

11.4 - 20250216 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) lot into four (4) lots - 345 Riordanvale Road Riordanvale - F & J Zerafa

MEETING DETAILS: Ordinary Council Meeting - Wednesday 18 June 2025

AUTHOR: Senior Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To present the assessment of the development application for a four-lot rural residential subdivision at Riordanvale and seek Council's determination.

EXECUTIVE SUMMARY

The proposal is for the subdivision of one rural residential lot into four lots in a battle-axe configuration, which has triggered an impact assessable application due to the proposal resulting in more than one additional rear lot. The premises are zoned rural residential and currently contain a single dwelling which will be located within proposed Lot 3. All proposed lots will be accessed from Riordanvale Road. Each proposed lot size is as follows:

- Proposed Lot 1 – 4,098m²
- Proposed Lot 2 – 1.11ha
- Proposed Lot 3 – 1.3ha
- Proposed Lot 4 – 6,527m².

The applicant proposes a 5.5m wide sealed access to service each proposed lot, consistent with Council's Development Manual. The application has been supported by all necessary reporting required to deal with the identified hazards and vegetation on the land.

An assessment of the proposal finds that while there is conflict with the Performance Outcome of the Reconfiguring a Lot Code as it relates to rear lots, the balance of the code is complied with, and the Overall Outcomes of the code are achieved.

Two submissions were received during the Public Notification period by adjoining landowners. The submissions raise concern with the battle-axe configuration non-compliance, as well as bushfire, stormwater, wastewater and geotechnical concerns. The supplied technical reporting and conditions of approval appropriately manage the concerns raised.

The proposal is recommended for approval, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the application for Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot into Four (4) Lots and Access Easement, made by Frank and Joanne Zerafa, on L: 5 RP: 736942 and located at 345 Riordanvale Road, Riordanvale, subject to the conditions outlined in **Attachment 11.4.4**.

BACKGROUND

The subject parcel of land was created in 1981.

DISCUSSION/CURRENT ISSUE

The proposal achieves compliance with the Performance Outcomes of the Reconfiguring a Lot Code, with exception of the requirement for no more than one rear lot to be created. Notwithstanding this conflict, it is found that the proposal complies with the overall outcomes of the code and complies with all other performance outcomes for the provisions of creating a rear lot, as follows:

- The proposal does not compromise the amenity of the surrounding area as lots in this proposed configuration already exist in Riordanvale and Sugarloaf.
- A safe and convenient access location is available to Riordanvale Road.
- Each proposed lot has a suitable building envelope and area available for effluent disposal systems.
- The access handle can accommodate a 5.5m wide shared and sealed driveway for its full length in compliance with the Development Manual.
- Sufficient space is available on the street frontage for the collection of refuse bins.

FINANCIAL IMPLICATIONS

The application fee has been paid in full.

The development attracts infrastructure charges of **\$44,443.95**.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer
Team Leader Plumbing Services
Environment Officer
Civil Engineer

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.

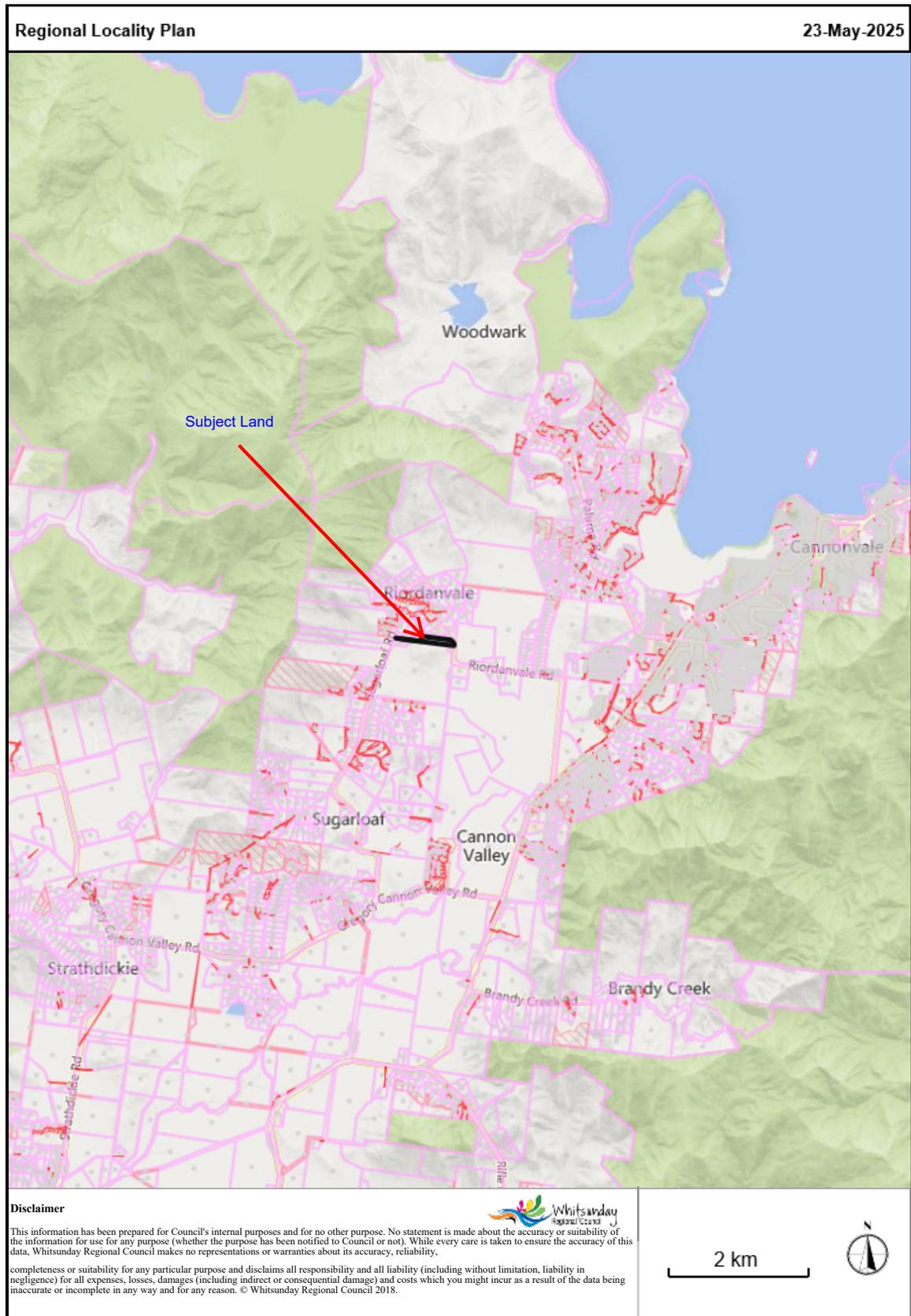
STRATEGIC IMPACTS

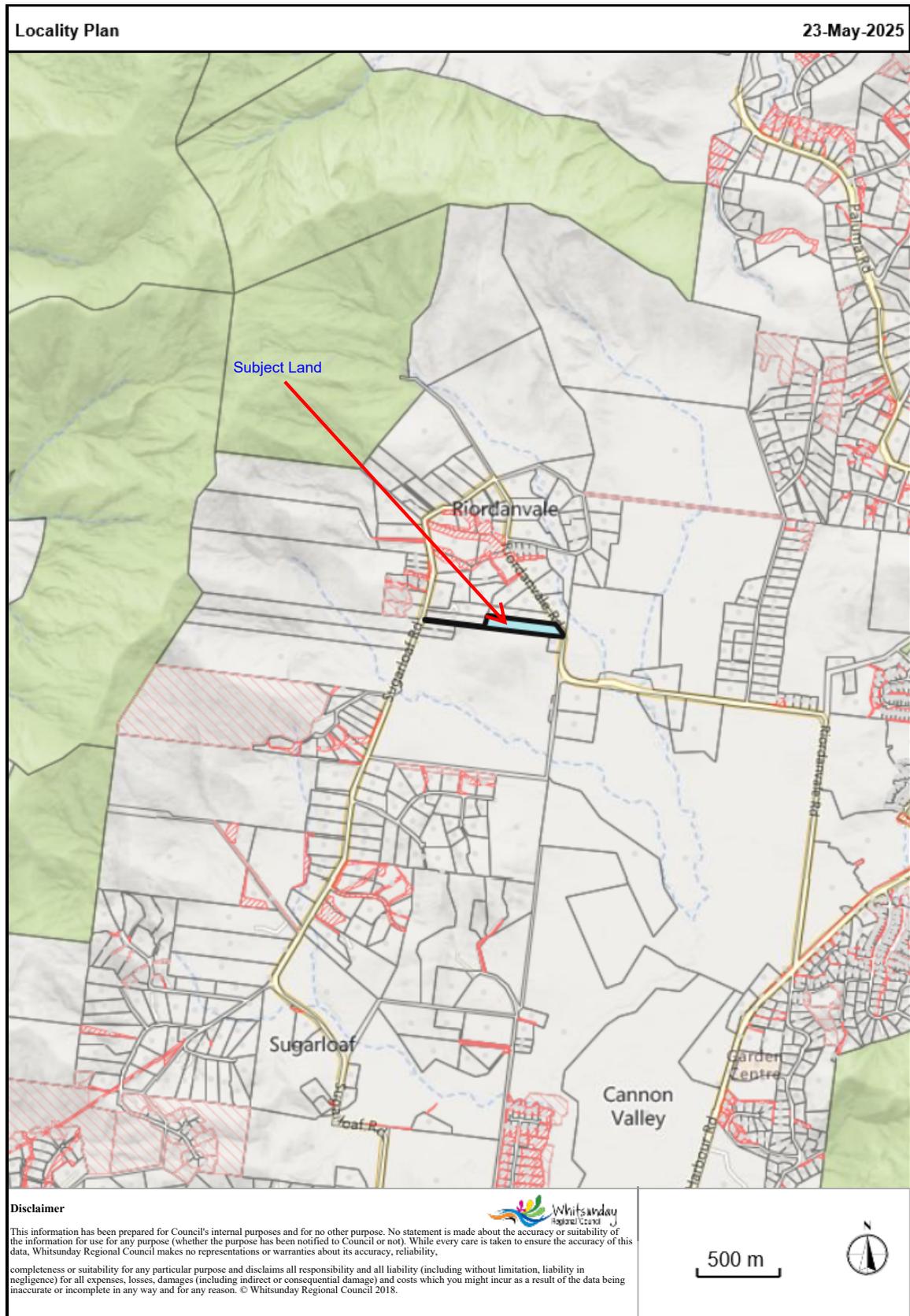
Corporate Plan Reference:

Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Locality Plan [11.4.1 - 1 page]
2. Locality Plan [11.4.2 - 1 page]
3. Planning Assessment Report [11.4.3 - 8 pages]
4. Conditions of Approval [11.4.4 - 6 pages]
5. Proposal Plan [11.4.5 - 1 page]





PLANNING ASSESSMENT REPORT

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 - One (1) lot into four (4) lots and access easement
Landowner	Frank Zerafa and Joanne Zerafa
Property Address:	345 Riordanvale Road Riordanvale
Property Description:	L: 5 RP: 736942 T: N1159/175
Area of Site:	3.481ha
Planning Scheme Zone:	Rural residential zone
Level of assessment	Impact Assessable
Overlays:	Bushfire hazard overlay code Biodiversity, waterways and wetlands overlay code Building heights code Landslide hazard overlay code
Existing Use:	Dwelling House
Existing Approvals:	Nil
Public Notification:	8 May 2025 / 29 May 2025
Submissions received:	Two (2)
State referrals:	Nil
Infrastructure charges:	\$44,443.95

2. Site Description

The subject premises is a long rectangular-shaped lot that is situated between Sugarloaf Road and Riordanvale Road. Access is available from Riordanvale Road, and this is proposed to continue for all 4 proposed lots. A 5m wide battle-axe handle runs from Sugarloaf Road. This handle will not be utilised for access due to the extreme topography and minimal width. The site adjoins other rural residential properties to the north and south.

3. Proposal Details

The proposal will create four rural residential lots with a central access easement from Riordanvale Road that will provide access to each lot. Each proposed lot is sized as follows:

- Proposed Lot 1 – 4,098m²
- Proposed Lot 2 – 1.11ha
- Proposed Lot 3 – 1.3ha
- Proposed Lot 4 – 6,527m².

