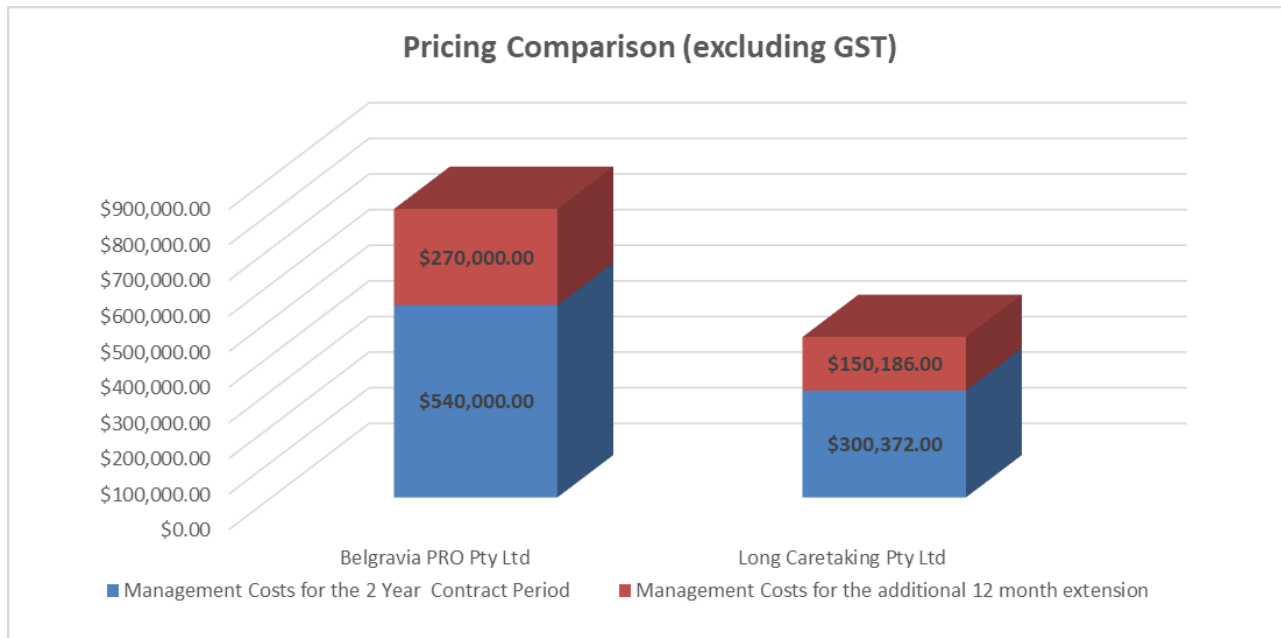
The evaluation of the conforming tenders involved an assessment of the level of each Tenderers responses to each of the criterion and was given a score between 0-10 with each criterion having an overall % weighted proportionally of the total evaluation score.

A summary of the tender final assessment is detailed below:



| Respondents             | Evaluation panel averaged Score | Total rank |
|-------------------------|---------------------------------|------------|
| Belgravia PRO Pty Ltd   | 41.7%                           | 2          |
| Long Caretaking Pty Ltd | 87.8%                           | 1          |

The below graph shows the pricing difference between the Tenderers:



### **Combined Weighting Summary**

Based on the results from the evaluation, Long Caretaking Pty Ltd scored the highest percentage overall, offered the most competitive pricing and have the relevant experience, understanding and resources to continue managing this facility for Council.

The Evaluation Panel recommends that Long Caretaking Pty Ltd be awarded Contract 500.2022.0006 Provision of Management Services for Proserpine Tourist Park for the amount of \$300,372.00 (excluding GST) for the two year contract period and an additional \$150,186.00 (excluding GST) for the twelve month extension period, as it represents the most advantageous outcome to Whitsunday Regional Council.

### **STATUTORY/COMPLIANCE MATTERS**

*Local Government Act 2009*

Local Government Regulation 2012

### **STRATEGIC IMPACTS**

Provide high quality recreational facilities that are well utilised by the local community and visitors alike.

### **FINANCIAL IMPLICATIONS**

The funds will be taken from JC: 1461.11057.63138 – Proserpine Caravan Park Operations (1461) / Retainer (11057).

## **CONSULTATION/ENGAGEMENT**

Contract Coordinator - Recreational Services  
Executive Manager Procurement, Property & Fleet

## **RISK ASSESSMENT**

Council does not have the capacity to manage the facility internally and any extended closure will impact on revenue from the park and create potential negative feedback from the existing longer term guests and supporters.

Should Council not accept the recommendation, the financial outlay to go with the alternative will significantly exceed budgetary expectations.

## **TIMINGS/DEADLINES**

Current Management Services Contract expiring in May 2022.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

N/A

### **13.4.6 - 500.2022.0007 Provision of Management Services for Wangaratta Caravan Park**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Rod Cousins - Manager Community Development & Libraries

**AUTHORISING OFFICER:** Julie Wright - Director Community Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

Nil

#### **PURPOSE**

This report presents to Council for consideration the evaluation panel's recommendation to award Contract 500.2022.0007 Provision of Management Services for Wangaratta Caravan Park.

#### **OFFICER'S RECOMMENDATION**

That Council award Contract 500.2022.0007 Provision of Management Services for Wangaratta Caravan Park to CM Larritt & WS Larritt T/As Ultimate Cleaning and Maintenance Solutions for the amount of \$376,800.00 (excluding GST) for the two year contract period, with an additional \$188,400.00 (excluding GST) for the twelve month extension period at Council's discretion.

#### **BACKGROUND**

Wangaratta Caravan Park located on Lot 255 HR1287 at Golf Links Road, Queens Beach offers beautiful views, tranquil surroundings all within close proximity to the beach. The site consists of 84 powered shady sites for caravans. Onsite there are two (2) amenities blocks including disabled access and laundry facilities. The park also offers a large swimming pool and is also centrally located close to tennis courts, the beach, children's playground, Golf club and a hotel/restaurant.

#### **DISCUSSION/CURRENT ISSUE**

Whitsunday Regional Council (Council) is seeking a contractor to undertake the management services at Wangaratta Caravan Park for a period of two (2) years with one (1) additional twelve-month extension at Council's discretion.

#### **PROCESS**

##### **Tender Release**

A Request for Tender (RFT) was released on 23 February 2022 and as advertised as follows in accordance with *Local Government Regulation 2012 S228*:

- a) eTenderBox
- b) Newspapers:
  - i. Whitsunday News
  - ii. Whitsunday Times, and
  - iii. Council's website.



### **Tender Evaluation Panel**

The Tender Evaluation Panel (TEP) comprised:

- a) Manager Community Development & Libraries – Community Services
- b) Contract Coordinator - Recreational Services – Community Services
- c) Contracts Officer – Corporate Services

### **Summary of Tenders Received**

The following tenders were received by the closing time on 2.00 pm on Wednesday 16 March 2022:

- a) Belgravia PRO Pty Ltd
- b) CM Larritt & WS Larritt T/As Ultimate Cleaning and Maintenance Solutions.

Note: An initial compliance check was conducted on the tender submissions to identify if the responses were non-conforming with the requirements of the RFT. This included compliance with contractual requirements and provision of requested information.

All Tenderers marked conforming progressed to the qualitative criteria assessment on the basis that all the terms, conditions and mandatory requirements of the RFT had been met.

### **Evaluation of Tenders**

Tenderers were assessed against the qualitative selection criteria. The qualitative criteria were weighted according to their importance as perceived and agreed by members of the TEP. Relative weightings were published within the RFT as per below:

| Criteria                            | Weighting |
|-------------------------------------|-----------|
| Relevant Experience & Key Personnel | 20%       |
| Demonstrated Understanding          | 20%       |
| Tenderers Resources & Availability  | 10%       |
| Pricing                             | 40%       |
| Local Supplier                      | 10%       |

### **Summary of Evaluation Scores**

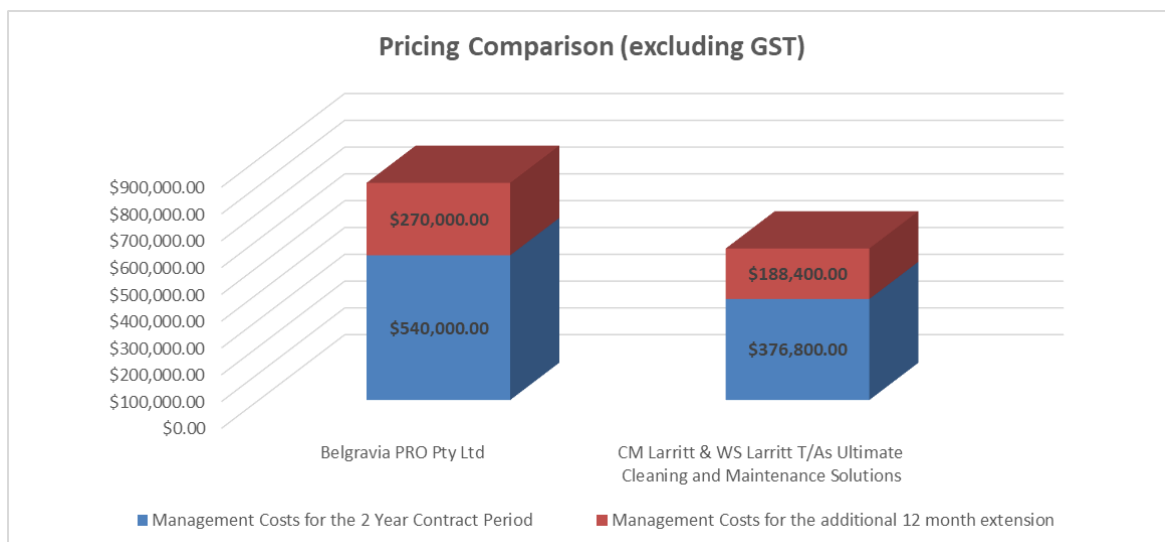
The qualitative criteria assessment was carried out by the TEP members individually on all the information provided by the Tenderers according to the level of response and compliance to the requirements of the contract to determine the overall capability and best value for money for Council.

The evaluation of the conforming tenders involved an assessment of the level of each Tenderers responses to each of the criterion and was given a score between 0-10 with each criterion having an overall % weighted proportionally of the total evaluation score.

A summary of the tender final assessment is detailed below:

| Respondents                                                              | Evaluation panel averaged Score | Total rank |
|--------------------------------------------------------------------------|---------------------------------|------------|
| Belgravia PRO Pty Ltd                                                    | 55.4%                           | 2          |
| CM Larritt & WS Larritt T/As Ultimate Cleaning and Maintenance Solutions | 84.7%                           | 1          |

The below graph shows the pricing difference between the Tenderers:



### **Combined Weighting Summary**

Based on the results from the evaluation, CM Larritt & WS Larritt T/As Ultimate Cleaning and Maintenance Solutions scored the highest percentage overall with 84.7% and have demonstrated:

- a) clear understanding of Council's reporting requirements and expectations
- b) already managing the facility and reside onsite, therefore removing any mobilisation time
- c) experienced personnel having managed since 2017, with additional resources available if required throughout the contract.

The Evaluation Panel recommends that CM Larritt & WS Larritt T/As Ultimate Cleaning and Maintenance Solutions be awarded Contract 500.2022.0007 Provision of Management Services for Wangaratta Caravan Park for the amount of \$376,800.00 (excluding GST) for the two year contract period, and an additional \$188,400.00 (excluding GST) for the twelve month extension period, as it represents the most advantageous outcome to Whitsunday Regional Council.

### **STATUTORY/COMPLIANCE MATTERS**

*Local Government Act 2009*

*Local Government Regulation 2012*

### **STRATEGIC IMPACTS**

Provide high quality recreational facilities that are well utilised by the local community and visitors alike.

### **FINANCIAL IMPLICATIONS**

The funds will be taken from JC: 1462.11057.63138 – Bowen Caravan Park Operations (1462) / Retainer (11057).

### **CONSULTATION/ENGAGEMENT**

Contract Coordinator - Recreational Services  
Executive Manager Procurement, Property & Fleet

## **RISK ASSESSMENT**

Council does not have the capacity to manage the facility internally and any extended closure will impact on revenue from the park and create potential negative feedback from the existing longer term guests and supporters.

Should Council not accept the recommendation, the financial outlay to go with the alternative will significantly exceed budgetary expectations.

## **TIMINGS/DEADLINES**

Current Management Services Contract expiring 31 May 2022, with this new Service Contract to commence from 1 June 2022.

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

N/A



### 13.5.1 - Operational Report - Infrastructure Services March 2022

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Annelise Linneweber - Administration Officer - Parks & Gardens

**AUTHORISING OFFICER:** Adam Hagy - Director Infrastructure Services

**PRESENTED FOR:** Information

#### **ATTACHMENTS**

1. Operational Report - Infrastructure Services - March 2022 [13.5.1.1 - 18 pages]

#### **PURPOSE**

The report is to provide Council with information regarding the operational performance in relation to services supplied by the Roads & Drainage, Mechanical Workshops and Parks & Gardens Teams.

#### **OFFICER'S RECOMMENDATION**

That Council receive the infrastructure Services Operational Report for the month of March 2022.

#### **BACKGROUND**

Previous report regarding Operational performance submitted to Council 23 March 2022 which detailed the month of February 2022 (Resolution 2022/03/23.22).

#### **DISCUSSION/CURRENT ISSUE**

The Infrastructure Operational Report provided a high-level overview of operational undertakings of the Roads & Drainage, Mechanical Workshops and Parks & Gardens for the month of March 2022.

#### **STATUTORY/COMPLIANCE MATTERS**

Local Government Regulations Section 204.

#### **STRATEGIC IMPACTS**

Improve Council's Asset Management Planning maturity and develop Long Term Financial Plans for all asset classes which are financially affordable over the long term. Meet Capital Works Delivery targets and ensure budget, time, and quality is maintained.

Provide great customer experience and service by utilizing a customer-facing mind set, meeting response time frames, researching our customers well and eliminating duplication.

Improve our transport network with a focus on meeting the economic needs for the region including road safety, road building, maintenance processes, and renewal of aging infrastructure.

Maintain a high level of preparedness, capability, and responsiveness to respond to and recover from natural disasters that impact on our local communities and infrastructure.

## **FINANCIAL IMPLICATIONS**

N/A

## **CONSULTATION/ENGAGEMENT**

Director Infrastructure Services  
Executive Manager Roads and Drainage  
Manager Parks & Gardens  
Manager Fleet Services

## **RISK ASSESSMENT**

Regular reporting on the progress and achievements ensures accountability and transparency.

## **TIMINGS/DEADLINES**

N/A

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No.

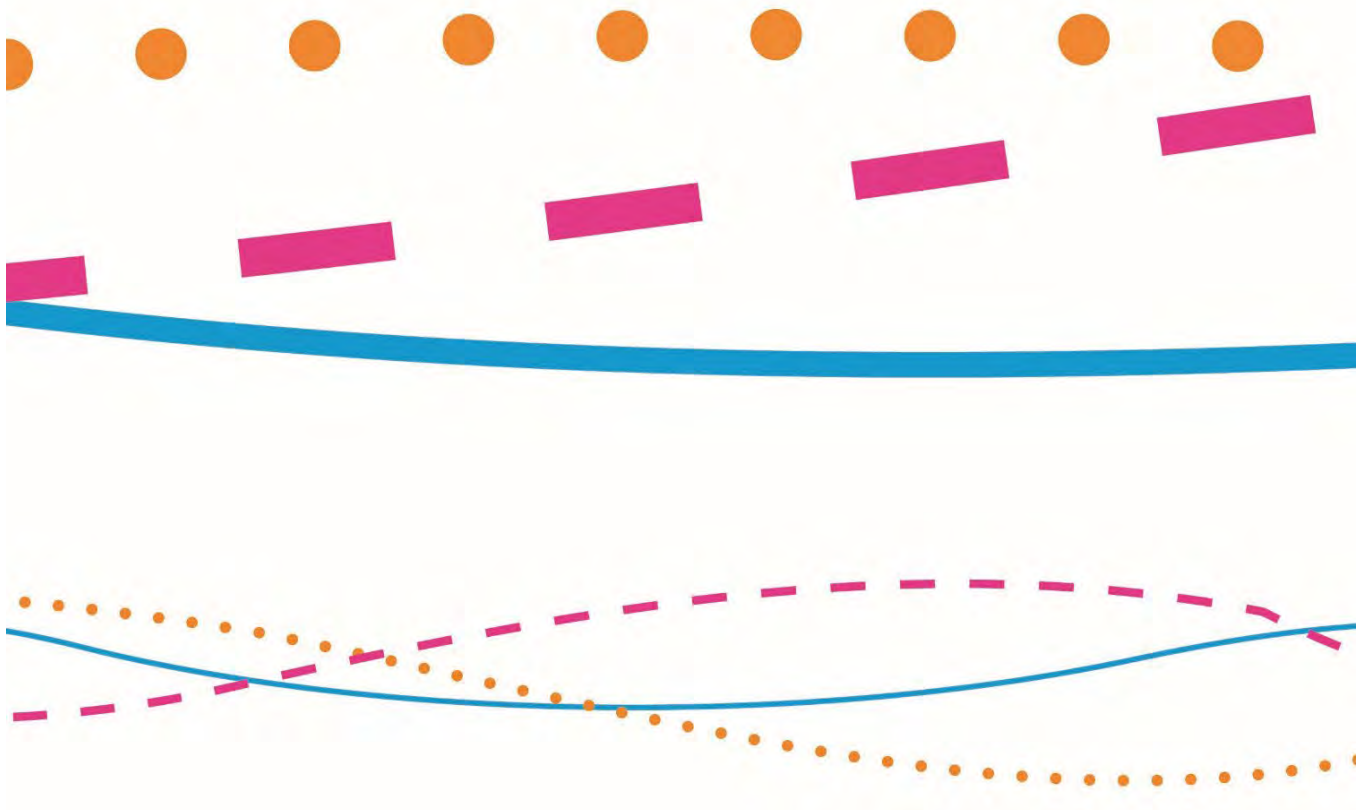
## **ALTERNATIVES CONSIDERED**

N/A



## **Infrastructure Services**

Operational Report | March 2022





## Overview of Operational Undertakings

The following information provides a high-level overview of operational undertakings of the Roads & Drainage, Mechanical Workshops and Parks & Gardens teams for March 2022.

### Roads & Drainage

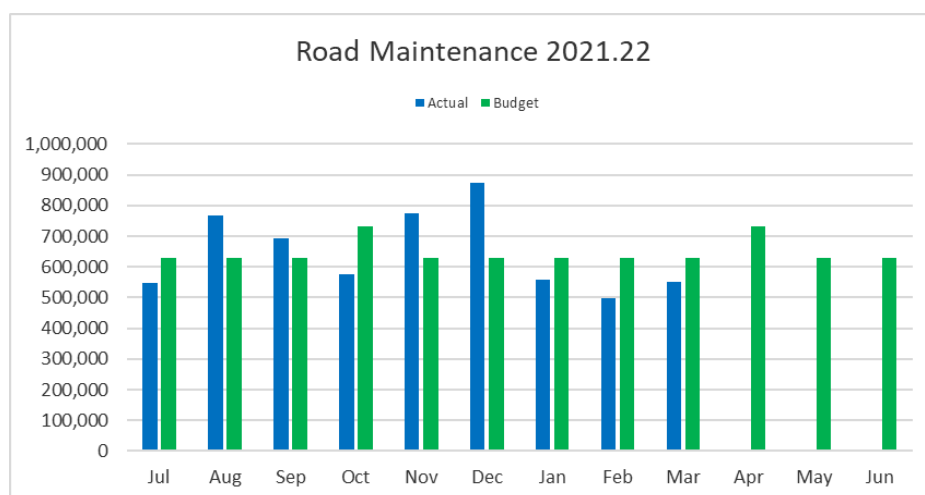
The following details are the accomplishments by the Roads & Drainage team for March 2022 and may also include proposed works for April 2022.

#### Local Roads Maintenance - Summary

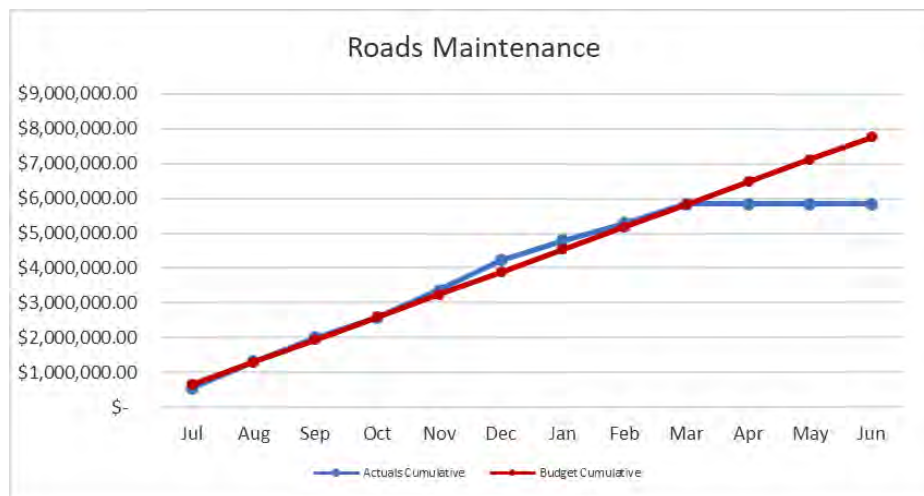
General maintenance activities carried out on the local road network over the course of March were largely routine in nature including road inspections, pothole patching, grading and signage repairs.

Through the course of March, 731 separate maintenance tasks were undertaken (accomplished) and at the end of March there were 1681 active defects (known issues) on the Local Road network.

#### Financial Position

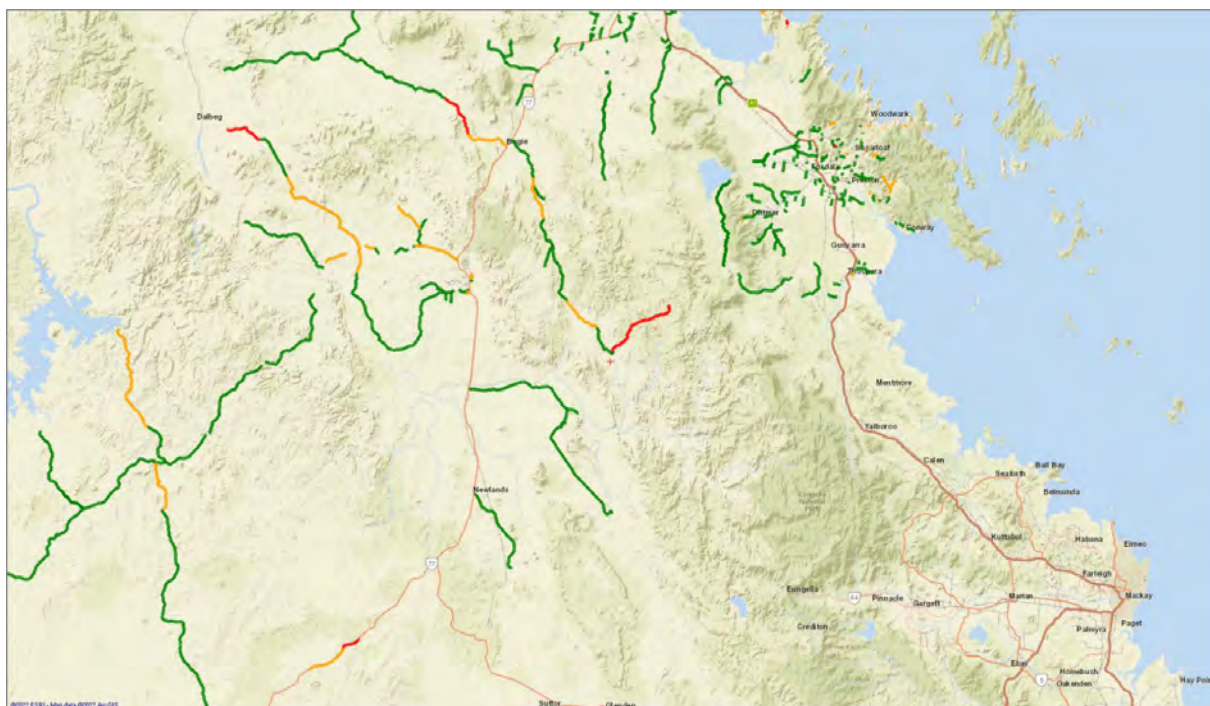


*Total expenditure against overall budget for Roads & Drainage Maintenance.*



### Unsealed Road Network

Below is a map showing the latest International Roughness Index (IRI) scores for the unsealed road network. Roads are inspected according to a program and in response to customer queries. The IRI score is a major factor in determining whether a road warrants grading. Once roads reach a nominated IRI score they are added to the forward grading program.



*IRI Map of Region's Unsealed Roads.*

Legend:

- Green            8 or lower
- Yellow         8 – 10

- Red 10 or higher

**Unsealed Road Grading Completed – March:**

Bowen area:

- Bootooloo Road – Resheeting
- Reeves Road – Resheeting
- Roddy Hughes Road – Resheeting
- Sandy Lane – Resheeting
- Gordon Glen Road – Resheeting

Collinsville area:

- Scartwater Road
- Emu Plains Road
- Exmoor Road
- Bowen Developmental Road – Ongoing
- Suttor Developmental Road – Ongoing

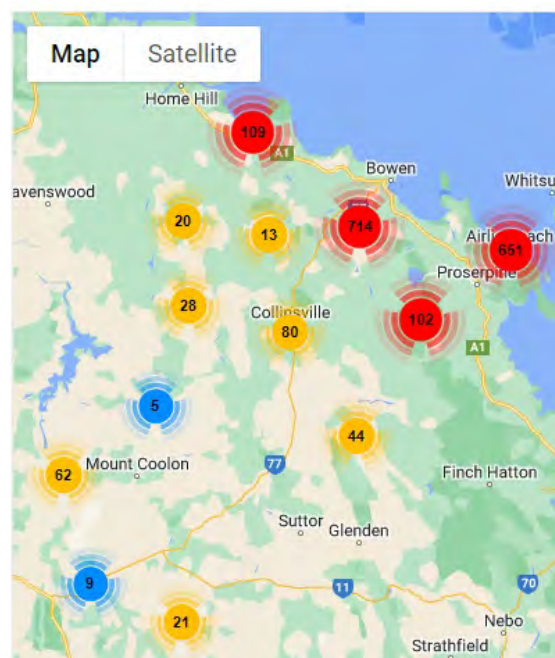
Proserpine:

- Duval Road
- Montrose Road – Resheeting
- Leeder Road

**WRC Local Road Network – Reactive/Risk Based Defects**

**DEFECTS MAP VIEW**

Showing 1858 items on map and 4 with no Lat/Long.

