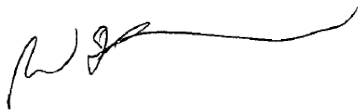




Notice of Meeting

Notice is hereby given that the **Ordinary Council Meeting** of the **Whitsunday Regional Council** will be held at the Council Chambers, 83-85 Main Street, Proserpine on **Wednesday 28 August 2024**, commencing at **9:00 AM** and the Agenda is attached.

Councillors: Ry Collins (Mayor), Michelle Wright (Deputy Mayor), Jan Clifford, Clay Bauman, John Collins, Gary Simpson and John Finlay



Warren Bunker

CHIEF EXECUTIVE OFFICER

Agenda of the Ordinary Council Meeting to be held at
Council Chambers, 83-85 Main Street, Proserpine on Wednesday 28 August 2024
commencing at **9:00 AM**

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

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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 CONDOLENCES

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

3.1 - Confirmation of Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Director Corporate Services

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 24 July 2024 are provided for Councils review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 24 July 2024.

BACKGROUND

In accordance with s254F of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 24 July 2024 under the supervision of the person presiding at the meeting. These unconfirmed minutes were reviewed 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 24 July 2024.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 24 July 2024 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 24 July 2024 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 24 July 2024 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.

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.

CONSULTATION/ENGAGEMENT

Director Corporate Services

STATUTORY/COMPLIANCE MATTERS

In accordance with the Act, Council must record specified information in the minutes of a meeting regarding any declared conflicts of interest. At the Ordinary Council Meeting held on 24 July 2024, the following conflicts of interests were declared and recorded in the minutes:

Councillor/Officer	Prescribed or Declarable	Report No.	Particulars of the interest
Cr John Finlay	Prescribed	13.1	Cr Finlay declared a prescribed conflict of interest in item 13.1 regarding 500.2023.0083 - Flagstaff Hill Cafe and Convention Centre Tender/EOI as defined by section 150EI of the Local Government Act 2009, due to the following: The nature of the councillor's relationship with the entity: The applicant is a client of the company which Cr Finlay works. Entity's Interest in the Matter: Applicant is a close associate. Nature of councillor's relationship with close associate: Applicant is a client of SBB Partners & Cr Finlay is manager of the company. As a result of this conflict of interest, Cr Finlay advised that he will leave the meeting and take no part in the discussion or decision making of this matter. Cr Finlay left the meeting at 12.04pm.
Cr John Finlay	Prescribed	13.6	Cr Finlay declared a prescribed conflict of interest in item 13.6 regarding Whitsunday SportsPark Loan as defined by section 150EI of the Local Government Act 2009, due to the following: The nature of the councillor's relationship with the entity: An executive of the applicant has a business relationship with the company Cr Finlay works for. Entity's Interest in the Matter: Applicant is a close associate. Nature of councillor's relationship with close associate: An executive of the applicant has a business relationship with SBB Partners which Cr Finlay is manager off. As a result of this conflict of interest, Cr Finlay advised that he will leave the meeting and take no part in the discussion or decision making of this matter. Cr Finlay left the meeting at 12.10pm.

Cr Gary Simpson	Prescribed	13.6	Cr Simpson declared a prescribed conflict of interest in item 13.6 regarding Whitsunday SportsPark Loan as defined by section 150EI of the <i>Local Government Act 2009</i>, due to the following: Nature of the Conflict of Interest: The Chairperson of the SportsPark Committee has another business (Eclipse Financial Planning) that Cr Simpson is a client of. The name of the party: Eclipse Financial Planning The nature of the relationship of the party to the Councillor: Cr Simpson is a client of Eclipse Financial Planning. The nature of the party's interests in the matter: Chairperson of the Sportspark Committee is requesting to lease the land. As a result of this conflict of interest, Cr Simpson advised that he will leave the meeting and take no part in the discussion or decision making of this matter. Cr Simpson left the meeting at 12.10pm.
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Local Government Regulation 2012

Section 254F of the Local Government 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 motion, the names of all persons voting on the motion 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.

RISK ASSESSMENT/DEADLINES

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).

TABLED MATTERS

Unresolved Tabled Matters			
Date of Meeting	Resolution Number	Summary	Status
24 April 2024	Notice of Motion – Dingo Beach Stinger Net OM2024/04/24.2	-That the item regarding Dingo Beach Stinger Net be deferred pending further community consultation.	This matter is currently being actioned by officers and will be presented to a future meeting of Council.
29 May 2024	20220736 - Minor Change Application – Development Permit for Material Change of Use - Transport Depot - Barclay Street, Mount Coolon - 210MPH20088– Searles Investments(QLD) Pty Ltd C/-Wynne Planning & Development OM2024/05/29.12	That item 11.7 20220736 - Minor Change Application - Development Permit for Material Change of Use - Transport Depot – Barclay Street, Mount Coolon - 210MPH20088 – Searles Investments (QLD) Pty Ltd C/- Wynne Planning & Development be deferred to a future meeting pending further review of conditions and further discussion.	Completed – item was taken off the table at the 24 July 2024 Ordinary Council Meeting.

ATTACHMENTS

Minutes are attached separately on Council's website.

4 BUSINESS ARISING

This item on the agenda allows Councillors the opportunity to seek clarification or updates on business arising from the minutes of the previous meeting.

5 MAYORAL MINUTE

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.

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.

7 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 following two options:

1. Councillors 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.
2. 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, act and speak with decorum and frame any remarks in respectful and courteous language.

10.1 - Audit & Risk Committee Meeting Minutes - 30 July 2024

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Manager - Governance and Administration Services

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

To confirm the Audit and Risk Committee Meeting Minutes held on 30 July 2024.

EXECUTIVE SUMMARY

The Audit and Risk Committee is an Advisory Committee of Council, and the minutes are presented to Council for endorsement. This meeting considered notable reports including the Draft Financial Statements for 2023/24 and Annual Financial Benchmarking.

A number of recommendations were made by the Committee to Council and the receipt and endorsement of these minutes will see the actions move into implementation.

OFFICER'S RECOMMENDATION

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment 1**) held on 30 July 2024.

BACKGROUND

Whitsunday Regional Council's Audit & Risk Committee met on 30 July 2024 and minutes were recorded from this meeting and are provided to Council to consider and review the Committee's recommendations, in accordance with Section 211(1)(c) of the Local Government Regulation 2012.

The primary objective of the Audit & Risk Committee is to promote good corporate governance through the provision of independent assurance, oversight, and advice to Council on matters relating to:

- Internal Audit;
- External Audit;
- Financial Reporting;
- Risk Management;
- Internal Controls; and
- Legislative and Organisational Compliance.

DISCUSSION/CURRENT ISSUE

The following reports were presented at the meeting of the 30 July 2024 and voted in support by the Committee:

- Audit & Risk Priorities Guide
- Review of Monthly Finance Report
- 2023/24 Draft Financial Statements

- Annual Financial Benchmarking Report
- Verification of Internal Audits Recommendation Actions Implementation
- Succession Planning Report
- External Audit (QAO) Briefing Paper
- Risk Management Update Report
- Cyber Security Update Report
- WHS Update & Statistics Report

The committee also welcomed two new independent members of the Committee, Peter Sheville and Mary Goodwin as adopted by Council on the 24th July 2024.

FINANCIAL IMPLICATIONS

Financial Implications are managed within the existing budgets and delegations.

CONSULTATION/ENGAGEMENT

Manager Governance and Administration

STATUTORY/COMPLIANCE MATTERS

Audit and Risk Committee Charter
Local Government Regulation 2012

RISK ASSESSMENT/DEADLINES

Council risks non-compliance with the Audit & Risk Committee Constitution if they do not consider and review the recommendations of the Committee.

Minutes are to be presented to the next available Council Meeting.

STRATEGIC IMPACTS

Lead and coordinate the organisation's corporate governance and risk management, in addition to the delivery of efficient and customer focused administration support for the organisation to ensure high levels of performance and compliance.

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.

ATTACHMENTS

1. 30 July 2024 - Final Unconfirmed Audit & Risk Committee Minutes [**10.1.1** - 16 pages]



UNCONFIRMED

Minutes of the Audit & Risk Committee Meeting held on Tuesday 30 July 2024 at Council Chambers, 83-85 Main Street, Proserpine

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

Members Present:

Mr Graham Webb (Chair), Cr Ry Collins (Mayor) and Cr John Finlay (Councillor – Division 6), Mary Goodwin, Peter Sheville

Internal/Externals Present:

Warren Bunker (Chief Executive Officer - WRC); Clay Bauman (Councillor) – via teams as an observer; Jason Bradshaw (Director Corporate Services); Leah Bradley (Manager Financial Services); Edwina Pettiford (Finance - Management Accountant); Mitchell Carre (Manager Innovation and Technology); Neil McGaffin (Director Regional Strategy and Planning); Matthew Monaghan (William Buck); Dan Ross (Brown & Bird); and Tailah Jensen - Secretary (Governance and Administration Officer)

Externals Present via MS Teams – Teleconference:

Wayne Gorrie (O'Connor Marsden); James Turner (O'Connor Marsden); Sabrina Frank (Queensland Audit Office)

UNCONFIRMED

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This is page 20 of the Agenda of Council's Ordinary Council Meeting - 28 August 2024

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1 APOLOGIES/LEAVE OF ABSENCE

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

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**2 DECLARATIONS OF INTEREST**

The Chairman advised the Committee of his previous declaration made for transparency:

A conflict of interest, in that his son works for McCullough Robertson Lawyers, who do work for Whitsunday Regional Council as part of the legal services panel adopted by Council. The Chairperson advised that the interest will not impact his role as Chair of the Audit & Risk Committee but wanted to make the disclosures for openness and completeness.

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UNCONFIRMED

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3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

EXECUTIVE SUMMARY

In accordance with the Audit and Risk Committee Charter Meetings, Records and Reporting Structure. Minutes of the meeting shall be presented at the next available Council General Meeting. Committee minutes for the meeting held on 7 May 2024 were endorsed at the Council Ordinary Council meeting held on 29 May 2024, and are presented for confirmation.

RECOMMENDATION

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 7 May 2024.

RESOLUTION AR2024/07/30.1

Moved By: CR J FINLAY

Seconded By: MR G WEBB

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 7 May 2024.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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#### 4 AUDIT & RISK COMMITTEE REPORTS

##### 4.1 Audit & Risk Committee Operations

###### 4.1.1 - Chief Executive Officer Briefing Update

###### EXECUTIVE SUMMARY

The Chief Executive Officer will provide a verbal update.

###### RECOMMENDATION

That the committee receive the verbal update from the Chief Executive Officer.

###### RESOLUTION AR2024/07/30.2

Moved By: MR G WEBB

Seconded By: CR R COLLINS (MAYOR)

That the committee receive the verbal update from the Chief Executive Officer.

###### MEETING DETAILS

CEO provided an update on the following:

1. Budget Adoption
2. Policy Review
3. State of Region
4. Advocacy Strategy
5. Network Planning & Master Planning
6. Corporate Planning Process

The motion was Carried 5 / 0.

**CARRIED**

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4.1.2 - Audit and Risk Committee Priorities Guide

EXECUTIVE SUMMARY

The priorities guide provides a list of focus areas for reports that get tabled at the committee meeting in accordance with the Strategic Internal Audit plan. The report provides all the reports planned for the May meeting and is on track with all reports planned to be included in this agenda for the Committee's consideration.

RECOMMENDATION

That the Audit & Risk Committee note the current Priorities Guide.

RESOLUTION AR2024/07/30.3

Moved By: CR R COLLINS (MAYOR)

Seconded By: MR G WEBB

That the Audit & Risk Committee note the current Priorities Guide.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

UNCONFIRMED

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## 4.2 Financial Reporting

### 4.2.1 - Monthly Financial Report

#### EXECUTIVE SUMMARY

This report promotes sound financial management and accountability by presenting the Monthly Finance Reports and sustainability ratios for the period ending 31 May 2024 to the Committee. For completeness a further report on the business units performance has been included for the period to June 2024.

#### RECOMMENDATION

That the Audit & Risk Committee receive the Financial Report, Capital Expenditure Report and the Unaudited Financial Statements 2023/24 for the period ended 31 May 2024, and note the Business Operations Report provided for June 2024.

#### RESOLUTION AR2024/07/30.4

Moved By: CR J FINLAY

Seconded By: MR G WEBB

That the Audit & Risk Committee receive the Financial Report, Capital Expenditure Report and the Unaudited Financial Statements 2023/24 for the period ended 31 May 2024, and note the Business Operations Report provided for June 2024.

#### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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4.2.2 - 2023/24 Draft Financial Statements

EXECUTIVE SUMMARY

The draft 2023/24 Financial Statements have been completed in accordance with Accounting Standards, the Local Government Act and Regulations. We are seeking the committee's endorsement to provide the unaudited statements to the Auditor-General to commence auditing as per our audit plan.

Due to the short timeline in completing the 2023/24 Financial Statement, the attachment will be sent to the committee prior to the meeting.

RECOMMENDATION

That the Audit & Risk Committee endorse the draft (unaudited) General Purpose Financial Statements and the Financial Sustainability Statement for the financial year 2023/24 (2023/24 Financial Statements), for submission to the Auditor-General of Queensland for audit as required by Section 212 of the Local Government Regulation 2012 (Qld).

RESOLUTION AR2024/07/30.5

Moved By: CR J FINLAY

Seconded By: MS M GOODWIN

That the Audit & Risk Committee endorse the draft (unaudited) General Purpose Financial Statements and the Financial Sustainability Statement for the financial year 2023/24 (2023/24 Financial Statements), for submission to the Auditor-General of Queensland for audit as required by Section 212 of the Local Government Regulation 2012 (Qld).

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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The meeting adjourned for the purpose of morning tea at 10.45am.

The meeting reconvened for the purpose of morning tea at 11.06am.

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#### 4.2.3 - Annual Financial Benchmarking Report

##### EXECUTIVE SUMMARY

This report contains a comparison of financial data for a selection of similar Councils across Queensland.

This Financial Benchmarking has been completed for the 2022/2023 financial year and compares audited financial data from Whitsunday Regional Council with 6 similar Councils, including Cassowary Coast Regional Council, Cairns Regional Council, Livingstone Shire Council, Fraser Coast Regional Council, Noosa Regional Council and Scenic Rim Regional Council.

Financial Benchmarking is important as it scrutinises how we compare with follow Councils and communities and assists with recognising areas for improvement.

##### RECOMMENDATION

That the Audit and Risk Committee note the 2022/23 Financial Benchmarking Report.

##### RESOLUTION AR2024/07/30.6

Moved By: CR J FINLAY

Seconded By: MR P SHEVILLE

That the Audit and Risk Committee note the 2022/23 Financial Benchmarking Report.

##### MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

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QAO representative Sabrina Frank joined the meeting at 11.49am.

The meeting brought forward item 4.4.1 to be discussed.

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4.4 External Audit

4.4.1 - QAO Briefing Paper

EXECUTIVE SUMMARY

The attached Briefing Paper for the financial year ending 30 June 2024 details the status of the current financial year audit against audit milestones and the status of any outstanding issues.

Council is on track to meeting its agreed 2024 Audit Milestones. One significant deficiency has been raised and commented on associated with purchase orders being raised and approved after the supplier invoice date. This has previously been raised through Internal audit also and needs to be addressed by Council. A second High financial reporting issue was raised in relation to the amount of Work in Progress.

RECOMMENDATION

That the Audit & Risk Committee receive the: -

- a) Briefing Paper from the Queensland Audit Office dated 19th July 2024.

RESOLUTION AR2024/07/30.7

Moved By: MR P SHEVILLE

Seconded By: CR R COLLINS (MAYOR)

That the Audit & Risk Committee receive the: -

- a) Briefing Paper from the Queensland Audit Office dated 19th July 2024.

MEETING DETAILS

Cr John Finlay left the meeting at 12.01pm.

The motion was Carried 4 / 0.