4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017*. The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

4.1. State Assessment and Referral Agency (SARA)

The application was 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 the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the *Whitsunday Regional Council Planning Scheme*, Part B of the SPP confirms that it applies to the assessment of the development application.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

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

The proposal is for rural residential use and connected to rural residential services, located in an area designated as Rural Living Area within the Plan. The proposal complies with the Desired Regional Outcomes.

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 Regions townships and communities have a strong and proud social identity linked to its key economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas. An assessment of the development against the key themes of the Strategic Intent is as followed:

Strategic Intent – Theme 1 - Liveable Communities and Housing

The zoning of the land is designated as rural residential under the Strategic Framework. The proposal increases the supply of land appropriate for rural residential housing and provides greater opportunities for the growing population to establish housing in the region.

Strategic Intent – Theme 2 - Economic Growth

The proposed subdivision occurs within a rural residential zoned lot for rural residential purposes. The proposal does not conflict with this theme.

Strategic Intent – Theme 3 - Environment and Heritage

The site is not within the local or state heritage registers. The proposal has been supported by an Ecological Report that confirms the on-site vegetation is non-remnant due to species, canopy cover and tree height observed across the vegetated areas of the site. Vegetation species are confirmed as eucalypts where bushfire threat takes precedence over vegetation protections. Therefore, the proposal does not conflict with this theme.

Strategic Intent – Theme 4 - Safety and Resilience to Hazards

The proposal has been supported by the necessary hazard assessments that confirm the site is not at an unacceptable risk to hazards that cannot be mitigated in accordance with the recommendations of the supporting reports. The proposal complies with the Safety and Resilience to Hazards theme.

Strategic Intent – Theme 5 – Infrastructure

The proposal will not impact Council's ability to supply infrastructure to the region.

The proposal aligns with Theme 5, Infrastructure.

4.4.3. Overlay Codes

Bushfire Hazard Overlay Code

The subject land is identified as containing a very high bushfire hazard under the overlay. The proposal has been supported by a Bushfire Hazard assessment that has been accepted by Council's Environment Officer. Conditions of approval are included to ensure that future residential uses are protected and equipped to manage the bushfire threat. These conditions include:

1. At building works stage, Eucalypt and corymbia species within 20m of the building envelopes are to be removed to encourage vine scrub growth.
2. At future building stage, a minimum of one tank within 10m of each Class 1, 2, 3 or 4 building with the following requirements are to be installed:
 - 10,000 litres to be dedicated for firefighting purposes with a suitable connection.
 - a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
 - fire brigade tank fittings (50mm ball valve & male camlock coupling);
 - above ground water pipes, where fittings are metal;

Attachment 11.4.3 Planning Assessment Report

- if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines; and,
- The location of water supplies it to be able to be clearly identified directing fire fighters to its access point.

Biodiversity, Waterways and Wetlands Overlay Code

The subject land is identified within the overlay as MSES-Regulated Vegetation (category B). The lot is mapped as local connecting habitat however the area is surrounding by rural residential lots and agricultural land. It is also bordered by two roads on the east and west. Aerial imagery shows that areas of the site have a sparse canopy, with ground and shrub layers recorded as mostly lantana and guinea grass.

The proposal has been supported by an Ecological Report that confirms the on-site vegetation is non-remnant due to the species, canopy cover and tree height observed across the vegetated areas of the site. Vegetation species are confirmed as eucalypts where bushfire threat takes precedence over vegetation protection. Due to these species, an Environmental Covenant has not been recommended due to the potential conflict with bushfire management that is required for the site. The proposal complies with the overlay.

Building Heights Overlay Code

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

Landslide Hazard Overlay Code

A Landslide Hazard Assessment has been provided in support of the proposed development. The report identifies that landslide risk remains LOW at the site and provides recommendations to mitigate chances of minor slips or boulder mobilisation.

Conditions of approval are included to ensure all site-works are undertaken in accordance with the recommendations of the Landslide Risk Assessment and Geotechnical Assessment by CQ Soil Testing and that all earthworks should be carried out under the supervision of Civil and Geotechnical RPEQs.

4.4.4. Rural Residential Zone Code

The proposed development supports the continued Rural Residential use of the land by creating allotment sizes that conform to the minimum requirements for the zone. The material has demonstrated compliance in terms of on-site sewerage infrastructure and access requirements. Conditions of approval are included to ensure the development is undertaken in accordance with the requirements of the Planning Scheme and Development Manual. The proposed development complies with all aspects of the zone code.

4.4.5. Development Codes

Reconfiguring a Lot Code

The proposal achieves compliance with the code except for the requirements for rear lots in PO2. Notwithstanding this non-compliance, it is found that the proposal does not conflict

Attachment 11.4.3 Planning Assessment Report

with the overall outcomes of the code and complies with all other performance outcomes in PO2 for the provisions of creating a rear lot, as follows:

- Does not compromise the amenity of the surrounding area as lots in the configuration proposed already exist.
- A safe and convenient access location is available to Riordanvale Road.
- Each proposed lot has a suitable building envelope and area available for effluent disposal systems.
- The access handle can accommodate a 5.5m wide shared and sealed driveway.
- Sufficient space is available on the street frontage for the collection of refuse bins.

Excavation and Filling Code

The development proposes construction of the internal access which has maximum filling of 0.94m. No operational works for earthworks is required but due to the presence of the Landslide Hazard Overlay, the supervising engineer and geotechnical engineer must assess all earthworks on site as per the conditions of approval.

Healthy Waters Code

Not applicable.

Infrastructure Code

An Effluent Feasibility Study by CQ Soil Testing was supplied with the application material. The report demonstrates that each new lot can be serviced with an effluent disposal system in accordance with the Queensland Plumbing and Wastewater Code, sized for a 4-bedroom dwelling.

Landscaping Code

As no sensitive land uses are involved within site or are in immediate proximity to the reconfiguration, no landscaping buffers are required. Each proposed lot benefits from existing established vegetation across the land, with sufficient space in each lot for new owners to provide additional landscaping placements.

Transport and Parking Code

The proposal is supported by an Engineering Report that proposes the construction of a 5.5m wide sealed internal access from Riordanvale Road to Proposed Lot 4, in compliance with the WRC Development Manual. The internal access will be covered by a 10m wide access easement which includes provision for an open stormwater drain along the southern side of the internal access. This open drain will become the lawful point of discharge for each new lot, which will collect and discharge on-site stormwater to the open drain on Riordanvale Road. In relation to the open drain, additional conditions of approval are imposed that require a detailed investigation at future operational works stage to validate the capacity of the drain to ensure it can cater for minor flows.

The external access requires an upgrade to match the 5.5m wide sealed internal access. The external access is just past a bend on Riordanvale Road and does not achieve Safe Intersection Sight Distance (SISD) but does achieve Minimum Gap Sight Distance

(MGMD) and Stopping Sight Distance (SSD). Consultation with Council's Road and Drainage team confirm that this outcome is accepted.

All internal access works have been conditioned for detailed design to be supplied with a future operational works application and a roadworks permit is required for the construction of the external access.

5. Public Submissions

The development application was placed on public notification between 8 May 2025 and 29 May 2025 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 30 May 2025. Two (2) submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	Comment/Condition Number
<p>1. Non-compliance with AO2.1 of the ROL Code.</p>	<p>A submitter has raised concern that the proposal resulting in the stacking of four parcels is out of character with surrounding properties.</p> <p>It is acknowledged that the proposal does not comply with AO2.1/PO2. Notwithstanding this non-compliance, it is found that the proposal does not conflict with the overall outcomes of the code and complies with all other performance outcomes in PO2 for the provisions of creating a rear lot, as follows:</p> <ul style="list-style-type: none"> • Does not compromise the amenity of the surrounding area as lots in the configuration proposed already exist. • A safe and convenient access location is available to Riordanvale Road. • Each proposed lot has a suitable building envelope and area available for effluent disposal systems. • The access handle can accommodate a 5.5m wide shared and sealed driveway. • Sufficient space is available on the street frontage for the collection of refuse bins.
<p>2. Bushfire risk</p>	<p>A submitter has raised concern that the bushfire risk has not been appropriately quantified as a previous fire from 2020 was not identified within the bushfire hazard reporting.</p> <p>The proposal has been supported by a Bushfire Hazard assessment that has been accepted by Council's Environment Officer. Conditions of approval are included to ensure that future residential uses are protected and equipped to manage the bushfire threat. These conditions include:</p>

	<ol style="list-style-type: none"> 1. At building works stage, Eucalypt and corymbia species within 20m of the building envelopes are to be removed to encourage vine scrub growth. 2. At future building stage, a minimum of one tank within 10m of each Class 1, 2, 3 or 4 building with the following requirements are to be installed: <ul style="list-style-type: none"> • 10,000 litres to be dedicated for firefighting purposes with a suitable connection. • a hardstand area allowing heavy rigid fire appliance access within 6m of tank; • fire brigade tank fittings (50mm ball valve & male camlock coupling); • above ground water pipes, where fittings are metal; • if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines; and, • The location of water supplies it to be able to be clearly identified directing fire fighters to its access point.
<p>3. Stormwater assessments</p>	<p>A submitter has raised concern regarding the submitted engineering in relation to the stormwater assessments provided.</p> <p>The engineering reporting in relation to stormwater for the proposal has been accepted at the preliminary level. Specific conditions of approval have been included that require a detailed investigation at future operational works stage to validate the capacity of the drain to ensure it can cater for minor flows within the drain.</p>
<p>4. Wastewater and Geotechnical Reports</p>	<p>A submitter has raised concern regarding the submitted engineering in relation to the wastewater and geotechnical reports provided.</p> <p>Council officers have reviewed both technical reports and have confirmed their accuracy in relation to the proposed development. This reporting is to be validated at both the operational works stage from a geotechnical perspective and future plumbing works stage for the wastewater design. Further, each future dwelling at building works stage will be required to be supported by an additional dwelling specific geotechnical assessment.</p>

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

The following is a breakdown on the Infrastructure Charges for the development:

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
ROL	Residential	4	\$34,452.65		\$137,810.60
<i>Total Adopted Charge</i>					\$137,810.60
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
Existing	Residential	1	\$34,452.65	100%	\$34,452.65
ROL	Water	3	\$34,452.65	30%	\$31,007.37
ROL	Sewer	3	\$34,452.65	27%	\$27,906.63
<i>Total Credit</i>					\$93,366.65
Total Levied Charge					\$44,443.95

Attachment 11.4.4 Conditions of Approval

1.0 ADMINISTRATION

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

Plan/Document Name	Prepared By	Plan Number	Dated
Proposal Plan	Locus Surveys	0154 PD-02 Rev. B	05/03/2025
Engineering Infrastructure Report	Mosaic Consulting Engineers	24-0206.R01 Rev:2	07/03/2025
Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal	CQ Soil Testing	CQ26907	03/02/2025
Landslide Susceptibility Assessment and Geotechnical Comments	CQ Soil Testing	CQ26907	03/02/2025
Vegetation and Bushfire Hazard Assessment	Earth Environmental	N/A	January 2025

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

- o Operational Works;
 - o Stormwater;
 - o Erosion & Sediment Control; and
 - o Access and Parking.

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 release of the survey plan.

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.

2.0 CLEARING, LANDSCAPING AND FENCING

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

2.2 All vegetative waste cleared as part of the development of the site is to be either:

- a) stored neatly on site and shredded within sixty (60) days of clearing; or
- b) removed off the site to an approved disposal location.

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

Attachment 11.4.4 Conditions of Approval

- 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.

3.0 EARTHWORKS

- 3.1 All work on site must be supervised by the Developer's Engineer who must ensure that all work is completed in accordance with the proposal and any Development Permit conditions. A certification to confirm compliance must be provided prior to the commencement of the use.
- 3.2 All engineering, stormwater management and building works described in this development approval are to be certified by a suitably qualified Registered Professional Engineer of Queensland at both the design and the constructed stage. The certification must show that the engineer is satisfied that all construction has taken place in accordance with the design and the relevant Australian Standards and used best practice methods.

4.0 WATER INFRASTRUCTURE

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

5.0 ON SITE EFFLUENT DISPOSAL

- 5.1 Design and construct an on-site sewerage treatment system to Lot 1, 2 and 4 in accordance with the CQ Soil Testing – Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal – CQ26907 dated 03/02/2025 at future building application stage.