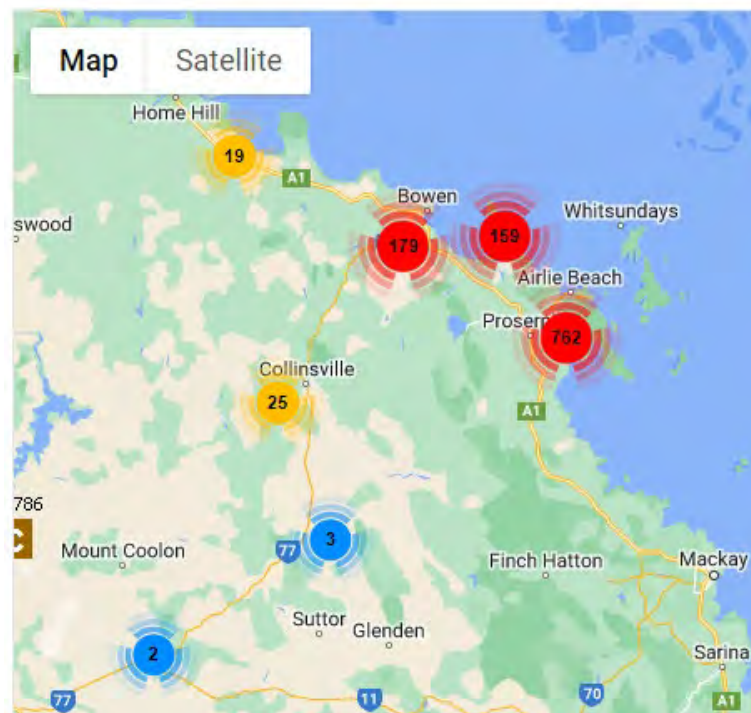


*Current known active Defects on WRC Road Network as at 31 March 2022*



## ACCOMPLISHMENT MAP VIEW

Showing 1150 items on map and 17 with no Lat/Long.



Defects Accomplished during March 2022

At the end of March, there were 1862 known defects on the local road network. They are spread across the following risk profiles:

The 20 High Risk locations have pending works to address the are being scheduled based on resources.

A summary of all works undertaken shown below:

| Risk Level         | Number of Defects |
|--------------------|-------------------|
| Extreme            | 0                 |
| High               | 20                |
| Moderate           | 902               |
| Low                | 933               |
| <b>Grand Total</b> | <b>1855</b>       |

been effectively barricaded off issues. The balance of the works relative risk and available

(accomplished) during March is

| Row Labels                 | Number of Instances | Total Qty of Activity Performed | Unit of Measure |
|----------------------------|---------------------|---------------------------------|-----------------|
| Asset & Defect Inspections | 282                 | 282                             | Inspections     |
| Boardwalk Oil/Repair       | 12                  | 255                             | m               |
| Culvert Clear/Repair       | 23                  | 142                             | job             |
| Edge Repair                | 85                  | 21.11                           | Tonnes          |

|                              |     |         |          |
|------------------------------|-----|---------|----------|
| Floodways Clear/Repair       | 1   | 30      | m2       |
| Footpath Maintenance         | 39  | 177.1   | m2       |
| Guard Rail Repair/Replace    | 1   | 1       | m        |
| Guide Markers Repair/Replace | 129 | 288     | Each     |
| Heavy Formation Grading      | 13  | 9.03    | Km       |
| Herbicide Spraying           | 39  | 10670   | Litres   |
| Kerb & Channel Maintenance   | 1   | 30      | m        |
| Line Marking                 | 35  | 787     | m        |
| Medium Formation Grading     | 5   | 7.06    | Km       |
| Mowing                       | 1   | 2000.00 | m2       |
| Other Formation Work         | 5   | 210     | Job      |
| Pothole Patching             | 199 | 38.49   | Tonnes   |
| Pavement Repairs             | 5   | 24      | m2       |
| Roadside Object Removal      | 4   | 4       | m3       |
| Scour Repairs                | 27  | 1879.00 | m2       |
| Shoulder Grading             | 1   | 0.62    | Km side  |
| Signs Repair/Replace         | 63  | 225     | Each     |
| Surface Correction           | 141 | 223.74  | m2       |
| Surface Drains Clear/Repair  | 14  | 772.4   | m        |
| Surface Sweeping             | 3   | 0.16    | km       |
| Tractor Slashing             | 59  | 159.270 | Hectares |
| Vegetation Clearing          | 8   | 45      | m3       |

*Summary of the activities undertaken (accomplished) during this period on the Local Road Network.*

### Key Accomplishments during the March 2022:

#### Bowen:

##### Maintenance

- Bootooloo Rd – Grading
- Bootooloo Rd – Slashing
- Pretty Bend Rd – Scour Repair
- Johnston St – Sign
- Roddy Hughes Rd – Resheeting
- Sandy Lane – Resheeting
- Greys Bay Boat Ramp – Cleaning
- Thurso Road – Scour Repair



Bootooloo Road – Grading



Bootooloo Road – Slashing



Pretty Bend Road – Scour Repair



Johnston Street – Sign Replacement



Roddy Hughes Road – Resheeting



Sandy Lane – Resheeting





Grey Bay Boat Ramp – Cleaning



Thurso Road – Scour Repair

#### RMPC

- Wedge/Batter Works – 10J RMPC – WBHO Work Sites
- Pavement Repair – 10J RMPC – WBHO Work Sites



Wedge/Batter Works – 10J RMPC – WBHO



Pavement Repair – 10J RMPC – WBHO Work Sites

#### Collinsville:

##### Maintenance

- Rural Maintenance Crew predominately undertaking scour repairs Scartwater Road with major
- Scours on Mt Wyatt Road
- Tree Removal from across the road on Boundary Creek Road - CRM

- Grader North Crew – delivered Medium Formation on Scartwater Road and has completed Emu Plains and Exmoor Road

#### RMPC

- Heavy Formation Grading on Suttor Development Road
- Completed Heavy Formation Grading and some gravel re-sheeting on Bowen Development Road
- Slashing activities on the Collinsville Elphinstone Road.

#### Proserpine:

##### Maintenance

- Line Marking Package has been progressing renewing sections of the network
- Drainage Works – Various locations
- Footpath replacement and grinding works – Various locations

#### RMPC

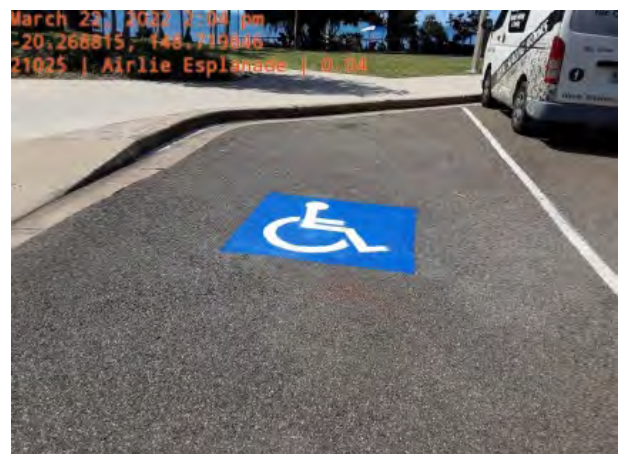
- Regular Maintenance have been performed over the network.

#### DRFA

- DRFA one contractor has been delayed due to material shortage and have relocated to Collinsville program. The second contractor is on track and progressing well.



Sugarloaf Drainage works



Line Marking package to renew faded lines





Footpath Replacement works - Maintenance



## **TRANSPORT PLANNING AND ASSETS – PROJECT UPDATES**

### **Airlie Beach Main Street Footpath Cleaning Summary February 2022:**

Council resolved to undertake a deep clean of the footpaths along the Airlie Beach Main Street late last year, and the works were scheduled to take place after the peak summer holiday period to reduce the impact on visitors to Airlie Beach.

- Project Start Date: Monday, 31 January 2022
- Project End Date: Wednesday, 16 February 2022
- Duration: 16 Days
- Scope of Works: Deep cleaning and sealing of footpath pavers
- Total Area Cleaned and Sealed: 4660m<sup>2</sup>
- Total Area Cleaned: 500m<sup>2</sup>
- Total Project Cost: \$22,228.80

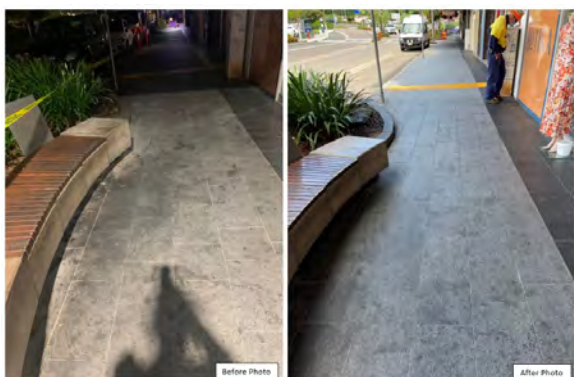


Figure 1: Photos prior and after cleaning

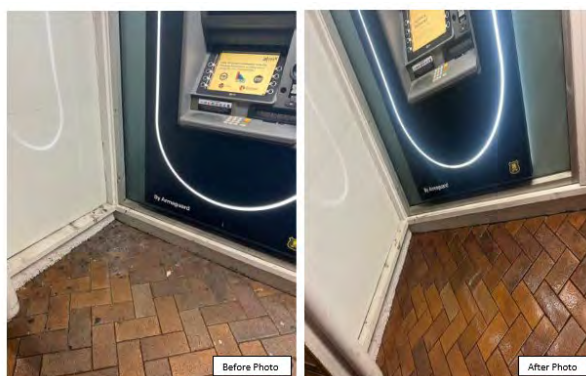


Figure 2: Photos prior and after cleaning



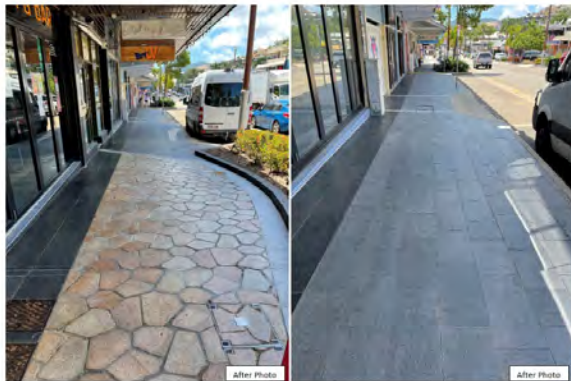


Figure 3: Photos after the completion of works

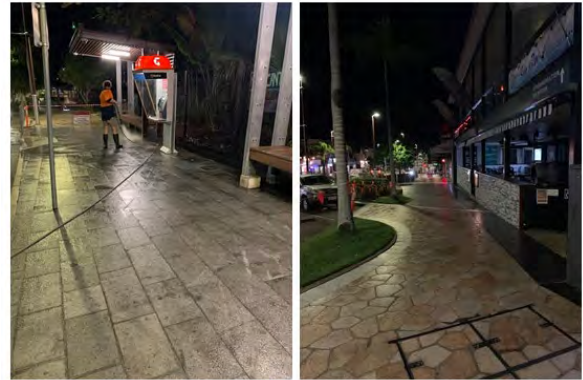


Figure 4: Photos of work in progress

### **Stormwater CCTV Project update March 2022:**

The majority of the pipe network has been complete across the region. A preliminary profile of the condition of the pipes has been provided to Council, with a percentage having reached the end of their design life which will be addressed through future years capital programs.

To date, a total of 11594 pits and 8746 pipes equalling a length of 190km has been investigated. It is proposed that this project will be completed by the end of May 22.



Completed areas Jubilee Pocket



Sample Footage



Completed areas Cannonvale



Sample Footage



Completed areas Proserpine



Sample Footage





Completed areas Bowen



Sample Footage



Completed areas Collinsville

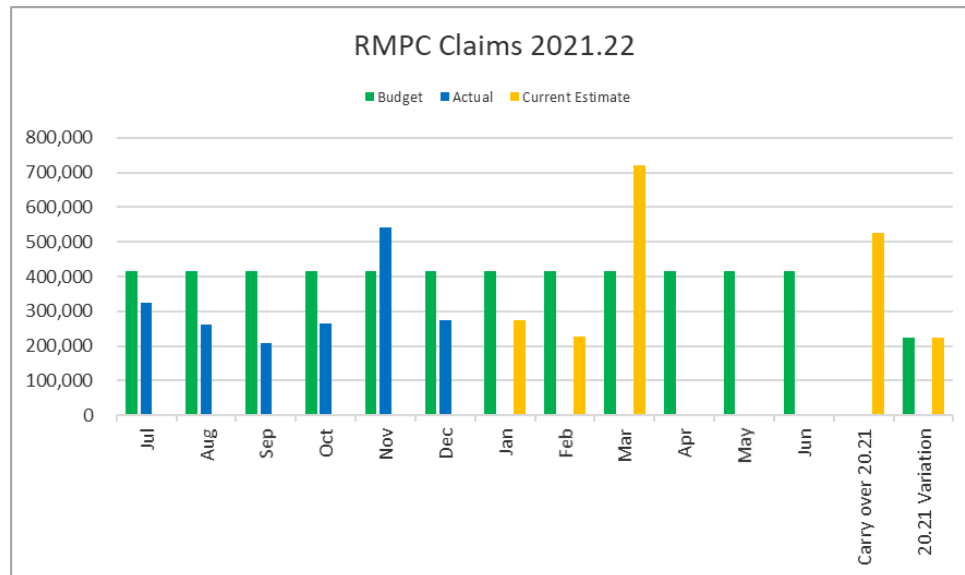
No sample footage available at the time of report



### **Airlie Beach Parking Strategy Project update March 2022:**

Airlie Beach Parking Strategy is nearing completion with Council staff being presented with a draft Strategy at the end of March 22. Council will be brought further information on the Strategy at a future briefing session.

### **Road Maintenance Performance Contract (RMPC) with TMR**



The 2021-22 RMPC Contract with a value of \$4,989,000 was signed in December 2021. TMR has approved Variation 1 and Variation 2 to increase the value of the 2021-22 RMPC Contract to \$5,895,693, with the acceptance of an additional / variation claim up to the value of \$796,693 for expenses / work orders not claimed in the 2020-21 financial year.

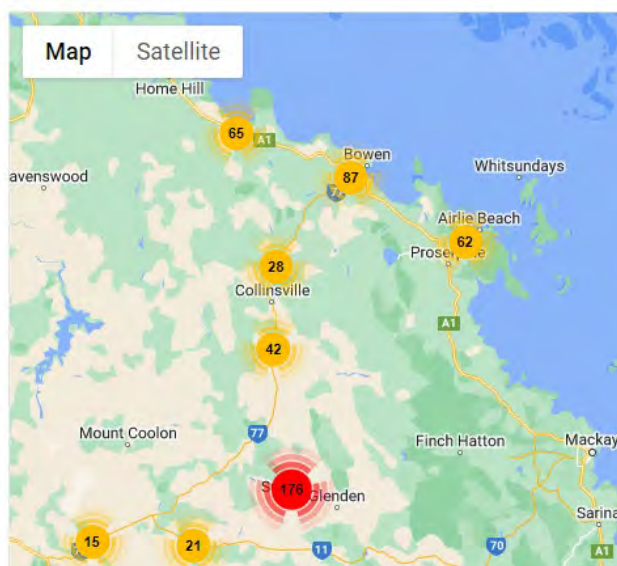
Council continues to undertake routine maintenance on the National & State Highways within the Whitsunday Region as well as two (2) roads in a neighbouring region.

There are currently 560 outstanding defects on the network with 291 defects being rectified (accomplished) during March 2022.

### **RMPC Road Network - Defects – March 2022**

#### DEFECTS MAP VIEW

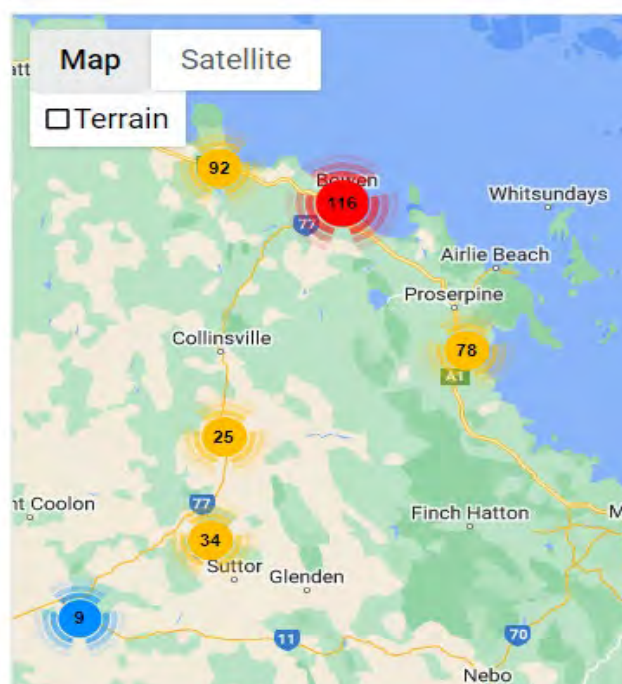
Showing 496 items on map and 64 with no Lat/Long.



#### RMPC Road Network – Accomplishments – March 2022

##### ACCOMPLISHMENT MAP VIEW

Showing 354 items on map and 50 with no Lat/Long.



### Customer Request Management

During March, Roads & Drainage received 113 requests for assistance. Of these 95 (81%) were actioned within Council's nominated service standards.

| Area                         | New | Closed | C/F Open | Within Target | %    | Outside Target | %   |
|------------------------------|-----|--------|----------|---------------|------|----------------|-----|
| Call Back - Roads & Drainage | 16  | 16     | 6        | 5             | 31%  | 11             | 40% |
| Upgrades to Roads & Drainage | 9   | 5      | 4        | 4             | 44%  | 0              | 56% |
| General - Roads & Drainage   | 37  | 27     | 10       | 37            | 100% | 0              | 0%  |
| Routine Roads & Drainage     | 36  | 34     | 2        | 35            | 97%  | 1              | 3%  |
| Urgent Roads & Drainage      | 8   | 8      | 0        | 8             | 100% | 0              | 0%  |
| Unsealed Roads               | 7   | 5      | 2        | 2             | 29%  | 5              | 71% |
| Overall Total                | 113 | 95     | 24       | 91            | 81%  | 17             | 0%  |

### Parks & Gardens

| Service                                                 | Jan  | Feb  | March | Trend |
|---------------------------------------------------------|------|------|-------|-------|
| Public Parks Available as advertised                    | 100% | 100% | 100%  | -     |
| <b>Levels of Service Regional Overview: Mowing</b>      |      |      |       |       |
| High Profile Parks:                                     | 80%  | 100% | 99%   | ↓     |
| Medium Profile Parks & Road Reserves:                   | 73%  | 86%  | 78%   | ↓     |
| Low Profile Parks:                                      | 90%  | 100% | 100%  | -     |
| <b>Levels of Service Regional Overview: Landscaping</b> |      |      |       |       |
| High Profile Parks:                                     | 67%  | 68%  | 84%   | ↑     |
| Medium Profile Parks & Road Reserves:                   | 26%  | 86%  | 41%   | ↓     |
| Low Profile Parks:                                      | 7%   | 0%   | 50%   | ↑     |
| Scheduled Inspections Completed:- Parks:                | 120  | 120  | 120   | -     |
| Playground Equipment Components:                        | 156  | 156  | 156   | -     |
| Exercise Equipment Components:                          | 35   | 35   | 35    | -     |

The above total figures for 2021/2022 are current as at the end of March 2022.

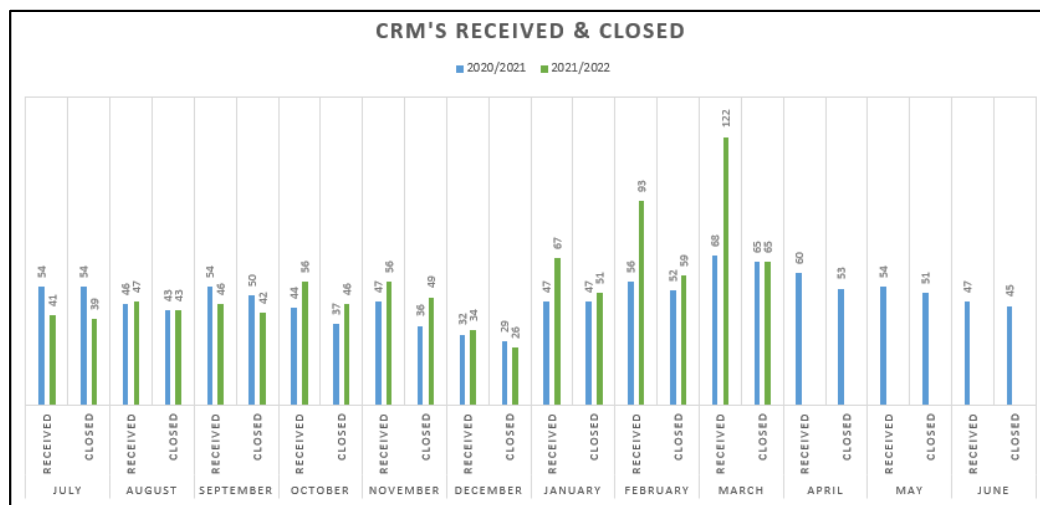
### Manager's Update:

CRMs for the month of March have again been a major feature for the team, total being 122 whereas the same time the previous year was 68. Due to this the teams have been focusing on completing as many as possible whilst still meeting their weekly schedules and the Levels of Service.

Bowen Parks & Gardens team have now returned to full staffing levels with the addition of four new employees replacing previous staff that have resigned or retired. This has already improved the team's ability to be more consistent with their scheduled maintenance and ability to react to issues that arise.



There has been a focus throughout the region on mowing, keeping the parks presentable and safe throughout the month, whilst still having to be flexible with changes due to Covid related issues.

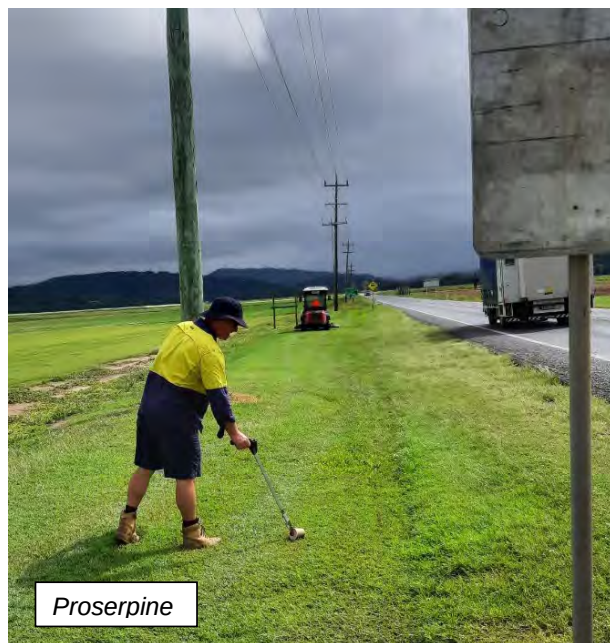


Blue represents previous financial year 2020/2021. Green represents current financial year 2021/2022

#### Projects undertaken in March 2022:

- The Bowen Parks and Gardens team have been hard at work tidying up the Bowen Entrance area to get back to the Levels of Service standard.
- Further repairs have been conducted at Dingo Beach with bollards assisting with the protection of the foreshore.
- Proserpine and Cannonvale have been working on keeping the grass mowed and presentable throughout the town.





## **13.5.2 - Foxdale Quarry Business Activity Report - March 2022**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Quentin Prince - Manager Quarry

**AUTHORISING OFFICER:** Adam Hagy - Director Infrastructure Services

**PRESENTED FOR:** Information

### **ATTACHMENTS**

1. Business Activity Report - Foxdale Quarry - March 2022 [**13.5.2.1** - 6 pages]

### **PURPOSE**

This report presents the financial and operational performance of the Foxdale Quarry.

### **OFFICER'S RECOMMENDATION**

That Council receive the Foxdale Quarry Business Activity report for April 2022.

### **BACKGROUND**

Monthly reports are presented for each of the business activities of Council detailing the financial and operational performance.

### **DISCUSSION/CURRENT ISSUE**

The attached Business Activity report provides a high-level overview of the financial and operational performance of the Foxdale Quarry for April 2022.

### **STATUTORY/COMPLIANCE MATTERS**

Local Government Regulation Section 204

### **STRATEGIC IMPACTS**

Maximise the organisation's financial performance, achieving a high level of customer service, productivity and efficiency through strategic direction, expert advice and leadership. Improve our transport network with a focus on meeting the economic needs for the region including road safety, road building, maintenance processes, and renewal of aging infrastructure.

### **FINANCIAL IMPLICATIONS**

Please refer to the performance reports within the attached Business Activity Report

### **CONSULTATION/ENGAGEMENT**

Management Accountant

### **RISK ASSESSMENT**

Regular reporting on the progress and achievements ensures accountability and transparency.



## **TIMINGS/DEADLINES**

N/A

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No.