CARRIED

~~~~~

QAO Representative Sabrina Frank left the meeting at 12.28pm.

### 4.3 Internal Audit

#### 4.3.1 - Verification of Internal Audits Recommendation Actions Implementation

##### EXECUTIVE SUMMARY

Council's Internal Auditors provide an independent evaluation of Council's functions. The internal audit conducts regular reviews across Council's activities, including staffing and skills and identifies areas of risk and scope for improvement by way of Actions, in alignment with the Strategic Internal Audit Plan. The role of internal audit is to provide independent assurance that Council's risk management, governance and internal control processes are operating effectively.

##### RECOMMENDATION

That the Audit & Risk Committee receive the Follow-up of prior Internal Audit Actions to June 2024 Report and note the recommendations contained within the report.

##### RESOLUTION AR2024/07/30.8

Moved By: MS M GOODWIN

Seconded By: MR P SHEVILLE

That the Audit & Risk Committee receive the Follow-up of prior Internal Audit Actions to June 2024 Report and note the recommendations contained within the report.

##### MEETING DETAILS

The motion was Carried 4 / 0.

CARRIED

##### RESOLUTION AR2024/07/30.9

Moved By: MR G WEBB

Seconded By: CR R COLLINS (MAYOR)

That the Committee acknowledge the LGMS Risk Excellence Award for 2024 and the work done by Council staff.

##### MEETING DETAILS

The motion was Carried 4 / 0.

CARRIED

This is page 12 of the Minutes of Council's Audit & Risk Committee Meeting - 30 July 2024

#### 4.5 Internal Controls/Risk Compliance

##### 4.5.1 - Risk Management Update

###### EXECUTIVE SUMMARY

A progress update on the strategic risks and the draft Risk Management Implementation Plan 2024-2027 are presented for the Committee consideration.

It should be acknowledged that the first iteration of this plan will be focussed on enhancing the foundations to build on risk management maturity over time. For this reason, this plan will be reviewed annually to monitor completion of actions and to add new actions to further mature Council in risk management.

This plan has been documented to provide a roadmap to increase risk management maturity within Council. The achievement of this will help the organisation in managing its current risks, understanding when risks are emerging, and improving risk maturity to a level where risk management increases performance.

JLT Public Sector 2023 Report and survey are presented to the Committee.

###### RECOMMENDATION

That the Audit & Risk Committee

1. receive the update on the Strategic Risks mitigation actions
2. receive the draft risk management implementation plan 2024 – 2027
3. Receive the JLT Public Sector Risk Report

###### RESOLUTION AR2024/07/30.10

Moved By: CR R COLLINS (MAYOR)

Seconded By: MS M GOODWIN

That the Audit & Risk Committee:

1. Receive the update on the Strategic Risks mitigation actions
2. Receive the draft risk management implementation plan 2024 – 2027
3. Receive the JLT Public Sector Risk Report

###### MEETING DETAILS

The motion was Carried 4 / 0.

**CARRIED**

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This is page 13 of the Minutes of Council's Audit & Risk Committee Meeting - 30 July 2024

4.5.2 - Cyber Security Update

EXECUTIVE SUMMARY

This report provides an update on Cybersecurity. Cybersecurity is the practice of protecting systems, networks, and programs from digital attacks. These cyberattacks are usually aimed at accessing, changing, or destroying sensitive information; extorting money from users via ransomware; or interrupting normal business processes. Implementing effective cybersecurity measures is particularly challenging today because there are more devices more people online, and attackers are becoming more innovative.

A successful cybersecurity approach has multiple layers of protection spread across the computers, networks, programs, or data that one intends to keep safe. In an organization, the people, processes, and technology must all complement one another to create an effective defence from cyber-attacks.

RECOMMENDATION

That the Audit & Risk Committee receive the Cyber Security Update to July 2024.

RESOLUTION AR2024/07/30.11

Moved By: MR P SHEVILLE

Seconded By: CR R COLLINS (MAYOR)

That the Audit & Risk Committee receive the Cyber Security Update to July 2024.

MEETING DETAILS

The motion was Carried 4 / 0.

CARRIED

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#### 4.5.3 - WHS Update & Statistics Report

##### EXECUTIVE SUMMARY

The Workplace Health & Safety Manager position is currently vacant currently being advertised to secure a suitable replacement that will ensure the ongoing efforts in fostering a safety-centric culture. The past year has seen successful engagement across all of Council through the implementation of the critical risk program. Progress is being made in procuring a high-priority safety system that caters to both current and future needs of Council and aims to shift focus from reactive transactional work to proactive, engaging frontline specialist support and advice.

##### RECOMMENDATION

That the Audit and Risk Committee receive the Workplace Health and Safety July 2024 Update.

##### RESOLUTION AR2024/07/30.12

Moved By: CR R COLLINS (MAYOR)

Seconded By: MR G WEBB

That the Audit and Risk Committee receive the Workplace Health and Safety July 2024 Update.

##### MEETING DETAILS

The motion was Carried 4 / 0.

CARRIED

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This is page 15 of the Minutes of Council's Audit & Risk Committee Meeting - 30 July 2024

This is page 33 of the Agenda of Council's Ordinary Council Meeting - 28 August 2024

5 GENERAL BUSINESS

Graham Webb requested a report to come to the meeting to be held on Tuesday 20th August 2024 to address the financial statements.

Jason Bradshaw advised the meeting that a formal induction program will be conducted for the two new committee members. We extend our appreciation to the new members Peter and Mary for their attendance at today's meeting.

Future meeting dates were discussed and Jason to follow up and confirm remaining meeting dates and locations:

- 17th September 2024 - 1pm onwards suitable.
- 19th November 2024 - Suitable.
- Noting - October 2024 there is no Audit Meeting.

6 CLOSURE OF MEETING

The Meeting closed at 1.43pm.

Confirmed as a true and correct recording this 20 August 2024.

Graham Webb
CHAIRPERSON

11.1 - 20240325 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - U 1 & 2, 22 Coral Esplanade, Cannonvale - 1 & 2 SP189756 - G Nichols C/-Wynne Planning & Development Pty Ltd

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To present the assessment of a development application for short-term accommodation and to seek Council's determination.

EXECUTIVE SUMMARY

The application is for the Short-Term Accommodation (STA) of an existing three-storey apartment building at Unit 1 & Unit 2, 22 Coral Esplanade, Cannonvale. Each unit has four bedrooms, two study rooms, shared bathroom, powder room, laundry, kitchen, open dining and living area with direct access to balcony facing the beach. Each unit has an enclosed two-car parking garage located at the ground level. Unit 2 has direct access to the roof deck.

There are twelve properties with approval from Council to undertake STA within the vicinity of the premise as shown in the map in **Attachment 2**.

No physical changes to the existing units are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape.

To address the potential for the development to cause undesirable amenity impacts, standard conditions of approval have been recommended, including appointing a property manager to be available 24/7. A maximum of eight persons will be permitted to stay at each unit at any one time.

Three submissions were received during the public notification period. The submissions centre around the Low density residential zone criteria, off-site management issues, STAs being used as party houses that create excessive noise and anti-social behaviour, the capacity of the units, traffic concerns and the abundance of short-term accommodation options in the Whitsundays. The submitters are neighbouring properties from Coral Esplanade, Stewart Drive and Palm Drive.

The Planning Scheme does provide for the STA use of a property in the Low-density residential zone provided it is compatible with the character and amenity of the area. Physical compatibility is achieved as no alterations to the units are proposed besides the addition of the property management signs, and appropriate conditions of approval are recommended to mitigate any potential amenity impacts.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by G P Nichols, on L:1 SP:189756, and L:2 SP:189756, located at 22 Coral Esplanade, Cannonvale, subject to conditions outlined in **Attachment 4**.

BACKGROUND

The application is not a response to any compliance actions.

DISCUSSION/CURRENT ISSUE

The application is assessable against the Whitsunday Regional Council Planning Scheme 2017, including the Strategic Framework and relevant codes.

The purpose and overall outcomes of the zone provide for 'other accommodation activities', in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing units are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts suitable conditions of approval have been recommended. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions monitored by a property manager 24/7 are suggested.

Therefore, the proposal complies with the Low-density residential zone code.

The proposal complies with the other applicable requirements of the Planning Scheme including the short-term accommodation and multi-unit uses code and Transport and parking code as the required number of car parks are provided.

A detailed assessment of the three submissions and assessment benchmarks is provided in **Attachment 3**.

FINANCIAL IMPLICATIONS

The application fee has been paid in full. The development does not incur an infrastructure charge.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Technical Officer Engineer Assessment

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

RISK ASSESSMENT/DEADLINES

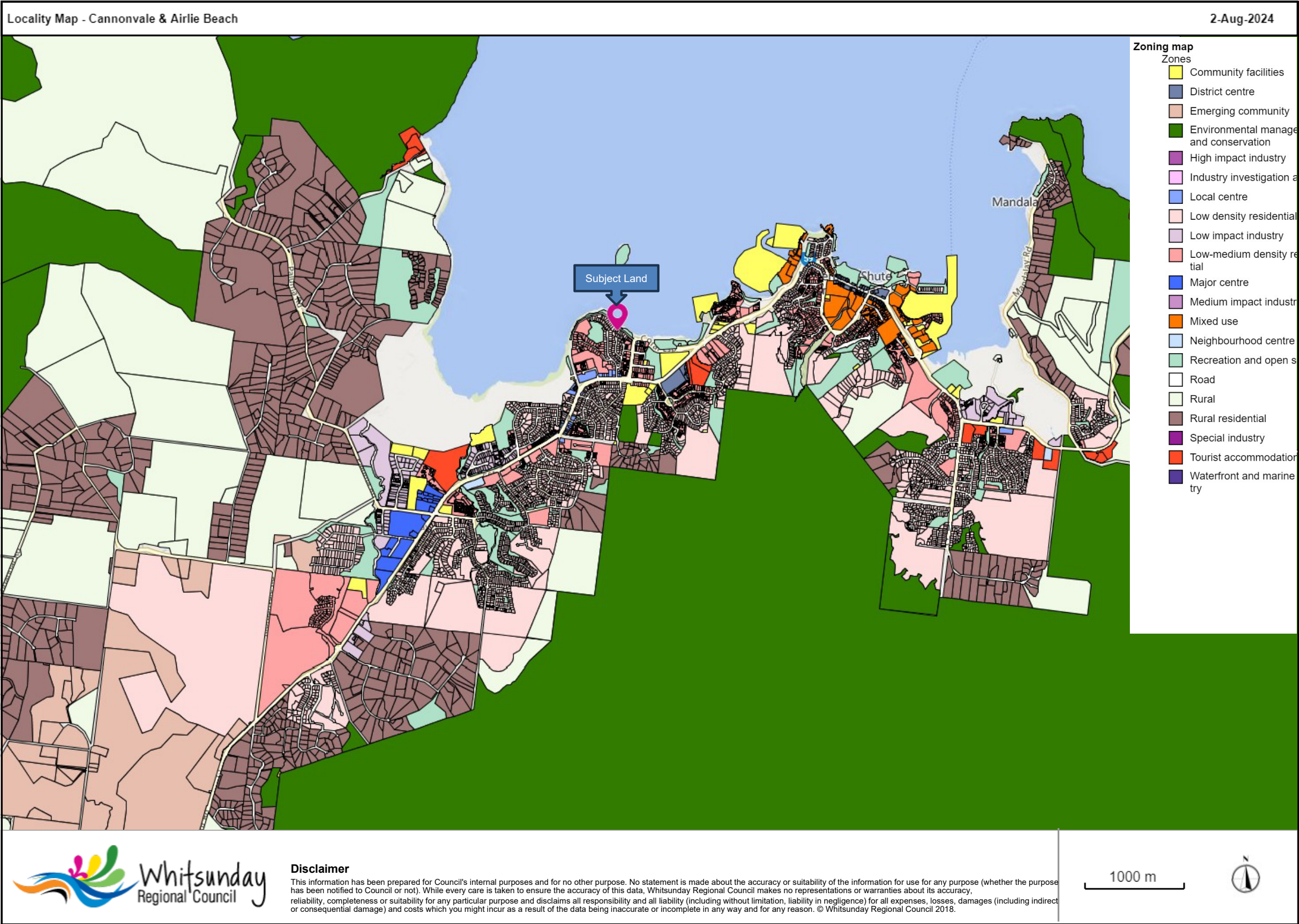
The decision may be appealed in the Planning & Environment Court of Queensland.

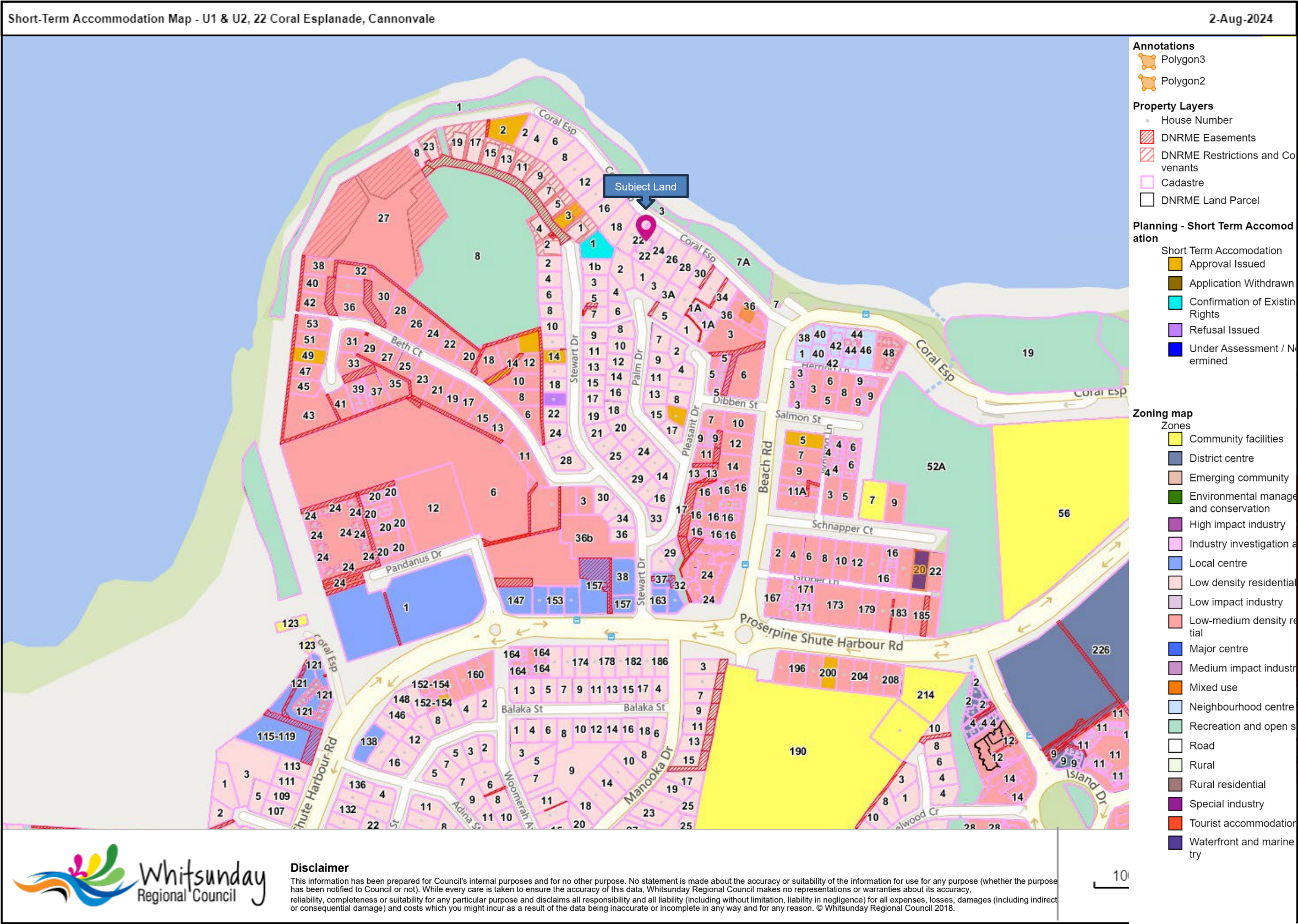
STRATEGIC IMPACTS

Corporate Plan 2022-2026 Development Services objective 4. Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Locality Map- Cannonvale Airlie Beach [**11.1.1** - 1 page]
2. Short-Term Accommodation Map - U 1& U 2,22 Coral Esplanade, Cannonvale [**11.1.2** - 1 page]
3. Planning Assessment Report (1) [**11.1.3** - 6 pages]
4. Conditions of Approval (1) [**11.1.4** - 3 pages]
5. Development Plans [**11.1.5** - 9 pages]





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 Permit for Material Change of Use – Short-Term Accommodation
Landowner	G P Nichols
Property Address:	22 Coral Esplanade, Cannonvale
Property Description:	L: 1 SP:189756, L:2 SP:189756
Area of Site:	U1 – 565 m ² U2 – 565 m ²
Planning Scheme Zone:	Low density residential
Level of assessment	Impact Assessable
Overlays:	Acid Sulfate Coastal Protection – Erosion prone areas Landslide Hazard
Existing Use:	Unit Development
Existing Approvals:	Nil
Public Notification:	20 June 2024 – 12 July 2024
Submissions received:	Three (3)
State referrals:	Nil
Infrastructure charges:	Nil

2. Site Description

Coral Esplanade fronts Cannonvale Beach and is accessed from Beach Road. The site has been developed as a three-storey (with roof deck) apartment building and includes a driveway access and ancillary structures. Access to the premises is achieved via a fully sealed concrete driveway from Coral Esplanade. Surrounding uses are mainly single dwelling houses within the general locality.

3. Proposal Details

The proposal is for the short-term accommodation of an existing 2-unit apartment building. Each unit has four bedrooms (two have ensuite), two study rooms, shared bathroom, powder room, laundry, kitchen, open dining and living area with direct access to balcony facing the beach. Each unit has an enclosed two-car parking garage located at the ground level. Unit 2 has direct access to the roof deck.

The swimming pool and bin facility is also located on the ground level as part of the common property.

The applicant has provided documentation demonstrating compliance with the Short-Term Accommodation Guideline, being a Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan for the proposed use.

Three submissions were received during the Public Notification Period, from the neighbouring properties along Coral Esplanade, Palm Drive and Stewart Drive. All are considered a properly made submission.

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 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 4).

4.1. State Assessment and Referral Agency (SARA)

The Application was not referable.

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 been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP is 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. 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 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.

4.4.2. 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 region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views, and vistas.

The proposal does not conflict with the strategic intent to any degree which warrants refusal.

4.4.3. Overlay Codes

Acid Sulfate Soils Overlay Code

The apartment building is existing and acid sulfate soils overlay was considered during the construction of the building. No further assessment required.

Coastal Protection Overlay Code

The apartment building is existing and coastal protection overlay was considered during the construction of the building. No further assessment required.

Landslide Hazard Overlay Code

The apartment building is existing and landslide hazard overlay was considered during the construction of the building. No further assessment required.

4.4.4. Zone Code

Low Density Residential Zone

The proposal complies with the zone code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing units are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts conditions of approval have been recommended. Conditions of approval for a maximum of eight guests (two per bedroom) at any one time are recommended. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions which are monitored by a property manager 24/7 are advocated.

4.4.5. Development Codes

Short-term accommodation and multi-unit uses code

The proposed development provides for the property manager to manage rubbish disposal. It is conditioned to be included in the Code of Conduct together with having a visible sign which displays the contact details of a local property manager.

Infrastructure code

No additional infrastructure is required to support the development.

Landscaping code

No additional landscaping is required to support the development. Sufficient landscaping placements exist within the premises.

Transport and parking code

The proposal complies with the requirements of the code and the Short-Term Accommodation Guideline. The proposal has a requirement of two parking spaces as required by Table 9.4.7.3.3 Minimum on-site parking requirements and the apartment building has four car parking spaces, two per unit.

Short-Term Accommodation Guideline

- Site plan;
- Property management plan;

- Code of Conduct;
- Fire and emergency plan;
- Statutory declaration;
- Four on-site car parking spaces.

5. Public Submissions

The development application was placed on public notification between 20 June 2024 and 12 July 2024 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 16 July 2024. Three submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
1. Low Density Residential Zone concern	Short-term accommodation use does not comply with the purpose and outcomes set by the Low Density Residential Zone Code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone
2. Off-site Management Issue	Concerns regarding the off-site management of STAs. Conditions require a property manager to explain the Code of Conduct and applicable rules. A property manager must attend to any complaint about anti-social behaviour and excessive noise within 30 minutes. Conditions also require reduce/cease noise from the premises after 9pm.
3. Parties and Excessive Noise	Concerns about the inevitable instances of parties, excessive noise and behavioural concerns from short-term rentals, disrupting the peaceful ambience of the neighbourhood. A statutory declaration is provided stating that the property will not be used as a 'party house'. Conditions require a property manager to explain the Code of Conduct and applicable rules. A property manager must attend to any complaint about anti-social behaviour and

	excessive noise within 30 minutes. Conditions also require reduce/cease noise from the premises after 9pm.
4. Capacity	Capacity of each unit raised by submitters due to the other rooms being converted into a 'study room' to comply with the room requirement of the multi-unit uses and STA Code. The development is conditioned to have a maximum guest of eight (8), which is two per bedrooms. This will ensure that only four bedrooms will be used for accommodation. Property Management Plan also explains that it is the duty of property manager to ensure that the correct number of people are staying in the premises in accordance with the planning approval conditions.
5. Traffic concerns	Concerns about traffic along Coral Esplanade might increase; explaining how the increase of traffic might be due to the over capacity of the units, having multiple cars for multiple guests. Another concern is that if the parking space provided within the property is full, guests might use the street parking facility which is commonly used by residents going to the beach for a walk. The development is conditioned to have a maximum guest of eight (8), which is two per bedrooms. This will ensure that only four bedrooms will be used for accommodation. It is also conditioned so that parking spaces are provided entirely on the site. The property manager will ensure vehicles are parked on-site, adhering to the Code of Conduct. A property manager is available to answer phone calls 24/7 and respond to any complaints immediately.
6. Off-site Capacity and Other accommodation services	The township of Whitsundays has an abundance of accommodation services in more appropriate, well-planned zones.

	It is acknowledged that there are other typologies of short-term accommodation available in the region. Notwithstanding, this is not a ground for refusal.
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6. Infrastructure Charges

There are no Infrastructure Charges applicable.

Attachment 1 – Conditions of Approval

1. 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
Site Plan	Applicant	N/A	N/A
Floor Plan	Applicant	N/A	N/A
Code of Conduct	Applicant	N/A	N/A
Property Management Plan	Applicant	N/A	N/A
Fire and Emergency Plan	Applicant	N/A	N/A

- 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 sealing the survey plan or commencement of the use, whichever is the sooner.

2. BUILDING

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

3. ACCESS AND PARKING

- 3.1 A minimum of two (2) car parking spaces per unit must be maintained on site, prior to and ongoing while the use is being undertaken.
- 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. 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 for each unit.
- 4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration always affirming that during the operation of the Short-term accommodation for each unit, 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 for each unit. 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 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 for each unit, 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 for each unit, 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 for each unit 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 for each unit.
- 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 30 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.
- i) A maximum of **eight (8)** overnight guests (two guests per bedroom), up to four (4) bedrooms, will be permitted in short-term accommodation at any one time for each unit.
- j) Prior to the commencement of the use for each unit, a license under Local Law No. 1 (Administration) 2014 for the operation of short-term accommodation must be obtained.

5. MISCELLANEOUS

- 5.1 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.

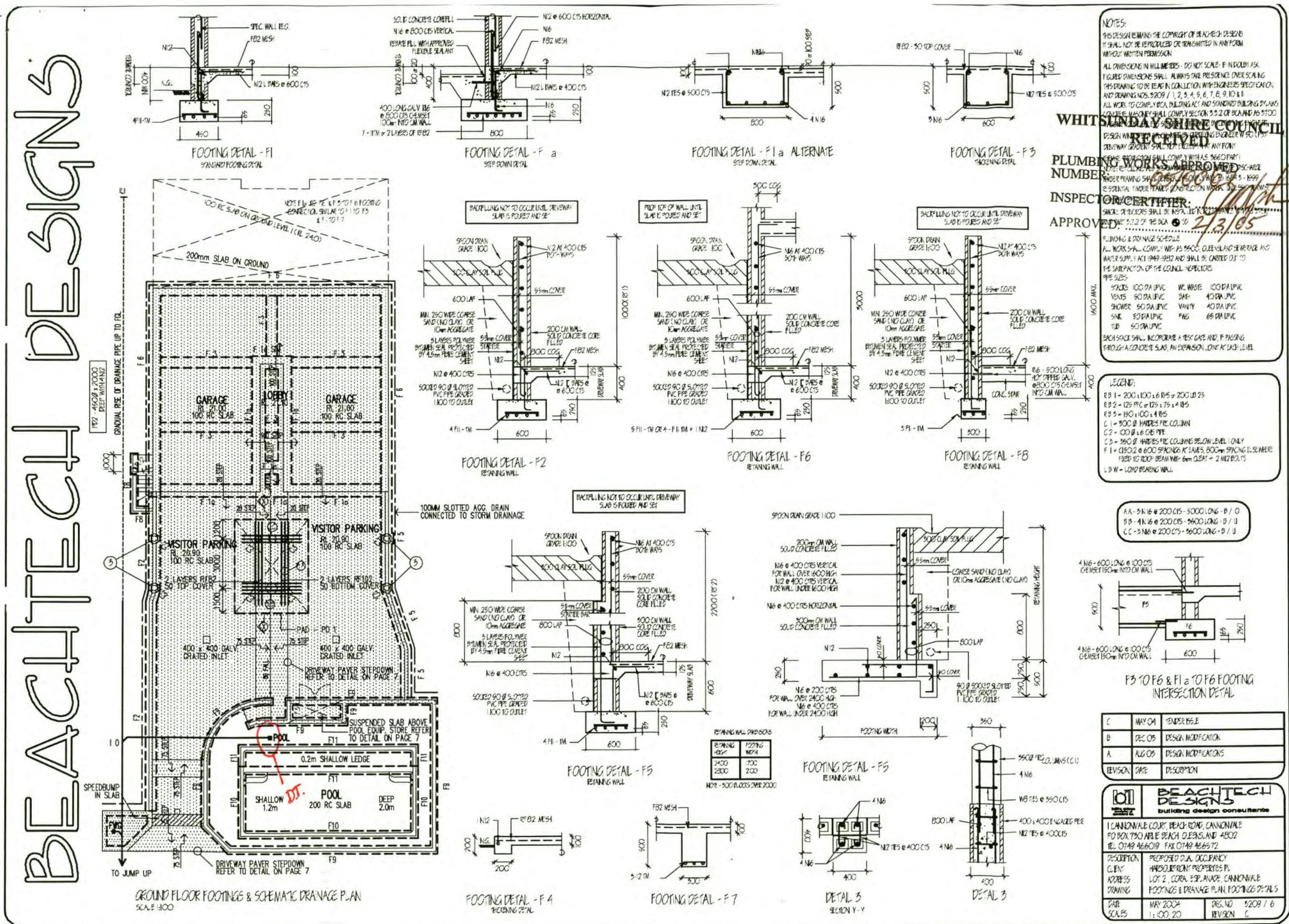
The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au
- 5.2 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.
- 5.3 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.

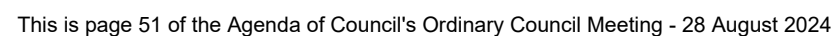
The onsite supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

- 5.4 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 Coral Esplanade or adjoining land unless written permission from the owner of that land and Council is provided.
- 5.5 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.

6. ADVISORY NOTES

- 6.1 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.
- 6.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.
- 6.3 The applicant is to ensure that the Pool Safety Certificate for the premises is current and in compliance with legislation.





HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 22 Coral Esplanade, Cannonvale

PROPERTY MANAGER DETAILS:

Name: Whitsunday Holiday Rentals

Address: 4 Waterson Way, Airlie Beach

Telephone Number: 0409 831 133

Email: 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 before 1am, within a two hour timeframe;*
- *In relation to any other complaints, respond within a reasonable timeframe but within 24 hours;*

DETAILS OF RESERVATIONS ARRANGEMENTS (please tick all applicable):

Internet (please specify) Booking.com, Air BnB and the like

Property Manager: Whitsunday Holiday Rentals

DUTIES OF PROPERTY MANAGER

- *Supply, readily visible in the kitchen or living area of the home, the Code of Conduct, the Property Management Plan and the Fire and Emergency Plan;*
- *Liaise with tenants 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;*
- *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.*
- *Maintain a record keeping procedure for details of each booking (guests contact names etc), copy of signed acceptance of the terms and conditions (Code of Conduct); and details of any complaints received, time, date and nature of complaint and actions taken. These documents are to be available for Council inspection as required.*

HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 22 Coral Esplanade, Cannonvale

The following Code of Conduct governs tenant behavior and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A maximum of 8 guests are permitted to stay in each dwelling located on the property at one time. A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The tenants agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease from 9pm Monday – Sunday.

VEHICLE PARKING: The tenants agree to use the parking spaces provided and not to park on lawn or garden areas on the property, or on the street verge or street itself outside the property. The guests agree not to park any additional vehicles on the property in excess of the parking spaces provided.

COUNCIL REGULATIONS: The tenants agree to all Council regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The tenants agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Tenants are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the tenants stay will be paid for by the tenants.

FIRES: The tenants agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Tenants are responsible for the putting out and collection of the bins where their stay coincides with collection days.

KEYS: At the end of the agreed tenancy, tenants agree to lock the premise, close all windows and return the keys to the Property Manager. Any lost or damaged keys will be replaced at the tenant's expense.

TERMINATION OF ACCOMMODATION: If tenants are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.

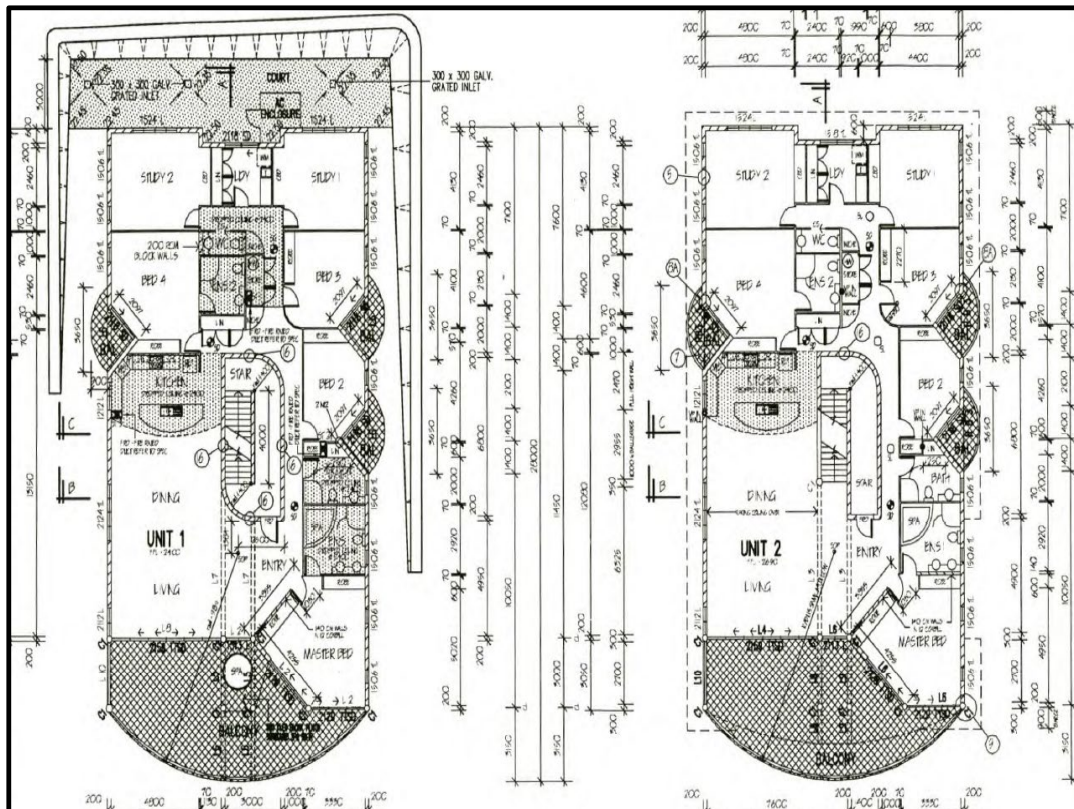
HOLIDAY HOME – SITE PLAN

PROPERTY ADDRESS: 22 Coral Esplanade, Cannonvale



HOLIDAY HOME – FLOOR PLAN

PROPERTY ADDRESS: 22 Coral Esplanade, Cannonvale



HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 22 Coral Esplanade, Cannonvale

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Whitsunday Holiday Rentals: 0409 831 133

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

DISASTER MANAGEMENT INFORMATION

DISASTER MANAGEMENT

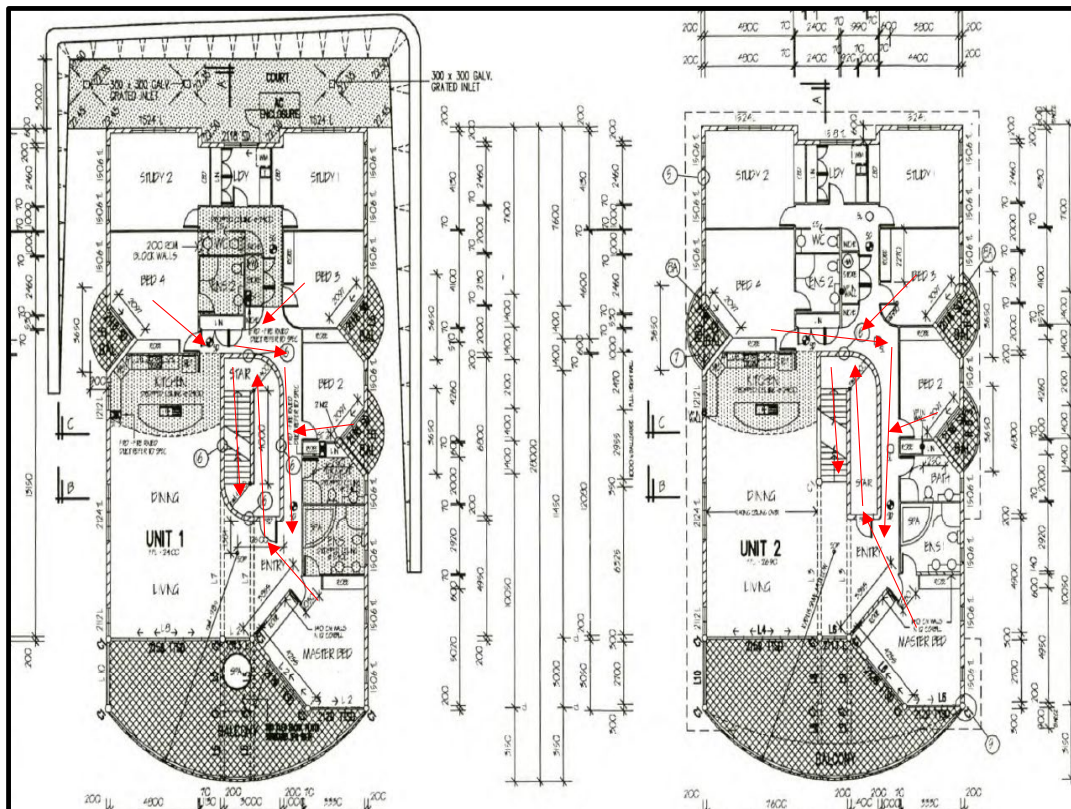
The Whitsunday Disaster Coordination Centre number is **1300 972 006**.

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

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>.

HOLIDAY HOME - FIRE EVACUATION ROUTE



11.2 - 20240189 - Development Application for Development Permit for Material Change of Use - Medium Impact Industry (Seafood Processing) - 28 Pearle Place, Bowen - 17SP241781 - TB Rynn & RL Muller C/- Wynne Planning & Development

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To present the assessment of a seafood processing use and seek Council's determination.

EXECUTIVE SUMMARY

The proposal is for a Material Change of Use for a Medium Impact Industry (Seafood Processing) development at 28 Pearle Place, Bowen. Council records indicate the use may have commenced in 2019 within the sheds at the rear of the property. The rear area is a shared space, predominantly used for the seafood processing within two buildings/sheds that have a total Gross Floor Area (GFA) of 303.41m². The other three structures at the northern west corner are used in conjunction with the existing rural residential purposes. The development is connected to a reticulated water supply, electricity and on-site wastewater treatment system.

The applicant advises the use operates as follows:

- Undertaken within the two buildings at the rear of the premises;
- A maximum 20 tonnes of seafood is processed per year;
- Seafood delivered by the supplier at intervals of four times in a week;
- No more than four persons working at any one time, except for the week before Easter and Christmas;
- Operation time: Monday to Friday, 8am to 5pm; and
- No retail component.

Medium impact activities are not a use that is envisaged within the Rural residential zone. Despite this conflict, the proposal involves a scale and intensity that is limited and occurs within low rise buildings that are tucked behind the existing dwelling and landscaping. Conditions of approval can be imposed to adequately protect the existing rural residential amenity from potential adverse impacts generated by the seafood processing development.

The development supports the seafood industry in Bowen through the supply, processing, distribution and sales which creates economic and employment opportunities. The processed products are widely distributed between Bowen and Mackay as well as the applicant's own food and drink outlet in Bowen.

The premises shares a common property boundary with three sensitive land uses located at the side and rear boundary. The existing 1.8m high solid screen fence along the common boundary in lieu of 2m, as required by the Industry Activities Code, is considered appropriate. Setback to the west boundary is adequate. Though the setbacks to the south and east side boundary are 1.5m respectively in lieu of 10m, less intensive activities are occurring in the packaging/storage building at the east area which are not expected to create adverse amenity impact to the neighbours. The amenity of the rear property will not be impacted by the two small windows facing their property as the neighbour's nearest building is at least 180m away from the subject building.

Relevant environmental health requirements are also conditioned so that the proposed seafood industrial activities do not cause any nuisance or unreasonable adverse impact to the neighbours or the environment.

No submissions were received during the public notification period.

The positive economic contributions of the development weigh heavily in favour of the proposal and are a relevant matter in which Council may consider in its decision. As the amenity and environmental impacts of the development can be controlled the proposal is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use for Medium Impact Industry (Seafood Processing), made by R L Muller & T B Rynn, on L: 17 SP: 241781 and located at 28 Pearle Place Bowen, subject to the conditions outlined in **Attachment 4**.

BACKGROUND

A complaint was received by Council in 2022 with regards to seafood wastes being discharged onto a neighbouring property. Following an investigation, it was determined the use was operating beyond the requirements of an accepted development home-based business. An application for a home-based business was originally submitted but amended to a medium impact industry as Council officers determined the use was not at the scale of a home-based business following a response to an information request.

DISCUSSION/CURRENT ISSUE

Medium impact activities are not a use that is envisaged within the Rural residential zone. That said, the proposed is limited in scale and intensity and creates economic benefits to Bowen.

Despite not being a nominated use in the zone, conditions of approval can be imposed to adequately protect the existing rural residential amenity from potential adverse impacts generated by the development. Moreover, the two buildings used for the proposed industry activity are single storey and have low-rise built form similar to the surrounding neighbourhood. The development will be tucked behind the dwelling house and landscaping, not visibly seen on the street front.

A full assessment is provided in **Attachment 3**.

FINANCIAL IMPLICATIONS

The application fee has been paid in full.

Infrastructure Charges for the development if approved would total \$12,292.66.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer
Team Leader Plumbing Services
Senior Environmental Health Officer

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

RISK ASSESSMENT/DEADLINES

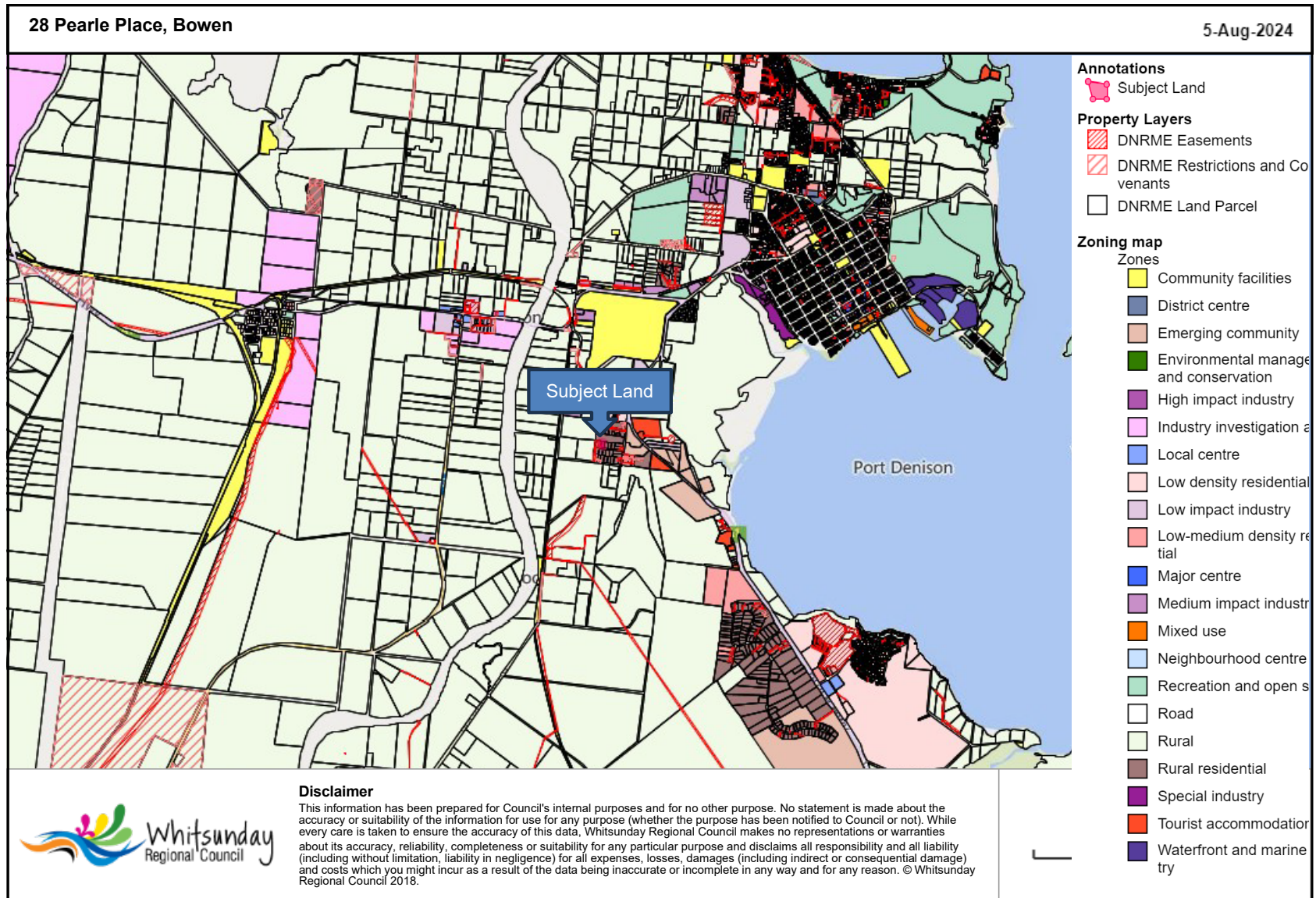
The decision may be appealed in the Planning & Environment Court of Queensland.

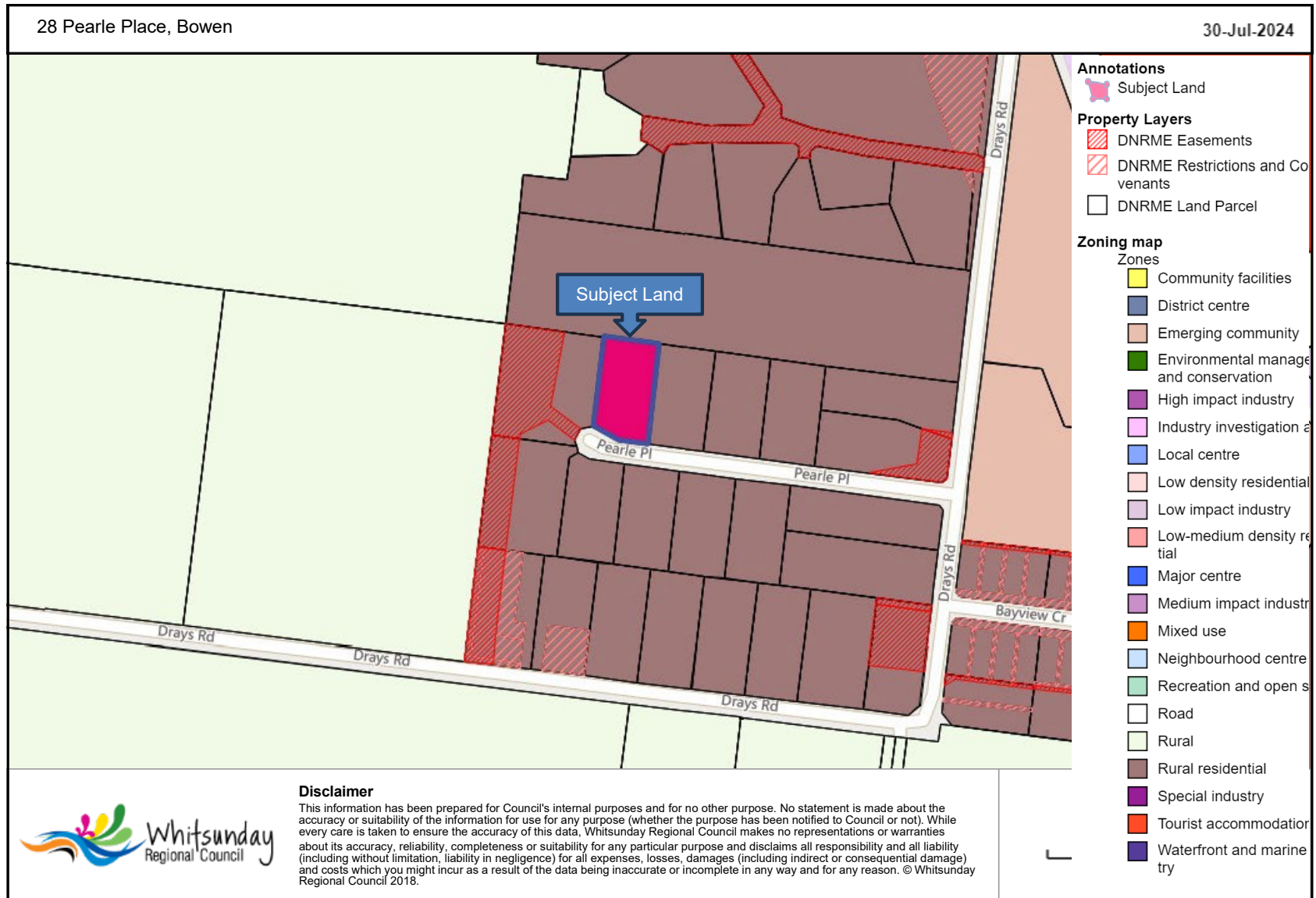
STRATEGIC IMPACTS

Corporate Plan 2022-2026 Development Services objective 4.
Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Plan [11.2.1 - 1 page]
2. Locality Plan [11.2.2 - 1 page]
3. Planning Assessment Report [11.2.3 - 6 pages]
4. Conditions of Approval [11.2.4 - 6 pages]
5. Plans of Development [11.2.5 - 1 page]





20240189 – DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR MEDIUM IMPACT INDUSTRY (SEAFOOD PROCESSING) – 28 PEARLE PLACE, BOWEN – 17SP241781 – T B RYNN & R L MULLER

OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Development Permit for Material Change of Use for Medium Impact Industry (Seafood Processing), made by R L Muller & T B Rynn, on L: 17 SP: 241781 and located at 28 Pearle Place BOWEN, subject to the conditions outlined in Attachment 1.

SUMMARY

(Summary to include the proposal in brief, key locality or development issues, non-compliances with planning instruments and recommendation etc).

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 Development Permit for Medium Impact Industry (Seafood Processing)
Landowner	T B Rynn & R L Muller
Property Address:	28 Pearle Place, Bowen
Property Description:	L: 17 SP: 241781
Area of Site:	4384m ²
Planning Scheme Zone:	Rural residential zone
Level of assessment	Impact assessable
Overlays:	Acid Sulfate Soils Bushfire Hazard Building Heights
Existing Use:	Dwelling house
Existing Approvals:	None
Public Notification:	30 May 2024 until 20 June 2024
Submissions received:	None
State referrals:	20140663 – Dwelling House (Land Identified in Bowen TLPI for Flood) – approved on 7 October 2014
Infrastructure charges:	\$12,292.66

2. Site Description

The subject premises is located within a rural residential area of Bowen and adjoins rural residential properties on three sides.

The site contains an existing dwelling house located at the front of the premises which is fenced off from the rear area. The rear section is predominantly used for the proposed development. Two shipping containers and a carport at the northwest corner are for personal use.

Both the dwelling and proposed development are accessed separately via Pearle Place.

3. Proposal Details

The proposal is for a Medium Impact Industry for seafood processing. The development is an additional land use to the existing 4384m² rural residential property. The proposed Medium Impact Industry operations occur within two buildings/sheds with a total Gross Floor Area (GFA) of 303 m² and processes a maximum of 20 tonnes of seafood per annum. The seafood processing will operate from Monday to Friday, 8am to 5pm. A maximum of four persons will be working throughout the operating hours, except pre and during Easter and Christmas holidays.

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

4.1. State Assessment and Referral Agency (SARA)

This application was not referrable.

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 is appropriately integrated all the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions.

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 supports the seafood industry in Bowen, including maritime operations and food businesses. This creates various job opportunities for the Bowen region. Other than supplying processed seafood to their own food and drink outlet at Bowen, their operations are known to distribute / sell seafood products at 5 or 6 towns between Bowen and Mackay. The proposal is broadly consistent with the provisions of the plan.

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.

4.4.2. 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 region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views, and vistas.

The development does not conflict with the Strategic Intent and reflects the Economic growth theme. The seafood processing development does not diminish the use of existing rural residential use and is suitable for the site given the scale, intensity and size of operations. The operations will generate economic, wealth and employment creating opportunities to the Bowen community across the food supply chain. These opportunities are critically important to diversifying the Bowen economy.

4.4.3. Overlay Codes

Acid Sulfate Soils Overlay

No earthworks are proposed and therefore the overlay is not applicable.

Bushfire Hazard Overlay

No new buildings are located within the potential impact buffer zone. The site has been treated with landscaping elements.

Building Heights Overlay

No new structures are proposed and therefore the requirements of the code are not applicable to the proposal.

4.4.4. Zone Code

The proposed development is not a use that is envisaged within the Rural residential zone. The seafood processing establishment is conducted as per the following:

- Undertaken within the two buildings at the rear of the premises;
- A maximum 20 tonnes of seafood is processed per year;
- Seafood delivered by the supplier at intervals of four times a week;
- No more than four persons working at any one time, except pre and during Easter and Christmas;
- Operation time: Monday to Friday, 8am to 5pm; and
- No retail component.

The above suggests an operational scale and intensity where conditions of development can be imposed to adequately protect the existing rural residential amenity from potential adverse impacts generated by this development.

Moreover, the buildings utilised for the industry activity have a low-rise single storey built form. The development is behind the dwelling house, not visibly seen from the street front. The proposal physically integrates with the prevailing rural residential character and scale of the area.

Under section 45(5)(b) of the Planning Act 2016, Council may take in consideration other relevant matters in its assessment. The proposed seafood processing has products distributed in regional towns across Mackay-Whitsunday area including Bowen, Cannonvale, Collinsville, Nebo, Moranbah, Glenden and Mackay. The seafood products are also supplied to the applicant's own food and drink outlet in Bowen.

As the development supports the Bowen seafood industry and can be managed by conditions of approval, the conflict with the zone is not to a scale which warrants refusal of the proposal.

4.4.5. Development Codes

Industry activities code

The premises share a common property boundary with sensitive land uses (dwelling houses) located at the side and front. While a 2m high solid screen fence is required where adjoining sensitive land use, the existing 1.8m solid screen fence on the side and rear boundary is considered appropriate in this instance. The 1.5 m setback of the buildings is less than the desired 10m. Processing/office activities, packaging and storage occur on site. Although there are two small windows in the packaging/storage building facing the rear lot, the nearest building on that allotment is more than 180m away. The scale and design of the buildings and structures associated with the industrial activity are considered appropriate considering adjoining and nearby land uses.

Existing buildings are connected to reticulated water supply, electricity and on-site wastewater treatment system. The premises has a high average water usage per day, however the existing on-site wastewater treatment has been approved for a 4-bedroom residence with a hydraulic load capacity of 1.2kL per day. The *Stormwater Management Plan* shows that existing catchment system will be collected and discharged into the lawn area and the gravel areas will fall downwards onto the swale at Pearle Place. The proposed refuse storage area at the rear is not visible from the street.

The development area is adequately sealed. Conditions of approval limits the scale of the operation to protect the amenity of existing and surrounding sensitive uses, including the processed quantity per annum, number of workers and operational hours. The development is also required to comply with the relevant environmental health requirements so that seafood industrial activities do not cause any nuisance or unreasonable adverse impact.

There is enough room on the allotment for the proposed use and its existing use as a rural residence. This includes vehicle access, parking area and landscaping.

Healthy waters code

Stormwater for the site will be discharged to the swale drain on Pearle Place. No changes to impervious area are proposed. Wastewater is discharged via the approved on-site wastewater treatment system.

Infrastructure code

The proposal is adequately connected to all services. Industrial waste will be managed under the *Waste Management Plan v1*, separate from the dwelling house.

Landscaping code

Existing vegetation is to be retained. No additional landscaping is required.

Transport and parking code

The proposed industry activity aff to be working at any one time, the development is required to provide at least four parking spaces.

The code does not specify the number of parking spaces for service vehicle. However, the development utilises one delivery truck, whereby loading and unloading occurs at the rear of the property.

5. Public Submissions

The development application was placed on public notification between 30 May 2024 and 20 June 2024 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 25 June 2024. No submissions were received during this period of Public Notification.

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	Industry	303.41m ² of GFA	\$55.50 / m ² of GFA	\$16,839.26	
MCU	Accommodation (short term) – group of 3 sites	1	\$31,080.00	\$31,080.00	
Total Adopted Charge				\$47,919.26	
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate*	Discount	Total Credit
MCU (Sewer N/A)	Industry	303.41m ² of GFA	\$55.50 / m ² of GFA	27%	\$4,546.60
MCU – Existing Lawful Use	Residential – 3 or more bedroom dwelling house	1	\$31,080.00	100%	\$31,080.00
Total Credit					\$35,626.60

Total Levied Charge	\$12,292.66
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1. 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
Rynn's Seafoods Layout from above	NIL	NIL	NIL
Waste Management Plan	Wynne Planning & Development Pty Ltd	V1	02/05/2024
Stormwater Management Plan	Wynne Planning & Development Pty Ltd	2022WRC081 Sheet No: 1 of 2	08/05/2024
Stormwater Management Plan	Wynne Planning & Development Pty Ltd	2022WRC081 Sheet No: 2 of 2	08/05/2024
Landscaping Plan	Wynne Planning & Development Pty Ltd	2022WRC081 Sheet No: 1 of 2	08/05/2024
Landscaping Plan	Wynne Planning & Development Pty Ltd	2022WRC081 Sheet No: 2 of 2	08/05/2024

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

- a) Operational Works:
 - i. Access and Parking
 - ii. Erosion and Sediment Management Plan.

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

- 1.3 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.
- 1.4 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.
- 1.5 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 sealing the survey plan or commencement of the use, whichever is the sooner.
- 1.6 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. 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 Prior to commencement of use, landscaping is to be provided generally in accordance with the approved Landscape Plan, File Reference 2022WRC081 dated 08/05/2024. Planting species to be in accordance with PSP SC6.4.5 Planting Species List.

3. BUILDING

- 3.1 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4. WATER INFRASTRUCTURE

- 4.1 The development must be connected to Council's water network prior to commencement of the use.

5. ACCESS AND PARKING

- 5.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site.

Any application for Operational Works (Access and Parking) 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.

- 5.2 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas must be constructed to a sealed standard prior to commencement of use on the site.
- 5.3 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas must be constructed prior to commencement of use and maintained thereafter to the requirements of Council.
- 5.4 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.
- 5.5 A minimum of 4 car parking spaces must be provided on site prior to commencement of the use.

6. STORMWATER AND FLOODING

- 6.1 Natural and developed flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge.

7. ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 7.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.

The plan must be prepared in accordance with requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.

The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).

- 7.2 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.
- 7.3 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.
- 7.4 The developer 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.

8. ENVIRONMENTAL HEALTH

- 8.1 The waste generated by the development is to be undertaken in accordance with the approved *Waste Management Plan* v1 dated 02/05/2024.
- 8.2 The developer must provide waste storage and disposal facilities including an external imperviously paved area correctly sized for all refuse and recycling containers and suitably screened from public places and neighbouring properties. A bin wash area is required with a cold-water tap, hose and drain outlet connected to sewer, via a bucket trap. The drain outlet is to be designed to prevent storm water entry to the sewerage system and this can be achieved with a nib wall 50mm high and up to 700mm x 700mm wide (max 0.5m²), or alternatively the waste area can be roofed, or any other design approved by Council.
- 8.3 Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for:
- a) Uncontaminated overland stormwater flow,
 - b) Uncontaminated stormwater to the stormwater system,
 - c) Contaminants released to sewer.
- 8.4 Release to water must not cause any visible oil slick, or other visible evidence of oil or grease, nor contain visible grease, scum, litter or floating fish waste.
- 8.5 All maintenance and cleaning of equipment (including vehicles and plant) is carried out in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, a water or onto unsealed ground.
- 8.6 Any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or a water.

- 8.7 Incident rainfall and overland flow of stormwater does not contact contaminants (for example, areas such as waste storage or cleanup areas should be roofed or be protected by diversion drains).
- 8.8 A noxious or offensive odour must not be emitted beyond the boundaries of the premises.
- 8.9 No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm or environmental nuisance is to emanate beyond the boundaries of the premises.
- 8.10 Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.
- 8.11 Written certification is required from a suitably qualified person confirming that sound pressure levels from all mechanical plant and equipment comply with the following:
 - a) Air-conditioning and Refrigeration
 - i. 7am to 10pm: Maximum level allowable = background + 5dB(A)
 - ii. 10pm to 7am: Maximum level allowable = background + 3dB(A)
 - b) Pumps
 - i. 7am to 7pm: Maximum level allowable = background + 5dB(A)
 - ii. 7pm to 10pm: Maximum level allowable = background + 3dB(A)
 - iii. 10pm to 7am: No audible noise

The certification must be submitted to Council, which certifies that operational noise from any fixed plant and equipment complies with the requirements of this Decision Notice.

9. OPERATING PROCEDURES

- 9.1 All activities related to seafood processing activities are to occur within the processing/office building and packaging/storage/staff amenities building only.
- 9.2 The two containers and carport at the southwest corner of the site are not to be used in relation to the seafood processing activities, as indicated in the green area according to the *Stormwater Management Plan*, Sheet No.2 of 2 by Wynne Planning & Development Pty Ltd.
- 9.3 No more than 20 tonnes of seafood are processed annually.
- 9.4 No more than 4 persons working on-site at any one time, except for the week prior to Easter Day and Christmas Day.
- 9.5 The activities related to seafood processing operates from Monday to Friday, and from 8am to 5pm.
- 9.6 Loading and unloading operations must be conducted wholly within the rear of the site.
- 9.7 Vehicles entering and exiting the seafood processing site must do so in forward gear.

9.8 Vehicle maintenance related to the seafood processing operations is not permitted to be carried out onsite.

9.9 The site must be maintained in a clean and tidy state at all times.

10. MISCELLANEOUS

10.1 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

10.2 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.

10.3 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.

10.4 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 Pearle Place or adjoining land unless written permission from the owner of that land and Council is provided.

10.5 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.

11. ADVISORY NOTES

11.1 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.

11.2 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.

11.3 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.

11.4 Noise During Construction and Noise in General

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

11.5 General Safety of Public During Construction

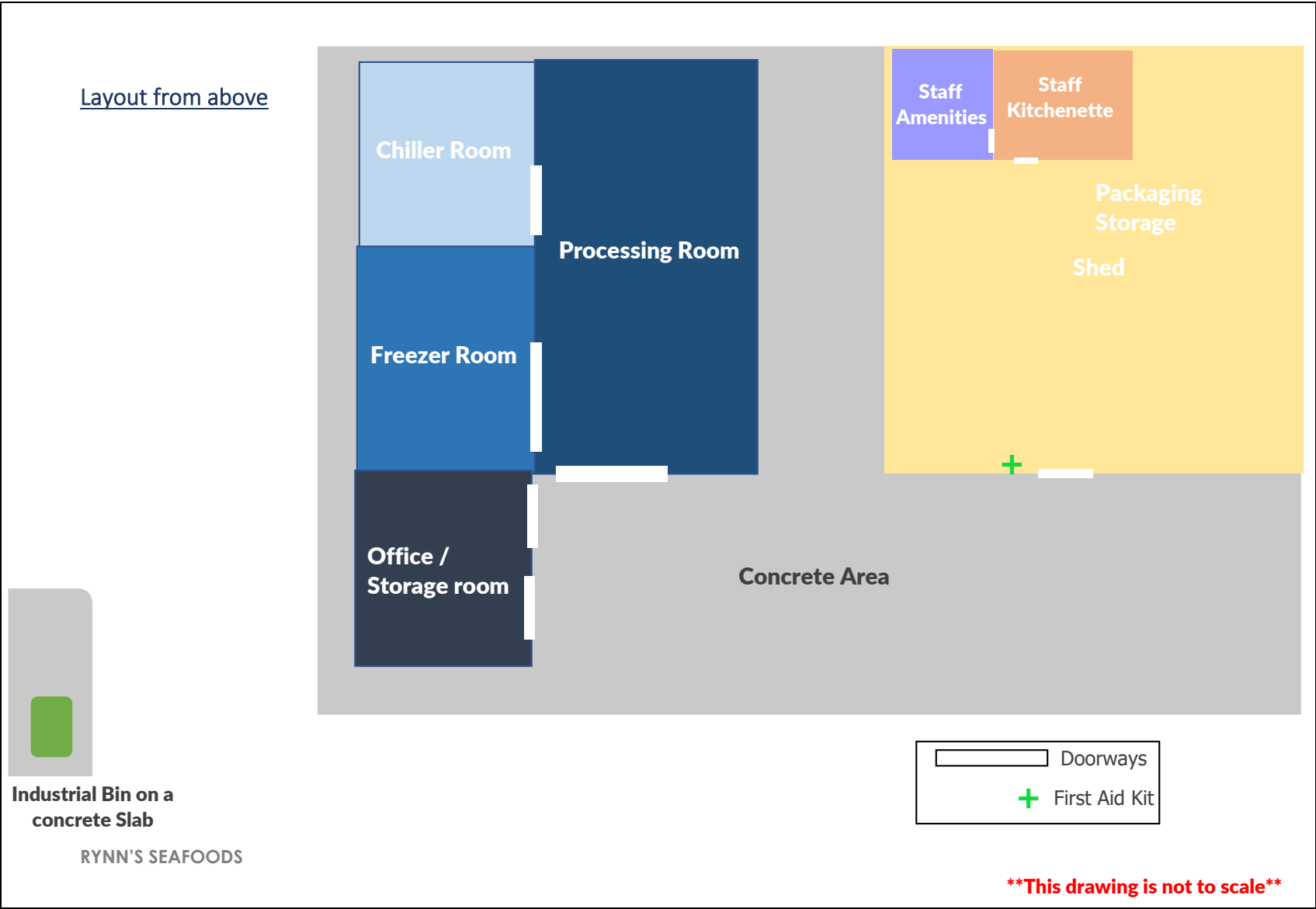
It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or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

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

11.7 The approved development is to comply with Council's Local Laws and ensure any required licences/ permits are obtained prior to commencement of the use



11.3 - 20231331 - Development Application for Development Permit for Reconfiguration of a Lot for Two (2) Lots into Six (6) Lots & Common Property (Staged) - 6 & Lot 15 Betzels Lane, Bowen - 1RP744806 & 15RP745336 - CHP Developments Pty Ltd C/- Veris

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To assess the development application for a six-lot medium impact industry subdivision and seek Council's determination.

EXECUTIVE SUMMARY

The application is for subdivision of two medium impact industry lots into six lots and a common property area. The properties are adjoining rural and rural residential properties. The lands are currently vacant and generally cleared of vegetation. The subdivision of the two properties will result in the following lot sizes:

- Proposed Lot 1 – 2875m²
- Proposed Lot 2 – 3291m²
- Proposed Lot 3 – 3094m²
- Proposed Lot 4 – 2105m²
- Proposed Lot 5 – 2041m²
- Proposed Lot 6 – 2043m²
- Common Property – 17,110m²

The proposed access is off Betzels Lane. The access, parking and turning area will be located within the common property where each lot will have access to the internal road and parking spaces. Preliminary engineering design drawings have been provided demonstrating the new access to Betzels Lane, the internal roadway and circulation areas can accommodate the turning movements of a 19 m Articulated Vehicle (AV).

The development application is code assessable given that all six allotments achieve the minimum lot size specified by the Planning Scheme.

The proposal can be provided with reticulated water, sewer, stormwater drainage, sealed roads, electricity and telecommunications. The applicant has requested Council permit the development to not connect to Councils reticulated sewer network which is the primary reason the application is presented to Council.

The primary justification by the applicant is that connection to the existing sewer main on the Bruce Highway, some 450m away, is not financially viable. The applicant has instead provided a wastewater report to demonstrate that onsite wastewater systems can be supported on each lot. Other justification provided by the applicant includes there being little strategic value in connecting the area.

The proposal is located outside of Council's Priority Infrastructure Area (PIA), however the immediate area along Betzels Lane is serviced with reticulated water. Overall outcome (m) of the Medium Impact Industry Zone Code requires that development is provided with the full range of urban services to support industry and employment needs. Whilst it is

acknowledged some future uses of the land may have a limited need for reticulated sewer the absence of this connection limits the potential for higher intensity industrial activities from being realised. When considering the land in a strategic context there are five nearby parcels zoned Medium Impact Industry that when developed in the future will require full connection to be made.

As the subject site will not be raised above the 1%AEP flood level future onsite wastewater treatment systems will be constrained. It is a requirement of all wastewater treatment systems that the land application area used to disperse the effluent is above the 1% AEP level. The applicant has not demonstrated that future applications for such systems could be approved by Council.

To address the flood hazard a Flood Risk Assessment has been provided by the applicant to support the proposal. The report finds that post site civil works the proposal will remain impacted by the 1%AEP flood event. This is considered acceptable due to no loss in flood plain storage from the earthworks and that the proposed use of the land will be for Class 7 buildings which are permitted to be on land which is inundated subject to RPEQ certification and the unimpeded flow-through of water.

It is recommended that the development is approved subject to conditions requiring the development to connect to Councils reticulated sewer network.

OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Development Permit for Reconfiguration of a Lot for Two (2) Lots into Six (6) Lots & Common Property, made by CHP Developments Pty Ltd, on L: 1 RP: 744806, L: 15 RP: 745336 and located at 6 and Lot 15 Betzels Lane Bowen, subject to the conditions outlined in **Attachment 4**.

BACKGROUND

Both lots were previously approved for a Preliminary Approval for an Industrial Precinct, however the rezoning of both lots to Medium Impact Industry under the *Whitsunday Regional Planning Scheme v3.9* has rendered the Preliminary Approval redundant. The Preliminary Approval was granted subject to the site being connected to all urban services, including sewer.

DISCUSSION/CURRENT ISSUE

Overall outcome (m) of the Medium Impact Industry Zone Code requires that low to medium impact industry activities are provided with the full range of urban services to support industries. The proposal can be provided with the full range of urban services. A detailed assessment of the proposal is provided in **Attachment 3**.

FINANCIAL IMPLICATIONS

The application fee has been paid.

There are no applicable infrastructure charges.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer
Team Leader Plumbing Services
Manager Natural Resource Management and Climate

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

RISK ASSESSMENT/DEADLINES

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

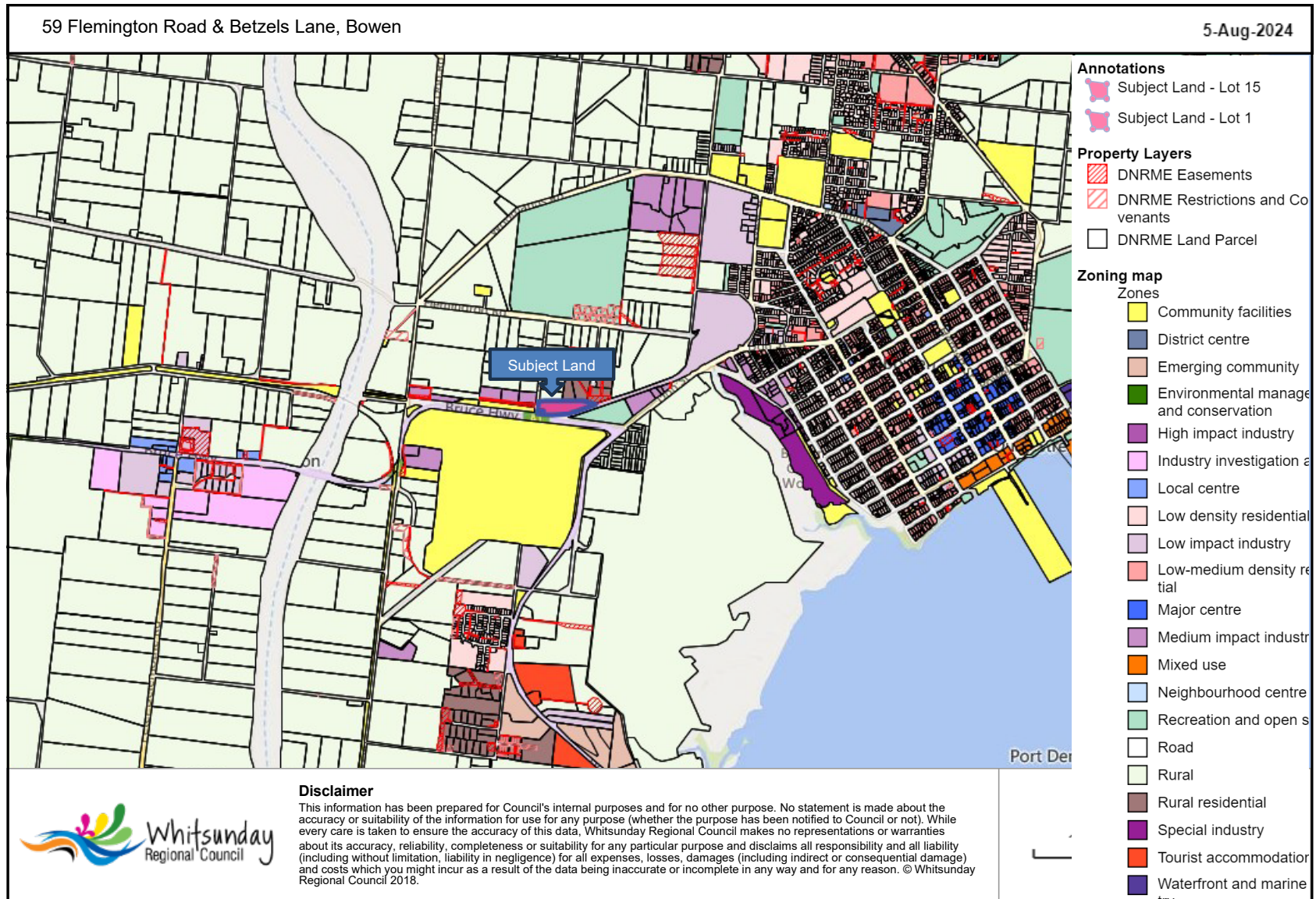
STRATEGIC IMPACTS

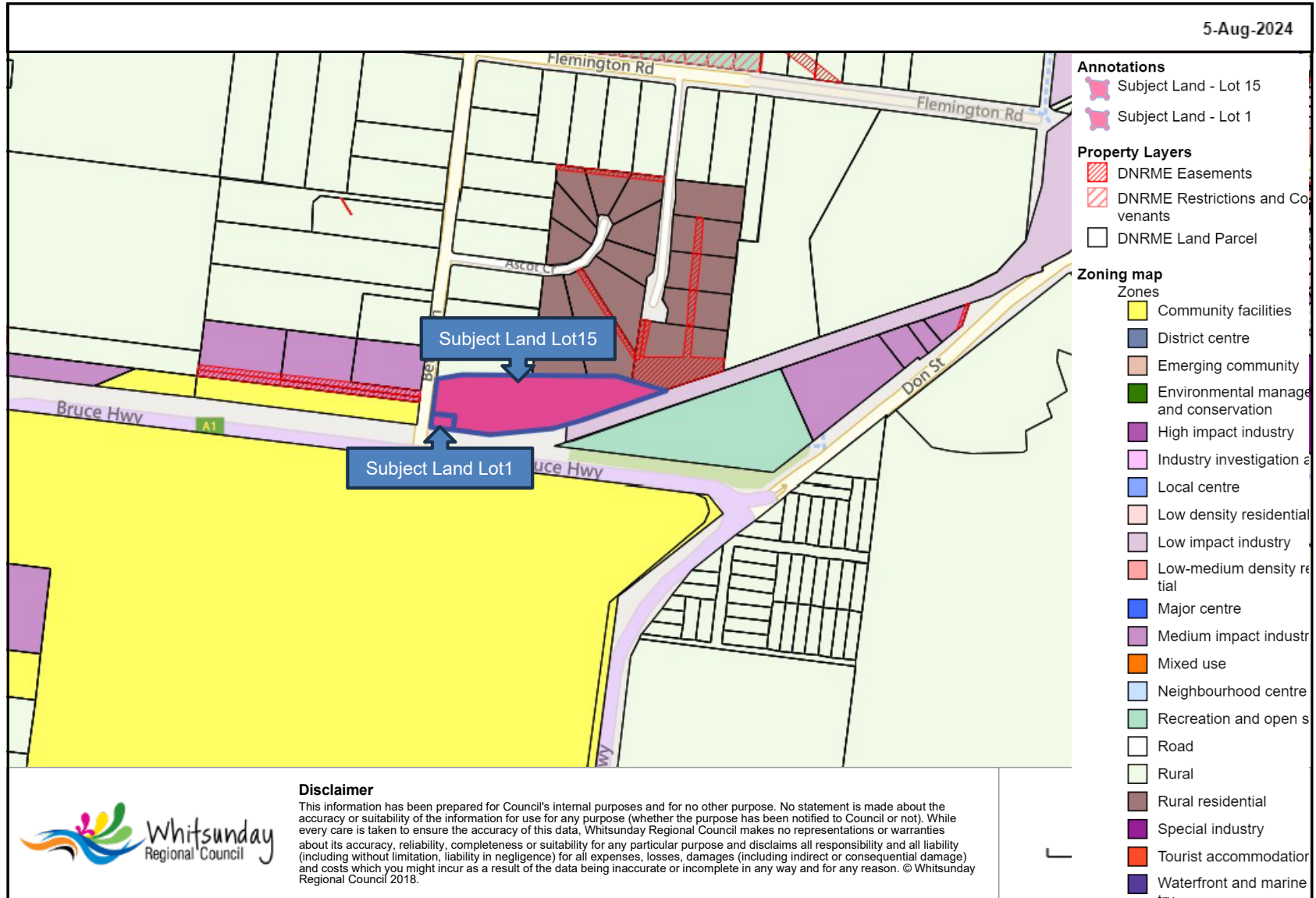
Corporate Plan 2022-2026 Development Services objective 4.

Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Plan [**11.3.1** - 1 page]
2. Locality Plan [**11.3.2** - 1 page]
3. Planning Assessment Report [**11.3.3** - 6 pages]
4. Conditions of Approval [**11.3.4** - 10 pages]
5. Plans of Development [**11.3.5** - 7 pages]
6. Location and Distance to Sewer Main Bruce Highway [**11.3.6** - 1 page]





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 Development Permit for Reconfiguration of a Lot – Two (2) Lots into Six (6) Lots & Common Property
Landowner	T Heyer Holdings Pty Ltd as TTE
Property Address:	6 and Lot 15 Betzels Lane Bowen
Property Description:	L: 1 RP: 744806, L: 15 RP: 745336
Area of Site:	Lot 1 – 999m ² , Lot 15 – 3.156ha
Planning Scheme Zone:	Medium impact industry zone
Level of assessment	Code Assessable
Overlays:	Acid Sulfate Soils Agricultural Land Biodiversity, Waterways and Wetlands Building Heights Flood Hazard Coastal Protection Infrastructure
Existing Use:	Vacant land
Existing Approvals:	NIL
Public Notification:	Not applicable
Submissions received:	Not applicable
State referrals:	SARA – Development impacting on state transport infrastructure and thresholds; and Within 100m of a State-controlled road intersection
Infrastructure charges:	\$0

2. Site Description

The subject land has frontage to the Bruce highway and adjoins rural and rural residential zoned land. Adjacent land uses to the west are medium impact industry and to the south is the Bowen Airport. Stormwater drainage lines surround the site. Both lots are cleared of vegetation and are generally flat. The only proposed access to the development is from a new access to Betzels Lane.

3. Proposal Details

The proposal is for the reconfiguration of two lots into six lots and common property, as follows:

- Proposed Lot 1 – 2875m²
- Proposed Lot 2 – 3291m²

- Proposed Lot 3 – 3094m²
- Proposed Lot 4 – 2105m²
- Proposed Lot 5 – 2041m²
- Proposed Lot 6 – 2043m²
- Common Property – 17,110m²

The application is code assessable as all allotments exceed the minimum lot size for the zone. The common property will contain access, car parking, detention basin and a 1% AEP easement for storm tide inundation.

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 considered to be 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 State Assessment Referral Agency (SARA) due to the threshold for subdividing a combined total site area of 16,000m² for an industry activity and location of the site being within 100m of a State-controlled road intersection.

No conditions have been recommended by SARA.

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 is appropriately integrated all of the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan is not applicable in Code Assessable development.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The Strategic Framework is not applicable in Code Assessable development.

4.4.2. Overlay Codes

Acid Sulfate Soils

The subject site is identified being subject to a low risk of acid sulfate soils. A condition of approval has been imposed that should acid sulfate soils be encountered during construction, works must be stopped, and an acid sulfate soils management plan provided to Council.

Agricultural Land

The subject site is mapped subject to the agricultural land overlay. This mapping is seen as an error as both properties are urban zoned intended for urban purposes.

Biodiversity, Waterways and Wetlands

Lot 15 is subject to the Matters of State Environmental Significance (MSES) Regulated Vegetation for vegetation intersecting a Stream Order Level 1 watercourse and the MSES-Regulated Vegetation for Category R vegetation. No development is proposed within the 10m buffer to the identified waterway, maintaining the function of waterbody. Therefore, the development complies with the requirements of the code.

Building Heights

No buildings are proposed as part of this development.

Flood Hazard

Both lots are entirely located within the flood hazard overlay. A Flood Risk Assessment has been provided by the applicant to support the proposal. The report finds that post site civil works the proposal will remain impacted by the 1% AEP flood event. This has been reasoned to be acceptable as it ensures there is no loss in flood plain storage from the earthworks. The proposed use of the land will be for Class 7 buildings which are permitted to be on land which is inundated subject to RPEQ certification and the unimpeded flow-through of water. As the proposal will not cause offsite impacts and is suitable for its intended future use the proposal complies with the requirements of the code.

Coastal Hazard

Lot 15 is subject to storm tide inundation overlay, along the north boundary with a small section classified in the permanent inundation area. This area of the site will be placed in a 1% AEP storm tide inundation easement. All buildings and site access routes will be located above the 3.16m AHD 1% AEP storm tide flood height. The proposal is in an area where all other requirements of the code are not applicable.

Infrastructure

Requirements under the Infrastructure overlay for road noise corridor Category 1 and 2 can be addressed at the future building works stage, if applicable.

4.4.3. Zone Code

The Medium Impact Industry zone allows for low to medium impact industry activities which are the intended future use of the site. All six lots will have sufficient land area to undertake varying low and medium industry activities.

Landscaping will be provided along the northern and southern boundary to soften the visual impact of the future uses on the entry into the Bowen township.

The proposal can be provided with the full range of urban services including reticulated water, sewer, stormwater drainage, sealed roads, electricity and telecommunications. The development is not expected to adversely impact the existing road, telecommunication and transmission infrastructure.

The applicant has requested the development not connect to the reticulated sewer network. The primary justification presented by the applicant is that connection to the existing sewer main on the Bruce Highway, some 450m away, is not financially viable. The applicant has instead provided a wastewater report to demonstrate that onsite wastewater systems can be supported on each lot. Other justification provided by the applicant includes there being little strategic value in connecting the area.

The proposal is located outside of Council's Priority Infrastructure Area (PIA), however the immediate area along Betzels Lane is serviced with reticulated water. Overall outcome (m) of the Medium Impact Industry Zone Code requires that development is provided with the full range of urban services to support industry and employment needs. Whilst it is acknowledged some future uses of the land may have limited need for reticulated sewer the absence of this connection limits the full potential of land zoned for higher intensity industrial activities from being realised. When considering the land in a strategic context there are five nearby parcels zoned Medium Impact Industry that when developed in the future will require connection to be made.

As the subject site will not be raised above the 1% AEP flood level future onsite wastewater treatment systems will be constrained. It is a requirement of all wastewater treatment systems that the land application area used to disperse the effluent is above the 1% AEP level. The applicant has not demonstrated that future applications for such systems could be approved.

It is therefore recommended that conditions of approval are imposed requiring the development to connect to the reticulated sewer network.

4.4.4. Development Codes

Reconfiguring a lot code

All six allotments achieve the minimum lot size specified in Table 9.4.6.3.2 of the code, ranging between 2041m² and 3291m². The common property lot also has a lot size of 17,110m².

A 5m wide landscaping buffer will be provided along the northern boundary that adjoins the rural and rural residential properties. In addition to this buffer the proposed allotments will be at least 27m away from the northern boundary. It is therefore considered the future medium impact industries will be adequately buffered from adjoining sensitive land uses.

Excavation and filling code

The proposed earthworks will involve a net fill of 1,030m², requiring an Operational Works permit.

Healthy waters code

The development will achieve the stormwater quality, waterway stability and integrated design objectives as per the submitted Stormwater Quality Management Plan.

Infrastructure Code

The proposed development is recommended to be connected to Council's reticulated water, sewer, electricity, telecommunications and existing stormwater drainage infrastructure. Physical works to achieve these connections are to be completed under Operational Works approval.

Stormwater will be discharged to the lawful point of discharge within the proposed easement on the northern boundary. The bio retention and detention basin has been

designed to withstand flood velocities up to the 1% AEP and will be constructed under Operational Works approval.

Landscaping code

The subject site is mostly cleared of vegetation. Adequate landscaping is proposed along the frontage with the Bruce Highway to protect the visual amenity of the entrance into the Bowen township.

Transport and parking code

The access, parking and turning area will be located within the common property. Each proposed allotment will have access to a parking and circulation area. Preliminary engineering design drawings have been provided demonstrating the new access to Betzels Lane, the internal roadway and circulation areas can accommodate the turning movements of an Articulated Vehicle (AV) being a 19m semi-trailer. All internal movement areas will be provided under Operational Works approval. A Road Works Permit will be required for the external crossover to Betzels Lane.

5. Public Submissions

Not applicable in Code Assessable development.

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	Commercial (bulk goods)	9,269.40m2 *Calculated in accordance with section 6.2(1)(c) of the Infrastructure Charges resolution (No.1) of 2023	\$155.40 per m2 of GFA		\$1,440,464.70
Total Adopted Charge					\$1,440,464.70
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate*	Discount	Total Credit
ROL – Existing Lawful Use	Commercial (bulk goods)	19,535.40m2 *Calculated in accordance with section 6.2(1)(c) of the	\$155.40per m2 of GFA	73%	\$2,216,134.80

Attachment 11.3.3 Planning Assessment Report

		Infrastructure Charges resolution (No.1) of 2023			
Total Credit					\$2,216,134.80
Total Levied Charge					\$0

1. 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
Subdivision Layout	CHP Group	A02 Rev.A	29/01/2024
Flood Risk Assessment	Cause Consulting Engineers Pty Ltd	NIL	13/11/2023
Storm Water Management Plan	Cause Consulting Engineers Pty Ltd	NIL	14/11/2023
Stormwater Quality Management Plan	Cause Consulting Engineers Pty Ltd	NIL	11/05/2023
Cover Sheet	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C000 Rev. 2	20/05/2024
Pre Development Catchment Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - SK01 Rev.2	20/05/2024
Post Development Catchment Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - SK02 Rev.2	20/05/2024
Conceptual Stormwater Management Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - SK03 Rev.2	20/05/2024
MUSIC Catchment Layout Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - SK04 Rev.2	20/05/2024
Pre Development Flood Storage Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - SK05 Rev.2	20/05/2024
Post Development Flood Storage Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - SK06 Rev.2	20/05/2024
Existing Site Layout Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C100 Rev.2	20/05/2024
Earthworks Layout Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C200 Rev.2	20/05/2024
Earthworks Sections	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C201 Rev.2	20/05/2024
Roadworks Layout Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C300 Rev.2	20/05/2024
Roadworks Longitudinal Section	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C310 Rev.2	20/05/2024
Roadworks Cross Sections Sheet 1 of 2	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C320 Rev.2	20/05/2024
Roadworks Cross Sections Sheet 2 of 2	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C321 Rev.2	20/05/2024

Attachment 11.3.4 Conditions of Approval

Drainage Catchment Layout Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C400 Rev.2	20/05/2024
Drainage Longitudinal Sections Sheet 1 of 3	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C410 Rev.2	20/05/2024
Drainage Longitudinal Sections Sheet 2 of 3	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C411 Rev.2	20/05/2024
Drainage Longitudinal Sections Sheet 3 of 3	Cause Consulting Engineers Pty Ltd	- CCE - 00 - 00 - DR - A - C412 Rev.2	20/05/2024
Drainage Calculation Table	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C420 Rev.2	20/05/2024
Detention Details	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C500 Rev.2	20/05/2024
Services Layout Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C600 Rev.2	20/05/2024
Vehicle Swept Path Plan	Cause Consulting Engineers Pty Ltd	0020197 - CCE - 00 - 00 - DR - A - C700 Rev.2	20/05/2024
Traffic Concept Design – Locality Map & Schedule of Drawings	Cause Consulting Engineers Pty Ltd	2023048RAL - C00 B	23/11/2023
General Notes	Cause Consulting Engineers Pty Ltd	2023048RAL - C01 B	23/11/2023
Legends	Cause Consulting Engineers Pty Ltd	2023048RAL - C02 B	23/11/2023
Existing Layout Plan	Cause Consulting Engineers Pty Ltd	2023048RAL - C03 B	23/11/2023
Existing Layout Plan (Aerial)	Cause Consulting Engineers Pty Ltd	2023048RAL - C04 B	23/11/2023
Proposed Layout Plan	Cause Consulting Engineers Pty Ltd	2023048RAL - C05 B	23/11/2023
Traffic Concept Plan	Cause Consulting Engineers Pty Ltd	2023048RAL - C06 B	23/11/2023
Typical Section	Cause Consulting Engineers Pty Ltd	2023048RAL - C07 B	23/11/2023
Typical Pavement Details	Cause Consulting Engineers Pty Ltd	2023048RAL - C08 B	23/11/2023
Lot 7 Manoeuvring Plan – Entry from South	Cause Consulting Engineers Pty Ltd	2023048RAL - C09 B	23/11/2023
Lot 7 Manoeuvring Plan – Exit to South	Cause Consulting Engineers Pty Ltd	2023048RAL - C10 B	23/11/2023
Lot 7 Manoeuvring Plan – Entry from North	Cause Consulting Engineers Pty Ltd	2023048RAL - C11 B	23/11/2023
Lot 7 Manoeuvring Plan – Exit to North	Cause Consulting Engineers Pty Ltd	2023048RAL - C12 B	23/11/2023
Lot 1 & 2 Manoeuvring Plan – Entry & Exit	Cause Consulting Engineers Pty Ltd	2023048RAL - C13 B	23/11/2023
Lot 3 & 4 Manoeuvring Plan – Entry & Exit	Cause Consulting Engineers Pty Ltd	2023048RAL - C14 B	23/11/2023

Lot 5 & 6 Manoeuvring Plan – Entry & Exit	Cause Consulting Engineers Pty Ltd	2023048RAL - C15 B	23/11/2023
Pedestrian Line of Sight Plan	Cause Consulting Engineers Pty Ltd	2023048RAL - C16 B	23/11/2023
Vehicle Line of Sight Plan	Cause Consulting Engineers Pty Ltd	2023048RAL - C17 B	23/11/2023
Traffic Technical Memorandum	Velocity Traffic Engineering	NIL	15/09/2023
Landscape Concept Plans for Council RFI Submission	John Harper Landscape Designs Pty Ltd	NIL	11/06/2024
Site Plan & Existing Conditions	John Harper Landscape Designs Pty Ltd	LCP 01 Rev.B	11/06/2024
Landscape Concept Plan	John Harper Landscape Designs Pty Ltd	LCP 02 Rev.B	11/06/2024
Landscape Concept Notes	John Harper Landscape Designs Pty Ltd	LCP 03 Rev.B	11/06/2024

1.2 The applicant is to comply with the Department of State Development, Manufacturing, Infrastructure and Planning's conditions as outlined in the Department's correspondence dated 29 January 2024.

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

- a) Operational Works:
 - i. Earthworks;
 - ii. Internal Access and Parking
 - iii. Stormwater Drainage;
 - iv. Erosion and Sediment Management Plan;
 - v. Water Infrastructure; and
 - vi. Sewerage Infrastructure.

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 sealing the survey plan or commencement of the use, whichever is the sooner.

2. 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 Prior to commencement of use, landscaping is to be provided and maintained generally in accordance with the approved Landscape Concept Plans, Drawing No 01-03 dated 11/06/2024. Planting species to be in accordance with PSP SC6.4.5 Planting Species List.
- 2.4 No invasive plants (Biosecurity Act, 2014) or declared local pests (Local Law no.3) shall be planted on the site or allowed to invade the site and the site must be managed and maintained to exclude weeds.
- 2.5 To reduce the spread of weeds, all earthmoving equipment shall be free of soil and seed before being taken to the work site and again on completion of the project.

3. EARTHWORKS

- 3.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks.

Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All earthworks are to be placed, trimmed and compacted as a minimum to standards identified in AS3789. Compaction test results are to be submitted to Council for its records.

- 3.2 During and at the completion of the excavation and filling of the site the applicants Civil/Geotechnical Engineer shall supervise, and at the completion, certify that the work carried out on site has meet the design intent and provide evidence that the finished work will not cause adverse impact on adjoining property and will be stable over the long term.
- 3.3 All cut/fill batter slopes created as a result of earthworks carried out on the site are to be protected and retained. Any retaining structure, necessary as a result of works on the site must be designed, supervised and certified by a Registered Professional Engineer of Queensland prior to signing of the Survey Plan.
- 3.4 Any retaining structure must not be located within road reserve.
- 3.5 Acid sulphate soils are not to be disturbed during the works unless an Acid Sulfate Soils Management Plan that complies with Planning Policy SC6.2.4: Acid sulfate soils management plan, is submitted and approved by Council.

4. WATER INFRASTRUCTURE

- 4.1 Prior to the commencement of any work on site, an Operational Works development permit must be obtained in relation to Water Infrastructure.
- 4.2 Any application for Operational Works permit application, for each stage must be designed in accordance with Council's Development Manual (or equivalent replacement document current at the time of development) and QFRS requirements.
- 4.3 The development must be connected to Council's water network prior to sealing the plan of survey.

- 4.4 Each lot within the development must be provided with a sub-meter in accordance with Council's policy for sub-metering prior to sealing the plan of survey.
- 4.5 Prior to the signing of the Survey Plans, internal water infrastructure must be constructed. Each lot must be connected to Council's water supply network prior to signing of the Survey Plans.
- 4.6 Prior to the signing of Plan of Survey, whichever is sooner, 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 all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

5. SEWERAGE INFRASTRUCTURE

- 5.1 Each lot must be connected to a sewerage reticulation network prior to signing of the Survey Plans for each stage.
- 5.2 Prior to the commencement of any work on site an Operational Works development permit must be obtained in relation to Sewer Infrastructure.
- 5.3 An application for Operational Works (Sewer Infrastructure) for each stage 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.
- 5.4 Sewerage infrastructure must be constructed to comply with S6 "Sewer Reticulation" of Council's Development Manual, Council's Standard Drawings and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council's Development Manual and the Sewerage Code, the requirements of Council's Development Manual will prevail.
- 5.5 Prior to signing of Plan of Survey, 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 all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

6. ACCESS AND PARKING

- 6.1 A Road Works permit must be obtained prior to commencement of work for the external access on site.
- 6.2 The external 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 by way of a pipe or other approved means to Council's drainage system.
- 6.3 All driveways must be constructed prior to sealing the plan of survey and maintained thereafter to the requirements of Council.

- 6.4 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.

- 6.5 A Development Permit for Operational Works (Internal Access and Parking) must be obtained prior to commencement of work on site.

Any application for Operational Works (Internal Access and Parking) 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.