6.0 ACCESS AND PARKING (INTERNAL ACCESS)

- 6.1 A Development Permit for Operational Works for Access and Parking (Internal Access) must be obtained prior to commencement of work on site. Any application for Operational Works for Access and Parking (Internal Access) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 6.2 All internal accesses and driveways are to be provided generally as indicated on approved plans and must be designed to comply DG 1.17 and DG2.12 Councils Development Manual and constructed so as to comply with the criteria described in Councils Development Manual, AS2890 and AS1428.
- 6.3 The internal access from the property boundary along Riordanvale Road for the length of the proposed easement on Proposed Lot 1, 2 and 3 to the eastern boundary of Proposed Lot 4, must be constructed to a sealed standard in accordance with SK1001 Rev. 3 by Mosaic, prior to signing of the Survey Plans.
- 6.4 A Road Works permit must be obtained prior to commencement of work for the external access on site.
- 6.5 The external access must be constructed in accordance with the Approved Road Works permit prior to the signing of the Survey Plans.
- 6.6 All driveways must be constructed prior to commencement of use and maintained thereafter to the requirements of Council.
- 6.7 Prior to signing of the Survey Plans, 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.

7.0 STORMWATER AND FLOODING

- 7.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage. Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.2 The applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge. Easements will be required over any land to accommodate the flows.
- 7.3 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).
- 7.4 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 1% AEP.
- 7.5 The stormwater design is to provide for the developed flows from the site to be piped to a Lawful Point of discharge in the Open Drain in Riordanvale Road.
- 7.6 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.
- 7.7 Easement documentation must be provided free of cost to Council.
- 7.8 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Lawful Point of discharge.
- 7.9 Prior to signing of Plan of Survey, the owner must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that the Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, 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.

8.0 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

Attachment 11.4.4 Conditions of Approval

owners prior to entering into a contract of sale for the newly created lots prior to sealing of the Survey Plan.

9.0 BUSHFIRE PROTECTION PLAN

- 9.1 At building works stage, the applicant is to remove all Eucalypt and corymbia species within 20m of the building envelopes to encourage vine scrub growth.
- 9.2 At building works stage, a minimum of one tank within 10m of each Class 1, 2, 3 or 4 building with the following requirements are to be installed:
- 10,000 litres to be dedicated for firefighting purposes with a suitable connection.
 - a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
 - fire brigade tank fittings (50mm ball valve & male camlock coupling);
 - above ground water pipes, where fittings are metal;
 - if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines; and,
 - The location of water supplies it to be able to be clearly identified directing fire fighters to its access point.

10.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

- 10.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. The Erosion Prevention and Sediment Control Plan must be prepared in accordance with Council's Development Manual and best Practice Erosion & Sediment Control – November 2008 (IECA White Book). 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).
- 10.2 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.
- 10.3 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.
- 10.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

11.0 GEOTECHNICAL

- 11.1 All work on site must be supervised by the Developer's Engineer who must ensure that all work is completed in accordance with the proposal and any Development Permit conditions. A certification to confirm compliance must be provided prior to the signing of the Survey Plans.

12.0 MAINTENANCE VALUATION

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

13.0 MISCELLANEOUS

- 13.1 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

- 13.2 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.
- 13.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- 13.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Road Reserve or adjoining land unless written permission from the owner of that land and Council is provided.
- 13.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

14.0 ADVISORY NOTES

14.1 Hours of work

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

14.2 Dust Control

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

14.3 Sedimentation Control

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

14.4 Noise During Construction and Noise in General

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

14.5 General Safety of Public During Construction

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

Attachment 11.4.4 Conditions of Approval

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

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

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



<p>IMPORTANT NOTES:</p> <p>This plan is prepared for Frank Zerafa from field survey for the purpose of a contour and detail survey and should not be used for any other purpose.</p> <p>Final lot design, dimensions and area are subject to council and government authority approvals and final survey.</p> <p>The title boundaries as shown hereon have been determined by plan dimensions and are approximate only. It is recommended that a boundary identification survey be completed prior to any construction.</p> <p>Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted using Dial Before You Dig information. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of all underground services and detailed location of all services.</p> <p>For reasons of plan presentation, not all of the information can be shown on this plan. Please refer to the accompanying digital data for all survey information and attributes.</p> <p>These notes form an integral part of this plan.</p>	<p>Surveyed by MSM</p>	<p>Horizontal Datum GDA2020 Zone 55 Vide PM 129932</p>	<p>Client Frank & Joanne Zerafa</p>			 <p>LOCUS SURVEYS Pty Ltd ABN 42 644 512 041 PO Box 1081 Proserpine QLD 4800 Ph - 0473 079790 Email - scott@locussurveys.com.au Web - locussurveys.com.au</p>	
	<p>Survey Date 8/1/25</p>	<p>Level Datum AHD Vide PM 129932</p>	<p>Title Proposed Lots 1-4, Emts A in Lot 1, Emt B&D in Lot 2, and Emt C in Lot 3 Cancelling Lot 5 on RP736942 345 Riordanvale Road</p>				
	<p>Drawn by TMM</p>	<p>Contour Interval</p>	<p>Sheet</p>	<p>CCAD 0154MF</p>	<p>Date 05/03/2025</p>		<p>Scale 1:2500 @ A3</p>
	<p>Checked by TMM</p>	<p>Locality Riordanvale</p>	<p>Local Authority WHITSUNDAY REGIONAL</p>	<p>Job Ref 0154</p>	<p>Drawing No PD-02</p>		<p>Rev B</p>

11.5 - 20240246 – Request for Negotiated Decision Notice – Development Application for Development Application for Development Permit for Reconfiguration of a Lot – One (1) Lot Into Two (2) Lots and Access Easement – 47 Gillies Road, Strathdickie - 82SP1520

MEETING DETAILS: Ordinary Council Meeting - Wednesday 18 June 2025

AUTHOR: Planner

AUTHORISING OFFICER: Director Regional Strategy and Planning

PURPOSE

To present the assessment of a request for negotiated decision notice and seek Council's determination.

EXECUTIVE SUMMARY

A request for negotiated decision notice has been received within the appeal period to amend conditions of approval related to an approved Reconfiguration of a Lot Permit for two rural residential lots. The application was approved at Council's Ordinary Meeting of 26 February 2025. The applicant seeks to change conditions as follows:

- i. Reduce the unsealed driveway from 5.5m to 3.0m wide with passing bays every 30m. (condition 6.4)
- ii. Delete conditions requiring the removal of all Eucalyptus and Corymbia species that are within 30m of existing buildings. (conditions 9.1 and 9.2)

Council's Development Manual requires a 5.5m wide concrete driveway for rear lots requiring two-way traffic flow. The applicant requests a 3.0m wide access with a passing bay every 30m on the driveway handle. The consulting RPEQ advised that the proposal will provide sufficient line of sight, introduce a minor increase in traffic as only one additional lot will be created and widening of the driveway of such length is unreasonable.

Council officers recommend maintaining the requirements of the Development Manual, which requires the construction of a 5.5m wide driveway consistent with previous subdivision decisions. The Development Manual does not provide an alternative share driveway width and has been consistently applied since its adoption in 2017.

Additional site investigations have been completed by the Natural Resource Management and Climate unit who have confirmed flammable vegetation within 30m of existing buildings is not present and therefore the conditions related to vegetation removal can be deleted.

OFFICER'S RECOMMENDATION

That Council part approves, and part refuses the Negotiated Decision Notice request for the Development Permit for Reconfiguring a Lot – One (1) Lot into Two (2) Lots and Access Easement – 47 Gillies Road, Strathdickie, as follows:

1. Approve deleting conditions 9.1 and 9.2.
2. Refuse to amend condition 6.4.

BACKGROUND

On 26 February 2025, Council at its Ordinary Meeting approved a development application for a two-lot rural residential subdivision, subject to conditions. The original proposal included a shared access with one passing bay. Council resolved to condition a 5.5m wide driveway to an unsealed standard. Based on limited information in the original proposal, Council conditioned the removal of the Eucalyptus and Corymbia species within 30m of buildings on both new lots.

This is page 145 of the Agenda of Council's Ordinary Council Meeting - 18 June 2025



DISCUSSION/CURRENT ISSUE

The change to the driveway condition does not comply with Council's Development Manual and the requirements of the Development Manual to a 5.5m standard should be retained. Further site investigations have determined there are no concerns about bushfire hazards from the flammable vegetation species and removing the two bushfire conditions is supported.

FINANCIAL IMPLICATIONS

No application fee is applicable to a negotiated decision notice.
The same Infrastructure Charge of \$14,814.64 is applicable.

CONSULTATION/ENGAGEMENT

Manager Development Assessment
Development Engineer
Manager Natural Resource Management and Climate
Environmental 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.

If Council considers accepting the request, then it is recommended that the Development Manual is reviewed to investigate providing passing bays in shared driveway arrangements in the rural and rural residential zones.

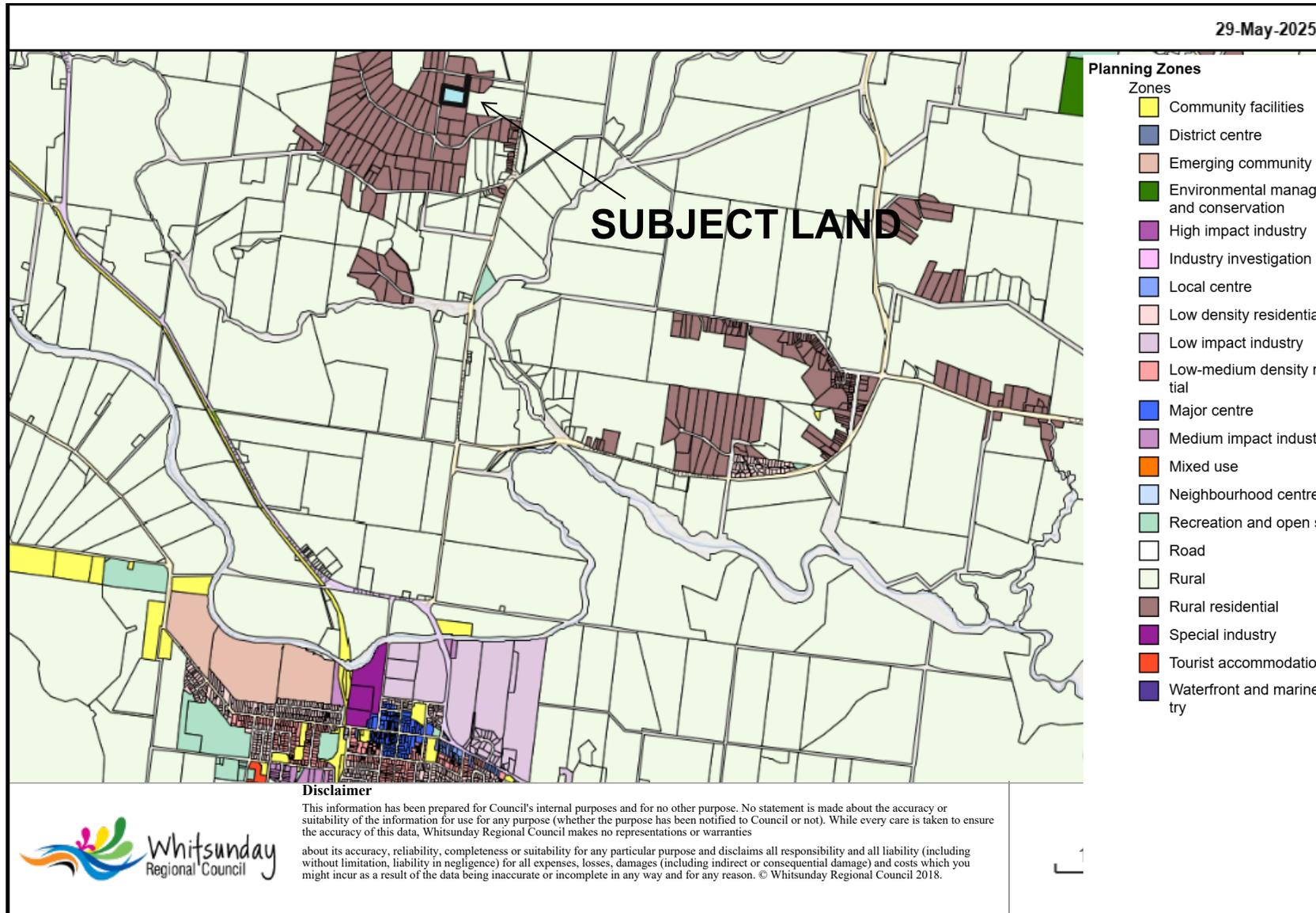
STRATEGIC IMPACTS

Corporate Plan Reference:

Process all statutory applications within statutory timeframes.