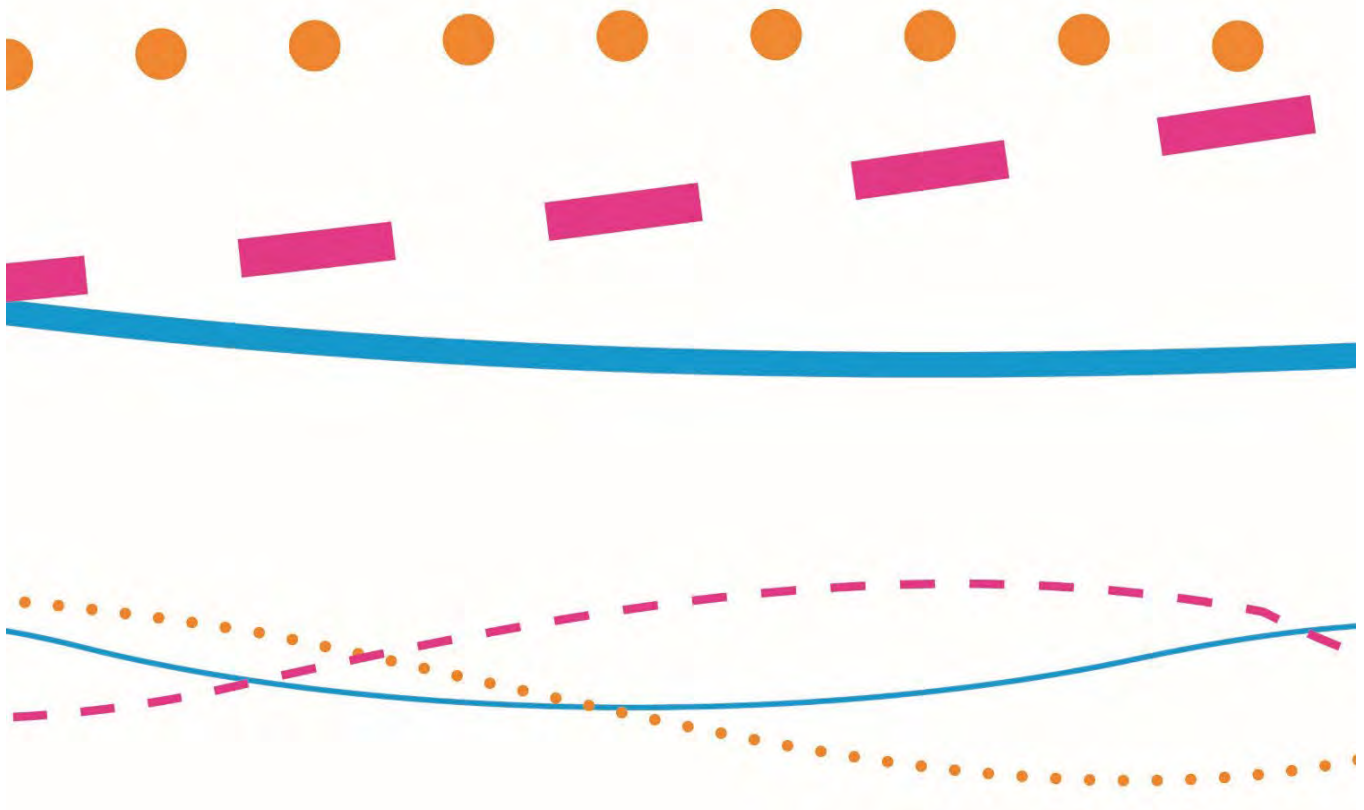
## **ALTERNATIVES CONSIDERED**

N/A



## **Foxdale Quarry**

Business Activity Report | March 2022

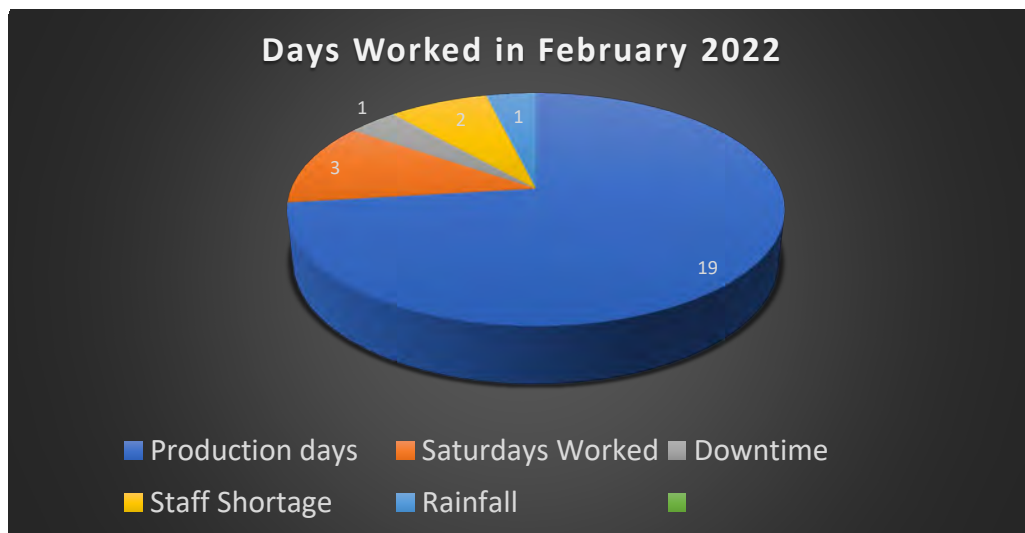


## Overview of Operational Undertakings

### March 2022

The following information provides a high-level overview of operational undertakings of the Foxdale Quarry for March 2022.

- 1 to 3 Production of 2.1 Road base
- 4 to 9 Production of Cane Road Gravel
- 10 Maintenance and jaw liner change.
- 4 to 19 Production of 20mm Concrete aggregate
- 21 to 31 Production of Cane Road Gravel



### Quarry Production Summary

| Material Description      | Quantity in Tonnes |
|---------------------------|--------------------|
| Aggregates                | 4403.86            |
| Road Bases                | 10395.50           |
| Overburden Fill Materials | 1579.32            |
| Armour Rock and Shot Rock | 250.64             |
| <b>Total</b>              | <b>15050</b>       |

### Quarry Sales Summary

| Material Description      | Quantity in Tonnes |
|---------------------------|--------------------|
| Aggregates                | 3925.44            |
| Road Bases                | 9057.9             |
| Overburden Fill Materials | 1597.32            |
| Armour Rock and Shot Rock | 424.54             |
| <b>Total</b>              | <b>14987.20</b>    |



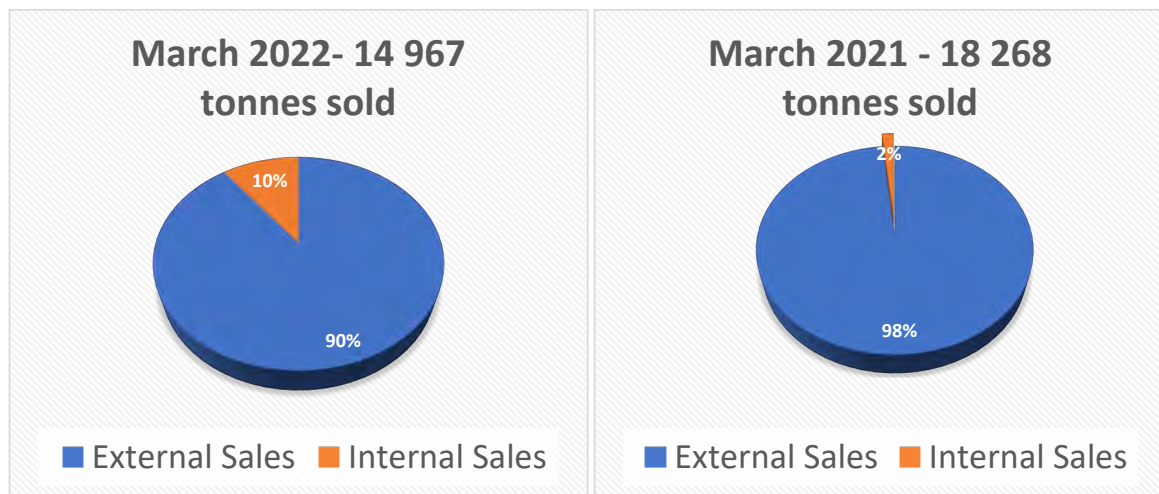


Fig 1. Overall, Quarry sales for the month of March 2022 in Comparison to March 2021.

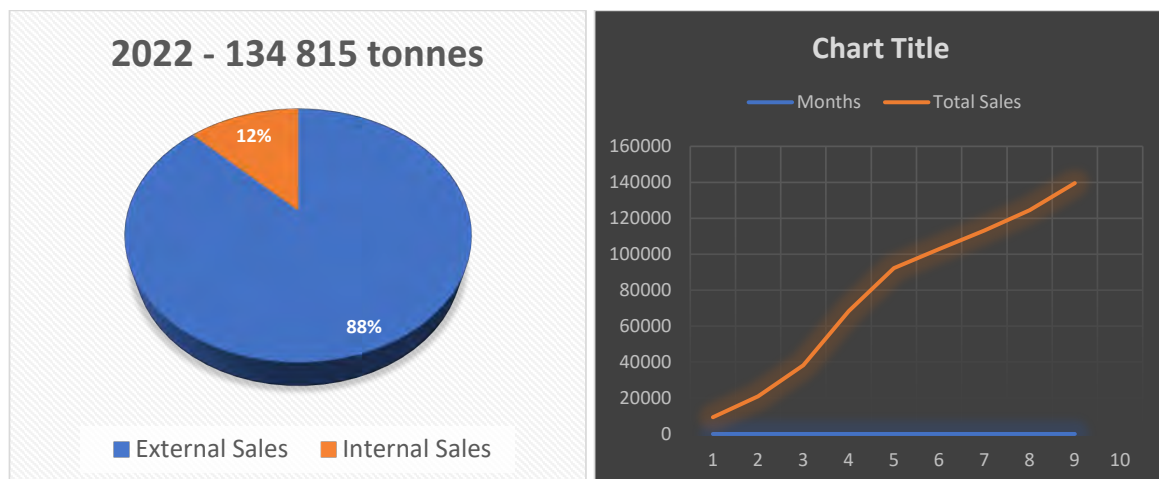


Fig 2. Overall, Quarry Annual Sales for March 2022

Overall sales of quarry materials were less than March last year. Council is increasing its demand for material in comparison to March last year. This indicating more projects are being undertaken locally by Council. The quarry budgeted on 155 000 tonnes of overall sales for this financial year based on the ten-year average of sales. The sales prediction indicates that the total sales for this financial year should be approximately 179 000 tonnes at the current rate of sales

### **Plant and Machinery Performance**

#### **Crusher**

The crushing plant performed in March and no major break downs occurred. Two days were utilised for Jaw liner changes and product screen changes. One day was lost to heavy rainfall.

#### **Mobile Plant**

No breakdowns were experienced within the quarry's hired mobile fleet and the quarry had 100% availability of machinery.

### **STRATEGIC IMPACTS**

Financial Implications – see attached performance report year to 31 March 2022 and the Balance Sheet as of 31 March 2022.

As at the end of March the financial performance of the Foxdale Quarry shows an operating deficit of \$254 190 after corporate overheads.

| <b>Foxdale Quarry</b>                                     |                    |                       |                    |                    |              |
|-----------------------------------------------------------|--------------------|-----------------------|--------------------|--------------------|--------------|
| <b>Monthly performance report year to 31 March 2022</b>   |                    |                       |                    |                    |              |
|                                                           |                    |                       |                    |                    |              |
|                                                           | <b>2021/22</b>     |                       | <b>2020/21</b>     |                    |              |
|                                                           | <b>Actual</b>      | <b>Current Budget</b> | <b>Actual</b>      | <b>PTD Budget</b>  | <b>±PTD</b>  |
| <b>Operating revenue</b>                                  |                    |                       |                    |                    |              |
| Rates and utility charges                                 | -                  | -                     | (2,874)            | -                  | 0%           |
| Statutory fees and charges, rental and levies &           | -                  | -                     | -                  | -                  | 0%           |
| Sale of goods and major services                          | 2,627,374          | 3,479,317             | 3,376,287          | 2,609,487          | 101%         |
| Other operating revenue                                   | 16,508             | 280,000               | 44,753             | 210,000            | 8%           |
| <b>Total operating revenue</b>                            | <b>2,643,882</b>   | <b>3,759,317</b>      | <b>3,418,167</b>   | <b>2,819,487</b>   | <b>94%</b>   |
| <b>Operating Expenses</b>                                 |                    |                       |                    |                    |              |
| Employee benefits                                         | (621,483)          | (1,028,450)           | (1,014,723)        | (771,338)          | 81%          |
| Materials and services                                    | (1,833,303)        | (2,156,641)           | (1,955,573)        | (1,617,481)        | 117%         |
| Internal service provider expenditure (Exl.Overheads)     | (8,552)            | (11,433)              | (168,072)          | (8,580)            | 100%         |
| Depreciation                                              | (84,376)           | (112,434)             | (114,672)          | (84,371)           | 101%         |
| External Finance Costs                                    | -                  | (15,000)              | (6,304)            | (11,250)           | 0%           |
| <b>Total operating costs</b>                              | <b>(2,614,320)</b> | <b>(3,324,025)</b>    | <b>(3,253,944)</b> | <b>(2,493,019)</b> | <b>105%</b>  |
| <b>Surplus (deficit) from operations Exl.Overheads</b>    | <b>29,562</b>      | <b>435,291</b>        | <b>158,223</b>     | <b>326,468</b>     | <b>9%</b>    |
| Internal Corporate Overheads                              | (283,753)          | (378,533)             | (357,353)          | (283,754)          | 100%         |
| <b>Surplus (deficit) from operations</b>                  | <b>(254,190)</b>   | <b>56,952</b>         | <b>(339,132)</b>   | <b>42,714</b>      | <b>-535%</b> |
| Other capital income/(expenses)                           | -                  | -                     | 63,316             | -                  | -            |
| <b>Net result for the period</b>                          | <b>(254,190)</b>   | <b>56,952</b>         | <b>(329,816)</b>   |                    |              |
| Retained surplus (deficit) brought fwd from prior year    | (763,354)          | (763,354)             | (164,463)          |                    |              |
| Net result from above                                     | (254,190)          | 56,952                | (329,816)          |                    |              |
| Transfer from capital for unfunded depreciation           | 84,376             | 112,434               | 114,672            |                    |              |
| From (to) capital - items of capital income & expense     | -                  | (12,333)              | (63,316)           |                    |              |
| Adj From (to) capital to adjust working capital cash      | -                  | -                     | 86,820             |                    |              |
| Transfer (to) capital general revenue expended            | -                  | -                     | (1,245)            |                    |              |
| Internal Program Contributions                            | -                  | -                     | -                  |                    |              |
| Surplus/(deficit) available for transfer to reserves      | -                  | -                     | -                  |                    |              |
| Net transfers from (to) capital reserves                  | -                  | -                     | (400,000)          |                    |              |
| <b>Retained surplus (deficit) funds at period end</b>     | <b>(932,568)</b>   | <b>(606,307)</b>      | <b>(763,354)</b>   |                    |              |
| <b>Capital Funding Sources</b>                            |                    |                       |                    |                    |              |
| General revenue used (excess funds provided)              | -                  | 12,333                | 1,245              |                    |              |
| Government Grants and Subsidies                           | -                  | -                     | -                  |                    |              |
| Capital Reserves                                          | 377,233            | 333,300               | 100                |                    |              |
| Funded depreciation & amortisation expended               | -                  | -                     | (1,245)            |                    |              |
| <b>Total capital funding sources</b>                      | <b>377,233</b>     | <b>412,233</b>        | <b>100</b>         |                    |              |
| <b>Capital Funding Applications</b>                       |                    |                       |                    |                    |              |
| Non-current assets                                        | 377,233            | 412,233               | 100                |                    |              |
| Total capital asset acquisitions                          | 377,233            | 412,233               | 100                |                    |              |
| Loan redemptions                                          | -                  | -                     | -                  |                    |              |
| <b>Total capital applications</b>                         | <b>377,233</b>     | <b>412,233</b>        | <b>100</b>         |                    |              |
| <b>Reserve balances held at beginning of period</b>       |                    |                       |                    |                    |              |
| Capital reserve balances                                  | 333,300            | -                     | -                  |                    |              |
| Unspent loan and depreciation cash held                   | -                  | -                     | -                  |                    |              |
| Recurrent reserve balances                                | -                  | -                     | -                  |                    |              |
| <b>Total reserve cash held at beginning of the period</b> | <b>333,300</b>     | <b>-</b>              | <b>-</b>           |                    |              |
| <b>Reserve balances held at the end of period</b>         |                    |                       |                    |                    |              |
| Capital reserve balances                                  | 22,601             | -                     | 333,300            |                    |              |
| Unspent loan and depreciation cash held                   | -                  | -                     | -                  |                    |              |
| Retained Surplus (Deficit)                                | (932,568)          | (606,307)             | (763,354)          |                    |              |
| <b>Total reserve cash held at the end of the period</b>   | <b>(909,967)</b>   | <b>(606,307)</b>      | <b>(363,453)</b>   |                    |              |



## Foxdale Quarry

### Balance Sheet as at 31 March 2022

|                                         | 2021/22<br>Actual | 2020/21<br>Actual |
|-----------------------------------------|-------------------|-------------------|
| <b>Current Assets</b>                   |                   |                   |
| Cash and cash equivalents               | (348,935)         | 197,579           |
| Trade and other receivables             | 168,652           | 252,740           |
| Inventory                               | 721,181           | 1,026,085         |
| Prepayments                             | -                 | -                 |
| <b>Total Current Assets</b>             | <b>540,898</b>    | <b>1,476,403</b>  |
| <b>Non-current Assets</b>               |                   |                   |
| Property, plant and equipment           | 2,549,263         | 2,634,240         |
| Closing WIP Balance                     | 377,399           | 100               |
| <b>Total Non-current Assets</b>         | <b>2,926,662</b>  | <b>2,634,340</b>  |
| <b>TOTAL ASSETS</b>                     | <b>3,467,561</b>  | <b>4,110,743</b>  |
| <b>Current Liabilities</b>              |                   |                   |
| Trade and other payables                | 56,647            | 186,645           |
| <b>Total Current Liabilities</b>        | <b>56,647</b>     | <b>186,645</b>    |
| <b>Non-current Liabilities</b>          |                   |                   |
| Other Provisions                        | 561,032           | 561,032           |
| <b>Total Non-current Liabilities</b>    | <b>561,032</b>    | <b>561,032</b>    |
| <b>TOTAL LIABILITIES</b>                | <b>617,679</b>    | <b>747,677</b>    |
| <b>NET COMMUNITY ASSETS</b>             | <b>2,849,882</b>  | <b>3,363,066</b>  |
| <b>Community Equity</b>                 |                   |                   |
| Capital                                 | 3,147,555         | 3,114,226         |
| Asset revaluation surplus               | 51,262            | 51,262            |
| Capital reserve balances                | 22,601            | 399,900           |
| Provision Cash                          | 561,032           | 561,032           |
| Unspent loan and depreciation cash held | -                 | -                 |
| Retained surplus (deficiency)           | (932,568)         | (763,354)         |
| <b>TOTAL COMMUNITY EQUITY</b>           | <b>2,849,882</b>  | <b>3,363,066</b>  |

### **13.5.3 - Infrastructure Services Capital Progress Report - March 2022**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Michael Downing - Coordinator Capital Project Delivery

**AUTHORISING OFFICER:** Adam Hagy - Director Infrastructure Services

**PRESENTED FOR:** Information

#### **ATTACHMENTS**

1. Infrastructure Services Capital Report - March 2022 [**13.5.3.1** - 11 pages]

#### **PURPOSE**

This report presents the progress of 2021/2022 Capital Projects up until 31 March 2022.

#### **OFFICER'S RECOMMENDATION**

That Council receives the Infrastructure Services Capital Progress Report for March 2022.

#### **BACKGROUND**

Resolution 2021/06/28.26 Budget for Financial Year 2021/2022 (including a two year forward estimate).

Resolution 2021/03/24.28 WRC Delivery of Works Shute Harbour Road to Tropic Road.

#### **DISCUSSION/CURRENT ISSUE**

This report presents the progress of 2021/2022 Capital projects.

The report also includes multi-year projects that remain active and carry over to the 2021/2022 financial year. Current financial progress of Major Projects, W4Q programs, Infrastructure Capital Delivery is \$25,274,110 actual out of a \$41,032,878 million overall budget.

Other Capital Projects such as Shute Harbour, DRFA works, and Water & Wastewater are the subject of separate reports.

#### **STATUTORY/COMPLIANCE MATTERS**

N/A

#### **STRATEGIC IMPACTS**

Meet Capital Works Delivery targets and ensure budget, time, and quality is maintained.

#### **FINANCIAL IMPLICATIONS**

Refer to expenditure summary attached to the progress report.

#### **CONSULTATION/ENGAGEMENT**

Project Control Group

## **RISK ASSESSMENT**

Regular reporting on the progress and achievements ensures accountability and transparency.

## **TIMINGS/DEADLINES**

N/A

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No.

## **ALTERNATIVES CONSIDERED**

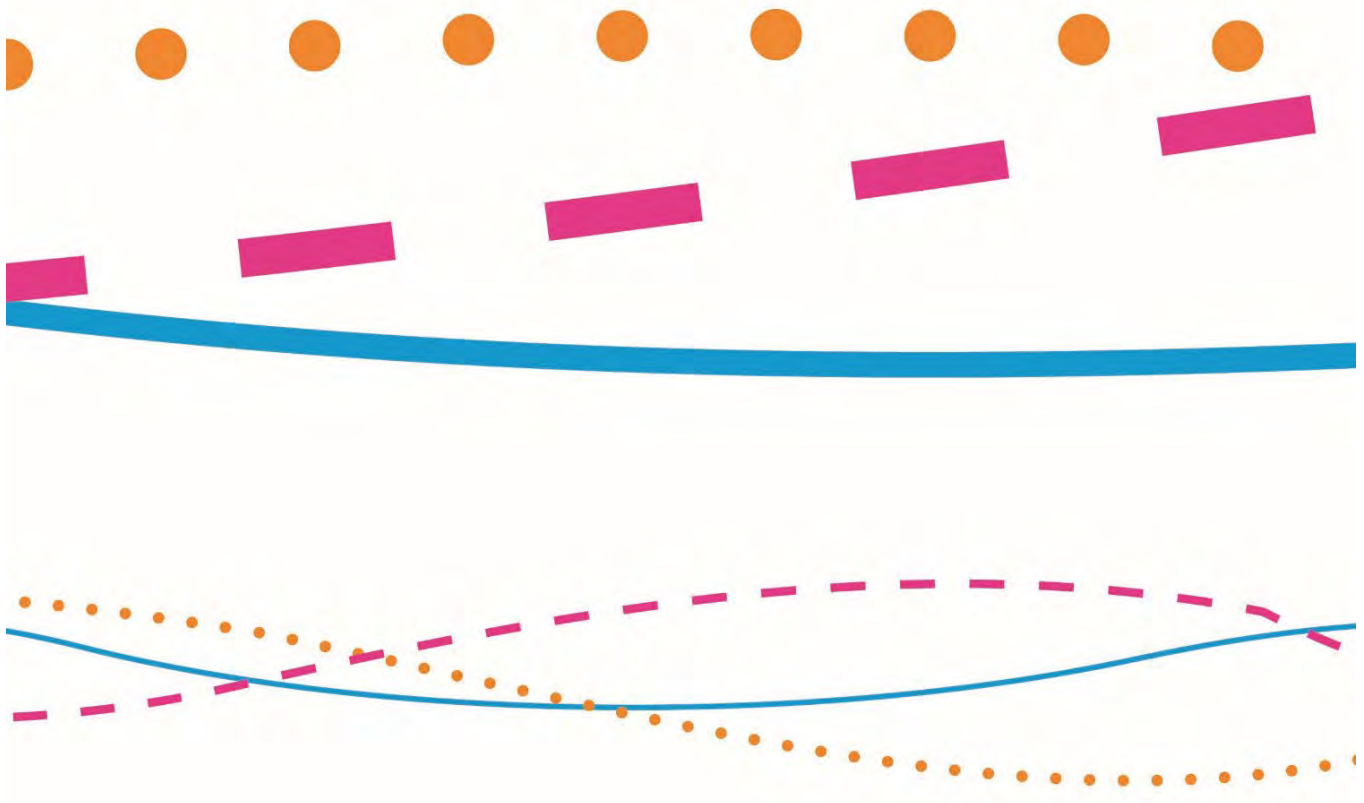
N/A





# Infrastructure Services Capital Delivery

Monthly Report | March 2022



# Project Delivery Status

The following provides an overview of the capital project progress for March 2022.