- 6.6 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas are to be provided generally as indicated on *Concept Plan Cause Consulting Engineers – Roadworks Layout Plan – 0020197 – C300 – Rev 2* dated 20/05/2024 and constructed so as to comply with the criteria described in Council's Development Manual, AS2890 and AS1428.

- 6.7 Accesses must be located so as to achieve Safe Intersection Sight Distance in accordance with Section 3 of Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections.

- 6.8 The internal access within the common property must be constructed to a concrete standard prior to signing of the Survey Plans.

- 6.9 Prior to sealing the plan of survey, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

- 6.10 At completion of construction and prior to signing of plan of survey, the Supervising Engineer must provide certification that all access & parking works constructed on site comply with Council's Development Manual, and the Decision Notice of Approval.

7. STORMWATER AND FLOODING

- 7.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage.

- 7.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.

- 7.3 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.
 - 7.4 The developed flows from the land must be drained to a lawful point of discharge prior to signing of the Survey Plans. Easements for this purpose must be provided over all land from the development to the lawful point of discharge.
 - 7.5 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.
 - 7.6 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 (or equivalent replacement document current at the time of development).
 - 7.7 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan.
 - 7.8 Easements required for drainage purposes through allotments must be in accordance with details described in the Queensland Urban Drainage Manual current at the time of development.
 - 7.9 Easement documentation must be provided free of cost to Council.
 - 7.10 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.
 - 7.11 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.
 - 7.12 Prior to the signing of Plan of Survey, the developer must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Council's 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.
- 8. ELECTRICITY AND TELECOMMUNICATIONS**
- 8.1 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 sealing of the survey plan.

9. ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 9.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.

The plan must be prepared in accordance with requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.

- 9.2 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 9.3 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.
- 9.4 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.
- 9.5 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.
- 9.6 At Operational Works stage, submit an Erosion and Sediment Control Report (ESC Report) in line with IECA's Best Practice Erosion and Sediment Control guidelines, and including, as a minimum, the following:

ESC Report:

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

- a) Erosion risk assessment calculations (RUSLE)
- b) Identification of minimum sediment control – Type 1,2 or 3
- c) Soil characteristics issues and methods of management in ESC and site rehabilitation (eg. Sodic or Dispersive)
- d) Reveining environment characteristics

- e) Initial staging issues/control
- f) Sequencing control in line with staging

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

10. MAINTENANCE VALUATION

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

11. MISCELLANEOUS

- 11.1 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

- 11.2 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.
- 11.3 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.
- 11.4 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 Betzels Land or Bruce Highway or adjoining land unless written permission from the owner of that land and Council is provided.
- 11.5 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.

12. ADVISORY NOTES

12.1 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.

12.2 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.

12.3 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.

12.4 Noise During Construction and Noise in General

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

12.5 General Safety of Public During Construction

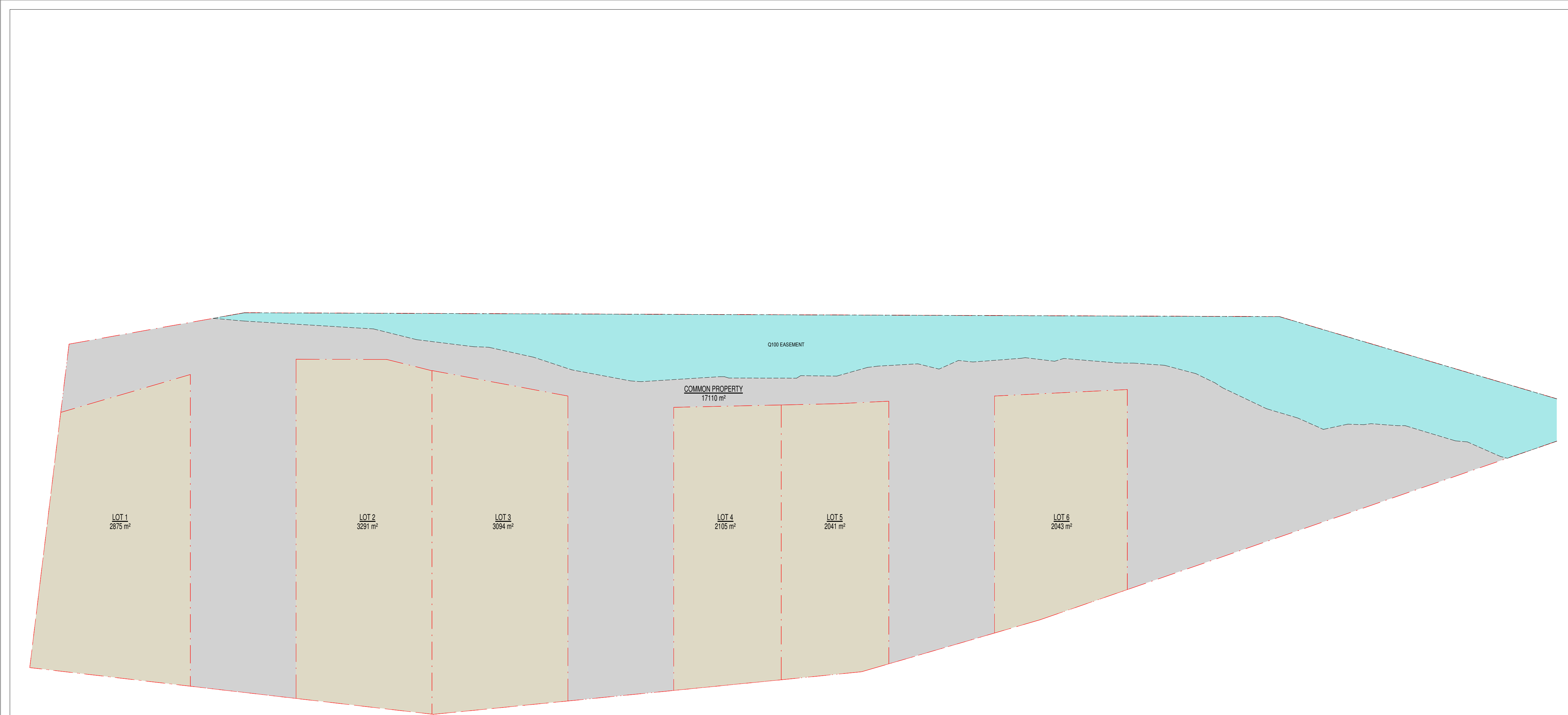
It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or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

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

12.7 The approved development is to comply with Council's Local Laws and ensure any required licences/ permits are obtained prior to commencement of the use.



1 SUBDIVISION LAYOUT
1 : 500

ISSUED FOR PLANNING APPROVAL

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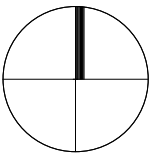
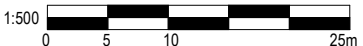
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client
CHP GROUP

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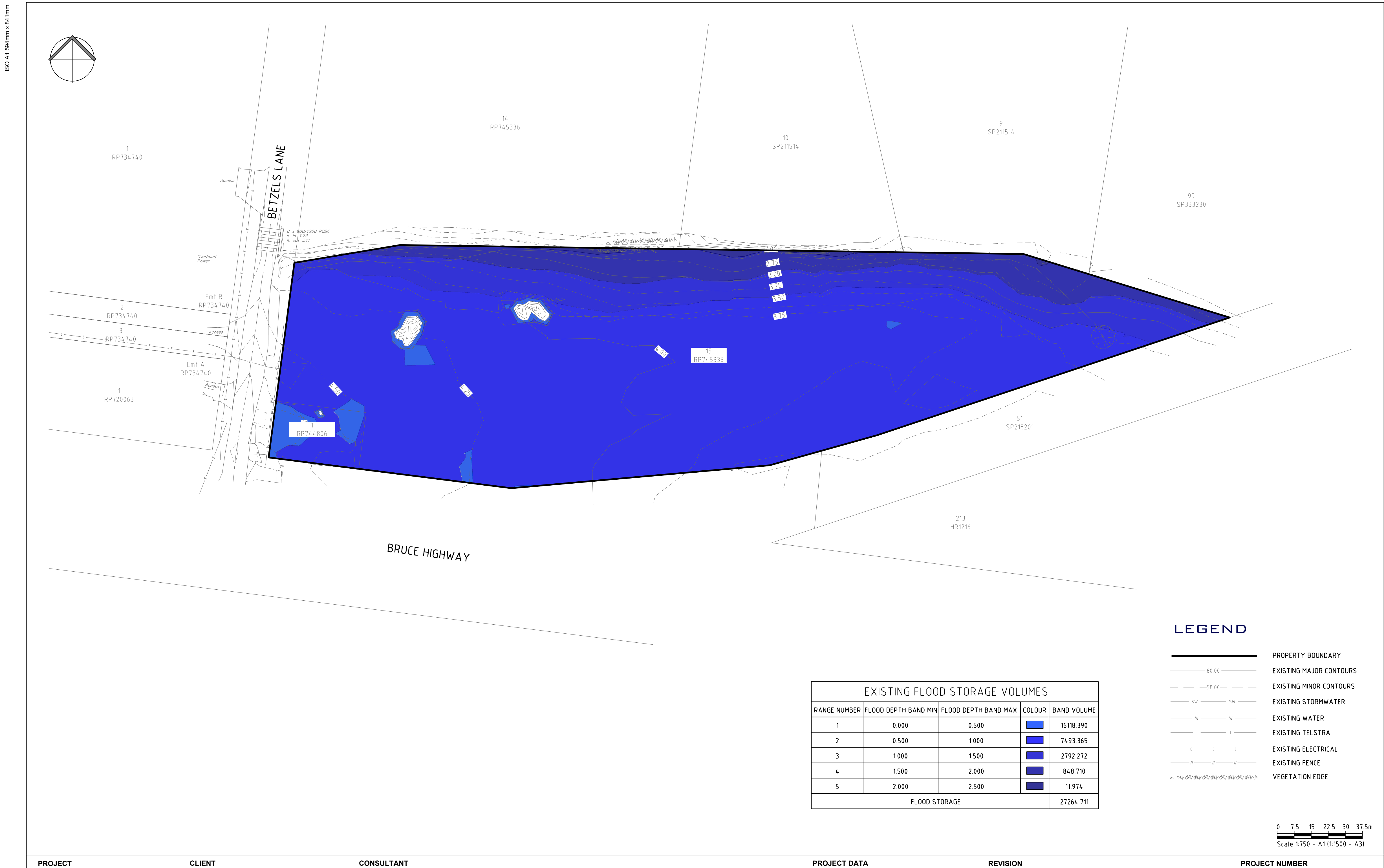
developer
 CHP GROUP

building contractor
 CHP CONSTRUCTION

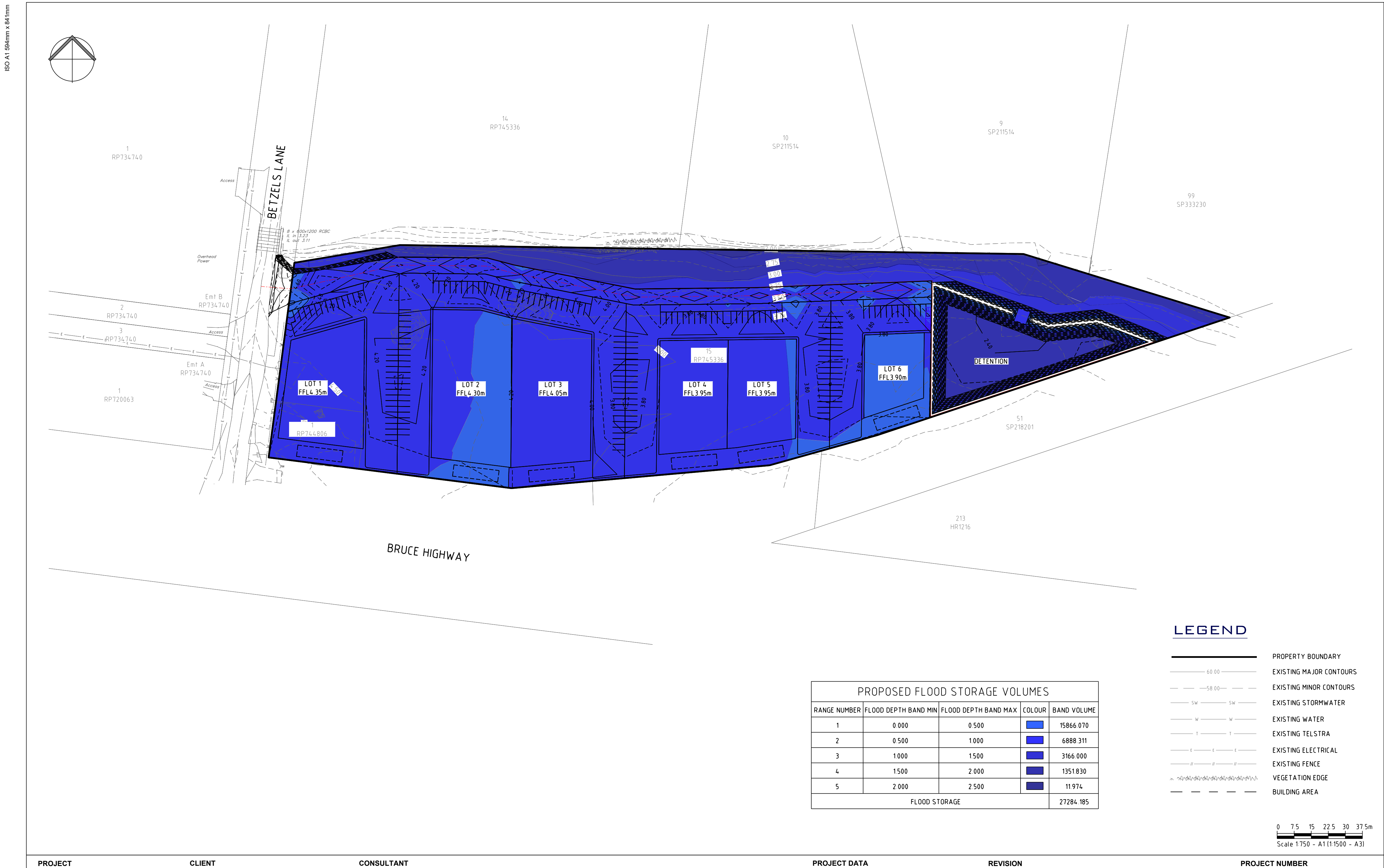
architect
 morriarchi architects
Level 2, 3 Woomba Place Mooloolaba Qld 4557
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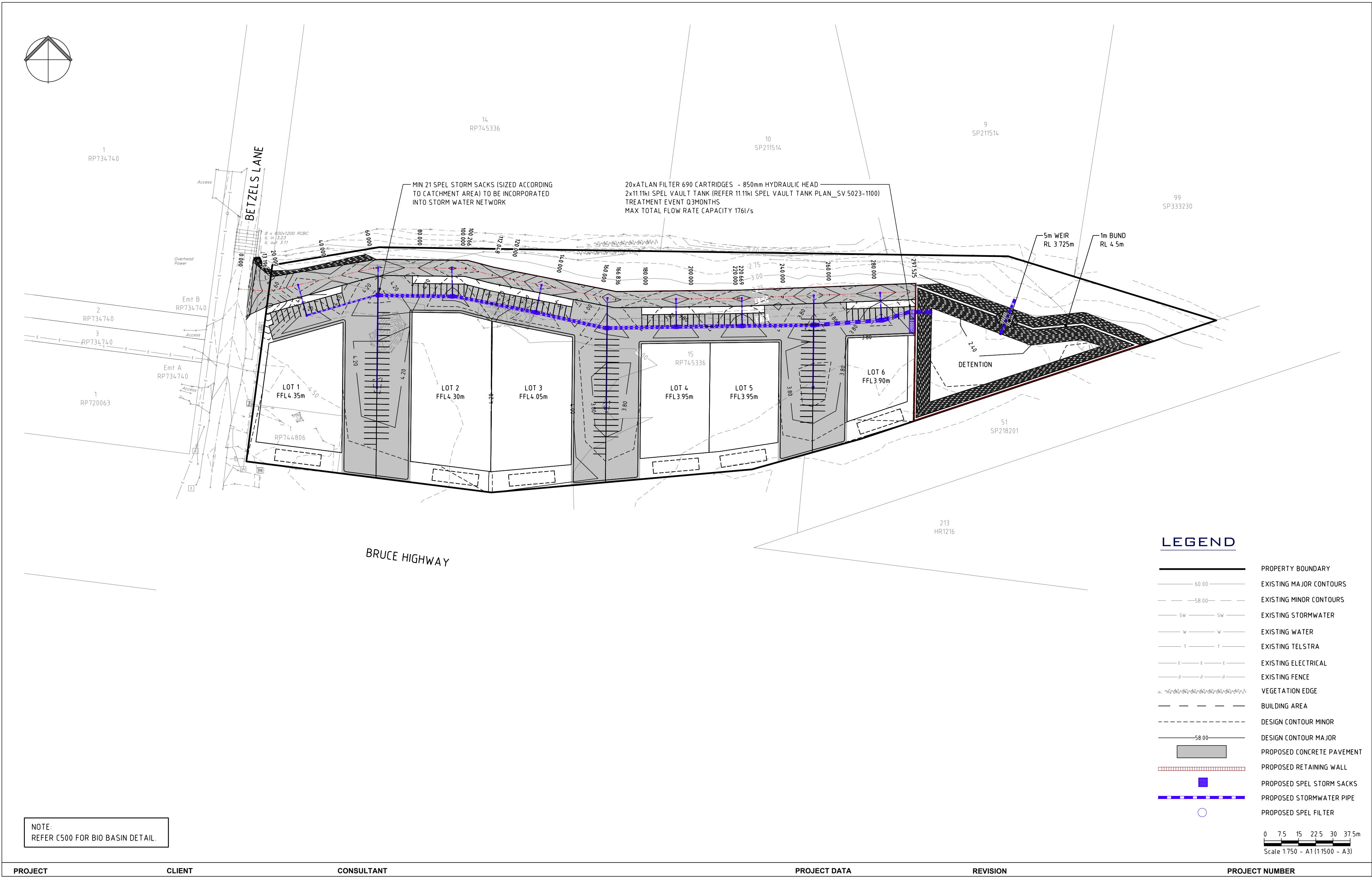


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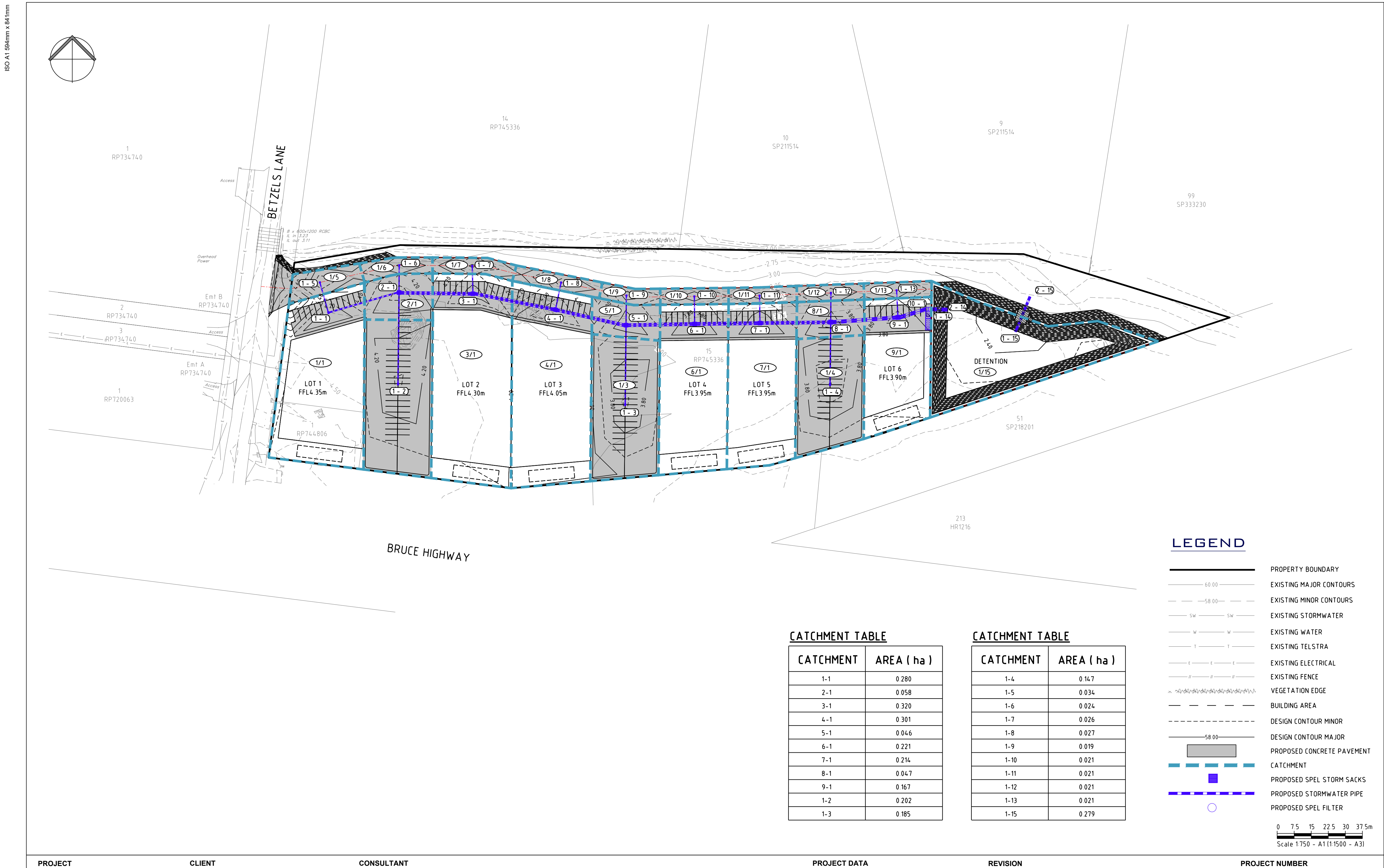


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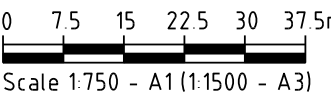


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LEGEND

- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING TELSTRA
- EXISTING ELECTRICAL
- EXISTING FENCE
- VEGETATION EDGE
- BUILDING AREA
- DESIGN CONTOUR MINOR
- DESIGN CONTOUR MAJOR
- PROPOSED CONCRETE PAVEMENT
- CATCHMENT
- PROPOSED SPEL STORM SACKS
- PROPOSED STORMWATER PIPE
- PROPOSED SPEL FILTER



CATCHMENT TABLE

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3-1	0.320
4-1	0.301
5-1	0.046
6-1	0.221
7-1	0.214
8-1	0.047
9-1	0.167
1-2	0.202
1-3	0.185

CATCHMENT TABLE

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1-5	0.034
1-6	0.024
1-7	0.026
1-8	0.027
1-9	0.019
1-10	0.021
1-11	0.021
1-12	0.021
1-13	0.021
1-15	0.279

PROJECT

BETZELS LANE
BOWEN
QLD 4805

CLIENT

CHP GROUP

CONSULTANT

CAUSE
CONSULTING ENGINEERS

Cause Consulting Engineers Pty Ltd
A.B.N 78 649 859 174

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APPROVED:

RYAN HOFMAN
BEng (Hons) CPeng CWEM RPEQ 21643

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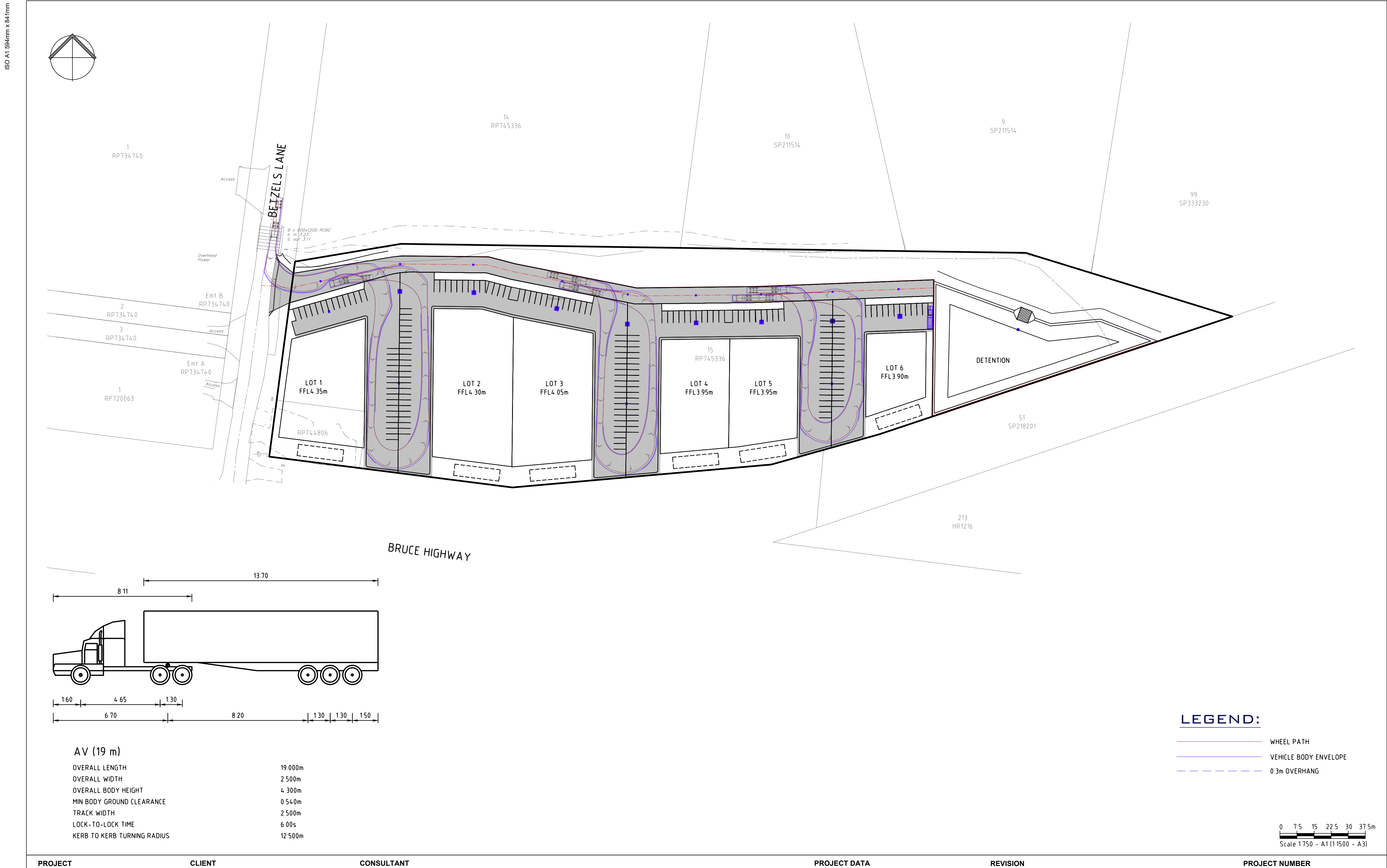
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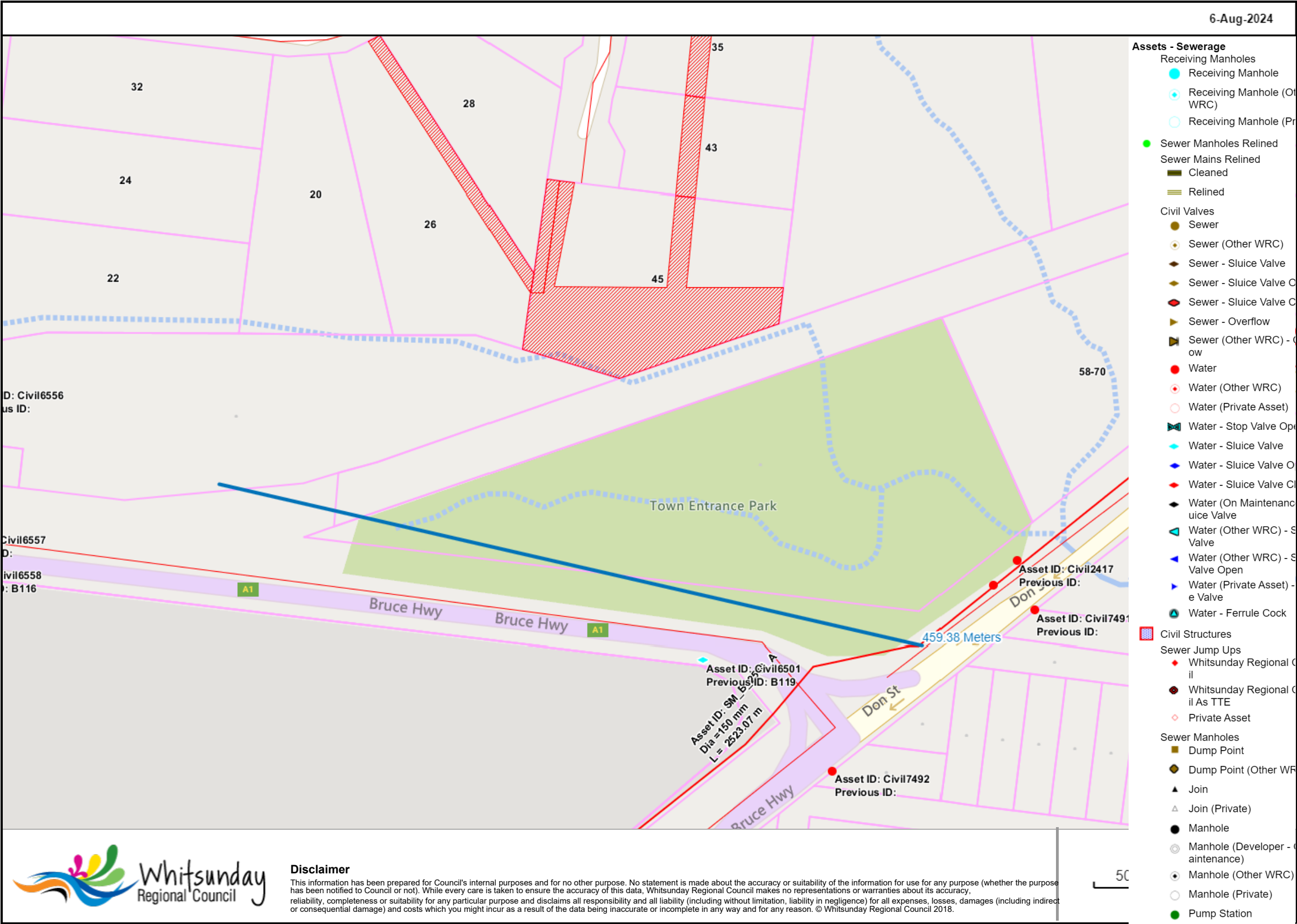
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LAYOUT PLAN

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11.4 - Local Housing Action Plan

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To present the Local Housing Action Plan for Council consideration.

EXECUTIVE SUMMARY

The Whitsunday Regional Council Local Housing Action Plan (the Plan) is a non-statutory plan prepared under the Queensland Housing and Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes.

The Plan has been developed through a joint initiative involving the Queensland Government, Whitsunday Regional Council (WRC) and the Local Government Association of Queensland (LGAQ) to respond to housing challenges in the Whitsunday local government area. It incorporates information informed through the available census data and data compiled through the Greater Whitsunday Housing Project Playbook and acknowledges work already completed by WRC, state agencies, private and not-for-profit organisations.

The Plan identifies twenty-eight priority actions to be progressed over the next 12 to 24 months and involves a range of stakeholders. The actions intend to respond to immediate housing needs and establish strong foundations for longer term housing responses to assist and help to reduce housing and homelessness issues across the Council area into the future.

Council endorsed the Draft Plan in January 2024 to proceed to State Review. The Plan has since undergone Review by the Department of Housing, Local Government, Planning and Public Works (the Department) with several minor edits made in response to comments received.

Attachment 2 provides a marked up copy of the Plan detailing material changes made to content within the Plan. These edits include additional wording to three of the actions to better position the Region to align with State funding opportunities. There have also been several minor edits made throughout the document that are not visible in track change. These minor edits are generally grammatical in nature and have not changed the content of the Plan.

OFFICER'S RECOMMENDATION

That Council adopt the Whitsunday Regional Council Local Housing Action Plan (**Attachment 1**).

BACKGROUND

The Local Housing Action Plan has undergone the State Review process, with minor edits made to the document in response to comments from the Department of Housing, Local Government, Planning and Public Works.

The Plan is intended to be a 'living document' and can be updated in the future as actions are completed or local circumstances change.

DISCUSSION/CURRENT ISSUE

The Plan identifies three key focus areas to address housing need in the Whitsunday Region:

- Housing affordability;
- Housing diversity and density; and
- Trunk/critical infrastructure planning and delivery for housing supply.

Throughout the Plan, reference to several specific cohorts is made, recognising the key groups that require additional support for housing needs. These groups include:

- The elderly;
- Workers (including farm workers and tourism workers);
- Homeless;
- Tourists;
- Local and State Government employees (critical workers);
- First Nations; and
- Others requiring social housing.

The Plan identifies twenty-eight priority actions to be progressed over the next 12 to 24 months and involves a range of stakeholders. The actions intend to respond to immediate housing needs and establish strong foundations for longer term housing responses to assist and help to reduce housing and homelessness issues across the Council area into the future.

The Plan has synergy with the Greater Whitsunday Housing Summit Action Plan 2023 (GWHSAP), delivered by Greater Whitsunday Communities in September 2023.

A key action identified within the Plan is for Council to review and assess the Greater Whitsunday Housing Alliance Terms of Reference and Charter. This will enable identification of potential benefits and financial implications for the Council.

Locally driven actions include:

- Development of Councils Housing Strategy in accordance with State Planning Policy;
- Prepare a Growth Corridor Strategy (Proserpine- Shute Harbour) and Master Plan initiatives that identify the location of key residential and supportive land uses and infrastructure including;
 - Airlie Beach Precinct Master Plan – supporting tourist accommodation;
 - Cannonvale Community Centres District – supporting residential growth, community facilities and services.
- Investigate potential Trunk infrastructure projects eligible for funding under Government programs and grants;
- Investigate incentives to encourage housing development. For example, incentives would focus on housing stock being constructed in a one-two year period or focus on specific development types such as Aged Care;
- Undertake awareness campaigns to let residents know what they can do to support more supply through secondary dwellings and rooming accommodation.

If the Plan is adopted by Council, a copy would be provided to the Department, LGAQ and other relevant stakeholders. The Plan would also be made available to the public through Council's website and social media channels.

The responsibility of monitoring and reporting of progression of the actions would be the responsibility of the Growth Management Project Control Group.

FINANCIAL IMPLICATIONS

There is no cost involved in adoption of the Local Housing Action Plan.

The Plan will be referred to Council to make a budget bid in 2024/25 for a commitment of \$100,000 to investigate and implement incentives to support housing development.

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation
Manager Strategic Planning
Growth Management Project Control Group

STATUTORY/COMPLIANCE MATTERS

A Local Housing Action Plan is not the same as a Housing Strategy under the State Planning Policy, or a Housing Study, but may inform statutory documents like the planning scheme.

RISK ASSESSMENT/DEADLINES

If Council does not support the recommendation to adopt the Plan this may risk securing potential funding opportunities and timely progression of the actions within the Plan.

STRATEGIC IMPACTS

Corporate Plan Reference:

To support business units across Council in the delivery of their objectives through enabling access to Grants and Funding.

Strengthen and grow our business and community to attract investment that aligns to WRC endorsed plans and strategies.

ATTACHMENTS

1. Whitsunday Council Local Housing Action Plan V 10 [11.4.1 - 24 pages]
2. Whitsunday Council Local Housing Action Plan V10 - Track Changes [11.4.2 - 25 pages]



Queensland | Good jobs
Better services
Great lifestyle

Whitsunday Regional Council Local Housing Action Plan

Queensland Housing Strategy 2017-2027



July 2024



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The Whitsunday Local Housing Action Plan was developed by Whitsunday Regional Council with the support of the Queensland Government in association with the Local Government Association of Queensland

Disclaimer

The Whitsunday Regional Council Local Housing Action Plan is a non-statutory plan and 'living document' prepared under the Queensland Housing & Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. This Local Housing Action Plan is not the same as a Housing Strategy under the State Planning Policy, or a housing study, but may inform statutory documents like a planning scheme.

Acknowledgement

We pay respect to Elders past, present and future and acknowledge their ongoing relationship and connection to Country. 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 people into decision-making.

The five traditional owner groups within the Whitsundays are Ngaro, Gia, Juru, Jangga and Birrah. The Whitsunday Regional Council is committed to working with all traditional owner groups in creating and supporting genuine First Nation housing outcomes.

1. Introduction

1.1 Local Housing Action Plan

This Local Housing Action Plan (the Plan) is developed through a joint initiative involving the Queensland Government, Whitsunday Regional Council (WRC) and the Local Government Association of Queensland (LGAQ) to respond to housing challenges in the Whitsunday Regional Council Area.

This is an iterative process (see Figure 1) that does not intend to duplicate existing actions of Council or the actions under the Queensland Housing Strategy 2017-2027 or the State Housing and Homelessness Action Plan 2021-2025. It seeks to identify opportunities, consider an agreed response, develop targeted actions on key priorities and enable ongoing review of effort to adapt and respond to changing needs.



Figure 1: The Local Housing Action Plan Iterative Process

The Plan aims to:

1. **develop agreed priority actions** to respond to housing need in the local government area;
2. **establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the local government area into the future;
3. **incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by WRC, state agencies, private and not-for-profit organisations; and
4. **facilitate targeted interaction between all parties through agreed actions** to ensure a focus on deliverables and projects that can improve housing responses in the short and longer-term.

1.2 Approach and Methodology

The plan provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing need. It has been developed through a review of a range of supporting documentation including:

- Regional infrastructure plans;
- Whitsundays Regional Council Planning Scheme 2017;
- Relevant Council strategies, reports and plans;

- Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals;
- Housing needs data from the Department of Housing and other state agencies as required.
- The Queensland Housing Strategy 2017-2027 and the Housing and Homelessness Action Plan 2021-2025;
- Greater Whitsunday Housing Playbook 2023; and
- Greater Whitsunday Housing Summit Action Plan 2023 (GWC Action Plan).

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders.

1.3 Greater Whitsundays Community Housing Summit

Greater Whitsunday Communities (GWC) is a strategic regional social and community development organisation in the Whitsunday, Isaac, and Mackay region. GWC works with people to enhance their capacity and quality of life within their community. Their work is primarily underpinned by participatory community development practice, a concept that supports communities to have a voice in the development of sustainable practices.

In mid-2022 GWC and RDA Greater Whitsunday (RDA GW) partnered to initiate a Housing Project to identify potential collaborative solutions to the housing stress being faced in the Greater Whitsunday region that regional stakeholders agree to and could mobilise around. As part of the project, several key activities have been delivered including:

- **December 2022 – February 2023** | GWC and RDA GW delivered a Housing Roundtable (Roundtable) with the aim of identifying the strategic themes and priorities to inform a Research Project and Housing Summit. A key outcome from the Roundtable was the release of the [Greater Whitsunday Communities Housing Roundtable Report](#) in February 2023.
- **March – July 2023** | GWC and RDA GW commissioned Urbis to articulate the housing issues being experienced in the Greater Whitsunday Region with baseline data – both quantitative and qualitative – to inform the Greater Whitsunday Housing Summit. The research report identifies current and future housing needs, explores opportunities, and makes recommendations for action to enable future decision-making and advocacy for better housing outcomes in the region. On 12 July 2023 the [Greater Whitsunday Housing Project Playbook](#) was released.
- **August 2023** | On 15 August 2023, GWC held a Housing Summit (Summit) in Mackay that sought to develop solutions to the Mackay, Isaac, and Whitsunday regions' housing issues in line with the priorities identified at the Housing Roundtable. GWC and RDA GW provided stakeholders with a [suite of resources](#) to prepare for discussions. The Summit attracted approximately 170 participants, including the Minister for Housing, Meaghan Scanlon, the Mayors of the Mackay, Isaac and Whitsunday Regional Councils, their CEOs and many council officers, representatives of organisations across the housing supply chain, homeless service providers, social and affordable housing providers, developers, real estate agents and employers. Following robust discussions at the Summit, GWC released a *Greater Whitsunday Housing Summit Action Plan* (Action Plan) that summarises the prioritised solutions identified at the Summit.

The Action Plan prepared by GWC nominates several key stakeholders to deliver action items, including the Whitsunday Regional Council. However, GWC notes that the confirmation of these stakeholders' participation is still pending. As part of the preparation of the Whitsunday Local Housing Action Plan, the Whitsunday Regional Council has noted the GWC Action Plan and incorporated relevant items within this LHAP.

2. Key Facts

2.1 The Whitsunday Region

The Whitsunday Regional Council has a total land area of 23,876km² with an estimated resident population of 39,712 as of June 2023¹. Since the previous year, the population has grown by 3.12%. This is higher than population growth in Regional QLD which was 2.16% for the same time period.² The population is estimated to grow to above 50,000 by 2046³. Functional population however is significantly higher when the non-resident population is considered. Census data collected in 2021 suggests actual residents and non-residents on census night was closer to 50,000. If this trend continues the Whitsunday Council needs to plan and accommodate a population and non-resident population closer to 70,000 by 2046.

The region encompasses the four main townships of Greater Airlie Beach (includes Cannonvale), Bowen, Collinsville and Proserpine with numerous rural and coastal communities and residential areas scattered throughout the region. These towns have distinct roles and each face unique housing related challenges. The 74 Whitsunday Islands are also within the Council area. Many of these islands are uninhabited national parks, however several offer a variety of resort accommodation, all with the Great Barrier Reef and fringing coral reefs at their doorstep.

2.2 Key Housing Characteristics

2.2.1 Dwellings by structure

Separate houses are the most dominant form of dwellings by structure and accounted for 91.2% of dwellings counted during the 2021 Census. This is significantly higher than Queensland (74.8%) but is in line with similar regional government areas where lower density housing is more common. This higher proportion of separate houses also leads to lower proportions of apartments (1.9%) and semi-detached (4.6%) homes when compared to Queensland (12.5% and 11.7% respectively).

Within the LGA, 79% of homes have at least one bedroom spare and 47% have at least two bedrooms spare.⁴ Analysis of the household/family types in Whitsunday Regional Council area in 2021 compared to Regional QLD shows that there was a lower proportion of couple families with child(ren) as well as a lower proportion of one-parent families. Overall, 21.1% of total families were couple families with child(ren), and 8.2% were one-parent families, compared with 25.2% and 10.8% respectively for Regional QLD.

There were a lower proportion of lone person households and a lower proportion of couples without children. Overall, the proportion of lone person households was 22.4% compared to 23.4% in Regional QLD while the proportion of couples without children was 25.6% compared to 27.3% in Regional QLD.⁵

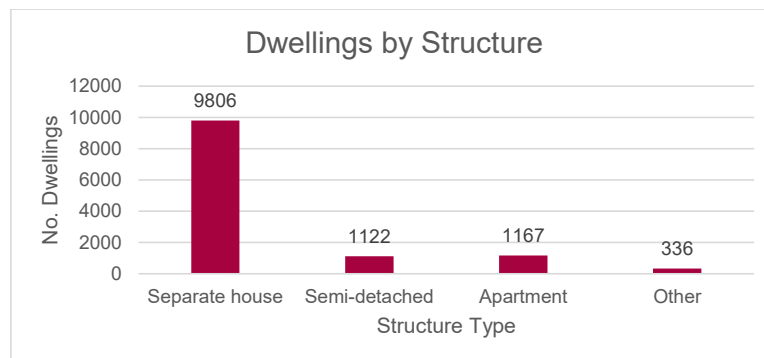
¹ ABS ERP 2023

² .id (informed decisions) for Whitsunday Regional Council

³ QGSO projected population (medium series) 2023

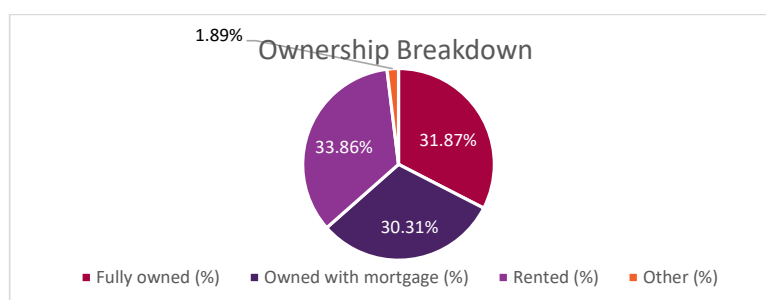
⁴ Greater Whitsunday Housing Playbook 2023

⁵ .id (informed decisions) for Whitsunday Regional Council

Figure 2 – Dwelling by Structure⁶

2.2.2 Ownership breakdown

The 2021 census data recorded a 31.87% home ownership, with 30.31% owned with mortgage and 33.86% rented. This rate of home ownership is similar to the rest of Queensland, which is 29.1%.

Figure 3 – Ownership Breakdown⁷

2.2.3 Renting

The median rental price for a 4-bedroom house is \$762 in Airlie Beach and \$660 in Proserpine which is significantly higher than the Queensland median of \$600 per week. The median rental price in Bowen is lower than the Queensland median at \$490 per week.

Rental Type	Greater Airlie Beach 4802	Proserpine 4800	Bowen 4805	Queensland
4 Bedroom House	\$762 p/w	\$660 p/w	\$490 p/w	\$600 p/w
2 Bedroom Unit	\$465 p/w	\$300 p/w	\$325 p/w	\$500 p/w

Table 1 - Median rental across the region and Queensland.⁸

⁶ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

⁷ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

⁸ Queensland Housing Profiles: Whitsunday Region LGA (ASGS 2021)

2.2.4 Property sales and pricing

In the 12 months ending 31 March 2023 there were 948 detached dwelling sales in the Whitsunday region and 481 attached dwellings sold.

The median house prices across the region are higher than the Queensland median of \$550,000 with the exception of Proserpine, Bowen and Collinsville which are below the Queensland median.

	Airlie Beach	Cannonvale	Proserpine	Jubilee Pocket	Bowen	Collinsville	Queensland
Median house price	\$1.2M	\$687K	\$404K	\$626K	\$400K	\$160K	\$550K
Median unit price	\$499K	343K	\$175K	\$300K	\$280K	-	\$424K
Properties sold	118	348	68	57	343	64	133K

Table 2 – Median sales price – May '23 – April '24⁹

2.3 Whitsunday Housing Need

2.3.1 Housing stress

The 30:40 indicator identifies households as being in housing affordability stress when the household has an income level in the bottom 40 per cent of Australia's income distribution and is paying more than 30 per cent of its income in housing costs.

Figure 4 following shows that 1,265 renters are paying more than 30% of household income to rent and 489 homeowners are paying more than 30% of household income on mortgage repayments. As housing stress grows within the region many more households will need to look for cheaper accommodation and place increasing demands on social housing providers for support. Whitsunday will need to look to support more social housing supply opportunities and deliver market strategies to increase supply to stabilise rental increase pressure.

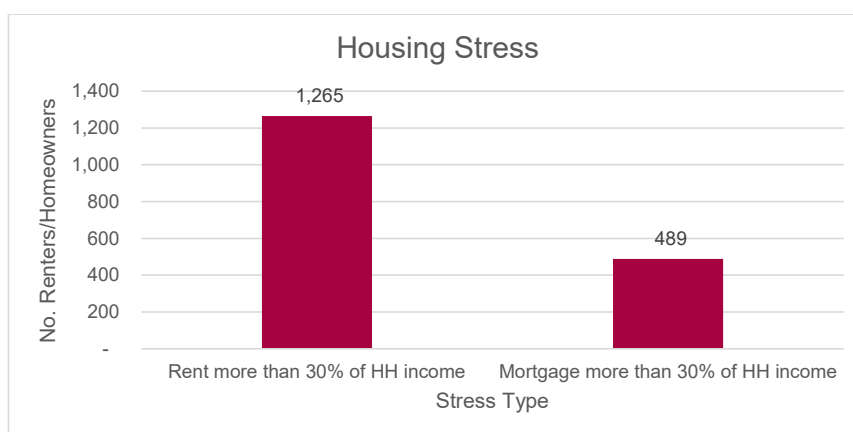


Figure 4 – Housing Stress¹⁰

⁹ Property Value by corelogic

¹⁰ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

2.3.2 Housing delivery pressures

There are a number of key contributing factors influencing the housing supply issues in the Whitsunday Region. Figure 5 below provides an overview of the general housing pressures that are being felt across the Whitsunday LGA.

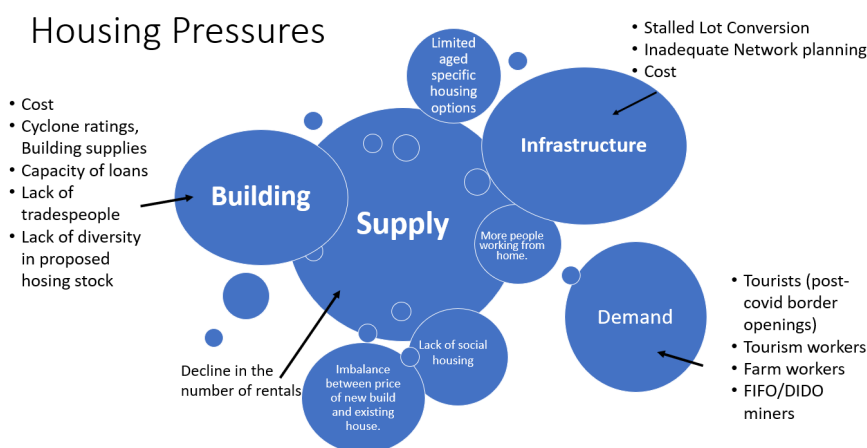


Figure 5 – General Housing pressures in the Whitsunday LGA

The broad drivers for housing challenges vary across the key growth areas of the region. Building cost and supply of builders are a key challenge region wide. This is impacting the delivery of additional housing supply to keep up with demand. Lack of housing supply refers to actual supply of homes rather than availability of developable land supply which has not been identified as an issue.

3. WRC Key Focus Areas

The following key areas of focus have been determined through a review of existing data and engagement with Council stakeholders:

- Housing affordability
 - Aged persons housing
 - Worker's accommodation (including key workers and tourism workers).
 - Tourist accommodation
 - Critical worker housing (including state and local government)
 - First Nations housing
 - Social housing
 - Homelessness
- Housing diversity and density
- Trunk/critical infrastructure planning and delivery.

These focus areas have been expanded on below and will be considered when identifying and prioritising actions.

3.1 Housing Affordability

Like many areas of Queensland, the Whitsunday region is experiencing a housing crisis. In recent years housing affordability has declined across the Whitsunday region, due to a combination of rising house and rental prices and a decrease in the available stock for sale or rent for residents.

Affordable housing is a term used to describe housing being provided at a price point that is determined to be affordable for specific household incomes and/or employment types. As affordable housing can include a range of housing types, tenures and price points, subcategories with key needs have been identified and expanded on further.

The Rental Affordability Index published by SGS Economics and Planning 2022, focuses on the key household types for whom rental affordability may be an issue. The index looks at indicative incomes (for select groups) and the actual rents for different dwellings sizes that could be considered appropriate. The index produces a number which indicates affordability according to the following scale.

	RAI score	Affordability
	200+	Very Affordable
	150-200	Affordable
	120-150	Acceptable
	100-120	Moderately Unaffordable
	80-100	Unaffordable
	50-80	Severely Unaffordable
	50 or less	Extremely Unaffordable

Table 3 – SGS Rental Affordability Index, November 2022¹¹

On average, Greater Airlie Beach was rated as moderately unaffordable, however for low-income households including pensioner couples and single part-time worker parents, it was rated as 'severely unaffordable'. Bowen and Proserpine were both rated as "unaffordable" for 'Single part-time worker parent on benefits.' Pensioner couples across all major areas are rated as "unaffordable". With data indicating in Airlie Beach singles on benefits rate as "extremely unaffordable", data is unavailable for the other regional centres of Bowen, Proserpine, and Collinsville however it is assumed that rental unaffordability for singles on benefits would be similar.

	Airlie Beach	Bowen	Collinsville	Proserpine
Single pensioner	59	n/a	n/a	n/a
Pensioner couple	66	73	n/a	83
Single person on benefits	34	n/a	n/a	n/a
Single part time worker parent on benefits	58	80	n/a	90
Single full-time working parent	132	183	n/a	204
Single income couple with children	105	147	184	134
Dual income couple with children	210	288	390	270
Student share-house	86	124	160	114
Minimum wage couple	112	161	n/a	187
Hospitality worker	104	n/a	n/a	n/a
Avg – All households/ Dwellings	103	136	183	132

Table 4 – SGS Rental Affordability Index, November 2022-2023¹²

¹¹ SGS Rental Affordability Index, November 2022- November 2023

¹² SGS Rental Affordability Index, November 2022- November 2023

Vacancy rates & rentals

Limited housing availability, high demand, and consistently low vacancy rates have led to increased pressure on weekly rents. Airlie Beach, from late 2020 to April 2023, has experienced its most prolonged period of extremely low vacancy rates, with the vacancy rate hitting a mere 1.0 percent in April 2023, and dropping to as low as 0.2 percent in the past year. Similarly, Proserpine also witnessed a significant decrease in rental vacancy, with rates as low as 0.1 percent in August 2022.¹³

A significant housing pressure is the decline in the number of rental properties for residents. For much of the period between 2012 to late 2020 the numbers of rental bonds were steady or increasing in Airlie Beach, Bowen and Proserpine. However, since the start of 2021, the total number of bonds held in all three of these markets has declined sharply. For instance, in December 2020, there were slightly over 2,000 rental bonds recorded in Greater Airlie Beach, and by December 2022, this number had decreased to 1,650. This represents a remarkable 18.7 percent reduction in rental properties in just a span of two years. Similarly, there were corresponding declines of 17.1 percent in Bowen and 15.1 percent in Proserpine. It's possible that some of these residences might have transitioned from being previously rented to being owner-occupied or converted into short-term accommodation, although there is a lack of evidence to confirm this.¹⁴

Increased prices

While most affordability analyses look at the private rental market, it is important to understand that there is a ladder of opportunity across all housing markets.

House prices across the region have registered strong growth in the last two years. PRD Whitsundays Property Market Update found that in Q4 2023, Greater Airlie Beach (postcode 4802 includes properties between Cannonvale and Shute Harbour) recorded a median house price of \$750,000, and a median unit price of \$345,000. This represents an annual (Q4 2022 – Q4 2023) price growth of 14.1% for houses and 4.1% for units.

Households with the financial capacity to purchase a home are typically viewed as being in an acceptable affordability position. However, as more households face challenges in obtaining finance or finding affordable homes for purchase, this tends to elevate the demand for rental properties. Consequently, it places strain on the rental market and lower-income households, pushing them further down the affordability index.

Supply

A common measure of affordability considers an individual's income compared to the cost of their housing, but it is also important to consider the availability or supply of housing.

In Airlie Beach there has been a clear fall in the number of available listings from the long-term average of around 450 dwellings on the market at any given time, to just 240 in April 2023. This decline in available stock corresponds quite clearly with increasing property prices, suggesting that the lack of available supply is contributing to the decline in affordable housing. Bowen and Proserpine are also experiencing this trend.

Broad consultation with Council stakeholders and community experts found that there was widespread agreement that the current shortage and cost of housing is unprecedented. The situation has worsened considerably since the census was undertaken. For instance, rental availability has declined by 15% over the last two years. Inquiries for housing made through charities have increased fivefold in recent years, reflecting the increasing numbers of people who cannot pay market rates for housing¹⁵.

¹³ SQM Research

¹⁴ Rental Tenancies Authority Quarterly Data

¹⁵ SQM Research

3.1.1 Aged persons housing

The Whitsunday region has an ageing population. The most rapidly expanding age category from 2011 to 2021 was people aged 55 and above. This demographic shift is driven by a combination of aging in place, and the influx of older individuals migrating to the region. Together, these age groups contributed to almost two-thirds of the overall net population growth from 2016 to 2021. This trend is predicted to continue.

Households in the region with aging residents typically exhibit a limited inclination to downsize to smaller dwellings that better meet their requirements. Instead, older households often choose to remain in their family homes, utilizing spare bedrooms for visits from family, or converting them into storage/hobby rooms. Downsizing rates tend to rise primarily in the population aged 75 and above, when maintaining a larger dwelling becomes challenging. This trend is influenced by factors such as the financial costs, the mental and physical burdens associated with moving, and the scarcity of affordable, well-located, low-maintenance alternative housing options.

Existing Initiatives

Council currently offers donations on Rates and Charges for Not-for-Profit organisations used primarily for aged care accommodation through the [Donations Policy](#).

Response Opportunities

There is opportunity for all levels of government to investigate options to facilitate/ incentivise development of housing appropriate for aged persons (e.g smaller housing typologies and retirement facilities). It is expected that any increase in diverse housing options would assist in better utilising existing housing stock with 79% of homes in the region having at least one bedroom spare and 47% having at least two bedrooms spare. Incentivising and facilitating over 55's and aged care facilities in the region may encourage single occupants in larger homes to downsize.

3.1.2 Worker's accommodation

The horticultural area on the Don River flood plain west of Bowen is the largest producer of winter vegetables in Queensland and is worth \$650 million per year. It is estimated that 20% of Bowen's regional workforce is supported by the industry. Crops include tomatoes, corn, capsicums, beans, melons and mangoes. 1,500 people are employed throughout the year with an additional 1,500 people employed in planting season (March to May), 2,000 in the harvesting season (August - late October) which coincides with the peak tourism season in Bowen. Prior to Covid, the industry relied on seasonal backpacker employment. Consultation with local businesses in Bowen indicates that the backpacker void, resulting from Covid, has now been filled partially by Pacific Islander workers.

While some existing worker accommodations are available on farms, there is a growing need for elevated housing standards for temporary workers. As a result, farmers are increasingly turning to rental housing in Bowen, creating competition with local residents. Additionally, the upturn in the coal mining activity inland has led to increased employment on the railways and at Abbot Point resulting in more residents moving to Bowen, increasing demand for already scarce housing. This pressure is only expected to increase if plans to expand the aquacultural industry (increasing employee numbers significantly) goes ahead without considering housing needs upfront of expansion as it may be difficult to attract the work force required.

In December 2022, the Planning Regulation 2017 was amended to give effect to the Queensland Rural Workers' Accommodation Initiative that allows for small scale rural workers' accommodation for less than 20 employees to proceed without needing planning approval. Unfortunately, most rural properties find it exceedingly challenging to meet the eligibility criteria for this exemption. In order to qualify for an exemption and avoid the need for a material change of use, no areas of the property can be subject to flood hazard, bushfire, or landslide hazard mapping/overlays. This requirement rules out majority of rural properties.

Council is also aware of difficulties tourism and hospitality industry workers are facing with securing housing. In Greater Airlie Beach about 20% of the workforce work directly in tourism. There is anecdotal evidence of a lack of housing appropriate for this cohort, particularly within Greater Airlie Beach.

Response Opportunities

Council to advocate for a review of the success of the Queensland Rural Workers' Accommodation Initiative and for State to adjust the wording of Schedule 6 of the Planning Regulation to refine triggers for applications. Currently the Schedule 6 exemptions only apply to rural properties of at least 25 hectares in size, where no part of the site is subject to flood, bushfire, or landslide hazard overlays under a State or local planning instrument. These criteria, particularly the requirement to not be identified as a hazard area, excludes a significant portion of rural properties.

3.1.3 Tourist accommodation

Tourism is integral to the Whitsunday regional economy, estimated to be the largest contributor to the region's annual product. The number of visitor nights in the region has recently reached record highs, the majority of which were accommodated in Airlie - Whitsundays SA2¹⁶. Figure 6 indicates a 95% growth in the annual domestic visitor nights since 2017. International tourism data collection ceased during the pandemic, with early 2023 data estimates showing that international visitor nights are returning to pre pandemic levels.

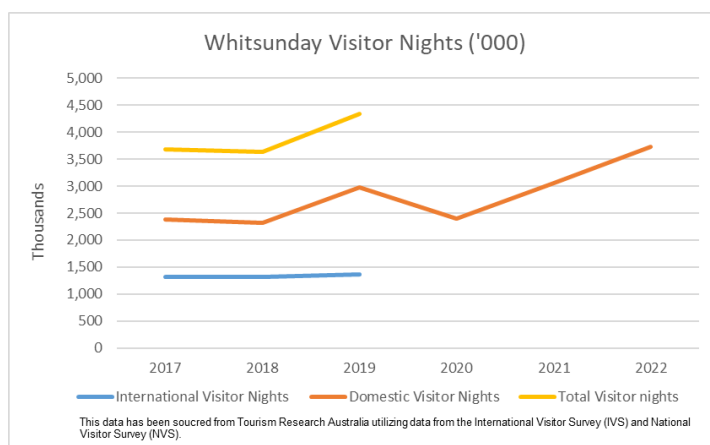


Figure 6 – Whitsunday Total Visitor Nights¹⁷

The 'holiday home' industry has been in the Whitsundays since the inception of the regions tourism industry. It has grown as an outcome of greater consumer market demand and the increased ease to participate for both accommodation suppliers and visitors as an outcome of low cost online booking platforms such as AirBnB.

It encompasses privately-owned apartments and houses available to visitors. In 2017, Tourism Research Australia identified 45% of visitor nights in the Whitsunday region are attributed to the multiple forms of visitor accommodation that fall under the 'holiday home' definition.

Figure 7 below indicates that occupancy rates are very high, particularly on weekends during Winter.

¹⁶ The Airlie – Whitsundays SA2 includes the Islands and suburbs of: Shute Harbour, Mandalay, Jubilee Pocket, Airlie Beach, Woodwark, Cannonvale, Cannon Valley, parts of Brandy Creek and Mount Marlow.

¹⁷ Tourism Research Australia - Visitor Statistics Whitsundays

Figure 7 – Whitsunday Airbnb Occupancy Rate¹⁸

Other tourism accommodation types are also operating at high occupancy during weekends and peak periods. The CEO of Tourism Whitsundays advised Council in 2023 *“that the tourism industry is at capacity and cannot grow relative to visitor numbers without additional accommodation.”*

Response Opportunities

There is a need for Council to work with tourism operators to support the development of tourism accommodation relative to market demand to bolster future economic growth opportunities and increase tourism worker housing.

Tourist accommodation demand is impacting the availability of longer-term rental stock for tourism workers and residents. To minimise encroachment into areas for predominantly residential use, Council will continue to investigate the possibility of removing planning scheme support for short term accommodation dwellings within some residential areas of the region.

3.1.4 Critical Workers

Local Government employee housing

The Whitsunday Regional Council is a large organisation with approximately 450 employees. It is challenging to attract local government staff to the region as many potential staff are coming with their families and look for certain services such as childcare, schools, medical services and other amenities. The limited availability of housing stock is also a potential reason the region is not able to attract experienced local government workers and fill vacant positions.

Council has some housing arrangements in place for staff, however, recognises that there is an opportunity to expand its housing portfolio with many staff having trouble in finding and retaining suitable accommodation.

Existing Initiatives

- Council owns three properties in Collinsville which are leased to employees.
- Council leases several properties in the Airlie Beach and Cannonvale areas that serve as short term temporary accommodation for Managers and Professionals.
- Council leases additional rental properties with the rent salary sacrificed by the accommodated employee. These properties are provided for Managers and professionals in roles which are difficult to recruit.

¹⁸ AirDNA

Response Opportunities

Council has opportunities to expand its residential property portfolio for the purpose of supporting staff housing.

For example, Council owns a residential property located in Collinsville. The property is 21.9 hectares in size, relatively flat and zoned low density residential. The property is subject to a development approval for a 400-bed temporary construction camp intended to be used to house workers for the Carmichael coal mine and rail project however this has never been taken up and the land is currently leased for grazing. With supportive funding Council could develop supportive worker housing.

State Government employee housing

The State Government supplies housing for its employees under two (2) arrangements. The Government Employee Housing arrangement (GEH) provides a range of housing types for staff in dwellings owned by the government. In addition, some departments provide "operational housing" for their employees which is located on or adjacent to operational sites e.g., police stations, hospitals, and schools. Departments may also utilise (rent) houses from local government or the private market (where available) to accommodate essential workers.

Whitsunday	Total	43
	Bowen	25
	Cannonvale	2
	Collinsville	15
	Proserpine	1

Table 5 – State Government Housing Provided in Whitsunday LGA

Anecdotally there is a clear shortage of housing for skilled or key workers with key professions such as general practitioners not being able to find housing for existing staff and is impacting identified business needs to grow services. There is a substantial need for more homes for State Government employees to address the issue now and to keep pace with the growth that will be required to match the estimated population growth.

Response Opportunities

State government to calculate demand for existing and additional key worker housing and investigate opportunities for providing this within the region on an ongoing basis.

Other key workers

Council recognises that tourist operators, the service industry and childcare operators are also challenged by housing constraints. Attracting and retaining these workers is critical to the success of the Whitsunday region's economy and these workers must also be considered when formulating our responses.

3.1.5 First Nations housing

The Census data indicates that Aboriginal and Torres Strait Islander residents in Whitsunday are less likely than non-indigenous residents to own their own home, either with a mortgage or by full ownership. They were far more likely to be in rented dwellings, in particular in the private rental market or in government or community provided rental housing.

The median weekly income is lower for Aboriginal and Torres Strait Islanders (\$665 per week), compared to the non-indigenous population (\$803 per week). The difficult rental market would thus

impact even more heavily on the Aboriginal and Torres Strait Islander population than the non-indigenous population.

	Aboriginal and Torres Strait Islanders	Non-Indigenous
Owned outright	17.9%	33.8%
Owned with a mortgage	25.0%	31.5%
Rented		
Real estate agent	30.2%	18.7%
State or territory housing authority	8.8%	2.3%
Person not in same household	8.9%	7.4%
Community housing provider	4.8%	1.1%
Other landlord type	2.0%	3.0%
Landlord type not stated	0.4%	0.2%
Total Rented	54.9%	32.9%
Other tenure type	2.0%	1.9%

Table 6- Tenure, ATSI and non-indigenous, Whitsunday LGA, 2021¹⁹

Girudala Community Cooperative Society Ltd provides services and programs in the areas of Health Promotion, Commonwealth Home Support, Housing and Indigenous Family Wellbeing. The organisation provides long term affordable housing options in the Bowen and Proserpine through the ownership of approximately 50 properties.

Existing Initiatives

In March 2023, Council approved a development application for material change of use for a 400 dwelling relocatable home park in Bowen. The proposed development aims to capture a specific market focussing on the over 50's demographic including indigenous residents.

Council currently offers donations on Rates and Charges for Not-for-Profit Community Groups and Affordable Housing Organisations in accordance with the [Donations Policy](#).

Council has adopted the [Community Engagement Strategy](#) 2024-2028 which seeks to improve engagement with key interest groups including first nations people, other marginalised groups and future residents.

Response Opportunities

- Council to support Girudala (and other Not-for-profit housing organisations) under the Donations on Rates & Charges for Not-for-Profit Organisations Policy.

3.1.6 Social housing

There is a high demand for social housing across Queensland and allocations are focussed on supporting households with the highest need.

As of 29 Feb 24, there was 500 Social Rental Housing Dwellings in Whitsunday LGA – 393 of those are owned by the Department. The remainder (107) are either head leased or owned by Community

¹⁹ ABS Census 2021

Housing Providers (Whitsunday Housing Company, Girudala Community Cooperative (ICHO), and Proserpine Senior Living Corporation).

Consultation with providers has found that enquiries for housing have increased fivefold in recent years.

In the past Council has provided donations on rates in accordance with the Policy for Donations on Rates & Charges for Not-for-Profit Organisations. Funds raised from the 2023 Mayor's Charity Ball were also contributed to the Whitsunday Housing Company.

Consultation with local businesses has found that the greatest demand for social housing comes from single women aged over 55. The strongest demand is for cheap one- and two-bedroom apartments or granny flats.

. Applications for social housing in the Mackay, Isaac and Whitsunday region has tripled, from 372 applications in 2017 to 1,003 applications in 2022 within the SA4 area²⁰. As of 30 June 2020, 54.9% of applicants for long term social housing were assessed as having 'very high need' for social housing with a further 16.8% of applicants assessed as 'high need'.

As there is a strong need for more social housing across the region, Council recognises the importance of optimising the use of existing stock and will advocate to State to continue work in this space.

Existing Initiatives

- In September 2023 Council approved a development application for material change of use for 32 multiple dwelling units at in Bowen. The application was lodged by community housing provider Blue CHP.
- In November 2023, Council resolved to indicate its in-principle agreement to donate to the Whitsunday Housing Company a property in Proserpine for the purpose of developing accommodation for homeless women over 55. The housing is proposed to be in the form of [tiny homes](#) and is expected to commence construction in late 2024 and operation in early 2025.
- In July 2023, Council resolved to provide in-principle support to negotiate the donation of land (subject to conditions) to the Bowen Community Centre for the purpose of building housing for front line workers and professionals.
- In late 2022, Council provided assistance to two community housing providers including property and planning information, and assistance with enquiries from other areas of Council such as rates.

Response Opportunities

- Council advocate to the State to investigate more development opportunities to deliver more social housing of different typologies.
- Council to continue aiding Community Housing Providers through Grant application support and support development proposals in key locations.

3.1.7 Homelessness

The ABS report on "Estimating homelessness: Census 2021" reports there are approximately 200 homeless people in the Whitsunday LGA (down from 230 in 2016) and a further 134 people living in 'other marginal housing' circumstances such as improvised overcrowded dwellings (this figure is up from 115 in 2016).

²⁰ Greater Whitsunday Housing Playbook 2023

	Homeless		Other Marginal Housing	
	2016	2021	2016	2021
Whitsunday Region (LGA)	201	232	115	134
Airlie – Whitsundays (SA2)	52	93		
Bowen (SA2)	98	73		
Collinsville (SA2)	20	4		
Proserpine (SA2)	62	31		

Table 7 – Homeless Population Whitsunday LGA 2021²¹

The above table shows that in 2021 most homeless were in Airlie-Whitsundays or Bowen. The number of homeless in Proserpine halved from 2016 to 2021, whereas the numbers increased within the Airlie-Whitsundays by nearly 80 percent. Bowen and Collinsville SA2 saw declines in the numbers of homeless people from 2016 to 2021. The impact of COVID on homelessness has not yet been quantified within the region.

The reasons for people's homelessness are not revealed by this data.. The Census data shows a variety of living situations, with 'staying with other households' the most common way homeless people get a roof over their heads.

	2016	2021
People living in improvised dwellings, tents, or sleeping out	10.6%	4.0%
People in supported accommodation for the homeless	15.1%	6.4%
People staying temporarily with other households	41.2%	40.6%
People living in boarding houses	5.5%	14.5%
People in other temporary lodgings	7.0%	6.8%
People living in 'severely' crowded dwellings	20.6%	27.7%

Table 8 – Living situation: homeless people, Whitsunday LGA 2021²²

The decrease in people living in improvised dwellings, tents, or sleeping out and the increase in people in other temporary lodgings (between 2016-2021) may be partly associated with measures put in place by local and state governments in response to COVID-19. The increases in people living in boarding houses and people in other temporary lodging are also partly associated with improvements in data quality through greater use of administrative data.²³

It is important to note that as homelessness is not a characteristic that is directly measured in the Census, the data produced by the ABS are estimates, derived using analytical techniques based on the characteristics observed in the Census and statistical assumptions.

Although these figures are relatively low in comparison to the overall population, there is still a homeless population in the region. Any expansion in specialized housing, transitional housing, or highly affordable housing is likely to have a positive impact on this issue.

Existing Initiatives

The Whitsunday and Bowen Neighbourhood Centres provide support and programs for people who are experiencing disadvantage or are vulnerable due to poverty, low income, experiencing homelessness, mental health conditions, domestic violence and/ or crisis; and people based in rural and remote areas. These programs are supported by both staff and volunteers.

Council recognises there is a difference between homelessness and illegal camping and aims to connect people sleeping rough with support services such as the neighbourhood centres.

²¹ Estimating Homelessness: Census 2021, 2023

²² Estimating Homelessness: Census 2021, 2023

²³ Estimating Homelessness: Census 2021, 2023

Response opportunities

- Council continues to connect homeless people to community services and develop improved data collection methods, including location data to support disaster management plans.

3.2 Housing Diversity and Density

Separate detached dwellings are evidently the most prominent housing structure in the Region. A Housing Affordability Study conducted by Council in 2022 identified a need to encourage housing diversity in residential areas and higher density in well-serviced existing neighbourhoods.

The Greater Whitsunday Housing Playbook data authored by Urbis found that a large portion of homes are not adequately suited to household size, given the limited diversity in housing products. Across the Whitsundays 79% of homes have at least one bedroom spare and 47% have at least two bedrooms spare. This indicates that occupancy levels are low. This could be contributed to the common desire to have more space (which is proven to have been enhanced since the Covid Pandemic) and that people don't have the choice of 'right sizing' simply because there is not enough alternate housing availability such as town homes or smaller dwelling types suitable for them.

The lack of density and diversity is also evident when looking at land allotment sizes in the Region. Despite the minimum lot size for the low-density residential zone being 600m², the median lot size for the zone more than double this at 1239m². This is likely related to very steep and flood prone land, particularly in Airlie Beach and Cannon Valley.

Housing Supply and Diversity is a State Interest identified in the State Planning Policy, which highlights that a range of housing options provides communities with choice and the ability to adapt as community structures evolve, and family and household type change. Local planning instruments can support the delivery of affordable housing and housing choice to meet the diverse needs of communities.

Existing Initiatives

Council undertook a Housing Affordability Study in 2022. Community feedback was sought in relation to various options that would facilitate affordable housing in the Region.

Recommendations of the study were considered at the November Council meeting in 2022, where Council resolved to develop two Planning Scheme amendment packages focusing upon:

1. Minimum lot sizes for dual occupancy and increased floor area for secondary dwellings;
2. Introduction of a Medium density residential zone and incentivise mixed use accommodation and commercial development.

Council has developed a Land Supply Analysis and Housing Needs Assessment in accordance with the State guidance for local governments - [Integrating state interests in planning schemes](#). These studies will provide supporting evidence and guidance for future Council housing supply strategies.

Response Opportunities

- Council to develop a Housing Strategy in accordance with the State Planning Policy. The Housing Strategy will set a clear plan for future planning scheme amendments and other initiatives for housing to appropriately plan for residential growth and deliver housing choice, diversity and affordability that meets the current and future needs of the community.
- Council continues to develop the Planning Scheme Amendments focusing on:
 - **Secondary Dwelling** - Increase the maximum floor area for secondary dwellings to encourage development for homeowners. Example: 70m² maximum to 100m² maximum gross floor area.
 - **Lot Size Requirements for Dual Occupancy** – Reduce minimum lot size requirements for Dual Occupancy. Currently a Dual Occupancy requires 800m² minimum lot size in all zones. Example: relax requirements, particularly minimum lot size from 800m² to 600m² or smaller.

- **Mixed Use Accommodation** - Introduce benchmarks to Zone Codes to strongly encourage accommodation over commercial developments, including a full review of the Mixed-Use Zone Code.
- **Medium Density Residential Zone** - Introduce a Medium Density Residential Zone to facilitate increased density, and diversity of accommodation types.
- Council to further investigate planning scheme amendment options such as:
 - **Lot Sizes** - Reduce the minimum lot sizes within urban residential zones and introduce a maximum lot size to enable an increase in density and diversity.
 - **Assessment Levels** - Reduce assessment level in certain zones for desirable housing types. Example: Reduce assessment level for Dual Occupancy from Impact Assessable in Low Density Residential Zone.
 - **Lot Diversity Benchmarks** - Introduce lot diversity benchmarks in the Reconfiguration of a Lot Code requiring some lots be higher density (multiple dwellings, dual occupancies, and small lots).

3.3 Trunk Infrastructure for Housing Supply

Infrastructure delivery is key to unlocking land and housing supply however the costs involved with constructing and delivering infrastructure can, at times, be prohibitive to development. Consultation with industry stakeholders as part of the Greater Whitsunday Housing Playbook 2023 confirmed this.

The Greater Whitsunday Housing Playbook identified Infrastructure and Conversion and Delivery as two of the key overarching themes to core housing challenges in the region.

2	Infrastructure: Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.
3	Conversion and Delivery: Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.

Figure 8 – Summary of Housing Challenges²⁴

The Queensland Government Statistician's Office's data on stock of uncompleted lot approvals indicates that Whitsunday has 1,002 uncompleted lot approvals. It is a reasonable assumption that infrastructure constraints and required upgrades has a part to play in the lack of take up and conversion of some of these approvals.

Increasing housing diversity and density where connection to existing Trunk Infrastructure is more easily attainable will lead to a more efficient and affordable infrastructure networks.

Response Opportunities

- Council to prioritize and improve Infrastructure network planning to support effective trunk infrastructure delivery in key demand locations.
- Council to seek State funding support to deliver catalytic trunk infrastructure to unlock the appropriate sequencing of future development and develop well connected communities.

²⁴ Greater Whitsunday Housing Playbook 2023

4. Summary & Response Opportunities

A Local Housing Action Plan requires coordination across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified.



Figure 9 – Response Opportunities

4.1 Actions

The Council with the support of the Queensland Government through the Housing and Homelessness Action Plan 2021-2025 is committed to the delivery of this Local Housing Action Plan through this set of actions, developed to target immediate to longer term housing responses. This is an iterative process, and these actions and target outcomes will seek to either create immediate benefit or to establish foundations that help respond to ongoing housing need.

○	Land and Development	Timeline
1.1	Prepare an Economic and Population Study, Land Supply Analysis and Housing Needs Assessment.	2024
1.2	Review existing land holdings, to identify lots that would be suitable for development and or redevelopment to support short- and longer-term housing outcomes. For example: • Council owns land in Collinsville and with supported funding could build additional worker housing. • Support Whitsunday Housing Company Tiny Home initiative. • Council to support (with knowledge of developable land) Blue CHP and Regional Housing Provider applications to the Housing Australia Future Fund Facility (HAFFF). If these applications are unsuccessful seek support from State funding (HIF) to achieve the desired social housing development outcomes.	2024- 2025
1.3	Apply to the State Government to obtain grant funding for key trunk infrastructure to unlock supply opportunities and support sustainable sequencing of supply	2024 - 2026
1.4	Support development outcomes which facilitate housing diversity co located near jobs, transport and community facilities and services.	Ongoing

○	Planning	
2.1	Close housing policy gaps – Council to seek funding support to assist in preparing a Housing Strategy in accordance with the State Planning Policy.	2024/2025
2.2	Prioritise and improve infrastructure network planning to support critical infrastructure delivery across the region.	2024-2025
2.3	Develop Planning Scheme amendments that support housing diversity and density outcomes.	2024-2026
2.4	Advocate for State Government commitment and timeline to update 2012 MIW Regional Plan coordinated with the preparation of the MIW Regional Infrastructure Plan.	2024
2.5	Support small lot housing in areas close to amenities and transport (identify preferred locations, approach Tier 1 CHP, support grant applications to State and Federal Governments).	2024-2026
2.6	Work with the LGAQ to advocate for a State review of the Rural Workers Initiative and Schedule 6 Exemptions within the Planning Regulation.	2024

○	Optimisation	
3.1	Improve data capturing processes to better inform decision making. For example: • Tracking the size, number, and location of secondary dwellings. • Consider council lead counts of homeless people and their location on an annual/biannual basis.	2024
3.2	Investigate options for facilitating the repurposing/retrofitting of existing vacant buildings in appropriate areas.	2024-2025
3.3	Advocate to the State Government to continue reviewing existing State-owned housing stock in WRC to ensure minimum housing standards are being met and 100% utilisation is being achieved. For example, a three-bedroom home is not being occupied by a single occupant.	2024-2025

○	Master planning	
4.1	Prepare a Growth Corridor Strategy (Proserpine- Shute Harbour) and Master Plan initiatives that identify the location of key residential and supportive land uses and infrastructure including; - Airlie Beach Precinct Master Plan – supporting tourist accommodation; - Cannonvale Community Centres District – supporting residential growth, community facilities and services.	2024-2025
○	Supports	
5.1	Whitsunday Regional Council to review and assess the Greater Whitsunday Housing Alliance Terms of Reference and Charter to evaluate potential benefits and financial implications for the Whitsunday region before signing on as a member of the Alliance.	2024 - ongoing
5.2	Undertake awareness campaigns to let residents know what they can do to support more supply through secondary dwellings and rooming accommodation.	2024- ongoing
5.3	Prepare a Community Engagement Strategy to target actions that improve engagement with first nations people, future residents, and marginalised groups. Increase community education to build understanding of urban change.	2023-2024
5.4	Support Community Housing Providers for development of new social and affordable housing. Council to assist in identifying preferred locations and building business case and applications to the State and Federal Government.	2024-2026
5.5	Council continues to connect homeless people to community services and develop improved data collection methods including capturing location data to help understand changes occurring outside census collection time. Location data to be shared with disaster management for planning and mitigation strategies prior and during events.	ongoing
5.6	Advocate to the State and Federal Government for affordable housing initiatives to be implemented in the Whitsunday Region.	2024 - 2026
5.7	Advocate to the State Government to provide further Critical and key worker accommodation (teachers, police, hospital staff).	2024-2026
5.8	Rates Policy - The Community Services Directorate monitor the efficacy of the Donations on Rates & Charges for Not-for-Profit Organisations Policy and review accordingly.	Ongoing
○	People in need	
6.1	Investigate the expansion of accommodation for staff in key locations.	2024-2026
6.2	Assist/ facilitate existing and proposed retirement/ aged care facilities to expand.	2024-2026
6.3	Advocate to State and Federal Government for further investment in retirement and aged care facilities for the region	2024-2046
○	Construction	
7.1	Advocate to the State Government to incentivise and help regional builders.	2024-2046

7.2	Investigate incentives to encourage housing development. For example, incentives would focus on housing stock being constructed in a one-two year period or focus on specific development types such as Aged Care.	2024-2025
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○	Capital solutions	
8.1	Investigate potential infrastructure projects eligible for funding under Government programs and grants.	2024 - 2025

4.2 Next Steps

A working group of key representatives from Whitsunday Regional Council and select State Government agencies will progress actions, review findings, develop an agreed reporting frequency to update Council, key housing provider stakeholders and the community.



Queensland | Good jobs
Better services
Great lifestyle

Draft

Whitsunday Regional Council Local Housing Action Plan

Queensland Housing Strategy 2017-2027



~~January~~ ~~May~~ July 2024



Attachment 11.4.2 Whitsunday Council Local Housing Action Plan V10 - Track Changes

LHAP Whitsunday Regional Council

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2



The Whitsunday Local Housing Action Plan was developed by Whitsunday Regional Council with the support of the Queensland Government in association with the Local Government Association of Queensland

Disclaimer

The Whitsunday Regional Council Local Housing Action Plan is a non-statutory plan and 'living document' prepared under the Queensland Housing & Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. This Local Housing Action Plan is not the same as a Housing Strategy under the State Planning Policy, or a housing study, but may inform statutory documents like a planning scheme.

Acknowledgement

We pay respect to Elders past, present and future and acknowledge their ongoing relationship and connection to Country. 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 people into decision-making.

The five traditional owner groups within the Whitsundays are Ngaro, Gia, Juru, Jangga and Birrah. The Whitsunday Regional Council is committed to working with all traditional owner groups in creating and supporting genuine First Nation housing outcomes.

Commented [AH1]: Extended acknowledgement to align with State reports and acknowledge the five traditional owner groups within the Whitsundays.

1. Introduction

1.1 Local Housing Action Plan

This Local Housing Action Plan (the Plan) is developed through a joint initiative involving the Queensland Government, Whitsunday Regional Council (WRC) and the Local Government Association of Queensland (LGAQ) to respond to housing challenges in the Whitsunday Regional Council Area.

This is an iterative process (see Figure 1) that does not intend to duplicate existing actions of Council or the actions under the Queensland Housing Strategy 2017-2027 or the State Housing and Homelessness Action Plan 2021-2025. It seeks to identify opportunities, consider an agreed response, develop targeted actions on key priorities and enable ongoing review of effort to adapt and respond to changing needs.



Figure 1: The Local Housing Action Plan Iterative Process

The Plan aims to:

1. **develop agreed priority actions** to respond to housing need in the local government area;
2. **establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the local government area into the future;
3. **incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by WRC, state agencies, private and not-for-profit organisations; and
4. **facilitate targeted interaction between all parties through agreed actions** to ensure a focus on deliverables and projects that can improve housing responses in the short and longer-term.

1.2 Approach and Methodology

The plan provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing need. It has been developed through a review of a range of supporting documentation including:

- Regional infrastructure plans;
- Whitsundays Regional Council Planning Scheme 2017;
- Relevant Council strategies, reports and plans;

- Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals;
- Housing needs data from the Department of Housing and other state agencies as required.
- The Queensland Housing Strategy 2017-2027 and the Housing and Homelessness Action Plan 2021-2025;
- Greater Whitsunday Housing Playbook 2023; and
- Greater Whitsunday Housing Summit Action Plan 2023 (GWC Action Plan).

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders.

1.3 Greater Whitsundays Community Housing Summit

GWC held a housing summit on August 15, 2023, in Mackay that sought to develop solutions to the Mackay, Isaac and Whitsundays regions' housing issues in line with the priorities identified at the Housing Roundtable in December 2022.

Urbis was appointed to gather baseline data prior to the Summit to ensure solutions that are developed and ground truth with evidence to support housing need in the region. The final draft of the Greater Whitsunday Housing Playbook 2023 was developed to inform the summit, which resulted in potential actions that have now been published in the Greater Whitsunday Housing Summit Action Plan 2023.

The actions identified by the GWC Action Plan direct the need to form partnerships between the private housing sector and all levels of government to support and deliver housing that is needed across the region. The Local Housing Action Plan aligns with the intent of the GWC Action Plan and identifies priority actions specific to the Whitsunday LGA that can be undertaken to assist meet the region's diverse needs.

Greater Whitsunday Communities (GWC) is a strategic regional social and community development organisation in the Whitsunday, Isaac, and Mackay region. GWC works with people to enhance their capacity and quality of life within their community. Their work is primarily underpinned by participatory community development practice, a concept that supports communities to have a voice in the development of sustainable practices.

In mid-2022 GWC and RDA Greater Whitsunday (RDA GW) partnered to initiate a Housing Project to identify potential collaborative solutions to the housing stress being faced in the Greater Whitsunday region that regional stakeholders agree to and could mobilise around. As part of the project, several key activities have been delivered including:

- **December 2022 – February 2023** | GWC and RDA GW delivered a Housing Roundtable (Roundtable) with the aim of identifying the strategic themes and priorities to inform a Research Project and Housing Summit. A key outcome from the Roundtable was the release of the *Greater Whitsunday Communities Housing Roundtable Report* in February 2023.
- **March – July 2023** | GWC and RDA GW commissioned Urbis to articulate the housing issues being experienced in the Greater Whitsunday Region with baseline data – both quantitative and qualitative – to inform the Greater Whitsunday Housing Summit. The research report identifies current and future housing needs, explores opportunities, and makes recommendations for action to enable future decision-making and advocacy for better housing outcomes in the region. On 12 July 2023 the *Greater Whitsunday Housing Project Playbook* was released.
- **August 2023** | On 15 August 2023, GWC held a Housing Summit (Summit) in Mackay that sought to develop solutions to the Mackay, Isaac, and Whitsunday regions' housing issues in line with the priorities identified at the Housing Roundtable. GWC and RDA GW provided stakeholders with a suite of resources to prepare for discussions. The Summit attracted approximately 170 participants, including the Minister for Housing, Meaghan Scanlon, the Mayors of the Mackay, Isaac and Whitsunday Regional Councils, their CEOs and many council officers, representatives of organisations across the housing supply chain, homeless service

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providers, social and affordable housing providers, developers, real estate agents and employers. Following robust discussions at the Summit, GWC released a <i>Greater Whitsunday Housing Summit Action Plan (Action Plan)</i> that summarises the prioritised solutions identified at the Summit. The Action Plan prepared by GWC nominates several key stakeholders to deliver action items, including the Whitsunday Regional Council. However, GWC notes that the confirmation of these stakeholders' participation is still pending. As part of the preparation of the Whitsunday Local Housing Action Plan, the Whitsunday Regional Council has noted the GWC Action Plan and incorporated relevant items within this LHAP.	
2. Key Facts 2.1 The Whitsunday Region The Whitsunday Regional Council has a total land area of 23,876km² with an estimated resident population total population of 39,712¹ as of June 2023¹. Since the previous year, the population has grown by 3.12%. This is higher than population growth in Regional QLD which was 2.16% for the same time period.² The population is estimated to grow to above 50,000 by 2046³. Functional population however is significantly higher when the non-resident population is considered. Census data collected in 2021 suggests actual residents and non-residents on census night was closer to 50,000. If this trend continues the Whitsunday Council needs to plan and accommodate a population and non-resident population closer to 70,000 by 2046. The region encompasses the four main townships of Greater Airlie Beach (includes Cannonvale), Bowen, Collinsville and Proserpine with numerous rural and coastal communities and residential areas scattered throughout the region. These towns have distinct roles and each face unique housing related challenges. The 74 Whitsunday Islands are also within the Council area. Many of these islands are uninhabited national parks, however several offer a variety of resort accommodation, all with the Great Barrier Reef and fringing coral reefs at their doorstep.	Commented [AH2]: Reworded to align with Isaac Regional Council as per suggestion from State.