ATTACHMENTS

1. Regional Plan [11.5.1 - 2 pages]
2. Locality Plan [11.5.2 - 1 page]
3. Approved Plan of Development [11.5.3 - 1 page]



Zones (1)

Zone: Rural residential

lot_num: 82

plan_num: SP152068

lot_plan: 82SP152068

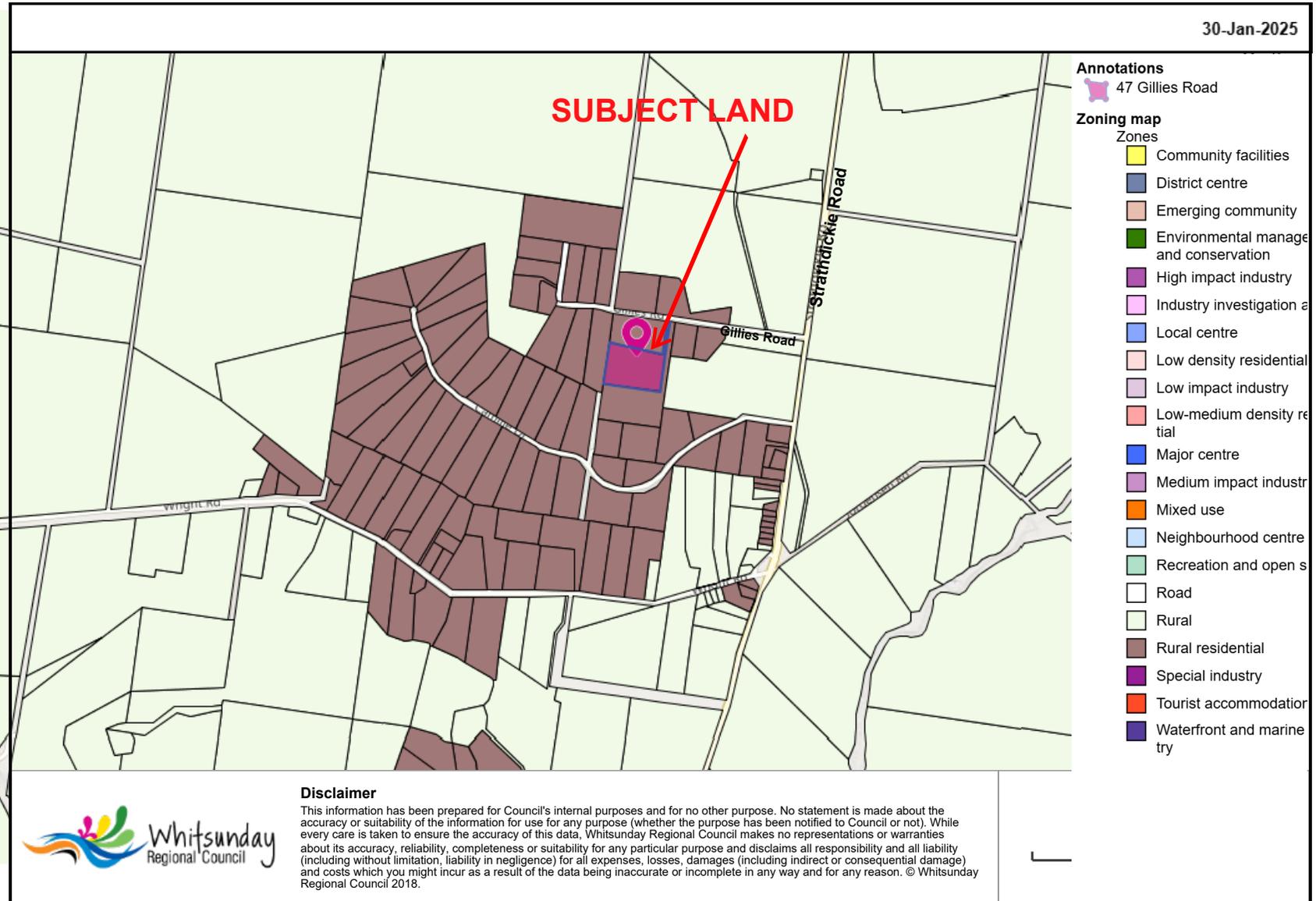
tenure: FH

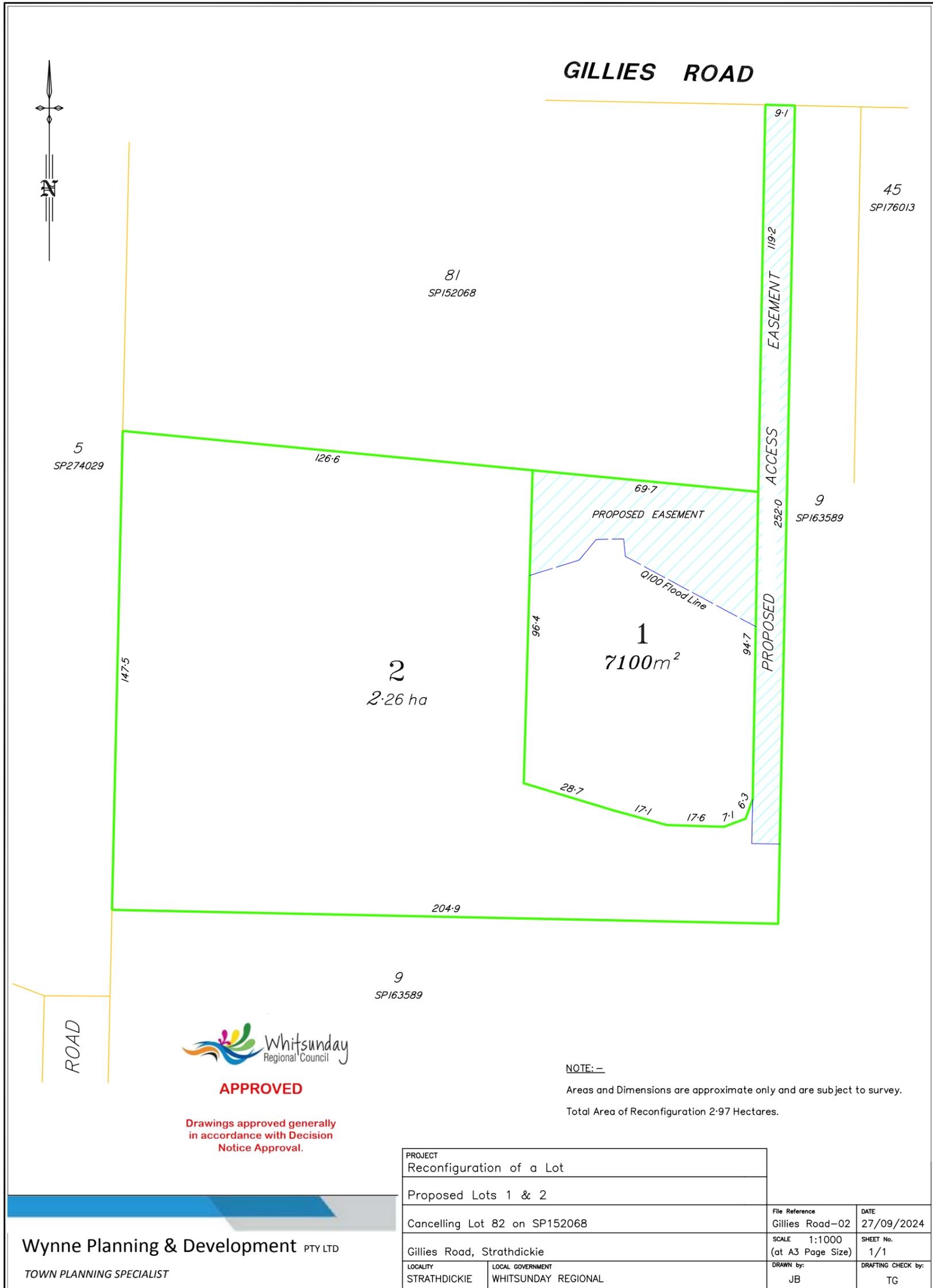
ePurl_A: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=43>

ePurl_PaO: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=43>

ePurl_AC: <http://whitsundayrc.qld.gov.au/downloads/file/546/part-6-zone-codes#page=43>

PS_Link: <https://www.whitsundayrc.qld.gov.au/downloads/file/1452/whitsunday-planning-scheme-2017-v3-9>





11.6 - Donations, Sponsorships, In Kind Requests and Grants Approved May 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 18 June 2025

AUTHOR: Community Development Officer

AUTHORISING OFFICER: Director Community Services and Facilitation

PURPOSE

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

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 are assessed and approved or declined as they are received by the Community Services team and a monthly report is submitted to Council advising of the assistance that has been approved, as previously resolved by Council on 26 June 2024.

Approvals outlined in this report include:

- a) Financial Support for Junior Elite Athlete Grants
- b) Donations
- c) In-Kind Donations
- d) Sponsorships
- e) Sport and Recreation Club Grants
- f) Donation on Council Fees.

OFFICER'S RECOMMENDATION

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of May 2025 to the applicants identified in **Attachment 11.6.1**.
2. Note the Financial Support for Donation and In-Kind applications approved for the month of May 2025 to the applicants identified in **Attachment 11.6.2**.
3. Note the Financial Support for Sponsorship applications approved for the month of May 2025 to the applicants identified in **Attachment 11.6.3**.
4. Note the Financial Support for Sport & Recreation Club applications approved for the month of May 2025 to the applicants identified in **Attachment 11.6.4**.
5. Note the Donation on Council Fee applications approved for the month of May 2025 to the applicants identified in **Attachment 11.6.5**.

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

DISCUSSION/CURRENT ISSUE

Below is an overview of the financial approvals that were made in the month of May 2025. A detailed description of each can be found in the attachments.

Junior Elite Athlete Grant
15 approved, totalling \$3,750

Donations
1 approved, totalling \$800

In-Kind Donations
2 approved, totalling \$2,450

Sponsorships
7 approved, totalling \$12,575

Sport & Recreation Club Grants
21 approved, totalling \$32,000

Donation on Council Fees
3 approved, totalling \$453

FINANCIAL IMPLICATIONS

The funds for Junior Elite Athlete Grants will be taken from JC: 2967.11074.63150 – Community Donations (2967) / Donations (11074)

Description	Amount (\$)
2024/25 Budget	80,000
Actual + Commitment	85,387
YTD Remaining Budget	-5,387

The funds for Donations will be taken from JC: 2967.11074.63150 – Community Donations (2967) / Donations (11074)

Description	Amount (\$)
2024/25 Budget	80,000
Actual + Commitment	85,387
YTD Remaining Budget	-5,387

The funds for In-Kind Donations will be taken from JC: 2967.10642.61004 – Community Donations (2967) / Council In-Kind Support Materials – Other (10642)

Description	Amount (\$)
2024/25 Budget	20,000
Actual + Commitment	9,610
YTD Remaining Budget	10,390

The funds for Sponsorships will be taken from JC: 2967.10249.63150 – Community Donations (2967) / Sponsorships (10249)

Description	Amount (\$)
2024/25 Budget	95,500

Actual + Commitment	83,142
YTD Remaining Budget	12,358

The funds for Sport & Recreation Club Grant will be taken from JC: 2967.10250.63151

Description	Amount (\$)
2024/25 Budget	110,000
Actual + Commitment	66,500
YTD Remaining Budget	43,500

The funds for Donation on Council Fees will be taken from JC: 2967.11074.63150 – Community Donations (2967) / Donations (11074)

Description	Amount (\$)
2024/25 Budget	80,000
Actual + Commitment	85,387
YTD Remaining Budget	-5,387

N.B. – Additional funds will be sourced from other operational budgets within Community Services and Facilitation to provide for the short fall in the current budget.