## Major Projects

### Projects Completed

| Flagstaff Hill:                   |              |                   |             | Status |
|-----------------------------------|--------------|-------------------|-------------|--------|
| Budget                            | \$4,000,000. | Projected Spend   | \$3,980,988 | ✓      |
| Completion Expected               | Oct 2021     | Completion Actual | Oct 2021    | ✓      |
| PAB - 7 Chapman Street – Carpark: |              |                   |             | Status |
| Budget                            | \$1,050,538  | Projected Spend   | \$1,018,473 | ✓      |
| Completion Expected               | Feb 2021     | Completion Actual | Jan 2022    | ✗      |

### Projects Currently Underway

| Proserpine Entertainment Centre:                                                                                                                          |              |                   |              | Status |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------|--------------|--------|
| Budget                                                                                                                                                    | \$18,813,687 | Projected Spend   | \$18,552,515 | ✓      |
| Completion Expected                                                                                                                                       | Dec 2021     | Completion Actual | Feb 2022     | ✗      |
| The project achieved practical completion at the end of February and was officially opened in March. Defects are being finalised throughout the building. |              |                   |              |        |
| Lake Proserpine:                                                                                                                                          |              |                   |              | Status |
| Budget                                                                                                                                                    | \$3,153,007  | Projected Spend   | \$3,153,000  | ✓      |
| Completion Expected                                                                                                                                       | June 2020    | Completion Actual | Ongoing      | ✗      |
| The award of the sewer treatment plant is expected in April and construction to commence in the months after.                                             |              |                   |              |        |

## Works for Queensland | Covid 2020/2021 \$2.72 million

### Projects Completed

| Bowen Aerodrome Work Camp Superstructure Renewal                   |           |                   |           | Status |
|--------------------------------------------------------------------|-----------|-------------------|-----------|--------|
| Budget                                                             | \$95,865  | Projected Spend   | \$87,978  | ✓      |
| Completion Expected                                                | June 2021 | Completion Actual | July 2021 | ✗      |
| Bowen Water Park Renewal                                           |           |                   |           | Status |
| Budget                                                             | \$100,000 | Projected Spend   | \$86,619  | ✓      |
| Completion Expected                                                | June 2021 | Completion Actual | Sept 2021 | ✗      |
| Proserpine Aquatic Facility Residence Demolition and Kiosk Renewal |           |                   |           | Status |
| Budget                                                             | \$313,800 | Projected Spend   | \$560,474 | ✗      |
| Completion Expected                                                | June 2021 | Completion Actual | Nov 2021  | ✗      |
| Bowen Aquatic Facility Town Pool Amenity Upgrade                   |           |                   |           | Status |
| Budget                                                             | \$367,235 | Projected Spend   | \$644,046 | ✗      |
| Completion Expected                                                | June 2021 | Completion Actual | Dec 2021  | ✗      |
| Collinsville Pool Amenities and Kiosk Upgrade                      |           |                   |           | Status |
| Budget                                                             | \$142,610 | Projected Spend   | \$206,461 | ✗      |
| Completion Expected                                                | June 2021 | Completion Actual | Nov 2021  | ✗      |

**Projects Currently Underway**

| Continuation of Pedestrian Path Lighting Airlie Foreshore                                                                                                                                                                             |           |                   |           | Status |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------|-----------|--------|
| Budget                                                                                                                                                                                                                                | \$100,000 | Projected Spend   | \$160,000 | ✗      |
| Completion Expected                                                                                                                                                                                                                   | June 2021 | Completion Actual | Ongoing   | ✗      |
| Delivery of the light poles delayed the project start as it was affected by the flooding in Brisbane. Works will commence after the Easter holidays, the contractor has mobilised and been asked to wait until after the peak period. |           |                   |           |        |

**Works for Queensland | Round 4 2021/2024 \$3.84 million****Projects Completed**

| Dingo Beach Bollards                            |           |                   |           | Status |
|-------------------------------------------------|-----------|-------------------|-----------|--------|
| Budget                                          | \$107,500 | Projected Spend   | \$73,642  | ✓      |
| Completion Expected                             | Dec 2021  | Completion Actual | Dec 2021  | ✓      |
| Front Beach Skate Bowl Timber Replacement Bowen |           |                   |           | Status |
| Budget                                          | \$172,000 | Projected Spend   | \$146,323 | ✓      |
| Completion Expected                             | Dec 2021  | Completion Actual | Feb 2022  | ✗      |

**Projects Currently Underway**

| Airlie Lagoon Lighting Improvements                                                                                                                                                                                                                   |           |                   |           | Status |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------|-----------|--------|
| Budget                                                                                                                                                                                                                                                | \$500,000 | Projected Spend   | \$176,000 | ✓      |
| Completion Expected                                                                                                                                                                                                                                   | June 2022 | Completion Actual | Ongoing   | ✓      |
| Delivery of the light fittings has been delayed as they have been on a container ship awaiting arrival into the Brisbane port since the floodings. They cleared customs early in April and will be installed later in the month                       |           |                   |           |        |
| Astroturfing of the Airlie Beach Lagoon 'Beach Area'                                                                                                                                                                                                  |           |                   |           | Status |
| Budget                                                                                                                                                                                                                                                | \$125,711 | Projected Spend   | \$125,711 | ✓      |
| Completion Expected                                                                                                                                                                                                                                   | June 2022 | Completion Actual | Ongoing   | ✓      |
| Works are to be planned for a quieter time at the lagoon to reduce complaints and disruption. Design has not yet commenced but will turn around quickly once in progress.                                                                             |           |                   |           |        |
| Bowen WTP Intake, Switchboard and Structure                                                                                                                                                                                                           |           |                   |           | Status |
| Budget                                                                                                                                                                                                                                                | \$300,500 | Projected Spend   | \$300,500 | ✓      |
| Completion Expected                                                                                                                                                                                                                                   | June 2022 | Completion Actual | Ongoing   | ✓      |
| An issue was found with the intake pumps that will push the switchboard upgrade to the new financial year however there are a further two years to complete this round of projects. The building works are on track to complete prior to end of June. |           |                   |           |        |
| Brandy Creek – New Amenities                                                                                                                                                                                                                          |           |                   |           | Status |
| Budget                                                                                                                                                                                                                                                | \$140,332 | Projected Spend   | \$140,332 | ✓      |
| Completion Expected                                                                                                                                                                                                                                   | June 2022 | Completion Actual | Ongoing   | ✓      |
| Specifications are currently being put together and will be advertised in April. Works should commence late this financial year.                                                                                                                      |           |                   |           |        |
| Case Park Walking Track Bowen                                                                                                                                                                                                                         |           |                   |           | Status |
| Budget                                                                                                                                                                                                                                                | \$383,500 | Projected Spend   | \$383,500 | ✓      |
| Completion Expected                                                                                                                                                                                                                                   | Apr 2022  | Completion Actual | Ongoing   | ✓      |



|                                                                                                                                                                                                                                                                                                                                      |           |                          |           |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|-----------|---------------|
| Approval has finally been given by State Government to carry out the works. They have been planned to commence after the upcoming bank holidays. Irrigation will be carried out alongside the Barker Park project.                                                                                                                   |           |                          |           |               |
| <b>Collinsville Aquatic Facility – Pool Retiling Renewal</b>                                                                                                                                                                                                                                                                         |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$140,400 | <b>Projected Spend</b>   | \$140,400 | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | Sept 2022 | <b>Completion Actual</b> | Ongoing   | ✓             |
| The project team have met with the swimming club and pool contractor to discuss the way forward. The works will be appropriately planned and procured to commence in the 2023 winter closure. The scope will also consider the bulkhead that the swimming club has some funding for and expects to be able to gain more if required. |           |                          |           |               |
| <b>Collinsville Community Centre – Exterior Painting Program</b>                                                                                                                                                                                                                                                                     |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$68,000  | <b>Projected Spend</b>   | \$68,000  | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | June 2022 | <b>Completion Actual</b> | Ongoing   | ✓             |
| The painting works have been advertised and should be awarded later in April and commence in May.                                                                                                                                                                                                                                    |           |                          |           |               |
| <b>Gloucester Sports Park Access and Car Park Reconstruction and Seal</b>                                                                                                                                                                                                                                                            |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$300,000 | <b>Projected Spend</b>   | \$300,000 | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | June 2022 | <b>Completion Actual</b> | Ongoing   | ✓             |
| Works are planned to commence after the car park construction at Shute Harbour, approximately mid-May.                                                                                                                                                                                                                               |           |                          |           |               |
| <b>Greening &amp; Growing Bowen 3 – Recycled Water Network Extension</b>                                                                                                                                                                                                                                                             |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$428,000 | <b>Projected Spend</b>   | \$428,000 | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | June 2022 | <b>Completion Actual</b> | Ongoing   | ✓             |
| Works are planned to commence after Easter and complete by the end of June allowing several parks to be connected to the recycled water network.                                                                                                                                                                                     |           |                          |           |               |
| <b>Hydrotherapy Rehabilitation Above Ground Pool</b>                                                                                                                                                                                                                                                                                 |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$75,000  | <b>Projected Spend</b>   | \$75,000  | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | June 2022 | <b>Completion Actual</b> | Ongoing   | ✓             |
| Progress on the hydrotherapy pool has been paused to allow further discussion with stakeholders to be carried out to understand the requirements, and further research into what other councils are providing. It is expected that works will move into 2023 and be planned in the off-peak season to reduce disruption.             |           |                          |           |               |
| <b>Lions Lookout &amp; Carpark Upgrade – Shute Harbour</b>                                                                                                                                                                                                                                                                           |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$475,000 | <b>Projected Spend</b>   | \$475,000 | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | June 2022 | <b>Completion Actual</b> | Ongoing   | ✓             |
| Works have progressed well although relocation of the water main was held up when Daydream Island found they had a leak in their water main and supply could not be interrupted. Kerb should be installed early in April and asphalt late in the month.                                                                              |           |                          |           |               |
| <b>Mullers Lagoon Bridge x 2 Upgrade - Bowen</b>                                                                                                                                                                                                                                                                                     |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$124,057 | <b>Projected Spend</b>   | \$290,000 | ✗             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | Dec 2021  | <b>Completion Actual</b> | Ongoing   | ✗             |
| The bridges were demolished early in March and testing of existing piers carried out. New abutments were poured late in the month with both bridges due for installation ahead of the Easter bank holidays.                                                                                                                          |           |                          |           |               |
| <b>Sewer Relining - Regional</b>                                                                                                                                                                                                                                                                                                     |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                        | \$500,000 | <b>Projected Spend</b>   | \$500,000 | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                           | Dec 2021  | <b>Completion Actual</b> | Ongoing   | ✗             |
| The tender has closed and is in evaluation. Further relining will commence in mid-May for 4-6 weeks.                                                                                                                                                                                                                                 |           |                          |           |               |

## Infrastructure Services Capital Delivery Program 2020/2021

### Projects Completed

| Calista Ct Footpath                                |           |                   |           | Status |
|----------------------------------------------------|-----------|-------------------|-----------|--------|
| Budget                                             | \$22,000  | Projected Spend   | \$7,148   | ✓      |
| Completion Expected                                | Aug 2021  | Completion Actual | Jul 2021  | ✓      |
| Waterson Way Temporary Car Park                    |           |                   |           | Status |
| Budget                                             | \$375,000 | Projected Spend   | \$120,000 | ✓      |
| Completion Expected                                | Sept 2021 | Completion Actual | Aug 2021  | ✓      |
| Roma Peak Road Floodway's                          |           |                   |           | Status |
| Budget                                             | \$151,690 | Projected Spend   | \$221,691 | ✗      |
| Completion Expected                                | Oct 2021  | Completion Actual | Sept 2021 | ✓      |
| Gloucester Avenue Floodway's                       |           |                   |           | Status |
| Budget                                             | \$150,000 | Projected Spend   | \$69,977  | ✓      |
| Completion Expected                                | Oct 2021  | Completion Actual | Sept 2021 | ✓      |
| Construction of Lagoon Deck and Shared Cycle Path: |           |                   |           | Status |
| Budget                                             | \$500,000 | Projected Spend   | \$816,000 | ✓      |
| Completion Expected                                | June 2021 | Completion Actual | Dec 2021  | ✗      |

### Projects Currently Underway

| Assets Renewal Parks & Gardens                                                                                                                                                                                                                                                                                                                                                         |             |                   |             | Status |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-------------|--------|
| Budget                                                                                                                                                                                                                                                                                                                                                                                 | \$352,150   | Projected Spend   | \$340,962   | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                    | June 2022   | Completion Actual | Ongoing     | ✓      |
| Installation of the Hydeaway Bay playground has been awarded with works to be carried out in April. Replacement of assets at the Mill Street playground in Proserpine will wrap up this program.                                                                                                                                                                                       |             |                   |             |        |
| Unsealed Roads Re-sheeting Program 20/21:                                                                                                                                                                                                                                                                                                                                              |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                 | \$1,300,000 | Projected Spend   | \$1,388,000 | ✗      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                    | June 2021   | Completion Actual | March 22    | ✗      |
| Strathalbyn Road was finally complete in March and completes this program of works for 20/21.                                                                                                                                                                                                                                                                                          |             |                   |             |        |
| Ted Cunningham Bridge Upgrade:                                                                                                                                                                                                                                                                                                                                                         |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                 | \$4,600,000 | Projected Spend   | \$4,325,000 | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                    | June 2022   | Completion Actual | Ongoing     | ✓      |
| Progress in March was slow as the delay to the bridge rail would not allow much of the finishing works to continue. The bridge rail has suffered a further delay putting completion back to May 18 <sup>th</sup> , however this is still ahead of any funding deadlines and the local rodeo in June. Materials were arriving late in March so no further delays should be encountered. |             |                   |             |        |
| Reseal Program 2020/2021                                                                                                                                                                                                                                                                                                                                                               |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                 | \$789,603   | Projected Spend   | \$741,983   | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                    | June 2021   | Completion Actual | Ongoing     | ✗      |
| Rectifications were finally carried out on Horseshoe Bay Road completing the 20/21 reseal program.                                                                                                                                                                                                                                                                                     |             |                   |             |        |
| Regional Floodway Program 2021/2022                                                                                                                                                                                                                                                                                                                                                    |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                 | \$900,000   | Projected Spend   | \$900,000   | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                    | June 2022   | Completion Actual | Ongoing     | ✓      |
| 5 floodways have been completed on Tondara Road until the capital crew were required to carry out the safety improvements on the Bruce Highway ex-WBHO project. The crew will continue later in the financial year.                                                                                                                                                                    |             |                   |             |        |

| Forestry Road Upgrade                                                                                                                                                                                                                                                                                                                                                                                                   |             |                   |             | Status |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-------------|--------|
| Budget                                                                                                                                                                                                                                                                                                                                                                                                                  | \$1,000,000 | Projected Spend   | \$1,000,000 | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                                                     | June 2021   | Completion Actual | Ongoing     | ✗      |
| This project is on hold while our team works on the TMR project. Works should recommence later in April including drainage upgrades, extension of the GATT seal and improved tourism signage.                                                                                                                                                                                                                           |             |                   |             |        |
| Port of Airlie Terminal Upgrade                                                                                                                                                                                                                                                                                                                                                                                         |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                                                  | \$55,423    | Projected Spend   | \$55,423    | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                                                     | May 2022    | Completion Actual | Ongoing     | ✓      |
| Works commenced in March to provide an improved user experience by reducing the step down from the coaches and transit buses, and ramps to access the luggage compartments. Works will complete early in April                                                                                                                                                                                                          |             |                   |             |        |
| Collinsville Water Park                                                                                                                                                                                                                                                                                                                                                                                                 |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                                                  | \$1,200,000 | Projected Spend   | \$1,200,000 | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                                                     | Dec 2021    | Completion Actual | Ongoing     | ✗      |
| The water park was essentially completed late in March with an induction of the equipment provided to the asset owners and their contractor's. A grand opening is planned for 11 April. There are defects which are in hand including the Ergon connection due to the delay on switch boards.                                                                                                                           |             |                   |             |        |
|                                                                                                                                                                                                                                                                                                                                      |             |                   |             |        |
| Cannonvale Skate Bowl Reconstruction                                                                                                                                                                                                                                                                                                                                                                                    |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                                                  | \$300,000   | Projected Spend   | \$300,000   | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                                                     | Dec 2021    | Completion Actual | Ongoing     | ✗      |
| Stage 1 is currently waiting on the contractor to mobilise to site around end of financial year. Stage 2 will be tendered shortly and should be awarded to allow the successful contractor to continue construction as stage 1 is finalised.                                                                                                                                                                            |             |                   |             |        |
| TMR early works                                                                                                                                                                                                                                                                                                                                                                                                         |             |                   |             | Status |
| Budget                                                                                                                                                                                                                                                                                                                                                                                                                  | \$5,000,000 | Projected Spend   | \$2,600,000 | ✓      |
| Completion Expected                                                                                                                                                                                                                                                                                                                                                                                                     | Nov 2021    | Completion Actual | Ongoing     | ✗      |
| The first portion of the 3.5m wide shared path was completed early in the month. The culvert works in Waite Creek are coming to an end with the apron poured and the final concrete pour of the wingwalls planned for early April. These works should complete early in May. Further potholing has been carried out to assist the design of future asset relocation but the delivery is subject to discussion with TMR. |             |                   |             |        |





| Reseal Program 2021/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |                          |             | Status |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|-------------|--------|
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$809,947   | <b>Projected Spend</b>   | \$809,947   | ✓      |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | June 2022   | <b>Completion Actual</b> | Ongoing     | ✓      |
| <p>The 21/22 reseal program has been proposed for carry over to 22/23 to combine with the new year's budget and allow pavement rehab works to be completed at the same time, increasing efficiency and repairing sections of roads that have not been suitably repaired in recent years.</p> <p>A portion of the budget is proposed to be kept aside to carry out pavement stabilisation and reseal on Dingo Beach Road late this financial year. Quotes are currently being sought.</p> |             |                          |             |        |
| Adina/Wambiri Intersection                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                          |             | Status |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$150,000   | <b>Projected Spend</b>   | \$80,000    | ✓      |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | June 2022   | <b>Completion Actual</b> | March 2022  | ✓      |
| Linemarking of the intersection was completed in March finalising the repairs.                                                                                                                                                                                                                                                                                                                                                                                                           |             |                          |             |        |
| Catalina Shared Path                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                          |             | Status |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$30,000    | <b>Projected Spend</b>   | \$85,000*   | ✓      |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Dec 2021    | <b>Completion Actual</b> | Ongoing     | ✗      |
| Works are complete except for the installation of the solar light which was delayed by the Brisbane floods. This is expected to complete early in April.                                                                                                                                                                                                                                                                                                                                 |             |                          |             |        |
| Gregory/Williams Roundabout Bowen                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |                          |             | Status |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$469,000   | <b>Projected Spend</b>   | \$469,000   | ✓      |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | June 2022   | <b>Completion Actual</b> | Ongoing     | ✓      |
| Design has been finalised of the roundabout with works to commence after the upcoming bank holidays. The intersection will be closed to allow a quick turn around of the project. Nearby businesses, bus companies and emergency services have been notified and will receive further information shortly.                                                                                                                                                                               |             |                          |             |        |
| Unsealed Roads Re-sheeting Program 2021/2022:                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |                          |             | Status |
| <b>Budget</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$1,200,000 | <b>Projected Spend</b>   | \$1,200,000 | ✓      |
| <b>Completion Expected</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | June 2022   | <b>Completion Actual</b> | Ongoing     | ✓      |
| <p>Various roads are planned to be resheeted by the end of financial year now that the wet season is ending. These include:</p> <p>Bowen - Days Road, Northwoods Road, Roddy Hughes Road, Lands Road and Sneaky Hills Road</p>                                                                                                                                                                                                                                                           |             |                          |             |        |

|                                                                                                                                                                                                  |           |                          |           |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|-----------|---------------|
| Proserpine – Gilmore Lane                                                                                                                                                                        |           |                          |           |               |
| Collinsville (subject to grader crew availability)– Weetalaba Road, Myuna Road and Pelican Creek Farmer Road                                                                                     |           |                          |           |               |
| <b>Barker Park Upgrade</b>                                                                                                                                                                       |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                    | \$193,000 | <b>Projected Spend</b>   | \$193,000 | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                       | Mar 2022  | <b>Completion Actual</b> | Ongoing   | ✓             |
| Quotes are currently being assessed and should be awarded in April allowing the park to be upgraded in time for the new recycled water network extension.                                        |           |                          |           |               |
| <b>Bowen Front Beach Irrigation Upgrade</b>                                                                                                                                                      |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                    | \$46,000  | <b>Projected Spend</b>   | \$46,000  | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                       | Dec 2021  | <b>Completion Actual</b> | Ongoing   | ✗             |
| These works will be completed towards the end of the financial year utilising our internal plumbing crew.                                                                                        |           |                          |           |               |
| <b>Queens Beach Basketball Lighting</b>                                                                                                                                                          |           |                          |           | <b>Status</b> |
| <b>Budget</b>                                                                                                                                                                                    | \$20,000  | <b>Projected Spend</b>   | \$20,000  | ✓             |
| <b>Completion Expected</b>                                                                                                                                                                       | Mar 2022  | <b>Completion Actual</b> | Ongoing   | ✗             |
| Specs are being amended to suit the necessary lighting for the location following quotes that were of poor value. It is hoped that the lighting can be installed prior to end of financial year. |           |                          |           |               |

| <b>Capital Projects as at 31st March 2022</b>                 |                                                                      | <b>41,032,878</b>           | <b>25,274,110</b> | <b>15,758,768</b>   |
|---------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------|-------------------|---------------------|
| Grouping                                                      | Description                                                          | Total Annual Current Budget | Actuals to Date   | Remaining Budget \$ |
| W4Q COVID19                                                   | Bowen Aerodrome Work Camp Dwelling - Superstructure Renewal          | 85,127                      | 84,354            | 773                 |
| W4Q COVID19                                                   | Bowen Aquatic Facility - town pool amenity upgrade                   | 590,300                     | 635,352           | (45,052)            |
| W4Q COVID19                                                   | Bowen Water Park renewal                                             | 88,414                      | 83,733            | 4,681               |
| W4Q COVID19                                                   | Collinsville Aquatic Facility - town pool amenity and kiosk upgrade  | 253,360                     | 173,863           | 79,497              |
| W4Q COVID19                                                   | Continuation of Pedestrian Path Lighting Airlie Foreshore            | 113,535                     | 28,181            | 85,354              |
| W4Q COVID19                                                   | Proserpine Aquatic Facility - residence demolition and kiosk renewal | 535,123                     | 467,513           | 67,610              |
| W4Q COVID19                                                   | Wangaratta Caravan Park Swimming Pool refurbishment                  | 2,492                       | 2,397             | 95                  |
| W4Q COVID19                                                   | Whitsunday Coast Airport - Roof rectification Works                  | 269,640                     | 269,640           | 0                   |
| <b>W4Q COVID19 Total</b>                                      |                                                                      | <b>1,937,991</b>            | <b>1,745,032</b>  | <b>192,959</b>      |
| W4Q 2019.20                                                   | W4Q - Bridge Upgrade on Bicentennial Boardwalk - CW 1920             | -                           | -                 | -                   |
| W4Q 2019.20                                                   | W4Q - Henry Darwen Park Stage 2 - CW 1920                            | 221,203                     | 223,371           | (2,168)             |
| W4Q 2019.20                                                   | W4Q - Lions Park, Bowen - CW 1920                                    | 68,514                      | 69,008            | (494)               |
| W4Q 2019.20                                                   | W4Q - Movie Screen - CW 1920                                         | 285,472                     | 271,780           | 13,692              |
| W4Q 2019.20                                                   | W4Q - Railway Road Stage 1 - CW 1920                                 | (50,602)                    | (50,602)          | -                   |
| W4Q 2019.20                                                   | W4Q - Cannonvale Lakes Stage 3 (part 2)                              | 379,100                     | 376,839           | 2,261               |
| W4Q 2019.20                                                   | W4Q - Darcy Munro & Pelican Park, Collinsville - Playground          | 16,933                      | 17,206            | (273)               |
| W4Q 2019.20                                                   | W4Q - Scottville - Playground Upgrade                                | 16,933                      | 17,206            | (273)               |
| W4Q 2019.20                                                   | W4Q - Collinsville Tennis Court Upgrade                              | 139,184                     | 142,217           | (3,033)             |
| <b>W4Q 2019.20 Total</b>                                      |                                                                      | <b>1,076,737</b>            | <b>1,067,026</b>  | <b>9,711</b>        |
| Major Projects : Proserpine Entertainment Centre              | Proserpine Entertainment Centre (PEC) - JC#4926                      | 10,231,309                  | 9,841,613         | 389,696             |
| <b>Major Projects : Proserpine Entertainment Centre Total</b> |                                                                      | <b>10,231,309</b>           | <b>9,841,613</b>  | <b>389,696</b>      |
| Major Projects : Lake Proserpine                              | Lake Proserpine Recreation Hub - Stage 1 - CW 18-19                  | 423,506                     | 64,210            | 359,296             |
| <b>Major Projects : Lake Proserpine Total</b>                 |                                                                      | <b>423,506</b>              | <b>64,210</b>     | <b>359,296</b>      |
| Major Projects : Flagstaff Hill                               | Flagstaff Hill Cultural and Conference Centre - JC#5617              | 2,283,440                   | 2,266,753         | 16,687              |
| <b>Major Projects : Flagstaff Hill Total</b>                  |                                                                      | <b>2,283,440</b>            | <b>2,266,753</b>  | <b>16,687</b>       |
| Infrastructure Services                                       | Assets Renewal Parks and Gardens                                     | 458,874                     | 235,163           | 223,711             |
| Infrastructure Services                                       | Construction of Lagoon Deck and Shared Cycle Path                    | 791,018                     | 756,533           | 34,485              |



# Attachment 13.5.3.1 Infrastructure Services Capital Report - March 2022

| Grouping                | Description                                       | Total Annual Current Budget | Actuals to Date | Remaining Budget \$ |
|-------------------------|---------------------------------------------------|-----------------------------|-----------------|---------------------|
| Infrastructure Services | Dodd Street Shared Footpath                       | 4,727                       | 4,727           | (0)                 |
| Infrastructure Services | Edgecumbe Heights Walking Tracks Upgrade          | -                           | -               | -                   |
| Infrastructure Services | Forestry Road                                     | 926,038                     | 179,997         | 746,041             |
| Infrastructure Services | Hillview Road Kerb and Channel                    | 350                         | 350             | 0                   |
| Infrastructure Services | Reflect Application Redesign and Reimplementation | -                           | -               | -                   |
| Infrastructure Services | Ted Cunningham Bridge Upgrade                     | 4,584,039                   | 2,896,825       | 1,687,214           |
| Infrastructure Services | Unsealed Roads Creek Crossing Upgrade Program     | 895,042                     | 628,140         | 266,902             |
| Infrastructure Services | Unsealed Roads Resheeting Program                 | 2,606,526                   | 1,155,305       | 1,451,221           |
| Infrastructure Services | Wilson Beach Swimming Enclosure Refurbishment     | -                           | -               | -                   |
| Infrastructure Services | Bowen Aerodrome Runway Reseal Project             | 554,832                     | 175,175         | 379,657             |
| Infrastructure Services | Flagstaff Hill Roadworks                          | -                           | -               | -                   |
| Infrastructure Services | Gloucester Avenue Floodways                       | 64,298                      | 64,228          | 70                  |
| Infrastructure Services | Thurso Road culvert replacement                   | 64,093                      | 64,093          | 0                   |
| Infrastructure Services | Roma Peak Road floodways                          | 200,670                     | 200,670         | (0)                 |
| Infrastructure Services | Collinsville Water Park                           | 1,205,258                   | 1,050,695       | 154,563             |
| Infrastructure Services | TMR early works - Paluma Rd to Tropic Rd          | 4,886,588                   | 1,417,090       | 3,469,498           |
| Infrastructure Services | Barker Park (Tracks Design) - Bowen               | 193,000                     | 17,319          | 175,681             |
| Infrastructure Services | Front Beach Main Irrigation Line Renewal - Bowen  | 46,000                      | 2,412           | 43,588              |
| Infrastructure Services | Queensbeach basketball lighting - Bowen           | 20,000                      | 1,890           | 18,110              |
| Infrastructure Services | New Cannonvale Skate Bowl                         | 328,696                     | 48,942          | 279,754             |
| Infrastructure Services | Catalina shared path                              | 95,000                      | 66,448          | 28,552              |
| Infrastructure Services | Heavy Formation Grading                           | 400,000                     | 69,909          | 330,091             |
| Infrastructure Services | Gumlu School Bus Stop                             | -                           | -               | -                   |
| Infrastructure Services | Scottville Road shared path missing link          | -                           | -               | -                   |
| Infrastructure Services | Waterson Way car park construction and seal       | 215,000                     | 107,245         | 107,755             |
| Infrastructure Services | Calista Court Footpath                            | 8,000                       | 7,148           | 852                 |
| Infrastructure Services | Up River Road Culvert Upgrade                     | -                           | -               | -                   |
| Infrastructure Services | Harbour Avenue Remedial Stormwater Works          | 51,503                      | -               | 51,503              |
| Infrastructure Services | Bus Stop Shelter Program                          | 96,050                      | -               | 96,050              |