2.2 Key Housing Characteristics 2.2.1 Dwellings by structure Separate houses are the most dominant form of dwellings by structure and accounted for 91.2% of dwellings counted during the 2021 Census. This is significantly higher than Queensland (74.8%) but is in line with similar regional government areas where lower density housing is more common. This higher proportion of separate houses also leads to lower proportions of apartments (1.9%) and semi-detached (4.6%) homes when compared to Queensland (12.5% and 11.7% respectively). Within the LGA, 79% of homes have at least one bedroom spare and 47% have at least two bedrooms spare.⁴ Analysis of the household/family types in Whitsunday Regional Council area in 2021 compared to Regional QLD shows that there was a lower proportion of couple families with child(ren) as well as a lower proportion of one-parent families. Overall, 21.1% of total families were couple families with child(ren), and 8.2% were one-parent families, compared with 25.2% and 10.8% respectively for Regional QLD. There were a lower proportion of lone person households and a lower proportion of couples without children. Overall, the proportion of lone person households was 22.4% compared to 23.4% in Regional QLD while the proportion of couples without children was 25.6% compared to 27.3% in Regional QLD.⁵	Commented [AH3]: Updated with more recent statistics. Commented [AH4]: State review comments suggested linking dwelling structure to household composition. The additional information has been sourced from .id
¹ QGSO ABS ERP 2023 ² .id (informed decisions) for Whitsunday Regional Council ³ QGSO projected population (medium series) 2023 ⁴ Greater Whitsunday Housing Playbook 2023 ⁵ .id (informed decisions) for Whitsunday Regional Council	
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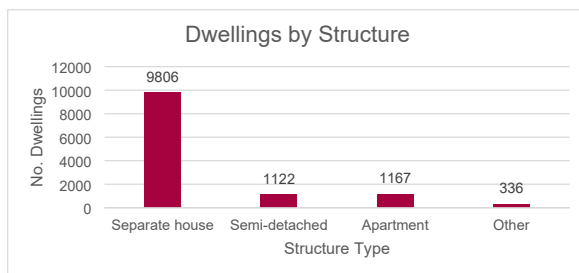


Figure 2 – Dwelling by Structure⁶

2.2.2 Ownership breakdown

The 2021 census data recorded a 31.87% home ownership, with 30.31% owned with mortgage and 33.86% rented. This rate of home ownership is similar to the rest of Queensland, which is 29.1%.

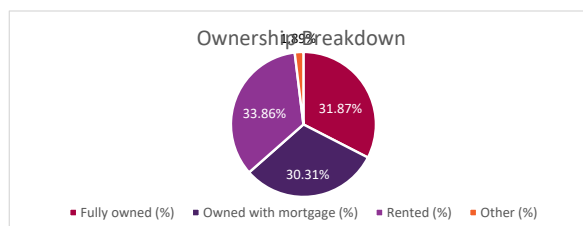


Figure 3 – Ownership Breakdown⁷

2.2.3 Renting

The median rental price for a 4-bedroom house is \$762 in Airlie Beach and \$660 in Proserpine which is significantly higher than the Queensland median of \$600 per week. The median rental price in Bowen is lower than the Queensland median at \$490 per week.

Rental Type	Greater Airlie Beach 4802	Proserpine 4800	Bowen 4805	Queensland
4 Bedroom House	\$762 p/w	\$660 p/w	\$490 p/w	\$600 p/w
2 Bedroom Unit	\$465 p/w	\$300 p/w	\$325 p/w	\$500 p/w

⁶ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

⁷ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

Table 1 - Median rental across the region and Queensland.⁸

2.2.4 Property sales and pricing

In the 12 months ending 31 March 2023 there were 948 detached dwelling sales in the Whitsunday region and 481 attached dwellings sold.

The median house prices across the region are higher than the Queensland median of \$550,000 with the exception of Proserpine, Bowen and Collinsville which are below the Queensland median.

	Airlie Beach	Cannonvale	Proserpine	Jubilee Pocket	Bowen	Collinsville	Queensland
Median house price	\$1.2M	\$687K	\$404K	\$626K	\$400K	\$160K	\$550K
Median unit price	\$499K	343K	\$175K	\$300K	\$280K	-	\$424K
Properties sold	118	348	68	57	343	64	133K

Table 2 – Median sales price – May '23 – April '24⁹

Airlie Beach	Cannonvale	Proserpine	Jubilee Pocket	Woodward	Bowen	Collinsville	Queensland
\$1.16m	\$678k	\$380k	\$582k	\$1m	\$393k	\$158k	\$585k

Table 2 – Median sales price 2022-2023.¹⁰

Commented [AH5]: Updated with recent data from Property Value by corelogic.

2.3 Whitsunday Housing Need

2.3.1 Housing stress

The 30:40 indicator identifies households as being in housing affordability stress when the household has an income level in the bottom 40 per cent of Australia's income distribution and is paying more than 30 per cent of its income in housing costs.

Figure 4 following shows that 1,265 renters are paying more than 30% of household income to rent and 489 homeowners are paying more than 30% of household income on mortgage repayments. As housing stress grows within the region many more households will need to look for cheaper accommodation and place increasing demands on social housing providers for support. Whitsunday will need to look to support more social housing supply opportunities and deliver market strategies to increase supply to stabilise rental increase pressure.

⁸ Queensland Housing Profiles: Whitsunday Region LGA (ASGS 2021)
⁹ Property Value by corelogic
¹⁰ Pricelinder-2023

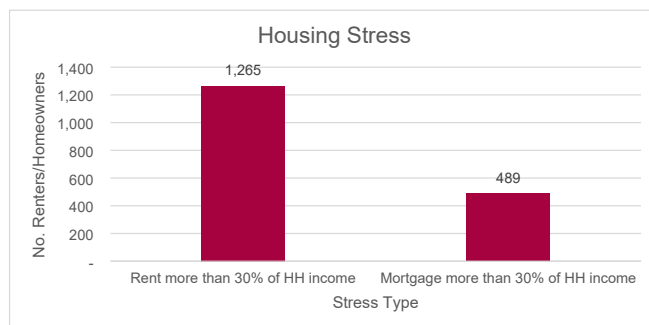


Figure 4 – Housing Stress¹¹

2.3.2 Housing delivery pressures

There are a number of key contributing factors influencing the housing supply issues in the Whitsunday Region. Figure 5 below provides an overview of the general housing pressures that are being felt across the Whitsunday LGA.

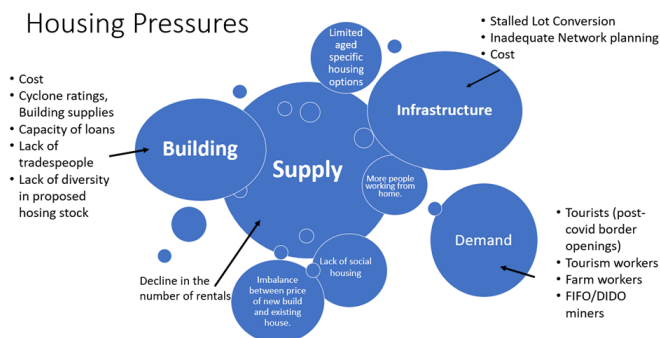


Figure 5 – General Housing pressures in the Whitsunday LGA

¹¹ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

The broad drivers for housing challenges vary across the key growth areas of the region. Building cost and supply of builders are a key challenge region wide. This is impacting the delivery of additional housing supply to keep up with demand. Lack of housing supply refers to actual supply of homes rather than availability of developable land supply which has not been identified as an issue.

3. WRC Key Focus Areas

The following key areas of focus have been determined through a review of existing data and engagement with Council stakeholders:

- Housing affordability
 - Aged persons housing
 - Worker's accommodation (including key workers and tourism workers).
 - Tourist accommodation
 - Critical worker housing (including state and local government)
 - First Nations housing
 - Social housing
 - Homelessness
- Housing diversity and density
- Trunk/critical infrastructure planning and delivery.

These focus areas have been expanded on below and will be considered when identifying and prioritising actions.

3.1 Housing Affordability

Like many areas of Queensland, the Whitsunday region is experiencing a housing crisis. In recent years housing affordability has declined across the Whitsunday region, due to a combination of rising house and rental prices and a decrease in the available stock for sale or rent for residents.

Affordable housing is a term used to describe housing being provided at a price point that is determined to be affordable for specific household incomes and/or employment types. As affordable housing can include a range of housing types, tenures and price points, subcategories with key needs have been identified and expanded on further.

The Rental Affordability Index published by SGS Economics and Planning 2022, focuses on the key household types for whom rental affordability may be an issue. The index looks at indicative incomes (for select groups) and the actual rents for different dwellings sizes that could be considered appropriate. The index produces a number which indicates affordability according to the following scale.

	RAI score	Affordability
	200+	Very Affordable
	150-200	Affordable
	120-150	Acceptable
	100-120	Moderately Unaffordable
	80-100	Unaffordable
	50-80	Severely Unaffordable
	50 or less	Extremely Unaffordable

Table 3 – SGS Rental Affordability Index, November 2022¹²

¹² SGS Rental Affordability Index, November 2022- November 2023

Attachment 11.4.2 Whitsunday Council Local Housing Action Plan V10 - Track Changes

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On average, Greater Airlie Beach was rated as moderately unaffordable, however for low-income households including pensioner couples and single part-time worker parents, it was rated as 'severely unaffordable'. Bowen and Proserpine were both rated as "unaffordable" for 'Single part-time worker parent on benefits'. Pensioner couples across all major areas are rated as 'unaffordable'. With data indicating in Airlie Beach singles on benefits rate as "extremely unaffordable", data is unavailable for the other regional centres of Bowen, Proserpine, and Collinsville however it is assumed that rental unaffordability for singles on benefits would be similar.

	Airlie Beach	Bowen	Collinsville	Proserpine
Single pensioner	59	n/a	n/a	n/a
Pensioner couple	66	73	n/a	83
Single person on benefits	34	n/a	n/a	n/a
Single part time worker parent on benefits	58	80	n/a	90
Single full-time working parent	132	183	n/a	204
Single income couple with children	105	147	184	134
Dual Income couple with children	210	288	390	270
Student share-house	86	124	160	114
Minimum wage couple	112	161	n/a	187
Hospitality worker	104	n/a	n/a	n/a
Avg – All households/ Dwellings	103	136	183	132

Table 4 – SGS Rental Affordability Index, November 2022-2023¹³

Vacancy rates & rentals

Limited housing availability, high demand, and consistently low vacancy rates have led to increased pressure on weekly rents. Airlie Beach, from late 2020 to April 2023, has experienced its most prolonged period of extremely low vacancy rates, with the vacancy rate hitting a mere 1.0 percent in April 2023, and dropping to as low as 0.2 percent in the past year. Similarly, Proserpine also witnessed a significant decrease in rental vacancy, with rates as low as 0.1 percent in August 2022.¹⁴

A significant housing pressure is the decline in the number of rental properties for residents. For much of the period between 2012 to late 2020 the numbers of rental bonds were steady or increasing in Airlie Beach, Bowen and Proserpine. However, since the start of 2021, the total number of bonds held in all three of these markets has declined sharply. For instance, in December 2020, there were slightly over 2,000 rental bonds recorded in Greater Airlie Beach, and by December 2022, this number had decreased to 1,650. This represents a remarkable 18.7 percent reduction in rental properties in just a span of two years. Similarly, there were corresponding declines of 17.1 percent in Bowen and 15.1 percent in Proserpine. It's possible that some of these residences might have transitioned from being previously rented to being owner-occupied or converted into short-term accommodation, although there is a lack of evidence to confirm this.¹⁵

Increased prices

While most affordability analyses look at the private rental market, it is important to understand that there is a ladder of opportunity across all housing markets.

House prices across the region have registered strong growth in the last two years. PRD Whitsundays Property Market Update found that in Q2 2023, Whitsundays recorded a median house price of \$640,000, and a median unit price of \$113,000. This is an annual (Q2 2022 – Q2 2023) growth of 19% for houses and 37.8% for units. In Q4 2023, Greater Airlie Beach (postcode 4802 includes properties between Cannonvale and Shute Harbour) recorded a median house price of \$750,000, and

¹³ SGS Rental Affordability Index, November 2022- November 2023

¹⁴ SQM Research

¹⁵ Rental Tenancies Authority Quarterly Data

a median unit price of \$345,000. This represents an annual (Q4 2022 – Q4 2023) price growth of 14.1% for houses and 4.1% for units.

Commented [AH6]: Updated for improved currency.

Households with the financial capacity to purchase a home are typically viewed as being in an acceptable affordability position. However, as more households face challenges in obtaining finance or finding affordable homes for purchase, this tends to elevate the demand for rental properties. Consequently, it places strain on the rental market and lower-income households, pushing them further down the affordability index.

Supply

A common measure of affordability considers an individual's income compared to the cost of their housing, but it is also important to consider the availability or supply of housing.

In Airlie Beach there has been a clear fall in the number of available listings from the long-term average of around 450 dwellings on the market at any given time, to just 240 in April 2023. This decline in available stock corresponds quite clearly with increasing property prices, suggesting that the lack of available supply is contributing to the decline in affordable housing. Bowen and Proserpine are also experiencing this trend.

Broad consultation with Council stakeholders and community experts found that there was widespread agreement that the current shortage and cost of housing is unprecedented. The situation has worsened considerably since the census was undertaken. For instance, rental availability has declined by 15% over the last two years. Inquiries for housing made through charities have increased fivefold in recent years, reflecting the increasing numbers of people who cannot pay market rates for housing¹⁶.

3.1.1 Aged persons housing

The Whitsunday region has an ageing population. The most rapidly expanding age category from 2011 to 2021 was people aged 55 and above. This demographic shift is driven by a combination of aging in place, and the influx of older individuals migrating to the region. Together, these age groups contributed to almost two-thirds of the overall net population growth from 2016 to 2021. This trend is predicted to continue.

Households in the region with aging residents typically exhibit a limited inclination to downsize to smaller dwellings that better meet their requirements. Instead, older households often choose to remain in their family homes, utilizing spare bedrooms for visits from family, or converting them into storage/hobby rooms. Downsizing rates tend to rise primarily in the population aged 75 and above, when maintaining a larger dwelling becomes challenging. This trend is influenced by factors such as the financial costs, the mental and physical burdens associated with moving, and the scarcity of affordable, well-located, low-maintenance alternative housing options.

Existing Initiatives

Council currently offers donations on Rates and Charges for Not-for-Profit organisations used primarily for aged care accommodation through the [Donations Policy](#).

Response Opportunities

There is opportunity for all levels of government to investigate options to facilitate/ incentivise development of housing appropriate for aged persons (e.g smaller housing typologies and retirement facilities). It is expected that any increase in diverse housing options would assist in better utilising existing housing stock with 79% of homes in the region having at least one bedroom spare and 47%

¹⁶ SQM Research

having at least two bedrooms spare. Incentivising and facilitating over 55's and aged care facilities in the region may encourage single occupants in larger homes to downsize.

3.1.2 Worker's accommodation

The horticultural area on the Don River flood plain west of Bowen is the largest producer of winter vegetables in Queensland and is worth \$650 million per year. It is estimated that 20% of Bowen's regional workforce is supported by the industry. Crops include tomatoes, corn, capsicums, beans, melons and mangoes. 1,500 people are employed throughout the year with an additional 1,500 people employed in planting season (March to May), 2,000 in the harvesting season (August - late October) which coincides with the peak tourism season in Bowen. Prior to Covid, the industry relied on seasonal backpacker employment. Consultation with local businesses in Bowen indicates that the backpacker void, resulting from Covid, has now been filled partially by Pacific Islander workers.

While some existing worker accommodations are available on farms, there is a growing need for elevated housing standards for temporary workers. As a result, farmers are increasingly turning to rental housing in Bowen, creating competition with local residents. Additionally, the upturn in the coal mining activity inland has led to increased employment on the railways and at Abbot Point resulting in more residents moving to Bowen, increasing demand for already scarce housing. This pressure is only expected to increase if plans to expand the aquacultural industry (increasing employee numbers significantly) goes ahead without considering housing needs upfront of expansion as it may be difficult to attract the work force required.

In December 2022, the Planning Regulation 2017 was amended to give effect to the Queensland Rural Workers' Accommodation Initiative that allows for small scale rural workers' accommodation for less than 20 employees to proceed without needing planning approval. Unfortunately, most rural properties find it exceedingly challenging to meet the eligibility criteria for this exemption. In order to qualify for an exemption and avoid the need for a material change of use, no areas of the property can be subject to flood hazard, bushfire, or landslide hazard mapping/overlays. This requirement rules out majority of rural properties.

Council is also aware of difficulties tourism and hospitality industry workers are facing with securing housing. In Greater Airlie Beach about 20% of the workforce work directly in tourism. There is anecdotal evidence of a lack of housing appropriate for this cohort, particularly within Greater Airlie Beach.

Response Opportunities

Council to advocate for a review of the success of the Queensland Rural Workers' Accommodation Initiative and for State to adjust the wording of Schedule 6 of the Planning Regulation to refine triggers for applications. Currently the Schedule 6 exemptions only apply to rural properties of at least 25 hectares in size, where no part of the site is subject to flood, bushfire, or landslide hazard overlays under a State or local planning instrument. These criteria, particularly the requirement to not be identified as a hazard area, excludes a significant portion of rural properties.

3.1.3 Tourist accommodation

Tourism is integral to the Whitsunday regional economy, estimated to be the largest contributor to the region's annual product. The number of visitor nights in the region has recently reached record highs, the majority of which were accommodated in Airlie - Whitsundays SA2¹⁷. Figure 6 indicates a 95% growth in the annual domestic visitor nights since 2017. International tourism data collection ceased during the pandemic, with early 2023 data estimates showing that international visitor nights are returning to pre pandemic levels.

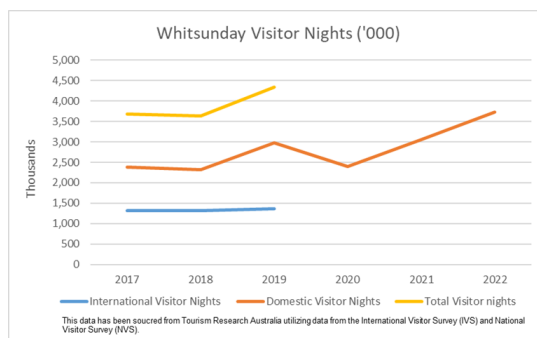


Figure 6 – Whitsunday Total Visitor Nights¹⁸

The 'holiday home' industry has been in the Whitsundays since the inception of the regions tourism industry. It has grown as an outcome of greater consumer market demand and the increased ease to participate for both accommodation suppliers and visitors as an outcome of low cost online booking platforms such as AirBnB.

It encompasses privately-owned apartments and houses available to visitors. In 2017, Tourism Research Australia identified 45% of visitor nights in the Whitsunday region are attributed to the multiple forms of visitor accommodation that fall under the 'holiday home' definition.

Figure 7 below indicates that occupancy rates are very high, particularly on weekends during Winter.



¹⁷ The Airlie – Whitsundays SA2 includes the Islands and suburbs of: Shute Harbour, Mandalay, Jubilee Pocket, Airlie Beach, Woodwark, Cannonvale, Cannon Valley, parts of Brandy Creek and Mount Marlow.

¹⁸ Tourism Research Australia - Visitor Statistics Whitsundays

Figure 7 – Whitsunday Airbnb Occupancy Rate¹⁹

Other tourism accommodation types are also operating at high occupancy during weekends and peak periods. The CEO of Tourism Whitsundays advised Council in 2023 *"that the tourism industry is at capacity and cannot grow relative to visitor numbers without additional accommodation."*

Response Opportunities

There is a need for Council to work with tourism operators to support the development of tourism accommodation relative to market demand to bolster future economic growth opportunities and increase tourism worker housing.

Tourist accommodation demand is impacting the availability of longer-term rental stock for tourism workers and residents. To minimise encroachment into areas for predominantly residential use, Council will continue to investigate the possibility of removing planning scheme support for short term accommodation dwellings within some residential areas of the region.

3.1.4 Critical Workers

Local Government employee housing

The Whitsunday Regional Council is a large organisation with approximately 450 employees. It is challenging to attract local government staff to the region as many potential staff are coming with their families and look for certain services such as childcare, schools, medical services and other amenities. The limited availability of housing stock is also a potential reason the region is not able to attract experienced local government workers and fill vacant positions.

Council has some housing arrangements in place for staff, however, recognises that there is an opportunity to expand its housing portfolio with many staff having trouble in finding and retaining suitable accommodation.

Existing Initiatives

- Council owns three properties in Collinsville which are leased to employees.
- Council leases several properties in the Airlie Beach and Cannonvale areas that serve as short term temporary accommodation for Managers and Professionals.
- Council leases additional rental properties with the rent salary sacrificed by the accommodated employee. These properties are provided for Managers and professionals in roles which are difficult to recruit.

Response Opportunities

Council has opportunities to expand its residential property portfolio for the purpose of supporting staff housing.

For example, Council owns a residential property located in Collinsville. The property is 21.9 hectares in size, relatively flat and zoned low density residential. The property is subject to a development approval for a 400-bed temporary construction camp intended to be used to house workers for the Carmichael coal mine and rail project however this has never been taken up and the land is currently leased for grazing. With supportive funding Council could develop supportive worker housing.

State Government employee housing

The State Government supplies housing for its employees under two (2) arrangements. The Government Employee Housing arrangement (GEH) provides a range of housing types for staff in dwellings owned by the government. In addition, some departments provide "operational housing" for

¹⁹ AirDNA

their employees which is located on or adjacent to operational sites e.g., police stations, hospitals, and schools. Departments may also utilise (rent) houses from local government or the private market (where available) to accommodate essential workers.

Whitsunday	Total	43
	Bowen	25
	Cannonvale	2
	Collinsville	15
	Proserpine	1

Table 5 – State Government Housing Provided in Whitsunday LGA

Anecdotal there is a clear shortage of housing for skilled or key workers with key professions such as general practitioners not being able to find housing for existing staff and is impacting identified business needs to grow services. There is a substantial need for more homes for State Government employees to address the issue now and to keep pace with the growth that will be required to match the estimated population growth.

Response Opportunities

State government to calculate demand for existing and additional key worker housing and investigate opportunities for providing this within the region on an ongoing basis.

Other key workers

Council recognises that tourist operators, the service industry and childcare operators are also challenged by housing constraints. Attracting and retaining these workers is critical to the success of the Whitsunday region's economy and these workers must also be considered when formulating our responses.

Commented [AH7]: Addition to improve linkage to section 3.1.2 (worker's accommodation).

3.1.5 First Nations housing

The Census data indicates that Aboriginal and Torres Strait Islander residents in Whitsunday are less likely than non-indigenous residents to own their own home, either with a mortgage or by full ownership. They were far more likely to be in rented dwellings, in particular in the private rental market or in government or community provided rental housing.

The median weekly income is lower for Aboriginal and Torres Strait Islanders (\$665 per week), compared to the non-indigenous population (\$803 per week). The difficult rental market would thus impact even more heavily on the Aboriginal and Torres Strait Islander population than the non-indigenous population.

	Aboriginal and Torres Strait Islanders	Non-Indigenous
Owned outright	17.9%	33.8%
Owned with a mortgage	25.0%	31.5%
Rented		
Real estate agent	30.2%	18.7%
State or territory housing authority	8.8%	2.3%
Person not in same household	8.9%	7.4%
Community housing provider	4.8%	1.1%
Other landlord type	2.0%	3.0%
Landlord type not stated	0.4%	0.2%
Total Rented	54.9%	32.9%
Other tenure type	2.0%	1.9%

Table 6- Tenure, ATSI and non-indigenous, Whitsunday LGA, 2021²⁰

Girudala Community Cooperative Society Ltd provides services and programs in the areas of Health Promotion, Commonwealth Home Support, Housing and Indigenous Family Wellbeing. The organisation provides long term affordable housing options in the Bowen and Proserpine through the ownership of approximately 50 properties.

Existing Initiatives

In March 2023, Council approved a development application for material change of use for a 400 dwelling relocatable home park in Bowen. The proposed development aims to capture a specific market focussing on the over 50's demographic including indigenous residents.

Council currently offers donations on Rates and Charges for Not-for-Profit Community Groups and Affordable Housing Organisations in accordance with the [Donations Policy](#).

~~• Council to develop adopted the Community Engagement Strategy 2024-2028 which seeks to improve engagement with key interest groups including first nations people, other marginalised groups and future residents.~~

Response Opportunities

- Council to support Girudala (and other Not-for-profit housing organisations) under the Donations on Rates & Charges for Not-for-Profit Organisations Policy.

~~• Council to develop Community Engagement strategies to improve engagement with key interest groups including first nations people, other marginalised groups and future residents.~~

3.1.6 Social housing

There is a high demand for social housing across Queensland and allocations are focussed on supporting households with the highest need. ~~Applicants for social housing have to prove they are homeless and living on the poverty line.~~

~~Census data for 2021 indicates that around 3.8 percent of occupied dwellings identified as being rented from a "State or territory housing authority" or "Community housing provider". The Greater Whitsunday~~

²⁰ ABS Census 2021

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Housing Playbook identified that there are currently 477 social housing dwellings in the Whitsunday Regional LGA. As of 29 Feb 24, there was 500 Social Rental Housing Dwellings in Whitsunday LGA – 393 of those are owned by the Department. The remainder (107) are either head leased or owned by Community Housing Providers (Whitsunday Housing Company, Girudala Community Cooperative (ICHO), and Proserpine Senior Living Corporation). Consultation with providers has found that enquiries for housing have increased fivefold in recent years. In the past Council has provided donations on rates in accordance with the Policy for Donations on Rates & Charges for Not-for-Profit Organisations. Funds raised from the 2023 Mayor's Charity Ball were also contributed to the Whitsunday Housing Company. Consultation with local businesses has found that the greatest demand for social housing comes from single women aged over 55. The strongest demand is for cheap one- and two-bedroom apartments or granny flats. . Applications for social housing in the Mackay, Isaac and Whitsunday region has tripled, from 372 applications in 2017 to 1,003 applications in 2022 within the SA4 area²¹. As of 30 June 2020, 54.9% of applicants for long term social housing were assessed as having 'very high need' for social housing with a further 16.8% of applicants assessed as 'high need'. As there is a strong need for more social housing across the region, Council recognises the importance of optimising the use of existing stock and will advocate to State to continue work in this space. The State should work on reviewing the condition of existing stock to ensure minimum housing standards are being delivered and use of the existing stock is being fully realised. In addition, looking into new strategies to deliver more social housing and work with the Whitsunday Housing Company (WHC) to identify areas of need. Existing Initiatives - In September 2023 Council approved a development application for material change of use for 32 multiple dwelling units at in Bowen. The application was lodged by community housing provider Blue CHP. - In March November 2023⁴, Council resolved to indicate its in-principle agreement to donate to the Whitsunday Housing Company a property in Proserpine for the purpose of developing accommodation for homeless women over 55. This agreement has been subject to the Whitsunday Housing Company successfully gaining grant funding to construct the housing. The housing is proposed to be in the form of <u>tiny homes</u> and is expected to commence <u>lease construction</u> in late 2023-2024 and operation in early 2025⁴. - In July 2023, Council resolved to provide in-principle support to negotiate the donation of land (subject to conditions) to the Bowen Community Centre for the purpose of building housing for front line workers and professionals. - In late 2022, Council provided assistance to two community housing providers including property and planning information, and assistance with enquiries from other areas of Council such as rates. Response Opportunities - Council advocate to the State to investigate more development opportunities to deliver more social housing of different typologies. - Council to continue aiding Community Housing Providers through Grant application support and support development proposals in key locations. ²¹ Greater Whitsunday Housing Playbook 2023	Commented [AH8]: Additional information provided by the Department during State Review. Commented [AH9R8]: This information provides a more accurate representation of social housing within the region. Commented [AH10]: State review comments advise that asset management and meeting housing standards is mandatory practice already in place.
DRAFT Whitsunday Regional Council Local Housing Action Plan	18

3.1.7 Homelessness

The ABS report on "Estimating homelessness: Census 2021" reports there are approximately 200 homeless people in the Whitsunday LGA (down from 230 in 2016) and a further 134 people living in 'other marginal housing' circumstances such as improvised overcrowded dwellings (this figure is up from 115 in 2016).

	Homeless		Other Marginal Housing	
	2016	2021	2016	2021
Whitsunday Region (LGA)	201	232	115	134
Airlie – Whitsundays (SA2)	52	93		
Bowen (SA2)	98	73		
Collinsville (SA2)	20	4		
Proserpine (SA2)	62	31		

Table 7 – Homeless Population Whitsunday LGA 2021²²

The above table shows that in 2021 most homeless were in Airlie-Whitsundays or Bowen. The number of homeless in Proserpine halved from 2016 to 2021, whereas the numbers increased within the Airlie-Whitsundays by nearly 80 percent. Bowen and Collinsville SA2 saw declines in the numbers of homeless people from 2016 to 2021. The impact of COVID on homelessness has not yet been quantified within the region.

The reasons for people's homeless are not revealed by this data.. The Census data shows a variety of living situations, with 'staying with other households' the most common way homeless people get a roof over their heads.

	2016	2021
People living in improvised dwellings, tents, or sleeping out	10.6%	4.0%
People in supported accommodation for the homeless	15.1%	6.4%
People staying temporarily with other households	41.2%	40.6%
People living in boarding houses	5.5%	14.5%
People in other temporary lodgings	7.0%	6.8%
People living in 'severely' crowded dwellings	20.6%	27.7%

Table 8 – Living situation: homeless people, Whitsunday LGA 2021²³

The decrease in people living in improvised dwellings, tents, or sleeping out and the increase in people in other temporary lodgings (between 2016-2021) may be partly associated with measures put in place by local and state governments in response to COVID-19. The increases in people living in boarding houses and people in other temporary lodging are also partly associated with improvements in data quality through greater use of administrative data.²⁴

It is important to note that as homelessness is not a characteristic that is directly measured in the Census, the data produced by the ABS are estimates, derived using analytical techniques based on the characteristics observed in the Census and statistical assumptions.

Although these figures are relatively low in comparison to the overall population, there is still a homeless population in the region. Any expansion in specialized housing, transitional housing, or highly affordable housing is likely to have a positive impact on this issue.

²² Estimating Homelessness: Census 2021, 2023

²³ Estimating Homelessness: Census 2021, 2023

²⁴ Estimating Homelessness: Census 2021, 2023

Existing Initiatives

The Whitsunday and Bowen Neighbourhood Centres provide support and programs for people who are experiencing disadvantage or are vulnerable due to poverty, low income, experiencing homelessness, mental health conditions, domestic violence and/ or crisis; and people based in rural and remote areas. These programs are supported by both staff and volunteers.

Council recognises there is a difference between homelessness and illegal camping and aims to connect people sleeping rough with support services such as the neighbourhood centres.

Response opportunities

- Council continues to connect homeless people to community services and develop improved data collection methods, including location data to support disaster management plans.

3.2 Housing Diversity and Density

Separate detached dwellings are evidently the most prominent housing structure in the Region. A Housing Affordability Study conducted by Council in 2022 identified a need to encourage housing diversity in residential areas and higher density in well-served existing neighbourhoods.

The Greater Whitsunday Housing Playbook data authored by Urbis found that a large portion of homes are not adequately suited to household size, given the limited diversity in housing products. Across the Whitsundays 79% of homes have at least one bedroom spare and 47% have at least two bedrooms spare. This indicates that occupancy levels are low. This could be contributed to the common desire to have more space (which is proven to have been enhanced since the Covid Pandemic) and that people don't have the choice of 'right sizing' simply because there is not enough alternate housing availability such as town homes or smaller dwelling types suitable for them.

The lack of density and diversity is also evident when looking at land allotment sizes in the Region. Despite the minimum lot size for the low-density residential zone being 600m², the median lot size for the zone more than double this at 1239m². This is likely related to very steep and flood prone land, particularly in Airfie Beach and Cannon Valley.

Housing Supply and Diversity is a State Interest identified in the State Planning Policy, which highlights that a range of housing options provides communities with choice and the ability to adapt as community structures evolve, and family and household type change. Local planning instruments can support the delivery of affordable housing and housing choice to meet the diverse needs of communities.

Existing Initiatives

Council undertook a Housing Affordability Study in 2022. Community feedback was sought in relation to various options that would facilitate affordable housing in the Region.

Recommendations of the study were considered at the November Council meeting in 2022, where Council resolved to develop two Planning Scheme amendment packages focusing upon:

1. Minimum lot sizes for dual occupancy and increased floor area for secondary dwellings;
2. Introduction of a Medium density residential zone and incentivise mixed use accommodation and commercial development.

Council ~~is has~~ developed a Land Supply Analysis and Housing Needs Assessment in accordance with the State guidance for local governments - [Integrating state interests in planning schemes](#). These studies will provide supporting evidence and guidance for future Council housing supply strategies.

Response Opportunities

- ~~Council to develop a Land Supply Analysis and Housing Needs Assessment.~~
- Council to develop a Housing Strategy in accordance with the State Planning Policy. The Housing Strategy will set a clear plan for future planning scheme amendments and other

initiatives for housing to appropriately plan for residential growth and deliver housing choice, diversity and affordability that meets the current and future needs of the community.

- Council continues to develop the Planning Scheme Amendments focusing on:
 - **Secondary Dwelling** - Increase the maximum floor area for secondary dwellings to encourage development for homeowners. Example: 70m² maximum to 100m² maximum gross floor area.
 - **Lot Size Requirements for Dual Occupancy** - Reduce minimum lot size requirements for Dual Occupancy. Currently a Dual Occupancy requires 800m² minimum lot size in all zones. Example: relax requirements, particularly minimum lot size from 800m² to 600m² or smaller.
 - **Mixed Use Accommodation** - Introduce benchmarks to Zone Codes to strongly encourage accommodation over commercial developments, including a full review of the Mixed-Use Zone Code.
 - **Medium Density Residential Zone** - Introduce a Medium Density Residential Zone to facilitate increased density, and diversity of accommodation types.
- Council to further investigate planning scheme amendment options such as:
 - **Lot Sizes** - Reduce the minimum lot sizes within urban residential zones and introduce a maximum lot size to enable an increase in density and diversity.
 - **Assessment Levels** - Reduce assessment level in certain zones for desirable housing types. Example: Reduce assessment level for Dual Occupancy from Impact to Code Assessable in Low Density Residential Zone, ~~where meeting benchmarks~~.
 - **Lot Diversity Benchmarks** - Introduce lot diversity benchmarks in the Reconfiguration of a Lot Code requiring some lots be higher density (multiple dwellings, dual occupancies, and small lots).

Commented [AH11]: Refined as the level of assessment has not been determine yet.

3.3 Trunk Infrastructure for Housing Supply

Infrastructure delivery is key to unlocking land and housing supply however the costs involved with constructing and delivering infrastructure can, at times, be prohibitive to development. Consultation with industry stakeholders as part of the Greater Whitsunday Housing Playbook 2023 confirmed this.

The Greater Whitsunday Housing Playbook identified Infrastructure and Conversion and Delivery as two of the key overarching themes to core housing challenges in the region.

2	Infrastructure: Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.
3	Conversion and Delivery: Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.

Figure 8 – Summary of Housing Challenges²⁵

The Queensland Government Statistician's Office's data on stock of uncompleted lot approvals indicates that Whitsunday has 1,002 uncompleted lot approvals. It is a reasonable assumption that infrastructure constraints and required upgrades has a part to play in the lack of take up and conversion of some of these approvals.

Increasing housing diversity and density where connection to existing Trunk Infrastructure is more easily attainable will lead to a more efficient and affordable infrastructure networks.

²⁵ Greater Whitsunday Housing Playbook 2023

Response Opportunities

- Council to prioritize and improve Infrastructure network planning to support effective trunk infrastructure delivery in key demand locations.
- Council to seek State funding support to deliver catalytic trunk infrastructure to unlock the appropriate sequencing of future development and develop well connected communities.

4. Summary & Response Opportunities

A Local Housing Action Plan requires coordination across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified.



Figure 9 – Response Opportunities

4.1 Actions

The Council with the support of the Queensland Government through the Housing and Homelessness Action Plan 2021-2025 is committed to the delivery of this Local Housing Action Plan through this set of actions, developed to target immediate to longer term housing responses. This is an iterative process, and these actions and target outcomes will seek to either create immediate benefit or to establish foundations that help respond to ongoing housing need.

Attachment 11.4.2 Whitsunday Council Local Housing Action Plan V10 - Track Changes

LHAP Whitsunday Regional Council

	Land and Development	Timeline
1.1	Prepare an Economic and Population Study, Land Supply Analysis and Housing Needs Assessment.	2024
1.2	Review existing land holdings, to identify lots that would be suitable for development and or redevelopment to support short- and longer-term housing outcomes. For example: - Council owns land in Collinsville and with supported funding could build additional worker housing. - Support Whitsunday Housing Company Tiny Home initiative. - Council to support (with knowledge of developable land) Blue CHP and Regional Housing Provider applications to the Housing Australia Future Fund Facility (HAFFF). If these applications are unsuccessful seek support from State funding (HIF) to achieve the desired social housing development outcomes.	2024- 2025
1.3	Apply to the State Government to obtain grant funding for key trunk infrastructure to unlock supply opportunities and support sustainable sequencing of supply	2024 - 2026
1.4	Support development outcomes which facilitate housing diversity co located near jobs, transport and community facilities and services.	Ongoing

	Planning	
2.1	Close housing policy gaps – Council to <u>seek funding support to assist in preparing</u> a Housing Strategy in accordance with the State Planning Policy.	2024/2025
2.2	Prioritise and improve infrastructure network planning to support <u>effective-trunkcritical</u> infrastructure delivery <u>in-key-demand-locations-across the region</u> .	2024-2025
2.3	Develop Planning Scheme amendments that support housing diversity and density outcomes.	2024-2026
2.4	Advocate for State Government commitment and timeline to update 2012 MIW Regional Plan coordinated with the preparation of the MIW Regional Infrastructure Plan.	2024
2.5	Support small lot housing in areas close to amenities and transport (identify preferred locations, approach Tier 1 CHP, support grant applications to State and Federal Governments).	2024-2026
2.6	Work with the LGAQ to advocate for a State review of the Rural Workers Initiative and Schedule 6 Exemptions within the Planning Regulation.	2024

	Optimisation	
3.1	Improve data capturing processes to better inform decision making. For example: Tracking the size, number, and location of secondary dwellings.	2024

Attachment 11.4.2 Whitsunday Council Local Housing Action Plan V10 - Track Changes

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	Consider council lead counts of homeless people and their location on an annual/biannual basis.	
3.2	Investigate options for facilitating the repurposing/retrofitting of existing vacant buildings in appropriate areas.	2024-2025
3.3	Advocate to the State Government for a review of existing to continue reviewing State-owned housing stock in WRC to ensure minimum housing standards are being met and 100% utilisation is being achieved. For example, a three-bedroom home is not being occupied by a single occupant.	2024-2025

Master planning		
4.1	Prepare a Growth Corridor Strategy (Proserpine- Shute Harbour) and Structure Master Plan initiatives that identify the location of key residential and supportive land uses and infrastructure including: Airlie Beach Precinct Master Plan – supporting tourist accommodation; Cannonvale Community Centres District – supporting residential growth, community facilities and services.-	2024-2025

Supports		
5.1	Whitsunday Regional Council to review and assess the Greater Whitsunday Housing Alliance Terms of Reference and Charter to evaluate potential benefits and financial implications for the Whitsunday region before signing on as a member of the Alliance.	2024 - ongoing
5.2	Undertake awareness campaigns to let residents know what they can do to support more supply through secondary dwellings and rooming accommodation.	2024- ongoing
5.3	Prepare a Community Engagement Strategy to target actions that improve engagement with first nations people, future residents, and marginalised groups. Increase community education to build understanding of urban change.	2023-2024
5.4	Support Community Housing Providers for development of new social and affordable housing. Council to assist in identifying preferred locations and building business case and applications to the State and Federal Government.	2024-2026
5.5	Council continues to connect homeless people to community services and develop improved data collection methods including capturing location data to help understand changes occurring outside census collection time. Location data to be shared with disaster management for planning and mitigation strategies prior and during events.	ongoing
5.6	Advocate to the State and Federal Government for affordable housing initiatives to be implemented in the Whitsunday Region.	2024 - 2026
5.7	Advocate to the State Government to provide further Critical and key worker accommodation (teachers, police, hospital staff).	2024-2026
5.8	Rates Policy - The Community Services Directorate monitor the efficacy of the Donations on Rates & Charges for Not-for-Profit Organisations Policy and review accordingly.	Ongoing

People in need		
6.1	Investigate the Expand-expansion existing-of accommodation for staff including the building new staff accommodation in key locations.	2024-2026

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6.2	Assist/ facilitate existing and proposed retirement/ aged care facilities to expand.	2024–2026
6.3	Advocate to State and Federal Government for further investment in retirement and aged care facilities for the region	2024-2046

	Construction	
7.1	Advocate to the State Government to incentivise and help regional builders.	2024-2046
7.2	Investigate incentives to encourage housing development. For example, incentives would focus on housing stock being constructed in a one-two year period or focus on specific development types such as Aged Care.	2024-2025

	Capital solutions	
8.1	-Investigate potential infrastructure projects eligible for funding under Government programs and grants.	2024 - 2025

4.2 Next Steps

A working group of key representatives from Whitsunday Regional Council and select State Government agencies will progress actions, review findings, develop an agreed reporting frequency to update Council, key housing provider stakeholders and the community.

11.5 - Planning Scheme Amendment - Short-Term Accommodation

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

This report seeks Councils consideration of the draft Major Amendment package A (Short-Term Accommodation) of the Whitsunday Regional Council Planning Scheme to progress to **State Interest Review** in accordance with section 20 of the Planning Act 2016 and Chapter 2 Part 4 Section 16 of the Ministers Guidelines and Rules 2024 (MGR).

EXECUTIVE SUMMARY

A proposed amendment to the Planning Scheme has been prepared to address Council's concerns relating to the presence of dwellings used for Short-term accommodation (STA) in the region.

The amendment seeks to strengthen assessment benchmarks within the Planning Scheme to clearly identify that STA is not supported within the Low density residential zone, with the exception of several localities traditionally used for holiday home purposes.

Key components of the proposed amendment include:

- Amendments to the Strategic Framework (Part 3) to describe the overarching policy direction for STA in the Low-density residential zone.
- Amendments to the Table of Assessment for the Low density residential zone to reduce the level of assessment for exception/inclusion areas from impact assessable to code assessable.
- Amendments to the Low density residential zone code purpose statement and overall outcomes.
- Additional acceptable and performance outcome within the Short-term accommodation and multi-unit uses code.
- Addition of two (2) administrative definitions for 'residential amenity' and 'local resident'.

To progress the amendment, Council must follow the process outlined within Chapter 2, Part 4 of the Ministers Guidelines and Rules (making a major amendment). This initial stage requires Council to undertake the following:

1. Decide (by resolution) to amend the Planning Scheme
2. Prepare the proposed amendment (**Attachment 1**)
3. Give notice to the Minister that includes -
 - a. The decision to amend the Planning Scheme
 - b. The required material for a proposed amendment as prescribed in Schedule 3 of the MGR.

Once Council gives notice, the formal state interest review period commences, followed by public consultation. During the state interest review, the Minister may advise how the proposed amendment may be changed to appropriately address state interests.

OFFICER'S RECOMMENDATION

That Council:

1. Decide to make a Major Amendment to the Whitsunday Regional Council Planning Scheme 2017 in accordance with the *Planning Act 2016* to include additional assessment benchmarks for Short-term accommodation; and
2. Endorse the amendment and supporting materials in **Attachments 1-7** to restrict Short Term Accommodation in the Low-Density Residential zone with limited identified inclusion areas where the use is deemed Code Assessable and proceed to State Interest Review.

BACKGROUND

The Whitsunday Regional Council Planning Scheme 2017 was adopted in July 2017 and was the first Planning Scheme for the Region since the amalgamation of the Bowen and Whitsunday Shires in 2008.

The Scheme adopted the Short-term accommodation use definition as prescribed by the Queensland Planning Provisions at the time (now reflective of Schedule 3 of the Planning Regulation 2017).

Draft WRC Planning Scheme V1.0 - (November 2014)			
Definitions - Summary of Changes			
QPP V3.1 - Use Definitions		Whitsunday Shire Planning Scheme	Bowen Shire Planning Scheme
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Accommodation Units	Accommodation Building

In September 2018, in response to the rise of online STA platforms such as Airbnb, Council resolved to implement a Regulation Strategy to achieve higher levels of compliance for STA. This Strategy involved:

- The preparation of an 'information pack' outlining the planning, building, and rates requirements for the use of properties for short-term accommodation including application forms and advice;
- A marketing campaign to promote the information pack;
- A nine month 'amnesty period' where compliance activities were limited to a warning and handing out the information pack; and
- A discount on Council application fees for short-term letting was offered during the amnesty period.

In January 2019, Council resolved that all code and impact assessable applications that do not attract submissions be approved under delegation provided they meet the Planning Scheme requirements.

Overtime, Council's concerns have evolved from a compliance perspective, shifting to the following areas of concerns:

- The impact of STA on residential amenity; and

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- The impact of STA on the availability and affordability of housing for local residents.

In October 2019, Council resolved to include additional amenity related provisions including noise restrictions and maximum guest numbers within the relevant development code as part of the Draft Planning Scheme Major Amendment. Following State Interest Review, these provisions were subsequently refined to remove 'operational matters'. This was a directive of the State, advising that these matters would be more appropriately addressed in a local law.

In June 2021, Council commenced a process of reviewing its strategy for managing STA applications. Meetings were held with members of the community and the real estate industry where various issues and options were debated which informed recommended actions for Council. In December 2021 Council endorsed the recommended actions of the review including:

- The preparation of a report on the costs and benefits of amending the Local Law to regulate short-term accommodation; and
- Additional standard conditions to be imposed on Development Permits for STA to require:
 - Owners to ensure that Pool Safety Certificates are current;
 - Owners to upgrade fire safety measures to the equivalent requirement for a long-term rental property;
 - For premises with three (3) or more bedrooms, practical parking space is provided on-site, for three (3) vehicles; and
 - Owners to nominate a local property manager with greater obligations to manage the property, vet guests and immediately respond to complaints (set obligations to be affirmed via signed statutory declaration).

In October 2022, Council resolved to include the operation of Short-Term Accommodation in the *Whitsunday Regional Council Local Law & Subordinate Local Law No. 1 (Administration) 2014* making it a requirement to obtain a Short-term Accommodation licence as published in gazette on 4 November 2022.

In September 2023, a Workshop was held with Troy Webb (Partner McCullough Robertson), Jennifer Roughan (Principle Rough Plan), Executive Leadership Team and Councilors with the outcome being for officers to report back to Council following 12 months of Local Law operation to enable further investigation, analysis and consideration.

Since July 2019, 50 development applications for STA have attracted an approximate combined total of 143 submissions during public notification periods. **Attachment 3** provides a summary of the themes of these submissions. Since this time, Council has resolved to refuse 11 development applications for STA in the Low density residential zone.

DISCUSSION/CURRENT ISSUE

The level of assessment for STA is currently Impact Assessable within the Low-density residential zone however, the provisions within the Scheme currently do not expressly discourage the use and rather give high level support, subject to qualifications.

For this reason, several of Council's recent decisions to refuse development applications for STA within the Low density residential zone have been appealed, with Council subsequently approving the applications as per expert planning and legal advice received.

An amendment package to strengthen provisions within the Planning Scheme has been prepared to remove support for Short-term accommodation within the Low density residential zone with exception to several localities that have traditionally been used for holiday home purposes.

The proposed amendments to the Scheme are detailed in **Attachment 1** and comprise of the following:

Applicable Planning Scheme Part		Amendment made
Part 3.2 & 3.2.1.2	Strategic Framework	Strategic Intent section 3.2 strengthened to include additional support for affordable housing supply and diversity for local residents. Section 3.2.1 Liveable communities: 2 additional land use strategies to provide improved direction in relation to where Short-term accommodation will be supported and encouragement for incorporation of affordable housing products in major developments.
Table 5.5.8	Categories of development and assessment - Material Change of use - Table 5.5.8 – Low density residential zone	Reduction of the level of assessment for Short-term accommodation (Dwelling) within defined areas from impact assessable to code assessable. The level of assessment for all other areas of the zone remains as Impact Assessable.
Part 6.2.8.2	Low density residential zone code	Amendments to the Low density residential zone code purpose statement and overall outcomes are proposed to: • Reflect the amended zone purpose statement within Schedule 2 of the Planning Regulation as per the Planning (Rooming Accommodation) Amendment Regulation 2022. • Prioritise the housing needs of local residents by stating that Short-term accommodation is not supported within the zone (with the exception of

		several localities traditionally used for holiday home purposes.
Part 9.3.17	Short-term accommodation and multi-unit uses code	Inclusion of an additional Acceptable Outcome, Performance Outcome and Overall Outcome to provide locational assessment benchmarks.
Table SC 1.2.2	Administrative terms	Inclusion of two additional administrative definitions for 'residential amenity' and 'local resident' to assist in clarification of the uses supported within the Low density residential zone.

The changes proposed to the Planning Scheme will provide clear direction for the purpose of the Low density residential zone and provide a strong basis for refusal of development applications for STA within the zone.

A Community Engagement Plan for the amendment has been prepared (**Attachment 2**), modelled upon guidance from the Minister's *Community Engagement Toolkit 2017 and Councils Community Engagement Strategy 2023*. Formal public consultation for the amendment will be completed in accordance with this Community Engagement Plan following Council's decision to make the amendment and State Interest Review.

In order to progress the amendment. Council must follow the process outlined within Chapter 2, Part 4 of the MGR 2024 (making a major amendment). This initial stage requires Council to undertake the following:

1. Decide (by resolution) to amend the Planning Scheme
2. Prepare the proposed amendment (**Attachment 1**)
3. Give notice to the Minister that includes -
 - a. The decision to amend the Planning Scheme
 - b. The required material for a proposed amendment as prescribed in Schedule 3 of the MGR.

Upon giving notice to the Minister, the State Interest Review period formally commences. During this time, the Minister may advise the local government how the proposed amendment may be changed to appropriately address state interests.

FINANCIAL IMPLICATIONS

The proposed amendment has been prepared in house with advertising costs associated with public consultation being absorbed within the Operational Budget.

CONSULTATION/ENGAGEMENT

Manager Strategic Planning
 Manager Development Assessment
 Director Community Services and Facilitation
 Department of Housing, Local Government, Planning and Public Works

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016

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RISK ASSESSMENT/DEADLINES

Should Council not amend the Planning Scheme, the Scheme will remain misaligned with Council's most recent decision making for STA development applications. The risk associated with this is a lack of direction for the community and the potential of continued legal costs associated with applicant appeals to the Planning and Environment Court.

STRATEGIC IMPACTS

Corporate Plan Reference:

Provide a consistent and transparent strategic framework and direction for the development industry and community.

ATTACHMENTS

1. Attachment 1 - Part 3 Strategic framework - Draft Amendment Package A [**11.5.1** - 8 pages]
2. Attachment 1 - Part 5 TOA - Draft Amendment Package A [**11.5.2** - 1 page]
3. Attachment 1 - Part 6 Zone Code - Draft Amendment Package A [**11.5.3** - 3 pages]
4. Attachment 1 - Part 9 Development codes - Draft Amendment Package A [**11.5.4** - 8 pages]
5. Attachment 1 - Schedule 1 Definitions Draft Amendment Package A [**11.5.5** - 12 pages]
6. Attachment 2 - Draft Community Engagement Plan - Draft Amendment Package A [**11.5.6** - 26 pages]
7. Attachment 3 - Submission Summary - Draft Amendment Package A [**11.5.7** - 5 pages]
8. Attachment 4 - State Interest Review Statement [**11.5.8** - 27 pages]
9. Attachment 5 - Indicative Amendment Timeframe [**11.5.9** - 2 pages]
10. Attachment 6 - Inclusion Area Maps [**11.5.10** - 8 pages]
11. Attachment 7 - Whitsunday Council Local Housing Action Plan V10 Final [**11.5.11** - 24 pages]

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Maps in Part 3

Strategic framework map

Part 3 Strategic framework

3.1 Preliminary

- (1) 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.
- (2) Mapping for the Strategic framework is included in Schedule 2 (Mapping).
- (3) For the purpose of describing the policy direction for the Planning Scheme, the Strategic framework is structured in the following way:
 - (a) the Strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the Planning Scheme:
 - (i) Liveable communities and housing;
 - (ii) Economic growth;
 - (iii) Environment and heritage;
 - (iv) Safety and resilience to hazards; and
 - (v) Infrastructure;
 - (c) the Strategic outcome proposed for development in the Planning Scheme area for each theme; and
 - (d) the Land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the Strategic framework in its entirety represents the policy intent of the Planning Scheme. Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.

3.2 Strategic intent

- (1) In 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region where people live, work, play and invest. The region, extending over 23,862 square kilometres, will be built on the integration of the unique attributes and competitive advantages of Airlie Beach, Bowen, Collinsville, Proserpine and their surrounds as shown in Strategic framework map - SFM - 01:05 (Strategic framework maps).
- ~~(2) The Region's major townships and communities have a strong and proud social identity, being sustainable and well supported through the provision of diverse, accessible and well-serviced housing options catering for all groups in the current and future demographic and socio-economic profile of the Region, including seniors and those on low to moderate incomes. Valuable residential land in key locations is safeguarded for the development of diverse housing typologies, supporting housing supply and affordability for local residents. Appropriate community and utility infrastructure will ensure sustainability and support a vibrant, equitable and interconnected community, a variety of social and affordable housing lifestyle options and appropriate community and utility infrastructure. Risks to the community (including life and property) from hazardous activities and natural hazards are appropriately mitigated or avoided, ensuring disaster management response capabilities and capacities are supported.~~
- ~~(2)(3) Risks to the community (including life and property) from hazardous activities and natural hazards are appropriately mitigated or avoided, ensuring disaster management response capabilities and capacities are supported.~~
- ~~(3)(4) The major townships of the Region operate as a network of centres, each maintaining relatively strong levels of growth supported by the ongoing strengthening and development of the key economic sectors of agriculture, mining and tourism and associated development and construction activities. The strength of these industry sectors will continue to be supported by maintaining and protecting the resources and values upon which these sectors rely, promoting business innovation and increasing accessibility to robust road, rail, port and aviation facilities.~~
- ~~(4)(5) The promotion and protection of the Region's cultural heritage and unique aquatic, coastal and inland environmental values continues 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.~~

3.2.1 Liveable communities and housing

3.2.1.1 Strategic outcome

- (1) The life-enriching (educational, health, cultural and recreational) capacities and resilience of the community and community infrastructure are enhanced or restored for present and future generations in a way which supports the region's settlement pattern and hierarchy of centres.

3.2.1.2 Land use strategies

- (1) The settlement pattern of the Region ensures that urban uses are primarily located within the established urban areas of Airlie Beach, Bowen, Collinsville and Proserpine with greater densities focused around higher order Centre zones of each township and major public transport corridors. New residential expansion will occur in Cannon Valley (to the west of Airlie Beach), Mount Bramston and Mount Gordon (to the south of Bowen) and Moongunya Springs (to the north of Collinsville).

Whitsunday Regional Council Planning Scheme – Part 3 – ~~October-August 2023~~⁴ (~~Amendment Package A – pre-SIRV4.7~~)

- (2) The low density residential areas of Cannonvale, Cannon Valley, Jubilee Pocket, the southern end of Mandalay, Proserpine and Bowen primarily serve as dormitory suburbs accommodating the majority of the Region's resident population. These areas will continue to provide low density residential housing, supplemented by a limited range of local convenience services and facilities.
- (3) Historic development approvals and past planning schemes have resulted in a presence of short-term accommodation alongside permanent residences in the Low density residential zone. Whilst this mix is recognised, the Low density residential zone is intended for local residents with new Short-term accommodation uses to only occur in localities traditionally used for holiday homes.
- (2)(4) Limited Accommodation activities and low order Community and convenience Business activities are located within the settlements of Brisk Bay, Conway Beach, Dingo Beach, Gumlu, Guthalungra, ~~Hi~~deaway Bay, Shutehaven, Merinda, Mt Coolon and Wilson Beach.
- (3)(5) The community of each major urban area will be supported by a hierarchy of centres. The highest order, Major centres are provided at Paluma Road/Galbraith Avenue (Cannonvale), Herbert Street (Bowen) and Main Street (Proserpine). Communities of the Region are further serviced by a series of lower order, smaller scale centres. Business activities are only located outside of centres if they cannot be practically located within nominated centres due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.
- (4)(6) Primary and/or secondary schools are co-located with existing facilities in Bowen, Cannonvale, Collinsville, Gumlu, Hamilton Island, Hayman Island and Proserpine, with new facilities in Cannon Valley and Mount Gordon and higher order educational facilities, such as a secondary boarding school and a tertiary educational facility located within the established urban area of Proserpine.
- (5)(7) A regionally significant health facility is located in Proserpine with supporting health facilities in Airlie Beach, Bowen, Cannonvale, Collinsville and Hamilton Island.
- (6)(8) Urban uses are only located away from identified urban areas if they cannot be practically located within the existing settlement pattern due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.
- (7)(9) Rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas.
- (10) Non-resident workers accommodation is only utilised for the workforce associated with the construction phase of a project. This form of accommodation activity is not to be utilised for workers associated with the operational phase of a project. Accommodation activities for an operational workforce are to be integrated into existing urban areas.
- (8)(11) All new major developments will be encouraged to incorporate a greater range of housing types and affordable housing products. This includes provision of housing for entry-level buyers, low-income households, and a variety of demographic groups, ensuring broader housing affordability, diversity and inclusivity.

3.2.2 Economic growth

3.2.2.1 Strategic outcome

- (1) The economic resilience, wealth creating and employment generating capacities of the Region's key sectors are protected and enhanced for present and future generations.

3.2.2.2 Land use strategies

- (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. Land based marine aquaculture is promoted within Aquaculture Development Areas and protected from incompatible development. 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.
- (2) Rural activities are located outside the existing and proposed urban and environmental areas with only Business and Industry activities that support or supplement the primary Rural activity being located within rural areas. Development in rural areas does not create unacceptable biosecurity risks, such as the spread of pest and weed species, to current or future potential agriculture within our Region.
- (3) The integrity and functionality of the mining and extractive resource industry, including within the Abbot Point and Galilee Basin State Development Areas, are maintained and protected to reduce potential conflict with incompatible uses.
- (4) Major industrial expansion is appropriately accommodated where the scale, intensity and nature of the Industry activity can be adequately supported. New expansion will predominantly occur within the Abbot Point State Development Area, around the Delta intersection, between Collinsville and the mines to the south, east of Proserpine and within the vicinity of the Whitsunday Coast Airport.
- (5) Bulk loading and supporting multi-commodity port facilities are established at the Port of Abbot Point. High impact industry is primarily located adjacent to Port of Abbot Point within the Abbot Point State Development Area, particularly where Industry activities value-add to commodities being exported or imported through the Port of Abbot Point.
- (6) Marine industry servicing the fishing and recreational boating fleet of Central and North Queensland is primarily located within the Bowen Boat Harbour with limited facilities of a smaller nature and scale located at Coral Sea Marina and Port of Airlie. A public passenger ferry facility servicing the Whitsunday Islands is primarily located at the Port of Airlie with supplementary facilities at Coral Sea Marina and Shute Harbour. Commercial vessels supporting the tourism industry predominately operate from Coral Sea Marina and Port of Airlie, with opportunity for expansion within Shute Harbour. A freight (barge) facility servicing the Whitsunday Islands is primarily located at Shute Harbour.
- (7) Tourism development is located within the established island resorts on Daydream, Hayman, Hook, Long, Dent and South Molle Islands. A new major regional function facility is located within Airlie Beach. New or expanded tourist accommodation and ancillary Business activities are located at Airlie Beach, Bowen Front Beach, Bowen Marina, Funnel Bay, Hamilton Island, Horseshoe Bay, Murray Bay, Rose Bay, Stone Island and Shute Harbour with Nature-based tourism at the northernmost point of Cape Gloucester, Lake Proserpine surrounds and in rural areas where appropriate. Tourism development is only located away from these areas if their nature, scale and effects are minor and they have a necessary relationship to other activities or areas of high natural amenity. Tourism development supports drive tourism routes and focuses tourism support and services in existing towns to provide economic diversity, choice and enhanced visitor experience.

3.2.3 Environment and heritage

3.2.3.1 Strategic outcome

- (1) The cultural heritage of the Region, including the Ngaro, Gia, Juru, Jangga, Birriah peoples and early European settlements, is preserved and treasured. Ecological systems, including air, soil, water, flora and fauna habitats are conserved or enhanced through development to ensure sustainability for future generations.

3.2.3.2 Land use strategies

- (1) The key ecological values of the Great Barrier Reef, Brigalow Belt, Central Queensland Coast and Einasleigh Uplands and the fauna and flora they support are protected. The protection of key endangered species such as the Black-throated Finch (White-rumped subspecies), Leatherback Turtle, Loggerhead Turtle, Olive Ridley Turtle and Proserpine Rock-wallaby and the habitat on which they rely continues to be enhanced as development and environmental pressures increase.
- (2) The core landscape values within the Region are protected and, if practical, enhanced with connectivity between matters of environmental significance where possible. 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) Development, within Ngaro Country around the Town of Whitsunday and Islands, Gia Country around Proserpine and Gloucester surrounds, Juru Country around Bowen and Gumlu surrounds, Jangga Country around Mount Coolon surrounds and Birriah Country around Collinsville surrounds is designed sympathetically in response to cultural traditions and protected areas and, where possible, development incorporates local Aboriginal art and storytelling.
- (4) Places and objects of Aboriginal cultural significance, such as sites for story telling or other cultural activities, scarred trees, stone extraction sites, ceremonial sites, fireplaces, ochre, axe grinding grooves, rock art, fish traps, graves, old growth vegetation, including culturally significant flora and fauna, shell middens, artefact scatters and traditional foods are appropriately preserved for current and future generations to maintain important connections to Country, lore and ancestry.
- (5) All places of cultural significance that reflect historic traditions, culture and early settlement forms are appropriately preserved and promoted to enhance community identity and maintain important connections to the past for the benefit of current and future generations.
