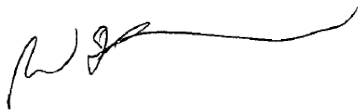




Notice of Meeting

Notice is hereby given that the **Ordinary Council Meeting** of the **Whitsunday Regional Council** will be held at the Council Chambers, 67 Herbert Street, Bowen on **Wednesday 24 September 2025**, commencing at **9:00 AM** and the Agenda is attached.

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



Warren Bunker

CHIEF EXECUTIVE OFFICER

**Agenda of the Ordinary Council Meeting to be held at
Council Chambers, 67 Herbert Street, Bowen on Wednesday 24 September 2025
commencing at 9:00 AM**

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

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1 APOLOGIES/LEAVE OF ABSENCE

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

2 CONDOLENCES

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

3.1 - Confirmation of Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 24 September 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 27 August 2025 are provided for Council's review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 27 August 2025.

BACKGROUND

In accordance with s254F of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 27 August 2025 under the supervision of the person presiding at the meeting. These unconfirmed minutes were reviewed and are available on Council's website for public inspection.

DISCUSSION/CURRENT ISSUE

Council's options are:

Confirm the Minutes of the Ordinary Council Meeting held on 27 August 2025.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 27 August 2025 and comply with legislative requirements outlined in this report, no further action is required other than to confirm the minutes as per the recommendation.

Confirm the Minutes of the Ordinary Council Meeting held on 27 August 2025 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 27 August 2025 and comply with legislative requirements outlined in this report, then they move a motion that they be confirmed but with a list of amendments to ensure they are correct and compliant.

FINANCIAL IMPLICATIONS

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

CONSULTATION/ENGAGEMENT

Acting Director Corporate Services

Acting Manager Governance and Administration

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Chief Executive Officer

STATUTORY/COMPLIANCE MATTERS

In accordance with the Act, Council must record specified information in the minutes of a meeting regarding any declared conflicts of interest. At the Ordinary Council Meeting held on 27 August 2025, there were no conflicts of interests declared and recorded in the minutes.

Local Government Regulation 2012

Section 254F of the Local Government Regulation stipulates that the Chief Executive Officer must ensure that minutes of each meeting of a local government are taken under the supervision of the person presiding at the meeting.

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

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

RISK ASSESSMENT/DEADLINES

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

TABLED MATTERS

Unresolved Tabled Matters			
Date of Meeting	Resolution Number	Summary	Status
NIL			

ATTACHMENTS

1. 27 August 2025 - Unconfirmed Ordinary Council Meeting Minutes [3.1.1 - 31 pages]



UNCONFIRMED

Minutes of the Ordinary Council Meeting held on Wednesday 27 August 2025 at Council Chambers, 83-85 Main Street, Proserpine

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

Councillors Present:

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

Council Officers Present:

Warren Bunker (Chief Executive Officer); Julie Wright (Director Community Services and Facilitation); Neil McGaffin (Director Regional Strategy and Planning); Peter Shuttlewood (Acting Director Corporate Services); Gary Murphy (Director Infrastructure Services); Greg Martin (Communications and Marketing Manager); Amy Humphries-Behan (Acting Director Commercial Businesses), Tony Trace (Acting Director Capital Program and Network Planning), Jessica Price (Acting Manager Governance and Administration), Madeleine Bailey (Governance Administration Officer/Minute Taker)

Other Officers Present (Partial Attendance):

Paul Hanlon (Manager Investment Attraction and Growth), and Scott Hardy (Manager Natural Resource Management and Climate)

The meeting commenced at 09:00am

The meeting adjourned at 09:03am

The meeting reconvened at 12:32pm

The meeting concluded at 15:13pm

Mayor Collins advised the members of the public that Cr John Finlay was absent from the beginning of the meeting, and that Cr Jan Clifford was joining the meeting via Microsoft teams.

PROCEDURAL MOTION - ADJOURNMENT OM2025/08/27.1

Moved by: CR R COLLINS (MAYOR)

Seconded by: CR J CLIFFORD

That Council adjourn the meeting at 09:03am for the purpose of attending a significant announcement that is considered to be essential.. The meeting will commence at 12:30pm.

MEETING DETAILS:

The procedural motion was Carried 6 / 0

CARRIED

~~~~~

Cr John Finlay and Cr Jan Clifford joined the meeting via Microsoft Teams at 12:32pm.

**PROCEDURAL MOTION - RECONVENE OM2025/08/27.2**

**Moved by:** CR R COLLINS (MAYOR)

**Seconded by:** CR M WRIGHT

**That Council reconvene the meeting at 12:32pm.**

**MEETING DETAILS:**

The procedural motion was Carried 7 / 0

**CARRIED**

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UNCONFIRMED

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1 APOLOGIES/LEAVE OF ABSENCE

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

~~~~~

**2 CONDOLENCES**

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

Cr John Collins acknowledged the passing of Walter John Daniels, better known as 'Jack Daniels'. Jack was a long-term resident of the region and a former councillor for Whitsunday Shire Council back in the 80's and early 90's. He was a pioneer, Walter started the Black Stump Caravan Park at Conway Beach. Cr Collins also had dealings with Jack buying cattle off him over the years.