# Attachment 13.5.3.1 Infrastructure Services Capital Report - March 2022

| Grouping                             | Description                                                        | Total Annual Current Budget | Actuals to Date   | Remaining Budget \$ |
|--------------------------------------|--------------------------------------------------------------------|-----------------------------|-------------------|---------------------|
| Infrastructure Services              | Passenger Transport Accessible Infrastructure Program              | -                           | -                 | -                   |
| Infrastructure Services              | Choose Collinsville Project                                        | 1,000,000                   | -                 | 1,000,000           |
| Infrastructure Services              | Collinsville RV Roads Improvements                                 | -                           | -                 | -                   |
| Infrastructure Services              | Reseal Program 2020/2021                                           | 641,137                     | 589,193           | 51,944              |
| Infrastructure Services              | Reseal Program 2021/2022                                           | 809,947                     | 492               | 809,455             |
| Infrastructure Services              | Renew/upgrade Floodway Nr Mt Nutt Road (TIDS)                      | 50,000                      | 2,372             | 47,628              |
| Infrastructure Services              | Queens Beach Path renewal                                          | 25,000                      | 28,159            | (3,159)             |
| Infrastructure Services              | Bowen car wash wall renewal                                        | 25,000                      | 160               | 24,840              |
| <b>Infrastructure Services Total</b> |                                                                    | <b>21,246,686</b>           | <b>9,770,681</b>  | <b>11,476,005</b>   |
| W4Q Round 4 2021.22                  | Airlie lagoon lighting improvements                                | 325,000                     | 9,996             | 315,004             |
| W4Q Round 4 2021.22                  | Collinsville Community Centre - Exterior painting program          | 68,000                      | 49                | 67,951              |
| W4Q Round 4 2021.22                  | Case Park Walking Track Bowen                                      | 383,500                     | 15,065            | 368,435             |
| W4Q Round 4 2021.22                  | Dingo Beach Bollards                                               | 107,500                     | 73,642            | 33,858              |
| W4Q Round 4 2021.22                  | Front Beach Skate Bowl Timber Replacement Bowen                    | 172,000                     | 146,814           | 25,186              |
| W4Q Round 4 2021.22                  | Hydro Therapy Rehabilitation Above Ground Pool                     | 75,000                      | 49                | 74,951              |
| W4Q Round 4 2021.22                  | Turfing of the Airlie Beach Lagoon 'Beach Area'                    | 125,711                     | 327               | 125,384             |
| W4Q Round 4 2021.22                  | Mullers Lagoon bridge x 2 upgrade - Bowen                          | 299,057                     | 5,941             | 293,116             |
| W4Q Round 4 2021.22                  | Gloucester sports park access and car park reconstruction and seal | 300,000                     | 25,578            | 274,422             |
| W4Q Round 4 2021.22                  | Lions Lookout & Carpark Upgrade - Shute Harbour                    | 468,209                     | 118,925           | 349,284             |
| W4Q Round 4 2021.22                  | Greening and Growing Bowen 3 - recycled water network extension    | 428,000                     | 2,409             | 425,591             |
| W4Q Round 4 2021.22                  | Sewer Relining - Regional possible PFAS Infiltration               | 500,000                     | 119,485           | 380,515             |
| W4Q Round 4 2021.22                  | Collinsville Aquatic Facility - pool retiling renewal              | 140,400                     | 49                | 140,351             |
| W4Q Round 4 2021.22                  | Brandy Creek - New Amenities                                       | 140,332                     | 387               | 139,945             |
| W4Q Round 4 2021.22                  | Bowen WTP Intake, Switchboard and Structure                        | 300,500                     | 81                | 300,420             |
| <b>W4Q Round 4 2021.22 Total</b>     |                                                                    | <b>3,833,209</b>            | <b>518,795</b>    | <b>3,314,414</b>    |
| <b>Grand Total</b>                   |                                                                    | <b>41,032,878</b>           | <b>25,274,110</b> | <b>15,758,768</b>   |

### **13.5.4 - Disaster Recovery Funding Arrangements (DRFA) and Shute Harbour Project - March 2022**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Adam Hagy - Director Infrastructure Services

**AUTHORISING OFFICER:** Adam Hagy - Director Infrastructure Services

**PRESENTED FOR:** Information

#### **ATTACHMENTS**

1. Capital Progress Report - DRFA & Shute Harbour - March 2022 [**13.5.4.1** - 9 pages]

#### **PURPOSE**

This report presents the progress of 2021/2022 Capital Projects for March 2022.

#### **OFFICER'S RECOMMENDATION**

That Council receive the Disaster Recovery Funding Arrangements (DRFA) and Shute Harbour Project Capital Progress Report for March 2022.

#### **BACKGROUND**

Previous report regarding the Disaster Recovery Funding Arrangements (DRFA) and Shute Harbour project submitted to Council 23 February 2022 which detailed November/December 2021 and January 2022 (2022/02/23.23 and 2022/02/23.24).

#### **DISCUSSION/CURRENT ISSUE**

The attached report provides a high-level overview of capital progress of the Disaster Recovery Funding Arrangements (DRFA) & Shute Harbour Project for March 2022.

#### **STATUTORY/COMPLIANCE MATTERS**

N/A

#### **STRATEGIC IMPACTS**

Meet Capital Works Delivery targets and ensure budget, time, and quality is maintained. Maintain a high level of preparedness, capability, and responsiveness to respond to and recover from natural disasters that impact on our local communities and infrastructure.

#### **FINANCIAL IMPLICATIONS**

Refer to expenditure overview in the attached report.

#### **CONSULTATION/ENGAGEMENT**

Financial Officer Disaster Recovery  
Disaster Recovery Project Officer  
PDM Project Manager DRFA  
PDM Project Manager Shute Harbour



## **RISK ASSESSMENT**

Regular reporting on the progress and achievements ensures accountability and transparency.

## **TIMINGS/DEADLINES**

N/A

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

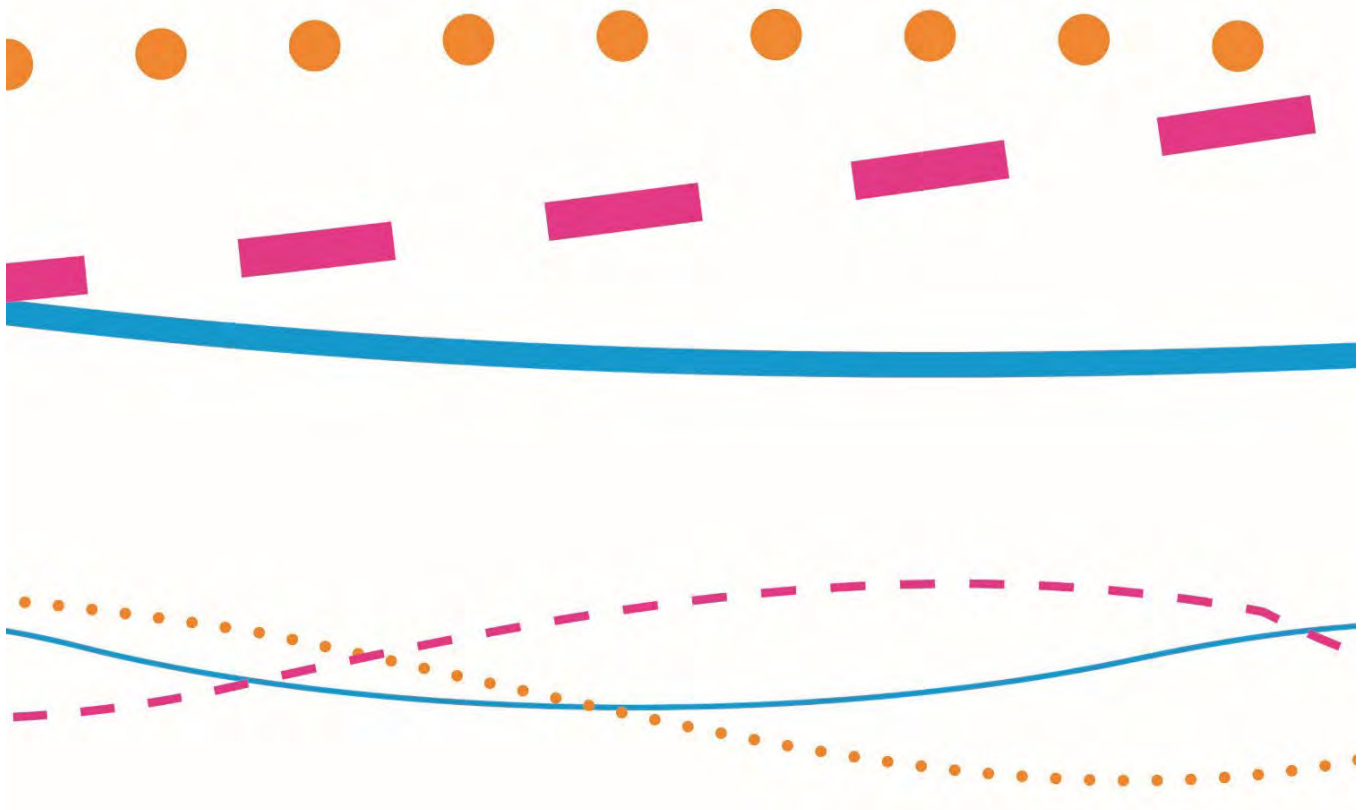
## **ALTERNATIVES CONSIDERED**

N/A



# **Disaster Recovery Funding Arrangements (DRFA) & Shute Harbour Project**

Capital Progress Report | March 2022



## Overview of Capital Progress

The following information provides a high-level overview of capital progress of the Disaster Recovery Funding Arrangements (DRFA) & Shute Harbour Project for March 2022.

The report provides a summary of key Capital projects underway during the 19/20, 20/21 & 21/22 financial years. The attachments include multi-year projects that remain active or have been completed during this financial year. This month's report lists the DRFA Flood Event 2019, the Qld Monsoonal Event 2020, the 2021 Ex TC Imogen & Monsoon Event and the Shute Harbour Project.

Current Financial Progress:

### **DRFA – Flood Event 2019**

Expenditure of \$42,662,455.60 to date, including emergency works of \$176,781.94. Seventeen submissions have been closed and reimbursed 100% with three now waiting for final 10% payment from QRA.

| 2019 February Flood Event     |                                                |                          |           |
|-------------------------------|------------------------------------------------|--------------------------|-----------|
| Contract Number               | Contract Name                                  | Contractor               | Stage     |
| 500.2019.0063                 | Road Package V2 - Gumlu / Bowen                | Mirthill Pty Ltd         | Completed |
| 500.2019.0061                 | Road Package C2 - Collinsville, Mt Coolon      | LD & LJ Hillery Pty Ltd  | Completed |
| 500.2019.0062                 | Road Package Q2 - Collinsville, Strathalbyn Rd | LD & LJ Hillery Pty Ltd  | Completed |
| 500.2019.0082                 | Road Package U2 - Bowen                        | Brazil Tipper & Dog Hire | Completed |
| 500.2019.0098                 | Road Package W2 - Bowen Central                | Mirthill Pty Ltd         | Completed |
| 500.2019.0100                 | Road Package G2 - Gloucester Avenue            | Copp & Co                | Completed |
| 500.2019.0099                 | Road Package X2 - Proserpine                   | Copp & Co                | Completed |
| 500.2019.0105                 | Road Package F2 - Collinsville, Rutherford Rd  | Searles Transport        | Completed |
| 500.2019.0097                 | Road Package A2 - Collinsville East            | Searles Transport        | Completed |
| 500.2019.0119                 | Road Package Y2 - Collinsville West            | LD & LJ Hillery Pty Ltd  | Completed |
| 500.2019.0118                 | Road Package Z2 - Collinsville                 | LD & LJ Hillery Pty Ltd  | Completed |
| 500.2020.0011                 | Roads Package K2 - Collinsville Airport & Rds  | LD & LJ Hillery Pty Ltd  | Completed |
| 500.2020.0014 & 500.2020.0015 | Culvert Package O2 & P2 - North & South        | Adam Stroud              | Completed |
| 500.2020.0010                 | Roads Package H2 - Proserpine Gravel Roads     | Copp & Co                | Completed |
| 500.2020.0012                 | Roads Package S2 - Bowen Sealed Roads          | Seaforth Civil Pty Ltd   | Completed |

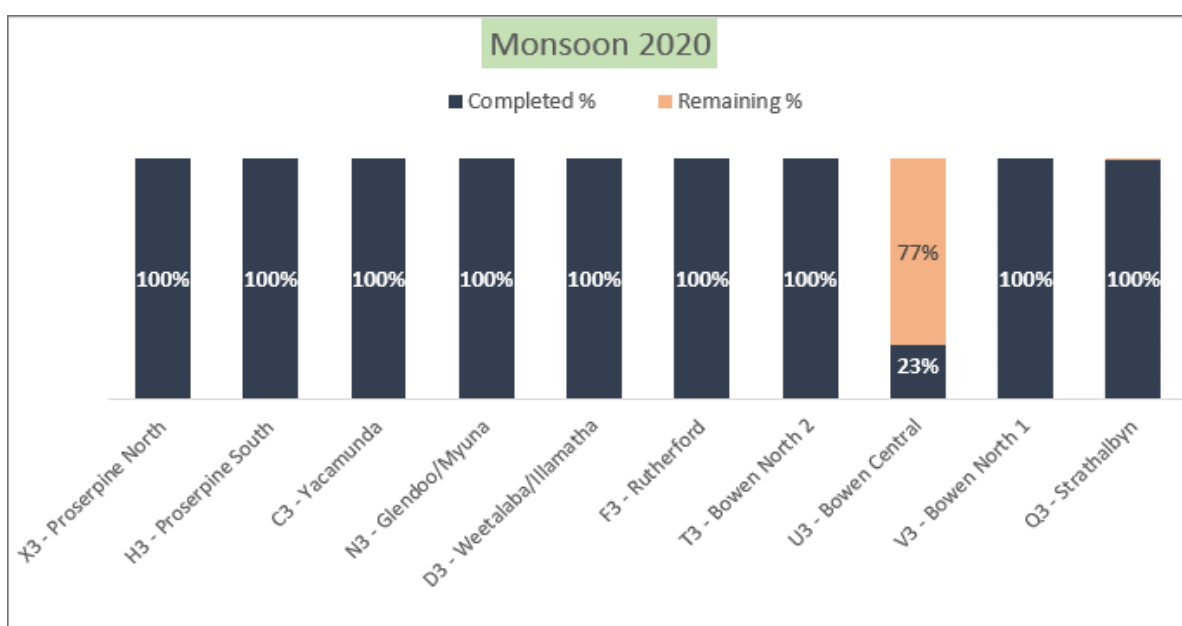


|               |                                            |                          |           |
|---------------|--------------------------------------------|--------------------------|-----------|
| 500.2020.0012 | Roads Package R2 - Proserpine Sealed Roads | Copp & Co                | Completed |
| 500.2020.0038 | Forestry Road Landslip                     | East Coast Civil Pty Ltd | Completed |

### **Qld Monsoonal Flood Event 2020**

Expenditure of \$14,322,457 to date with a forecast of a further \$912,795 budgeted by the end of 21/22 Financial Year. Proserpine Roads submission has been completed. Only Bowen Central submission still in progress, expected completion by Jun 2022.

The Trigger Point for this event is \$349,118.00.



| Monsoon 2020 |                       |                  |             |             |
|--------------|-----------------------|------------------|-------------|-------------|
| Supplier     | Package               | Contract \$      | Completed % | Remaining % |
| Copp & Co    | X3 - Proserpine North | \$ 396,760.04    | 100%        | 0%          |
| Copp & Co    | H3 - Proserpine South | \$ 386,332.46    | 100%        | 0%          |
| Hillery      | C3 - Yacamunda        | \$ 1,292,951.88  | 100%        | 0%          |
| Brazil       | N3 - Glendoo/Myuna    | \$ 1,594,362.83  | 100%        | 0%          |
| Hillery      | D3 - Weetalaba/Illama | \$ 872,251.73    | 100%        | 0%          |
| Hillery      | F3 - Rutherford       | \$ 2,191,041.89  | 100%        | 0%          |
| Brazil       | T3 - Bowen North 2    | \$ 1,658,048.95  | 100%        | 0%          |
| Brazil       | U3 - Bowen Central    | \$ 1,017,323.91  | 23%         | 77%         |
| Brazil       | V3 - Bowen North 1    | \$ 1,634,942.75  | 100%        | 0%          |
| Searles      | Q3 - Strathalbyn      | \$ 1,729,105.38  | 100%        | 0%          |
|              |                       | \$ 12,773,121.82 | 94%         | 6%          |

| Key Project Milestones 2020 |                                                            |                        |                        |                   |                     |                            |
|-----------------------------|------------------------------------------------------------|------------------------|------------------------|-------------------|---------------------|----------------------------|
| Status                      | Activity                                                   | % Complete Last period | % Complete This Period | Original Due Date | Act/F'cast Due Date | Comment                    |
| ●                           | Road Package N3 - Collinsville Gravel Roads - Myuna Rd     | 100%                   | 0%                     | 23-Apr-22         | 01-Jun-22           | Works completed 13/07/2021 |
| ●                           | Road Package B3 - Bowen Gravel Roads - Thurso Rd           | 100%                   | 0%                     | 30-Jun-22         | 30-Jun-22           | Works completed 23/06/2021 |
| ●                           | Road Package D3 - Collinsville Gravel Roads - Weetalaba Rd | 100%                   | 0%                     | 30-Jun-22         | 30-Jun-22           | Works completed 22/07/2021 |
| ●                           | Road Package T3 - Bowen Gravel Roads - Tondara Rd          | 100%                   | 0%                     | 30-Jun-22         | 30-Jun-22           | Works completed 17/10/2021 |
| ●                           | Road Package C3 - Collinsville Gravel - Yacamunda Rd       | 100%                   | 0%                     | 30-Jun-22         | 30-Jun-22           | Works completed 8/09/2021  |

|                                                                                   |                                                              |      |     |            |           |                                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|------|-----|------------|-----------|--------------------------------|
|  | Road Package Q3 -<br>Collinsville Gravel -<br>Strathalbyn Rd | 95%  | 5%  | 30-Jun-22  | 30-Jun-22 | Works completed<br>15/03/2022  |
|  | Road Package F3 -<br>Collinsville Gravel -<br>Rutherford Rd  | 100% | 0%  | 30-Jun-22  | 30-Jun-22 | Works completed<br>09/11/2021  |
|  | Road Package U3 –<br>Bowen Gravel                            | 0%   | 40% | 30-Jun-22  | 30-Jun-22 | Works commenced<br>1/3/2022    |
|  | Road Package V3 -<br>Bowen Gravel North                      | 95%  | 5%  | 30-June-22 | 30-Jun-22 | Works completed<br>115/03/2022 |

| DRFA - Qld Monsoonal Event 20    |                  |
|----------------------------------|------------------|
| Project Commencement Date        | 31-January-2020  |
| Project Budget                   | \$ 19,202,632.10 |
| Project Contingency              | \$ 1,290,894.02  |
| Variations to Date               | \$ 66,254.74     |
| Contingency Remaining            | \$ 1,224,639.28  |
| Total Expenditure to: 06-Apr-22  | \$ 14,322,457.19 |
| Project Management not disbursed | -\$ 0.01         |
| Mar 22 - Exp                     | \$ 1,309,050.25  |
| Project forecast completion date | Apr-2022         |

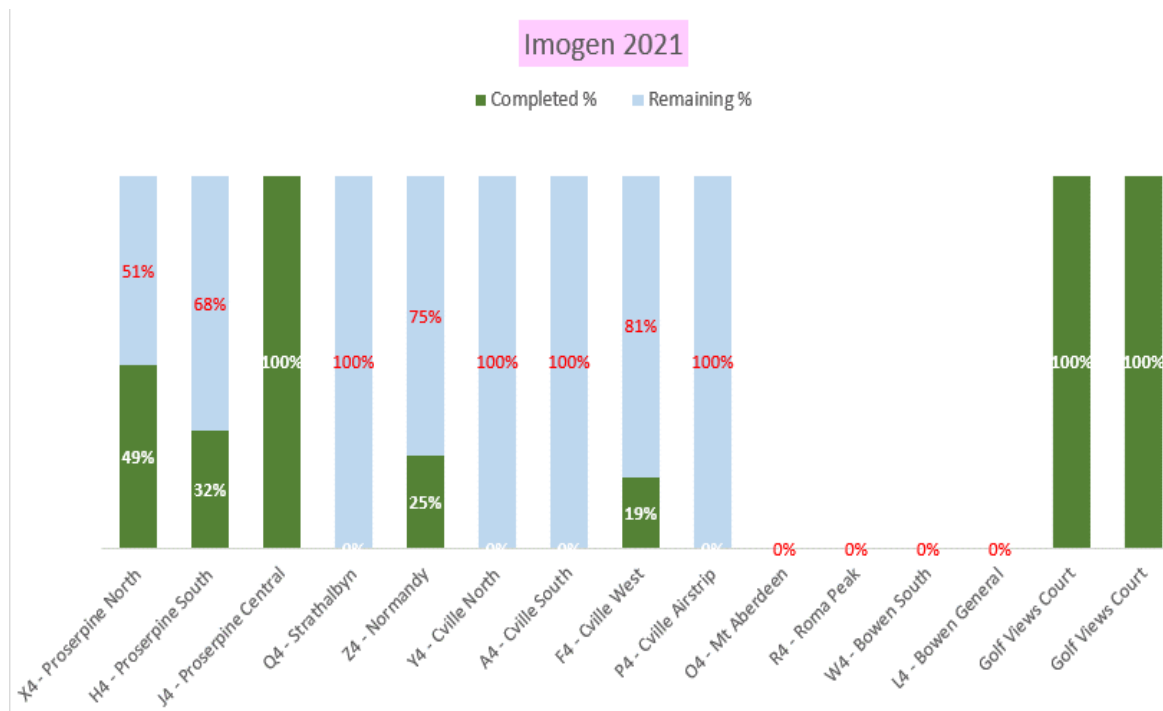
### **2021 Ex TC Imogen Monsoon Event**

Adams Earthworks have completed works on Golf Views Court. Copp and Co have commenced works on Proserpine Road Packages X4 and J4. Adams Earthworks programmed to commence construction on Proserpine Road Package H4 on 11 January 2022. Council have completed works on Station North Road.

The Trigger Point for this event is \$357,788. There has been \$217,462 emergency works expenditure, of which \$5,024 is not eligible for claim. Emergency works claim of \$222,486 was lodged to QRA in June. Proserpine Roads submission with value of \$4,873,517 has been approved and awarded. Collinsville Roads submission with value of \$17,921,601 has been approved. Golf Views Court submission with value of \$421,884 has been approved. Bowen Roads submission with value of \$2,712,874 has been approved. Sealed Roads submission with value of \$589,742 has been approved.

Expenditure of \$3,747.169 to date with a forecast of a further \$7,147,207 budgeted by the end of 21/22 Financial Year.





| Imogen 2021 |                         |                  |             |             |
|-------------|-------------------------|------------------|-------------|-------------|
| Supplier    | Package                 | Contract \$      | Completed % | Remaining % |
| Copp & Co   | X4 - Proserpine North   | \$ 1,068,934.70  | 49%         | 51%         |
| Adams       | H4 - Proserpine South   | \$ 1,353,573.01  | 32%         | 68%         |
| Copp & Co   | J4 - Proserpine Central | \$ 1,084,599.69  | 100%        | 0%          |
| Copp & Co   | Q4 - Strathalbyn        | \$ 913,997.25    | 0%          | 100%        |
| Hillery     | Z4 - Normandy           | \$ 3,428,705.15  | 25%         | 75%         |
| Hillery     | Y4 - Cville North       | \$ 1,727,182.18  | 0%          | 100%        |
| Hillery     | A4 - Cville South       | \$ 1,781,029.34  | 0%          | 100%        |
| Hillery     | F4 - Cville West        | \$ 4,976,115.19  | 19%         | 81%         |
| Copp & Co   | P4 - Cville Airstrip    | \$ 68,100.00     | 0%          | 100%        |
| TBA         | O4 - Mt Aberdeen        | \$ -             | -           | -           |
| TBA         | R4 - Roma Peak          | \$ -             | -           | -           |
| TBA         | W4 - Bowen South        | \$ -             | -           | -           |
| TBA         | L4 - Bowen General      | \$ -             | -           | -           |
| Adams       | Golf Views Court        | \$ 318,600.00    | 100%        | 0%          |
| Ground Env  | Golf Views Court        | \$ 21,600.00     | 100%        | 0%          |
|             |                         | \$ 16,742,436.51 | 25%         | 75%         |

## Key Project Milestones 2021

| Status | Activity                                  | % Complete Last period | % Complete This Period | Original Due Date | Act/F'cast Due Date | Comment                                                                            |
|--------|-------------------------------------------|------------------------|------------------------|-------------------|---------------------|------------------------------------------------------------------------------------|
| ●      | Road Package X4 – Proserpine Gravel North | 50%                    | 5%                     | 30-Jun-23         |                     | Parts of the package to be completed in conjunction with Package J4 as per program |
| ●      | Road Package H4 – Proserpine Gravel South | 20%                    | 15%                    | 30-Jun-23         |                     | Works commenced 11/01/2022                                                         |

|                                                                                     |                                              |      |     |           |           |                                    |
|-------------------------------------------------------------------------------------|----------------------------------------------|------|-----|-----------|-----------|------------------------------------|
|    | Road Package J4 - Proserpine Gravel Central  | 70%  | 30% | 30-Jun-23 | 30-Jun-23 | Works completed 28/02/2022         |
|    | Golf Views Court – Stormwater Reconstruction | 100% | 0%  | 30-Jun-23 | 30-Jun-23 | Works completed 17/12/2021         |
|    | Road Package S4 - Station Rd - WRC           | 100% | 0%  | 30-Jun-23 | 30-Jun-23 | Council have completed works       |
|    | Road Package C4 - Glen Avon Rd - WRC         | 0%   | 0%  | 30-Jun-23 | 30-Jun-23 | This package was awarded 8/12/2021 |
|    | Road Package A4 - South                      | 0%   | 0%  | 30-Jun-23 | 30-Jun-23 | This package was awarded 8/12/2021 |
|    | Road Package F4 - West                       | 5%   | 75% | 30-Jun-23 | 30-Jun-23 | Works commenced 17/02/2022         |
|  | Road Package P4 - Collinsville Airstrip      | 0%   | 0%  | 30-Jun-23 | 30-Jun-23 | This package was awarded 8/12/2021 |
|  | Road Package Q4 - Strathalbyn Rd             | 0%   | 10% | 30-Jun-23 | 30-Jun-23 | Works commenced 22/03/2022         |
|  | Road Package Y4 - North                      | 0%   | 0%  | 30-Jun-23 | 30-Jun-23 | This package was awarded 8/12/2021 |
|  | Road Package Z4 - Normanby Rd                | 10%  | 20% | 30-Jun-23 | 30-Jun-23 | Works commenced 21/01/2022         |
|  | Road Package K4 - Collinsville Central - WRC | 0%   | 0%  | 30-Jun-23 | 30-Jun-23 | This package was awarded 8/12/2021 |



| DRFA - 2021 Ex TC Imogen & Monsoon Event |                  |
|------------------------------------------|------------------|
| Project Commencement Date                | 12-January-2021  |
| Project Budget                           | \$ 26,737,083.38 |
| Project Contingency                      | \$ 1,829,853.88  |
| Variations to Date                       | \$ -             |
| Contingency Remaining                    | \$ 1,829,853.88  |
| Total Expenditure to: 06-Apr-22          | \$ 3,747,169.97  |
| Project Management not disbursed         | \$ 420,031.31    |
| Mar 22 - Expenditure                     | \$ 1,022,839.92  |
| Project forecast completion date         | Jun-2023         |

### Shute Harbour Project

Expenditure to date is \$60,388,256 with a forecast of a further \$3,237,940 budgeted for completion of the project. This result in a total project expenditure of 63.6M.