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 May [11.6.1 - 1 page]
2. Attachment 2 Approved Donation and In Kind Applications May 2025 [11.6.2 - 1 page]
3. Attachment 3 Approved Sponsorship Applications May 2025 [11.6.3 - 1 page]
4. Attachment 4 - Approved Sport Recreation Club Grants May 2025 [11.6.4 - 2 pages]
5. Attachment 5 Approved Donation on Council Fees Applications May 2025 [11.6.5 - 1 page]



Correspondence:
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www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

**Attachment 1 – Approved Financial Support for Junior Elite Athlete Grant
Applications – May 2025**

Name	Location	Age	Competition	Comp Level	Sport	Received Funding Previously	Amount (\$)
Lillian Kelly	Proserpine	16	QLD Volleyball State Championships	NQ	Volleyball	Yes	250
Lochlan Jeffries	Cannonvale	15	NQ Australian Football	NQ	AFL	No	250
Eloise Chegwidan	Cannonvale	10	SSA National Swimming Championships	QLD	Swimming	Yes	250
Nicholas Philipson	Proserpine	13	National School Futsal Championships	QLD	Futsal	No	250
Raiden Finau	Bowen	11	10-11 Yrs Rugby League State Championships	NQ	Rugby League	No	250
Nathaneal Nomoa	Bowen	10	10-12 Years Boys Australian Football Championships	NQ	AFL	No	250
Nathaneal Nomoa	Bowen	10	10-11 Yrs Rugby League State Championships	NQ	Rugby League	No	250
Charlee Snell	Bowen	13	13-15 Years AFL Girls State Championships	NQ	AFL	No	250
Harrison Snell	Bowen	11	10-12 Years AFL Boys Championships	NQ	AFL	No	250
Harrison Snell	Bowen	11	11-12 Years Boys Rugby League State Championships	NQ	Rugby League	No	250
Blake Lovelock	Airlie Beach	17	10-19 Years Northern Golf Championships	NQ	Golf	No	250
Raiden Finau	Bowen	11	11-12 Years Boys Rugby Union Championships	NQ	Rugby Union	Yes	250
Ruby Dyne	Bowen	12	10-12 Years Netball State Championships	NQ	Netball	Yes	250
Phoenix Leapai	Bowen	11	11-12 Years Boys Rugby Union Championships	NQ	Rugby Union	No	250
Lochlan Telford	Bowen	11	11-12 Years Boys Rugby Union Championships	NQ	Rugby Union	Yes	250
TOTAL for May 2025							\$3,750

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





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Attachment 2 – Approved Donation Applications – May 2025

Organisation Name	Location	Description	Requested Amount (\$)	Approved Amount (\$)
Lions Club of Whitsunday Inc	Airlie Beach	2025 Whitsunday Lions Golf Charity Day	1,000	800
Total for May 2025				\$800

Approved In-Kind Donation Applications – May 2025

Organisation Name	Description	In-Kind Support (\$)
Bowen Arts Society Association	Donation towards Flagstaff Hill Hire Fees – Bowen Art Exhibition	2,450
Total for May 2025		\$2,450

Declined Donation Applications – May 2025

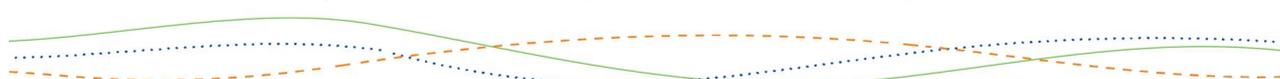
Organisation Name	Location	Description	Reason
Whitsunday Catchment Landcare Inc	Proserpine	In-Kind Donation of Garden Mulch	Budget constraints

Bowen
 Cnr Herbert & Powell Streets
 Bowen QLD 4805

Proserpine
 83-85 Main Street
 Proserpine QLD 4800

Collinsville
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Attachment 3 – Approved Sponsorship Applications – May 2025

Organisation Name	Location	Description	Requested Amount (\$)	Approved Amount (\$)
Proserpine District Canegrowers Co-Operative Ltd	Proserpine	2025 Show Cane Exhibit	0	500
Bowen Junior Golf Club	Bowen	Bowen Junior Golf Open	Gold - 850 Silver - 500 Bronze - 250	250
Proserpine Whitsunday Junior Rugby League Football Association	Proserpine	2025 Paul Bowman Challenge	825	825
Whitsunday Suicide Prevention Network	Airlie Beach	Legends Night Fundraiser	Naming - 10,000 Gold - 5,000 Silver - 2,000 Bronze - 500	2,000
Jure Portelli	Airlie Beach	Assistance for Racing Comp	15,000	2,000
North QLD Sabot Association	Airlie Beach	62 nd Sabot Australian National Championships	2,000	2,000
Bowen Seagulls Junior Rugby League Inc	Bowen	FOGS (Former Origin Greats – Rugby League) Tour 2025	5,000 – 15,000	5,000
Total for May 2025				\$12,575

Bowen
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 Bowen QLD 4805

Proserpine
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 Proserpine QLD 4800

Collinsville
 Cnr Stanley & Conway Streets
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Attachment 4 – Approved Sport and Recreation Club Grant Applications – May 2025

Organisation Name	Junior Members	Senior Members	Total Members	Band	Public Liability	Amount Approved (\$)	Town
Cricket Whitsunday Inc.	22	45	67	2	Yes	1,500	Proserpine
Collinsville Golf Club Inc.	15	52	67	2	Yes	1,500	Collinsville
Tennis Whitsunday Club Inc.	3	24	27	1	Yes	1,000	Cannonvale
Whitsunday Touch Assoc Inc.	56	152	208	3	Yes	2,000	Cannonvale
Bowen Netball Assoc Inc.	155	118	273	3	Yes	2,000	Bowen
Airlie Beach Football Club Inc.	243	0	243	3	Yes	2,000	Proserpine
Bowen Rugby Union Inc.	25	40	65	2	Yes	1,500	Bowen
Whitsunday Old Iron Restorers Club Inc.	0	43	43	1	Yes	1,000	Proserpine
Proserpine Rugby League Football Club Inc.	5	110	115	3	Yes	2,000	Proserpine
Whitsunday Swimming Club Inc.	31	21	52	2	Yes	1,500	Proserpine
Whitsunday Moto Sports Club Inc.	42	118	160	3	Yes	2,000	Proserpine
Bowen Bridge Club Inc.	0	48	48	1	Yes	1,000	Bowen

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Proserpine
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 Proserpine QLD 4800

Collinsville
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 Collinsville QLD 4804

Cannonvale
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 Shute Harbour Road, Cannonvale QLD 4802



Attachment 11.6.4 Attachment 4 - Approved Sport Recreation Club Grants May 2025

Proserpine Veteran Golfers Assoc	0	55	55	2	Yes	\$1,500	Proserpine
Creative Connections Whitsunday	0	87	87	2	Yes	\$1,500	Cannonvale
Whitsunday Junior Rugby Union Inc.	120	0	120	3	Yes	\$2,000	Airlie Beach
Next Stars Sports Academy Inc.	200	0	200	3	Yes	\$2,000	Cannonvale
Bowen Pistol Club Inc.	2	68	70	2	Yes	\$1,500	Bowen
Bowen Athletic Club Inc.	18	26	44	1	Yes	\$1,000	Bowen
Whitsunday BootScooters	0	25	25	1	Yes	\$1,000	Cannonvale
Proserpine Girl Guides Queensland	9	7	16	1	Yes	\$1,000	Proserpine
Proserpine BMX Club Inc.	31	27	58	2	Yes	\$1,500	Proserpine
					Total	\$32,000	



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Attachment 5 – Approved Donation on Council Fee Applications – May 2025

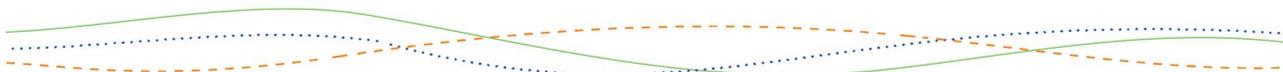
Organisation Name	Location	Description	Donation Amount (\$)
Girudala Community Cooperative Society	Bowen	NAIDOC Week Opening Ceremony	151
Girudala Community Cooperative Society	Bowen	NAIDOC Week Family Fun Day	151
Collinsville/Scottville Kindergarten Association	Collinsville	Music Bingo Fundraiser	151
Total			453

Bowen
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 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



11.7 - Commercial Businesses Quarter 3 Report - January to March 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 18 June 2025

AUTHOR: Administration Officer - Aviation & Tourism

AUTHORISING OFFICER: Director Commercial Businesses

PURPOSE

To advise Council of the activities of the Commercial Businesses Directorate from January to March 2025.

EXECUTIVE SUMMARY

Council's Commercial Business Directorate consists of the following business units:

- Whitsunday Coast Airport and Aerodromes;
- Shute Harbour Marine Terminal;
- Whitsunday Holiday Parks;
- Economic Development and;
- Foxdale Quarry

Operational updates from each business unit are detailed in **Attachment 11.7.1**.

OFFICER'S RECOMMENDATION

That Council receive the Commercial Business Directorate Quarterly Report from January to March 2025 as per **Attachment 11.7.1**.

BACKGROUND

This report is for information purposes only.

DISCUSSION/CURRENT ISSUE

Please refer to **Attachment 11.7.1** detailing the activities during January to March 2025 by the Commercial Businesses Directorate.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONSULTATION/ENGAGEMENT

Manager Tourism, Aviation and Marine
Manager Investment Attraction and Growth
Operations Manager - Whitsunday Coast Airport
Manager Foxdale Quarry

STATUTORY/COMPLIANCE MATTERS

N/A

RISK ASSESSMENT/DEADLINES

N/A

STRATEGIC IMPACTS

Corporate Plan Reference:

Manage the aviation and tourism activities of the region as the gateway to the Whitsundays.

Ensure Whitsunday Regional Council openly communicates with and promotes the communities of the Whitsunday Region.

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.

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

Meet Capital Works Delivery targets and ensure budget, time, and quality is maintained.

ATTACHMENTS

1. QUARTERLY Operations Report Jan- March 2025 [11.7.1 - 7 pages]

Whitsunday Regional Council

Commercial Businesses Directorate

Quarterly Operations Report

January to March 2025



Whitsunday Coast Airport

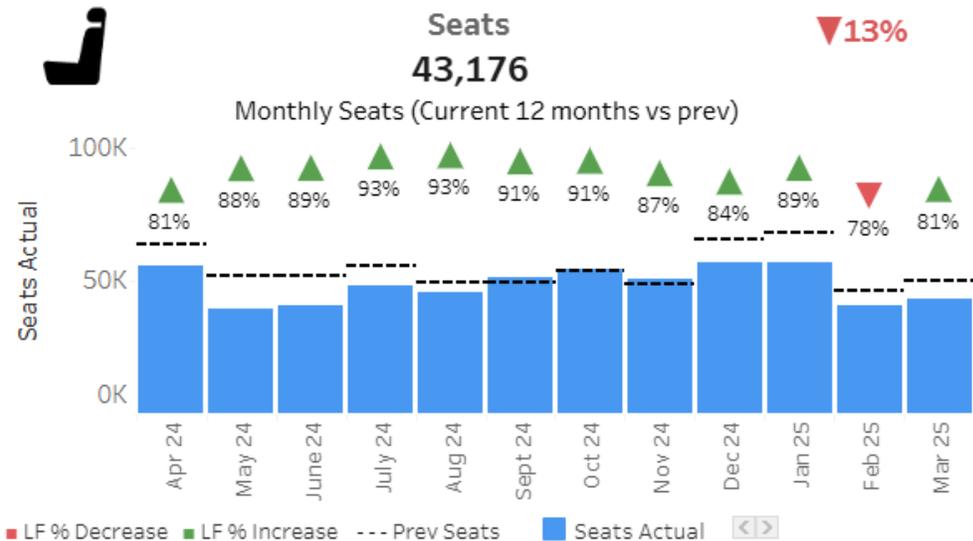
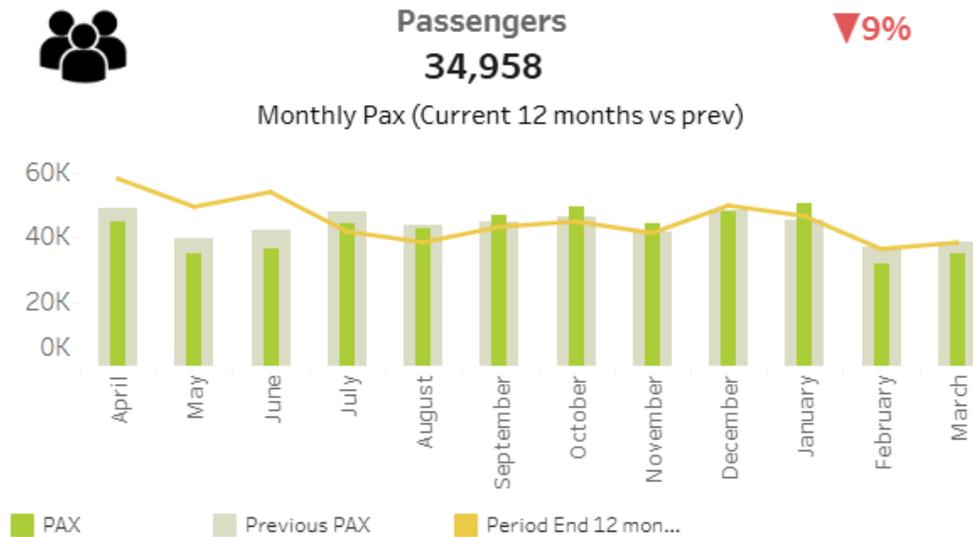
Operations