Cr Collins passed on his condolences to Walter John Daniel's family.

Cr Jan Clifford wanted to note the passing of a good friend of hers, Sharon Price. Affectionately known to everyone as 'Half Price'. Cr Clifford passed on her sincerest condolences to her husband, family, and her circle of friends.

~~~~~

UNCONFIRMED

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3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 30 July 2025 are provided for Council's review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 30 July 2025.

RESOLUTION OM2025/08/27.3

Moved By: CR M WRIGHT

Seconded By: CR J COLLINS

That Council confirms the Minutes of the Ordinary Meeting held on 30 July 2025.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

### 4 BUSINESS ARISING

#### 4.1 - Public Question Responses - 30 July 2025

The following matters were raised as business arising from the minutes of the previous meeting:

There were two public questions submitted for the Ordinary Council Meeting held on 30 July 2025 by the following individuals:

1. Rogin Taylor
2. Ivy Weston

Both Mr Rogin and Ms Weston read out their public questions. Both questions were taken on notice, and the responses were provided.

~~~~~

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5 MAYORAL MINUTE

Mayor Collins provided commentary regarding the adjournment of the meeting this morning. It is a fantastic day for our region, we are the fastest growing local government area in regional Queensland and Mayor Collins joined the Deputy Premier Jarrod Bleijie, member for Burdekin, Dale Last and other local stakeholders in Bowen to announce \$33 million in state funding under the residential activation fund, to unlock the next stage of growth under the build Whitsundays program.

The funding is aimed to provide stage one funding to the build the Bowen south utilities project, which will deliver back infrastructure for our region. Over 15 km of new sewer mains, 5 new pump stations, expanded treatment capacity that will enable 360 new homes by 2028, and more than 2000 dwellings over the next decade. More importantly, it sets Bowen up for future growth, and many around the table here will know that the challenges we've had facilitating housing and that is something that we have had right across the region.

This funding will enable that investment to occur and set a strong and positive trajectory for the Bowen community in the years ahead. People are choosing the Whitsundays for its liveability, and this investment supports housing activation that would not be possible for council on its own or for the development industry.

Mayor Collins sincerely thanked the Crisafulli Government, Premier David Crisafulli, the Deputy Premier Jarrod Bleijie and member for Burdekin, Dale Last, who has been a strong advocate for the project and also for the broader community in really helping to bring this to life, it will be a fantastic outcome for the years ahead in the region.

~~~~~

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## 6 NOTICES OF MOTION

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

### 6.1 - Kelsey Creeks Bridges Two & Three - Heavy Vehicle Bypass

#### PURPOSE

To immediately address the current load restrictions on Kelsey Creek Bridges 2 and 3 that are impacting cane farmers, graziers, and residents of the Kelsey Creek area, by fast tracking alternate heavy vehicle access.

#### COUNCILLORS RECOMMENDATION

That Council authorises the Chief Executive Officer to prioritise the construction of heavy vehicle bypasses, for Kelsey Creek Bridges 2 and 3 utilising the funds already allocated in the 2025/26 budget using whatever means is necessary to obtain access to alternate routes.

#### RESOLUTION OM2025/08/27.5

Moved By: CR J COLLINS

Seconded By: CR G SIMPSON

That Council authorises the Chief Executive Officer to prioritise the construction of heavy vehicle bypasses, for Kelsey Creek Bridges 2 and 3 utilising the funds already allocated in the 2025/26 budget using whatever means is necessary to obtain access to alternate routes.

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

7 DEPUTATIONS

There were no deputations for this meeting.

~~~~~

## 8 PETITIONS / QUESTIONS ON NOTICE

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

~~~~~

9 QUESTIONS FROM THE PUBLIC GALLERY

QUESTION ONE

Name: Teena Sewell

Question 1:

Why is there no definition of what constitutes a dormitory?

Question 2:

Without a definition, how can Council dispute an Applicant's claim that a new development is a dormitory?

Question 3:

Lacking its own definition, does Council use a dictionary definition? Please state what that definition is.

Question 4:

Why has the Council accepted the Applicant's self-serving claim that the private rooms in this development are dormitories? What reasoning or precedents can be provided to justify Council's acceptance?

QUESTION TWO

Name: Pascal Schaeffer

Question 1:

How can the operator remove disruptive persons at 2am when they cannot be advised of the disruption?

Question 2:

In order to ensure that residents in Hermitage Drive can sleep at night, will Council impose a condition, stipulating a response time to any noise complaint, e.g. 20 minutes, as is the case with complaints about noise in Holiday letting accommodation?

Question 3:

Where will the residents gather socially when bad weather prevents the use of the open rooftop terrace?

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QUESTION THREE

Name: Michael Steele

Question 1:

Why has the Planning Department ignored this identified problem and wrongly advised the Council that the privacy of residents in Units 2, 5 and 8 of Le Jarden has been protected?

A response will be provided to the customers in due course and included in the next available Ordinary Council Meeting agenda under the business arising section.