- (6) Future urban development is planned and managed to avoid or mitigate adverse impacts on MSES and MNES.

3.2.4 Safety and resilience to hazards

3.2.4.1 Strategic outcome

- (1) The safety of the community, property and infrastructure is protected and enhanced for present and future generations and the community's resilience to hazards is enhanced.

3.2.4.2 Land use strategies

Whitsunday Regional Council Planning Scheme – Part 3 – ~~October-August 2023~~⁴ (Amendment Package A – pre-SIRV4.7)

- (1) Risks to people, property, essential service uses and vulnerable uses are minimised in areas within or adjacent to natural hazard areas by avoiding the risk, where the risk cannot be avoided or where it is not possible to be avoided, then mitigating the risk or removing the hazard.
- (2) Community health and safety, sensitive land uses and the natural environment are appropriately planned and managed to avoid or mitigate potential adverse impacts of emissions (air, noise and odour) and hazardous activities, whilst ensuring the long-term viability of such activities (Industry and Recreation activities).
- (3) Low lying areas across the Whitsunday Council area contain ASS that, if exposed, can result in damage to buildings, assets, infrastructure and the local environment. Where disturbance is unavoidable, the disturbance should be minimised to prevent the mobilisation and release of acid, iron and other contaminants.

3.2.5 Infrastructure

3.2.5.1 Strategic outcome

- (1) The service-supporting capacities of infrastructure are coordinated, efficient and orderly. Infrastructure provision and operation are financially sustainable.

3.2.5.2 Land use strategies

- (1) An international airport (runway and terminal), remote mine operations centre, air freight and supporting education and Industry activities are located within the vicinity of the Whitsunday Coast Airport, with a secondary regional airport (runway and terminal) at Hamilton Island. Smaller scale and supplementary facilities are provided at Bowen, Collinsville, Flametree and Mount Coolon Airports.
- (2) Existing road and rail corridors are protected and operate efficiently. New road connections are established from Cannonvale to Gregory-Cannon Valley Road as a parallel network to Shute Harbour Road, from Collinsville to Proserpine and between Abbot Point State Development Area and the North-West Minerals Province. New railway connections are established from Abbot Point State Development Area to the North Bowen Basin, the Galilee Basin State Development Area and the North-West Minerals Province.
- (3) Significant power generation facilities are established and expanded near Collinsville (base-load power station) and the Burdekin Falls Dam (hydro-electric) connecting to the north-south transmission lines which traverse the Region. Large scale Renewable energy facilities are promoted in rural areas around existing and future major electrical infrastructure in the Region, where they do not affect quality agricultural land for present and future productivity. Small scale renewable energy facilities are only located in rural areas where functioning as ancillary power generation to support a primary use. Existing transmission corridors are protected and new corridors are provided from the Collinsville Power Station to the Galilee Basin and the North-West Minerals Province. Gas pipeline(s) are established from gas fields in the Bowen Basin to the Collinsville Power Station and, where practical, new development aligns with existing or future linear corridors.
- (4) The water resource catchments of the Bowen River Weir, Burdekin Falls Dam, Peter Faust Dam (Lake Proserpine) and the potential water resource catchments of the Andromache River and Urannah Creek are protected for future use. Water pipelines are established from Lake Dalrymple and the Burdekin River to Bowen and Abbot Point State Development Area, and from the Bowen River catchment to the Galilee Basin State Development Area.

Attachment 11.5.1 Attachment 1 - Part 3 Strategic framework - Draft Amendment Package A

Whitsunday Regional Council Planning Scheme – Part 3 – ~~October-August 2023~~⁴ (~~Amendment Package A – pre-SIRV4.7~~)

Whitsunday Regional Council Planning Scheme – Part 5 – August 2024 (Amendment Package A – pre-SIR)

Table Error! No text of specified style in document..1 Low density residential zone

Low density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dwelling house	Accepted development	
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low density residential zone code Infrastructure code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
<u>Short-term accommodation</u>	<u>Code assessment if for Short-term accommodation (Dwelling) where located within one of the following localities:</u> <u>Hydeaway Bay; or</u> <u>Dingo Beach; or</u> <u>Conway Beach; or</u> <u>Wilsons Beach; or</u> <u>Brisk Bay; or</u> <u>Queens Beach; or</u> <u>Horseshoe Bay; or</u> <u>Shute Harbour; or</u> <u>Airlie Beach; or</u> <u>North Mandalay.</u> Editor's note – locality boundaries are reflective of the 2021 Census geographies for Suburbs and Localities (SAL) with the exception of Horseshoe Bay, Queens Beach and North Mandalay localities which adopt mesh block boundaries. Details of the SAL and mesh block codes can be found within the WRC Short-term Accommodation Guideline.	<u>Short-term accommodation and multi-unit uses code</u> <u>Low density residential zone code</u> <u>Healthy waters code</u> <u>Infrastructure code</u> <u>Landscaping code</u> <u>Transport and parking code</u>
	<u>Otherwise impact assessment</u>	<u>The Planning Scheme</u>

6.2.8 Low density residential zone code

6.2.8.1 Application

This code applies to assessable development:

- (a) within the Low density residential zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone code is to provide for —
 - (a) a variety of low density dwelling types; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
 - (1) predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The purpose of the Low density residential zone code in the local government area is to provide for predominantly low density, low-rise Accommodation activities on a range of lot sizes. Whilst primarily intended to accommodate dwelling houses, limited other Accommodation activities may also be established in the zone where compatible with the prevailing residential character and amenity.
- (3) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:
 - (a) development provides for a variety of low density housing types, to accommodate local residents primarily in the form of dwelling houses that promote variety in housing size and choice;
 - (b) limited other Accommodation activities, such as community residences, residential care facilities and retirement facilities, may be established in the zone, where such uses are compatible with the prevailing scale and residential amenity and character of surrounding development;
 - (c) Short-term accommodation (Dwelling) uses are confined to the following suburbs only:
 - i. Hydeaway Bay
 - ii. Dingo Beach
 - iii. Conway Beach
 - iv. Wilson's Beach
 - v. Brisk Bay
 - vi. Queens Beach
 - vii. Horseshoe Bay
 - viii. Shute Harbour
 - ix. Airlie Beach
 - x. North Mandalay
 - (b) Short-term accommodation (Dwelling) is not intended in other areas of the zone.¹

¹ Editor's note – locality boundaries are reflective of the 2021 Census geographies for Suburbs and Localities (SAL) with the exception of Horseshoe Bay, Queens Beach and North Mandalay localities which adopt mesh block boundaries. Details of the SAL and mesh block codes can be found within the WRC Short-term Accommodation Guideline.

~~(c)~~(d) home based businesses that are compatible with local residential amenity may be established in the zone;

~~(d)~~(e) development may provide for limited Business, Community and Other activities, including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations, which:

- (i) directly support the day to day needs of the immediate residential community;
- (ii) are a small-scale and low intensity;
- (iii) are compatible with the local residential character and amenity of the area;
- (iv) wherever possible, are co-located with similar activities within the zone;
- (v) are accessible to the population they serve and are located on the major road network rather than local residential streets; and
- (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

~~(e)~~(f) development occurring in residential neighbourhoods takes place in a planned, orderly manner that promotes certainty and maintains a high level of residential amenity for existing residents, in terms of the type, design and density of development that may occur over time;

~~(f)~~(g) development in the zone provides for an attractive, open and low density form of urban residential living that promotes a sense of character and community inclusion;

~~(g)~~(h) development provides for a range of lot sizes;

~~(h)~~(i) to maintain the low density character and residential amenity of the zone, development has a low-rise built form;

~~(i)~~(j) the scale, density and layout of development facilitates an efficient land use pattern that:

- (i) is well connected to other parts of the urban fabric and planned future development;
- (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and
- (iii) encourages public transport accessibility and use;

~~(j)~~(k) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;

~~(k)~~(l) development incorporates a high level of residential amenity, personal health and safety and protection for property;

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- ~~(h)~~(m) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;
- ~~(m)~~(n) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas;
- ~~(n)~~(o) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- ~~(o)~~(p) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network²;
- ~~(p)~~(q) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- ~~(q)~~(r) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- ~~(r)~~(s) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- ~~(s)~~(t) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- ~~(t)~~(u) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

² Development within the Low density residential zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

9.3.17 Short-term accommodation and multi-unit uses code

9.3.17.1 Application

This code applies to assessable development identified as requiring assessment against the Short-term accommodation and multi-unit uses code by the tables of assessment in Part 5 (Tables of assessment).

9.3.17.2 Purpose and overall outcomes

- (1) The purpose of the Short-term accommodation and multi-unit uses code is to ensure Short-term accommodation and multi-unit uses are of a high-quality design, and appropriately integrate with local character, environment and amenity.
- (2) The purpose of the Short-term accommodation and multi-unit uses code will be achieved through the following overall outcomes:
 - ~~(a)~~ Short-term accommodation is located in appropriate areas, providing suitable options for visitors.
 - ~~(a)(b)~~ development minimises residential amenity impacts on the surrounding area;
 - ~~(b)(c)~~ development is visually attractive addresses the street and integrates with surrounding development;
 - ~~(c)(d)~~ development minimises residential amenity impacts on the surrounding area;
 - ~~(d)(e)~~ development incorporates high quality landscaping and well designed, useable communal and private open space areas, that provide visual relief to the built form;
 - ~~(e)(f)~~ development provides a high standard of privacy and amenity for residents; and
 - ~~(f)(g)~~ infrastructure and services are provided, commensurate with the scale of the use and its location.

Assessment benchmarks

Table 9.3.17.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Short-term accommodation (Dwelling) - Location			
PO1	<u>Short-term accommodation (Dwelling) within a Low-density residential zone is located in areas traditionally used for holiday homes and compatible with the character of the area as to maintain a high level of residential amenity.</u>	AO1.1	<u>If within the Low density residential zone, Short-term accommodation (Dwelling) is limited to operate within the following localities:</u> • <u>Hydeaway Bay; or</u> • <u>Dingo Beach; or</u> • <u>Conway Beach; or</u> • <u>Wilsons Beach; or</u> • <u>Brisk Bay; or</u> • <u>Queens Beach; or</u> • <u>Horseshoe Bay; or</u> • <u>Shute Harbour; or</u> • <u>Airlie Beach; or</u> • <u>North Mandalay.</u> <u>Editor's note – locality boundaries are reflective of the 2021 Census geographies for Suburbs and Localities (SAL) with the</u>

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Performance Outcomes		Acceptable Outcomes	
			exception of Horseshoe Bay, Queens Beach and North Mandalay localities which adopt mesh block boundaries. Details of the SAL and mesh block codes can be found within the WRC Short-term Accommodation Guideline.
PO1PO2	Short-term accommodation (Dwelling) must manage residential amenity, including: (a) adequate waste storage; and (b) contact details of the property manager must be visible from the front of the premises.	AO1.1AO	If within an Urban area, where 3 or more bedrooms are used: (a) provides two recycling bins and one general waste bin; (b) provides adequate space for storing all rubbish bins in an area that is screened from frontages by a solid fence or vegetation at least 1.2m in height.
		AO1.2AO	A 0.3m ² sign, visible from the street includes contact details of a local property manager including a phone number, available twenty-four (24) hours a day, seven (7) days per week.
Site layout and relationship of buildings to site features for a multi-unit use			
PO2PO3	The multi-unit use is located on a site, which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit development, incorporating: (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas; and (c) any necessary buffering to incompatible uses or sensitive environments.	AO2.1AO	The multi-unit use is located on a lot having a minimum area of: (a) 800m ² ; or (b) 600m ² if within Airlie Beach Local Plan Precinct A or B (Main Street).
Relationship of buildings to streets, public spaces and private open space for a multi-unit use			
PO3PO4	The multi-unit use is sited and designed to: (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	AO3.1AO	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
PO4PO5	The multi-unit use is sited and designed to: (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas;	AO4.1AO	The building is sited and designed, such that: (a) street and parkland frontages of the site comprise semi-active uses/spaces, such as habitable rooms, indoor and outdoor common recreation areas, and

Performance Outcomes		Acceptable Outcomes	
	(b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site.		- landscaped areas, to facilitate casual surveillance; and (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
PQ5PO6	The multi-unit use is designed to ensure that car parking areas, services or any mechanical plant does not visually dominate the site or surrounding area.	AO5.4AO	Services and any mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or are effectively screened from view.
Building mass and composition			
PQ6PO7	The multi-unit use is sited and designed in a manner, which: (a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.	AO6.4AO	Buildings do not exceed 60% total site coverage.
		AO6.2AO	The building incorporates most or all of the following design features: (a) vertical and horizontal articulation, such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps, recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low level roof decks.
PQ7PO8	The multi-unit use is sited and designed to: (a) provide amenity for users of the premises whilst preserving the privacy and amenity of nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	AO7.4AO	Buildings and structures comply with the minimum boundary setbacks in Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses.
		AO7.2AO	The building has a top level and roof form that is shaped to: (a) reduce the bulk of the building; (b) provide a visually attractive skyline silhouette; and (c) screen mechanical plant and equipment from view.

Performance Outcomes		Acceptable Outcomes	
Privacy and amenity for a multi-unit use			
PO8PO9	Where a mixed use development, residential amenity is managed through design and operation, considering likely impacts of non-accommodation uses on or adjoining the premises.	AO8.1AO	No acceptable outcome.
PO9PO10	The multi-unit use ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy and amenity.	AO9.1AO	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled by screening devices, distance, landscaping or design of the opening.
		AO9.2AO	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 2m.
		AO9.3AO	For development up to, and including, 3 storeys in height, the outlook from private, communal and public areas is screened, where direct view is available into the private open space of an existing dwelling.
PO10PO11	The multi-unit use utilises appropriate lighting for the security of residents, whilst not impacting on the amenity of surrounding residents.	AO10.1AO	Glare conditions or excessive light spill into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		AO10.2AO	All access points, footpaths, car parks, building entrances and foyers are provided with adequate illumination

Performance Outcomes		Acceptable Outcomes	
		AO10.3AC	All external lighting complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not exceed 8 lux measured at any lot boundary and at any level.
Open space and landscaping			
PO11PO12	The multi-unit use provides communal and private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	AO11.1AC	At least 30% of the site area is provided as communal and private open space.
		AO11.2AC	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area, directly accessible from the main living area and complying with the following minimum areas and dimensions respectively: (a) 10m ² and 2.5m for a studio or rooming unit; (b) 18m ² and 2.5m for a 1 bedroom unit; and (c) 20m ² and 3.0m for a 2 or more bedroom unit.
		AO11.3AC	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area directly accessible from the living area and complying with the following minimum areas and dimensions respectively: (a) 4.5m ² and 1.7m for a studio or rooming unit; (b) 5.5m ² and 2.1m for a 1 bedroom unit; and (c) 8m ² and 2.5m for a 2 or more bedroom unit.
		AO11.4AC	Where not adjoining a park or similar public open space, a minimum 2m high solid screen fence is provided and maintained along the full length of any side or rear boundary.
		AO11.5AC	Communal open space is provided on-site and complies with the following minimum areas and dimensions: (a) minimum width of 4m; and (b) area equal to 15% of total area of the site.
PO12PO13	The scale and external finishes of buildings: (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow buildings to blend in with the natural and rural landscape.	AO12.1AC	The architectural style and materials used for any new building: (a) use muted earth or environmental tones that blend with the rural and natural environment; and (b) use low reflective roofing and building materials. Note – Appropriate colours will depend on the existing native vegetation and backdrop. A

Performance Outcomes		Acceptable Outcomes	
			colour palette may be requested by Council to ensure built form integration.
Site facilities and waste management			
PO13PO14	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	AO13.1AO14.1	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO14PO15	Refuse disposal and recycling areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's refuse collection contractor. Note - Developments must comply with Council's Trade Waste Policy.	AO14.1AO14.2	Refuse disposal and recycling areas are of an appropriate size and preferably use collective bins instead of multiple individual bins. Note - There should be sufficient space to accommodate the equivalent of two 240L bins (for waste and recycling) per dwelling per week contained in the communal bins.
		AO14.2AO14.3	Refuse disposal and recycling areas are: (a) provided on-site; (b) screened by a solid fence or wall having a minimum height of 1.2m; (c) are not directly visible from the street; (d) are imperviously sealed, bunded and roofed; (e) contain a hose down area draining to the reticulated sewerage system; (f) are fitted with a strainer basket type drain outlet or other appropriate pre-treatment device; and (g) drain into the reticulated sewerage system.
		AO14.3AO14.4	Backwash discharge from commercial swimming pools, spas and decorative ponds must be connected to the reticulated sewer system or otherwise approved by Council.
Additional requirements for rooming accommodation or short-term accommodation			
PO15PO16	The rooming accommodation or short-term accommodation use is provided with sufficient facilities to accommodate the needs of temporary residents and staff.	AO15.1AO15.2	Facilities including, but not limited to, kitchens, dining rooms, laundries and common rooms are provided for the use of temporary residents and staff.

Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses

Building height	Boundary type	Minimum setback
Up to 8.5	Side	2m
	Front (primary)	6m
	Front (secondary)	3m
	Rear	2m

Attachment 11.5.4 Attachment 1 - Part 9 Development codes - Draft Amendment Package A

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8.5m up to 11m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
11m to 16m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	8m

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the Planning Scheme but do not have a meaning in relation to a use.
- (2) An administrative term listed in Table SC1.2.2 (Administrative definitions) column 1 has the meaning set out beside that administrative term in column 2.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the Planning Scheme.

Table SC Error! No text of specified style in document..1 Index of administrative definitions

Access handle	Demand unit	Non-tidal artificial waterways
Active uses	Development footprint	Obstacle limitation surfaces
Adjoining premises	Display home	Outermost projection
Advertising device	Domestic outbuilding	Planning assumptions
Affordable housing	Dune crest height	Plot ratio
Agricultural land	Dwelling	Projection area(s)
Annual exceedance probability (AEP)	Engineering work	Rear lot
Area of environmental significance	Essential service uses	Relevant Overlay
Average building height (ABH)	Flood hazard area	Residential amenity
Average width	Future State transport corridor	Secondary dwelling
Base date	Gross floor area	Semi-public space
Basement	Gross leasable area	Sensitive use
Battery storage device	Ground level	Service catchment
Boundary clearance	Hazardous chemical facility uses	Setback
Building height	Hazardous material	Short-term accommodation (Dwelling)
Bushfire prone area	Hazardous material in bulk	Significant attributes
Centre zones	Heritage place	Site
Coastal dependant development	Household	Site cover
Coastal hazard area	Industrial zones	Social housing
Coastal protection work	Isolated areas	Solar panel farm
Communal open space	Landslide hazard	Storey
Communal space	Landscaping works	Stream order
Community infrastructure	Local resident	Temporary development
Corner store	Minor building work	Total use area
Country living	Minor electricity infrastructure	Transit oriented development
Defined flood event (DFE)	Minor marine development	Ultimate development
Defined flood level (DFL)	Multi-unit uses	Urban area
Defined storm tide event (DSTE)	Net developable area	Urban purposes
	Netserv plan	Urban services

	Non-resident workers	Vulnerable uses

Table SC Error! No text of specified style in document..2 Administrative definitions

Column 1 Term	Column 2 Definition
Access handle	That part of a lot which is used for providing access to a road from a rear lot. An access easement may also be an access handle.
Active uses	Includes uses which directly address the street frontage with building accesses and open or transparent frontages that attract a pedestrian to look in and allow casual surveillance looking outward. May include uses such as food and drink outlets, bars, beer gardens, outdoor venues, shops, community uses, offices and Accommodation activities, where communal space or foyer adjoins the frontage.
Adjoining premises	Premises that share a common boundary, including premises that meet at a single point on a common boundary. (Source— Planning Regulation 2017)
Advertising device	A permanent sign, structure or other device used, or intended to be used, for advertising and includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device. (Source—Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. (Source—Planning Regulation 2017)
Agricultural land	An area that is identified as agricultural land classification class A, agricultural land classification class B or locally important agricultural land on the Agricultural land overlay.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. Editor's Note—for example, if a peak flood discharge of 500m ³ /second has an AEP of five percent; it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500m ³ /second or larger occurring in any one year. Note—the AEP of a flood event gives no indication of when a flood of that size will occur next. (Source—State Planning Policy July 2014)
Area of environmental significance	An area that is: (a) identified as a Matter of Local, State or National environmental significance on the Biodiversity, waterways and wetlands overlay map; or (b) an area included in a riparian buffer for waterbodies or a MSES - wildlife habitat - special least concern or MSES - wildlife habitat - endangered or vulnerable, or MSES - Regulated vegetation – essential habitat areas as per Table 8.2.4.3.3 of the Planning Scheme. Note: Matters of Local Environmental Significance (MLES), Matters of State Environmental Significance (MSES) and Matters of National Environmental Significance (MNES) are defined under the State Planning Policy 2017.
Average building height (ABH)	The building height calculation for development on premises with excessive slope (greater than 25%), measured as $ABH = (A+B) \div 2$, where: (a) (A) is the greatest building height of the building's primary street frontage façade; and (b) (B) is the greatest building height at any point of the building.
Average width	In regard to a lot, the distance measured in metres, between the midpoint on each side boundary of the lot. (Source—Planning Regulation 2017)
Base date	The date from which a local government has estimated its projected infrastructure demands and costs for the local government area. (Source—Planning Regulation 2017)
Basement	A space that is situated between one floor level and the floor level immediately below it where no part of the space projects more than one metre above ground level. (Source—Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Battery storage device	Plant, including any equipment necessary for the operation of the plant, that: (a) converts electricity into stored energy; and (b) releases stored energy as electricity.
Boundary clearance	The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. (Source—Planning Regulation 2017)
Building height	Building height, of a building, means: (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level. (Source—Planning Regulation 2017)
Bushfire prone area	An area that is: (a) identified as medium, high or very high risk or potential impact buffer on Overlay map - Bushfire hazard overlay; or (b) if not identified on the Bushfire hazard overlay map, an area of land with a medium, high or very high risk on the relevant State mapping.
Centre zones	Centre zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: • Major centre; • District centre; • Local centre; and • Neighbourhood centre.
Coastal dependent development	Development that in order to function must be located in tidal waters or be able to access tidal water and: (a) may include, but is not limited to: (i) industrial and commercial facilities such as ports, public marine development, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, coastal protection works, erosion control structures and beach nourishment; (ii) tourism facilities for marine (boating) purposes; (iii) community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or (iv) co-located residential and tourist uses that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located directly land ward of the marina and appropriately protected from natural hazards; but

Column 1 Term	Column 2 Definition
	(b) does not include: (i) residential development, including canal development, as the primary use; (ii) waste management facilities, such as landfills, sewage treatment plants; or (iii) transport infrastructure, other than for access to the coast. (Source – State Planning Policy July 2017)
Coastal hazard area	An area that is: (a) identified as wave run-up or inundation area on Coastal hazard overlay map - Storm tide inundation; (i) wave run-up area is considered to affect premises 200m landward from the highest astronomical tide. It represents the peak elevation of the intermittent process of advancement and retreat of the shoreline associated with wave processes during the coastal inundation event; and (ii) inundation area is located landward of the wave run-up area and is assumed to persist for a sufficient duration to cause inundation of land below this design water level; (b) identified as the declared erosion prone area which shows coastal erosion or permanent inundation due to sea level rise at 2100 sub category on Coastal hazard overlay map - Erosion prone areas and Coastal hazard overlay map - Permanent inundation; (c) within the identified Coastal management district indicated on the Coastal hazard overlay map – Coastal Management District; or (d) if not identified on the Coastal hazard overlay maps, an area of land affected by the Defined Storm Tide Event (DSTE).
Coastal protection work	Any permanent or periodic work undertaken primarily to manage the impacts of coastal erosion or storm tide inundation, including altering physical coastal processes such as sediment transport. Coastal protection work includes erosion control structures. (Source – State Planning Policy July 2017)
Communal open space	Common outdoor open space which is accessible to and shared by all residents of a development. This space can be used for recreation and/or relaxation purposes.
Communal space	A space that is access controlled and accessible to residents, employees or business owners and associated people, for the purposes of promoting social interaction. Examples include a foyer, shared kitchen, shared resting area for an office, or communal BBQ area in a residential building. Examples do not include areas connecting spaces, such as communal staircases or hallways.
Community infrastructure	Any one or more of the following: (a) Accommodation activities; or (b) Community activities; or (c) Industry activities; or

Column 1 Term	Column 2 Definition
	(d) Other activities; or (e) Recreation activities. (Source—Planning Act 2016)
Corner store	A single small store, no larger than 150m ² in an accessible location that sells a limited variety of daily necessities to local residents and visitors.
Country living	Country living is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: • Emerging communities; • Rural residential; and • Rural.
Defined flood event (DFE)	A defined flood event (DFE) is the flood event adopted by a local government for the management of development in a particular locality. For the purposes of the Planning Scheme, the DFE is the 1% Annual Exceedance Probability (AEP) event, equivalent to a 1 in 100 year average recurrence interval (ARI) event unless indicated otherwise.
Defined flood level (DFL)	The level to which it is reasonably expected flood waters may rise. (Source – Building Regulation 2006) A flood water level adopted by the Council that represents the defined flood event (DFE) at the development site. (Source—State Planning Policy July 2017)
Defined storm tide event (DSTE)	The event (measured in terms of the likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The DSTE is the 1% annual exceedance probability (AEP) storm tide, equivalent to a 1 in 100 year average recurrence interval (ARI) storm event incorporating 2100 climate change projections, including: (a) sea level rise; and (b) an increase in cyclone intensity by 10 per cent relative to maximum potential intensity.
Demand unit	Demand units provide a standard of unit measurement to measure the level of demand for infrastructure. (Source—Planning Regulation 2017)
Development footprint	A part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures measured to their outermost projection; (b) landscaping or open space; (c) facilities relating to the development; (d) on-site stormwater drainage or wastewater treatment; (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.

Column 1 Term	Column 2 Definition
	(Source— Planning Regulation 2017)
Display home	The temporary use of premises for: (a) display to the general public as a type of Accommodation activity that can be built; (b) the display of an Accommodation activity for the general public for some other business or commercial purpose including the promotion of a contest for which the premises are offered as a prize; or (c) the promotion and sale of land within a residential estate or other Accommodation activities within which it is located.
Domestic outbuilding	A non-habitable Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the premises and is limited to a shed, garage and carport. (Source—Planning Regulation 2017)
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; and (d) clothes washing facilities. (Source—Planning Regulation 2017)
Engineering work	All works associated with private or public car parking, footpath, sewer, water or stormwater infrastructure, excluding building, plumbing or drainage work.
Essential service uses	The provision of essential services, such as utility installations, telecommunications facilities, substations and major electricity infrastructure. (Source—Planning Regulation 2017)
Flood hazard area	A flood hazard area designated by a local government under the Building Regulation, section 8(1)(a). (Source – Planning Regulation 2017)
Future State transport corridor	Is an area for: (a) a future busway corridor; (b) a future light rail corridor; (c) a future railway corridor; or (d) a future State-controlled road. (Source—Planning Regulation 2017)
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall;

Column 1 Term	Column 2 Definition
	(e) the parking, loading and manoeuvring of motor vehicles; or (f) unenclosed private balconies, whether roofed or not. (Source—Planning Regulation 2017)
Ground level	The level of the natural ground; or level of the natural ground has been changed, the level as lawfully changed. (Source – Planning Regulation 2017)
Habitable room	A room used for normal domestic activities, and: (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. (Source—Building Code of Australia 1996 – Volume One)
Hazardous chemical facility uses	The use of premises for a facility at which a prescribed hazardous chemical is present or likely to be present in a quantity that exceeds 10% of the chemical's threshold quantity under the Work Health and Safety Regulation, Schedule 15. (Source – Planning Regulation 2017)
Hazardous chemicals flood hazard threshold	One of the following: (a) a hazardous chemical listed in schedule 11 of the <i>Work Health and Safety Regulation 2011</i> in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11; (b) a chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods (ADG) code in the Acute I or Chronic I category that exceeds 2500 litres or kilograms; (c) a chemical classified as hazardous to the aquatic environment under the ADG code in the Chronic II category that exceeds 10,000 litres or kilograms; (d) a chemical classified as hazardous to the aquatic environment under the ADG code and assigned to Packing Group III that exceeds 10,000 litres or kilograms; or (e) a chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms. (Source—State Planning Policy 2017)
Hazardous material	A substance with potential to cause harm to persons, property or the environment because of one or more of the following: (a) the chemical properties of the substance; or (b) the physical properties of the substance; or (c) the biological properties of the substance.

Column 1 Term	Column 2 Definition
	(Source – State Planning Policy July 2017)
Hazardous material in bulk	Hazardous materials as defined in the Dangerous Goods Safety Management Act 2001 (except that radioactive substances and infectious substances are excluded) in quantities that: (a) would be equivalent to or exceed the minimum quantities set out to determine a Large Dangerous Goods Location in the Dangerous Goods Safety Management Regulation; or (b) would require a licence for a magazine for the storage of an explosive under the Explosives Regulation 1955.
Heritage place	A Queensland heritage place or a local heritage place. A place that is: (a) identified as a Local heritage place on Overlay map - HER - 01:29 (Heritage overlay); or (b) listed on the Whitsunday Regional Council Local Heritage Register. (Source – Queensland Heritage Act 1992)
Household	1 or more individuals who live in a dwelling with the intent of living together on a long-term basis and make common provision for food and other essentials for living. (Source—Planning Regulations 2017)
Industrial zones	Industrial zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: • High impact industry; • Medium impact industry; • Low impact industry; • Special industry; • Waterfront and marine industry; and • Industry investigation.
Isolated areas	An area that is: (a) isolated solely by floodwaters; or (b) isolated by a combination of floodwaters and impassable terrain. (Source – State Planning Policy July 2017)
Landslide hazard	An area that is: (c) identified as slope greater than, or equal to 15% on Overlay map - LH - 01:29 (Landslide hazard overlay); or (d) if not identified on the Landslide hazard overlay map, an area of land with a slope greater than, or equal to 15%.
Landscaping works	Planning, design and implementation of all hardscape and softscape treatment of the surface of the land in all areas external to a building envelope. This may include both public and private open space areas and road reserve areas for the purposes of amenity and function.

Column 1 Term	Column 2 Definition
<u>Local resident</u>	<u>An individual who resides or lives in a particular suburb on a regular, semi-permanent or permanent basis. Often this is considered their primary place of residence.</u>
Minor building work	building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building. (Source—Planning Regulation 2017)
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. (Source—Planning Regulation 2017)
Minor marine development	An alteration, addition or extension to an existing maritime development where the floor area, including balconies, is less than five per cent of the building or 50m ² , whichever is the lesser.
Multi-unit uses	A premise that contains three or more separate, short-term or long-term residences on the premises.
Net developable area	The area of the premises that is able to be developed; and is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha). (Source— Planning Regulations 2017)
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland water (Distribution and retail restructuring) Act 2009</i> . (Source—Planning Regulation 2017)
Non-resident workers	Means a person who— a) performs work as part of— i. a resource extraction project; ii. a project identified in a Planning Scheme as a major industry or infrastructure project; or iii. a rural use; and b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. (Source—Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Non-tidal artificial waterway	Means a constructed canal, constructed urban lake or other body of water that is designed to be: (a) a permanent body of open water; (b) ringed with hard edges or aquatic plants; (c) indirectly connected to tidal water (by a lock or weir or other system); or (d) an artificial lake (generally land locked without a direct connection to tidal waterways). (State Planning Policy Guidance Material 2017)
Obstacle limitation surface	The surface that defines the height limit for obstacles located on land surrounding an airport and includes the obstacle limitation surface area and associated obstacle limitation surface contours, as shown on the mapping. (Source – State Planning Policy July 2017)
Outermost projection	The outermost projection of a building or structure, means the outermost part of the building or structure, other than a part that is a retractable blind, a fixed screen, a rainwater fitting, an ornamental attachment. (Source—Planning Regulation 2017)
Planning assumptions	Assumptions about the type, scale, location and timing of future growth in the local government area. (Source – Planning Regulation 2017)
Plot ratio	The ratio of the gross floor area of a building on a site to the area of the site. (Source—Planning Regulation 2017)
Projection area(s)	A part of the local government area for which the local government has carried out demand growth projection. (Source—Planning Regulation 2017)
Rear lot	A lot that has access to a road only by means of an access handle that forms part of the lot.
Relevant Overlay	(a) an overlay, or part of an overlay, that is about— (i) bush fire hazards, coastal hazards, flood hazards or landslide hazards; or (ii) safety hazards arising from historic mining activities, including, for example, mining subsidence and mining contamination; or (b) an overlay, or part of an overlay, that includes an overlay code and is about— (i) development of a local heritage place; or (ii) development in a place with traditional building character; or (iii) the protection of areas of natural, environmental or ecological significance, including the protection of the biodiversity, significant animals and plants, wetlands and waterways of such areas; or (iv) development within an area identified on a map titled 'ANEF' on the State Planning Policy Interactive Mapping System.

Column 1 Term	Column 2 Definition
	This administrative term is in relation to Section 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017 (Source – Planning Regulation 2017)
<u>Residential amenity</u>	<u>Residential amenity is the combined public and private qualities and characteristics of an area that contribute to a resident's living condition, health and wellbeing and overall enjoyment of their dwelling and neighbourhood. Elements which impact residential amenity include:</u> <u>(a) noise and vibration from different sources including machinery and equipment (but not temporary construction noise), traffic and transport, business activities, resident and guest use of neighbouring dwellings and outdoor areas;</u> <u>(b) presence of non-local residents and their ability to negatively impact on the neighbourhood's character, sense of place and community that comes from having consistent neighbours.</u> <u>(c) loss of privacy and overlooking into indoor and outdoor private spaces; or</u> <u>(d) light spill from public light sources and surrounding properties affecting sleep.</u>



Whitsunday Planning Scheme 2017 - Major Amendment package A (Short-Term Accommodation)

Draft Community Engagement Plan

Date: August 2024

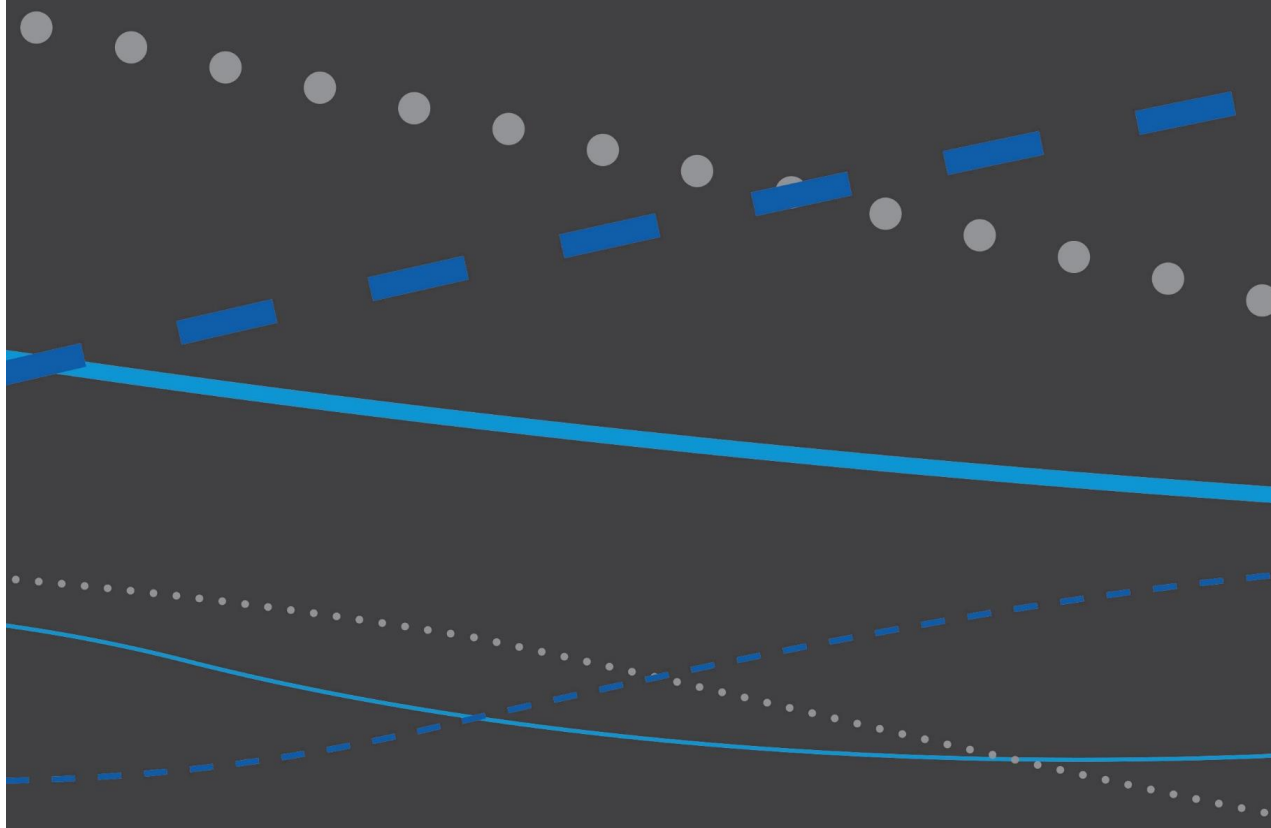


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Document History

Title	Version No.	Date	Author	Reviewer	Approved by
Report	1.0	July 2024	Artiqua Harrison	Lisa Jackson Maria Lockley; & Neil McGaffin	

1. Introduction

2.1 Background

The *Whitsunday Regional Council Planning Scheme 2017* (the Planning Scheme) commenced on 30 June 2017. In August 2024 it was decided to prepare a Planning Scheme Amendment to restrict Short Term Accommodation uses in the Low density residential zone.

2.2 Purpose and Aim of the Community Engagement Plan

This Community Engagement Plan (Plan) is a mandatory requirement for making or amending a Planning Scheme under the *Planning Act 2016*. The Plan seeks to address the following aspects for the Planning Scheme Major Amendment:

- Legislative requirements in accordance with the *Ministers Guidelines and Rules 2024*, Chapter 2, Part 4 (Major Amendment);
- Amendment preparation and risk management;
- Key messages for each consultation stage;
- Government stakeholder consultation (relevant State agencies) and Non-government stakeholder consultation;
 - Communication protocols (covering communication with both internal and external stakeholders);
 - Appropriate communication tools (including approved protocols and timing);
- Community engagement program and timelines;
- Submission evaluation and reporting requirements; and
- Examples of communication material.

This Communication strategy has been modelled upon guidance from the Minister's *Community Engagement Toolkit 2017* and *Councils Community Engagement Strategy 2023*. Following Council's decision to make the amendment and State Interest Review, public consultation must be completed in accordance with this Plan.

2.3 Communication objectives

Open and transparent communication and stakeholder management plays a key role in enabling Council to engage effectively with the public. The key objectives of this Plan are to:

- Define consultation efforts, timelines and strategies for the Major Amendment, including preparation, consultation and post-consultation;
- Create an inclusive consultation period that encourages the community and residents to engage with Council staff in a constructive manner;
- Set out key messages and consultation materials to build the community's capacity to understand proposed amendments and encourage engagement; and
- Capture knowledge for refinements to proposed amendments and all aspects of the Planning Scheme to make better decisions about planning and development.

2.4 Communication Principles

To develop an effective Plan a number of key communication principles have been developed. These principles, summarised in **Table 1** below, will assist in guiding the preparation and implementation of community engagement across the Region.

Table 1: Summary of Communication Principles to guide Major Amendment public consultation.

Principles	
1. Integrity and transparency	– Engagement involves trust and transparency. Council will carefully consider and accurately portray the community's role in decision-making and will ensure staff are aware of the scope of their influence on the decisions made.
2. Respect	– Council will facilitate a safe and respectful consultation environment that values individual opinions and input. Council values the contributions made and time given and will facilitate consultation processes that respect all participants and their contributions.
3. Inclusive	– Council will use a range of opportunities and techniques to encourage the participation and awareness of all people who may be affected by the outcome of this process.
4. Informative	– Effective engagement will ensure all parties understand the relevant legal, statutory, strategic and local context of this project and the process being undertaken.
5. Well planned	– Engagement requires informed judgement and planning in its approach and implementation in order to be effective, practical and suitably resourced.
6. Meaningful	– The community will have opportunities to participate in engagement processes in relation to project constraints, the scope of influence, and Council's decision-making process.
7. Closing the loop	– Providing feedback is important in maintaining an open and transparent process. Council needs to ensure the community understand the reasons for the final decision.

2. Statutory Consultation Requirements

2.1 Consultation Timeline

The *Ministers Guidelines and Rules 2024*, Chapter 2, Part 4, defines the mandatory consultation timeline for a Major Amendment.

Table 2: Statutory consultation requirements.

Step	Description	Undertaken by	Estimated timeframe (business days)
1. Planning and preparation	Decide to make a major amendment and give the proposed amendment to the Minister for State Interest Review (no early confirmation of state interests).	Whitsunday Regional Council (WRC)	(July 2024 – September 2024)
2. State Interest Review	Undertake State Interest Review. State Government Election will happen 26 October 2024- this will impact this expected timeframe (expected pause and delay TBD by Ministers Office) Estimated pause 3 Months.	Minister	Max. 60 b.d. (Includes likely 3 month pause for State Govt Elect) (September 2024 – February 2024)
3. Public consultation &	Undertake 20 b.d. public consultation, assess submissions, make amendments (if necessary*)	WRC	Min. 20 b.d. public consultation (March – April 2025)

Submission analysis *	and lodge proposed amendment to the Minister for adoption.		Approx. 30 b.d. for analysis and adoption (May - June 2025)
4. Minister's consideration	Consider the proposed amendment and give a notice advising if the proposed amendment may be adopted OR Minister may consider changes to the Planning Scheme is <i>significantly different</i> from original before Public Consultation and request a second round of Public Consultation.	Minister	Max. 40 b.d. (July - August 2025)
5. 2nd Public consultation & Submission analysis	Undertake 20 b.d. public consultation, assess submissions, make amendments (if necessary*) and lodge proposed amendment to the Minister for adoption.	WRC	Min. 20 b.d. public consultation (only if required) Approx. 30 b.d. for analysis and adoption (only if required)
6. Adoption	Decide to adopt the proposed amendment and give public notice of the adoption.	WRC	Estimated 30 b.d. (only if required)
7. Copy to chief executive	Give a copy of the amendment to the Chief Executive of the Department.	WRC	Max. 10 b.d. (October 2025)
Total (excluding preparation)			250 b.d.

*Where non-administrative amendments are required after Public consultation at Step 3, WRC will be required to return to Step 2 – State interest review, restarting the 190 b.d. process. Given amendments are likely to be minor in nature, a second State interest review will likely be a shorter timeframe than 60b.d, focusing only on amendments consultation.

2.2 Ministers Guidelines and Rules 2024 - Significantly Different Assessment

If required to make changes to the Planning Scheme Major Amendment following public consultation. Council will include a statement in a letter to the Minister requesting to adopt the Planning Scheme, whether it considers any proposed amendment is *significantly different* from the version for which public consultation has been undertaken. The statement will include reasons why Council formed this view, in accordance with Chapter 2, Part 4, Section 21.3 of *Ministers Guidelines and Rules 2024*. What is considered *significantly different* is defined by Schedule 2 of *Ministers Guidelines and Rules 2024*.

3. Stakeholder Identification

3.1 Level of stakeholder participation

To ensure the best results from this engagement process, a series of participation levels has been determined, based on the International Association of Public Participation (IAP2) guidelines.

Table 3: IAP2 Public Participation Spectrum.

INCREASING IMPACT ON THE DECISION 					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Based on the levels of engagement, outlined in **Table 3**, within the Major Amendment, Council will:

- **Involve** major stakeholders in key amendments;
- **Inform** the public on the nature of the changes; and
- **Consult** to obtain feedback on the proposed changes.

3.2 Stakeholder analysis

A summary of potential stakeholders has been developed in **Table 4** below. This Table also demonstrates the level of consultation best suited to each stakeholder group, based upon impacts of amendments on each group, level of interest and the stakeholders likely influence.

Table 4: Project stakeholders and level of consultation.

Stakeholder Category	Level of consultation and timing
Internal	
Whitsunday Regional Council	Involve through consultations on amendments as relevant. Consult prior to formal consultation.
External	
State Government Departments	Involve through presentations of proposed amendments prior to, and during, State interest review. Consult during State Interest Review.
Key community interest groups	Involve through presentation or discussion workshops during formal consultation. Consult during formal consultation.
All known Industry stakeholders (see Appendix A for list)	Consult during formal consultation.

Stakeholder Category	Level of consultation and timing
All interested Community stakeholders (see Appendix A for list)	Consult during formal consultation.

4. Consultation Context

The most recent major amendment to the WRC Planning Scheme, commenced in October 2023, involved various updates to:

- issues raised in the rounds of consultation for the formation of the Planning Scheme (2015 – 2017);
- numerous minor workability problems identified by internal and external stakeholders during the past few years;
- updating of the different sections of the Scheme as required by State Planning Policy Guidance Materials;
- administration updates to the LGIP as a result of updates to components of the Planning Scheme; and
- zoning amendment requests (in and outside of the official consultation periods).

The short-term accommodation related changes made as part of the Major Amendment include:

- Introduction of additional administrative definition for Short-term accommodation (Dwelling) to assist in clarifying requirements in the relevant development codes.
- Renaming of the Multi-unit uses code to the Short-term accommodation and multi-unit uses code
- Inclusion of additional requirements for Short-term accommodation (Dwelling) relating to bins and signage.

Public consultation for this amendment ran from 25 July 2022 to 31 October 2022. A total of 1331 submissions were received during this period comprising of:

- 1120 submissions in petition type format of pre-typed forms with an individual signature,
- 163 submissions in template type format with individual comments on email, and
- 48 individual submissions.

Of these submissions, a total of 348 submissions included reference to short-term accommodation. The predominant themes and concerns raised by the submitters included:

- *Short-term accommodation should not be supported in low density residential zones, and*
- *Short-term accommodation to be made impact assessable within the Low- medium density residential zone.*

Over the last five years Council has received a total of 143 submissions during public consultation periods for development applications for short-term accommodation within the Low-density residential zone.

The primary concerns raised by the submitters include:

- Number of STA properties in locality,
- Privacy concerns,
- Noise,
- Security concerns from increased number of tourists,
- Impacts to long-term accommodation supply,
- Parking,
- Rubbish, and
- Behaviour of visitors.

Region-wide and area specific consultation material outlined within **Section 6 – Action plan**, will seek to engage the community to understand amendments made in response to submissions from 2019- 2024, appreciate the purpose and intention behind amendments and focus on relevant priorities for each local area.

5. Communication risks

A communication risk or issue is any aspect, impact or result of a project that has potential to raise concerns or objections from stakeholders and adversely affect the progress and/or reputation of Council.

The risks identified in **Error! Reference source not found.** provide a breakdown of communication and consultation process risks that must be mitigated to achieve the objectives of the Plan.

Table 5 – Major amendment communication risks.

Communication / Process risks	Level of impact (high, medium, low)	Risk management measure
If following public consultation changes must be made to the Major Amendment, the lengthy process must restart at State Interest Review, adding up to 190 b.d. to the process.	Medium	Non-mandatory informal pre-consultation will be conducted with key local & State Government stakeholders for the key components to be amended in the Scheme. Pre-consultation tools are set out in more detail within Section 7 .
Stakeholders perceiving that their views are not being heard.	High	During public consultation for the last Major Amendment, Council received 348 submissions with themes involving further restriction of STA. Council has also received a combined total of 143 submissions received for development applications during their statutory public notification period. Proposed amendments to the Scheme will be communicated to stakeholders. All efforts will be made to identify and notify by email interested stakeholders, who may be affected by the proposed amendments to ensure that they engage in the consultation process and a range of views are heard.
Objection to STA restrictions in Low density residential zone.	High	Fact sheets and consultation efforts surrounding the changes will explain the intent of the change and the balance it seeks to strike in maintaining the unique sense of place and sense of community whilst promoting growth in the tourism industry.
Public being unclear on what the Planning Scheme and the Planning Scheme Major Amendment is.	Medium	Key messages and fact sheets will seek to explain the role of the Planning Scheme, the nature of the amendments in the context of previous Planning Scheme consultations, responses to local issues, and amendments to support economic growth, and improve residential amenity.
Perception that Council is disincentivising new investment	High	Key messages and fact sheets will seek to explain the purpose of the amendment is to prioritise the housing needs of local residents by ensuring dwellings in the Low density residential zone are available for local residents and residential amenity is maintained.

6. Communication Strategy

6.1 Communication Management

6.1.1. Internal Communication Tools

The following engagement tools will be used to facilitate effective communication with Council's internal stakeholders and manage potential issues:

- Email/phone;

- Meetings/briefings;
- Progress reports; and
- Project meetings.

6.1.2. External Communication Tools

The following engagement tools may be used to facilitate effective communication of proposed amendments and key messages with external stakeholders, as well as assisting the continued development of the consultation process. Details of each communication tool are elaborated on in the sections below:

Table 6: Mandatory and non-mandatory consultation tools to be utilised.

Mandatory consultation tools	Non-mandatory consultation tools
• Newspaper public notice; • Displays in Customer service centres and Libraries, including: ○ Public notice advertisement; ○ viewing the amendment and online mapping; ○ submission receipt box; • Consultation website - yoursay.whitsundayrc.qld.gov.au for: ○ Public notice advertisement; ○ viewing the amendment and online mapping; ○ explanatory materials; ○ online submission; • Submission analysis report and submitter response mail-out; • Gazettal (at adoption)	• Pre-consultation meetings with Government agencies; • Fact sheets & FAQs; • 'Meet a planner' at Council service centres; • Emailing/mailling key stakeholders; and • Social Media Postings. • Media release to local media.

6.1.2.1. Your Say Whitsunday website (mandatory)

Council's Your Say Whitsunday Online Engagement Portal will be utilised as a central consultation hub that provides an avenue for the community to view amendments, public notices, up-coming consultation activities, consultation timelines, key messages, fact sheets and lodge submissions on the proposed amendments.

The proposed amendment package will be placed online on Your Say Whitsunday to enable the community to identify how the amendments may affect their premises.

6.1.2.2. Our Whitsunday community update - Newspaper advertisement (mandatory)

Advertisements within the local newspaper will be utilised to inform residents of the launch and closure of formal public consultation periods. Paid advertisements will ensure that the full spectrum of the community is made aware of Planning Scheme consultations. A sample of the proposed newspaper advertisements created in accordance with Schedule 4 of the *Ministers Guidelines and Rules 2023* are attached in **Appendix C**.

Table 7: Major amendment consultation.

Newspaper	Date	
Mackay and Whitsunday Life	Friday TBD	Consultation Start
Mackay and Whitsunday Life	Friday TBD	Consultation End

6.1.2.3. Council offices displays (mandatory)

At Council offices and libraries in Collinsville, Airlie Beach, Proserpine and Bowen, consultation material will be displayed in a visible area, including:

- Public notices as published within Newspapers;
- The Planning Scheme amendment in hard copy or available on laptop;
- Online mapping available on laptop;
- Explanatory material, such as fact sheets; and
- Submission templates and receipt boxes.

6.1.2.4. Submission Analysis Report (mandatory)

At completion of public consultation, Council will receive a Submission Analysis Report providing an overview of key themes within the consultation period and recommended responses to individual submissions. Council will mail or email submitters to notify them of the public release of the report and how to view the response to their submission.

6.1.2.5. Gazettal (mandatory)

Following public consultation and Minister approval to adopt the proposed amendment, Council will notify the community of the adoption and commencement of the proposed amendment within the Queensland Gazette.

6.1.2.6. Pre-consultation meetings with Government agencies and key stakeholders

For stakeholders with significant interest in proposed amendments, both Government and non-Government, Council will conduct workshops during the preparation phase of the amendment to capture knowledge and gain a common understanding from relevant stakeholders for proposed amendments.

Error! Reference source not found. outlines workshops already completed for the Major Amendment

Table 8: Pre-consultation activities with Government agencies and Non-government key stakeholders

Amendment	Stakeholder	Method
STA Amendments LDRZ	Department of Housing, Local Government, Planning and Public Works	Emails and pre-state interest review meetings.
	Local Tourism Industry representatives	Phone calls, one on one meetings, emails.
	Lawyers McCullough Robertson	Request of proposed drafting edits to specific sections of the Scheme.
	Individuals who have been submitted objections for	Survey (by invitation)

	development applications for STA.	
	Owners of properties with STA approvals.	Survey (by invitation)

6.1.2.7.Fact sheets

Fact sheets including FAQs and infographics will be utilised to communicate key messages in a manner that focuses the consultation upon the objectives of this Plan. These fact sheets may also be utilised for handouts and social media postings to build awareness of the consultation and key messages. Fact sheets, to be developed closer to the consultation period, will include:

Table 9: Fact sheets to be developed to improve community understanding of components within the Major amendment and Administrative LGIP amendment.

Fact sheet	Content
Consultation overview	- Overview of consultation; - Timeline; - Amendments made in response to submissions; - How to make a submission; and - Key amendments relevant to priorities of each local area.
Frequently asked questions (FAQs)	Communication of key messages and response to expected community concerns.
Short-term accommodation in residential areas	Outline Short-term accommodation in residential areas policy position and proposed amendments to the Scheme.
Short term Accommodation – Local Law	- What is the local law; - How does it interact with planning; - When do you need a local law permit; - How to apply for a local law permit.

6.1.2.8.Social media postings

Social media postings may be used at key points in the consultation process to educate, encourage participation, outline consultation activities and provide feedback to stakeholders on the outcomes of these activities. All media enquiries will be directed through Council's Communications and Marketing Manager. All other enquiries will be directed to Council's Director of Development Services.

6.1.2.9.Consultation – Meet a planner

In an effort to raise awareness and engagement from the community, meet a planner opportunity will be available at the following customer service centres, throughout the consultation period as outlined by the **Table 10** below.

Table 10: Meet a planner opportunity at local customer service centres.

Customer service centre	Week 1	Week 3
Bowen	Monday	Wednesday
Proserpine	Tuesday	Thursday
Cannonvale	Wednesday	Monday

6.1.2.10. Emailing / Mailing key stakeholders

Key stakeholders identified within *Appendix A – List of interested stakeholders* will be notified by mail or email of key amendments proposed within the Planning Scheme prior to the public consultation period beginning.

6.1.3. Key messages

Key messaging seeks to respond to core consultation matters identified within **Section 5 – Consultation risks**. The following key messages have been drafted to communicate about the project, and will be updated regularly with new information, as required:

Table 11: Key messages for the Planning Scheme Major Amendment consultation.

Theme	Key messages
What is a Planning Scheme?	A Planning Scheme manages development within the Region to ensure that it occurs in a manner that does not adversely impact upon the amenity or expectations of a neighbourhood, enables economic development, promotes hazard resilience and preserves areas of natural or cultural significance. The Planning Scheme manages everything from impacts on waterways to the nature and design of development within various zones to ensure the Region as an ecosystem function effectively and sustainably, in line with the expectations of the community and the State.
What is the Planning Scheme Major Amendment (STA) package?	The Planning Scheme Major Amendment is proposed in response to submissions identified for further investigation during the last Planning Scheme amendment in 2023 and in response to submissions received against development applications for Short Term accommodation in Low density residential zones over the last five years.
Why is this amendment happening?	Council is prioritising the housing needs and residential amenity of local residents within the Low density residential zone by preventing further short-term accommodation uses from being supported by the Planning Scheme.
How Council has responded to issues raised regarding STA operations in the community.	- In response to submissions and complaints received Council has undertaken the following: - Introduced a local law, requiring those operating short term accommodation to obtain an annual licence. - Additionally, Council imposes an extensive suite of conditions on all STA approvals including the requirement for owners to nominate a property manager to undertake the following actions: - display a sign including the name of the property manager and their all-hours contact - have two (2) 24-hour contact number that must be answered, not with a recorded message. 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 phone number; ▪ prepare a Code of Conduct (with minimum standard requirements) which must be provided to and agreed-to in writing by all adult guests prior to occupation. ▪ 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. ▪ to immediately evict any guests whose behaviour repeatedly breaches the Code of conduct. 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.
Stakeholders perceiving that their views are not being heard.	• Council has responded to predominant themes from the 2022 Planning Scheme consultation with policy changes that respond to submitter concerns. Council wishes to test these proposed changes with stakeholders to ascertain if their previously raised concerns have been met. • Key stakeholders will be emailed the consultation report and summary.
How will this amendment impact properties currently being used for STA/ have existing STA approvals?	• The introduction of this amendment will not impact on properties that have existing approvals or use rights for Short-term accommodation.

7. Action Plan

The public consultation program for the Major Amendment is identified in **Table 14** below.

Table 12: Major Amendment Consultation Strategy.

Stage	Actions	Target Stakeholders	Consultation tool
Stage 1 - Planning and Endorsement	Meet with key Government stakeholders in relation to key amendments.	"Department"	Pre-consultation meetings.
	Gain endorsement from relevant State agencies regarding the concept of proposed amendments.		
	Adopt the proposed amendment by Council resolution, for inclusion into the Major amendment package.	WRC Managers, Council Executive, Councillors and Communications team	Pre-consultation workshops and meetings. Council briefing/meeting.
	Adopt consultation plan, key messages and associated material guiding Major Amendment consultations.		
Stage 2 - Preparation	Notify the "Department" of Council's decision to amend the Planning Scheme in accordance with the <i>Ministers Guidelines and Rules 2023</i> , Chapter 2, Part 4, including all 'required material' defined by Schedule 3 of the <i>Ministers Guidelines and Rules 2023</i> .	"Department"	Email.
	Prepare all consultation material and fact sheets based upon approved key messages.	Key WRC staff	Internal briefings.
	Provide WRC staff with briefings on proposed amendments, Consultation plan and key messages being used.		Briefings (Key staff) and Email.
Stage 3 - Initiate consultation	Ensure the Council understands proposed amendments, consultation risks and associated key messages.	WRC Councillors	Councillor Briefing.
	Inform WRC communities and key stakeholders of upcoming consultations, purpose of the consultations, where to access relevant information and opportunities available to make a submission.	Key stakeholder groups and WRC communities	Newspaper advertisements; Fact sheets; Social media posting; Email key stakeholders; Mail landowners affected by zone amendments; Mapping Yoursay website; and Amendments & fact sheets at Council offices.

Stage 4 - Statutory Consultation	- Explain the rationale and context of the Major Amendment consultation process for the Planning Scheme, including key dates; - Encourage community to access information that is available and participate in various engagement activities; - Conduct consultation activities at Council offices, considering content relevant to priorities of each Township; and - Effectively respond to inquiries and continue to communicate key messages.	Key stakeholder groups, Local industry and WRC Communities	Fact Sheets; FAQ's; Social media posting; Newspaper advertisements; Yoursay engagement portal; Consultation – meet a planner; mapping; and Amendments & fact sheets at Council offices.
Stage 5 - Submission Analysis	- Inform WRC communities that public consultation period has closed and when Submission Analysis Report is expected to be released; - Acknowledge receipt of submissions received in submissions register; - Advise community and submitters on Council's response to submissions made during the consultation period and proposed changes to be considered in future amendments; - Where changes are made in response to submissions, advise community of council decision, enact changes on feedback and prepare to re-consult if changes are considered 'significantly different' from what was consulted upon; and - Release Submission analysis report identifying key themes and notify submitters how to review submission response.	Councillors, Consultation submitters and WRC Communities	Social media posting; Submission Analysis Report; Website update; and Mail or email all submitters
Optional step – Amendment changes made in response to submissions	- Notify stakeholders of proposed changes and intention to undergo further consultation; and - Return to State Interest Review and renew Consultation strategy.	Key stakeholder groups, Councillors, Local industry and WRC Communities	Council Briefing and Meeting; Social media posting; Newspaper advertisements; Your Say engagement portal; and Consultation Plan.
Stage 6 - Adopt Amendments	- Adopt Major Amendment; - Begin analysis on key issues identified by submissions for consideration in future amendments; - Notify "Department" of adoption; and - Notify community of adoption via Gazette, Newspaper, Facebook post and on Council's website.	The "Department" WRC Communities; Councillors	Council Briefing and Meeting; Social media update; Gazette; and Newspaper.

8. Roles and Responsibilities

The project team's roles and responsibilities have been outlined below in **Table 15**:

Table 13: Roles and responsibilities.

Project Team Role	Responsibilities
Whitsunday Regional Council	
Director Regional Strategy and Planning	Provide final approvals for all major external communications during consultation. The Director will act as liaison between Councillors and the Project Team
Manager of Strategic Planning	Assist in the coordination of project deliverables, phases, communications material and act as a key project spokesperson.
Communications & Marketing Manager	Manage all media enquiries and issues, which may arise during the project. Approve all media communications and external communications.

9. Feedback and Integration

9.1 Next steps

Community Engagement materials will now be developed in preparation for the consultation activities, subject to State Interest Review approval.

9.2 Feedback

Key Stakeholders and consultation participants will be contacted after the project is completed to advise them of the outcome and confirm their feedback, by distributing a copy of the Consultation Summary by email. The Consultation Summary is a summary document, which outlines the key results of the engagement process and indicates the next steps for the project.