Below table relates to Shute Harbour current Dashboard Report on the status of the Shute Harbour Project.

| Key Project Milestones |                                           |                                  |                    |                   |                     |                          |
|------------------------|-------------------------------------------|----------------------------------|--------------------|-------------------|---------------------|--------------------------|
| Status                 | Activity                                  | % Complete at end of last Period | % Complete To Date | Original Due Date | Act/F'cast Due Date | Comment                  |
| ●                      | Seawall and carpark reconstruction        | 99.8%                            | 99.8%              | 30/09/2018        | 28/02/2022          | Defects to be completed. |
| ●                      | Terminal and Pontoon Reconstruction Works | 99.5%                            | 99.5%              | 30/06/2019        | 28/02/2022          | Defects to be completed. |

| Shute Harbour                   |                  |
|---------------------------------|------------------|
| Project Commencement Date       | 30-March-2018    |
| Project Budget                  | \$63,626,196.92  |
| Project Contingency             | \$ 2,143,724.47  |
| Variations to Date              | \$ 4,727,261.08  |
| Contingency Remaining           | -\$ 2,583,536.61 |
| Total Expenditure to: 06-Apr-22 | \$60,388,256.09  |
| Mar 22 - Expenditure            | \$ 259,921.09    |
| Project completion date         | Nov-2021         |
| Revised Forecast to Completion  | \$ 3,237,940.83  |

### **13.5.5 - Whitsunday Water and Waste Business Activity Report - March 2022**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Shannon Lorraway - Admin Coordinator Whitsunday Water

**AUTHORISING OFFICER:** Adam Hagy - Director Infrastructure Services

**PRESENTED FOR:** Information

#### **ATTACHMENTS**

1. Business Activity Report - Whitsunday Water & Waste - March 2022 [13.5.5.1 - 18 pages]

#### **PURPOSE**

To provide Council with information on the operational performance of the Whitsunday Water and Waste business activity.

#### **OFFICER'S RECOMMENDATION**

That Council receive the Whitsunday Water and Waste Business Activity Report for March 2022.

#### **BACKGROUND**

The previous report for the Whitsunday Water and Waste business activity was submitted to Ordinary Council Meeting held 23 March 2022 detailing the month of February 2022. Resolution 2022/03/23.18.

#### **DISCUSSION/CURRENT ISSUE**

The Whitsunday Water and Waste business activity report provides a high-level overview of the operational undertakings of the water, sewer and waste business activity for the month of March 2022. Refer Attachment 1.

#### **STATUTORY/COMPLIANCE MATTERS**

N/A

#### **STRATEGIC IMPACTS**

Provide reliable, safe, secure, environmentally responsible, and affordable water and waste services.

#### **FINANCIAL IMPLICATIONS**

N/A

#### **CONSULTATION/ENGAGEMENT**

Chief Operating Officer Whitsunday Water  
Administration Coordinator Whitsunday Water  
Management Accountant Whitsunday Water  
Capital Works Project Manager  
Manager Waste and Recycling Services

Manager Network Operations  
Principal Engineer Waste and Wastewater Treatment Operations  
Principal Engineer Civil and Environmental

## **RISK ASSESSMENT**

N/A

## **TIMINGS/DEADLINES**

N/A

## **CONFLICT OF INTEREST DECLARATION**

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

## **ALTERNATIVES CONSIDERED**

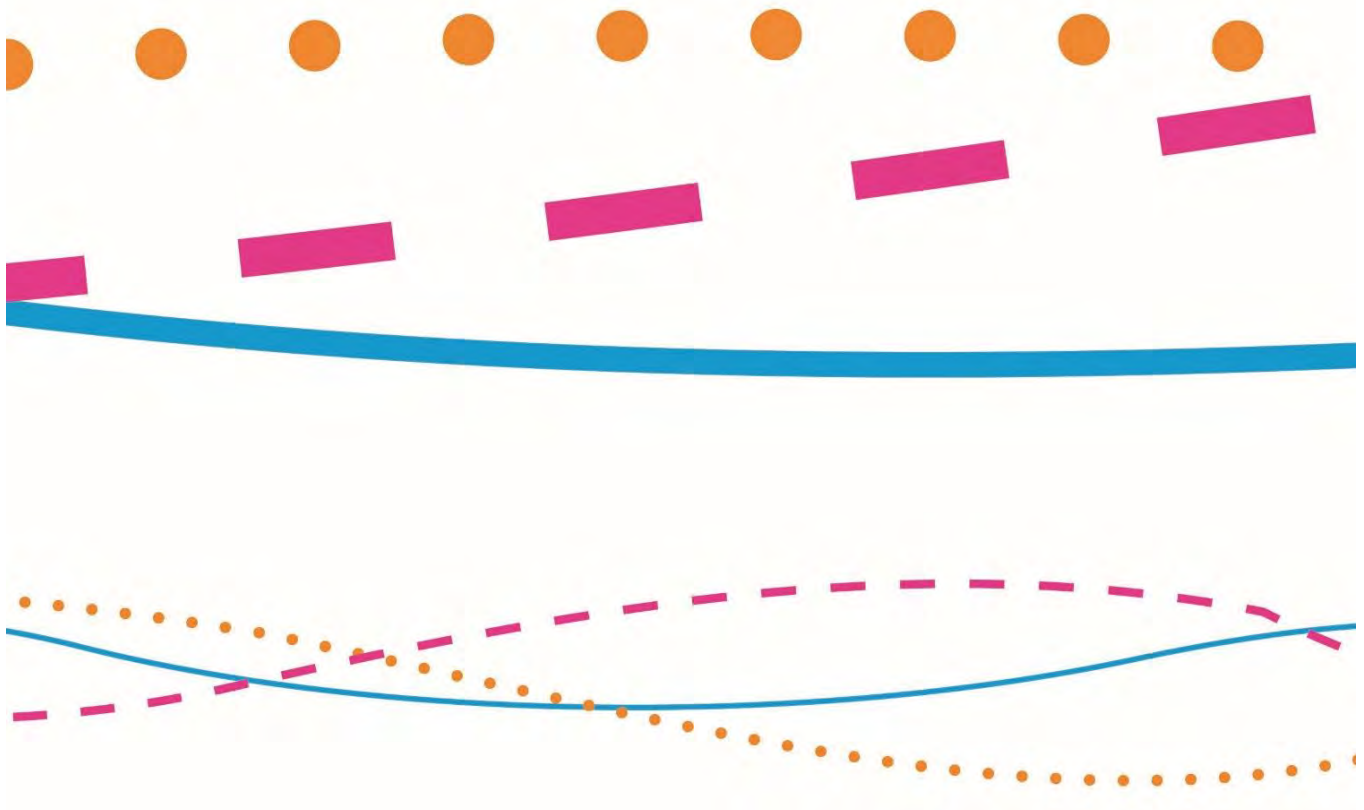
N/A





## **Whitsunday Water & Waste**

Business Activity Report | March 2022



## Overview of Operational Undertakings

The following information provides a high-level overview of operational undertakings of the water, sewer and waste business activity for the month of March 2022.

A total of 319 requests were received in March 2022.

The tables below display the contribution of each customer request category to the total.

|                              | Scheme |         |              |            |
|------------------------------|--------|---------|--------------|------------|
| Category Water               | Bowen  | Coastal | Collinsville | Proserpine |
| Low water pressure           | -      | 1       | 1            | 1          |
| Water planned interruption   | 2      | -       | -            | -          |
| No water                     | -      | 1       | -            | -          |
| Fire Hydrants                | -      | 4       | 1            | -          |
| Water unplanned interruption | 2      | -       | -            | 1          |
| Dirty Water/Quality          | 1      | 1       | -            | -          |
| Water Main Broken/Leaking    | -      | 4       | 2            | 1          |
| Water other                  | 14     | 14      | 3            | 7          |
| Water Meter Damaged/Leaking  | 5      | 9       | -            | 2          |
| Water Service Broken/Leaking | 15     | 24      | 8            | 11         |
| Water Connections            | 1      | 11      | -            | 1          |

|                               | Scheme |         |              |            |
|-------------------------------|--------|---------|--------------|------------|
| Category Sewer                | Bowen  | Coastal | Collinsville | Proserpine |
| House pump alarm              | -      | 1       | -            | -          |
| Manholes                      | -      | 1       | -            | -          |
| Pump stations                 | -      | -       | -            | -          |
| Sewer mains                   | -      | -       | -            | 1          |
| Sewer odour                   | 4      | 1       | -            | -          |
| Sewer overflows and blockages | 2      | -       | -            | 4          |
| Sewer other                   | -      | 2       | -            | -          |

|                                     | Scheme |         |              |            |
|-------------------------------------|--------|---------|--------------|------------|
| Category Waste                      | Bowen  | Coastal | Collinsville | Proserpine |
| Additional Bin Service - Recycling  | -      | -       | -            | 1          |
| Additional Bin Service - Waste      | -      | -       | -            | -          |
| Missed Bin Service - Recycling      | 15     | 8       | -            | 1          |
| Missed Bin Service - Waste          | 12     | 5       | 1            | 7          |
| New Bin Service - Waste & Recycling | 16     | 6       | -            | 2          |
| Repair Replacement Bin - Recycling  | 7      | 2       | 1            | 1          |
| Repair Replacement Bin - Waste      | 33     | 20      | 7            | 9          |

The following **Top 3** prioritised current projects for each work section in the WW business unit is summarised below:

Asset Management

- Review planning and development applications
- Design for 2022/23 capital program
  - o Managed service locations for Jubilee Pocket trunk water main and Erromango connection
  - o supported concept design for bringing forward the Cannonvale network reconfiguration works
- Waste Management Actionable strategy
  - o Commission an actionable strategy document to cost effectively transition to greater solid waste reuse.

Management Accountant

- Financials – Q3 budget review and 22/23 operational budgets
- Capital bids – participate in the team review of capital expenditure prioritisation
- Receive queries from external price path consultant for waste and complete data analysis.

Network Operations

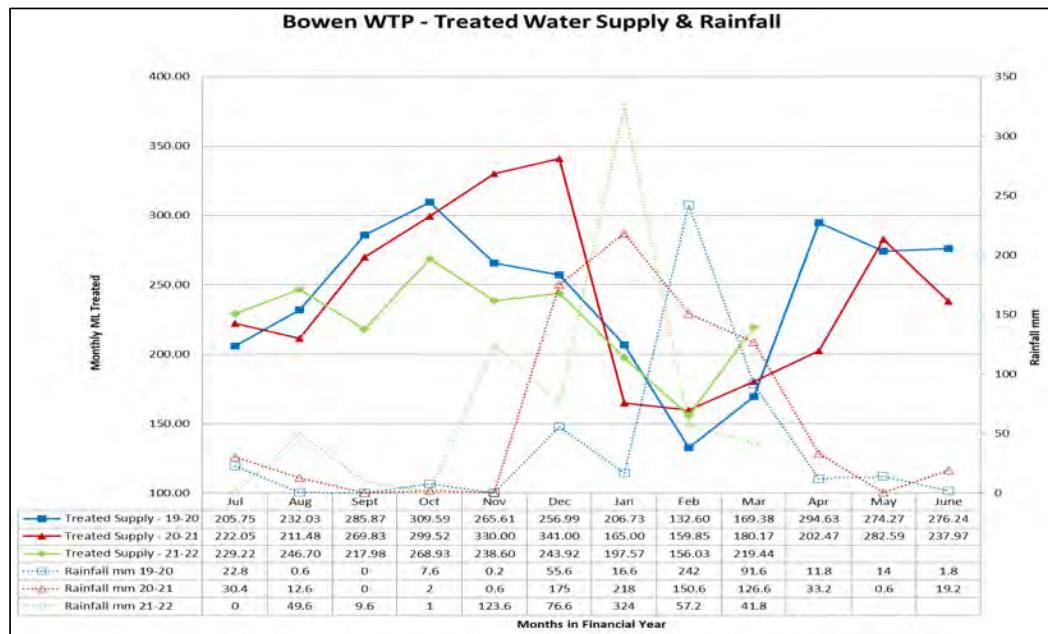
- Northern Networks team comment Eglington Street capital works project and completed 90% of the planned works in March.
- Northern networks team assisted Roads & Drainage team with the Shute Harbour upper car park capital works.
- Northern networks capital works team located services and planned works for the Greening and Growing Bowen reuse water project.

Principal Engineer

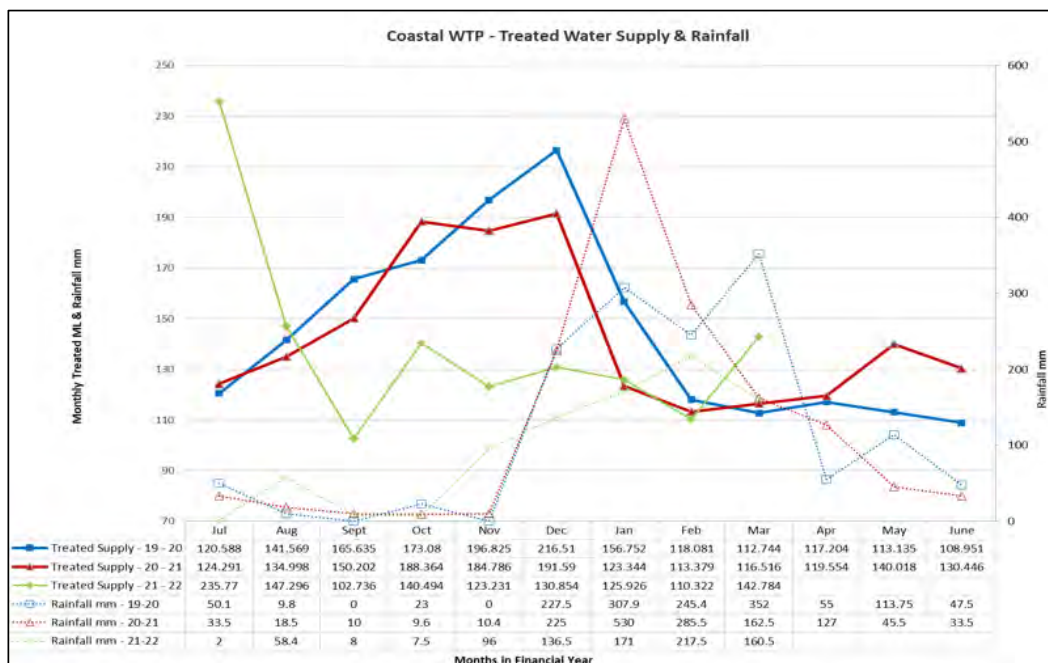
- Collinsville solar array system and automation project: site survey, power supply, tree removal.
- Proserpine and Cannonvale odour control panel replacement.
- Bowen pump and power supply – review of site master plan.



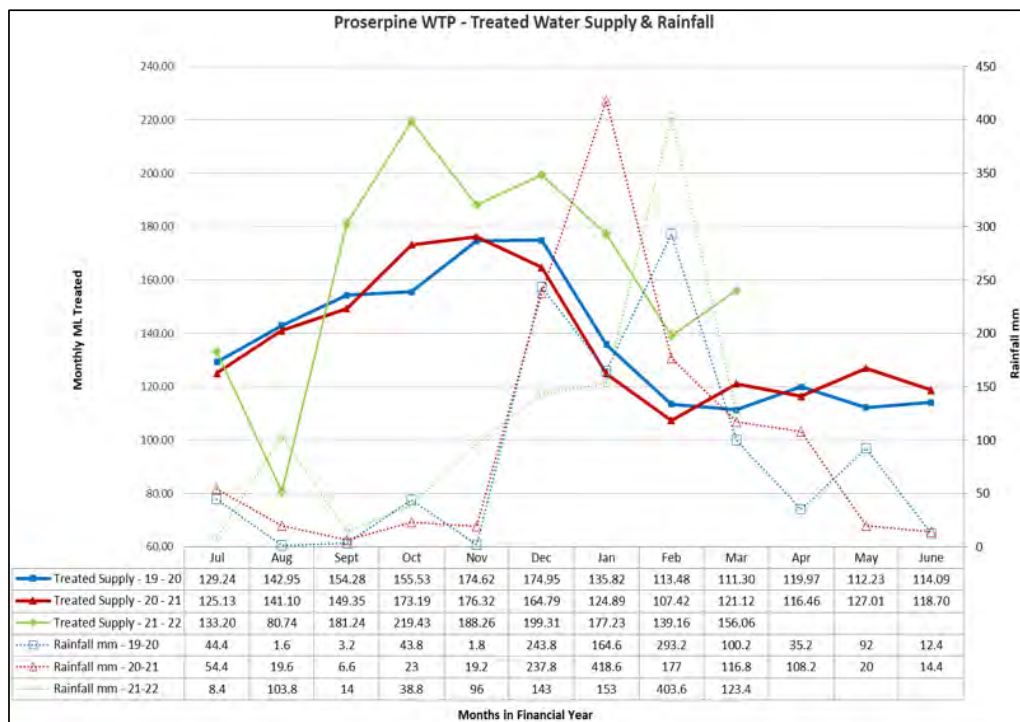
## Water Demand Statistics March 2022



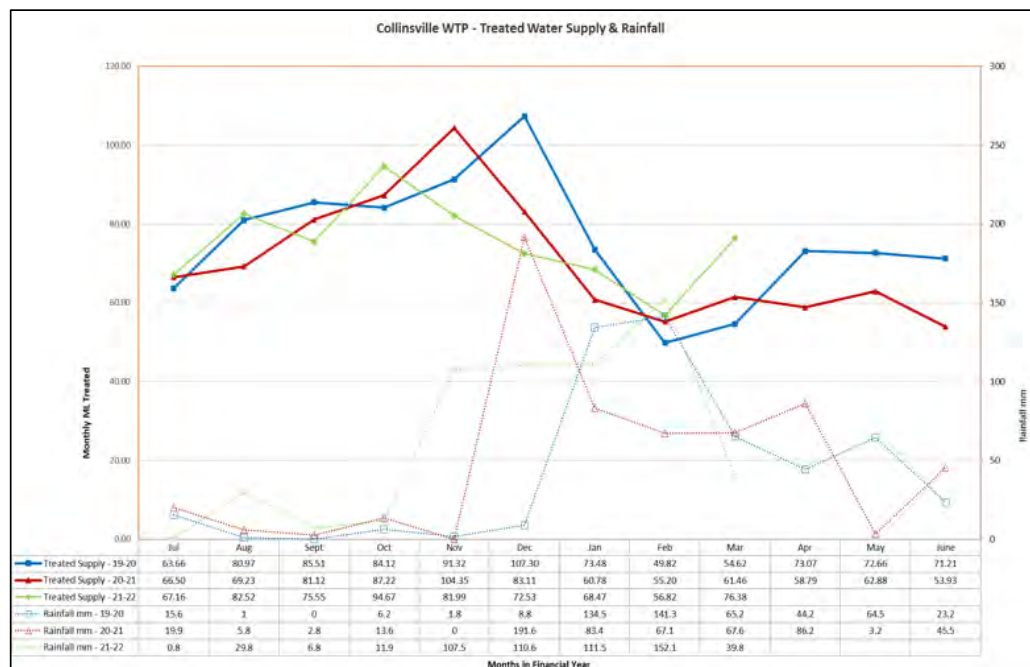
The Bowen WTP has produced an average of **7.08 ML/day** of treated water during March 2022.



The Coastal WTP has produced an average of **4.61 ML/day** of treated water during March 2022.



The Proserpine WTP has produced an average of **5.03 ML/day** of treated water during March 2022.



The Collinsville WTP has produced an average of **2.46 ML/day** of treated water during March 2022.

### **Waste Management**

In March 2022, total waste handled in the region was **4,855 tonnes**.

- **3,226 tonnes** were landfilled at Kelsey Creek & Bowen Landfills.
- **1,628 tonnes** of waste were diverted from landfills (26% diversion achieved from Operational Plan target of 20%).
- **129.58 tonnes** kerbside recycling collection - (disposed at Materials Recycling Facilities - MRFs). A combined waste stream analysis of kerbside recycling was completed and the lowest observed contamination rate of five participating councils was Whitsunday Regional Council at 8.28%.

### **Waste Top 3:**

- Closure of the East Euri Satellite Waste Transfer Station completed 7 March 2022 following the commencement of kerbside waste and recycling services on 28 February 2022.
- Waste strategy review commenced on 18 October 2021 and project inception completed. Preparation of vision statements and briefing completed for presentation to Executive Leadership Team in April 2022.
- The Great Barrier Reef Foundation grant funding project [Waste Education] was awarded to Envirocom with an expected completion date of 28 November 2022. The project is underway with school engagement and program development underway. The project aims to help assist Council with the development of a future school-based, waste education strategy to reduce the local resident and business carbon footprint through re-educating the community on Food and Garden Organics (FOGO) waste reduction and landfill diversion.

### **Capital Works Projects – WS&W**

#### **5549 Cannon Valley Reservoir**

Bulk earthworks have been completed on site.

The reservoir access track has been completed.

Construction of the base for tank 1 and tank 2 is complete.

Tank 1 wall stitch joints completed, inlet/outlet pipework and scour/overflow pipework works completed.

Tank 2 wall panel completed. Stitch joints completed.

Inlet/outlet pit formwork underway.

Tank 1 completion date – end of April 2022.

Tank 2 project completion date 27 May 2022. Delays were generally related to COVID. Contractor did underestimate time for certain activities.

Total expenditure to date \$6,304,160.64 being 68.1% of the project budget \$9,251,486.04. Project expenditure is tracking under budget.





**Cannon Valley Reservoir Site – aerial**

#### **8842 Greening and Growing Bowen – Recycled water network extension**

Site walk has occurred, and alignment changes have been confirmed. Works to commence 25 April 2022. Construction is expected to take 6-8 weeks to complete.

Material quotes have been sought.

Total commitments to date \$10,946.78 being 2.43% of the project budget \$428,000. It is expected that this project will be delivered under budget due to being delivered in house.

#### **8930 Eglinton Street Water Main Renewal**

Eglinton Street water main replacement and extension to Storey Street is being delivered in house.

Water main has been replaced and house connections all renewed.

Sewer rising main installed.

Water connection to Troyon Court and reinstatement of concrete driveways is expected to be completed by 22 April 2022.

Total expenditure to date \$56,926.63 being 30.6% of the project budget \$186,000.00.

This project is expected to be completed under budget by being delivered in house.

#### **7886 Insurance - Bowen Reservoir**

Tender documents currently being developed. RFQs for specific engineered technical documentation has been developed. Request for Tender (RFT) is still to be issued. Material lead time may slow project completion.

Total expenditure to date \$24,835.29 being 4.3% of the project budget \$577,766.78.

#### **Collinsville reservoir roof renewal and Collinsville Solar Project**

Project deliverables have been reconciled with additional works required at the water treatment plant.

Peak have been engaged for the solar design requirements and Hunter H2O are incorporating solar requirements into the additional electrical works required at the plant.

Request for tender to be issued. Completion date has been revised to October 2022 to accommodate additional required works at Collinsville WTP.

Total expenditure to date \$32,175.86 being 5.77% of the project budget \$557,206.12.

#### **5539 Sewer Pump Capacity Upgrades Combined Rising Main**

This project has been rescheduled to be delivered in the 22/23 financial year. This timing adjustment is required due to external delays from COVID and power upgrade installation schedule timeframes with Ergon. These external events required critical dates to be adjusted and completion dates re-scheduled.

The electrical and civil designs have been completed with only the tender documentation creation task outstanding.

Total expenditure to date \$148,915.93 being 27.91% of the project budget \$533,560.90.

#### **8843 + 8915 W4Q Sewer relining – Proserpine area**

The project has commenced and is part of the annual sewer relining program and targets catchments within the Proserpine urban area, to reduce stormwater infiltration into the sewer network.

Relining of the sewer mains is to be undertaken after the wet season.

The Request for Tender has closed and is in the evaluation phase.

Total expenditure to date \$121,275.7 being 24.6% of the project budget \$500,000.

### **Financials - Operational**

#### **Water and Sewerage**

##### Operating Revenue:

- Total actual operating revenue Year to Date (YTD) is **\$34,964,525**.
- Which demonstrates a revenue level achievement of **95.5%**; Current Budget projection of **\$36,613,499**.
- Water billing and rates cycles for the financial year are now completed. To meet 21/22 budget expectation, further operational revenue of **4.5% or \$1,648,975** is required.

##### Operating Expenses:

In general budget expectation at the end of YTD 2022 equals **71.45%** of the total budget.

- Total operating costs Year to Date (YTD) is **\$24,011,551** (including corporate overhead expenditure).
- Which demonstrates a **71.45%** expenditure of the Current Budget of **\$33,607,896**.
- The target expenditure for this period was **75.0%**; therefore, this operational expenditure is **3.55%** or **\$1,194,371** below budgeted expectations to the end of March 22 of the **21/22** financial year.