- Virgin Australia partnership with VIVA Energy introduce Sustainable Aviation Fuel on flights from Whitsunday Coast Airport.
- Lost four operational days due to local weather events plus an additional two days of Brisbane flights due to TC Alfred in South East Queensland. These days resulted in a loss of 6,462 passengers and whilst some were re-accommodated on other flights, a portion were cancelled altogether.
- 117,165 passengers January to March 2025.
- 83% average load factor January to March 2025.
- Crack sealing of runway.
- Terminal walkway epoxy project completed.
- Launched “Know Before You Go” website to support passengers with accessibility needs.
- Attended East Coast Roadshow.
- Collinsville Lighting upgrade commenced.
- Hertz extended their lease for an additional 12 months.
- Conducted Quarterly Terminal Stakeholder Meeting.
- Adelaide agent training with Tourism Whitsundays.



Whitsunday Coast Airport

Flight Dashboard – Month Actual Results ending March 2025



Shute Harbour Marine Terminal

Operations

- 14,014 resort connection passengers serviced.
- 38,738 cruise ship passengers welcomed.
- Hosted 12 cruise ships, including 2 overnight stays.
- Completed offshore maintenance on pontoons and fuel systems.
- 74 Islands Bar and Bistro commenced lease of the Shute Harbour Café in January.

Events Held

- Whitsunday Cruisin' Car Club held its Annual General Meeting at the terminal, featuring a scenic car run from Cannonvale.
- Celebrated the winner of the "WIN a Venue Hire at Shute Harbour Marine Terminal" competition.
- Hosted the Masquerade Gala Ball, raising \$85,000 for Women's Legal Service Queensland to support women and children affected by domestic violence.



Economic Development

Economic Development and Advocacy

- Finalised drafts of the Economic Development Strategy and Bowen Foreshore Master Plan.
- Launched community consultation for the Bowen Foreshore Master Plan and final draft Economic Development Strategy.
- Coordinated State Budget Submission and developed Federal Election Wishlist for key stakeholders.
- Created advocacy collateral for ministerials in February and March covering:
 - Whitsunday Regional Sport Precinct
 - Country Roads (Bowen Development & Suttor Road)
 - Future industries (space, aquaculture, bio-economy)
 - Education (University Hubs and schooling needs)
 - Key infrastructure (Urannah Dam)
- Supported Mayoral presentation to BCE and prepared supporting materials for ministerial requests.
- Developed and submitted the 100 Day Games Review, securing Whitsundays as the sailing host for the 2030 Olympics.

Grants and Funding

- Secured \$29.97M in funding for:
 - Whitsunday Regional Sports Precinct
 - Cannonvale Community Hub
 - Illegal Dumping Programs

- Secured \$4.4M for five resilience projects.
- Submitted funding applications for:
 - Bicentennial Boardwalk Stage 3 (\$490K, Active Transport Fund)
 - Kelsey Creek Road Bridges (\$4.5M)
 - Pantall St Culvert (\$196K)
- Preparing major grant applications to deliver critical infrastructure to support private housing development.

Economic Events

- Hosted State of the Region event with 140+ attendees; featured keynote by Anders Sorman-Nelsson.
- Council endorsed Major Events Sponsorship Program funding for Ramped Up 2025 & 2026.
- Attended Asia-Pacific Incentives and Meetings Event (AIME).
- Engaged in sponsorship discussions with prospective events under the Grow and Extend program.
- World Environment Day (5 June) to be hosted in the Whitsundays at Shute Harbour with Minister for Tourism.



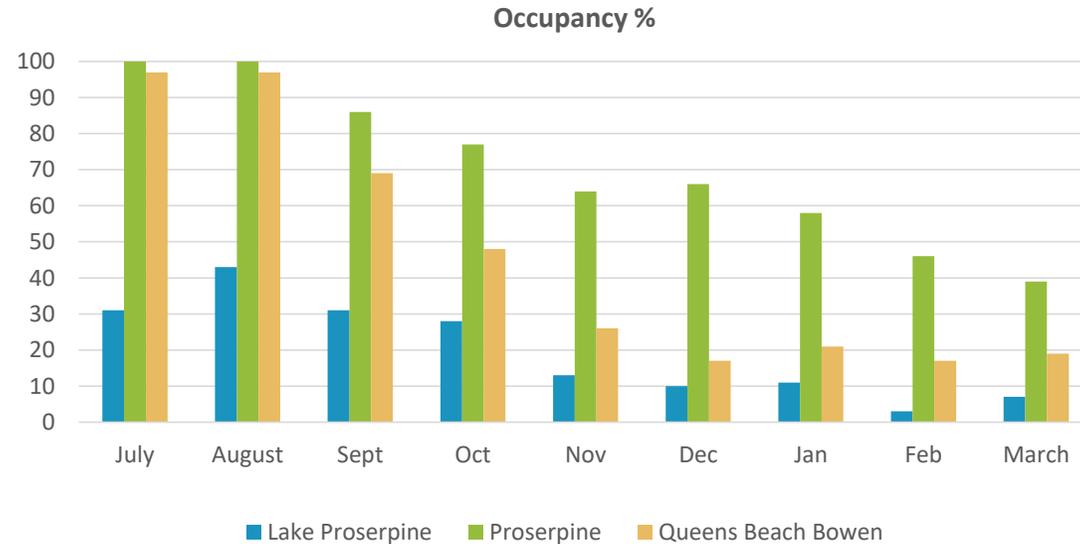
Foxdale Quarry

Operations

- Several wet weather events inhibited the ability to crush materials during January to March 2025.
- Quarry staff undertook scheduled maintenance of the entire crushing plant throughout March.
- The secondary crushing unit was refurbished with a new pinion drive assembly, step washers and liners installed.
- Dewatering of the quarry pit has been continuous to maintain access to our ore rock.
- Development of the new quarry extraction area has begun in earnest with new haul roads and bench levels being constructed to ensure room for future supply and growth of the quarry.
- Production will be the focus over the next quarter.



Whitsunday Holiday Parks



Operations

- Back up generators and protective weather covers were installed at Proserpine and Queens Beach Bowen Holiday Parks.
- Queens Beach Bowen Holiday Park capex project has been completed with upgrades to bathroom facilities, laundry, camp kitchen including a new kitchen facility at the second amenities block.
- Council have been working with the Queensland Music Trails and Reg Fest to bring back two events to Lake Proserpine in June. The Reef Sundowner will be held on 12 June 2025 and the Bara Boots Country Music Festival on 21 June 2025. This will be the second time both events have been held at Lake Proserpine with current RSVP's and ticket sales exceeding 2024's numbers.



11.8 - Infrastructure Services Quarter 3 Report January to March 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 18 June 2025

AUTHOR: PA to the Director Infrastructure Services

AUTHORISING OFFICER: Director Infrastructure Services

PURPOSE

The purpose of this report is to provide an update pertaining to the functions of each branch within the Infrastructure Services Directorate for the period of January to March 2025.

EXECUTIVE SUMMARY

The Infrastructure Services Directorate provides a range of critical and essential services to the Community, many of the services provided have a direct interaction with the public or impact on the community.

The performance of each of the work unit areas within the Directorate are outlined in the attached Quarterly Report.

OFFICER'S RECOMMENDATION

That Council receive the Infrastructure Services Quarterly Report (Q3) for 2024/2025.

BACKGROUND

Report for information purposes.

DISCUSSION/CURRENT ISSUE

This report provides an overview of Whitsunday Regional Council's Infrastructure Services Directorate for the 2024/2025 financial year with particular focus on the third quarter.

FINANCIAL IMPLICATIONS

There are no financial implications with the Council accepting this report.

CONSULTATION/ENGAGEMENT

Director Infrastructure Services
Chief Operating Officer Whitsunday Water
Manager Waste and Recycling
Manager Parks and Gardens
Manager Transport and Drainage Assets
RMPC, Transport and Drainage Operations Manager

STATUTORY/COMPLIANCE MATTERS

N/A

RISK ASSESSMENT/DEADLINES

Regular reporting on the Directorates progress and achievements ensures accountability and fosters a positive culture.

STRATEGIC IMPACTS

Corporate Plan Reference:

Improve Council's Asset Management Planning maturity and develop Long Term Financial Plans for all asset classes which are financially affordable over the long term.

Meet Capital Works Delivery targets and ensure budget, time, and quality is maintained.

Provide great customer experience and service by utilizing a customer-facing mind set, meeting response time frames, researching our customers well and eliminating duplication

Improve our transport network with a focus on meeting the economic needs for the region including road safety, road building, maintenance processes, and renewal of aging infrastructure.

Maintain a high level of preparedness, capability, and responsiveness to respond to and recover from natural disasters that impact on our local communities and infrastructure.

Provide reliable, safe, secure, environmentally responsible, and affordable water and waste services.

Provide a fantastic experience for our community and visitors when using our open spaces, natural features, and facilities.

ATTACHMENTS

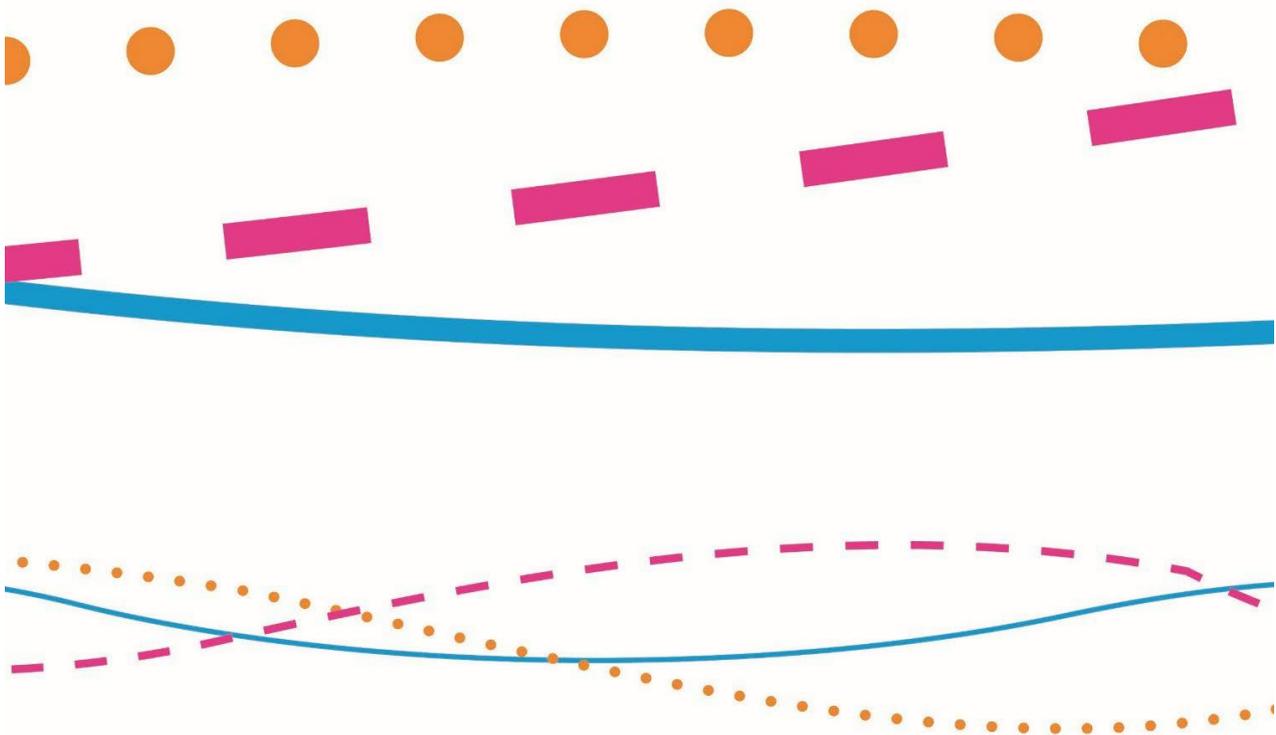
1. Infrastructure Services Quarter 3 Report January to March 2025 [11.8.1 - 16 pages]



Infrastructure Services

Parks & Open Spaces
Whitsunday Water
Waste & Recycling
Transport & Drainage

Quarterly Report | Q3 - 2024/2025



Director's Report

The Infrastructure Services Directorate provides a range of critical and essential services to the Community. Many of the services provided have a direct interaction with the public or impact on the community.