Closing the loop with participants is one of the most important steps of an effective community engagement process. Once the community sees an outcome from the engagement process, they become more engaged and involved in future decision-making.

10. Conclusion

This Plan seeks to provide an overview and strategy for public and State agency consultation of the Major Amendment to the Planning Scheme. The Plan seeks to promote engagement and understanding of the proposed amendments in an effort to enable informed discussion, understanding and submissions on the Planning Scheme. Engagement will be built using tools that promote awareness online, newspapers, but also in person within meet a planner. Key messages, fact sheets and FAQ's respond to the consultation context and key priorities from each Township to ensure that engagement is high.

The proposed Plan is in alignment with the requirements set out within the *Minister's Guidelines and Rules 2023*. Should any changes occur to the proposed amendments

following formal consultations that are considered 'significantly different' from what was advertised, a new consultation plan will be prepared to guide an amended public consultation process on proposed amendments.

Appendix A – List of Interested Stakeholders

List of Community Stakeholders

Note: an option to unsubscribe from Planning Scheme Amendment consultation updates will be provided within each email update.

Note: Stakeholder list is subject to updates.

Abbot Point Bulkcoal (Adani)
Abell Point Marina
Abell Point Yacht Club
Airlie Beach Festival of Music
Airlie Beach Fire Station
Airlie Beach Men's Shed
Airlie Beach Race Week
Airlie Bowls Club Inc
Arabon Seafoods
Australian Stock Horse Association
Beachside Holiday Units
Bill Dreger Aluminium and Glass
Bloomsbury Primary School
Bowen and Collinsville Enterprise (BCE)
Bowen Business Chamber
Bowen Early Years Network Group
Bowen Gumlu Growers
Bowen Hospital
Bowen Independent
Bowen Lions Club
Bowen Meals on Wheels
Bowen Neighbourhood Centre
Bowen Plaza Pharmacy
Bowen Rotary Club
Bowen RSL
Bowen State High School
Bowen State Primary School
Bowen Tourism and Business
Bowen Transit
C&K Collinsville & Scottville Kindergarten
C&K Whitsunday Community Kindergarten
Canegrowers Proserpine
Cannonvale State School
Collinsville Community Association

Collinsville Connect
Collinsville Fire and Rescue Station
Collinsville Fire Station
Collinsville Historical Society
Collinsville Hospital
Collinsville Lions Club
Collinsville Pensioners
Collinsville Police Station
Collinsville State High School
Collinsville State School
Collinsville Visitor Information Centre
Collinsville Youth Coalition
Community Solutions (Airlie Beach)
Conway Beach Tourist Park
Coral Coast Barra
Coral Cove Apartments
Cruise Ship Ambassadors
Dingo Beach Progress Association
Endeavour Foundation
Glencore
Goodstart Early Learning
Goodstart Early Learning Bowen
Gumlu Primary School
Hamilton Island Primary School
Hayman Island Primary School
Horseshoe Bay Resort
Hydeaway Bay Progress Association
Le Sorelle Coffee House
<u>Local Aboriginal Groups</u> North Queensland Land Council; Proserpine Indigenous Reference Group; Juru Enterprises; Girudala Community Cooperative Society; Birriah Aboriginal Corporation; Proserpine Indigenous Reference Group; Jangga Operations; and Traditional Owner Reference Group.
Lowcock Construction
Mackay LASN (Local Ambulance Service Networks)
Merinda Primary School
North QLD Bulk Ports
Phantom Produce
Pilcher Industries
Port of Airlie
Proserpine BMX Club

Proserpine Chamber of Commerce
Proserpine Community Centre
Proserpine District Lawn Tennis Association
Proserpine Fire Station
Proserpine Girl Guides
Proserpine Golf Club
Proserpine Hack & Pony Club
Proserpine Historical Museum
Proserpine Hospital
Proserpine Information Centre
Proserpine Junior Cricket
Proserpine Junior League
Proserpine Ladies Bowls Club
Proserpine Ladies Squash Club
Proserpine Lions Club
Proserpine Masonic Lodge
Proserpine Police Station
Proserpine Pool
Proserpine Progress Association
Proserpine Progress Community Group
Proserpine Rodeo Association Inc
Proserpine Rugby League Football Club Inc
Proserpine Scouts Group
Proserpine State High School
Proserpine State School
Proserpine Taipans Junior Soccer
Proserpine Tourist Park
Proserpine Whitsunday Raiders Rugby Union
Proserpine Youth Space
Queens Beach State School
Reef Catchments
Reneken Accountants
Retired Miners Lodge
Rodney Barrett Graziers
Rose Bay Resort
Rotary Airlie Beach
RSL Airlie Beach Whitsunday Sub Branch
Sanoma Qcoal
Save Our Foreshore Inc
Scottville State School
SKAL International Whitsundays
Spice and Pepper Restaurant
St Catherine's Catholic College

St Catherine's Primary
St John Bosco Catholic School
St Mary's Catholic School
St Vincent de Paul Society
TAFE North QLD
TAFE Queensland North
The Cove Restaurant and Bar
Tourism Whitsundays
VMR Bowen
VMR Whitsundays
Whitsunday Christian College
Whitsunday Coast Chamber of Commerce
Whitsunday Early Years Network
Whitsunday Neighbourhood Centre
Whitsunday Neighbourhood Centre
Whitsunday PCYC
Whitsunday Police
Whitsunday Ratepayers Association
Whitsunday Reef Festival
Whitsunday Region Ratepayers Association
Whitsunday Running Club & Festival
Whitsunday Sands Resort
Whitsunday Transit
Whitsunday Writer's Festival
Whitsunday Zonta
Zonta Club of Bowen

List of Industry Stakeholders

AAA Building Consultants
Abell Builders
Agile Approvals
Airbnb
Airlie Beach and Whitsunday Real Estate
Airlie Beach Constructions
Airlie Beach Plumbing & Gasfitting
Airlie Builders
Airlie Plumbing
Alan Jamieson
Allen Build
Allen Trinder Building
Apex Home Constructions
BBS Developments

Attachment 11.5.6 Attachment 2 - Draft Community Engagement Plan - Draft Amendment Package A

BC Constructions	Greg Matthews
Beachtech Designs	GT Homes
Ben - Blue Palm Property	Hermsa Constructions
Bernie McErlane	Hutchinson Builders
Berry Excavations	Hydeaway Plumbing & Gas Fitting Service
Blue Diamond Constructions	Ideal Gas & Plumbing
Bluewater Plumbing	Integral Building
Bob Bogie & Co Solicitors	Jaremus Constructions
Bob Thomson	Jason Bartz
Brad Penhallurick	Jeff Day Plumbing
Brahman Builders	Jeremy Smith Constructions
Brazilbuilt	Jim Stace Carpentry & Construction
Brian Smith Constructions	JM Constructions
Bruce Absolon	John Harris - PRD Whitsunday
Cane Civil Constructions	Justin Daley
Cannonvale Plumbing	Kegsawers
Century 21	Kendall Nash
Century 21 Bowen	Laser Plumbing
Chris Bailey Pools	Latitude 20 Homes
Chris Russell Constructions	Laurie Smith
Clarkco Pty Ltd	Lawto's Barefoot Real Estate
Colin Hounsell	Leith Michell Builder
Colony Building Group	Lindsay Bates Building
Coral Sea Carpentry	LJ Hooker Bowen
Crear Construction	LJ Solid Constructions
Cumberland Homes	Lowcock Builders
Dan McCormack	Macrossan & Amiet Solicitors Proserpine
Department of Natural Resources, Mines and Energy (DNRME)	Marco Deboni
Department of Transport and Main Roads (Marine infrastructure)	Matt Kelly
Department State Development and Infrastructure Planning (DSDIP)	McNeill Building
Derek Hansen	Merrick Constructions
Dixon Homes	Milford Planning
EcoDrill -	Moloko Homes
First National Real Estate Whitsunday Coast	Morton Plumbing
Flanagans Engineering	Neil Sempf
Focus on Water	Northarm Constructions
Front line Constructions	O'Connor Plumbing
Gary Goddard Engineering	Paragon Engineering
Gary Molloy Building	Paul Smith
Gary Taylor	PD Law
GJ Gardner Homes	Peter Town Homes
Greg Dibben	Petos Constructions
	Piccinelli Builders
	Pichers Industries

PRDNationwide Whitsunday
Premise
Premise
Professional Whitsundays
Queensland Parks and Wildlife Service
Queensland Rail
Ray White Whitsunday
Real Estate for Sale
Reece Milburn
Reece Plumbing
Ricciardi Builders
Rob Jeffrey
Rob Taylor
Ross Smith
RPS Group
Rudd Constructions
Sandra Hansche
SMEC Engineering
Spannys Real Estate
Splash Pools
STA Engineering
Steve Knight
Steve Paine Builder
Steve Williams
Stewart Lester
Sunstate Shed

Sunsteel Homes
Tap Out Plumbing
Taylors Property Specalists
Terry Kemp
Terry Peach
Think Water
Titan Homes
Totally Drained Plumbing
Town & Country Builders
Trevor Glasson Engineering
Trevor Harrison
Trevor Yuskan
Veris
Vision Surveys
Wakefield Plumbing
Wayne Borellini
Whaleback Plumbing
Whit Spec
Whitsunday Law
Whitsunday Reality
Winterburn Constructions
Winterburn Pools
Wynne Planning & Development

Appendix B – Communication guidelines

Communication Protocol

The following protocols will be followed throughout each consultation process:

- All media enquiries will be directed through Council's Communications & Marketing Manager and Manager of Strategic Planning;
- All other enquiries will be directed to the Manager of Strategic Planning who will notify the Council's Director of Regional Strategy and Planning, if necessary;
- All formal external communication materials will be reviewed and approved by both the Director of Regional Strategy and Planning and Communications Manager; and
- All incoming communication to Council from external stakeholders and the responses to these enquiries will be recorded and tracked using Enterprise Content Management (ECM) and Customer Request Management (CRM). Key information to be recorded will include name of person, contact details, query, action required, response and any other comments required.

Recording Informal and Formal Correspondence

When Council receives phone calls or front counter enquiries, the following process is to be undertaken for CRMs:

1. Any contact with Customer Service Centres that can be recorded as a CRM will be recorded (i.e. phone calls, front counter enquiry);
2. All CRMs for the Major Amendment consultations will be allocated to ECM;
3. CRMs will initially be tasked to Strategic Planning Administration who will then allocate enquiries to a Project Manager within the Strategic Planning Branch;
4. If there are questions about the Plan that Customer Contact can address, the task will be closed out by this team. Key talking points will be provided to Customer Contact for use;
5. As much detail as possible will be recorded to ensure quality of information; and
6. A report will be run of all CRMs to allow for registration to ECM.

When Council receives written correspondence via submissions@whitsundayrc.qld.gov.au or yoursay@whitsundayrc.qld.gov.au

1. Submissions to yoursay@whitsundayrc.qld.gov.au are automatically forwarded to submissions@whitsundayrc.qld.gov.au;
2. All submissions for the Major Amendment consultation will be allocated to ECM;
3. Strategic Planning ADMIN: once registered, move into "Registered – [Officer] – Draft" folder in email;
4. Strategic Planning ADMIN: enter Submitter details into the submissions database to create the new user;
5. Strategic Planning ADMIN: once email is assigned to an officer and details are entered into the submissions database, forward the email to the allocated officer for actioning;
6. Strategic Planning OFFICER: enter submission into the submissions database and assign issue;
7. Strategic Planning OFFICER: populate the details/create response; and
8. Strategic Planning ADMIN: Export file into formal Submission analysis report.

When Council receives written correspondence by post, the following process will be undertaken for ECM:

1. Any written correspondence is to be registered to the relevant Strategic Planning consultation folder by Records;
2. Tasks will be added to the Planning task list;

3. Planning Administration will allocate any consultation related tasks to the Strategic Planning team to action; and
4. All responses to any incoming enquiries or submissions will be recorded to ECM via registration.

Appendix C - Newspaper advertisement (examples)

Consultation start **##DATE ##**

WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT CONSULTATION START

Whitsunday Regional Council is seeking public comment on the Major Amendment of the Whitsunday Planning Scheme 2017 from **xx Date xx – xx Date xx.**

The Major Amendment to the Planning Scheme has the following purpose and general effect relating to the entire local government area:

The amendment seeks to strengthen assessment benchmarks within the Planning Scheme to clearly identify that Short-term accommodation is not supported within the Low density residential zone, with the exception of several localities traditionally used for holiday home purposes.

(further details will be included following State Interest Review).

To view the proposed amendments to the Planning Scheme, including supporting fact sheets, how to make a submission instructions and FAQs, please visit Council's consultation website at Yoursay@whitsundayrc.qld.gov.au or visit a Council office to view or purchase a copy of the Major Amendment at:

BOWEN
67 Herbert Street,
Bowen QLD 4805

COLLINSVILLE
Cnr. Stanley and Conway Streets,
Collinsville QLD 4804

CANNONVALE
Shop 23 Whitsunday Plaza,
Cannonvale QLD 4802

PROSERPINE
83 - 85 Main Street,
Proserpine QLD 4800

To make a submission on any aspect of the amendments, please register and lodge online at Yoursay@whitsundayrc.qld.gov.au, email Council on submissions@whitsundayrc.qld.gov.au, deliver by mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

A properly made submission may be made by any person, which must be lodged during the public consultation period and include:

- your name;
- residential or business address;
- facts or grounds of the submission;
- postal address or email; and
- your signature.

Enquiries on this matter should be directed to the Strategic Planning Branch on ☎ 07 4945 0263.

Warren Bunker
Chief Executive Officer

Consultation End ##DATE ##

WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT CONSULTATION END

Whitsunday Regional Council is seeking public comment on the Major Amendment Whitsunday Planning Scheme 2017 from xx Date xx – xx Date xx.

The Major Amendment has the following purpose and general effect relating to the entire local government area:

The amendment seeks to strengthen assessment benchmarks within the Planning Scheme to clearly identify that Short-term accommodation is not supported within the Low density residential zone, with the exception of several localities traditionally used for holiday home purposes.

(further details will be included following State Interest Review).

To view the proposed amendments to the Planning Scheme, including supporting fact sheets, how to make a submission instructions and FAQs, please visit Council's consultation website at Yoursay@whitsundayrc.qld.gov.au or visit a Council office to view or purchase a copy of the Major Amendment at:

BOWEN
67 Herbert Street,
Bowen QLD 4805

COLLINSVILLE
Cnr. Stanley and Conway Streets,
Collinsville QLD 4804

CANNONVALE
Shop 23 Whitsunday Plaza,
Cannonvale QLD 4802

PROSERPINE
83 - 85 Main Street,
Proserpine QLD 4800

To make a submission on any aspect of the amendments, please register and lodge online at Yoursay@whitsundayrc.qld.gov.au, email Council on submissions@whitsundayrc.qld.gov.au, deliver by mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

A properly made submission may be made by any person, which must be lodged during the public consultation period and include:

- your name;
- residential or business address;
- facts or grounds of the submission;
- postal address or email; and
- your signature.

Enquiries on this matter should be directed to the Strategic Planning Branch on ☎ 07 4945 0263.

Warren Bunker
Chief Executive Officer

1 August 2024

WRC Major Amendment v5.0 - Short Term Accommodation

Supporting Material - Submission Summary

This document presents an overview of submissions related to short-term accommodation uses within the Whitsunday Regional Council (WRC) area, compiled over the past five years. A comprehensive summary of all submissions can be found in Appendix A.

The summary encompasses submissions collected during the public notification period in 2022 for the WRC Major Amendment v4.7, as well as those received concerning development applications for short-term accommodation lodged from July 2019 to July 2024.

Major Amendment v4.7 (October 2023)

The most recent major amendment to the WRC Planning Scheme, commencing in October 2023, involved various updates to:

- issues raised in the rounds of consultation for the formation of the Planning Scheme (2015 – 2017);
- numerous minor workability problems identified by internal and external stakeholders during the past few years;
- updating of the different sections of the Scheme as required by State Planning Policy Guidance Materials;
- administration updates to the LGIP as a result of updates to components of the Planning Scheme; and
- zoning amendment requests (in and outside of the official consultation periods).

The short-term related changes made as part of the Major Amendment include:

- Introduction of additional administrative definition for Short-term accommodation (Dwelling) to assist in clarifying requirements in the relevant development codes.
- Renaming of the Multi-unit uses code to the Short-term accommodation and multi-unit uses code
- Inclusion of additional requirements for Short-term accommodation (Dwelling) relating to bins and signage.

Public consultation for this amendment ran from 25 July 2022 to 31 October 2022. A total of 1331 submissions were received during this period comprising of:

- 1120 submissions in petition type format of pre-typed forms with an individual signature,
- 163 submissions in template type format with individual comments on email, and
- 48 individual submissions.

Of these submissions, a total of 348 submissions included reference to short-term accommodation. The predominant themes and concerns raised by the submitters included:

WRC Major Amendment package A, supporting material- Submission Summary.

- *Short-term accommodation should not be supported in low density residential zones, and*
- *Short-term accommodation to be made impact assessable within the Low- medium density residential zone.*

Development Applications July 2019- July 2024

Over the last five years Council has received a total of 143 submissions during public consultation periods for development applications for short-term accommodation within the Low-density residential zone.

The primary concerns raised by the submitters include:

- Number of STA properties in locality,
- Privacy concerns,
- Noise,
- Security concerns from increased number of tourists,
- Impacts to long-term accommodation supply,
- Parking,
- Excessive rubbish, and
- Bad behaviour of visitors.

WRC Major Amendment package A, supporting material- Submission Summary.

Attachment 11.5.7 Attachment 3 - Submission Summary - Draft Amendment Package A

CM Date	RFP Report	Submission numbers	Submission themes	Outcome
		Zone Appropriate Use		
24-Jul-24	20240012 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 52 Trader Crescent, Cannovale - 2045P276373 - M Kucpiwski (	5	Noise Garbage Overflow Noise/Light	Refused
26-Jun-24	20240139 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 22A Rattray Avenue, Hydeaway Bay - 205P184795 - M & S	1	Potential for many guests to rent Security Privacy	Approved
29-May-24	20231355 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 3 Jessie Way, Airlie Beach - 23P163579 - A J Freeman JR Sh	4	Party House/Loud Noise Car parking/increase in parking in narrow street Road safety concerns Security concern Nuisance concerns Shortage of rental properties and keeping STA in Airlie Beach Disruption of residential character	Approved
29-May-24	20240021 - Development Application For Development Permit For Material Change Of Use For Short Term Accommodation - 11 Armitage Avenue, Mandalay - 205P189772 - SPJ & I	4	Property value concerns Operational concerns Increase in STA and shortage of rental properties Behaviour concerns	Approved
24-Apr-24	20231260 - Development Application for Development Permit for Material Change of Use for Short Term Accommodation - 2 Armada Crescent, Jubilee Pocket - 615P189752 - AP & MC W	2	Neighbouring property damage concerns Zoning Noise/Disruption Lack of On-site Supervision/Owners are not residents Parking Issues Character of the Neighbourhood Existing Short Term accommodation / Overabundance of Short-Term accommodation Acute Shortage of Long-term Accommodation	Approved
24-Apr-24	20231369 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 16 Harbour Ave, Shute Harbour - CJ and VL Berechree	4	High Rates for residents Privacy and security Impacts on Amenity and Infrastructure	Approved
28-Feb-24	20231021 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - Lot 12 119 Botanica Drive, Woodwark - J Walker & M Raga	19	Noise and Disruptions Dust concerns Noise concerns Limited transportation services to the locality Shortage of long-term accommodation supply and devaluation of properties Rubbish disposal concerns	Approved 4/2
28-Feb-24	20231200 - Development Permit For Material Change Of Use - Short Term Accommodation - 461b And 461 Sugarloaf Road, Riordanvale - D J Kennedy & R E Kennedy C/- Vision Su	3	Wildlife habitat concerns Noise/Another Party House Parking/Boat Parking Issues Garbage Overflow Privacy and Safety Acute Shortage of Long-term Accommodation	Approved 4/2
28-Feb-24	20231257 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 43 Harbour Ave, Shute Harbour - Z Xia	6	High rates for residents Noise and disruptions from neighbouring STAs Parking availability concern Operational concerns	Approved 4/2
13-Dec-23	20230769 - Development Application for Development Permit - Material Change Of Use - Short Term Accommodation - 4 Kara Crescent, Airlie Beach - L53 RP941829 - C J Rimmer I	1	Parking availability Privacy concerns Noise and disruption concerns Number of STA Properties in Hydeaway Bay Security concerns from increased number of tourists Increasing unpermitted land use for short term rental Property Manager availability	Approved 5/2
22-Nov-23	20230708 - Development Permit for Material Change Of Use - Short Term Accommodation - 16 Olden Court, Hydeaway Bay - Coral Sea & Co Property Pty Ltd C/- Wynne Planning I	4	STA signage not displayed Number of STA Properties in Hydeaway Bay Privacy Concerns from elevated dwelling Noise from Maintenance of the premises Security concerns from increased number of tourists Noise generated from elevated dwelling with deck Impacts to long-term accommodation supply Operation without Approval Noise Disruption/Inappropriate Behaviour Parking Issues Garbage Overflow	Approved 4/2
22-Nov-23	20230547 - Development Permit for Material Change of Use for Short-Term Accommodation - 11 Roseric Crescent, Hydeaway Bay - 207RP747094 - RM & M Marjanovic C/- Wynne I	2	Demographics and Lifestyle Noise Disruption/Inappropriate Behaviour Parking Issues Garbage Overflow Demographics and Lifestyle Noise Privacy Shortage of long-term rental in town Behavioural issues Reckless driving from guests to and from the premises Parties previously had at the premises and Noise impacts Condition of Driveway causes traffic issues Council to impose specific conditions in relation to screening guests	Approved 4/2
22-Nov-23	20230673 - Development Permit for Material Change Of Use - Short Term Accommodation, 7 Shutehaven Close, Shute Harbour - Jospet Pty Ltd	4	Demographics and Lifestyle Noise Disruption/Inappropriate Behaviour Parking Issues Garbage Overflow Demographics and Lifestyle Noise Privacy Shortage of long-term rental in town Behavioural issues Reckless driving from guests to and from the premises Parties previously had at the premises and Noise impacts Condition of Driveway causes traffic issues Council to impose specific conditions in relation to screening guests	Approved 4/2
22-Nov-23	20230345 - Development Permit For Material Change Of Use - Short Term Accommodation, 9 Shutehaven Close, Shute Harbour - S J Kelly And J M Hall	4	Demographics and Lifestyle Noise Privacy Shortage of long-term rental in town Behavioural issues Reckless driving from guests to and from the premises Parties previously had at the premises and Noise impacts Condition of Driveway causes traffic issues Council to impose specific conditions in relation to screening guests	Approved 4/2
09-Aug-23	20220976 - Development Assessment for Development Permit for Material Change of Use for Short Term Accommodation - 23 Wambri Street, Cannovale - Blue Jade Investments	1	Behavioural issues Reckless driving from guests to and from the premises Parties previously had at the premises and Noise impacts Condition of Driveway causes traffic issues Council to impose specific conditions in relation to screening guests	Refused 4/2
28-Jun-23	20230148 - Development Permit for Material Change of Use for Short-Term Accommodation - 4 Armada Crescent, Jubilee Pocket - AR & C King C/- Wynne Planning & Development	2	Parking on the verge/hard and request for a stipulation to contain parking in driveway Nuisance from barking Noise, parking and amenity Noise and amenity concerns Devaluing property value The proposal conflicts with Part 6 Section 6.2.6.2(3)(d)(iv) of the Scheme Concerns over the number of STA properties in the area Too many vehicles/boats/trailers parking unlawfully in Hill Crest Avenue. Council should impose a maximum number of STA premises in the area. Police and property managers have been called numerous times in response to noise complaints. Too many STA's in Airlie Beach Every house that is put into the holiday rental pool takes it out of the long-term rental market	Refused 5/2
07-Jun-23	20230019 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 10 Pleasant Drive, Cannovale - C S & S A Mason	1	Devaluing property value The proposal conflicts with Part 6 Section 6.2.6.2(3)(d)(iv) of the Scheme Concerns over the number of STA properties in the area Too many vehicles/boats/trailers parking unlawfully in Hill Crest Avenue. Council should impose a maximum number of STA premises in the area. Police and property managers have been called numerous times in response to noise complaints. Too many STA's in Airlie Beach Every house that is put into the holiday rental pool takes it out of the long-term rental market	Refused 4/3
26-Apr-23	20221150 - Development Application for Development Permit for Material Change of Use for Short-Term Accommodation - 25 Blackcurrant Drive, Hydeaway Bay - WG & KL Reid C/-	1	Devaluing property value The proposal conflicts with Part 6 Section 6.2.6.2(3)(d)(iv) of the Scheme Concerns over the number of STA properties in the area Too many vehicles/boats/trailers parking unlawfully in Hill Crest Avenue. Council should impose a maximum number of STA premises in the area. Police and property managers have been called numerous times in response to noise complaints. Too many STA's in Airlie Beach Every house that is put into the holiday rental pool takes it out of the long-term rental market	Refused 4/3
14-Dec-22	20220809 - Development Application for Material Change of Use (Short-Term Accommodation) - 4 Hill Crest Ave, Airlie Beach - M Coughlan C/- Wynne Planning and Development	2	Noise Council should impose a maximum number of STA premises in the area Noise Concealed driveways	Approved 3/2
14-Dec-22	20220817 - Development Application for Material Change of Use (Short-Term Accommodation) - 34 Seaview Drive, Airlie Beach - M N Chieu C/- Wynne Planning & Development	1	Noise Council should impose a maximum number of STA premises in the area Noise Concealed driveways	Approved 3/2
14-Dec-22	20220808 - Development Application for Material Change of Use (Short-Term Accommodation) - 332 Mandalay Road, Mandalay - Reynolds & Wilson C/- Wynne Planning and Development	1	Road safety concerns Limited onsite car parking Safety and security Public notification process Property management Amenity disruption Short v long term renting On-site waste water disposal Planning Scheme non-compliance with Strategic Framework and Zone Unfair on Existing Accommodation providers Amenity Concerns Concerns over the number of STA properties in the area Council's guideline is silent on breaches of the Code of Conduct Non-compliance with low density Zone Code	Approved 3/2
09-Nov-22	20220302 - Development Application for Material Change of Use (Short-Term Accommodation) - 7 Pioneer Drive, Onge Beach - KM WILLIS	4	Use not permitted by the Planning Scheme in the Low-Density Res Zone. Recent approval of a similar application for short-term accommodation use in respect of the adjacent dwelling house premises at 20 Airlie Crescent, Airlie Beach Incentive for further similar applications to be lodged in the immediate vicinity Detract from the residential amenity Aggregation of both lawful and unlawful uses of dwelling houses in the immediate vicinity of the Premises being used for "short-term accommodation". It is common knowledge that the Property Managers are not contactable 24/7 STA guests have little incentive to control noise emanating from the premises as there are no practical sanctions against them if any breaches occur. Public notification compliance Owner's consent requirements	Approved 4/2
09-Nov-22	20220708 - Development Application for Material Change of Use (Short-Term Accommodation) - 1 Mastin Street, Airlie Beach - Britt Karl James AS TTE C/- Wynne Planning And Development	1	Use not permitted by the Planning Scheme in the Low-Density Res Zone. Recent approval of a similar application for short-term accommodation use in respect of the adjacent dwelling house premises at 20 Airlie Crescent, Airlie Beach Incentive for further similar applications to be lodged in the immediate vicinity Detract from the residential amenity Aggregation of both lawful and unlawful uses of dwelling houses in the immediate vicinity of the Premises being used for "short-term accommodation". It is common knowledge that the Property Managers are not contactable 24/7 STA guests have little incentive to control noise emanating from the premises as there are no practical sanctions against them if any breaches occur. Public notification compliance Owner's consent requirements	Approved 4/2
14-Sep-22	20220512 - Development Application for Material Change of Use (Short-Term Accommodation) - 12 Airlie Crescent, Airlie Beach - 14 SP137725	1	Use not permitted by the Planning Scheme in the Low-Density Res Zone. Recent approval of a similar application for short-term accommodation use in respect of the adjacent dwelling house premises at 20 Airlie Crescent, Airlie Beach Incentive for further similar applications to be lodged in the immediate vicinity Detract from the residential amenity Aggregation of both lawful and unlawful uses of dwelling houses in the immediate vicinity of the Premises being used for "short-term accommodation". It is common knowledge that the Property Managers are not contactable 24/7 STA guests have little incentive to control noise emanating from the premises as there are no practical sanctions against them if any breaches occur. Public notification compliance Owner's consent requirements	Approved 5/2

Attachment 11.5.7 Attachment 3 - Submission Summary - Draft Amendment Package A

				Potential impacts on amenity from unsafe and irresponsible behaviour of guests and potential for parties. Noise emanating from pets and guests. Excess rubbish Parking of campervans, caravans and trailers on the street creating potential traffic nuisance. Too many STA's in Hydeaway bay Submitter lives between two existing STA's and is suffering amenity issues STA properties in area without management signage No on-site manager and associated issues with management agencies Noise and behaviour Car parking Damage to common property Too many Short-term accommodation uses within the Cove. Council needs to place limits of Short-term accommodation and impose additional restrictions Potential impacts to security of private estate (e.g. general public being provided the gate codes) Potential for damage to common property such as private roads and infrastructure, with residents being responsible for the costs of repair. Noise impacts May set an unwanted precedent in the estate.		Refused 3/2
27-Jul-22	20220304 - Development Application for Material Change of Use (Short-Term Accommodation) - 42 Catherine Crescent, Jubilee Pocket - 63 RP747777	1				
13-Jul-22	20220338 - Development Application for Material Change of Use (Short-Term Accommodation) - 49 Gloucester Avenue, Hydeaway Bay - R & A Maher C/- Wynne Planning & Development	1				Approved 4/2
11-May-22	20220138 - Development Application for Material Change of Use (Short-Term Accommodation) - 21-23 The Cove Road, Airlee Beach - MJ Logan & DJ Drew	2				Approved 3/2
27-Apr-22	20220162 - Development Application for Material Change of Use (Short-term Accommodation) - 132 Mt Whitsunday Drive, Airlee Beach - 31 SP268398	1				Approved 4/3
13-Apr-22	20210930 - Development Application for Preliminary Approval (Variation Request: Building Works Tables of Assessment), Material Change of Use for a Dwelling House and Material Chan	4				Refused 6/0
23-Mar-22	20210929 - Development Application for Material Change of Use (Short-term Accommodation) - 5 Mazin St, Airlee Beach	1				Approved 5/2
23-Mar-22	20220039 - Development Application for Material Change of Use (Short-term Accommodation) 14 Erromanga Drive, Jubilee Pocket - 44 RP746923	1				Refused 4/3
23-Mar-22	20210921 - Development Application for Material Change of Use (Short-Term Accommodation) - 18/21-23 The Cove Road, Airlee Beach	3				Approved 4/3
09-Feb-22	20211172 - Development Permit for Material Change of Use (Short-Term Accommodation) - 316 Mandalay Road, Mandahly - Blosham & Jorgensen C/- Alan Barnett	6				Approved 4/3
				Privacy, Safety and Security Because of the proximity to Villa Botanica wedding venue, wedding guests may stay at the premises increasing chances of noise and drink driving. Use will create additional infrastructure impacts on the Estate's infrastructure. Set a precedent for further Short-term Accommodation (STA) applications Private Gate will be damaged by guests Road impacts Noise No Local Law to actively monitor STA premises STA Houses are run by investment companies who don't care about the residents in the Estate. Body Corp Insurance Fobs left at the gate causing safety risk Barking dogs will affect residential amenity Bins continuously on the road causing a traffic hazard Is there a Covid Plan for the Dwelling? Has WRC done a risk assessment on how the STA will affect Botanica residents? Has WRC done a Cost Benefit Analysis on how the STA will affect Botanica residents? No parking in BC areas Property Manager has not been contactable on the 24/7 line Residents have to pay for all of the infrastructure usage and repairs Noise and amenity due to closeness of dwellings Driveway is unsafe and previous tenants parked on the nature strip Guests will damage the hanging coral reef to the rear of property. Use not permitted by the Planning Scheme in the LowDensity Res Zone. Use should be in the Low-medium Density Zone Development is in an area surrounded by dwelling houses occupied by families. The existing area dwelling density is high therefore equating to a higher chance of impacted amenity. Too many STA premises in the area already impacting traffic volumes causing amenity impacts from noise. Too many STA's in the LowDensity zone already. It is common knowledge that the Property Managers are not contactable 24/7 STA guests have little incentive to control noise emanating from the premises as there are no practical sanctions against them if any breaches occur Old Plans provided with DA material. Kara Crescent Hill acts as an amphitheatre, meaning that all the noise from these holiday let properties funnels down into our property. Our bedroom wall is less than 2 metres away from the entertaining deck and the pool of 10 Airlee Crescent. Guests will park in Airlee Crescent cul-de-sac creating traffic issues. Premises has off-road driveway and guests will park on the street as a result. Large Group occupied the premises prior to Approval Parking availability limited on Woodmark Crescent Excessive Noise, intoxicated guests and profanities Visual Pollution due to proximity to adjoining premises. Uncontrolled BBQs are not suitable in a residential area Excess rubbish is left on the street No sign on the verge for Property Management details Property manager not available 24/7 and police should not have to be called to the premises. Large groups Noise, intoxicated guests and profanities Farking Bought into gated community for security, lack of noise, no partying and disruptions that comes with Short-term Accommodation No on-site manager to enforce the Code of Conduct After initial meet and greet, higher numbers arrive to the premises. Marina Shores has more STA apartments but is quieter than The Cove Recent purchaser in The Cove now settling due to the amount of STA in The Cove		
25-Jan-22	20211100 - Development Permit for Material Change of Use (Short-Term Accommodation) - Lot 14/119 Botanica Drive, Woodmark - Doan & Hayth Pty Ltd C/- Whitsunday Holiday Rentals	13				Refused 6/1
25-Jan-22	20211093 - Development Permit for Material Change of Use (Short-Term Accommodation), 23 Warrain Street, Shute Harbour, Vardanege C/- Whitsunday Holiday Rentals	1				Approved 6/1
25-Jan-22	20210846 - Development Permit for Material Change of Use (Short-Term Accommodation) - 10 Airlee Crescent, Airlee Beach - MK Andrew C/- Wynne Planning & Development	2				Approved 6/1
13-Oct-21	20210294 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - SHORT-TERM ACCOMMODATION - 13 WOODMARK CRESCENT CANNONVALE - G & F TURNER C/- WHITSUN	4				Refused 5/2
30-Jun-21	20210186 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR SHORT TERM ACCOMMODATION, 21-23 THE COVE ROAD AIRLEE BEACH - WALLAGA LAKE DEVELOPMENT	2				Approved 4/3

Attachment 11.5.7 Attachment 3 - Submission Summary - Draft Amendment Package A

			additional comment was made that it is difficult for some people to make submissions. No response is assumed as a "non-objection". The development application is too long, and responses are "not applicable" No mandatory submission from direct adjoining landowners Applications are revenue biased and not based on governance Two-page management plan is vague and lacks enforceable consequence Statutory Declaration issues. Schoolies booking period Numerous statements are opinions and not substantiated or supported by fact or worse possibly plagiarised from application to application Failure by Council to conduct an impact assessment study Successful applications are permanent and should be annually based. Anomaly in application in regard to the address Noise impacts Flaws in the application process. Depreciation of property values in surrounding area Applicant / future owners could run a "tree house" Neighbours to impose development conditions No regular review process involving the neighbours Taking business from commercial hotel industry Lack of on-site manager means that neighbours have to monitor the premises Maximum numbers cannot be enforced Application ignores precedence - previous owner ran a B&B and the neighbours suffered amenity effects Proposal is not compatible with the prevailing character of the area Parking Increase in traffic (and increase in traffic noise and emissions), Airport bus drop-offs Privacy, Safety and Security Because of the proximity to Villa Botanica wedding venue, wedding guests may stay at the premises increasing chances of noise and drink driving. Use will create additional infrastructure impacts on the Estate's infrastructure Set a precedent for further Short term Accommodation (STA) applications Water infrastructure capacity impacted by additional demand of STA Road impacts, increase in traffic Potential Legal implications and additional expenses for Body Corporate Private entrance gate Danger to wildlife in area Body Corp permission must be gained to apply for a STA Permit Signing the code of conduct will not stop guests of disrupting residents of Botanica Estate Noise Error on PA Signage No footpaths creating danger for guests walking to Villa Botanica Body corporate insurance STA should be done in Airite Beach, not Botanica Discrepancies in application material Airite Beach has ample hotels/motels. By allowing this development, Council is putting those hotels/motels out of business. Property manager concerns Exclusive gated subdivision was originally approved as a "serenity for ever" residential estate Incorrect zoning Airbnb is widely publicised and many objections across the nation from those residential neighbours who bare the brunt of the noise and holiday makers environment.	
26-Aug-20	20200521 - DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - SHORT TERM ACCOMMODATION - L: 115 SP: 268382 - 2A CORAL ESPLANADE CANNONVALE - RUSSELL C/ WYNB	6		
27-May-20	20200035 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR SHORT TERM ACCOMMODATION - 17/119 BOTANICA DRIVE, WOODMARK - MURPHY C/ WHITSUNDAY I	12		Approved 4/3
29-Jan-20	20191075 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - SHORT TERM ACCOMMODATION - 108 GLOUCESTER AVENUE HYDEWAY BAY - 122 RP: 744481 - P O'BRIEN	1		Approved
27-Nov-19	20190906 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - SHORT TERM ACCOMMODATION - 13 KARA CRESCENT, AIRIE BEACH - 370SP268400 - F MORANO	1		Approved
24-Jul-19	20190315 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR SHORT TERM ACCOMMODATION - UNIT 2, 72 GLOUCESTER AVENUE, HYDEWAY BAY - KALLIAS GROUP	2		Approved
Total submissions		143		

State Interest Review Statement

Mackay, Isaac and Whitsunday Regional Plan 2012

The State Planning Policy 2017 interests have been met through the drafting of this major amendment, and as a result it is considered the relevant state interests of the regional plan have also been sufficiently integrated.

State Planning Policy July 2017

The below state interest review statement addresses the amendments within the Proposed Major Amendment and compliance with the updated State Planning Policy (July 2017).

State Interest	State Interest Policy	Major Amendment Changes
Housing Supply and Diversity Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.	(1) Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure is identified.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(3) A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through: (a) appropriate, responsive and proactive zoning	The Strategic Framework is proposed to be amended to include additional support for affordable housing supply and diversity. These changes ensure proactive zoning response and provide clear policy direction for certain residential localities to ensure character and residential amenity within the Low density

	(b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living (c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.	residential zone is maintained, catering for local residents and not tourists.
	(4) Best practice, innovative, and adaptable housing design and siting is provided for and encouraged.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(5) Sufficient zoned land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved large-scale mining, agriculture, industry or infrastructure projects.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Liveable Communities Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.	(1) High quality urban design and place making outcomes are facilitated and promote: (a) affordable living and sustainable and complete communities (b) attractive, adaptable, accessible and inclusive built environments (c) personal safety and security (d) functional, accessible, legible and connected spaces (e) community identity through considering local features, character, needs and aspirations.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(2) Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by: (a) good neighbourhood planning and centre design (b) a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community (c) consolidating urban development in and around existing settlements (d) higher density development in accessible and well-served locations (e) efficient use of established infrastructure and services (f) supporting a range of formal and informal sporting, recreational and community activities.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(3) Development is designed to: (a) value and nurture local landscape character and the natural environment (b) maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity (c) maintain or enhance opportunities for public access and use of the natural environment.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) Connected pedestrian, cycling and public transport infrastructure networks are facilitated and provided.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(5) Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(6) Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(7) All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Agriculture The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	(1) Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2a) 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.	No changes are proposed in the major amendment in relation to this state interest.
	(2b) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land.	
(2c)	Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by: c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
(3)	Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
(4a)	Growth in agricultural production and a strong agriculture industry is facilitated by: a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
(4b)	Growth in agricultural production and a strong agriculture industry is facilitated by: b) protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture, from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(4c) Growth in agricultural production and a strong agriculture industry is facilitated by: c) locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4d) Growth in agricultural production and a strong agriculture industry is facilitated by: d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc).	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4e) Growth in agricultural production and a strong agriculture industry is facilitated by: e) considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4f) Growth in agricultural production and a strong agriculture industry is facilitated by: f) ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

Development and Construction Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	(1) A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development is identified that considers: (a) existing and anticipated demand (b) the physical constraints of the land (c) surrounding land uses (d) the availability of, and proximity to, essential infrastructure required to service and support such development.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) Appropriate infrastructure required to support all land uses is planned for and provided.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(3) Mixed use development is achieved by appropriately zoning the land.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed-use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(5) Efficient delivery of development is facilitated by the adoption of the lowest appropriate level of assessment that is consistent with the purpose of the zone.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(6) Land uses are consistent with the purpose of the zone.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(7) State development areas and Priority Development Areas are: (a) identified and appropriately considered in terms of their planning intent (b) supported by compatible and complementary land uses and services on surrounding land.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Mining and Extractive Resources Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use	(1) Extractive Resources Key resource areas (KRAs) are identified, including the resource/processing area, separation area, transport route and transport route separation area.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) Extractive resources: KRAs are protected by: (a) maintaining the long-term availability of the extractive resource and access to the KRA (b) avoiding new sensitive land uses and other incompatible land uses within the resource/processing area and the related separation area of a KRA that could impede the extraction of the resource (c) avoiding land uses along the transport route and transport route separation area of a KRA that are likely to compromise the ongoing use of the route for the haulage of extractive materials (d) avoiding new development adjacent to the transport route that is likely to	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

conflicts where possible.	adversely affect the safe and efficient transportation of the extractive resource.
	(3), (4) and (5) Mineral, coal, petroleum and gas resources: (3) The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered. (4) Opportunities for mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses are facilitated. (5) The location of specified petroleum infrastructure is considered. No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Tourism Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.	(1) The findings of state endorsed tourism studies and plans are considered and reflected where relevant. (2) Existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected. (3) The delivery of sustainable tourism development is facilitated where it: (a) is complementary to and compatible with other land uses, including sensitive land uses (b) promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme. No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme. They aim to encourage sustainable tourism, education, business and accommodation. Amendments include a Rural tourism code, which promotes Agri and Nature based tourism in Rural areas, ensuring environmental integration and managing impacts upon Rural amenity

	of the natural and built assets associated with the tourism development.	
	4 Appropriate infrastructure to support and enable tourism development is planned for.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Biodiversity Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided they are minimised.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(5) Viable koala populations in South East Queensland are protected by conserving	N/A

	and enhancing koala habitat extent and condition.	
Coastal Environment The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.	1(a) Protection of the coastal environment: Coastal processes and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by: (a) concentrating future development in existing urban areas through infill and redevelopment	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	1(b) Protection of the coastal environment: Coastal processes and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by: (b) conserving the natural state of landforms, wetlands and native vegetation in the coastal management district	
	1(c) Protection of the coastal environment: Coastal processes and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by: (c) maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas	
	2 Protection of the coastal environment: Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	3 Protection of the coastal environment:	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	Reclamation of land under tidal water is avoided other than for the purpose of: (a) coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or (b) strategic ports, priority ports, boat harbors or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or (c) coastal protection works or work necessary to protect coastal resources or coastal processes.	
	4 Development in the coastal environment: Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	5 Development in the coastal environment: Opportunities for public use of and access to, and along, state coastal land is maintained or enhanced in a way that protects or enhances public safety and coastal resources.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Cultural Heritage The cultural heritage significance of heritage places and heritage areas, including	1 Aboriginal and Torres Strait Islander cultural heritage: Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are appropriately conserved and considered to support the requirements of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.	2 World and national cultural heritage: Adverse impacts on the cultural heritage significance of world heritage properties and national heritage places prescribed under the Environmental Protection and Biodiversity Conservation Act 1999 are avoided.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	3 State cultural heritage: Adverse impacts on the cultural heritage significance of state heritage places are avoided.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	4 Local cultural heritage: Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	5 and 6 Local cultural heritage: 5) Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or area by: a) avoiding adverse impacts on the cultural heritage significance of the place or area, or b) minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area 6) The conservation and adaptive re-use of places of local cultural heritage significance and local heritage areas are facilitated so that the cultural heritage	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	significance of the place or area is retained.	
Water Quality The environmental values and quality of Queensland waters are protected and enhanced.	(1) Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives for Queensland waters.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) Land zoned for urban purposes is located in areas that avoid or minimise the disturbance to: (a) high-risk soils (b) high ecological value aquatic ecosystems (c) groundwater dependent ecosystems (d) natural drainage lines and landform features.	
	(3) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on the environmental values of receiving waters arising from: (a) altered stormwater quality and hydrology (b) waste water (other than contaminated stormwater and sewage) (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilisation of nutrients and sediments.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2).	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(5) At the post-construction phase, development: (a) achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2); or (b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives table B (appendix 2).	
	(6) Development in water resource catchments and water supply buffer areas avoids potential adverse impacts on surface waters and groundwaters to protect the drinking water supply environmental values.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Emissions and Hazardous Activities Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately	(1) Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.	No changes are proposed in the major amendment in relation to this state interest.
	(2) Protection from emissions and hazardous activities: Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

established industrial development, major infrastructure, and sport and recreation activities is ensured.	safety risks to communities and individuals.	
	(3) Protection from emissions and hazardous activities: Prescribed hazardous chemicals, stored in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold), are located to minimise the risk of inundation and dispersion.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) Protection from emissions and hazardous activities: Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including: (a) former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts) (b) former landfill and refuse sites. (c) contaminated land.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(5) Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment: Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively: (a) Medium-impact, high-impact and special industries (b) Extractive industries (c) Hazardous chemical facilities (d) Explosives facilities and explosives reserves	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

(e) High pressure gas pipelines (f) Waste management facilities (g) Sewage treatment plants. (h) Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan. (i) Major sport, recreation and entertainment facilities. (j) Shooting facilities. (k) Motor sport facilities.	
(6) Mitigation of adverse impacts from emissions and hazardous activities: Development that is incompatible with the existing and approved land uses or areas included in policy 5 above, is located to avoid any adverse impacts of environmental emissions, or health and safety risks, and where impacts cannot be practicably avoided, development is designed to minimise the impacts.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
(7) Acid sulfate soil affected areas: Protect the natural and built environment, and human health from potential adverse impacts of acid sulfate soils by: (a) identifying areas with high probability of containing acid sulfate soils (b) providing preference to land uses that will avoid, or where avoidance is not practicable, minimise the disturbance of acid sulfate soils (c) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	release of acid, iron or other contaminants.	
Natural Hazards, Risk and Resilience The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.	1 Natural hazards areas are identified, including: (a) bushfire prone areas (b) flood hazard areas (c) landslide hazard areas (d) storm tide inundation areas (e) erosion prone areas.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	2 A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	3 Land in an erosion prone area is not to be used for urban purposes, unless the land is located in: (a) an urban area in a planning scheme; or (b) an urban footprint identified in a regional plan.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	4 Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas: (a) avoids the natural hazard area; or (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	5 Development in natural hazard areas: (a) supports, and does not hinder disaster management capacity and capabilities	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(b) directly, indirectly and cumulatively avoids an increase in the exposure of severity of the natural hazard and the potential for damage on the site or to other properties (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard (d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	6 Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	7 Coastal protection work in an erosion-prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply: (a) The building or structure cannot reasonably be relocated or abandoned. (b) Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable. (c) Any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	8 Erosion prone areas within a coastal management district: Development does not occur unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	9 Erosion prone areas within a coastal management district: Development permitted in policy 8 above mitigates the risks to people and property to an acceptable or tolerable level.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Energy and Water Supply The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	(1) Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water quality facilities and electricity substations, are protected from	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	encroachment by sensitive land uses where practicable.	
	(3) Development of major electricity infrastructure and bulk water supply infrastructure avoids or otherwise minimises adverse impacts on surrounding land uses and the natural environment.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	Mapping Updates	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Infrastructure Integration	1 The outcomes of significant infrastructure plans and initiatives by all levels of government are considered and reflected, where relevant.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated infrastructure and land use planning.	2 Development achieves a high level of integration with infrastructure planning to: (a) promote the most efficient, effective and flexible use of existing and planned infrastructure (b) realise multiple economic, social and environmental benefits from infrastructure investment (c) ensure consideration of future infrastructure needed to support infill and greenfield growth areas	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(d) optimise the location of future infrastructure within communities to provide greater access to facilities and services and enable productivity improvements.	
	3 Development occurs: (a) in areas currently serviced by state and/ or local infrastructure and associated services; or (b) in a logical and orderly location, form and sequence to enable the cost-effective delivery of state and local infrastructure to service development.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	4 Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Transport Infrastructure The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.	(1) All transport infrastructure: Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(2) All transport infrastructure: Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(3) All transport infrastructure: Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) All transport infrastructure: Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(5) All transport infrastructure: A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(6) State transport infrastructure: Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(7) State transport infrastructure: The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Strategic Airports and Aviation Facilities	(1) Strategic airports and aviation facilities are identified, including the associated Australian Noise Exposure Forecast	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.	(ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety areas, lighting area buffers, light restriction zones, wildlife hazard buffer zones, and building restricted areas.	
	(2) The safety, efficiency and operational integrity of strategic airports are protected. Development and associated activities: (a) do not create incompatible intrusions, or compromise aircraft safety, in operational airspace (b) avoid increasing risk to public safety in a public safety area (c) are compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater [as defined by Australian Standard 2021–2015: Acoustics—Aircraft noise intrusion—Building siting and construction (AS 2021), adopted 12 February 2015] and mitigate adverse impacts of aircraft noise.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(3) Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	(4) Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

	(5) Key transport corridors (passenger and freight) linking strategic airports to the broader transport network are identified and protected.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
Strategic Ports The operation of strategic ports and priority ports is protected and their growth and development is supported.	1 All strategic ports: Strategic ports, and associated strategic port land and core port land, are identified.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	2 All strategic ports: Development complements the role of a strategic port as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic port.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	3 All strategic ports: Strategic ports are protected from development that may adversely affect the safety, viability or efficiency of existing and future port operations.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	4 All strategic ports: Development is located and designed to mitigate adverse impacts on the development from environmental emissions generated by port operations.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
	5 All strategic ports: Key transport corridors (including freight corridors) linking strategic ports to the broader transport network are identified and protected.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.

6 All strategic ports: Statutory land use plans for strategic ports and the findings of planning and environmental investigations undertaken in relation to strategic ports are considered.	No changes are proposed in the major amendment in relation to this state interest. State interest is already incorporated within the Planning Scheme.
7 Priority ports: For priority ports, development is also consistent with the requirements of priority port master plans and priority port overlays as these are approved under the Sustainable Ports Development Act 2015.	No changes are proposed in the major amendment in relation to this state interest as no Port Masterplans or Overlays have been developed for the Abbot Point Priority Port to date.

Other changes not directly referencing the State Interests:

Part 3 Strategic Framework

- Strategic Intent section 3.2 strengthened to include additional support for affordable housing supply and diversity for local residents.
- Section 3.2.1 Liveable communities: Additional land use strategy to provide improved direction in relation to where Short-term accommodation will be supported.

Part 5 Tables of Assessment

- Amendments have been made to table 5.5.8 Low density residential zone:
 - Amendments to the Table of Assessment for the Low density residential zone to reduce the level of assessment for Short-term accommodation (Dwelling) within defined areas from impact assessable to code assessable. The level of assessment for all other areas of the zone remains as Impact Assessable.

Part 6 Zone Codes

- Amendments to the Low density residential zone code purpose statement and overall outcomes are proposed to:
 - Reflect the amended zone purpose statement within Schedule 2 of the Planning Regulation as per the Planning (Rooming Accommodation) Amendment Regulation 2022.
 - State that a variety of low density housing options are to be provided.
 - Prioritise the housing needs of local residents.

Part 9 Development Codes

- Amendments to the Short-term accommodation and multi-unit uses code:
 - Additional acceptable and performance outcome within the Short-term accommodation and multi-unit uses code to provide additional direction of where short-term accommodation dwelling uses can occur in the Low-density residential zone and strengthening of the overall outcomes for low density residential areas.

Schedule 1 Definitions

- Administrative Definitions
 - Definition for 'local resident', to assist in clarification for the uses supported in the Low density residential zone.
 - Definition for 'residential amenity', to assist in clarification for the uses supported in the Low density residential zone.

Whitsunday Planning Scheme 2017 Major Amendment Indicative Timeframe

The *Ministers Guidelines and Rules 2023*, Chapter 2, Part 4, defines the mandatory consultation timeline for a Major amendment. The following table defines the estimated timeline for the Major amendment.

Table 1: Indicative Whitsunday Planning Scheme 2017 Major Amendment project timeline.

Step	Description	Undertaken by	Estimated timeframe (business days)
1. Planning and preparation	Decide to make a major amendment and give the proposed amendment to the Minister for State Interest Review (no early confirmation of state interests).	Whitsunday Regional Council (WRC)	(July 2024 – September 2024)
2. State Interest Review	Undertake State Interest Review. State Government Election will happen 26 October 2024- this will impact this expected timeframe (expected pause and delay TBD by Ministers Office) Estimated pause 3 Months.	Minister	Max. 60 b.d. (Includes 3 month pause for State Govt Elect) (September 2024 – February 2024)
3. Public consultation & Submission analysis *	Undertake 20 b.d. public consultation, assess submissions, make amendments (if necessary*) and lodge proposed amendment to the Minister for adoption.	WRC	Min. 20 b.d. public consultation (March – April 2025) Approx. 30 b.d. for analysis and adoption (May - June 2025)
4. Minister's consideration	Consider the proposed amendment and give a notice advising if the proposed amendment may be adopted OR Minister may consider changes to the Planning Scheme is <i>significantly different</i> from original before Public Consultation and request a second round of Public Consultation.	Minister	Max. 40 b.d. (July - August 2025)
5. 2nd Public consultation & Submission analysis	Undertake 20 b.d. public consultation, assess submissions, make amendments (if necessary*) and lodge proposed amendment to the Minister for adoption.	WRC	Min. 20 b.d. public consultation (only if required) Approx. 30 b.d. for analysis and adoption (only if required)

Attachment 11.5.9 Attachment 5 - Indicative Amendment Timeframe

6. Adoption	Decide to adopt the proposed amendment and give public notice of the adoption.	WRC	Estimated 30 b.d. (only if required)
7. Copy to chief executive	Give a copy of the amendment to the chief executive.	WRC	Max. 10 b.d. (October 2025)
Total (excluding preparation)			250 b.d.

*Where non-administrative amendments are required after Public consultation at Step 3, WRC will be required to return to Step 2 – State interest review, restarting the 190b.d process. Given amendments are likely to be minor in nature, a second State interest review will likely be a shorter timeframe than 60b.d, focusing only on changes amendments consultation.

Dingo Beach & Hideaway Bay

Suburb and Locality

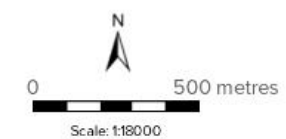
20°3'59"S 148°28'18"E

Dingo Beach - SAL30847

Hydeaway Bay - SAL31328



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Print date: 1/8/2024

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Shute Harbor

Suburb and Locality SAL32559

20°16'51"S 148°46'22"E

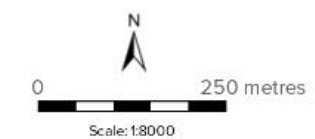
20°16'51"S 148°47'49"E



20°17'54"S 148°46'22"E

20°17'54"S 148°47'49"E

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Conway Beach & Wilson Beach

Suburb and Locality

Conway- SAL30669

Wilsons Beach - SAL33083

20°27'10"S 148°42'25"E

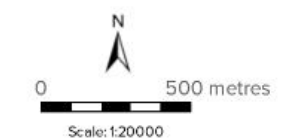
20°27'10"S 148°46"E



20°29'47"S 148°42'25"E

20°29'47"S 148°46"E

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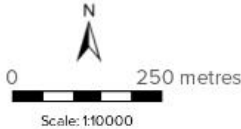


Brisk Bay

Statistical Areas Level 1 (SA1s) 31201134011 (Statistical Areas Level 1)



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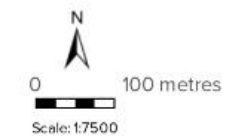


Queens Beach

Mesh Block Area Mesh block codes: 30024791000, 30024794000, 30025220000, 30025230000, 30025240000, 30025250000, 30025280000



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Horseshoe Bay

Mesh Block Area Mesh block codes: 30025263000, 30025312000, 30562366200, 30562501200, 30563634400, 30563653800

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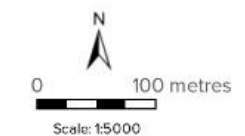
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19°59'32"S 148°14'29"E

19°59'32"S 148°15'23"E

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Airlie Beach
Suburb and Locality SAL30016



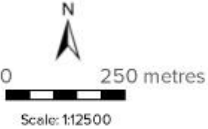
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Queensland Government
Department of Resources

North Mandalay

Mesh Block Area

Mesh Block Code: 30561934000

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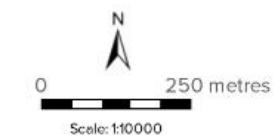
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Whitsunday Regional Council Local Housing Action Plan

Queensland Housing Strategy 2017-2027



July 2024



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The Whitsunday Local Housing Action Plan was developed by Whitsunday Regional Council with the support of the Queensland Government in association with the Local Government Association of Queensland

Disclaimer

The Whitsunday Regional Council Local Housing Action Plan is a non-statutory plan and 'living document' prepared under the Queensland Housing & Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. This Local Housing Action Plan is not the same as a Housing Strategy under the State Planning Policy, or a housing study, but may inform statutory documents like a planning scheme.

Acknowledgement

We pay respect to Elders past, present and future and acknowledge their ongoing relationship and connection to Country. 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 people into decision-making.

The five traditional owner groups within the Whitsundays are Ngaro, Gia, Juru, Jangga and Birrah. The Whitsunday Regional Council is committed to working with all traditional owner groups in creating and supporting genuine First Nation housing outcomes.

1. Introduction

1.1 Local Housing Action Plan

This Local Housing Action Plan (the Plan) is developed through a joint initiative involving the Queensland Government, Whitsunday Regional Council (WRC) and the Local Government Association of Queensland (LGAQ) to respond to housing challenges in the Whitsunday Regional Council Area.

This is an iterative process (see Figure 1) that does not intend to duplicate existing actions of Council or the actions under the Queensland Housing Strategy 2017-2027 or the State Housing and Homelessness Action Plan 2021-2025. It seeks to identify opportunities, consider an agreed response, develop targeted actions on key priorities and enable ongoing review of effort to adapt and respond to changing needs.



Figure 1: The Local Housing Action Plan Iterative Process

The Plan aims to:

1. **develop agreed priority actions** to respond to housing need in the local government area;
2. **establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the local government area into the future;
3. **incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by WRC, state agencies, private and not-for-profit organisations; and
4. **facilitate targeted interaction between all parties through agreed actions** to ensure a focus on deliverables and projects that can improve housing responses in the short and longer-term.

1.2 Approach and Methodology

The plan provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing need. It has been developed through a review of a range of supporting documentation including:

- Regional infrastructure plans;
- Whitsundays Regional Council Planning Scheme 2017;
- Relevant Council strategies, reports and plans;

- Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals;
- Housing needs data from the Department of Housing and other state agencies as required.
- The Queensland Housing Strategy 2017-2027 and the Housing and Homelessness Action Plan 2021-2025;
- Greater Whitsunday Housing Playbook 2023; and
- Greater Whitsunday Housing Summit Action Plan 2023 (GWC Action Plan).

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders.

1.3 Greater Whitsundays Community Housing Summit

Greater Whitsunday Communities (GWC) is a strategic regional social and community development organisation in the Whitsunday, Isaac, and Mackay region. GWC works with people to enhance their capacity and quality of life within their community. Their work is primarily underpinned by participatory community development practice, a concept that supports communities to have a voice in the development of sustainable practices.

In mid-2022 GWC and RDA Greater Whitsunday (RDA GW) partnered to initiate a Housing Project to identify potential collaborative solutions to the housing stress being faced in the Greater Whitsunday region that regional stakeholders agree to and could mobilise around. As part of the project, several key activities have been delivered including:

- **December 2022 – February 2023** | GWC and RDA GW delivered a Housing Roundtable (Roundtable) with the aim of identifying the strategic themes and priorities to inform a Research Project and Housing Summit. A key outcome from the Roundtable was the release of the [Greater Whitsunday Communities Housing Roundtable Report](#) in February 2023.
- **March – July 2023** | GWC and RDA GW commissioned Urbis to articulate the housing issues being experienced in the Greater Whitsunday Region with baseline data – both quantitative and qualitative—to inform the Greater Whitsunday Housing Summit. The research report identifies current and future housing needs, explores opportunities, and makes recommendations for action to enable future decision-making and advocacy for better housing outcomes in the region. On 12 July 2023 the [Greater Whitsunday Housing Project Playbook](#) was released.
- **August 2023** | On 15 August 2023, GWC held a Housing Summit (Summit) in Mackay that sought to develop solutions to the Mackay, Isaac, and Whitsunday regions' housing issues in line with the priorities identified at the Housing Roundtable. GWC and RDA GW provided stakeholders with a [suite of resources](#) to prepare for discussions. The Summit attracted approximately 170 participants, including the Minister for Housing, Meaghan Scanlon, the Mayors of the Mackay, Isaac and Whitsunday Regional Councils, their CEOs and many council officers, representatives of organisations across the housing supply chain, homeless service providers, social and affordable housing providers, developers, real estate agents and employers. Following robust discussions at the Summit, GWC released a *Greater Whitsunday Housing Summit Action Plan* (Action Plan) that summarises the prioritised solutions identified at the Summit.

The Action Plan prepared by GWC nominates several key stakeholders to deliver action items, including the Whitsunday Regional Council. However, GWC notes that the confirmation of these stakeholders' participation is still pending. As part of the preparation of the Whitsunday Local Housing Action Plan, the Whitsunday Regional Council has noted the GWC Action Plan and incorporated relevant items within this LHAP.

2. Key Facts

2.1 The Whitsunday Region

The Whitsunday Regional Council has a total land area of 23,876km² with an estimated resident population of 39,712 as of June 2023¹. Since the previous year, the population has grown by 3.12%. This is higher than population growth in Regional QLD which was 2.16% for the same time period.² The population is estimated to grow to above 50,000 by 2046³. Functional population however is significantly higher when the non-resident population is considered. Census data collected in 2021 suggests actual residents and non-residents on census night was closer to 50,000. If this trend continues the Whitsunday Council needs to plan and accommodate a population and non-resident population closer to 70,000 by 2046.

The region encompasses the four main townships of Greater Airlie Beach (includes Cannonvale), Bowen, Collinsville and Proserpine with numerous rural and coastal communities and residential areas scattered throughout the region. These towns have distinct roles and each face unique housing related challenges. The 74 Whitsunday Islands are also within the Council area. Many of these islands are uninhabited national parks, however several offer a variety of resort accommodation, all with the Great Barrier Reef and fringing coral reefs at their doorstep.

2.2 Key Housing Characteristics

2.2.1 Dwellings by structure

Separate houses are the most dominant form of dwellings by structure and accounted for 91.2% of dwellings counted during the 2021 Census. This is significantly higher than Queensland (74.8%) but is in line with similar regional government areas where lower density housing is more common. This higher proportion of separate houses also leads to lower proportions of apartments (1.9%) and semi-detached (4.6%) homes when compared to Queensland (12.5% and 11.7% respectively).

Within the LGA, 79% of homes have at least one bedroom spare and 47% have at least two bedrooms spare.⁴ Analysis of the household/family types in Whitsunday Regional Council area in 2021 compared to Regional QLD shows that there was a lower proportion of couple families with child(ren) as well as a lower proportion of one-parent families. Overall, 21.1% of total families were couple families with child(ren), and 8.2% were one-parent families, compared with 25.2% and 10.8% respectively for Regional QLD.

There were a lower proportion of lone person households and a lower proportion of couples without children. Overall, the proportion of lone person households was 22.4% compared to 23.4% in Regional QLD while the proportion of couples without children was 25.6% compared to 27.3% in Regional QLD.⁵

¹ ABS ERP 2023

² .id (informed decisions) for Whitsunday Regional Council

³ QGSO projected population (medium series) 2023

⁴ Greater Whitsunday Housing Playbook 2023

⁵ .id (informed decisions) for Whitsunday Regional Council

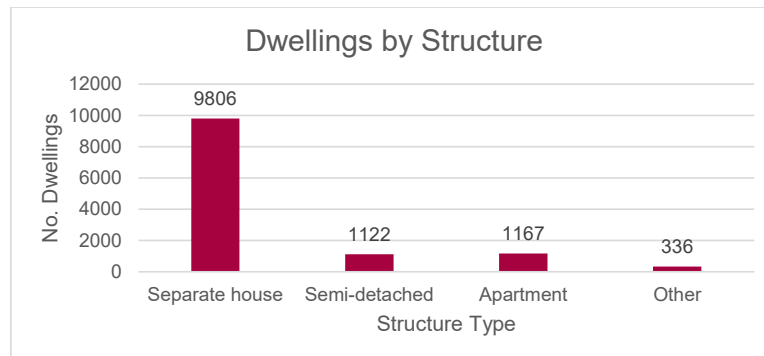


Figure 2 – Dwelling by Structure⁶

2.2.2 Ownership breakdown

The 2021 census data recorded a 31.87% home ownership, with 30.31% owned with mortgage and 33.86% rented. This rate of home ownership is similar to the rest of Queensland, which is 29.1%.

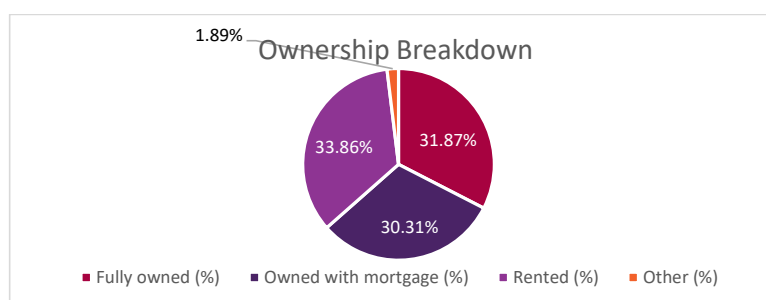


Figure 3 – Ownership Breakdown⁷

2.2.3 Renting

The median rental price for a 4-bedroom house is \$762 in Airlie Beach and \$660 in Proserpine which is significantly higher than the Queensland median of \$600 per week. The median rental price in Bowen is lower than the Queensland median at \$490 per week.

Rental Type	Greater Airlie Beach 4802	Proserpine 4800	Bowen 4805	Queensland
4 Bedroom House	\$762 p/w	\$660 p/w	\$490 p/w	\$600 p/w
2 Bedroom Unit	\$465 p/w	\$300 p/w	\$325 p/w	\$500 p/w

Table 1 - Median rental across the region and Queensland.⁸

⁶ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

⁷ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

⁸ Queensland Housing Profiles: Whitsunday Region LGA (ASGS 2021)

2.2.4 Property sales and pricing

In the 12 months ending 31 March 2023 there were 948 detached dwelling sales in the Whitsunday region and 481 attached dwellings sold.

The median house prices across the region are higher than the Queensland median of \$550,000 with the exception of Proserpine, Bowen and Collinsville which are below the Queensland median.

	Airlie Beach	Cannonvale	Proserpine	Jubilee Pocket	Bowen	Collinsville	Queensland
Median house price	\$1.2M	\$687K	\$404K	\$626K	\$400K	\$160K	\$550K
Median unit price	\$499K	343K	\$175K	\$300K	\$280K	-	\$424K
Properties sold	118	348	68	57	343	64	133K

Table 2 – Median sales price – May '23 – April '24⁹

2.3 Whitsunday Housing Need

2.3.1 Housing stress

The 30:40 indicator identifies households as being in housing affordability stress when the household has an income level in the bottom 40 per cent of Australia's income distribution and is paying more than 30 per cent of its income in housing costs.

Figure 4 following shows that 1,265 renters are paying more than 30% of household income to rent and 489 homeowners are paying more than 30% of household income on mortgage repayments. As housing stress grows within the region many more households will need to look for cheaper accommodation and place increasing demands on social housing providers for support. Whitsunday will need to look to support more social housing supply opportunities and deliver market strategies to increase supply to stabilise rental increase pressure.

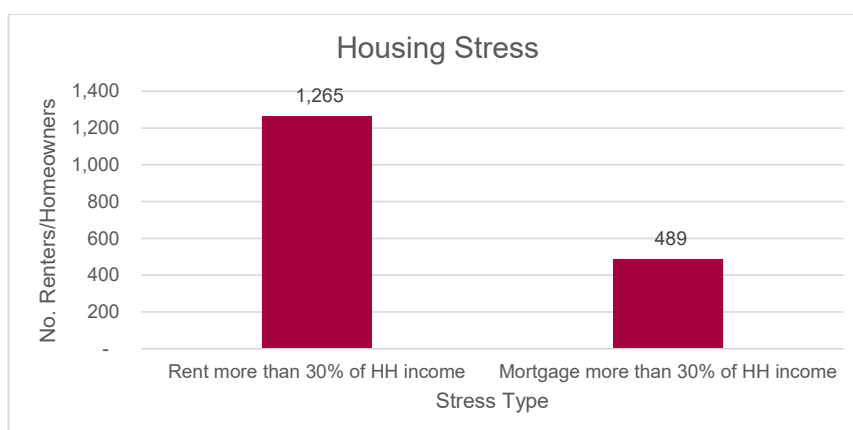


Figure 4 – Housing Stress¹⁰

⁹ Property Value by corelogic

¹⁰ Australian Bureau of Statistics – 2021 Census Data Whitsunday LGA

2.3.2 Housing delivery pressures

There are a number of key contributing factors influencing the housing supply issues in the Whitsunday Region. Figure 5 below provides an overview of the general housing pressures that are being felt across the Whitsunday LGA.

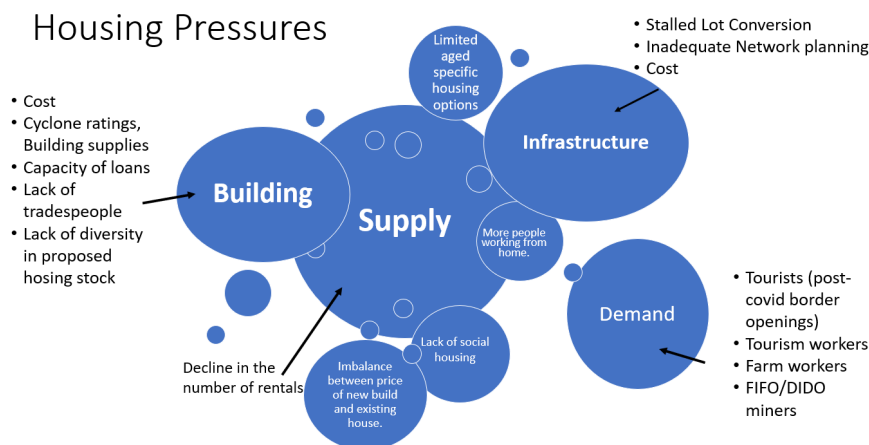


Figure 5 – General Housing pressures in the Whitsunday LGA

The broad drivers for housing challenges vary across the key growth areas of the region. Building cost and supply of builders are a key challenge region wide. This is impacting the delivery of additional housing supply to keep up with demand. Lack of housing supply refers to actual supply of homes rather than availability of developable land supply which has not been identified as an issue.

3. WRC Key Focus Areas

The following key areas of focus have been determined through a review of existing data and engagement with Council stakeholders:

- Housing affordability
 - Aged persons housing
 - Worker's accommodation (including key workers and tourism workers).
 - Tourist accommodation
 - Critical worker housing (including state and local government)
 - First Nations housing
 - Social housing
 - Homelessness
- Housing diversity and density
- Trunk/critical infrastructure planning and delivery.

These focus areas have been expanded on below and will be considered when identifying and prioritising actions.

3.1 Housing Affordability

Like many areas of Queensland, the Whitsunday region is experiencing a housing crisis. In recent years housing affordability has declined across the Whitsunday region, due to a combination of rising house and rental prices and a decrease in the available stock for sale or rent for residents.

Affordable housing is a term used to describe housing being provided at a price point that is determined to be affordable for specific household incomes and/or employment types. As affordable housing can include a range of housing types, tenures and price points, subcategories with key needs have been identified and expanded on further.

The Rental Affordability Index published by SGS Economics and Planning 2022, focuses on the key household types for whom rental affordability may be an issue. The index looks at indicative incomes (for select groups) and the actual rents for different dwellings sizes that could be considered appropriate. The index produces a number which indicates affordability according to the following scale.

	RAI score	Affordability
	200+	Very Affordable
	150-200	Affordable
	120-150	Acceptable
	100-120	Moderately Unaffordable
	80-100	Unaffordable
	50-80	Severely Unaffordable
	50 or less	Extremely Unaffordable

Table 3 – SGS Rental Affordability Index, November 2022¹¹

On average, Greater Airlie Beach was rated as moderately unaffordable, however for low-income households including pensioner couples and single part-time worker parents, it was rated as 'severely unaffordable'. Bowen and Proserpine were both rated as "unaffordable" for 'Single part-time worker parent on benefits.' Pensioner couples across all major areas are rated as "unaffordable". With data indicating in Airlie Beach singles on benefits rate as "extremely unaffordable", data is unavailable for the other regional centres of Bowen, Proserpine, and Collinsville however it is assumed that rental unaffordability for singles on benefits would be similar.

	Airlie Beach	Bowen	Collinsville	Proserpine
Single pensioner	59	n/a	n/a	n/a
Pensioner couple	66	73	n/a	83
Single person on benefits	34	n/a	n/a	n/a
Single part time worker parent on benefits	58	80	n/a	90
Single full-time working parent	132	183	n/a	204
Single income couple with children	105	147	184	134
Dual income couple with children	210	288	390	270
Student share-house	86	124	160	114
Minimum wage couple	112	161	n/a	187
Hospitality worker	104	n/a	n/a	n/a
Avg – All households/ Dwellings	103	136	183	132

Table 4 – SGS Rental Affordability Index, November 2022-2023¹²

¹¹ SGS Rental Affordability Index, November 2022- November 2023

¹² SGS Rental Affordability Index, November 2022- November 2023

Vacancy rates & rentals

Limited housing availability, high demand, and consistently low vacancy rates have led to increased pressure on weekly rents. Airlie Beach, from late 2020 to April 2023, has experienced its most prolonged period of extremely low vacancy rates, with the vacancy rate hitting a mere 1.0 percent in April 2023, and dropping to as low as 0.2 percent in the past year. Similarly, Proserpine also witnessed a significant decrease in rental vacancy, with rates as low as 0.1 percent in August 2022.¹³

A significant housing pressure is the decline in the number of rental properties for residents. For much of the period between 2012 to late 2020 the numbers of rental bonds were steady or increasing in Airlie Beach, Bowen and Proserpine. However, since the start of 2021, the total number of bonds held in all three of these markets has declined sharply. For instance, in December 2020, there were slightly over 2,000 rental bonds recorded in Greater Airlie Beach, and by December 2022, this number had decreased to 1,650. This represents a remarkable 18.7 percent reduction in rental properties in just a span of two years. Similarly, there were corresponding declines of 17.1 percent in Bowen and 15.1 percent in Proserpine. It's possible that some of these residences might have transitioned from being previously rented to being owner-occupied or converted into short-term accommodation, although there is a lack of evidence to confirm this.¹⁴

Increased prices

While most affordability analyses look at the private rental market, it is important to understand that there is a ladder of opportunity across all housing markets.

House prices across the region have registered strong growth in the last two years. PRD Whitsundays Property Market Update found that in Q4 2023, Greater Airlie Beach (postcode 4802 includes properties between Cannonvale and Shute Harbour) recorded a median house price of \$750,000, and a median unit price of \$345,000. This represents an annual (Q4 2022 – Q4 2023) price growth of 14.1% for houses and 4.1% for units.

Households with the financial capacity to purchase a home are typically viewed as being in an acceptable affordability position. However, as more households face challenges in obtaining finance or finding affordable homes for purchase, this tends to elevate the demand for rental properties. Consequently, it places strain on the rental market and lower-income households, pushing them further down the affordability index.

Supply

A common measure of affordability considers an individual's income compared to the cost of their housing, but it is also important to consider the availability or supply of housing.

In Airlie Beach there has been a clear fall in the number of available listings from the long-term average of around 450 dwellings on the market at any given time, to just 240 in April 2023. This decline in available stock corresponds quite clearly with increasing property prices, suggesting that the lack of available supply is contributing to the decline in affordable housing. Bowen and Proserpine are also experiencing this trend.

Broad consultation with Council stakeholders and community experts found that there was widespread agreement that the current shortage and cost of housing is unprecedented. The situation has worsened considerably since the census was undertaken. For instance, rental availability has declined by 15% over the last two years. Inquires for housing made through charities have increased fivefold in recent years, reflecting the increasing numbers of people who cannot pay market rates for housing¹⁵.

¹³ SQM Research

¹⁴ Rental Tenancies Authority Quarterly Data

¹⁵ SQM Research

3.1.1 Aged persons housing

The Whitsunday region has an ageing population. The most rapidly expanding age category from 2011 to 2021 was people aged 55 and above. This demographic shift is driven by a combination of aging in place, and the influx of older individuals migrating to the region. Together, these age groups contributed to almost two-thirds of the overall net population growth from 2016 to 2021. This trend is predicted to continue.

Households in the region with aging residents typically exhibit a limited inclination to downsize to smaller dwellings that better meet their requirements. Instead, older households often choose to remain in their family homes, utilizing spare bedrooms for visits from family, or converting them into storage/hobby rooms. Downsizing rates tend to rise primarily in the population aged 75 and above, when maintaining a larger dwelling becomes challenging. This trend is influenced by factors such as the financial costs, the mental and physical burdens associated with moving, and the scarcity of affordable, well-located, low-maintenance alternative housing options.

Existing Initiatives

Council currently offers donations on Rates and Charges for Not-for-Profit organisations used primarily for aged care accommodation through the [Donations Policy](#).

Response Opportunities

There is opportunity for all levels of government to investigate options to facilitate/ incentivise development of housing appropriate for aged persons (e.g smaller housing typologies and retirement facilities). It is expected that any increase in diverse housing options would assist in better utilising existing housing stock with 79% of homes in the region having at least one bedroom spare and 47% having at least two bedrooms spare. Incentivising and facilitating over 55's and aged care facilities in the region may encourage single occupants in larger homes to downsize.

3.1.2 Worker's accommodation

The horticultural area on the Don River flood plain west of Bowen is the largest producer of winter vegetables in Queensland and is worth \$650 million per year. It is estimated that 20% of Bowen's regional workforce is supported by the industry. Crops include tomatoes, corn, capsicums, beans, melons and mangoes. 1,500 people are employed throughout the year with an additional 1,500 people employed in planting season (March to May), 2,000 in the harvesting season (August - late October) which coincides with the peak tourism season in Bowen. Prior to Covid, the industry relied on seasonal backpacker employment. Consultation with local businesses in Bowen indicates that the backpacker void, resulting from Covid, has now been filled partially by Pacific Islander workers.

While some existing worker accommodations are available on farms, there is a growing need for elevated housing standards for temporary workers. As a result, farmers are increasingly turning to rental housing in Bowen, creating competition with local residents. Additionally, the upturn in the coal mining activity inland has led to increased employment on the railways and at Abbot Point resulting in more residents moving to Bowen, increasing demand for already scarce housing. This pressure is only expected to increase if plans to expand the aquacultural industry (increasing employee numbers significantly) goes ahead without considering housing needs upfront of expansion as it may be difficult to attract the work force required.

In December 2022, the Planning Regulation 2017 was amended to give effect to the Queensland Rural Workers' Accommodation Initiative that allows for small scale rural workers' accommodation for less than 20 employees to proceed without needing planning approval. Unfortunately, most rural properties find it exceedingly challenging to meet the eligibility criteria for this exemption. In order to qualify for an exemption and avoid the need for a material change of use, no areas of the property can be subject to flood hazard, bushfire, or landslide hazard mapping/overlays. This requirement rules out majority of rural properties.

Council is also aware of difficulties tourism and hospitality industry workers are facing with securing housing. In Greater Airlie Beach about 20% of the workforce work directly in tourism. There is anecdotal evidence of a lack of housing appropriate for this cohort, particularly within Greater Airlie Beach.

Response Opportunities

Council to advocate for a review of the success of the Queensland Rural Workers' Accommodation Initiative and for State to adjust the wording of Schedule 6 of the Planning Regulation to refine triggers for applications. Currently the Schedule 6 exemptions only apply to rural properties of at least 25 hectares in size, where no part of the site is subject to flood, bushfire, or landslide hazard overlays under a State or local planning instrument. These criteria, particularly the requirement to not be identified as a hazard area, excludes a significant portion of rural properties.

3.1.3 Tourist accommodation

Tourism is integral to the Whitsunday regional economy, estimated to be the largest contributor to the region's annual product. The number of visitor nights in the region has recently reached record highs, the majority of which were accommodated in Airlie - Whitsundays SA2¹⁶. Figure 6 indicates a 95% growth in the annual domestic visitor nights since 2017. International tourism data collection ceased during the pandemic, with early 2023 data estimates showing that international visitor nights are returning to pre pandemic levels.

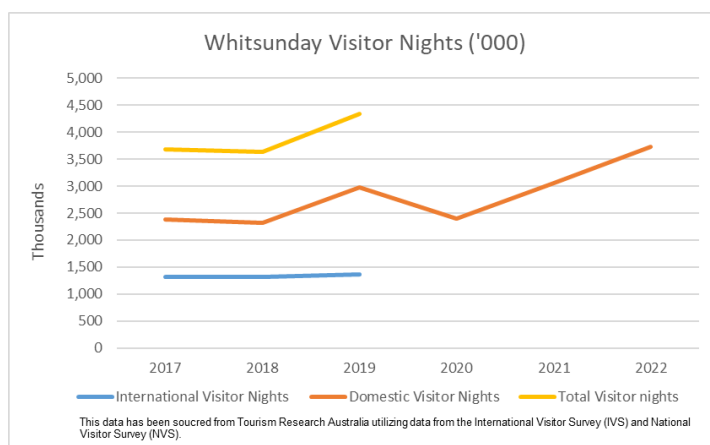


Figure 6 – Whitsunday Total Visitor Nights¹⁷

The 'holiday home' industry has been in the Whitsundays since the inception of the regions tourism industry. It has grown as an outcome of greater consumer market demand and the increased ease to participate for both accommodation suppliers and visitors as an outcome of low cost online booking platforms such as AirBnB.

It encompasses privately-owned apartments and houses available to visitors. In 2017, Tourism Research Australia identified 45% of visitor nights in the Whitsunday region are attributed to the multiple forms of visitor accommodation that fall under the 'holiday home' definition.

Figure 7 below indicates that occupancy rates are very high, particularly on weekends during Winter.

¹⁶ The Airlie – Whitsundays SA2 includes the Islands and suburbs of: Shute Harbour, Mandalay, Jubilee Pocket, Airlie Beach, Woodwark, Cannonvale, Cannon Valley, parts of Brandy Creek and Mount Marlow.

¹⁷ Tourism Research Australia - Visitor Statistics Whitsundays



Figure 7 – Whitsunday Airbnb Occupancy Rate¹⁸

Other tourism accommodation types are also operating at high occupancy during weekends and peak periods. The CEO of Tourism Whitsundays advised Council in 2023 *“that the tourism industry is at capacity and cannot grow relative to visitor numbers without additional accommodation.”*

Response Opportunities

There is a need for Council to work with tourism operators to support the development of tourism accommodation relative to market demand to bolster future economic growth opportunities and increase tourism worker housing.

Tourist accommodation demand is impacting the availability of longer-term rental stock for tourism workers and residents. To minimise encroachment into areas for predominantly residential use, Council will continue to investigate the possibility of removing planning scheme support for short term accommodation dwellings within some residential areas of the region.

3.1.4 Critical Workers

Local Government employee housing

The Whitsunday Regional Council is a large organisation with approximately 450 employees. It is challenging to attract local government staff to the region as many potential staff are coming with their families and look for certain services such as childcare, schools, medical services and other amenities. The limited availability of housing stock is also a potential reason the region is not able to attract experienced local government workers and fill vacant positions.

Council has some housing arrangements in place for staff, however, recognises that there is an opportunity to expand its housing portfolio with many staff having trouble in finding and retaining suitable accommodation.

Existing Initiatives

- Council owns three properties in Collinsville which are leased to employees.
- Council leases several properties in the Airlie Beach and Cannonvale areas that serve as short term temporary accommodation for Managers and Professionals.
- Council leases additional rental properties with the rent salary sacrificed by the accommodated employee. These properties are provided for Managers and professionals in roles which are difficult to recruit.

¹⁸ AirDNA

Response Opportunities

Council has opportunities to expand its residential property portfolio for the purpose of supporting staff housing.

For example, Council owns a residential property located in Collinsville. The property is 21.9 hectares in size, relatively flat and zoned low density residential. The property is subject to a development approval for a 400-bed temporary construction camp intended to be used to house workers for the Carmichael coal mine and rail project however this has never been taken up and the land is currently leased for grazing. With supportive funding Council could develop supportive worker housing.

State Government employee housing

The State Government supplies housing for its employees under two (2) arrangements. The Government Employee Housing arrangement (GEH) provides a range of housing types for staff in dwellings owned by the government. In addition, some departments provide "operational housing" for their employees which is located on or adjacent to operational sites e.g., police stations, hospitals, and schools. Departments may also utilise (rent) houses from local government or the private market (where available) to accommodate essential workers.

Whitsunday	Total	43
	Bowen	25
	Cannonvale	2
	Collinsville	15
	Proserpine	1

Table 5 – State Government Housing Provided in Whitsunday LGA

Anecdotally there is a clear shortage of housing for skilled or key workers with key professions such as general practitioners not being able to find housing for existing staff and is impacting identified business needs to grow services. There is a substantial need for more homes for State Government employees to address the issue now and to keep pace with the growth that will be required to match the estimated population growth.

Response Opportunities

State government to calculate demand for existing and additional key worker housing and investigate opportunities for providing this within the region on an ongoing basis.

Other key workers

Council recognises that tourist operators, the service industry and childcare operators are also challenged by housing constraints. Attracting and retaining these workers is critical to the success of the Whitsunday region's economy and these workers must also be considered when formulating our responses.

3.1.5 First Nations housing

The Census data indicates that Aboriginal and Torres Strait Islander residents in Whitsunday are less likely than non-indigenous residents to own their own home, either with a mortgage or by full ownership. They were far more likely to be in rented dwellings, in particular in the private rental market or in government or community provided rental housing.

The median weekly income is lower for Aboriginal and Torres Strait Islanders (\$665 per week), compared to the non-indigenous population (\$803 per week). The difficult rental market would thus

impact even more heavily on the Aboriginal and Torres Strait Islander population than the non-indigenous population.

	Aboriginal and Torres Strait Islanders	Non-Indigenous
Owned outright	17.9%	33.8%
Owned with a mortgage	25.0%	31.5%
Rented		
Real estate agent	30.2%	18.7%
State or territory housing authority	8.8%	2.3%
Person not in same household	8.9%	7.4%
Community housing provider	4.8%	1.1%
Other landlord type	2.0%	3.0%
Landlord type not stated	0.4%	0.2%
<i>Total Rented</i>	<i>54.9%</i>	<i>32.9%</i>
Other tenure type	2.0%	1.9%

Table 6- Tenure, ATSI and non-indigenous, Whitsunday LGA, 2021¹⁹

Girudala Community Cooperative Society Ltd provides services and programs in the areas of Health Promotion, Commonwealth Home Support, Housing and Indigenous Family Wellbeing. The organisation provides long term affordable housing options in the Bowen and Proserpine through the ownership of approximately 50 properties.

Existing Initiatives

In March 2023, Council approved a development application for material change of use for a 400 dwelling relocatable home park in Bowen. The proposed development aims to capture a specific market focussing on the over 50's demographic including indigenous residents.

Council currently offers donations on Rates and Charges for Not-for-Profit Community Groups and Affordable Housing Organisations in accordance with the [Donations Policy](#).

Council has adopted the [Community Engagement Strategy](#) 2024-2028 which seeks to improve engagement with key interest groups including first nations people, other marginalised groups and future residents.

Response Opportunities

- Council to support Girudala (and other Not-for-profit housing organisations) under the Donations on Rates & Charges for Not-for-Profit Organisations Policy.

3.1.6 Social housing

There is a high demand for social housing across Queensland and allocations are focussed on supporting households with the highest need.

As of 29 Feb 24, there was 500 Social Rental Housing Dwellings in Whitsunday LGA – 393 of those are owned by the Department. The remainder (107) are either head leased or owned by Community

¹⁹ ABS Census 2021

Housing Providers (Whitsunday Housing Company, Girudala Community Cooperative (ICHO), and Proserpine Senior Living Corporation).

Consultation with providers has found that enquiries for housing have increased fivefold in recent years.

In the past Council has provided donations on rates in accordance with the Policy for Donations on Rates & Charges for Not-for-Profit Organisations. Funds raised from the 2023 Mayor's Charity Ball were also contributed to the Whitsunday Housing Company.

Consultation with local businesses has found that the greatest demand for social housing comes from single women aged over 55. The strongest demand is for cheap one- and two-bedroom apartments or granny flats.

. Applications for social housing in the Mackay, Isaac and Whitsunday region has tripled, from 372 applications in 2017 to 1,003 applications in 2022 within the SA4 area²⁰. As of 30 June 2020, 54.9% of applicants for long term social housing were assessed as having 'very high need' for social housing with a further 16.8% of applicants assessed as 'high need'.

As there is a strong need for more social housing across the region, Council recognises the importance of optimising the use of existing stock and will advocate to State to continue work in this space.

Existing Initiatives

- In September 2023 Council approved a development application for material change of use for 32 multiple dwelling units at in Bowen. The application was lodged by community housing provider Blue CHP.
- In November 2023, Council resolved to indicate its in-principle agreement to donate to the Whitsunday Housing Company a property in Proserpine for the purpose of developing accommodation for homeless women over 55. The housing is proposed to be in the form of [tiny homes](#) and is expected to commence construction in late 2024 and operation in early 2025.
- In July 2023, Council resolved to provide in-principle support to negotiate the donation of land (subject to conditions) to the Bowen Community Centre for the purpose of building housing for front line workers and professionals.
- In late 2022, Council provided assistance to two community housing providers including property and planning information, and assistance with enquiries from other areas of Council such as rates.

Response Opportunities

- Council advocate to the State to investigate more development opportunities to deliver more social housing of different typologies.
- Council to continue aiding Community Housing Providers through Grant application support and support development proposals in key locations.

3.1.7 Homelessness

The ABS report on "Estimating homelessness: Census 2021" reports there are approximately 200 homeless people in the Whitsunday LGA (down from 230 in 2016) and a further 134 people living in 'other marginal housing' circumstances such as improvised overcrowded dwellings (this figure is up from 115 in 2016).

²⁰ Greater Whitsunday Housing Playbook 2023

	Homeless		Other Marginal Housing	
	2016	2021	2016	2021
Whitsunday Region (LGA)	201	232	115	134
Airlie – Whitsundays (SA2)	52	93		
Bowen (SA2)	98	73		
Collinsville (SA2)	20	4		
Proserpine (SA2)	62	31		

Table 7 – Homeless Population Whitsunday LGA 2021²¹

The above table shows that in 2021 most homeless were in Airlie-Whitsundays or Bowen. The number of homeless in Proserpine halved from 2016 to 2021, whereas the numbers increased within the Airlie-Whitsundays by nearly 80 percent. Bowen and Collinsville SA2 saw declines in the numbers of homeless people from 2016 to 2021. The impact of COVID on homelessness has not yet been quantified within the region.

The reasons for people's homelessness are not revealed by this data.. The Census data shows a variety of living situations, with 'staying with other households' the most common way homeless people get a roof over their heads.

	2016	2021
People living in improvised dwellings, tents, or sleeping out	10.6%	4.0%
People in supported accommodation for the homeless	15.1%	6.4%
People staying temporarily with other households	41.2%	40.6%
People living in boarding houses	5.5%	14.5%
People in other temporary lodgings	7.0%	6.8%
People living in 'severely' crowded dwellings	20.6%	27.7%

Table 8 – Living situation: homeless people, Whitsunday LGA 2021²²

The decrease in people living in improvised dwellings, tents, or sleeping out and the increase in people in other temporary lodgings (between 2016-2021) may be partly associated with measures put in place by local and state governments in response to COVID-19. The increases in people living in boarding houses and people in other temporary lodging are also partly associated with improvements in data quality through greater use of administrative data.²³

It is important to note that as homelessness is not a characteristic that is directly measured in the Census, the data produced by the ABS are estimates, derived using analytical techniques based on the characteristics observed in the Census and statistical assumptions.

Although these figures are relatively low in comparison to the overall population, there is still a homeless population in the region. Any expansion in specialized housing, transitional housing, or highly affordable housing is likely to have a positive impact on this issue.

Existing Initiatives

The Whitsunday and Bowen Neighbourhood Centres provide support and programs for people who are experiencing disadvantage or are vulnerable due to poverty, low income, experiencing homelessness, mental health conditions, domestic violence and/ or crisis; and people based in rural and remote areas. These programs are supported by both staff and volunteers.

Council recognises there is a difference between homelessness and illegal camping and aims to connect people sleeping rough with support services such as the neighbourhood centres.

²¹ Estimating Homelessness: Census 2021, 2023

²² Estimating Homelessness: Census 2021, 2023

²³ Estimating Homelessness: Census 2021, 2023

Response opportunities

- Council continues to connect homeless people to community services and develop improved data collection methods, including location data to support disaster management plans.

3.2 Housing Diversity and Density

Separate detached dwellings are evidently the most prominent housing structure in the Region. A Housing Affordability Study conducted by Council in 2022 identified a need to encourage housing diversity in residential areas and higher density in well-served existing neighbourhoods.

The Greater Whitsunday Housing Playbook data authored by Urbis found that a large portion of homes are not adequately suited to household size, given the limited diversity in housing products. Across the Whitsundays 79% of homes have at least one bedroom spare and 47% have at least two bedrooms spare. This indicates that occupancy levels are low. This could be contributed to the common desire to have more space (which is proven to have been enhanced since the Covid Pandemic) and that people don't have the choice of 'right sizing' simply because there is not enough alternate housing availability such as town homes or smaller dwelling types suitable for them.

The lack of density and diversity is also evident when looking at land allotment sizes in the Region. Despite the minimum lot size for the low-density residential zone being 600m², the median lot size for the zone more than double this at 1239m². This is likely related to very steep and flood prone land, particularly in Airlie Beach and Cannon Valley.

Housing Supply and Diversity is a State Interest identified in the State Planning Policy, which highlights that a range of housing options provides communities with choice and the ability to adapt as community structures evolve, and family and household type change. Local planning instruments can support the delivery of affordable housing and housing choice to meet the diverse needs of communities.

Existing Initiatives

Council undertook a Housing Affordability Study in 2022. Community feedback was sought in relation to various options that would facilitate affordable housing in the Region.

Recommendations of the study were considered at the November Council meeting in 2022, where Council resolved to develop two Planning Scheme amendment packages focusing upon:

1. Minimum lot sizes for dual occupancy and increased floor area for secondary dwellings;
2. Introduction of a Medium density residential zone and incentivise mixed use accommodation and commercial development.

Council has developed a Land Supply Analysis and Housing Needs Assessment in accordance with the State guidance for local governments - [Integrating state interests in planning schemes](#). These studies will provide supporting evidence and guidance for future Council housing supply strategies.

Response Opportunities

- Council to develop a Housing Strategy in accordance with the State Planning Policy. The Housing Strategy will set a clear plan for future planning scheme amendments and other initiatives for housing to appropriately plan for residential growth and deliver housing choice, diversity and affordability that meets the current and future needs of the community.
- Council continues to develop the Planning Scheme Amendments focusing on:
 - **Secondary Dwelling** - Increase the maximum floor area for secondary dwellings to encourage development for homeowners. Example: 70m² maximum to 100m² maximum gross floor area.
 - **Lot Size Requirements for Dual Occupancy** – Reduce minimum lot size requirements for Dual Occupancy. Currently a Dual Occupancy requires 800m² minimum lot size in all zones. Example: relax requirements, particularly minimum lot size from 800m² to 600m² or smaller.

- **Mixed Use Accommodation** - Introduce benchmarks to Zone Codes to strongly encourage accommodation over commercial developments, including a full review of the Mixed-Use Zone Code.
- **Medium Density Residential Zone** - Introduce a Medium Density Residential Zone to facilitate increased density, and diversity of accommodation types.
- Council to further investigate planning scheme amendment options such as:
 - **Lot Sizes** - Reduce the minimum lot sizes within urban residential zones and introduce a maximum lot size to enable an increase in density and diversity.
 - **Assessment Levels** - Reduce assessment level in certain zones for desirable housing types. Example: Reduce assessment level for Dual Occupancy from Impact Assessable in Low Density Residential Zone.
 - **Lot Diversity Benchmarks** - Introduce lot diversity benchmarks in the Reconfiguration of a Lot Code requiring some lots be higher density (multiple dwellings, dual occupancies, and small lots).

3.3 Trunk Infrastructure for Housing Supply

Infrastructure delivery is key to unlocking land and housing supply however the costs involved with constructing and delivering infrastructure can, at times, be prohibitive to development. Consultation with industry stakeholders as part of the Greater Whitsunday Housing Playbook 2023 confirmed this.

The Greater Whitsunday Housing Playbook identified Infrastructure and Conversion and Delivery as two of the key overarching themes to core housing challenges in the region.

2	Infrastructure: Inadequate infrastructure to support cost effective and timely housing development. Barriers to on the ground infrastructure delivery include the cost of infrastructure provision for government and developers and lack of agility to plan and deliver required infrastructure ahead of development need, leading to difficulty matching housing supply to meet housing demand.
3	Conversion and Delivery: Increasing complexity and risk across the industries and sectors that contribute to housing delivery (e.g. planning, infrastructure, financing, construction, real estate etc.) are all contributing to an increasing lack of conversion. This lack of conversion is demonstrated via reduction in development applications and approvals for housing, an increase in 'banking' of land subject to housing approvals and a reduction in approvals for housing proceeding to construction.

Figure 8 – Summary of Housing Challenges²⁴

The Queensland Government Statistician's Office's data on stock of uncompleted lot approvals indicates that Whitsunday has 1,002 uncompleted lot approvals. It is a reasonable assumption that infrastructure constraints and required upgrades has a part to play in the lack of take up and conversion of some of these approvals.

Increasing housing diversity and density where connection to existing Trunk Infrastructure is more easily attainable will lead to a more efficient and affordable infrastructure networks.

Response Opportunities

- Council to prioritize and improve Infrastructure network planning to support effective trunk infrastructure delivery in key demand locations.
- Council to seek State funding support to deliver catalytic trunk infrastructure to unlock the appropriate sequencing of future development and develop well connected communities.

²⁴ Greater Whitsunday Housing Playbook 2023

4. Summary & Response Opportunities

A Local Housing Action Plan requires coordination across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified.



Figure 9 – Response Opportunities

4.1 Actions

The Council with the support of the Queensland Government through the Housing and Homelessness Action Plan 2021-2025 is committed to the delivery of this Local Housing Action Plan through this set of actions, developed to target immediate to longer term housing responses. This is an iterative process, and these actions and target outcomes will seek to either create immediate benefit or to establish foundations that help respond to ongoing housing need.

○	Land and Development	Timeline
1.1	Prepare an Economic and Population Study, Land Supply Analysis and Housing Needs Assessment.	2024
1.2	Review existing land holdings, to identify lots that would be suitable for development and or redevelopment to support short- and longer-term housing outcomes. For example: • Council owns land in Collinsville and with supported funding could build additional worker housing. • Support Whitsunday Housing Company Tiny Home initiative. • Council to support (with knowledge of developable land) Blue CHP and Regional Housing Provider applications to the Housing Australia Future Fund Facility (HAFFF). If these applications are unsuccessful seek support from State funding (HIF) to achieve the desired social housing development outcomes.	2024- 2025
1.3	Apply to the State Government to obtain grant funding for key trunk infrastructure to unlock supply opportunities and support sustainable sequencing of supply	2024 - 2026
1.4	Support development outcomes which facilitate housing diversity co located near jobs, transport and community facilities and services.	Ongoing

○	Planning	
2.1	Close housing policy gaps – Council to seek funding support to assist in preparing a Housing Strategy in accordance with the State Planning Policy.	2024/2025
2.2	Prioritise and improve infrastructure network planning to support critical infrastructure delivery across the region.	2024-2025
2.3	Develop Planning Scheme amendments that support housing diversity and density outcomes.	2024-2026
2.4	Advocate for State Government commitment and timeline to update 2012 MIW Regional Plan coordinated with the preparation of the MIW Regional Infrastructure Plan.	2024
2.5	Support small lot housing in areas close to amenities and transport (identify preferred locations, approach Tier 1 CHP, support grant applications to State and Federal Governments).	2024-2026
2.6	Work with the LGAQ to advocate for a State review of the Rural Workers Initiative and Schedule 6 Exemptions within the Planning Regulation.	2024

○	Optimisation	
3.1	Improve data capturing processes to better inform decision making. For example: • Tracking the size, number, and location of secondary dwellings. • Consider council lead counts of homeless people and their location on an annual/biannual basis.	2024
3.2	Investigate options for facilitating the repurposing/retrofitting of existing vacant buildings in appropriate areas.	2024-2025
3.3	Advocate to the State Government to continue reviewing existing State-owned housing stock in WRC to ensure minimum housing standards are being met and 100% utilisation is being achieved. For example, a three-bedroom home is not being occupied by a single occupant.	2024-2025

○	Master planning	
4.1	Prepare a Growth Corridor Strategy (Proserpine- Shute Harbour) and Master Plan initiatives that identify the location of key residential and supportive land uses and infrastructure including; - Airlie Beach Precinct Master Plan – supporting tourist accommodation; - Cannonvale Community Centres District – supporting residential growth, community facilities and services.	2024-2025
○	Supports	
5.1	Whitsunday Regional Council to review and assess the Greater Whitsunday Housing Alliance Terms of Reference and Charter to evaluate potential benefits and financial implications for the Whitsunday region before signing on as a member of the Alliance.	2024 - ongoing
5.2	Undertake awareness campaigns to let residents know what they can do to support more supply through secondary dwellings and rooming accommodation.	2024- ongoing
5.3	Prepare a Community Engagement Strategy to target actions that improve engagement with first nations people, future residents, and marginalised groups. Increase community education to build understanding of urban change.	2023-2024
5.4	Support Community Housing Providers for development of new social and affordable housing. Council to assist in identifying preferred locations and building business case and applications to the State and Federal Government.	2024-2026
5.5	Council continues to connect homeless people to community services and develop improved data collection methods including capturing location data to help understand changes occurring outside census collection time. Location data to be shared with disaster management for planning and mitigation strategies prior and during events.	ongoing
5.6	Advocate to the State and Federal Government for affordable housing initiatives to be implemented in the Whitsunday Region.	2024 - 2026
5.7	Advocate to the State Government to provide further Critical and key worker accommodation (teachers, police, hospital staff).	2024-2026
5.8	Rates Policy - The Community Services Directorate monitor the efficacy of the Donations on Rates & Charges for Not-for-Profit Organisations Policy and review accordingly.	Ongoing
○	People in need	
6.1	Investigate the expansion of accommodation for staff in key locations.	2024-2026
6.2	Assist/ facilitate existing and proposed retirement/ aged care facilities to expand.	2024-2026
6.3	Advocate to State and Federal Government for further investment in retirement and aged care facilities for the region	2024-2046
○	Construction	
7.1	Advocate to the State Government to incentivise and help regional builders.	2024-2046

7.2	Investigate incentives to encourage housing development. For example, incentives would focus on housing stock being constructed in a one-two year period or focus on specific development types such as Aged Care.	2024-2025
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○	Capital solutions	
8.1	Investigate potential infrastructure projects eligible for funding under Government programs and grants.	2024 - 2025

4.2 Next Steps

A working group of key representatives from Whitsunday Regional Council and select State Government agencies will progress actions, review findings, develop an agreed reporting frequency to update Council, key housing provider stakeholders and the community.

11.6 - Infrastructure Charges Resolutions No.1 2024

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Strategic Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To consider an increase to infrastructure charges proposed in the Infrastructure Charges Resolution (No.1) 2024.

EXECUTIVE SUMMARY

On 1 July 2024 the Department of Housing, Local Government, Planning and Public Works (the Department) amended Schedule 16 of the Planning Regulation 2017 to increase prescribed amounts to align with inflation and increases to the Producer Price Index (PPI). This report recommends that council replace Infrastructure Charges Resolution (No. 1) 2023 with the updated Infrastructure Charges Resolution (No. 1) 2024 to align with the prescribed amounts for expected infrastructure charges. The outlined charges are payable by developers and contribute to the delivery of trunk infrastructure.

OFFICER'S RECOMMENDATION

That Council adopt the Infrastructure Charges Resolution (No. 1) 2024 and rescind the Infrastructure Charges Resolution (No. 1) 2023.

BACKGROUND

On 03 July 2023 the Whitsunday Regional Council Infrastructure Charges Resolution (No.1) 2022 was replaced with the Whitsunday Regional Council Infrastructure Charges Resolution (No.1) 2023, which increased infrastructure charges in line with inflation and PPI increases in accordance with the regulations set out within the Planning Regulation 2017.

DISCUSSION/CURRENT ISSUE

On 1 July 2024 the Department amended Schedule 16 of the Planning Regulation 2017 to increase infrastructure charges.

The Department prescribes the maximum infrastructure charge that any Council can adopt, pursuant to Section 112 (1)(a) of the Planning Act 2016 and Schedule 16 of the Planning Regulation 2017.

The Amendment Regulation updates the 'prescribed amounts' to reflect the 3-yearly moving average quarterly percentage increase in the Producer Price Index (PPI) since 1 July 2022. PPI is defined in Schedule 2 of the Planning Act to be the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics. Council's infrastructure construction costs are influenced by inflation, which is most accurately reflected in the PPI. As such, the development industry may reasonably expect that infrastructure charges, which pay for trunk infrastructure, should also be revised to reflect inflation from time to time.

During the 2022 to 2023 period the PPI increase was 4.29% and for the 2023 to 2024 period the increase is 6.29%, leading to an overall increase of 10.58% since 2022.

Across all development categories the Department increased charges by 10.8% - 10.9% (refer **Attachment 1**), approximately 0.3% more than the PPI.

While PPI is an indicator, the total PPI fluctuation has no direct correlation to the prescribed maximum infrastructure charge. Additionally, Council is not able to increase infrastructure charges above those prescribed by the Regulation.

Council has a projected shortfall in infrastructure charges revenue for the life of the Local Government Infrastructure Plan (2031) which indicates necessary trunk infrastructure expenditure is greater than anticipated income. Council can improve its financial sustainability of building necessary trunk infrastructure to service the community by adopting the Departments prescribed maximum rate to increase charges. The maximum rates have been included in the Infrastructure Charges Resolution (No. 1) 2024, refer to **Attachment 2**.

FINANCIAL IMPLICATIONS

If Council chooses not to increase infrastructure charges in line with the Planning Regulation 2017, the Local Government Infrastructure Plan (LGIP) and Long-Term Financial Forecast (LTFF) will become progressively less sustainable. Council may need to look for alternative sources of funding, such as grants and increased rates and charges, to fund trunk infrastructure.

CONSULTATION/ENGAGEMENT

Manager Strategic Planning
Manager Development Assessment
Manager Financial Services

STATUTORY/COMPLIANCE MATTERS

There is no statutory requirement for Council to increase infrastructure charges, however the LGIP and LTFF both model for an annual increase.

RISK ASSESSMENT/DEADLINES

If Council chooses not to increase infrastructure charges in line with the Planning Regulation 2017, the LGIP and LTFF will become progressively less sustainable.

STRATEGIC IMPACTS

Corporate Plan Reference:

Develop and maintain a local government infrastructure plan that aligns with Council's Asset Management Plans and long-term Financial Forecast in compliance with State Interests.

To support business units across Council in the delivery of their objectives through enabling access to Grants and Funding.

ATTACHMENTS

1. Briefing Attachment 1 ICR 2023 to ICR 2024 Comparison [**11.6.1** - 2 pages]
2. Briefing Attachment 2 ICR No 1 2024 [**11.6.2** - 16 pages]

Current 2023 Infrastructure Charges to Proposed 2024 Infrastructure Charges Comparison

Infrastructure charges for residential development

Column 1 Development category	Column 2 Current 2023 Adopted infrastructure charge	Column 3 Proposed 2024 Charge/Increase	Column 4 Percentage Increase
Residential – 1 or 2 bedroom dwelling house	\$22,200.00 for each dwelling with 2 or less bedrooms.	\$24,609.05 \$2,409.05	10.85%
Residential – 3 or more bedroom dwelling house	\$31,080.00 for each dwelling with 3 or more bedrooms.	\$34,452.65 \$3,372.65	10.85%
Accommodation (short term)	For tent or caravan sites in a tourist park: \$11,099.95 for each group of 2 sites or less; or \$15,539.90 for each group of 3 sites.	\$12,304.45 \$1,204.50 \$17,226.20 \$1,686.30	10.85%
	For cabins in a tourist park: \$11,099.95 for each cabin with 2 or less bedrooms; or \$15,539.90 for each cabin with 3 or more bedrooms	\$12,304.45 \$1,204.50 \$17,226.20 \$1,686.30	10.85%
	For a hotel, short-term accommodation or resort complex: \$11,099.95 for each suite with 2 or less bedrooms; or \$15,539.90 for each suite with 3 or more bedrooms; or \$11,099.95 for each bedroom that is not part of a suite.	\$12,304.45 \$1,204.50 \$17,226.20 \$1,686.30 \$12,304.45 \$1,204.50	10.85%
Accommodation (long term)	For a relocatable home park: \$22,200.00 for each relocatable dwelling site for 2 or less bedrooms; or \$31,080.00 for each relocatable dwelling site for 3 or more bedrooms.	\$24,609.05 \$2,409.05 \$34,452.65 \$3,372.65	10.85%
	For a community residence, rooming accommodation or retirement facility: \$22,200.00 for each suite with 2 or less bedrooms; or \$31,080.00 for each suite with 3 or more bedrooms; or \$22,200.00 for each bedroom that is not part of a suite.	\$24,609.05 \$2,409.05 \$34,452.65 \$3,372.65 \$24,609.05 \$2,409.05	10.85%

Infrastructure charges for non-residential development

Column 1 Development category	Column 2 Current 2023 Adopted infrastructure charge (\$/m² of GFA)	Column 3 Proposed 2024 Charge/Increase	Column 4 Percentage Increase
Places of assembly	\$77.75	\$86.20 / \$8.45	10.9%
Commercial (bulk goods)	\$155.40	\$172.25 / \$16.85	10.8%
Commercial (office)	\$155.40	\$172.25 / \$16.85	10.8%
Commercial (retail)	\$199.80	\$221.50 / \$21.70	10.9%
Educational facility (other than an educational establishment for the Flying Start for Queensland Children program)	\$155.40	\$172.25 / \$16.85	10.8%
Educational facility (for the Flying Start for Queensland Children program)	\$0	No Change	0.0%
Entertainment	\$221.95	\$246.05 / \$24.10	10.9%
Essential services	\$155.40	No Change	0.0%
High impact industry	\$77.75	\$86.20 / \$8.45	10.9%
High impact rural	\$22.15	\$24.55 / \$2.40	10.8%
Indoor sport and recreational facility	\$22.15 for court areas; or \$221.95 for areas which are not court areas.	\$24.55 / \$2.40 \$246.05 / \$24.10	10.8%
Industry	\$55.50	\$61.50 / \$6.00	10.9%
Low impact rural	\$0	No Change	Nil
Minor uses	\$0	No Change	Nil
Other uses	The adopted charge is the charge for another use within another Development Category that Council determines should apply based on that other use having a similar demand for infrastructure.	No Change	Nil

Whitsunday Regional Council

Infrastructure Charges Resolution (No. 1) 2024

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Whitsunday Regional Council

Infrastructure Charges Resolution (No. 1) 2024

1. SHORT TITLE

This resolution may be cited as Infrastructure Charges Resolution (No. 1) 2024.

2. APPLICATION TO LOCAL GOVERNMENT AREA

This resolution applies to the entire Whitsunday Regional Council local government area.

3. WHEN RESOLUTION HAS EFFECT

This resolution has effect on and from 29 August 2024.

4. PURPOSE

- (1) The purpose of this resolution is to assist with the implementation of the Whitsunday Regional Council Planning Scheme 2017 (Planning Scheme) in accordance with Chapter 4, Part 2 of the Planning Act 2016 (the Planning Act).
- (2) The infrastructure charges adopted in the resolution when levied, will help fund the establishment cost of trunk infrastructure identified in Council's Local Government Infrastructure Plan (LGIP).

5. CATEGORISATION OF DEVELOPMENT

- (1) To assist with the levying of infrastructure charges, this resolution categorises development defined in the Planning Scheme (as stated in Column 2 of Table 1) into Development Categories (provided in Column 1 of Table 1).
- (2) Where development is not listed in Column 2 of Table 1 (including where a use is unknown because the development application does not specify a proposed use or where a use is undefined in the Planning Scheme), Council will allocate that development an applicable Development Category based on that other use having a similar demand for infrastructure.
- (3) For development comprising multiple uses, Council will allocate an applicable Development Category to each portion of the development having a separate use.

Table 1 – Development Categories and Development

Column 1 Development Category	Column 2 Development under the Planning Scheme
Residential	Caretaker's accommodation; Dual occupancy; Dwelling house; and Multiple dwelling.
Accommodation (short term)	Hotel (accommodation component); Resort complex (accommodation component); Short term accommodation; and Tourist Park (accommodation component).
Accommodation (long term)	Community residence; Relocatable home park; Retirement facility; and Rooming accommodation.
Places of assembly	Club; Community use; Function facility; Funeral parlour; and Place of worship.
Commercial (bulk goods)	Agricultural supplies store; Bulk landscape supplies; Garden centre; Hardware and trade supplies; Outdoor sales; and Showroom.
Commercial (retail)	Adult store; Food and drink outlet; Service industry; Service station; Shop; and Shopping centre.
Commercial (office)	Office; and Sales office.
Educational facility	Childcare centre; Community care centre; and Educational establishment.
Entertainment	Hotel (non-residential component); Nightclub entertainment facility; Resort complex (excluding accommodation component); and Theatre.
Indoor sport and recreational facility	Indoor sport and recreation.
Industry	Low impact industry; Marine industry; Medium impact industry; Research and technology industry; Rural industry; and Warehouse.
High impact industry	High impact industry; and Special industry
Low impact rural	Animal husbandry; Cropping; Permanent plantation; and Wind farm.
High impact rural	Aquaculture (cultivating in a confined area aquatic animals or plants for sale); Intensive animal industry; Intensive horticulture; Wholesale nursery; and Winery.
Essential services	Detention facility (correctional facility); Emergency services; Health care services; Hospital; Residential care facility; and Veterinary services.
Minor uses	Advertising device; Cemetery; Home based business; Landing; Market; Outdoor lighting; Park; Roadside stall; Telecommunications facility; Temporary use.
Other uses	Air service; Animal keeping; Bar; Brothel; Car wash; Crematorium; Dwelling unit; Environment facility; Extractive industry; Major electricity infrastructure; Major sport recreation and entertainment facility; Motor sport facility; Nature-based tourism; Non-resident workforce accommodation; Outdoor sport and recreation; Outstation; Parking station (car park); Port services; Renewable energy facility; Rural workers accommodation; Substation; Tourist attraction; Transport depot; and Utility installation.

6. ADOPTED INFRASTRUCTURE CHARGES

6.1 Development types

- (1) Adopted charges apply for:
 - (a) reconfiguring a lot - see section 6.2;
 - (b) material change of use of premises - see section 6.3; and
 - (c) carrying out of building work - see section 6.3.
 - (d) carrying out of operational works involving Engineering work - see section 6.4.

6.2 Adopted infrastructure charges for reconfiguring a lot

- (1) The adopted charges for reconfiguring a lot, for each lot created:
 - (a) in a zone within Zone Group A are the adopted charges for the development category 'Residential – three or more Bedroom dwelling' stated in Table 2;
 - (b) in a zone within Zone Group B are the adopted charges for the development category 'Minor Uses' stated in Table 3;
 - (c) within the Low impact industry and Medium impact industry zones are the adopted charges for the development category 'Commercial (bulk goods)' stated in Table 3 and calculated using a plot ratio of 0.6;
 - (d) within the High impact industry zone are the adopted charges for the development category 'Industry' stated in Table 3 and calculated using a plot ratio of 0.6.
- (2) If a reconfiguration of a lot for residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge is to be reduced by the following amount for each network that will not service the development:
 - (a) water - 30%
 - (b) sewer - 27%
 - (c) transport – 40%
 - (d) public parks and land for community facilities – 3%
- (3) If a reconfiguration of a lot for non-residential purposes is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development is to be reduced by the following amount for each network that will not service the development:
 - (a) water – 30%
 - (b) sewer – 27%
 - (c) transport – 40%
 - (d) public parks and land for community facilities – 3%

6.3 Adopted infrastructure charges for material change of use of premises or building work

- (1) The adopted charges for a material change of use or building work for residential development are the adopted charges stated in Table 2.
- (2) The adopted charges for a material change of use or building work for non-residential development are the adopted charges stated in Table 3.
- (3) If residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 2 is to be reduced by the following amount for each network that will not service the development:
 - (a) water - 30%
 - (b) sewer - 27%
 - (c) transport – 40%
 - (d) public parks and land for community facilities – 3%
- (4) If non-residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 3 is to be reduced by the following amount for each network that will not service the development:
 - (a) water supply – 30%
 - (b) sewerage – 27%
 - (c) transport – 40%
 - (d) public parks and land for community facilities – 3%

6.4 Adopted infrastructure charges for operational works involving engineering work

- (1) The adopted charges for operational work involving engineering work connecting a premise to water or sewer infrastructure outside of the PIA for residential development are the adopted charges stated in Table 2.
- (2) The adopted charges for operational work involving engineering work connecting a premise to water or sewer infrastructure outside of the PIA for non-residential development are the adopted charges stated in Table 3.
- (3) If residential development is planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 2 is calculated in accordance with the following apportionment for each network that will service the development:
 - (a) water - 30%
 - (b) sewer - 27%
- (4) If non-residential development is planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of

Table 3 is calculated in accordance with the following apportionment for each network that will service the development:

- (a) water supply – 30%
- (b) sewerage – 27%

Table 2 – Adopted infrastructure charges for residential development

Column 1 Development category	Column 2 Adopted infrastructure charge
Residential – 1 or 2 bedroom dwelling house	<u>\$24,609.05</u> for each dwelling with 2 or less bedrooms.
Residential – 3 or more bedroom dwelling house	<u>\$34,452.65</u> for each dwelling with 3 or more bedrooms.
Accommodation (short term)	For tent or caravan sites in a tourist park: • <u>\$12,304.45</u> for each group of 2 sites or less; or • <u>\$17,226.20</u> for each group of 3 sites.
	For cabins in a tourist park: • <u>\$12,304.45</u> for each cabin with 2 or less bedrooms; or • <u>\$17,226.20</u> for each cabin with 3 or more bedrooms
	For a hotel, short-term accommodation or resort complex: • <u>\$12,304.45</u> for each suite with 2 or less bedrooms; or • <u>\$17,226.20</u> for each suite with 3 or more bedrooms; or • <u>\$12,304.45</u> for each bedroom that is not part of a suite.
Accommodation (long term)	For a relocatable home park: • <u>\$24,609.05</u> for each relocatable dwelling site for 2 or less bedrooms; or • <u>\$34,452.65</u> for each relocatable dwelling site for 3 or more bedrooms.
	For a community residence, rooming accommodation or retirement facility: • <u>\$24,609.05</u> for each suite with 2 or less bedrooms; or • <u>\$34,452.65</u> for each suite with 3 or more bedrooms; or • <u>\$24,609.05</u> for each bedroom that is not part of a suite.

Table 3 – Adopted infrastructure charges for non-residential development

Column 1 Development category	Column 2 Adopted infrastructure charge for the water supply, sewerage, transport, public parks and land for community facilities networks (\$/m ² of GFA)
Places of assembly	<u>\$86.20</u>
Commercial (bulk goods)	<u>\$172.25</u>
Commercial (office)	<u>\$172.25</u>
Commercial (retail)	<u>\$221.50</u>
Educational facility (other than an educational establishment for the Flying Start for Queensland Children program)	<u>\$172.25</u>

Educational facility (for the Flying Start for Queensland Children program)	\$0
Entertainment	<u>\$246.05</u>
Essential services	<u>\$172.25</u>
High impact industry	<u>\$86.20</u>
High impact rural	<u>\$24.55</u>
Indoor sport and recreational facility	<u>\$24.55</u> for court areas; or <u>\$246.05</u> for areas which are not court areas.
Industry	<u>\$61.50</u>
Low impact rural	\$0
Minor uses	\$0
Other uses	The adopted charge is the charge for another use within another Development Category that Council determines should apply based on that other use having a similar demand for infrastructure.

7. CREDIT

- (1) A credit is an amount which is the greatest allowable under the following instances:
 - (a) if the premises is subject to a continuing existing lawful use, the adopted charge for the existing lawful use, calculated in accordance with Section 6.3.
 - (b) if the premises is located in a Mixed use, Low-medium density residential or Low density residential zone and is not subject to a continuing existing lawful use, the adopted infrastructure charge for Residential (3 or more Bedroom dwelling), calculated in accordance with Section 6.3.
 - (c) if the premises is subject to a previous use that is no longer taking place but which was lawful at the time it was carried out, the adopted charge for the previous lawful use calculated in accordance with Section 6.3.
 - (d) if the premises is subject to other development that may be lawfully carried out without the need for a further development permit, the adopted charge for the development not requiring a further development permit calculated in accordance with Section 6.3
- (2) A Credit for a use or development mentioned in subsection (1) will not apply to the premises if an infrastructure requirement that applies or applied to the use or development has not been complied with.
- (3) An applicant seeking a Credit for a use or development mentioned in subsection (1)(a) or (c) must provide evidence of the continuing existing lawful use or previous lawful use.
- (4) For avoidance of doubt:
 - (a) a Credit does not apply to development which is not the subject of an adopted charge; and
 - (b) a Credit for the premises cannot exceed the adopted charge for the development.

8. CALCULATING THE CHARGE TO BE LEVIED

- (1) The charge to be levied will be calculated by determining the adopted charges for the development, and then subtracting from it, the greatest applicable Credit. If Council has agreed to waive infrastructure charges in part or full under an applicable policy, the applicable Discount will also be subtracted.
- (2) The amount of the levied charge will be recalculated at time of payment using the adopted infrastructure charges stated in the resolution in use at that time.

9. WORKING OUT THE COST OF INFRASTRUCTURE FOR AN OFFSET OR REFUND

9.1 Obligations to offset

- (1) The obligation to offset the cost of infrastructure required to be provided under a necessary infrastructure condition is contained in section 129(2) of the Planning Act.
- (2) That obligation applies where the elements of section 129(1) of the Planning Act are satisfied.

9.2 Obligations to refund

- (1) There are three instances under Chapter 4, Part 2 of the Planning Act where there is an obligation falling to Council, to provide a refund, namely:
 - (a) in section 129(3) of the Planning Act – which arises where a condition about necessary trunk infrastructure has been imposed, and where the elements of section 129(1) of the Planning Act are satisfied;
 - (b) in section 134(2) of the Planning Act – which arises where an extra payment condition has been imposed on development completely within the PIA; and
 - (c) in section 135 of the Planning Act – which arises where a development approval subject to an extra payment condition stops, and where the elements of section 135(1) of the Planning Act are satisfied.
- (2) The resolution does not specify a method in terms of the obligation to refund where a development approval subject to an extra payment condition stops under section 135 of the Planning Act.

9.3 Method for working out the establishment cost of infrastructure the subject of an offset or refund

- (1) The amount of an Infrastructure Offset is equal to the establishment cost of the trunk infrastructure contribution the subject of the offset.
- (2) If the Infrastructure Offset is more than the levied infrastructure charges, the Infrastructure Refund is the difference between the Infrastructure Offset and the levied infrastructure charges.
- (3) Council must work out the establishment cost of the trunk infrastructure contribution by using either:
 - (a) the establishment cost stated for that item of trunk infrastructure identified in Column 4 of the schedule of works table in Schedule 3 of the Planning Scheme; or

- (b) the establishment cost of the trunk infrastructure calculated in accordance with section 9.4.
- (4) If the applicant has given notice to the Council that it requires it to use the methodology under this charges resolution to recalculate the establishment cost of a trunk infrastructure contribution stated in an infrastructure charges notice, Council must recalculate the establishment cost in accordance with section 9.4.

9.4 Method for recalculating the establishment cost of a trunk infrastructure contribution

- (1) The establishment cost of a trunk infrastructure contribution that is works (trunk infrastructure other than land) is to be calculated using a first principles estimating approach in accordance with section 9.5.
- (2) The establishment cost of a trunk infrastructure contribution that is land is to be determined using the before and after method for estimating the market value of land (the before and after method of valuation) in accordance with section 9.6.

9.5 First principles estimating approach

- (1) The first principles estimating approach is to be implemented through the following procedure:
 - (a) The Council is to provide the applicant the scope of works including the standard to which the trunk infrastructure contribution is to be provided and the location of the trunk infrastructure contribution.
 - (b) The applicant, at its cost, is to provide to the Council:
 - (i) a bill of quantities for the design and construction of the specified trunk infrastructure contribution in accordance with the scope of works (the bill of quantities); and
 - (ii) a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure contribution specified in the bill of quantities (the cost estimate).
 - (c) The Council must decide to:
 - (i) accept the bill of quantities and the cost estimate provided by the applicant;
 - (ii) reject the bill of quantities and the cost estimate provided by the applicant.
 - (d) If the Council accepts the bill of quantities and the cost estimate it must:
 - (i) provide written notice to the applicant that it has agreed to its bill of quantities and the cost estimate;
 - (ii) calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - (iii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

- (e) If the Council rejects the bill of quantities and/or the cost estimate it must provide written notice to the applicant that:
 - (i) it rejects the bill of quantities and/or the cost estimate;
 - (ii) it proposes to use an amended bill of quantities and/or cost estimate; and
 - (iii) its reasons for doing so.
- (f) Following receipt of the Council's written notice proposing an amended bill of quantities and/or amended cost estimate, the applicant must provide written notice to Council that it:
 - (i) accepts the amended bill of quantities and/or amended cost estimate; or
 - (ii) rejects the amended bill of quantities and/or amended cost estimate.
- (g) If the applicant accepts the amended bill of quantities and/or amended cost estimate, the Council must:
 - (i) calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - (ii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (h) If the applicant rejects the amended bill of quantities and/or amended cost estimate, the Council must refer the applicant's bill of quantities and cost estimate to an independent certified quantity surveyor (the independent assessor) to:
 - (i) assess whether the bill of quantities reflects an appropriate scope of works;
 - (ii) assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities; and
 - (iii) determine a new bill of quantities and/or a new cost estimate using a first principles estimating approach.
- (i) The new cost estimate determined by the independent assessor is the establishment cost of the trunk infrastructure contribution.
- (j) Following receipt of the independent assessor's new bill of quantities and/or new cost estimate, the Council must:
 - (i) provide written notice to the applicant about the independent assessor's first principles cost estimate;
 - (ii) calculate the establishment cost of the trunk infrastructure contribution by indexing the independent assessor's first principles cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and

- (iii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (k) The independent assessor is to be appointed by agreement between the Council and applicant. The cost of the independent assessment is to be shared equally between Council and the applicant.

9.6 The before and after method of valuation

- (1) The before and after method of valuation is to be used to determine the market value of land.
- (2) The market value of land is to be determined at the following date:
 - (a) if the land is identified in the LGIP – the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made; or
 - (b) if the land is not identified in the LGIP – the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
- (3) The before and after method of valuation is to be implemented through the following procedure:
 - (a) The applicant, at their own cost, is to provide Council a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
 - (b) The Council is to decide to:
 - (i) accept the valuation provided by the applicant; or
 - (ii) reject the valuation provided by the applicant.
 - (c) If the Council accepts the valuation, it is to:
 - (i) provide written notice to the applicant that it has agreed to the valuation; and
 - (ii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
 - (d) If the Council rejects the valuation, it must provide written notice to the applicant that:
 - (i) it rejects the valuation;
 - (ii) it proposes an amended valuation; and
 - (iii) its reasons for doing so.
 - (e) Following receipt of the Council's written notice proposing an amended valuation, the applicant must provide written notice to Council that it:
 - (i) accepts the amended valuation; or

- (ii) rejects the amended valuation.
- (f) If the applicant accepts the amended valuation, the Council must provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (g) If the applicant rejects the amended valuation, the Council must refer the applicant's valuation to an independent certified practicing valuer to:
 - (i) assess whether the valuation is consistent with the market value; and
 - (ii) provide a new valuation using the before and after method of valuation.
- (h) The valuation determined by the independent certified practicing valuer is the establishment cost of the trunk infrastructure contribution.
- (i) Following receipt of the independent certified practicing valuer's valuation, the Council is to:
 - (i) provide written notice to the applicant about the independent certified practicing valuer's valuation; and
 - (ii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (j) The independent certified practicing valuer is to be appointed by agreement between the Council and applicant. The cost of the independent certified practicing valuer is to be shared equally between Council and the applicant.

10. CRITERIA FOR DECIDING CONVERSION APPLICATIONS

- (1) Each of the following criteria must be met for non-trunk infrastructure to be converted to trunk infrastructure:
 - (a) The premises the subject of the relevant development approval must be within the PIA (**subject premises**);
 - (b) The development must service the following:
 - (i) the development the subject of the relevant development approval, strategic plan, master plan or preliminary approval that includes the subject premises; and
 - (ii) additional development in the area (**other premises**); and
 - (iii) demand that is consistent with the assumptions about the type, scale, location and timing of future development stated in the LGIP, including extrinsic material;
 - (c) The development infrastructure is not consistent with the requirements for non-trunk infrastructure stated in section 145 of the Planning Act;
 - (d) The development infrastructure is owned or will be owned by the Council;
 - (e) The development infrastructure is not temporary in nature;

- (f) The development infrastructure will service unconstrained land;
- (g) The type, size, function and capacity of development infrastructure is consistent with trunk infrastructure in the LGIP Schedule of Works;
- (h) The type, size, function, capacity and location of the development infrastructure is the most cost-effective option for servicing the anticipated future demand of other premises in the PIA in the locality, in accordance with desired standards of service within the LGIP; and

Note: *The most cost-effective option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land at the desired standard of service, in accordance with methodologies informing the LGIP and Extrinsic material.*

- (i) The development infrastructure could have been planned by Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the locality. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP and Extrinsic material.
- (j) The development infrastructure must not be about the stormwater network.

Note: *All stormwater should be managed on the subject premises, or other premises in accordance with QUDM. Council does not identify Trunk stormwater within the Schedule of Works nor charge for stormwater within Section 6 Adopted Infrastructure Charges.*

11. INTERPRETATION

- (1) Words and terms defined in the Planning Act, the Planning Regulation 2017 (the Planning Regulation) or the Planning Scheme and used in the resolution, have the meaning given in the Planning Act, the Planning Regulation or the Planning Scheme.
- (2) Otherwise, the words used in the resolution are defined in Table 5.
- (3) If a word or term used in this resolution is not defined in the Planning Act, the Planning Regulation, the Planning Scheme or Table 5 of this resolution, it has the ordinary meaning.
- (4) A reference in this resolution to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (5) A reference in this resolution to a specific resource document or standard means the latest version of that resource document or standard.

Table 5 – Definitions of words used in the resolution

Column 1 Word	Column 2 Definition
Bedroom	means an area of a building or structure which: • is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or • can be used for sleeping, such as a den, library, study, loft, media or home entertainment room, family or rumpus room or other similar space.
Council	means the Whitsunday Regional Council.
Credit	means the monetary amount used in the calculation of the levied charge, which is determined in accordance with section 7 of the resolution.
Development category	means the development category stated in Column 1 of Table 1 of the resolution.
Discount	means the monetary amount used in the calculation of the levied charge, which has been determined by Council in accordance with an applicable policy.
Engineering work	means all works associated with communal private or public car parking, footpath, sewer, water or stormwater infrastructure, excluding: (a) building work; or (b) plumbing or drainage work conducted internally on a premise.
GFA	means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: • building services, plant and equipment; or • access between levels; or • ground floor public lobby; or • a mall; or • the parking, loading and manoeuvring of motor vehicles; or • unenclosed private balconies whether roofed or not.
Infrastructure Offset	means an infrastructure offset referred to in section 9 of this Resolution.
Infrastructure Refund	means an infrastructure refund referred to in section 9 of this Resolution.
Local Government Infrastructure Plan or LGIP	means the Whitsunday Regional Council Local Government Infrastructure Plan, which is Part 4 of the Planning Scheme.
Planning Scheme	means the Whitsunday Regional Council Planning Scheme 2017, which commenced on 30 June 2017.
Priority Infrastructure Area or PIA	means the priority infrastructure area identified in the LGIP.
Producer Price Index or PPI	means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Statistician.

Column 1 Word	Column 2 Definition
3-yearly PPI Average	has the meaning given to that term in section 114 of the Planning Act 2016.
Zone Group A	includes the following Zones: Community facilities (excluding Hamilton Island); District centre; Emerging Communities; Local centre; Low density residential; Low-medium density residential; Major centre; Mixed use; Neighbourhood centre; Recreation and open space (excluding Hamilton Island); Rural residential; Special industry; Tourist accommodation (excluding Hamilton Island); and Waterfront and marine industry.
Zone Group B	includes the following Zones: Community facilities (Hamilton Island only); Environmental management and conservation; Industry investigation; Recreation and open space (Hamilton Island only); Tourist accommodation (Hamilton Island only).

11.7 - Donations, Sponsorships, Grants and In-Kind Requests Approved - July 2024

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Community Development Officer

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

To advise Council of the donations, sponsorships, grants and in-kind support up to \$20,000 provided for the month of July 2024.

EXECUTIVE SUMMARY

Council is often approached by community groups for financial assistance, requesting support to help them deliver their endeavours and events within the community. These requests and applications are assessed in accordance with relevant policies and approved or declined by the Community Services team and a monthly report is submitted to Council advising of the assistance that has been approved, as per resolution 2024/06/26.19.

Approvals outlined in this report include:

- a) Donations
- b) Sport and Recreation Grants
- c) Financial Support for a Junior Elite Athlete Grants

No approvals were made for sponsorship or in-kind support for the month of July 2024.

OFFICER'S RECOMMENDATION

That Council:

- a) Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of July 2024 to the applicants identified in **Attachment 1**;
- b) Note the Sport and Recreation Club Grant applications approved for the month of July 2024 to the applicants identified in **Attachment 2**; and
- c) Note the Donation applications approved for the month of July 2024 to the applicants identified in **Attachment 3**.

BACKGROUND

As per resolution 2024/06/26.19, Council resolved to:

- 1) Adopt the following amended policies:
 - a) Community Donations Policy
 - b) Community Sponsorship Policy
 - c) Community Grant Policy
- 2) Revoke the Financial Support for a Junior Elite Athlete Policy

When adopting the above policies, changes were made to the progressive scale on which funding is awarded through the Sport and Recreation Club Grant. The updated funding scale is outlined below:

Band Level	No. of Active Members	Grant Allocation (\$)
Band 1	12 - 50	\$1,000

Band 2	51 - 100	\$1,500
Band 3	> 101	\$2,000

DISCUSSION/CURRENT ISSUE

Below is an overview of the financial approvals that were made in the month of July 2024. A detailed description of each can be found in the attachments.

Junior Elite Athlete Grant

13 approvals, totalling \$3,250

Sport and Recreation Club Grant

5 approvals, totalling \$5,500

Donations

3 approvals, totalling \$4,950

FINANCIAL IMPLICATIONS

The funds for Junior Elite Athlete Grants and Donations will be taken from JC: 2967.11074.63150 – Community Donations (2967) / Donations (11074) / Donations & Sponsorships – Other (63150)

Description	Amount (\$)
2023/24 Budget	80,000
Actual + Commitment	8,950
YTD Remaining Budget	71,050

The funds for Sport and Recreation Club Grants will be taken from JC: 2967.10250.63151 – Community Donations (2967) / Club Grants (10250) / Donations & Sponsorships - Community Grants (63151)

Description	Amount (\$)
2023/24 Budget	110,000
Actual + Commitment	0
YTD Remaining Budget	110,000

CONSULTATION/ENGAGEMENT

Director Community Services and Facilitation

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009

Local Government Regulation 2012

Community Donations Policy

Community Sponsorships Policy

Community Grants Policy

RISK ASSESSMENT/DEADLINES

There is a financial cost to Council, however the assistance provided will support the activities of community and sporting groups in the Whitsunday Region.

To be completed by 30 June 2025 in line with the 2024/25 financial year budget.

STRATEGIC IMPACTS

Corporate Plan Reference:

Facilitate, foster and encourage region wide activities and programs that engage our community.

ATTACHMENTS

1. Attachment 1 – Approved Financial Support for Junior Elite Athlete Grant Applications – July 2024 [**11.7.1** - 1 page]
2. Attachment 2 – Approved Sport and Recreation Club Grant Applications – July 2024 [**11.7.2** - 1 page]
3. Attachment 3 – Approved Donation Applications – July 2024 [**11.7.3** - 1 page]



Correspondence:
 Chief Executive Officer,
 Whitsunday Regional Council,
 PO Box 104, Proserpine QLD 4800
 P: 1300 WRC QLD (1300 972 753)
 F: (07) 4945 0222
 E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
 ABN 63 291 580 128

Attachment 1 – Approved Financial Support for Junior Elite Athlete Grant Applications – July 2024

Name	Age	Competition	Competition Level	Sport	Received Funding Previously	Amount (\$)
Lacey Scott	14	Junior State Age Carnival	North QLD	Netball	No	250
Lillian Kelly	16	Volleyball Australia National Development Tour Malaysia	Australia	Volleyball	Yes	250
Giselle Tronc	17	Volleyball Australia National Development Tour Malaysia	Australia	Volleyball	Yes	250
Don Algie	11	NQ Cross Country Championship	North QLD	Cross Country	Yes	250
Don Algie	11	QLD Short Course State Championships	North QLD	Swimming	Yes	250
Lily Sainsbury	17	QLD Country Rugby Union Championships	North QLD	Rugby Union	Yes	250
Shailee Mewha	12	NQ Cross Country Championships	North QLD	Cross Country	Yes	250
Declan Dichiera	11	NQ Cross Country Championships	North QLD	Cross Country	No	250
Charlie Williams	13	NQ Cross Country Championships	North QLD	Cross Country	Yes	250
Isabelle Williams	11	NQ Cross Country Championships	North QLD	Cross Country	Yes	250
Stella Neden	12	NQ Softball Championships	North QLD	Softball	No	250
Nyah Brown	11	NQ Softball Championships	North QLD	Softball	No	250
Adelaide Sanders	11	NQ Football Championships	North QLD	Soccer	Yes	250
					TOTAL	3,250

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

Cannonvale
 Shop 23, Whitsunday Plaza
 Shute Harbour Road, Cannonvale QLD 4802



Correspondence:
 Chief Executive Officer,
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 ABN 63 291 580 128

Attachment 2 – Approved Sport and Recreation Club Grant Applications – July 2024

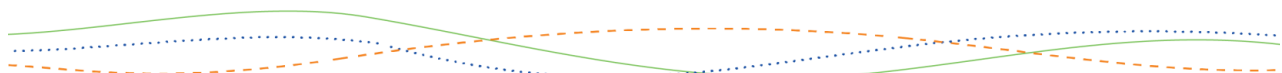
Organisation Name	Junior Members	Senior Members	Total Members	Band	Public Liability	Amount Approved (\$)
Wangaratta Bowls Club Inc.	0	51	51	2	Yes	1,500
Whitsunday Equestrian Group Inc.	13	19	32	1	Yes	1,000
Bowen Woodworkers and Woodturners Association Inc.	0	40	40	1	Yes	1,000
Airlie Beach Bridge Club Inc.	0	21	21	1	Yes	1,000
Club Outrigger Whitsunday Inc.	0	39	39	1	Yes	1,000
					Total	5,500

Bowen
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 83-85 Main Street
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Attachment 3 – Approved Donation Applications – July 2024

Organisation Name	Description	Donation Amount (\$)	Sponsorship Amount (\$)	In-Kind Support (\$)
NQ Speedway Riders and Supporters Club	2024 QLD Sidecar Championships in Bowen	200		
Proserpine Junior Cricket Club	NQ Country Cup Junior Cricket Carnival	1,000		
Whitsunday Probus Club	Bus to Attend Social Outings	3,750		
Sub-Total		4,950	0	0
Total for July 2024		\$4,950		

Please note that no approvals were made for sponsorship or in-kind support for the month of July 2024.

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
 Collinsville QLD 4804

Cannonvale
 Shop 23, Whitsunday Plaza
 Shute Harbour Road, Cannonvale QLD 4802



11.8 - Approved Inspection Program 2024 - Dog & Cat Registration Audit

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Director Community Services and Facilitation

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

The purpose of the program is to inspect residential properties in the Whitsunday Regional Council area to identify the number and registration of dogs and cats kept at each property to determine compliance with the *Animal Management Act 2008 (Cats and Dogs)* and Whitsunday Regional Council Local Law No. 2 (*Animal Management Act 2008*) 2014.

EXECUTIVE SUMMARY

Whitsunday Regional Council will be carrying out an approved inspection program in accordance with Part 2 Division 1 Subdivision 3 Section 134 Local Government Act 2009. The program will be conducted for a period of three (3) months commencing Monday, 9 September 2024 and conclude on Friday, 29 November 2024.

OFFICER'S RECOMMENDATION

That Council approves:

- 1) To conduct a Selective Inspection Program in accordance with the *Local Government Act 2009*, from Monday, 9 September 2024 to Friday, 29 November 2024 for the purposes of:
 - a. Inspecting residential properties to ensure animals or multiple animals requiring registration or approval to be kept are registered with and approved by the local government;
 - b. Upgrading of the dog and cat registration register in accordance with the *Animal Management Act 2008 (Cats & Dogs)* and Whitsunday Regional Council Local Law No. 2 (*Animal Management*) 2014; and
 - c. Identifying compliance and non-compliance with the *Animal Management Act 2008 (Cats & Dogs)* regarding registration of dogs.
- 2) The public notification of the program in accordance with the *Local Government Act 2009*.

BACKGROUND

Approved Inspection Programs - Dog and Cat Registration Audits have been conducted by Council in the past. The program generally assists in increasing the number of dogs and cats registered in the Council region as the figures below indicate:

Animal/Year	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Dogs	4,733	4,788	4,353	4,350	4,156
Cats	550	572	538	523	518

DISCUSSION/CURRENT ISSUE

The registration of a cat or dog with the local government is required in accordance with the *Animal Management Act 2008 (Cats & Dogs)* and Whitsunday Regional Council Local Law

No. 2 (*Animal Management*) 2014. The number of animals, including dogs and cats, permitted to be kept on a property is also regulated by Council.

Animal registration makes identification of an animal and their owner readily available, when investigating animal related incidents/complaints e.g., wandering animals, attacks, dog barking etc. Council approval for multiple animals is also necessary to reduce impacts on community health and safety.

Animal registration and approval to keep multiple animals are vital in ensuring animal related matters are resolved in an effective and efficient manner.

FINANCIAL IMPLICATIONS

There is potential for a further decrease in revenue from unregistered animals in the region. The animal registration and renewal funds will be placed into: GL: 3580.6105.41123 – Local Law Revenue (01580) / Statutory Fees & Charges (0105) / Dog Registration & Renewal (0079).

CONSULTATION/ENGAGEMENT

Local Laws Team

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009 Sections 133 & 134
Animal Management (Cats and Dogs) Act 2008
Whitsunday Regional Council Local Law No. 2 (*Animal Management*) 2014

RISK ASSESSMENT/DEADLINES

It is difficult for Local Law Officers to identify unregistered dog owners, should there be an attack in a public place or wandering at large. A Council registration tag or microchip enables Council Officers to locate animal owners to ensure compliance is undertaken in an effective and efficient manner.

STRATEGIC IMPACTS

Corporate Plan Reference:

Protect community health and safety, biosecurity, and amenity within the region by providing community education and administrative services.

ATTACHMENTS

1. Approved Inspection Program Dog Cat Registration Audit [**11.8.1** - 1 page]
2. Proposed Advertisement [**11.8.2** - 1 page]

Attachment 1 – Approved Inspection Program - Dog & Cat Registration Audit

Selective Inspection Program

Dog/Cat Registration Audit

Local Government Act 2009

Part 2 Division 1 Subdivision 3 Section 134 –

Approved Inspection Programs

Whitsunday Regional Council program for inspection of properties for compliance with:

- (i) *Animal Management (Cats and Dogs) Act 2008*
- (ii) *Local Law No. 2 (Animal Management) 2014*

Purpose of Program

The purpose of the program is to inspect selected residential properties in the Whitsunday Regional Council area to identify registration and the number of dogs and cats kept at each property to determine compliance with the *Animal Management (Cats and Dogs) Act 2008* and *Whitsunday Regional Council Local Law No. 2 (Animal Management) 2014*.

Premises to be Inspected

Residential properties within the Whitsunday Regional Council Local Government area.

Start of Program

The approved inspection program will commence on Monday, 9 September 2024 and conclude on Friday, 29 November 2024.

Additional Information

Inspections will be carried out between 8:00am and 4:00pm Monday to Friday.

Inspections will be carried out by Council's Local Law Officers.

The Authorised Officers will be carrying identification badges at all times.

Attachment 2 – Proposed Advertisement

Whitsunday Regional Council Approved Inspection Program

Part 2 Division 1 Subdivision 3 Section 134 –

Approved Inspection Program

Local Government Act 2009

Animal Management (Cats and Dogs) Act 2008

Whitsunday Regional Council Local Law No. 2 (Animal Management) 2014

Whitsunday Regional Council will be carrying out an approved inspection program in accordance with *Part 2 Division 1 Subdivision 3 Section 134 Local Government Act 2009*. The purpose of the program is to inspect selected residential properties in the Whitsunday Regional Council area to identify registration and the number of dogs and cats kept at each property to determine compliance with the *Animal Management (Cats and Dogs) Act 2008* and *Whitsunday Regional Council Local Law No. 2 (Animal Management) 2014*, and

The program will be conducted for a period of three (3) months commencing Monday, 9 September 2024 and conclude on Friday, 29 November 2024.

Council Local Law Officers will be clearly identified by way of Whitsunday Regional Council's Uniform and Identification Badge.

A copy of the program is available for inspection at the following Whitsunday Regional Council Offices:

- Bowen – 67 Herbert Street, Bowen
- Cannonvale – Whitsunday Plaza, Cannonvale
- Collinsville – Corner Stanley & Conway Street, Collinsville
- Proserpine – 52 Main Street, Proserpine

Copies of the program may be purchased from Whitsunday Regional Council.

11.9 - Wangaratta Bowls Club Lease Renewal

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Senior Property Officer

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

To seek Council approval for the renewal of lease following the request to renew received by Wangaratta Bowls Club Inc.

EXECUTIVE SUMMARY

Wangaratta Bowls Club Inc existing lease expired on 30 June 2024, and they now request to renew the lease for a further 10-year term.

OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to enter into negotiations and execute a ten (10) year peppercorn trustee lease with Wangaratta Bowls Club Inc for part of the land being Lot 254 on CP HR1286 (Lease A) also known as 14-16 Murroona Street, Bowen in accordance with Section 236 1(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012.

BACKGROUND

Council is trustee of the land at Lot 254 on CP HR1286 known as 14-16 Murroona Street, Bowen.

Wangaratta Bowls Club Inc had a trustee lease with Council over part of the land (Lease A being part of Lot 254 on CP HR1286) for period of 15 years that recently expired on 30 June 2024.

DISCUSSION/CURRENT ISSUE

Wangaratta Bowls Club Inc has held a trustee lease with Council for over 15 years at a peppercorn rate. They have established infrastructure such as a clubhouse, bowling green and amenities which allow their Club to function successfully.

Their Trustee lease expired on 30 June 2024 and being a trustee lease there are no available options to renew, therefore a new lease agreement is required to be entered into to allow them to continue having tenure of the land.

Council officers met with the committee in April to discuss the current lease area to confirm its accuracy and validity. At this meeting it was confirmed that since their previous lease was signed the lease area has changed due to the previous plans to install a second bowling green.

The Club's plans have since changed and they no longer wish to lease the additional area of land. This additional area of land falls outside their fence boundary and is currently being maintained by Council's Parks and Gardens department. Council engaged a surveyor to draft a new lease plan which accurately reflects their area of use. The new survey plan now identifies the exact lease area of land that the bowls club require for their operations.

To exclude the requirements of the *Planning Act 2016*, which requires land to be subdivided for any part of land lease in excess of ten years, it is recommended to enter into a new part

of land trustee lease with Wangaratta Bowls Club for a term of 10 years at a peppercorn rate.

FINANCIAL IMPLICATIONS

The trustee lease will be at a peppercorn rate, therefore will not be providing Council with revenue. Taking this cost away from the community organisations allow them to invest it back into the Club and benefit their members.

Further in lieu of a peppercorn lease, the lessee is responsible for all general maintenance of the assets and land within their leased area.

CONSULTATION/ENGAGEMENT

Director Corporate Services
Executive Manager Procurement, Property & Fleet
Committee Members for Wangaratta Bowls Club Inc.

STATUTORY/COMPLIANCE MATTERS

Section 236 1(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012 allows Council to enter into a leasing agreement with a Community Organisation without the requirement of going to a public tender.

Land Act 1994

Planning Act 2016

RISK ASSESSMENT/DEADLINES

Council's community leases have provisions to mitigate Council's risk in relation to land and building condition management, pest management, sub-leasing, and public liability.

STRATEGIC IMPACTS

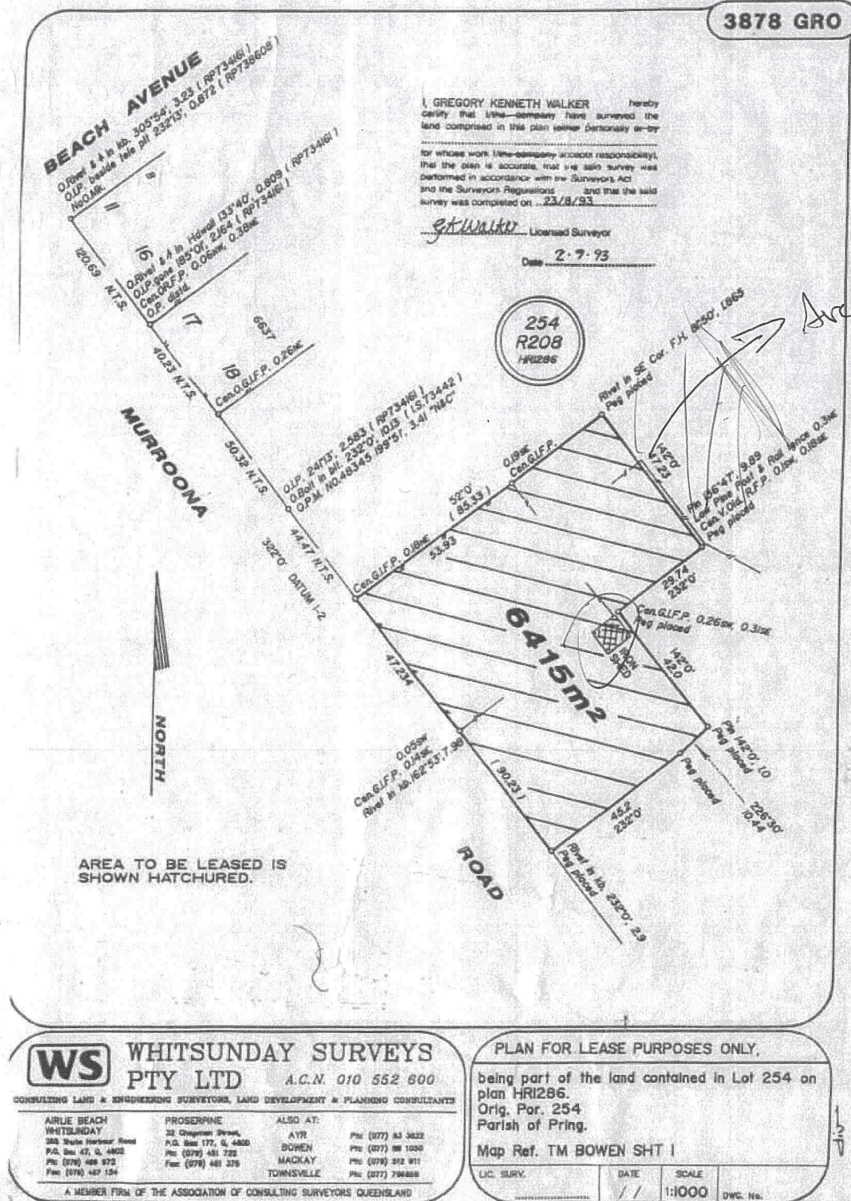
Corporate Plan Reference:

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.

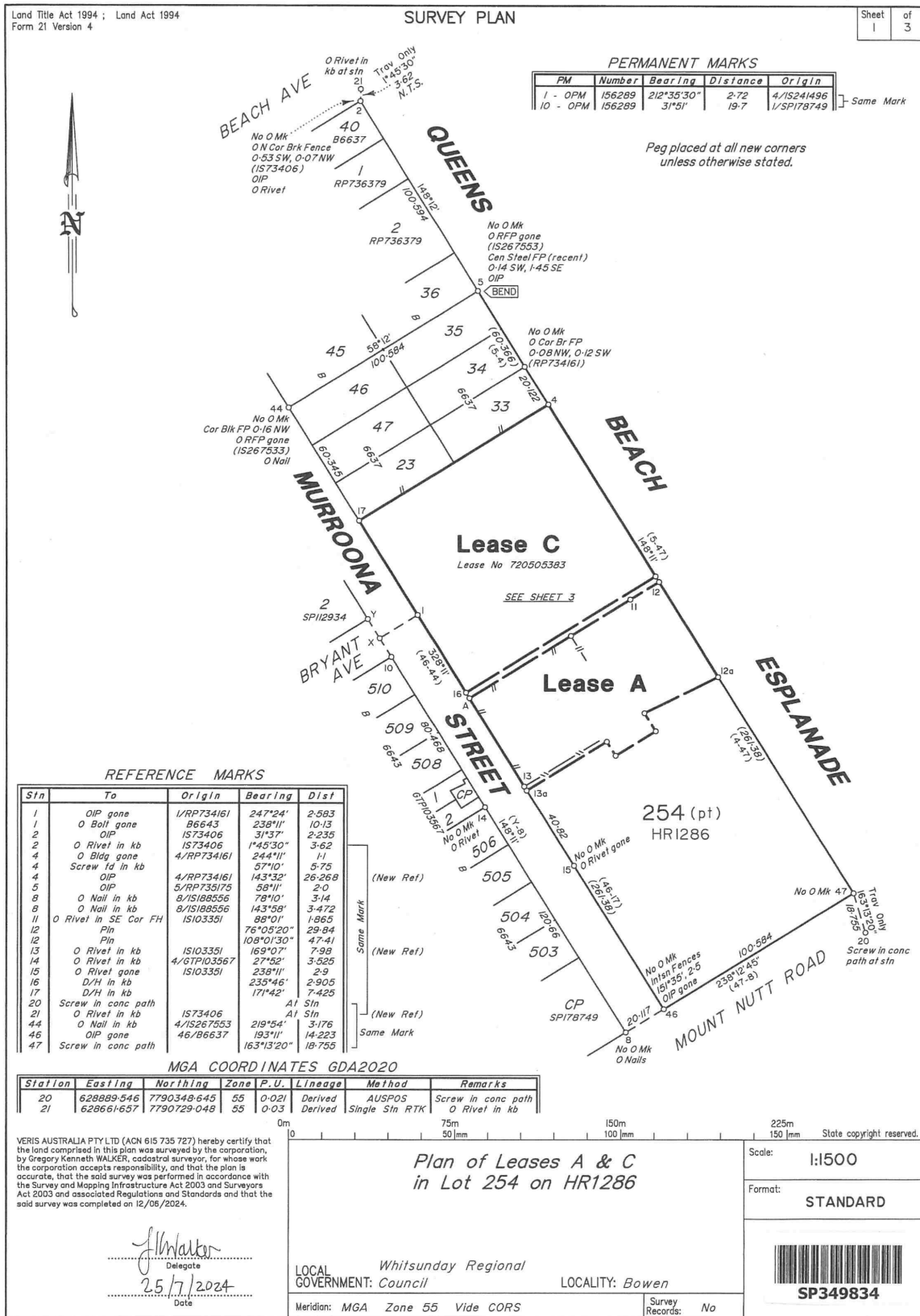
ATTACHMENTS

1. Sketch Plan - old area [**11.9.1** - 1 page]
2. Sketch Plan - New area [**11.9.2** - 3 pages]

SKETCH PLAN:-



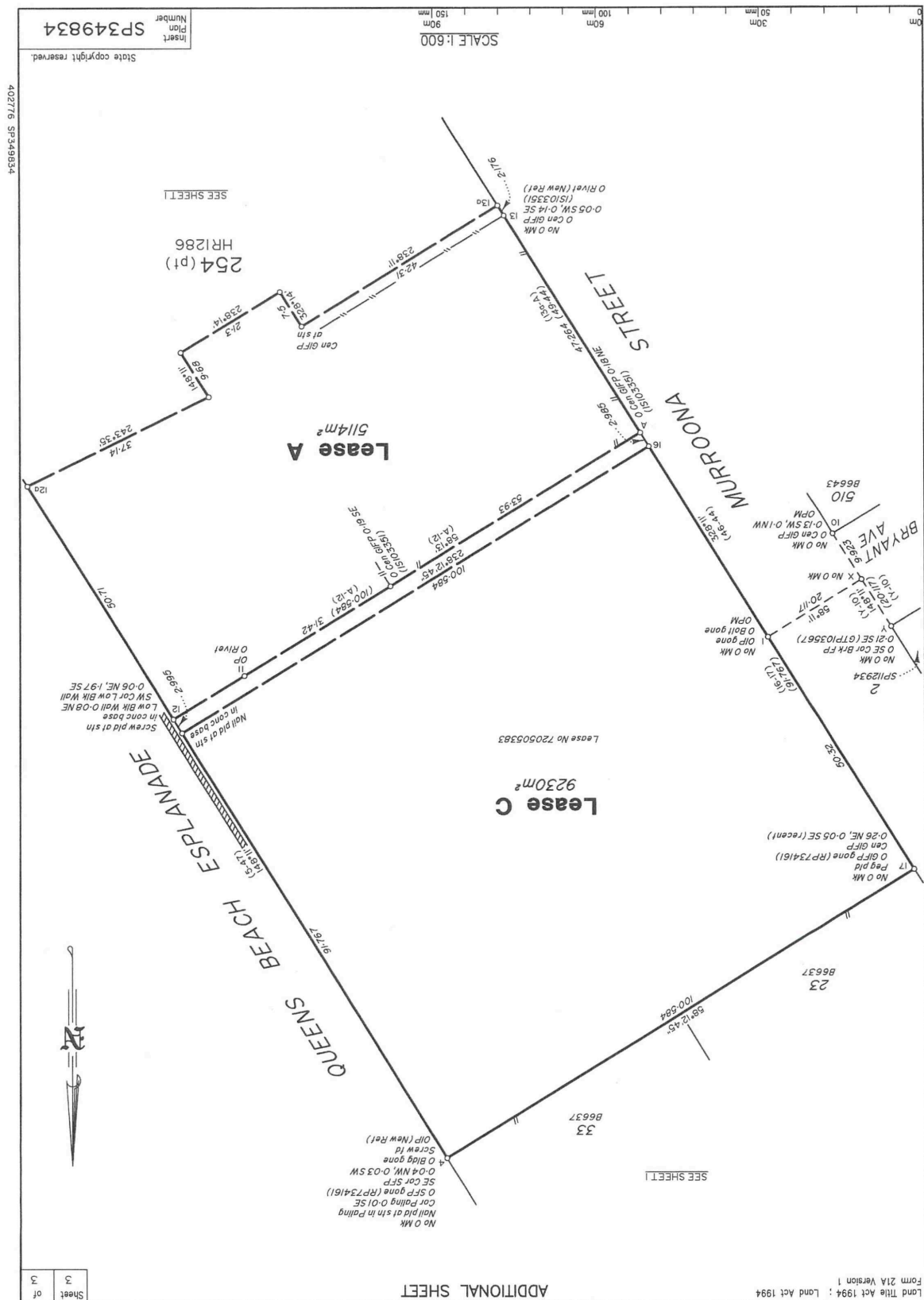
Attachment 11.9.2 Sketch Plan - New area



Attachment 11.9.2 Sketch Plan - New area

Land Title Act 1994; Land Act 1994 Form 21B Version 2		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.		Sheet 2	of 3		
(Dealing No.)		4. Lodged by (Include address, phone number, email, reference, and Lodger Code)					
1. Existing		Created					
Title Reference	Description	New Lots	Road	Secondary Interests			
49001641	Lot 254 on HR1286	-	-	Leases A & C			
<i>Leases A & C do affect State Lease 706539754.</i> <i>Lease C does affect Lease 720505383 (Lease B).</i> <i>Lease A does not affect any other lease registered against CT49001641.</i> <i>Dated: 23/07/2024.</i> Reinstatement Report <i>The purpose of the survey is to create two new leases of land within Lot 254 on HR1286, Queens Beach Esplanade, Bowen.</i> <i>The extent of this survey being the original sections 51 & 52 were surveyed in year 1918 on survey plan B6637.</i> <i>The following survey plans were used in this reinstatement are IS267553, IS241496, IS188556, IS103351, IS73406, GTP103567, SP204636, SP178749, SP112934, RP738608, RP736379, RP735175, RP734161, HR1286, B6643 and B6637.</i> <i>The meridian of the survey is MGA zone 55 wide CORS, resulting in a bearing swing of 6°11'.</i> <i>Station 2 has been reinstated by the O cor Brick Fence, OIP & ORivet, station 5 has been reinstated by the OIP and station 44 has been reinstated by the ONail resulting in lines 2-55-4 +/- distances and +/- bearings as per B6637.</i> <i>Stations Y, 10, 14 & 8 have been reinstated by O Brick FP, O GIFF, ORivet and OP & ONails as per IS188556, SP18749 and SP112934, with results that are +/- distances and +/- bearings.</i> <i>From station 8 a road width of 20.117m has been used to reinstate station 46 and then joining stations 44-46 the bearing is 148°11', this road alignment 44-46 is parallel with the opposite road alignment of Y-10-14-8.</i> <i>On the line 44-46 stations 17 and 1 have been reinstated 60.345m and 50.32m as per RP734161.</i> <i>Station X has been reinstated from station 1 as per RP734161, resulting in a 0.135 shortage to station 10.</i> <i>Station 4 has been reinstated from station 5 using distance 60.366m (+ 0.021 compared to RP734161) that is 160.96 from station 2 as per RP738608, supported by the OIP referenced off Station 4, distance 26.268 south east as per RP738608.</i> <i>The reinstated line 4-17 is 58°11'45" 100.584, distance +/-, bearing +1'45", and a bend of 1' at station 5. The bearing of 58°11'45" was adopted at station 8 to reinstate stations 46 and 47, using road width of 20.117 and original distance 100.584.</i> <i>The road alignment bearings 5-4-47 and 44-17-46 are parallel as well as lines 4-17 and 46-47. The distances 4-47 and 17-46 are the same 261.38m, being short 0.141. This shortage matches the shortage stated above between station X-10.</i> <i>A new bearing has been given to the OIP referenced off station 4, distance +/-, bearing +2' and the ORivet referenced off station 13, distance +/-, bearing +3', because of a small difference in the road alignments.</i> <i>Overall the reinstatement is a good result with only some small differences when compare to B6637.</i>							
2. Orig Grant Allocation:		5. Passed & Endorsed :					
3. References : Dept File : Local Govt : Surveyor : 402776		By : Veris Australia Pty Ltd Date : 25/7/2024 Signed : <i>[Signature]</i> Designation : Delegate					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Lots</td> <td style="width: 50%; text-align: center;">Orig</td> </tr> </table>		Lots	Orig	6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. * Part of the building shown on this plan encroaches onto adjoining * lots and road Cadestral Surveyor/Delegate * Date * delete words not required			
Lots	Orig						
7. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$		8. Insert Plan Number SP349834					

402776 SP349834



11.10 - AICD Company Directors Course - Councillor Attendance

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Councillor Support Officer

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

To seek approval for Councillor Clifford's request to attend the upcoming Australian Institute of Company Directors (AICD) course for Elected Members and Senior Officers as part of Councillor Clifford's professional development.

EXECUTIVE SUMMARY

The AICD Company Directors Course is scheduled to be held from the 23rd of September to Friday the 27th of September 2024 in Brisbane at the Local Government House

Councillor Clifford has submitted a request to attend. Through this course, the AICD provides critical governance knowledge that underpins improved board productivity and performance. The in-house Company Directors Course is designed to improve a board's performance in three important ways:

- Strengthening board's governance capability
- Fostering governing team's cohesive growth
- Boosting board's sector-specific expertise

Elected Members are strongly encouraged to participate in conferences, programs and training courses specifically designed for professional development relating to their role and responsibilities in local government

OFFICER'S RECOMMENDATION

That Council nominate Councillor Jan Clifford to attend Australian Institute of Company Directors Course to be held on the 23rd of September to Friday the 27th of September 2024 in Brisbane.

BACKGROUND

For more than 40 years, the AICD's Company Directors Course has been the benchmark in Australian governance education. This is a specialist initiative from the AICD providing organisations with ongoing board performance assessment and inhouse governance education. Importantly, the course will be customised for the local government sector, using council case studies and the Local Government Act.

The LGAQ has secured a discounted price, together with a uniquely tailored version of the course for local government. The five-day course will be delivered at the Local Government House in Brisbane and will enable learning alongside elected members and senior council staff. The course will provide full AICD qualifications and will help improve financial literacy, knowledge of the legal environment, governance and meeting skills.

DISCUSSION/CURRENT ISSUE

The Company Directors Course is delivered in-house through Board Advance, covering the following 5 components:

1. Governance and the Practice of Directorship - Understand the duties and practices of directorship, and a board's functions and responsibilities.
2. The Legal Environment - Analyse the responsibilities and functions of directors and officers and consider the impacts of a changing legal environment on board decision making.
3. Risk and Strategy - Examine the board's role in developing a culture appropriate for the risk tolerance of the organisation and explore the board's roles in developing and executing strategy.
4. Financial Literacy and Performance - Focus on financial literacy for directors and evaluate the board's explicit role in driving organisational performance.
5. Achieving Board Effectiveness - Investigate effective decision making, board dynamics, the impact of individual and collective performance and how a constructive board culture can create significant value for an organisation.

Interactive learning is structured to promote understanding of contemporary governance topics relevant to Local Government operating context and to equip leaders with the skills to be more confident and effective.

FINANCIAL IMPLICATIONS

Expenses associated with travel, accommodation, meals, etc, are expected and will be dealt with in accordance with Council's Councillor Facility and Expenses Policy and expensed from the 2024-25 budget.

Registration Course fee: \$8,280.00 + GST

Accommodation: \$1000

Travel: \$350

Total: \$9630

All registered participants for this course are offered complimentary 12 months membership with AICD.

CONSULTATION/ENGAGEMENT

Director Corporate Services

Manager Governance & Administration

STATUTORY/COMPLIANCE MATTERS

Councillor Facility and Expenses Policy

The Policy states:

"Professional development

Council will pay for or reimburse Councillors for all associated reasonable costs (including registration, travel, accommodation, meals, etc.) where Councillors undertake approved professional development activities.

All requests by Councillors (other than the Mayor) for Professional Development activities will be endorsed at a Council meeting.

Note:

- *Councillors are encouraged to submit their registrations in sufficient time to take advantage of any 'early bird' discounts.*

- *A Councillor who undertakes professional development shall present a written report to Council on the particular event/course and its benefit to Council within three (3) months of the event.”*

RISK ASSESSMENT/DEADLINES

Attending continuing professional development training provides Elected Members with the opportunity to build their knowledge base. This has a benefit personally and collectively for Council.

Continuing professional development for Elected Members ensures they have the necessary skills, knowledge and resources to effectively govern, make informed decisions, engage with stakeholders, and adapt to changing environments. It promotes good governance accountability, and the overall well-being of the community.

STRATEGIC IMPACTS

Corporate Plan Reference

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.

ATTACHMENTS

1. September - LGAQ CDC Marketing Flyer (1) [11.10.1 - 2 pages]

Australian
Institute of
Company
Directors

**BOARD
ADVANCE**

Elevate your board's performance, together.



Company Directors Course™

World-class governance education, in-house.

Strong governance creates strong boards.

It's never been more important for boards to extend their skills and knowledge to meet the challenges of tomorrow. It makes sense that current, relevant learning unlocks your board's potential and inspires more critical perspectives on governance for performance.

For more than 40 years, the AICD's Company Directors Course has been the benchmark in Australian governance education. It is delivered in-house through Board Advance™, a specialist initiative from the AICD providing organisations with ongoing board performance assessment and in-house governance education.

By undertaking the Company Directors Course in-house, your governing team of directors and senior executives are provided with innovative opportunities to build their governance knowledge together.

Interactive learning is structured to promote understanding of contemporary governance topics relevant to your organisation's operating context and to equip leaders with the skills to be more confident and effective.

MEANINGFUL CONTRIBUTION AND REAL ADVANCEMENT.

It's well-established that high performing boards contribute more significantly to society in the areas of social equity and economic prosperity.

Through its courses, the AICD provides critical governance knowledge that underpins improved board productivity and performance.

Improved governance understanding leads to better outcomes, no matter the size or stage of your organisation.

The in-house Company Directors Course is designed to improve your board's performance in three important ways.

STRENGTHENING YOUR BOARD'S GOVERNANCE CAPABILITY.

Understanding of governance may differ between individual board directors, so this course sharpens the focus on consistent and confident decision making. Learning promotes the board and governing team's alignment to a core set of good governance principles and practices which underpin board productivity and performance.

FOSTERING YOUR GOVERNING TEAM'S COHESIVE GROWTH.

Building your governance understanding together improves board cohesion and performance. Developing a shared understanding of good governance through discussion of core governance principles and practical, relevant examples improves learning outcomes and growth as a governing team.

BOOSTING YOUR BOARD'S SECTOR-SPECIFIC EXPERTISE.

Your organisation's specific governance requirements originate from its operating context. Board Advance matches course facilitators with your organisation to ensure a meaningful learning experience, with relevant insights and case studies.

With a dynamic and contextualised approach, your team gains a real edge in governing for performance.

In-house Development



aicd.com.au/boardadvance



Key Course Themes

The Company Directors Course is delivered in-house through Board Advance, with your organisation's selected participants completing five core content themes in flexible delivery formats.

1	GOVERNANCE AND THE PRACTICE OF DIRECTORSHIP Understand the duties and practices of directorship, and a board's functions and responsibilities.	FLEXIBLE, IN-HOUSE DELIVERY. The delivery of in-house governance education through Board Advance is structured to meet your organisation's requirements, while maintaining the integrity of the learning experience. The learning approach consists of a series of facilitated discussions and interactive case studies that can augment understanding. The Board Advance Team selects expert facilitators based on their directorship experience in a similar organisation, sector or industry, as well as their ability to engage and connect with participants. The Company Directors Course will be delivered in a five-day intensive format (Monday to Friday), with each theme taking a full day to complete. It is essential that all participants commit to the necessary background reading to get the most out of the team learning experience. We also recommend that participants complete the optional individual assessment to consolidate their knowledge.
2	THE LEGAL ENVIRONMENT Analyse the responsibilities and functions of directors and officers and consider the impacts of a changing legal environment on board decision making.	
3	RISK AND STRATEGY Examine the board's role in developing a culture appropriate for the risk tolerance of the organisation and explore the board's roles in developing and executing strategy.	
4	FINANCIAL LITERACY AND PERFORMANCE Focus on financial literacy for directors and evaluate the board's explicit role in driving organisational performance.	
5	ACHIEVING BOARD EFFECTIVENESS Investigate effective decision making, board dynamics, the impact of individual and collective performance and how a constructive board culture can create significant value for an organisation.	

COURSE INFORMATION

LOCATION: Local Government Association of Queensland (LGAQ)
25 Evelyn Street, Newstead Qld 4006

WHEN: Monday 23 September to Friday 27 September 2024

PARTICIPANT COURSE COST: \$8,280.00 + GST per participant

ENQUIRIES: Christina Fenton, AICD, +617 3222 5511

DPD UNITS: This event will earn you 50 [DPD](#) points

REGISTRATION: email LGAQregistrations@aicd.com.au

AICD MEMBERSHIP

All registered participants for this course are offered complimentary 12 months membership with AICD.

If you are interested in finding out more about AICD membership, please contact Christina Fenton, or access the [AICD website here](#).

11.11 - Implementation of Council Resolutions

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Manager - Governance and Administration Services

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

To provide Council with a status update on all Council resolutions.

EXECUTIVE SUMMARY

A resolution is a motion that has been passed by a majority of Councillors at an Ordinary and/or Special Council Meeting. The Resolution Register records every motion proposed in an ordinary or special meeting and whether the resolution was passed.

Council must exercise its powers by a decision made in a meeting of the full Council unless it has delegated its powers to the Chief Executive Officer (CEO) or a Committee of Council or the Mayor. These decisions of Council are called resolutions. The minutes of Council meetings are both a record of the business transacted at the meeting and the resolutions made during the meeting.

Decisions of the Council are recorded in resolutions which are made public at every Council Meeting. Council has moved to a system of annually reporting on the status of Council resolutions. To commence this reporting, a report is attached that contains the status of open resolutions. The report does not include matters for noting or matters that did not require further action to be taken.

OFFICER'S RECOMMENDATION

That Council receive this report detailing the implementation of Council resolutions.

BACKGROUND

Council meetings are the linchpin of local government democracy. They are where the key decisions are made - local governments set their policies, adopt their corporate plans, approve, and adopt budgets, and make their local laws in meetings. Council meetings are the most visible activity of the work of local governments and their principal decision-making forum. These Meetings and resolutions are the prime example of accountable and transparent decision-making by local governments.

The Chief Executive Officer is responsible for ensuring that Council decisions are implemented without undue delay and, when requested, to report to Council in respect of the implementation of these decisions. The attached report informs the Council about the implementation of these decisions and provides further transparency to the community.

DISCUSSION/CURRENT ISSUE

Council's decisions are the result of a democratic process and debate. The final decision is the result of open voting by the majority of councillors at the meeting. Once a collective decision is made, all councillors must abide by the decision.

Council decisions are called resolutions and are made through a formal process by which matters requiring determination are compiled into reports prepared by staff and

management. These reports provide the necessary background to help the Councillors understand:

- the issues involved;
- any legal or policy implications; and
- alternative ways of dealing with the matter and assessment as to the best options for the community.

Policies are decisions of the Council which are used to guide future decision making to achieve consistency and fairness in dealing with similar situations.

Decisions made at full council meetings are documented and published on our website as meeting minutes. The outcomes of those resolutions then become the responsibility of the Chief Executive Officer to delegate to appropriate staff for implementation.

This report is provided for the information of Councillors to provide transparency regarding the implementation of Council decisions and provide confidence to the Council that the decisions are implemented without undue delay.

Total Actions	3568
Completed	3548
Open	20
Overdue	Nil

FINANCIAL IMPLICATIONS

There are no financial implications as this function is part of normal business operations and is provided for within Council's annual budget.

CONSULTATION/ENGAGEMENT

Director Corporate Services
Director Community Services and Facilitation
Director Infrastructure Services
Director Regional Strategy and Planning
Director Commercial Businesses
Chief Executive Officer

STATUTORY/COMPLIANCE MATTERS

Resolutions are entered into the register after each meeting and the reporting officer is advised of each resolution. Once the action has been completed the register is updated. Any overdue actions are discussed at management level to ensure that there are no issues with finalising the resolution.

RISK ASSESSMENT/DEADLINES

The risk of doing nothing and not producing a resolution register is that Council could be in breach of state legislation by not actioning a direction of the Council.

STRATEGIC IMPACTS

Corporate Plan Reference:

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.

ATTACHMENTS

1. Open Ordinary Council Meeting Action Items [**11.11.1** - 5 pages]

Open Action Items Register

Search Criteria

Showing Completed Items: No

Applied Filters

End Meeting Date: 24th Jul 2024

Generated On: 19/08/2024 at 3:28pm

Attachment 11.11.1 Open Ordinary Council Meeting Action Items

Meeting Date	Document	Item No.	Item	Status	Action Required
13/03/2019	Resolutions Import - Ordinary Council Meeting - 13/03/2019	1.1	13/03/2019 - NOTICE OF MOTION * WILSONS BEACH SWIMMING ENCLOSURE	In progress	That Council: 1. authorise the CEO to commence the process of applying for the necessary permits and approvals for installation of a crocodile-proof enclosure at Wilsons Beach for swimming; 2. seek quotations for an engineered-design and construction of a crocodile proof and stinger resistant enclosure at Wilsons Beach for swimming; 3. authorise the Chief Executive Officer to seek grant funding from State and Federal governments to fund the construction cost of a crocodile-proof and stinger resistant enclosure at Wilsons Beach for swimming; and 4. seek advice on the Councils ability to take out comprehensive insurance including but not limited to storm surge and public liability.
12/02/2020	Resolutions Import - Ordinary Council Meeting - 12/02/2020	1.1	12/02/2020 - Proposed Transfer of Four Parcels of Land - Glencore	In progress	That Council accepts the offer in principle for following parcels of land along Norris Street from Glencore once satisfied with conditions of transfer and authorise the Chief Executive Officer to engross the transfer of land documents: - 5 Norris Street, Bowen (Lot 1 on RP 728813) - 7 Norris Street, Bowen (Lot 2 on RP 728813) - 87 Poole Street, Bowen (Lot 75 on Crown Plan B6620) - 128 Powell Street, Bowen (Lot 64 on Crown Plan B6620)
25/05/2022	Ordinary Council Meeting - 25 May 2022	14.0.2	Matters of Importance - Minutes	In progress	That a report be brought back to Council regarding the declaration of Grader grass as a local pest across the region.
28/09/2022	Ordinary Council Meeting - 28 September 2022	14.0.2	Matters of Importance - Minutes	In progress	That a report be brought to Council regards new evidence from Northern Queensland Dry Tropics into investigating the possibility of adding Johnny Cake Road to the road register.
14/12/2022	Ordinary Council Meeting - 14 December 2022	14.0.2	Matters of Importance - Minutes	In progress	That a report be brought back to Council regarding potential protection of trees planted by community groups.
14/12/2022	Ordinary Council Meeting - 14 December 2022	14.0.2	Matters of Importance - Minutes	In progress	That a report be brought back regarding the possibility of setting up a significant tree register across the region and strengthen our planning scheme to stop clear felling on development blocks.

Attachment 11.11.1 Open Ordinary Council Meeting Action Items

Meeting Date	Document	Item No.	Item	Status	Action Required
25/01/2023	Ordinary Council Meeting - 25 January 2023	13 1.4	Trustee Lease - Lot 1 Hydeaway Bay Drive, Hydeaway - Gloucester Sports and Recreation Association Inc.	In progress	That Council authorise the Chief Executive Officer to enter into negotiations and execute a ten (10) year peppercorn trustee lease with the Gloucester Sports and Recreation Association Inc. for part of the land being Lot 1 on RP808292 also known as Lot 1 Hydeaway Bay Drive, Hydeaway in accordance with Section 236(b) and (c)(iii) of the Local Government Regulation 2012.
22/02/2023	Ordinary Council Meeting - 22 February 2023	14.0.2	Matters of Importance - Minutes	In progress	That a report be brought back to Council regarding the issue of commercial vehicle permits to enable commercial vehicles improved access to the loading zones in Cannonvale/Airlie Beach precinct.
12/04/2023	Ordinary Council Meeting - 12 April 2023	14.0.2	Matters of Importance - Minutes	In progress	That a report be brought back to investigate how to address the Myna Bird situation in the region.
23/08/2023	Ordinary Council Meeting - 23 August 2023	13 2.4	Lease - Bureau of Meteorology	In progress	That Council resolves to authorise the Chief Executive Officer to enter into negotiations and execute a 10-year peppercorn lease with the Commonwealth of Australia represented as The Bureau of Meteorology for the lease of part of the land at Lot 50 on CPHR 808298, also known as the Whitsunday Coast Airport in accordance Section 236(1)(b)(i) of the Local Government Regulation 2012.
23/08/2023	Ordinary Council Meeting - 23 August 2023	13 4.1	Dingo Beach State Land Reserve Road Opening	In progress	That Council: 1. Note the Chief Executive Officer's acceptance of the Road Reserve Offer and surrender of the current Permit to Occupy held by Council over Lot 1 on AP13184; and 2. Authorise the Chief Executive Officer to sign the relevant State Government forms in order to allow for a dedicated walking track within Lot 1 on AP13184.
27/09/2023	Ordinary Council Meeting - 27 September 2023	12.1	Waterson Way Access Rd Resumption & Land Swap	In progress	That Council authorise the Chief Executive Officer to enter into negotiations and delegate the power to progress the land resumption and land swap necessary for the future access to lot 51 and 53 SP 248501, lot 331 and 332 SP 152089 off Waterson Way Airlie Beach.
13/12/2023	Ordinary Council Meeting - 13 December 2023	6.1	Notice of Motion - Queens Beach Reserve Management Plan	In progress	That Council request the Chief Executive Officer to: 1. Undertake a review the Queens beach reserve management plan (specifically in relation to Yasso Point) to consider the range of ideas, suggestions and comments received by the divisional councillor over the past few months.

Attachment 11.11.1 Open Ordinary Council Meeting Action Items

Meeting Date	Document	Item No.	Item	Status	Action Required
					2. Refer the operational suggestions to the relevant council operations managers for action. 3. Receive feedback gathered from local residents and compile data into graph format for future reference. 4. Refer the capital items for consideration within the 2024/25 capital program development.
24/01/2024	Ordinary Council Meeting - 24 January 2024	11.4	Ted Cunningham Bridge Reinstatement	In progress	That Council authorise the CEO to negotiate a cost sharing agreement with the Contractor to reinstate the bridge approach up to a limit of \$200,000 of Council's funds.
24/04/2024	Ordinary Council Meeting - 24 April 2024	6.1	Notice of Motion - Dingo Beach Stinger Net	In progress	That the item be deferred pending further community consultation.
24/04/2024	Ordinary Council Meeting - 24 April 2024	11.4	Temporary Closure of Whitsunday Regional Libraries	In progress	That Council approve the following: 1. The temporary closure of the Bowen, Cannonvale and Proserpine Libraries on Monday, 17 June 2024 to conduct a strategic planning session in accordance with State Library of Queensland obligations. 2. The temporary closure of the Bowen Library from Monday 8 July 2024 to Tuesday 13 August 2024 to allow building works to be completed. 3. A scaled back program for Bowen Library activities to be conducted in the Bowen Administration Office Training Room. 4. Delegation for the Chief Executive Officer to extend the temporary closure of the Bowen Library should building works be required to commence prior to Monday 8 July 2024 or continue beyond Tuesday 13 August 2024.
29/05/2024	Ordinary Council Meeting - 29 May 2024	11.15	Lease - Bowen Aerodrome - Bowen Aero Club Inc.	In progress	That Council authorise the Chief Executive Officer to enter into negotiations and execute a part of land peppercorn lease over Lot 237 on SP218205, 18793 Bruce Highway, Bowen also known as the Bowen Aerodrome, with the Bowen Aero Club Inc. for a 10-year term in accordance with Section 236(1)(b)(ii) of the Local Government Regulation 2012.
29/05/2024	Ordinary Council Meeting - 29 May 2024	11.16	Lease - Whitsunday Coast Airport - Whitsunday Aero Club Inc.	In progress	That Council authorise the Chief Executive Officer to enter into negotiations and execute a part of land (Lease KK) peppercorn lease over Lot 50 on HR808298, Lascelles Avenue, Gunyarra also known as the Whitsunday Coast Airport, with the Whitsunday Aero Club Inc. for a 10-year term in accordance with Section 236(1)(b)(i) and (1)(c)(iii) of the Local Government Regulation 2012.
26/06/2024	Ordinary Council	12.1	9D Dalrymple Street - Amendment to Conditions of Sale	In progress	That Council delegate authority to the Chief Executive Officer to negotiate and execute a tripartite deed with PKDS Property Holdings and the prospective buyer to:

Attachment 11.11.1 Open Ordinary Council Meeting Action Items

Meeting Date	Document	Item No.	Item	Status	Action Required
	Meeting - 26 June 2024				1. Amend the current sale conditions for PKDS Property Holdings for the former Council land located at 9D Dalrymple Street; and 2. Require any new buyer to commit to commence the development on land within a reasonable term; and 3. Subject to the satisfaction of those conditions consent to the sale.
26/06/2024	Ordinary Council Meeting - 26 June 2024	12.2	CEO Performance Review	In progress	That the Council notes that the annual performance appraisal of the Chief Executive Officer Mr Warren Bunker has been completed and a new Performance Plan for the annual period has been finalised.

11.12 - Rescind Council Resolution for Proposed Transfer of Land from Glencore

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Senior Property Officer

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

The purpose of this report is to rescind the Resolution at Council's Ordinary Meeting held on 12 February 2020 for the proposed acquisition of 4 parcels of land from Glencore located adjacent the old Bowen Coke Works site.

EXECUTIVE SUMMARY

Council resolved on 12 February 2020 to accept an offer from Glencore to transfer four parcels of land to Council for a peppercorn value.

Prior to the resolution Council conducted soil testing on the site to determine any potential contaminant on the land. Following the resolution Council engaged McKays Solicitors to arrange the transfer of the parcels to Council.

Regular contact between Glencore and McKays occurred with no resolution or documentation produced for the transfer. Council's Property officers made contact with McKays Solicitors in April 2024 to determine if the transfer proposal was still valid. Glencore confirmed they wished to dispose of the parcels via commercial sales and that the transfer would not continue.

OFFICER'S RECOMMENDATION

That Council rescind the offer to accept the offer to transfer the parcels of land at:

- 5 Norris Street, Bowen (Lot 1 on RP 728813)
- 7 Norris Street, Bowen (Lot 2 on RP 728813)
- 87 Poole Street, Bowen (Lot 75 on Crown Plan B6620)
- 128 Powell Street, Bowen (Lot 64 on Crown Plan B6620)

As resolved on 12 February 2020 (2020/02/12.26).

BACKGROUND

Glencore contacted Council in 2019 seeking to transfer ownership of four parcels of freehold land to Council described as follows:

- 5 Norris Street, Bowen (Lot 1 on RP 728813)
- 7 Norris Street, Bowen (Lot 2 on RP 728813)
- 87 Poole Street, Bowen (Lot 75 on CP B6620)
- 128 Powell Street, Bowen (Lot 64 on CP B6620)

Glencore's offer was to transfer ownership at a cost of \$1.00 for Lot 1, 2 & 75 and \$1.00 for Lot 64.

Council officers conducted soil testing over the sites to confirm no hazardous contamination exists before entering further negotiations. Following the results of this testing it was recommended that Council accepts the offer from Glencore.

At the Council meeting 12 February 2020, the following resolution was adopted:

17.5 Confidential Matters – Infrastructure Services
17.5.1 2020/02/12.26 PROPOSED TRANSFER OF FOUR PARCELS OF LAND
- GLENCORE

SUMMARY

Glencore Proposed Transfer of Land – Norris Street, Bowen

RECOMMENDATION

That Council accepts the offer in principle for following parcels of land along Norris Street from Glencore once satisfied with conditions of transfer and authorise the Chief Executive Officer to engross the transfer of land documents:

- 5 Norris Street, Bowen (Lot 1 on RP 728813)
- 7 Norris Street, Bowen (Lot 2 on RP 728813)
- 87 Poole Street, Bowen (Lot 75 on Crown Plan B6620)
- 128 Powell Street, Bowen (Lot 64 on Crown Plan B6620)

RESOLUTION

Moved by: **M BRUNKER**

Seconded by: **J CLIFFORD**

That Council accepts the offer in principle for following parcels of land along Norris Street from Glencore once satisfied with conditions of transfer and authorise the Chief Executive Officer to engross the transfer of land documents:

- 5 Norris Street, Bowen (Lot 1 on RP 728813)
- 7 Norris Street, Bowen (Lot 2 on RP 728813)
- 87 Poole Street, Bowen (Lot 75 on Crown Plan B6620)
- 128 Powell Street, Bowen (Lot 64 on Crown Plan B6620)

MEETING DETAILS:

The motion was Carried 7/0

CARRIED

McKays Solicitors were engaged to act on Council's behalf to review and negotiation the terms of the proposed Land Transfer Agreement drafted by Glencore's Solicitors.

DISCUSSION/CURRENT ISSUE

Property officers followed the matter up with Councils solicitors McKays Solicitors due to the considerable time lapsed since the original offer was made. As a result of these investigations, it was advised by Glencore that they wished to take a different path, to dispose of these parcels for a commercial return.

FINANCIAL IMPLICATIONS

The purchase of these lots would have provided Council with an increase land portfolio for a peppercorn cost.

Council's legal expenses for the proposed transfer are approximately \$6,000 (Excluding GST) and it is proposed that Council seek to recoup these costs from Glencore.

CONSULTATION/ENGAGEMENT

Director Corporate Services
Executive Manager Procurement, Property & Fleet
McKays Solicitors
Glencore

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Land Act 1994

RISK ASSESSMENT/DEADLINES

N/A

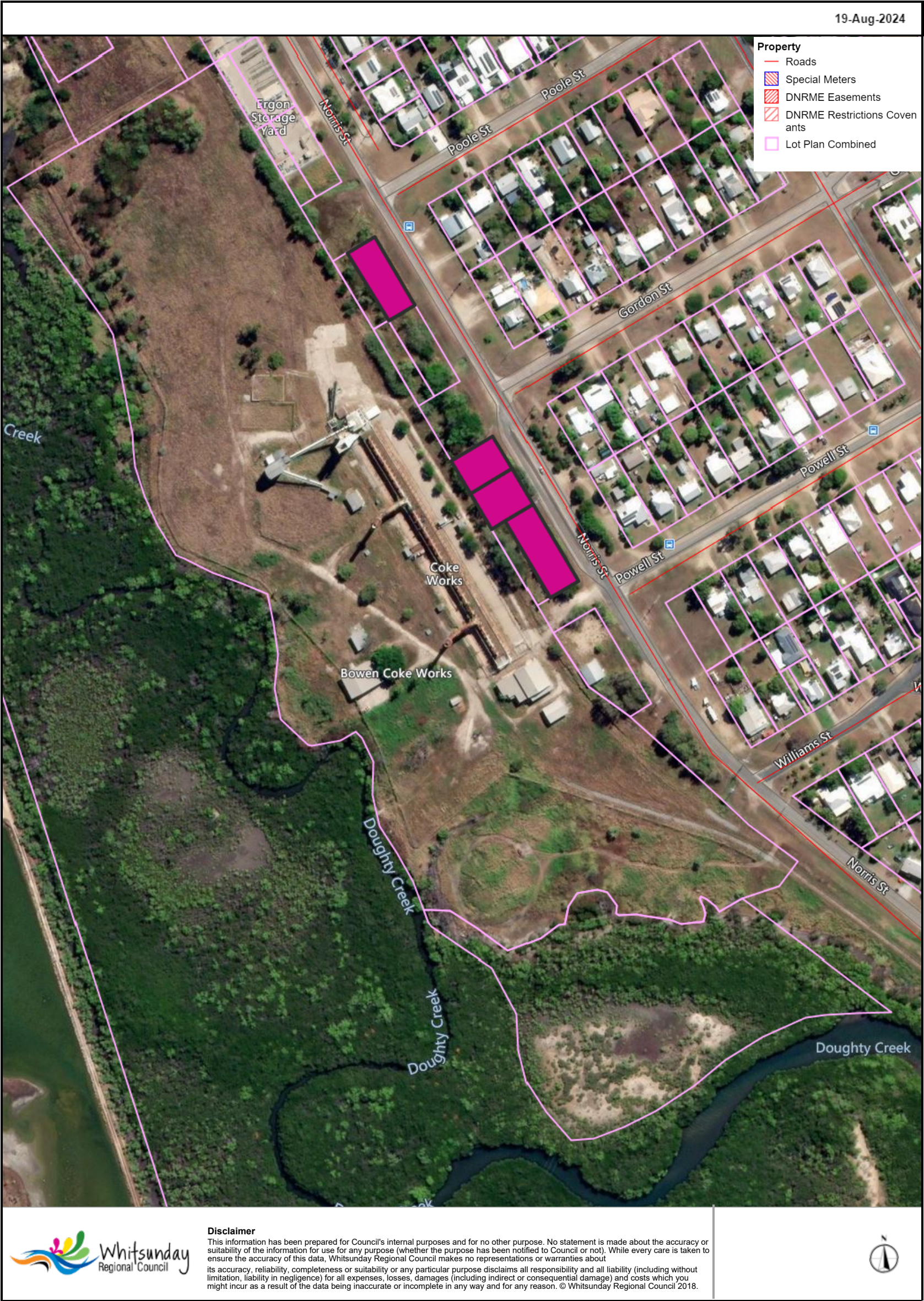
STRATEGIC IMPACTS

Corporate Plan Reference:

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.

ATTACHMENTS

1. Locality Plan [11.12.1 - 1 page]



11.13 - Annual Christmas Closure 2024

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Manager - Governance and Administration Services

AUTHORISING OFFICER: Director Corporate Services

PURPOSE

This report seeks the endorsement of Council for the annual Christmas closure of Council buildings, offices, and depots for 2024.

EXECUTIVE SUMMARY

It is proposed that the annual Christmas closure for Council commences from Monday 23rd December 2024, resuming normal operating hours on Monday 6th January 2025.

The public holidays during this period are Wednesday 25 December, Christmas Day; Thursday 26 December 2024, Boxing Day; and Wednesday 1 January 2025, New Years Day.

During the closure skeleton crews and/or on-call arrangements will be scheduled for Infrastructure Services, Aviation and Tourism, Local Laws and Innovation and Technology teams to address any urgent matters that may arise. These include the following services:

- Parks & Gardens will still be doing BBQ's and essential maintenance at high usage areas
- Street sweeper will still be active
- Road closures for events still happening
- On call will still function across all areas
- Some operational staff will be on deck progressing projects
- Water and wastewater treatment plants will be running
- Plumbers will be working/on call
- Landfills and transfer stations and waste collection oversight will still be occurring
- Local Laws compliance
- Recreation Services will attend to Aquatic facility problems
- Commercial businesses will trade as normal, other than Quarry Operations and Economic Development Department which will have closures

The Whitsunday Regional Council Certified Agreement Annual Christmas Closure, states that Council will provide notice of closure dates to affected staff by 1st September each year.

OFFICER'S RECOMMENDATION

That Council:

1. Endorse the closure of Council offices and libraries, customer service centres and depots during the Christmas/New Year period commencing from Monday 23rd December 2024 and resuming normal operating hours on Monday 6th of January 2025.
2. Note that other facilities will be operating throughout this period including after-hours service, skeleton works crews and waste services.

BACKGROUND

Historically Whitsunday Regional Council shuts down over the end of year holiday period (December /January). The community is advised of these changes to Council operations through media releases, notices on Facebook, the Council website, and notices in Council public locations such as customer service areas.

The administration centres and library phones are diverted to the call centre who are provided with emergency contacts to respond to any events requiring immediate action, otherwise basic enquiries are handled, and the more complex enquiries are logged for action upon return to the office.

DISCUSSION/CURRENT ISSUE

Compulsory closure arrangements for the Christmas and New Year period are based on the benefits that result from closure during a traditionally low productivity period and providing the opportunity for staff to have a substantial break for family or other reasons.

The closure arrangements will apply only where departmental requirements permit the absence of employees. Limited staffing arrangements may need to be implemented in some areas of departments to meet essential Council and public needs

FINANCIAL IMPLICATIONS

Associated costs are funded from the approved salaries & wages budget and staff use leave allocations during the closure period.

CONSULTATION/ENGAGEMENT

Chief Executive Officer

STATUTORY/COMPLIANCE MATTERS

Whitsunday Regional Council Certified Agreement, Annual Christmas Closure
Whitsunday Regional Council Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2014.

RISK ASSESSMENT/DEADLINES

Managed within existing risk management guidelines.

STRATEGIC IMPACTS

Corporate Plan Reference:

Manage the human resource function in a fair and consistent manner and ensure safety is a key pillar of the organisation's culture.

ATTACHMENTS

Nil

11.14 - Memorial Requests 'Thanks Doc'

MEETING DETAILS: Ordinary Council Meeting - Wednesday 28 August 2024

AUTHOR: Manager Parks and Gardens

AUTHORISING OFFICER: Director Infrastructure Services

PURPOSE

This report is seeking approval for a request from Bowen Chamber of Commerce for Council to consider name inscriptions on the pavers and/or a memorial plaque to commend 17 local Bowen doctors at Town Square, Bowen. This is in accordance with the *Memorials in Council Parks, Gardens, Open Spaces and Road Reserve Policy*.

EXECUTIVE SUMMARY

Council has received a request from the Bowen Chamber of Commerce for the Council to consider name inscriptions on pavers and/or a memorial plaque to honor 17 local Doctors at Town Square in Bowen. The report seeks feedback on these proposals and highlights the significance of recognising the contributions of these doctors to the community. The request aims to commemorate the dedication and service of these healthcare professionals in a public space, fostering a sense of appreciation and remembrance within the local community. Feedback and input on this proposal are essential for determining the feasibility and implementation of the commemorative initiative.

The requested location adjacent to the Council Offices at Bowen needs to be considered keeping in mind the future strategic and operational use of this land. There are some challenges with increasing the number of inscribed or pressed pavers at this location should the memorials need to be relocated at some point in future.

OFFICER'S RECOMMENDATION

That Council approve the request from the Bowen Chamber of Commerce to install a memorial plaque for the 17 local Doctors of Bowen at Bowen Town Square.

BACKGROUND

Council received a letter (please see attachment) of request from Bowen resident Bruce Helditch for the consideration on name inscriptions on the pavers and/or a memorial plaque at Town Square, Bowen for 17 local doctors who have contributed to the region for over a decade or more to care for the Bowen Community, spanning from 1960's to present day. These doctors have been a pillar of strength and compassionate to the local residents of Bowen.

On Saturday 24 August 2023 there will be an event to recognise and celebrate the selfless dedication of these doctors. The Chamber of Commerce is seeking a response prior to the event.

A plaque will take up to 3 months from design, manufacture to delivery to be supplied if WRC plaque supplier is engaged to supply the plaque, thus the plaque will not be available for the event.

There is an additional option to include a memorial wall at Mullers Lagoon which could be part of the Mullers Lagoon Master Plan. The timeline for this would be over the next few years.

DISCUSSION/CURRENT ISSUE

Determination of location for the plaque installation.

A plaque will be easier to relocate if there any future considerations for the Bowen Town Square.

Bowen Hospital and Health Service might be an option, no consultation has occurred.

FINANCIAL IMPLICATIONS

Negligible administration costs, plaque and paver inscribing costs. The Chamber of Commerce have asked for Council to consider the cost and installation of the plaque. An estimated cost for the plaque by WRC plaque supplier can range from \$500 to \$1,500.

CONSULTATION/ENGAGEMENT

Director Infrastructure Services
Bowen Chamber of Commerce

STATUTORY/COMPLIANCE MATTERS

This request complies with the Memorials in Council Parks, Gardens, Open Spaces and Road Reserve Policy.

RISK ASSESSMENT/DEADLINES

The following risks have been assessed in relation to this matter in accordance with council's risk management framework, inclusive of any risk mitigation currently provided through existing control measures:

Infrastructure and Assets - In the instance where the memorial plaque sustains damage, council may be asked to conduct repairs, however it is the responsibility of the donor for any upkeep and repairs for a 15-year period as stated under the Policy.

Infrastructure and Assets - In instance that the Bowen Town Square was to be used for an alternate use, the plaque could be easily relocated to another site in Bowen i.e. Mullers Lagoon.

Reputation – If council supports the placement of the memorial plaque, this may lead to more requests for the installation of memorials throughout council's Parks and Gardens, hence the reason for the policy.

Reputation – If council choose not to support the placement of the memorial plaque, it may result in complaints from the community.

STRATEGIC IMPACTS

Corporate Plan Reference:

Provide a fantastic experience for our community and visitors when using our open spaces, natural features, and facilities.

ATTACHMENTS

1. BCC Thanks Doc Request [11.14.1 - 1 page]



BOWEN CHAMBER of COMMERCE

"We care for Bowen – Show you Care"

Cr. Michelle Wright
Councillor for Division 4
Whitsunday Regional Council

11 June 2024

Subjects: Thanks Doc! Event 24 August 2024 and Doctors Commemorative Exhibit

Dear Michelle

I hope this letter finds you well. I am writing to you with two requests, on behalf of a working party, dedicated to honouring the invaluable service of medical professionals in our community.

Firstly, we are seeking funding support from the Whitsunday Regional Council (WRC) for an upcoming non-profit event. The event aims to express our gratitude to 17 medical doctors who have served a decade or more to caring for the Bowen community, spanning from the 1960's to present day. These doctors have been pillars of strength and compassion, and it is only fitting that we come together as a community to acknowledge and appreciate their tireless efforts.

The event is scheduled to take place at The Larrikin Hotel on 24 August 2024, starting at 5:30 pm. We envision an evening filled with heartfelt speeches of thanks and a shared meal to honour these remarkable individuals. To ensure proper planning and accommodation, the event will be ticketed, with a maximum capacity of 180 attendees. The Bowen Chamber of Commerce is assisting the working party in managing administrative tasks, such as likely applications, invitations, and sponsorship arrangements. We firmly believe that this event is a meaningful way to recognize and celebrate the selfless dedication of our doctors. Your support would be instrumental in making this event a success and demonstrating the collective appreciation of the entire Bowen community.

Furthermore, we would like to propose the WRC supports the establishment of a commemorative exhibit to honour these doctors. We have spoken with several locals who are enthusiastic regarding pavers and a plaque being placed in the area between the WRC Building and the Public Library. We hope to share this proposal with the community on the night of the event and seek support from the WRC in identifying a suitable location for this significant display. We would be most grateful if WRC would consider funding for this commemorative proposal for these worthy individuals.

We are genuinely proud to honour our doctors and their unwavering commitment to Bowen. Thank you for considering our requests and for your ongoing support of our endeavours.

Warm regards,

Bruce Hedditch

PO Box 989 Bowen Qld 4805 E: bhedditch@gmail.com Ph: 07 4786 4323 Mob: 0422 998 237

12.1 - Legal Matters Update**CONFIDENTIAL*****S254J Local Government Regulation 2012 - Closed Meetings***

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.*

13 LATE REPORT ITEMS

No agenda items for this section.

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.