## Operating Profit and Loss in Summary:

| <b>Whitsunday Regional Water and Sewerage</b>           |                   |                       |                    |
|---------------------------------------------------------|-------------------|-----------------------|--------------------|
| <b>Monthly performance report year to 31 March 2022</b> |                   |                       |                    |
|                                                         | <b>2021/22</b>    |                       | <b>2020/21</b>     |
|                                                         | <b>Actual</b>     | <b>Current Budget</b> | <b>Actual</b>      |
| <b>Operating revenue</b>                                |                   |                       |                    |
| <b>Total operating revenue</b>                          | 34,964,525        | 36,613,499            | 35,382,943         |
| <b>Operating Expenses</b>                               |                   |                       |                    |
| <b>Total operating costs</b>                            | (21,373,417)      | (30,090,389)          | (27,713,398)       |
| <b>Surplus (deficit) from operations Exl.Overheads</b>  | 13,591,108        | 6,523,111             | 7,669,545          |
| <i>Internal Corporate Overheads</i>                     | (2,638,134)       | (3,517,507)           | (5,909,643)        |
| <b>Surplus (deficit) from operations</b>                | 10,952,974        | 3,005,603             | 1,759,902          |
| Capital cash contributions received                     | 1,989,785         | -                     | 571,656            |
| Capital cash revenue from government sources            | -                 | 5,883,557             | 5,768,916          |
| Physical assets contributed                             | 1,083,743         | -                     | -                  |
| Other capital income                                    | -                 | -                     | -                  |
| Other capital expenses                                  | (352,961)         | (1,093,205)           | (703,665)          |
| <b>Net result for the period</b>                        | <b>13,673,541</b> | <b>7,795,955</b>      | <b>7,396,809</b>   |
| <b>Competitive Neutrality Adjustments</b>               |                   |                       |                    |
| Income Tax Equivalent (30%)                             | 4,102,062         | 2,338,787             | 2,219,043          |
| Return on Capital (6.57%)                               | 9,284,805         | 9,284,805             | 9,284,805          |
| Other NCP Adjustments                                   | 39,000            | 39,000                | 39,000             |
| <b>Adjusted Net Result</b>                              | <b>247,674</b>    | <b>(3,866,636)</b>    | <b>(4,146,039)</b> |
| Retained surplus (deficit) brought fwd from prior year  | 5,254,334         | 5,254,334             | 461,266            |
| Net result from above                                   | 13,673,541        | 7,795,955             | 7,396,809          |
| Transfer from capital for unfunded depreciation         | -                 | 1,289,110             | 1,376,512          |
| From (to) capital - items of capital income & expense   | (661,520)         | 1,093,205             | 703,665            |
| Adj From (to) capital to adjust working capital cash    | (69,263)          | -                     | -                  |
| Transfer (to) capital general revenue expended          | -                 | 3,559,956             | 7,891,585          |
| Internal Program Contributions                          | -                 | (8,000,000)           | -                  |
| Surplus/(deficit) available for transfer to reserves    | -                 | -                     | -                  |
| Net transfers from (to) capital reserves                | (2,130,981)       | (6,620,988)           | (12,575,502)       |
| <b>Retained surplus (deficit) funds at period end</b>   | <b>16,066,110</b> | <b>4,371,572</b>      | <b>5,254,334</b>   |



**Waste**Operating Revenue:

- Total actual operating revenue Year to Date (YTD) is **\$ 8,475,733**.
- Which demonstrates a revenue level achievement of **95.37%**; against the Current Budget of **\$8,887,168**.
- Rates cycles for the financial year are now completed. To meet 21/22 budget expectation, further operational revenue of **4.63% or \$411,435** to meet the 21/22 budget expectation.

Operating Expenses:

- Total operating costs Year to Date (YTD) is **\$ 5,957,791** (including corporate overhead expenditure).
- Which demonstrates **63.38%** expenditure of the current 21/22 Budget of **\$9,400,459**.
- The target expenditure for this period was **75.0%**; therefore, operational expenditure is **11.62% or \$1,092,553 below** budgeted expectations to end of March 22 of the **21/22** financial year.

Operating Profit and Loss in Summary:

| <b><u>Whitsunday Waste Facilities</u></b>  |             |                |             |
|--------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|-------------|
| <b><u>Monthly performance report year to 31 March 2022</u></b>                                                                 |             |                |             |
|                                                                                                                                | 2021/22     |                | 2020/21     |
|                                                                                                                                | Actual YTD  | Current Budget | Actual      |
| Operating revenue                                                                                                              | 8,475,733   | 8,887,168      | 8,447,968   |
| Operating Expenses                                                                                                             |             |                |             |
| Total operating costs                                                                                                          | (5,208,496) | (8,401,400)    | (7,426,626) |
| Surplus (deficit) from operations Exl.Overheads                                                                                | 3,267,237   | 485,768        | 1,021,342   |
| Internal Corporate Overheads                                                                                                   | (749,295)   | (999,060)      | (655,230)   |
| Surplus (deficit) from operations                                                                                              | 2,517,942   | (513,291)      | 366,112     |
| Other capital income/(expenses)                                                                                                | -           | -              | (82,100)    |
| Net result for the period                                                                                                      | 2,517,942   | (513,291)      | 284,012     |
| Retained surplus (deficit) brought fwd from prior year                                                                         | 68,993      | 68,993         | 263,954     |
| Net result from above                                                                                                          | 2,517,942   | (513,291)      | 284,012     |
| Transfer from capital for unfunded depreciation                                                                                | -           | -              | -           |
| From (to) capital - items of capital income & expense                                                                          | -           | -              | 216,665     |
| Adj From (to) capital to adjust working capital cash                                                                           | -           | -              | (1,900,000) |
| Transfer (to) capital general revenue expended                                                                                 | 239,272     | 72,830         | 214,665     |
| Internal Program Contributions                                                                                                 | -           | -              | 1,900,000   |
| Surplus/(deficit) available for transfer to reserves                                                                           | -           | -              | -           |
| Net transfers from (to) capital reserves                                                                                       | (588,000)   | (588,000)      | (910,302)   |
| Retained surplus (deficit) funds at period end                                                                                 | 2,238,208   | (959,468)      | 68,993      |

## Monthly Performance Report and Balance Sheet as of 31 March 2022

**Whitsunday Regional Water and Sewerage****Monthly performance report year to 31 March 2022**

|                                                         | 2021/22             |                     | 2020/21             |
|---------------------------------------------------------|---------------------|---------------------|---------------------|
|                                                         | Actual              | Current Budget      | Actual              |
| <b>Operating revenue</b>                                |                     |                     |                     |
| Rates and utility charges                               | 35,481,937          | 37,173,659          | 35,418,717          |
| Less: Discounts & pensioner remissions                  | (1,458,506)         | (1,485,100)         | (1,420,203)         |
| Statutory fees and charges, rental and levies           | 350,477             | 377,310             | 305,111             |
| Sale of goods and major services                        | 167,495             | 59,986              | 463,988             |
| Interest                                                | 109,457             | 220,000             | 260,489             |
| Operational Government grants and subsidies             | 49,704              | 22,204              | 22,203              |
| Internal service provider revenue                       | -                   | -                   | -                   |
| Other operating revenue                                 | 263,961             | 265,441             | 332,638             |
| <b>Total operating revenue</b>                          | <b>34,964,525</b>   | <b>36,613,499</b>   | <b>35,382,943</b>   |
| <b>Operating Expenses</b>                               |                     |                     |                     |
| Employee benefits                                       | (4,647,279)         | (6,470,999)         | (6,064,759)         |
| Materials and services                                  | (7,099,558)         | (10,944,024)        | (8,639,456)         |
| Internal service provider expenditure (Exl. Overheads)  | (692,201)           | (844,546)           | (960,546)           |
| Depreciation                                            | (7,601,288)         | (10,065,920)        | (10,140,452)        |
| External finance costs                                  | (1,333,091)         | (1,764,900)         | (1,908,184)         |
| <b>Total operating costs</b>                            | <b>(21,373,417)</b> | <b>(30,090,389)</b> | <b>(27,713,398)</b> |
| <b>Surplus (deficit) from operations Exl. Overheads</b> | <b>13,591,108</b>   | <b>6,523,111</b>    | <b>7,669,545</b>    |
| <i>Internal Corporate Overheads</i>                     | <i>(2,638,134)</i>  | <i>(3,517,507)</i>  | <i>(5,909,643)</i>  |
| <b>Surplus (deficit) from operations</b>                | <b>10,952,974</b>   | <b>3,005,603</b>    | <b>1,759,902</b>    |
| Capital cash contributions received                     | 1,989,785           | -                   | 571,656             |
| Capital cash revenue from government sources            | -                   | 5,883,557           | 5,768,916           |
| Physical assets contributed                             | 1,083,743           | -                   | -                   |
| Other capital income                                    | -                   | -                   | -                   |
| Other capital expenses                                  | (352,961)           | (1,093,205)         | (703,665)           |
| <b>Net result for the period</b>                        | <b>13,673,541</b>   | <b>7,795,955</b>    | <b>7,396,809</b>    |
| <b>Competitive Neutrality Adjustments</b>               |                     |                     |                     |
| Income Tax Equivalent (30%)                             | 4,102,062           | 2,338,787           | 2,219,043           |
| Return on Capital (6.57%)                               | 9,284,805           | 9,284,805           | 9,284,805           |
| Other NCP Adjustments                                   | 39,000              | 39,000              | 39,000              |
| <b>Adjusted Net Result</b>                              | <b>247,674</b>      | <b>(3,866,636)</b>  | <b>(4,146,039)</b>  |
| Retained surplus (deficit) brought fwd from prior year  | 5,254,334           | 5,254,334           | 461,266             |
| Net result from above                                   | 13,673,541          | 7,795,955           | 7,396,809           |
| Transfer from capital for unfunded depreciation         | -                   | 1,289,110           | 1,376,512           |
| From (to) capital - items of capital income & expense   | (661,520)           | 1,093,205           | 703,665             |
| Adj From (to) capital to adjust working capital cash    | (69,263)            | -                   | -                   |
| Transfer (to) capital general revenue expended          | -                   | 3,559,956           | 7,891,585           |
| Internal Program Contributions                          | -                   | (8,000,000)         | -                   |
| Surplus/(deficit) available for transfer to reserves    | -                   | -                   | -                   |
| Net transfers from (to) capital reserves                | (2,130,981)         | (6,620,988)         | (12,575,502)        |
| <b>Retained surplus (deficit) funds at period end</b>   | <b>16,066,110</b>   | <b>4,371,572</b>    | <b>5,254,334</b>    |

|                                                           |                   |                   |                   |
|-----------------------------------------------------------|-------------------|-------------------|-------------------|
| <b>Capital Funding Sources</b>                            |                   |                   |                   |
| General revenue used (excess funds provided)              | -                 | (3,559,956)       | (7,502,794)       |
| Government Grants and Subsidies                           | 1,989,785         | 5,883,557         | 5,768,916         |
| Loans for capital purposes                                | -                 | -                 | -                 |
| Physical assets contributed                               | 1,224,939         | 587,431           | 2,406,025         |
| Disposal proceeds of capital assets                       | -                 | 150,000           | 3,818             |
| Movement in Inter-functions capital loans                 | -                 | -                 | -                 |
| Funds Held in Capital Reserves                            | 2,151,807         | 4,771,961         | 2,811,155         |
| Funded depreciation & amortisation expended               | 2,161,258         | 8,776,810         | 8,375,150         |
| <b>Total capital funding sources</b>                      | <b>7,527,789</b>  | <b>16,609,803</b> | <b>11,862,270</b> |
| <b>Capital Funding Applications</b>                       |                   |                   |                   |
| Non-current assets                                        | 5,542,396         | 13,946,103        | 9,310,889         |
| Loan redemptions                                          | 1,985,392         | 2,663,700         | 2,551,381         |
| <b>Total capital applications</b>                         | <b>7,527,788</b>  | <b>16,609,803</b> | <b>11,862,270</b> |
| <b>Reserve balances held at beginning of period</b>       |                   |                   |                   |
| Capital reserve balances                                  | 10,953,851        | -                 | 9,364,444         |
| <b>Total reserve cash held at beginning of the period</b> | <b>10,953,851</b> | <b>-</b>          | <b>9,364,444</b>  |
| <b>Reserve balances held at the end of period</b>         |                   |                   |                   |
| Capital reserve balances                                  | 8,802,043         | 6,181,889         | 10,953,851        |
| Unspent loan and depreciation cash held                   | 5,440,030         | -                 | -                 |
| Retained Surplus (Deficit)                                | 16,066,111        | 4,371,572         | 5,254,334         |
| <b>Total reserve cash held at the end of the period</b>   | <b>30,308,184</b> | <b>10,553,462</b> | <b>16,208,185</b> |



## Whitsunday Regional Water and Sewerage

### Balance Sheet as at 31 March 2022



|                                         | 2021/22<br>Actual  | 2020/21<br>Actual  |
|-----------------------------------------|--------------------|--------------------|
| <b>Current Assets</b>                   |                    |                    |
| Cash and cash equivalents               | 30,308,184         | 16,208,185         |
| Trade and other receivables             | 4,689,625          | 2,635,645          |
| Prepayments                             | 1,976,869          | 1,950,010          |
| Inventories                             | 163,893            | 85,868             |
| Other Assets                            | 1,995,249          | 1,995,249          |
| <b>Total Current Assets</b>             | <b>39,133,820</b>  | <b>24,390,918</b>  |
| <b>Non-current Assets</b>               |                    |                    |
| Property, plant and equipment           | 270,521,935        | 276,294,983        |
| Closing WIP Balance                     | 49,624,943         | 45,673,635         |
| <b>Total Non-current Assets</b>         | <b>320,146,878</b> | <b>321,968,618</b> |
| <b>TOTAL ASSETS</b>                     | <b>359,280,698</b> | <b>346,359,536</b> |
| <b>Current Liabilities</b>              |                    |                    |
| Trade and other payables                | 356,935            | 637,332            |
| Borrowings                              | 2,885,281          | 2,885,281          |
| Inter-function Capital Loan payable     | 24,934,018         | 24,934,018         |
| Other Liabilities                       | -                  | -                  |
| <b>Total Current Liabilities</b>        | <b>28,176,234</b>  | <b>28,456,631</b>  |
| <b>Non-current Liabilities</b>          |                    |                    |
| Borrowings                              | 38,267,806         | 40,253,199         |
| <b>Total Non-current Liabilities</b>    | <b>38,267,806</b>  | <b>40,253,199</b>  |
| <b>TOTAL LIABILITIES</b>                | <b>66,444,040</b>  | <b>68,709,829</b>  |
| <b>NET COMMUNITY ASSETS</b>             | <b>292,836,659</b> | <b>277,649,706</b> |
| <b>Community Equity</b>                 |                    |                    |
| Capital                                 | 187,982,128        | 186,895,175        |
| Asset revaluation surplus               | 74,546,347         | 74,546,347         |
| Capital reserve balances                | 14,242,073         | 10,953,851         |
| Unspent loan and depreciation cash held | -                  | -                  |
| Retained surplus (deficiency)           | 16,066,111         | 5,254,334          |
| <b>TOTAL COMMUNITY EQUITY</b>           | <b>292,836,659</b> | <b>277,649,707</b> |

## Whitsunday Waste Facilities

### Monthly performance report year to 31 March 2022



|                                                        | 2021/22            |                    | 2020/21            |
|--------------------------------------------------------|--------------------|--------------------|--------------------|
|                                                        | Actual YTD         | Current Budget     | Actual             |
| <b>Operating revenue</b>                               |                    |                    |                    |
| Rates and utility charges                              | 6,554,465          | 6,561,310          | 5,731,053          |
| Less: Discounts & pensioner remissions                 | (339,562)          | (342,900)          | (311,716)          |
| Statutory fees and charges, rental and levies          | 26,853             | 53,000             | 51,987             |
| Sale of goods and major services                       | 2,102,141          | 2,440,163          | 2,515,443          |
| Interest                                               | 23,926             | 30,700             | 34,123             |
| Operational Government grants and subsidies            | 8,137              | 8,136              | 218,054            |
| Other operating revenue                                | 99,774             | 136,759            | 209,024            |
|                                                        | <b>8,475,733</b>   | <b>8,887,168</b>   | <b>8,447,968</b>   |
| <b>Operating Expenses</b>                              |                    |                    |                    |
| Employee benefits                                      | (538,920)          | (679,263)          | (617,632)          |
| Materials and services                                 | (4,055,422)        | (6,945,030)        | (6,012,804)        |
| Internal service provider expenditure                  | (25,877)           | -                  | (4,919)            |
| Depreciation                                           | (571,999)          | (755,707)          | (761,922)          |
| External finance costs                                 | (16,278)           | (21,400)           | (29,350)           |
| <b>Total operating costs</b>                           | <b>(5,208,496)</b> | <b>(8,401,400)</b> | <b>(7,426,626)</b> |
| <b>Surplus (deficit) from operations Exl.Overheads</b> | <b>3,267,237</b>   | <b>485,768</b>     | <b>1,021,342</b>   |
| <i>Internal Corporate Overheads</i>                    | <i>(749,295)</i>   | <i>(999,060)</i>   | <i>(655,230)</i>   |
| <b>Surplus (deficit) from operations</b>               | <b>2,517,942</b>   | <b>(513,291)</b>   | <b>366,112</b>     |
| Other capital income/(expenses)                        | -                  | -                  | (82,100)           |
| <b>Net result for the period</b>                       | <b>2,517,942</b>   | <b>(513,291)</b>   | <b>284,012</b>     |
| Retained surplus (deficit) brought fwd from prior year | 68,993             | 68,993             | 263,954            |
| Net result from above                                  | 2,517,942          | (513,291)          | 284,012            |
| Transfer from capital for unfunded depreciation        | -                  | -                  | -                  |
| From (to) capital - items of capital income & expense  | -                  | -                  | 216,665            |
| Adj From (to) capital to adjust working capital cash   | -                  | -                  | (1,900,000)        |
| Transfer (to) capital general revenue expended         | 239,272            | 72,830             | 214,665            |
| Internal Program Contributions                         | -                  | -                  | 1,900,000          |
| Surplus/(deficit) available for transfer to reserves   | -                  | -                  | -                  |
| Net transfers from (to) capital reserves               | (588,000)          | (588,000)          | (910,302)          |
| <b>Retained surplus (deficit) funds at period end</b>  | <b>2,238,208</b>   | <b>(959,468)</b>   | <b>68,993</b>      |

|                                                           |                  |                  |                  |
|-----------------------------------------------------------|------------------|------------------|------------------|
| <b>Capital Funding Sources</b>                            |                  |                  |                  |
| General revenue used (excess funds provided)              | (239,272)        | (72,830)         | (214,665)        |
| Government Grants and Subsidies                           | -                | -                | 134,565          |
| Loans for capital purposes                                | -                | -                | -                |
| Physical assets contributed                               | -                | -                | -                |
| Disposal proceeds of capital assets                       | -                | -                | -                |
| Funds held in capital reserves                            | 51,054           | 51,055           | 32,795           |
| Funded depreciation & amortisation expended               | 571,999          | 755,707          | 761,922          |
| <b>Total capital funding sources</b>                      | <b>383,781</b>   | <b>733,932</b>   | <b>714,617</b>   |
| <b>Capital Funding Applications</b>                       |                  |                  |                  |
| Non-current assets                                        | 155,643          | 429,332          | 413,839          |
| Total capital asset acquisitions                          | <b>155,643</b>   | <b>429,332</b>   | <b>413,839</b>   |
| Loan redemptions                                          | 228,138          | 304,600          | 300,779          |
| <b>Total capital applications</b>                         | <b>383,781</b>   | <b>733,932</b>   | <b>714,617</b>   |
| <b>Reserve balances held at beginning of period</b>       |                  |                  |                  |
| Capital reserve balances                                  | 1,842,505        | -                | 1,099,563        |
| Unspent loan and depreciation cash held                   | -                | -                | -                |
| Recurrent reserve balances                                | -                | -                | -                |
| <b>Total reserve cash held at beginning of the period</b> | <b>1,842,505</b> | <b>-</b>         | <b>1,099,563</b> |
| <b>Reserve balances held at the end of period</b>         |                  |                  |                  |
| Capital reserve balances                                  | 2,379,451        | 2,379,450        | 1,842,505        |
| Unspent loan and depreciation cash held                   | -                | -                | -                |
| Retained Surplus (Deficit)                                | 2,238,208        | (959,468)        | 68,993           |
| <b>Total reserve cash held at the end of the period</b>   | <b>4,617,659</b> | <b>1,419,982</b> | <b>1,911,498</b> |



## Whitsunday Waste Facilities

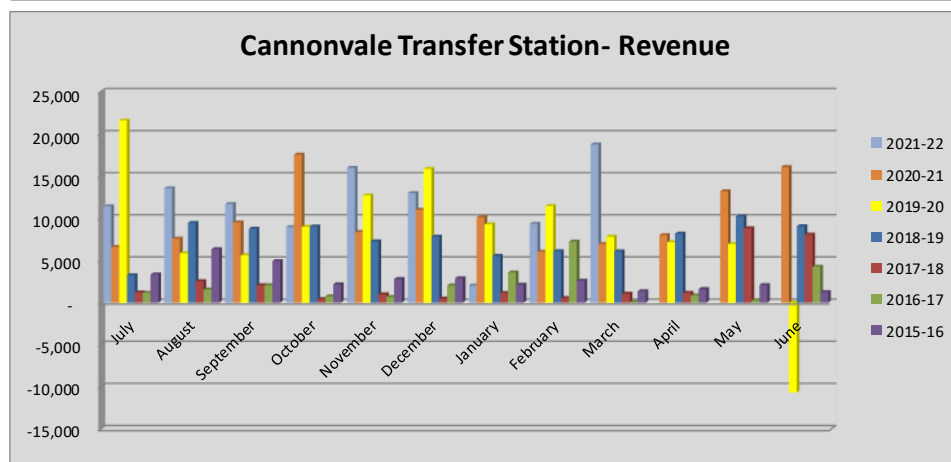
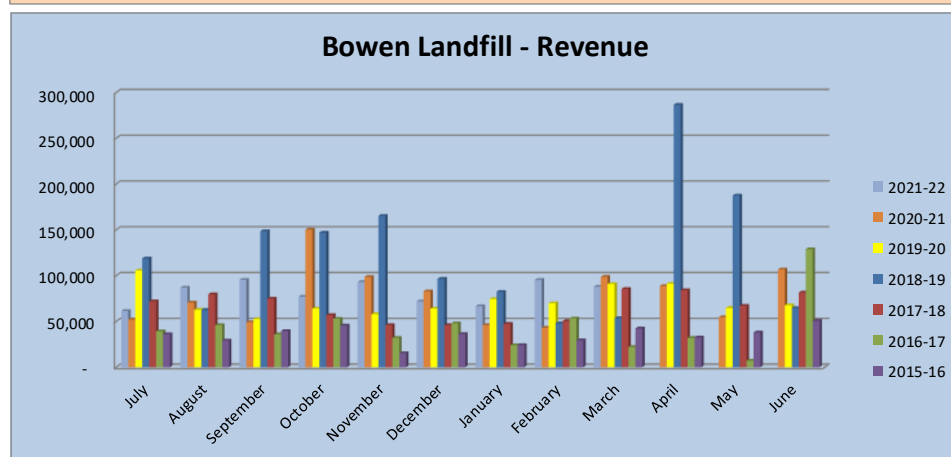
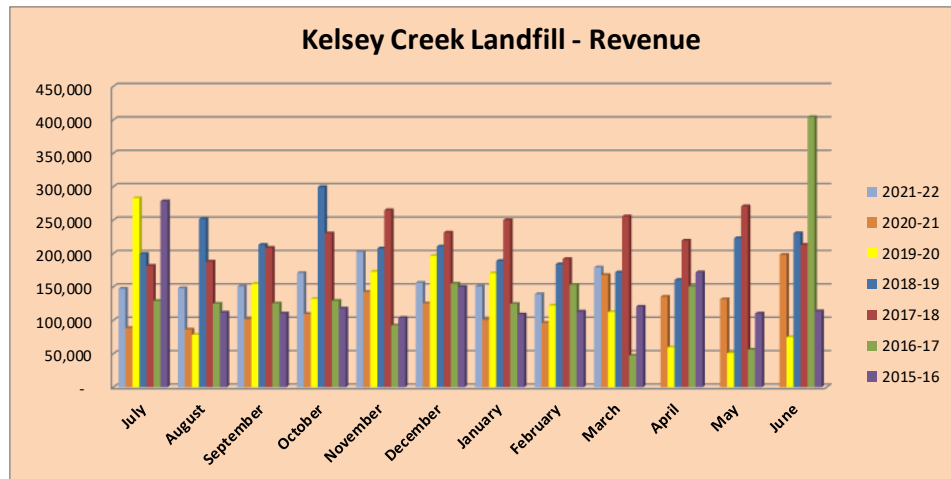
### Balance Sheet as at 31 March 2022



|                                         | 2021/22<br>Actual | 2020/21<br>Actual |
|-----------------------------------------|-------------------|-------------------|
| <b>Current Assets</b>                   |                   |                   |
| Cash and cash equivalents               | 8,017,659         | 5,311,498         |
| Trade and other receivables             | 808,167           | 540,532           |
| Prepayments                             | 16,163            | 16,163            |
| <b>Total Current Assets</b>             | <b>8,841,988</b>  | <b>5,868,193</b>  |
| <b>Non-current Assets</b>               |                   |                   |
| Property, plant and equipment           | 7,217,450         | 7,789,450         |
| Closing WIP Balance                     | 551,835           | 396,193           |
| <b>Total Non-current Assets</b>         | <b>7,769,285</b>  | <b>8,185,642</b>  |
| <b>TOTAL ASSETS</b>                     | <b>16,611,273</b> | <b>14,053,835</b> |
| <b>Current Liabilities</b>              |                   |                   |
| Trade and other payables                | 229,049           | 885,779           |
| Borrowings                              | 147,108           | 147,108           |
| Other Liabilities                       | -                 | -                 |
| <b>Total Current Liabilities</b>        | <b>376,157</b>    | <b>1,032,887</b>  |
| <b>Non-current Liabilities</b>          |                   |                   |
| Borrowings                              | 1,823,976         | 2,052,392         |
| Other Provisions                        | 6,399,949         | 7,091,339         |
| <b>Total Non-current Liabilities</b>    | <b>8,223,925</b>  | <b>9,143,731</b>  |
| <b>TOTAL LIABILITIES</b>                | <b>8,600,082</b>  | <b>10,176,618</b> |
| <b>NET COMMUNITY ASSETS</b>             | <b>8,011,193</b>  | <b>3,877,217</b>  |
| <b>Community Equity</b>                 |                   |                   |
| Capital                                 | (56,922)          | (1,484,736)       |
| Asset revaluation surplus               | 50,455            | 50,455            |
| Capital reserve balances                | 2,379,451         | 1,842,505         |
| Provision Cash                          | 3,400,000         | 3,400,000         |
| Unspent loan and depreciation cash held | -                 | -                 |
| Retained surplus (deficiency)           | 2,238,208         | 68,993            |
| <b>TOTAL COMMUNITY EQUITY</b>           | <b>8,011,192</b>  | <b>3,877,217</b>  |