The Infrastructure Services Directorate consists of the following departments:

- Parks & Open Spaces
- Whitsunday Water
- Waste & Recycling
- Transport & Drainage

Workplace Health and Safety (WHS) Update – Infrastructure Services Q3

The Infrastructure Directorate has made significant progress in addressing Workplace Health and Safety (WHS) incidents, accidents, and near misses during the third quarter.

Incident Summary

- Incidents Reported in Q3: 23
- Year-to-Date Total: 71

This reduction in incident numbers highlights the continued commitment of our staff to maintaining a safe work environment and adhering to WHS protocols.

WHS Actions Overview

- Actions Assigned to Directorate by Others: 5

This reflects the strong safety performance of our sites and workers, demonstrating their commitment to operating safely within well-maintained worksites.

- Actions Assigned by Directorate to Others: 16

This shows the vigilance of our staff in identifying opportunities for improvement during inspections and contributing to overall workplace safety across the organization.

Actions Closed

- Total Actions Closed with Evidence: 1

Outstanding Actions

- Overdue Actions: 2
 - Site Signage Review: Pending approval from the Properties team for signage procurement within their budget allocation.
 - Unknown Fire Ignition Source (Landfill): The issue is being addressed with the onboarding of a new contractor commencing July 1. Discussions have already included emergency procedures and safe material storage practices to mitigate risks.

Infrastructure Services remains committed to enhancing Council's WHS performance by fostering a culture of safety and vigilance throughout the organization. The progress made this quarter reflects the dedication of staff in prioritizing safe practices and ensuring compliance.

Parks and Open Spaces

Parks Assets:

- 120 parks & 3 cemeteries
- 93 separate playgrounds
- 156 pieces of playground equipment
- 30 pieces of exercise equipment
- 65 single & 40 double barbeques
- 742 hectares mowing & landscaping maintenance to parkland and recreational areas

Significant Projects and Opportunities:

- Mullers Lagoon Master Plan
- Network Planning for Township Parks (TBC)
- \$1.2m Asset Renewal Program for 24/25
- Improved Quality Systems to ensure service standards are met

Major Risks:

- Assumption that Parks Team responsible for all public areas
- Increasing expectation of service levels
- Growing population
- Overservicing of lower-level parks
- Lack of current master planning for future open space

The Parks and Open Spaces team has continued its efforts across the region throughout the quarter, with significant progress on key projects, routine maintenance, and ongoing initiatives. Below is an overview of our achievements and activities for the quarter.

We're making strong progress on the Regional Cemetery Strategy, with the consultants now finished their onsite visits, we've moved into the community engagement phase. Surveys were open until 20 April, and the feedback we received will play a crucial role in shaping a strategy that's both forward-thinking and community focused.

The recent clean-up at Flagstaff Hill was a resounding success, thanks to the collaborative efforts of all involved. Special recognition goes to the 'Hands On Learning Team (HOLT) from Bowen State High School for their dedication and hard work. Their contribution was pivotal in preparing the site for the transition to a new leaseholder, ensuring the area is in excellent condition.



As part of our ongoing commitment to foreshore protection and enhancement, new bollards have been installed at Dingo Beach. These upgrades, though modest in scale, play a vital role in preserving the natural environment while ensuring safe and accessible public use of the area.



High rainfall this quarter has meant grass growth across the region has significantly increased, requiring extensive mowing efforts by our park's maintenance teams. Despite challenging conditions, the crews have demonstrated exceptional dedication in managing this demanding task. Their hard work has been widely appreciated, with positive feedback from the community highlighting the success of our post-rain maintenance efforts.

New picnic settings have been installed at the shelters in Nelly Bay and Dingo Beach. These upgrades enhance the appeal of these popular locations, providing improved amenities for both residents and visitors. This initiative reflects our commitment to maintaining and upgrading open spaces for community enjoyment.

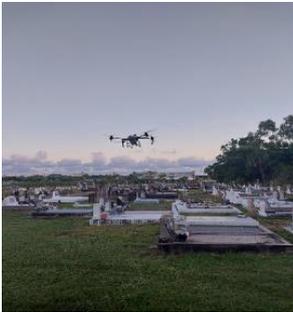


Infrastructure Services
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Significant upgrades have been completed at Rose Bay, including the replacement of aging post-and-rail fencing with new sandstone bollards. Additionally, the shower has been relocated and enhanced with sandstone block features, creating a space that is both more functional and visually appealing. These improvements contribute to the overall accessibility and aesthetic quality of the area.



As part of our commitment to innovation, a trial of drone spraying was recently conducted in the older sections of two regional cemeteries. Preliminary results indicate significant benefits, including improved coverage, reduced herbicide use, more precise application, and notable time and cost efficiencies. This approach has the potential to revolutionise weed control, particularly in sensitive or hard-to-access areas.



A successful Team Leader meeting was held at Shute Harbour, providing an excellent opportunity for cross-team updates, collaboration, and alignment on upcoming priorities. The stunning location served as a reminder of the remarkable region we work in, adding inspiration to the productive discussions.

Service	Q3 Total	Jan	Feb	Mar
Cemeteries				
CRM Received	46	21	12	13
CRM Completed	33	17	9	7
Parks & Open Space				
CRM Received	341	122	101	118
CRM Completed	232	83	65	84
Parks Request / E-Services				
CRM Received	4	4	-	-
CRM Completed	4	4	-	-
Total CRMs for Parks & Open Space				
CRM Received	391	147	113	131
CRM Completed	269	104	74	91

Whitsunday Water

Key Activities:

- Commercial business unit since 1 July 2015
- Responsible for providing water supply, wastewater collection and treatment, and recycled water.
- Committed to providing safe, reliable and valued services
- Deliver excellent customer service, environmental management and operations
- Making a positive contribution to the social, economic and environmental sustainability of the Whitsunday Region.
- 70,000 assets under management

Water Assets:

495km – Water Mains
4 x Water Treatment Plants
17 x Water Pump Stations
19 x Water Reservoirs
13 x Water Bores (plus 7 x contingency bores)
28 X Disinfection Facilities (Chlorination)
15,721 metered assessments
3300 valves and 3070 hydrants

Sewer Assets:

349km – Sewer Mains
6,171 x Sewer Manholes
72 x Sewerage Pump Stations
4 x Waste-Water Treatment Plants
13,904 sewerage assessments

Significant Projects and Opportunities

- Water & Sewer Operational Strategy & Network Plans
- Full Cost Pricing – Price Path
- Water, Sewerage and Waste, Asset Management Plans - Update
- Whitsunday Sewer and Water Network Modelling – Optimisation Update
- WRC Telemetry (SCADA) Upgrade Strategy
- WRC Regional Water Strategy Update (includes Bulk Water Strategy)
- Biosolids Reuse Strategy
- Recycled & Raw Water Irrigation Strategy
- Burdekin Regional Water Assessment
- Water & Sewerage Facilities Master Plans
- Whitsunday Water Workforce Plan (including rostering)
- Water Education & Comms Strategy
- Operator Housing/Fatigue Housing
- Pump Station and Facility Style Plan (including advertising/Tours)
- Smart Metering/District Metering Strategy

Major Risks:

- Full cost recovery
- Future planning and catering for growth
- Changing legislation/Regulation
- REEF effluent discharge

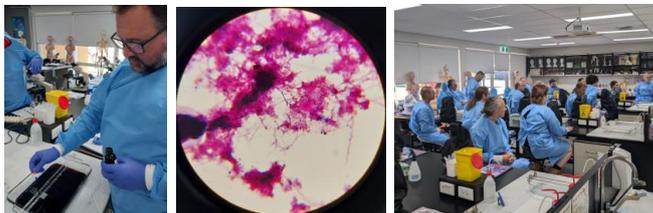
- Emerging Contaminants of Concern (forever chemicals) – PFAS, Micro Plastics etc
- Resourcing/Market Constraints – Borne from Olympic Games Infrastructure Projects
- Infrastructure Cliff – buried assets (Asset Management)
- Trunk Infrastructure – Who pays?
- Land Acquisition – Future sites e.g. STP, Reservoirs

In early March, five staff members from Council's Whitsunday Water team participated in a five-day training course on "Activated Sludge – Biological Nutrient Removal," held at CQ University in Mackay. Delivered by Griffith University and hosted by the Whitsunday, Isaac, and Mackay (WIM) Alliance, the course focused on optimizing wastewater treatment plant operations to achieve maximum performance and minimal effluent nutrient levels.

The training brought together participants from councils across Queensland, including Mackay, Rockhampton, Cairns, Southern Downs, Gladstone, Livingstone, Cook Shire, and Townsville, fostering opportunities for future collaboration and knowledge sharing.

The curriculum covered advanced topics such as laboratory microscopy for bacterial staining and identification, process engineering principles, microbiological metabolism, nutrient cycles, and included a site visit to the Sarina Water Recycling Facility.

This accredited course also provided participants with Recognised Prior Learning (RPL) credits, contributing to their Certificate III in Water Industry Operations. This investment in professional development reinforces our commitment to maintaining a highly skilled workforce and improving environmental outcomes for our region.



The highly active wet season presented significant challenges for our treatment and network operations teams, who worked tirelessly to address the impacts of severe weather. Rising water levels in the Proserpine River and localized flooding created operational difficulties, including restricted access to the Bowen Water Treatment Plant.

To maintain continuity of service, staff successfully managed the relocation of the diesel surface water pump, ensuring uninterrupted water supply despite challenging conditions. The dedication and swift action of our teams during this period demonstrate their commitment to maintaining essential services under demanding circumstances.



The prolonged heavy rainfall across the region also resulted in increased sewer overflows and water main breaks, primarily due to stormwater ingress and ground movement. These challenges placed additional demands on our operational teams as they worked to maintain network integrity.

Adding to the complexity, Ergon Energy scheduled a power outage impacting 12 sewer pump stations in the Southern Network. The Southern team responded swiftly and effectively, coordinating the deployment of generators to all affected sites. Their diligent monitoring ensured uninterrupted operation of the sewer network in key areas, including Cannonvale, Airlie Beach, Jubilee Pocket, and Shute Harbour.

This exceptional effort highlights the team's commitment to minimizing service disruptions and maintaining critical infrastructure under challenging conditions.



Whitsunday Water CRM Statistics Breakdown:

Water Scheme				
Category	Bowen	Coastal	Collinsville	Proserpine
Low water pressure	8	3	-	1
Water planned interruption	1	5	-	-
No water	20	15	4	2
Fire Hydrants	6	7	2	-
Water unplanned interruption	9	10	-	-
Dirty Water/Quality	48	2	1	-
Water Main Broken/Leaking	10	17	2	1
Water other	32	48	6	13
Water Meter Damaged/Leaking	4	9	2	5
Water Service Broken/Leaking	57	80	13	35
Water connections	11	14	-	-

Sewer Scheme				
Category	Bowen	Coastal	Collinsville	Proserpine
House pump alarm	-	8	-	-
Manholes	7	1	-	2
Pump stations	2	-	-	3
Sewer mains	-	2	-	1
Sewer odour	1	2	-	-
Sewer overflows and blockages	35	5	-	14
Sewer other	-	1	-	-

Service	Q3 Total	Jan	Feb	Mar
Sewerage				
CRM Received	104	27	52	25
CRM Completed	36	14	12	10
Water				
CRM Received	498	199	164	135
CRM Completed	161	85	13	63
Water/Sewerage/Drainage Request / E-Services				
CRM Received	7	1	3	3
CRM Completed	7	1	3	3
Total CRMs for Whitsunday Water				
CRM Received	609	227	219	163
CRM Completed	204	100	28	76

Waste and Recycling

The 'Let's Get It Sorted' program continued to make significant progress, with educational advertisements promoting better recycling practices shared via social media and Council's website. These materials provide valuable information on improving recycling rates, identifying recyclable materials, and explaining the journey of yellow bins from kerbside collection to processing.