## Whitsunday Waste Facilities

### Performance Data for the year to date to 31 March 2022



## Capital Delivery Financials up to 31 March 2022

| Capital Projects as at 31st March 2022 |                                                                            | 12,321,839                  | 4,409,356       | 7,912,483           |
|----------------------------------------|----------------------------------------------------------------------------|-----------------------------|-----------------|---------------------|
| Grouping                               | Description                                                                | Total Annual Current Budget | Actuals to Date | Remaining Budget \$ |
| Water & Waste Water                    | Cannon Valley Reservoir                                                    | 6,813,752                   | 3,705,283       | 3,108,469           |
| Water & Waste Water                    | Cannonvale PS1 Renewal - CW 18-19                                          | 34,456                      | 26,705          | 7,751               |
| Water & Waste Water                    | Cannonvale Water Network Augmentation - Stage 1A New                       | 1,311                       | 1,311           | 1                   |
| Water & Waste Water                    | Emergent Works - Sewer                                                     | 2,660                       | 2,660           | (0)                 |
| Water & Waste Water                    | Emergent Works - Sewer                                                     | 105,896                     | 26,525          | 79,371              |
| Water & Waste Water                    | Emergent Works - STP                                                       | 50,062                      | (10,628)        | 60,690              |
| Water & Waste Water                    | Emergent Works - Water                                                     | 4,786                       | 4,786           | -                   |
| Water & Waste Water                    | Emergent Works - Water                                                     | 171,507                     | 85,868          | 85,639              |
| Water & Waste Water                    | Insurance - Bowen Reservoir- CW 1920                                       | 552,931                     | -               | 552,931             |
| Water & Waste Water                    | Insurance - Collinsville Reservoir- CW 1920                                | 1,792                       | 1,792           | 0                   |
| Water & Waste Water                    | LGSP Grant Project - Delivery of CWNA Stage 1B, Coyne Road                 | 6,417                       | 5,376           | 1,041               |
| Water & Waste Water                    | New Bowen Sewerage Treatment Plant & Upgrades - CW 17-18-CW 18-19-CW 19-   | 14,629                      | -               | 14,629              |
| Water & Waste Water                    | Sewer Pump Capacity Upgrades - Combined Rising Main - CW 18-19             | 382,325                     | -               | 382,325             |
| Water & Waste Water                    | Thomas St Drain Sewer Replacement                                          | -                           | -               | -                   |
| Water & Waste Water                    | CVilleResHL_OldInsW&STPlant                                                | 531,622                     | 6,592           | 525,030             |
| Water & Waste Water                    | Facilities Instrumentation, Electrical and Control Renewals - Sewer        | 25,000                      | 16,551          | 8,449               |
| Water & Waste Water                    | STP Odour containment Panel replacement                                    | 104,000                     | -               | 104,000             |
| Water & Waste Water                    | Chapman St Sewer Rising Main Replacement and Water main Project            | 150,000                     | 10,616          | 139,384             |
| Water & Waste Water                    | Bowen Small Reservoir Pressure Zone                                        | 181,000                     | -               | 181,000             |
| Water & Waste Water                    | Collinsville WTP Emergent works                                            | 78,000                      | -               | 78,000              |
| Water & Waste Water                    | Penticost St Area Renewal                                                  | 218,475                     | 1,403           | 217,072             |
| Water & Waste Water                    | Proserpine Bore 10 supplementary Funding for Bore moving (TMR)             | 45,000                      | -               | 45,000              |
| Water & Waste Water                    | New Initiative - W&WW - SCADA - 16 Quick Wins - (2 Year Project)           | 94,860                      | -               | 94,860              |
| Water & Waste Water                    | Water Meter Renewals - Regional                                            | 206,000                     | -               | 206,000             |
| Water & Waste Water                    | Additional Bores - Proserpine WTP                                          | 95,000                      | -               | 95,000              |
| Water & Waste Water                    | Network Instrumentation, Electrical and Control Renewals - Water           | 24,785                      | -               | 24,785              |
| Water & Waste Water                    | Regional Valve Replacement Project                                         | 72,300                      | 11,719          | 60,581              |
| Water & Waste Water                    | Cannonvale Waste Transfer Station - build green-waste hardstand and stormw | 212,778                     | 207,588         | 5,190               |
| Water & Waste Water                    | Mt Coolon Transfer Station Access Road                                     | -                           | -               | -                   |
| Water & Waste Water                    | Sewer Relining - Regional non-PFAS Infiltration                            | 280,000                     | 3,562           | 276,438             |
| Water & Waste Water                    | Collinsville Efficient Resilient Solar Program                             | 770,000                     | -               | 770,000             |
| Water & Waste Water                    | Water Main Renewal - Eglington / Storey St / Harrison Ct Bowen             | 186,000                     | 39,472          | 146,528             |
| Water & Waste Water                    | Network Instrumentation, Electrical and Control Renewals - Sewer           | 20,486                      | 1,025           | 19,461              |
| Water & Waste Water                    | SES Shed extension Cannonvale                                              | 76,734                      | 65,615          | 11,119              |
| Water & Waste Water                    | Sewer Pump Replacement Program - Regional                                  | 220,000                     | 9,438           | 210,562             |
| Water & Waste Water                    | Facilities Instrumentation, Electrical and Control Renewals - Water        | 66,998                      | 15,185          | 51,813              |
| Water & Waste Water                    | Waste reuse to Agriculture (biosolids) Project                             | 296,000                     | 31,792          | 264,208             |
| Water & Waste Water                    | W&S Lab Equipment                                                          | 104,000                     | 19,763          | 84,237              |
| Water & Waste Water Total              |                                                                            | 12,201,562                  | 4,289,997       | 7,911,565           |
| Waste                                  | Mt Coolon Waste Services Improvement Program [Levy Ready Grant Program]    | 3,277                       | 3,277           | (0)                 |
| Waste                                  | Kelsey Creek Landfill Cell 5 - Access Road, Leachate and                   | 117,000                     | 116,082         | 918                 |
| Waste Total                            |                                                                            | 120,277                     | 119,359         | 918                 |
| Grand Total                            |                                                                            | 12,321,839                  | 4,409,356       | 7,912,483           |



### **13.5.6 - 500.2022.0016 DRFA Road Packages L4, O4, R4 and W4 - Bowen Region**

**DATE:** Wednesday 27 April 2022

**TO:** Ordinary Council Meeting

**AUTHOR:** Adam Hagy - Director Infrastructure Services

**AUTHORISING OFFICER:** Adam Hagy - Director Infrastructure Services

**PRESENTED FOR:** Decision

#### **ATTACHMENTS**

Nil

#### **PURPOSE**

This report presents to Council for consideration the Evaluation Panel's Recommendation to award Contract 500.2022.0016 DRFA Road Packages L4, O4, R4 and W4 - Bowen Region.

#### **OFFICER'S RECOMMENDATION**

That Council award Contract 500.2022.0016 DRFA Road Packages L4, O4, R4 and W4 - Bowen Region as follows:

- a) Separable Portion 1 - DRFA Road Package L4 - Bowen General to Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving for the amount of \$479,946.25 (excluding GST)
- b) Separable Portion 2 - DRFA Road Package O4 - Mt Aberdeen to LD & LJ Hillery Pty Limited for the amount of \$178,777.48 (excluding GST)
- c) Separable Portion 3 - DRFA Road Package R4 - Roma Peak Road to Beddaws Pty Ltd T/As Copp & Co - Civil And Plant Hire for the amount of \$442,579.57 (excluding GST)
- d) Separable Portion 4 - DRFA Road Package W4 - Bowen South to LD & LJ Hillery Pty Limited for the amount of \$486,008.64 (excluding GST)

#### **BACKGROUND**

In January 2021, North Queensland suffered another severe weather event as a result of Ex-Tropical Cyclone Imogen and the Monsoon Season and Council's assets once again received significant damage. The new road works will now be funded under the Queensland State Government's Disaster Recovery Funding Arrangements (DRFA).

Council is responsible for the maintenance of an extensive network of unsealed rural roads including roads of varying geometric standards, widths and pavement types. These roads are generally located in rural or remote localities with limited access to water or any other facilities. The impacted assets form an integral part of the Council road network and provide motorists, commercial transport and essential services access to the furthest extent of the Council Region in most weather conditions. The proposed works to nominated road segments include heavy formation grading, full-width formation grading with the incorporation of a Type 2.5 road base top-up and Re-sheets to various road segments in accordance with the attached schedule.

## PROCESS

### Quotation Release

A Request for Quotation (RFQ) was released via eTenderBox on 1 March 2022 to fifty-two Suppliers on Council's Wet & Dry Hire Arrangement that indicated they wish to be included on Minor Works Projects.

### Evaluation Panel

The Evaluation Panel (EP) comprised:

- a) Disaster Recovery Project Manager – Disaster Recovery (PDM)
- b) Disaster Recovery Project Officer – Disaster Recovery (PDM)
- c) Contracts Officer – Corporate Services

### Summary of Submissions Received

The following submissions were received by the closing time of 2.00pm Wednesday 23 March 2022:

- a) Adam Stroud Enterprises Pty. Ltd. T/As Adams Earthworks
- b) Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire
- c) D J Brazil Pty Ltd
- d) LD & LJ Hillery Pty Limited
- e) Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving
- f) RPH Industries (QLD) Pty Ltd
- g) Seaforth Civil Pty Ltd.

All seven suppliers provided a submission for each of the four separable portions.

Note: An initial compliance check was conducted on the supplier submissions to identify if the responses were non-conforming with the requirements of the RFT. This included compliance with contractual requirements and provision of requested information.

All of the Suppliers marked conforming progressed to the qualitative criteria assessment on the basis that all the terms, conditions and mandatory requirements of the RFT had been met.

### Evaluation of Submissions

The Suppliers were assessed against the qualitative selection criteria. The qualitative criteria were weighted according to their importance as perceived and agreed by members of the EP. Relative weightings were published within the RFT as per below:

| Criteria                             | Weighting |
|--------------------------------------|-----------|
| Relevant Experience & Key Personnel  | 20%       |
| Demonstrated Understanding           | 20%       |
| Suppliers Resources and Availability | 20%       |
| Pricing                              | 30%       |
| Local Content                        | 10%       |

### Summary of Evaluation Scores

The qualitative criteria assessment was carried out by the EP members individually on all the information provided by the Suppliers according to the level of response and compliance to the requirements of the contract to determine the overall capability and best value for money for Council.

The evaluation of the conforming submissions involved an assessment of the level of each Suppliers responses to each of the criterion and was given a score between 0-10 with each criterion having an overall % weighted proportionally of the total evaluation score.

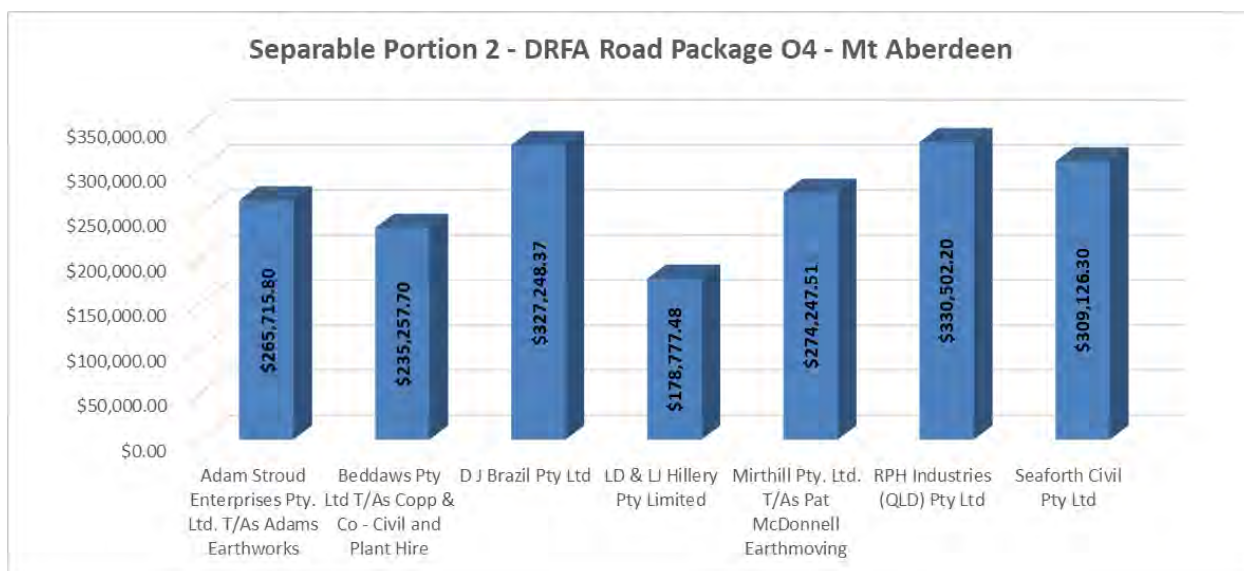
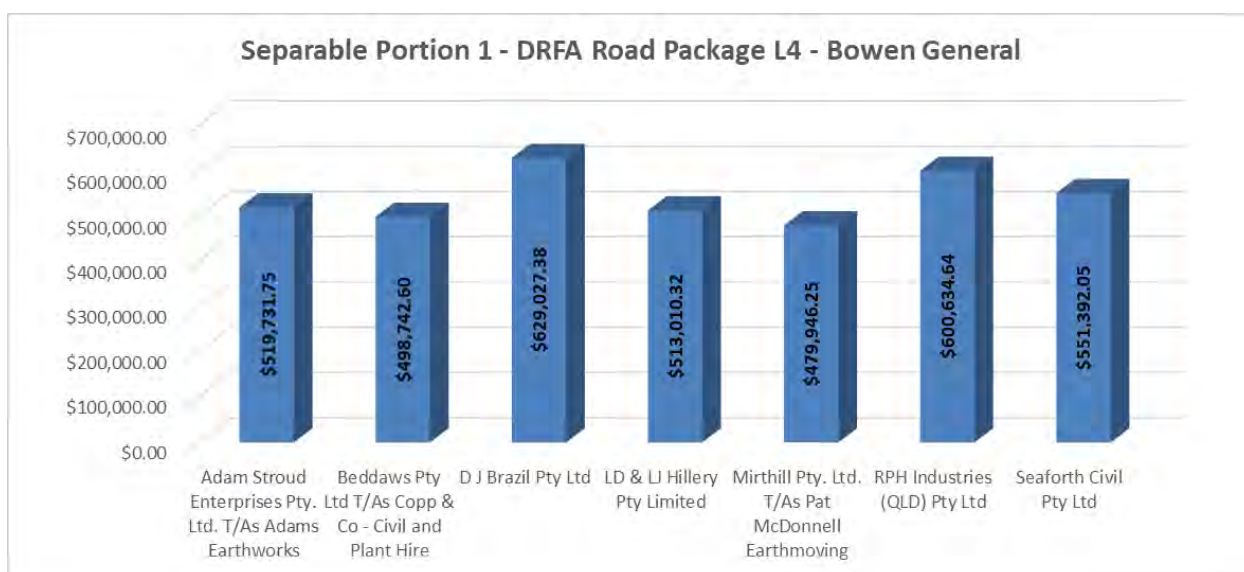
A summary of the final assessment is detailed below:

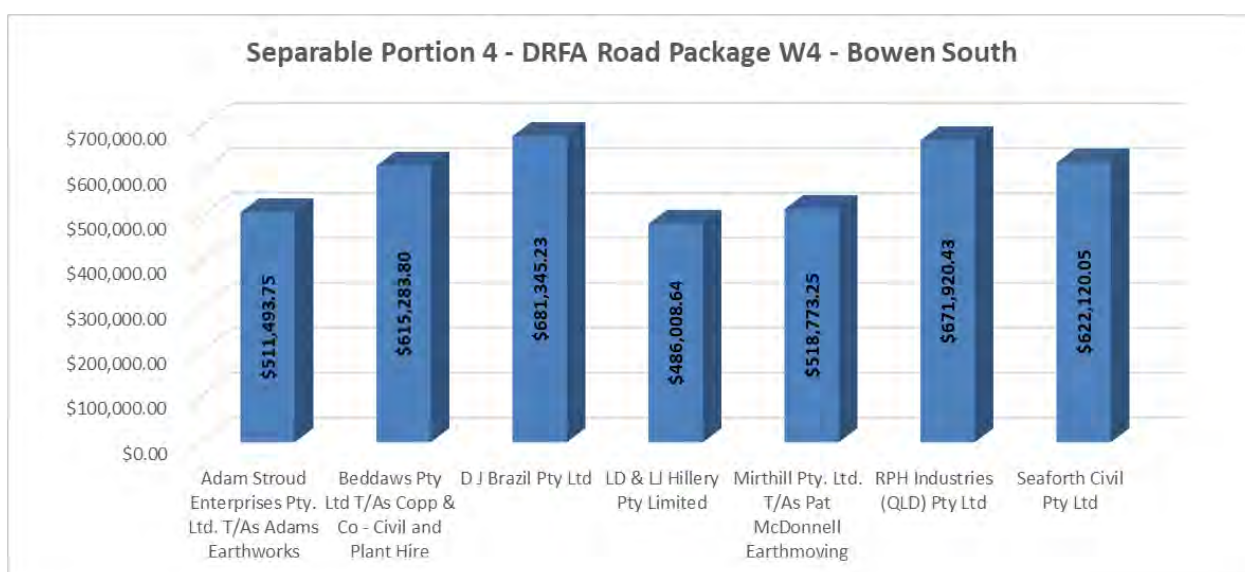
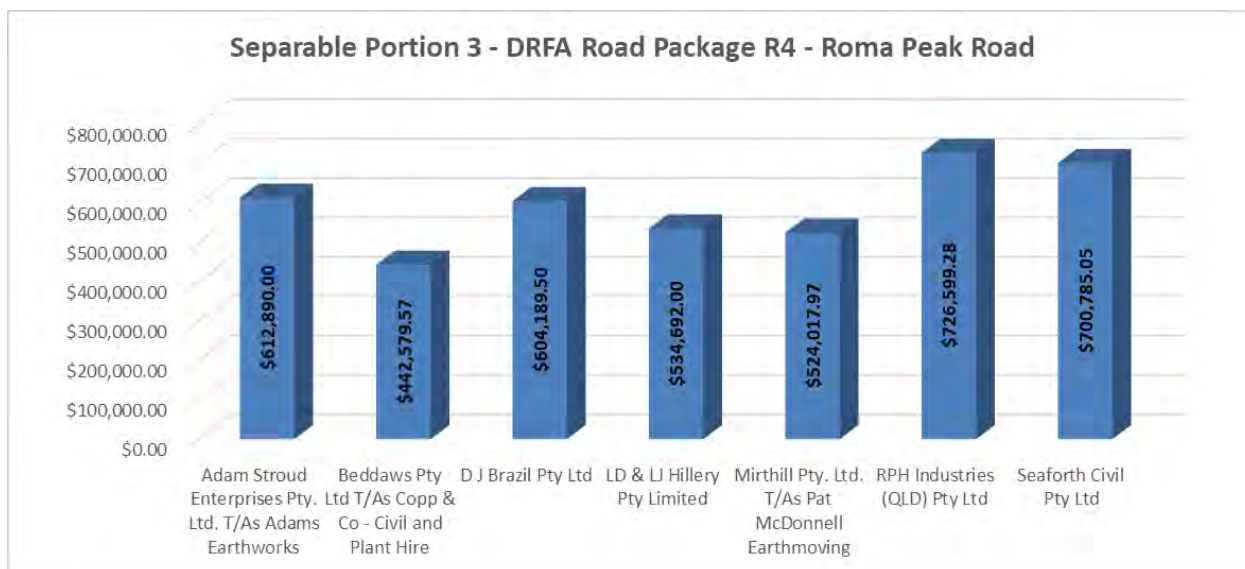
| Respondents                                                        | Evaluation panel averaged Score | Total rank |
|--------------------------------------------------------------------|---------------------------------|------------|
| <b>Separable Portion 1 - DRFA Road Package L4 - Bowen General</b>  |                                 |            |
| Adam Stroud Enterprises Pty. Ltd. T/As Adams Earthworks            | 79.0%                           | 4          |
| Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire              | 87.2%                           | 2          |
| D J Brazil Pty Ltd                                                 | 60.0%                           | 7          |
| LD & LJ Hillery Pty Limited                                        | 86.0%                           | 3          |
| Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving                  | 88.0%                           | 1          |
| RPH Industries (QLD) Pty Ltd                                       | 64.0%                           | 6          |
| Seaforth Civil Pty Ltd                                             | 67.7%                           | 5          |
| <b>Separable Portion 2 - DRFA Road Package O4 - Mt Aberdeen</b>    |                                 |            |
| Adam Stroud Enterprises Pty. Ltd. T/As Adams Earthworks            | 79.5%                           | 4          |
| Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire              | 86.5%                           | 2          |
| D J Brazil Pty Ltd                                                 | 69.4%                           | 5          |
| LD & LJ Hillery Pty Limited                                        | 91.0%                           | 1          |
| Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving                  | 82.0%                           | 3          |
| RPH Industries (QLD) Pty Ltd                                       | 52.3%                           | 7          |
| Seaforth Civil Pty Ltd                                             | 63.7%                           | 6          |
| <b>Separable Portion 3 - DRFA Road Package R4 - Roma Peak Road</b> |                                 |            |
| Adam Stroud Enterprises Pty. Ltd. T/As Adams Earthworks            | 78.1%                           | 5          |
| Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire              | 90.0%                           | 1          |
| D J Brazil Pty Ltd                                                 | 81.0%                           | 4          |
| LD & LJ Hillery Pty Limited                                        | 87.6%                           | 2          |
| Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving                  | 85.0%                           | 3          |
| RPH Industries (QLD) Pty Ltd                                       | 52.3%                           | 7          |
| Seaforth Civil Pty Ltd                                             | 61.7%                           | 6          |



| Separable Portion 4 - DRFA Road Package W4 - Bowen South |       |   |
|----------------------------------------------------------|-------|---|
| Adam Stroud Enterprises Pty. Ltd. T/As Adams Earthworks  | 83.8% | 4 |
| Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire    | 84.0% | 3 |
| D J Brazil Pty Ltd                                       | 74.6% | 5 |
| LD & LJ Hillery Pty Limited                              | 91.0% | 1 |
| Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving        | 86.5% | 2 |
| RPH Industries (QLD) Pty Ltd                             | 67.8% | 7 |
| Seaforth Civil Pty Ltd                                   | 70.7% | 6 |

The below graph shows the pricing difference between the Suppliers:





### **Combined Weighting Summary**

Based on the results of the Evaluation, the following Suppliers scored the highest percentage overall, offered the most competitive price and have the necessary resources and experience to successfully complete these packages of work for Council within the funding timeframe:

- a) Separable Portion 1 - DRFA Road Package L4 - Bowen General: Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving
- b) Separable Portion 2 - DRFA Road Package O4 - Mt Aberdeen: LD & LJ Hillery Pty Limited
- c) Separable Portion 3 - DRFA Road Package R4 - Roma Peak Road: Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire
- d) Separable Portion 4 - DRFA Road Package W4 - Bowen South: LD & LJ Hillery Pty Limited

The Evaluation Panel recommends that Contract 500.2022.0016 DRFA Road Packages L4, O4, R4 and W4 - Bowen Region be awarded as follows:

- a) Separable Portion 1 - DRFA Road Package L4 - Bowen General to Mirthill Pty. Ltd. T/As Pat McDonnell Earthmoving for the amount of \$479,946.25 (excluding GST)
- b) Separable Portion 2 - DRFA Road Package O4 - Mt Aberdeen to LD & LJ Hillery Pty Limited for the amount of \$178,777.48 (excluding GST)
- c) Separable Portion 3 - DRFA Road Package R4 - Roma Peak Road to Beddaws Pty Ltd T/As Copp & Co - Civil and Plant Hire for the amount of \$442,579.57 (excluding GST)
- d) Separable Portion 4 - DRFA Road Package W4 - Bowen South to LD & LJ Hillery Pty Limited for the amount of \$486,008.64 (excluding GST)

as per their submissions, as it represents the most advantageous outcome to Whitsunday Regional Council.

## **DISCUSSION/CURRENT ISSUE**

Whitsunday Regional Council (Council) requires a suitably experienced and qualified contractor to carry out repairs and rehabilitation work on Council's rural road network in localities around Bowen.

This contract includes four (4) Separable Portions, which Council reserves the right to award in whole or per Portion:

- a) Separable Portion 1 – DRFA Road Package L4 – Bowen General
- b) Separable Portion 2 – DRFA Road Package O4 – Mt Aberdeen
- c) Separable Portion 3 – DRFA Road Package R4 – Roma Peak; and
- d) Separable Portion 4 – DRFA Road Package W4 – Bowen South.

## **STATUTORY/COMPLIANCE MATTERS**

Local Government Act 2009

S227 & S228 Local Government Regulations 2012

Work Health and Safety Act 2011

The procurement process has been conducted in accordance with Council's Policy and Legislative obligations.

## **STRATEGIC IMPACTS**

Maintain a high level of preparedness, capability, and responsiveness to respond to and recover from natural disasters that impact on our local communities and infrastructure.

## **FINANCIAL IMPLICATIONS**

Works will be required to be completed prior to 30th June 2023.

## **CONSULTATION/ENGAGEMENT**

Director Infrastructure Services

Executive Manager Procurement, Property & Fleet

Disaster Recovery Project Manager – Project Delivery Managers Pty Ltd (PDM)

Disaster Recovery Project Officer – Project Delivery Managers Pty Ltd (PDM)

Contracts Officer – Corporate Services



## **RISK ASSESSMENT**

Risks Management – The awarding of the Contracts will enable damaged roads in the Whitsunday Region to be repaired.

## **TIMINGS/DEADLINES**

By awarding the road packages to three Contractors will ensure a shorter timeframe for the completion works within the funding deadline of 30 June 2023.

## **CONFLICT OF INTEREST DECLARATION**

No officers (including both Council and external parties) contributing to the preparation and approval of this report have no conflicts of interest to declare.

## **HUMAN RIGHTS IMPACT**

No

## **ALTERNATIVES CONSIDERED**

N/A

## **14 MATTERS OF IMPORTANCE**

This item on the agenda allows Councillors the opportunity to raise an item not included on the agenda for discussion as a matter of importance.

## 15 LATE REPORT ITEMS

No late agenda items for this meeting.