Schools remain highly engaged with Council's waste and recycling initiatives. Ongoing presentations cover topics such as Council's waste network, effective recycling practices, and strategies to reduce landfill contributions. Feedback from participants has been overwhelmingly positive, reinforcing the program's value in fostering environmental awareness.

Despite the adverse weather conditions throughout the quarter, construction of Cell 6, the next waste disposal cell at Kelsey Creek Landfill, did advance. Staff and contractors have demonstrated remarkable perseverance, overcoming significant challenges to ensure progress on this critical project and continuity of essential services. Their dedication is greatly appreciated.



Interim works on the capping project for the legacy landfill cell in Bowen were successfully completed. These efforts are a critical step toward enhancing the environmental management of the site and ensuring Council meets regulatory compliance with relevant authorities.

The project encompassed an area of approximately 20,000m², delivering significant environmental improvements while also enhancing the overall amenity of the landfill site. This achievement underscores Council's commitment to sustainable waste management practices and regulatory adherence.

Before



After



Talis Consulting has been engaged to design the next waste disposal cell at the Bowen Landfill, in preparation for construction in the near future.

Additionally, a consultant has been appointed as the project manager for waste capital works at the Bowen Landfill. The project manager is expected to commence on-site duties in April and will oversee major initiatives, including the construction of the new waste cell and the final capping of the legacy landfill cell.

Service	Q3 Total	Jan	Feb	Mar
Waste Management				
CRM Received	461	152	143	166
CRM Completed	348	133	115	100
Waste Request / E-Services				
CRM Received	2	2	-	-
CRM Completed	1	1	-	-
Total CRMs for Waste & Recycling				
CRM Received	463	154	143	166
CRM Completed	349	134	-	100

Roads and Drainage

Key Activities:

Construction and maintenance of all council owned:

- Roads
- Bridges
- Footpaths
- Carparks
- Bridges
- Stormwater drainage systems

Within the Whitsunday Region, Council maintains approximately:

- 616km of sealed roads
- 1160km of unsealed roads
- 130.7km of footpaths
- 377km of kerb
- 33 bridges
- Maintenance to the 538km of the Bruce Highway and other State Controlled Roads – contract value more than \$5.3M annually
- Circa 50,000 assets under management

Significant Projects and Opportunities:

- Circa \$52M of Disaster Recovery Works are nearing completion for the 23' event by 30 June 2025.

Other than a few issues with damage on damage delaying some packages due to the new event in February/March this year – the Capital Delivery Team supported by Infrastructure Services have completed an amazing amount of work.

Infrastructure Services supports DRFA activities via undertaking some packages of restoration and all the ancillary works on the network not covered by DRFA funding, for example, table drain maintenance, restoration of haul roads, missing links not covered by DRFA, prioritisation, matching our works program to DRFA activities, customer enquiries on timing of works and assisting with quality control.

As the asset owner there are also many decisions required for asset renewals to support the Capital Teams delivery.

Major Risks:

- Cost escalation in excess of revenue increases
- Availability of skilled operators
- Significant legacy drainage issues
- Resourcing CRM's
- Lack of succession planning for Manager Roads and Drainage role and building engineering capacity in the department
- Lack of overall coordination of RMPC works
- Relaxation of development conditions leading to a future issue

The rain events this quarter significantly impacted Council's road maintenance schedule, requiring the regular grading program to be temporarily paused while crews addressed emergent works across the sealed and gravel road networks.

Efforts have included filling potholes, cleaning drains, and completing urgent tasks under the Disaster Recovery Funding Arrangements (DRFA). Crews have worked tirelessly to ensure the network remains safe and accessible, despite the challenging conditions.

To optimize cost recovery, Council is adhering to Queensland Reconstruction Authority (QRA) guidelines for disaster response. Full restoration of damaged infrastructure will commence following the approval of Reconstruction of Essential Public Assets (REPA) funding.

The high volume of potholes, exacerbated by the persistent wet weather, continued to pose challenges, but crews were committed to addressing these issues systematically. While it will take time to fully catch up, the team's dedication ensures progress is ongoing.

A funding allocation of \$1,354,330 has been committed to targeted road upgrades, maintenance, and material sourcing across key sections of the Bowen and Suttor Developmental Roads. This initiative addresses road safety concerns, deferred maintenance, and the procurement of gravel resources for future re-sheeting programs.

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Of this funding, \$310,000 is earmarked to address a critical "missing link" within a 2 km section of the Bowen Developmental Road (between Chainage 97 km and 99 km). The scope of works includes procuring and delivering approximately 4,845 tonnes of road base through the Queensland Government's purchase and supply contract.



Council is collaborating with the Department of Transport and Main Roads (TMR) to formalize the procurement process. Subject to final approvals and material availability, works are scheduled to commence in the first week of May 2025.

Once completed, these upgrades will enhance road safety and traffic flow, particularly benefiting freight and agricultural vehicles operating in the region.

An allocation of \$850,000 has been designated for Heavy Formation Grading (HFG) along the Suttor Developmental Road. These works, initially planned by TMR (RoadTek), were delayed due to weather-related road closures. The current project will resume where RoadTek's efforts concluded, focusing on structural reformation and surface grading in priority areas.

Additionally, the project includes re-sheeting sections of the Bowen Developmental Road using gravel sourced from the Mount Douglas gravel pit. The final scope of the re-sheeting will depend on the results of ongoing exploration to confirm material availability and cost-efficiency. The preferred approach involves extracting and crushing approximately 60,000 tonnes of rock to produce road-grade gravel.

Works are scheduled to commence on 28 April 2025, following the Easter and Anzac Day holidays, with an estimated duration of four weeks, weather permitting. These efforts will significantly improve the resilience and functionality of critical regional road infrastructure.



The remaining \$194,330 of the funding has been allocated to mobilize crews and equipment to the Mount Douglas gravel pit for exploration and material preparation. Scheduled to commence on 15 April 2025, activities will include site clearing, test sampling, mobilization of crushing equipment, and the production of gravel required for the broader maintenance program.

Although physical works have not yet begun, a recent truck rollover within the planned restoration area has emphasized the urgency of these upgrades. This incident highlights the critical need for high-quality materials and construction techniques to improve safety in these high-risk sections.



Once works are underway, comprehensive documentation, including field reports and photographs, will be collected to support monitoring, reporting, and ongoing assessment of project progress and outcomes.

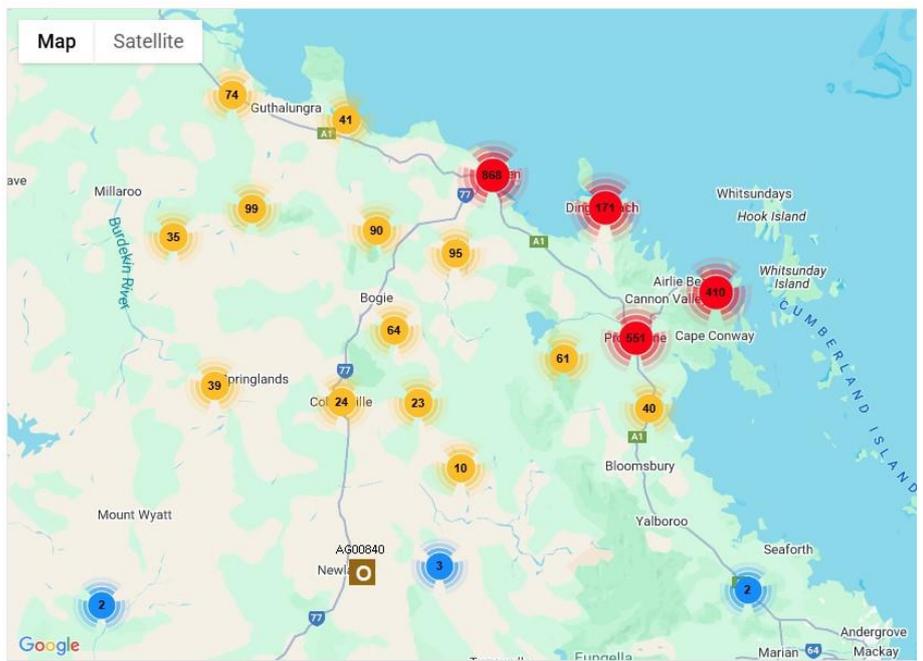
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Service	Q3 Total	Jan	Feb	Mar
Drainage				
CRM Received	173	60	68	45
CRM Completed	97	31	45	21
Roads & Infrastructure				
CRM Received	687	190	278	219
CRM Completed	408	125	163	120
Road Maintenance Request / E-Services				
CRM Received	11	1	7	3
CRM Completed	11	1	7	3
Total CRMs for Roads & Drainage				
CRM Received	871	251	353	267
CRM Completed	516	157	215	144

Accomplishments entered into the Whitsunday Local Roads REFLECT Data Base between 01/01/2025-31/03/2025:

ACCOMPLISHMENT MAP VIEW

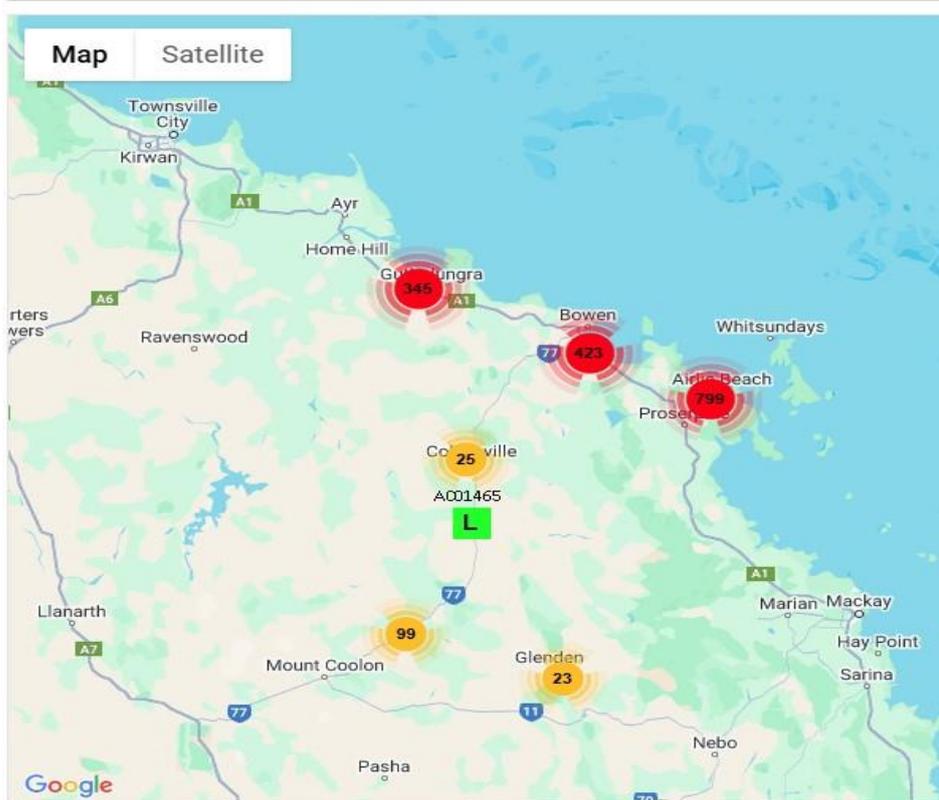
Showing 2703 items on map and 34 with no Lat/Long.



Accomplishments entered into the RMPC REFLECT Data Base between 01/01/2025-31/03/2025:

ACCOMPLISHMENT MAP VIEW

Showing 1715 items on map and 182 with no Lat/Long.



12 LATE REPORT ITEMS

There are no late reports for this meeting.

13 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.