~~~~~

## 10 COMMITTEES REPORTS

### 10.1 - 29 July 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes

#### PURPOSE

To confirm the Audit and Risk Committee Meeting Minutes held on 29 July 2025.

#### OFFICER'S RECOMMENDATION

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment 10.1.1**) held on 29 July 2025.

#### RESOLUTION OM2025/08/27.6

**Moved By: CR J FINLAY**

**Seconded By: CR M WRIGHT**

**That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (Attachment 10.1.1) held on 29 July 2025.**

#### MEETING DETAILS

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

Peter Shuttlewood acknowledged that the 26 August 2025 Audit & Risk Committee meeting was the final meeting for the Chairman, Graham Webb. Graham was part of the Whitsunday Regional Council Audit & Risk committee for the past 8 years.

11 OFFICERS REPORTS

11.1 - 20241233 - Development Application for Development Permit for Material Change of Use - Outdoor Sport and Recreation (Mini Golf) - 281 Shute Harbour Road, Airlie Beach - Ellenahs Designer Elegance Pty Ltd As TTE

PURPOSE

To present the assessment of the development application for Outdoor Sport and Recreation – Mini Golf at 281 Shute Harbour Road Airlie Beach and seek Council's determination.

OFFICER'S RECOMMENDATION

That Council refuse the Development Application for Development Permit for Material Change of Use for Outdoor Sport & Recreation (Mini-golf), made by Ellenah's Designer Elegance Pty Ltd As TTE, on L: 201 A: 8592 and located at 281 Shute Harbour Road Airlie Beach, for the following reasons:

1. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The proposal conflicts with the Environment and Heritage theme of the Strategic Intent as the proposal's facade impacts the identified core landscape values for Airlie Beach that are required to be protected or enhanced through good urban design that integrates with the existing urban fabric.
 - b. The proposal conflicts with the Airlie Beach Local Plan, specifically AO4.1/PO4, AO8.1/PO8, AO9.1/PO10 and AO19.1/PO19 and overall outcome (c), (g), (j) and (k).
 - c. The proposal conflicts with 6.2.2.2 District Centre Zone, specifically, AO2.1/PO2, AO3.1, AO5.1 – AO5.3/PO5 and Purpose and overall outcomes 3 (c), (f), (h) and (i).
 - d. The proposal conflicts with the Business Activities Code, specifically, AO2.1/PO2, AO3.1/PO3 and AO5.1/PO5 overall outcomes (b) and (c)
 - e. The proposal conflicts with the Transport and Parking Code, specifically, AO4.1/PO4, PO5 and Overall outcome 3 (c), as the proposal contains an on-site parking shortfall of 21 spaces.
2. The proposal is not compatible with the existing or intended character and streetscape of Airlie Beach Main Street.
3. The proposal does not incorporate a high standard of architecture design that creates an attractive streetscape reflective of the role and function of the Airlie Beach Main Street.

RESOLUTION OM2025/08/27.7

Moved By: CR G SIMPSON

Seconded By: CR J CLIFFORD

That Council refuse the Development Application for Development Permit for Material Change of Use for Outdoor Sport & Recreation (Mini-golf), made by Ellenah's Designer Elegance Pty Ltd As TTE, on L: 201 A: 8592 and located at 281 Shute Harbour Road Airlie Beach, for the following reasons:

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1. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The proposal conflicts with the Environment and Heritage theme of the Strategic Intent as the proposal's facade impacts the identified core landscape values for Airlie Beach that are required to be protected or enhanced through good urban design that integrates with the existing urban fabric.
 - b. The proposal conflicts with the Airlie Beach Local Plan, specifically AO4.1/PO4, AO8.1/PO8, AO9.1/PO10 and AO19.1/PO19 and overall outcome (c), (g), (j) and (k).
 - c. The proposal conflicts with 6.2.2.2 District Centre Zone, specifically, AO2.1/PO2, AO3.1, AO5.1 – AO5.3/PO5 and Purpose and overall outcomes 3 (c), (f), (h) and (i).
 - d. The proposal conflicts with the Business Activities Code, specifically, AO2.1/PO2, AO3.1/PO3 and AO5.1/PO5 overall outcomes (b) and (c).
 - e. The proposal conflicts with the Transport and Parking Code, specifically, AO4.1/PO4, PO5 and Overall outcome 3 (c), as the proposal contains an on-site parking shortfall of 21 spaces.
2. The proposal is not compatible with the existing or intended character and streetscape of Airlie Beach Main Street.
3. The proposal does not incorporate a high standard of architecture design that creates an attractive streetscape reflective of the role and function of the Airlie Beach Main Street.

MEETING DETAILS

The motion was Carried 5 / 2.

For the Motion: Mayor Collins, CR J Clifford, CR C Bauman, CR G Simpson, CR J Finlay

Against the Motion: CR M Wright, CR J Collins

CARRIED

~~~~~

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**11.2 - 20241144 - Request for Negotiated Decision Notice - Development Permit for Reconfiguration of a lot - One (1) into Seven (7) Lots and Access Easement - 88 Yachtsmans Parade Cannonvale - Peter Hegarty**

**PURPOSE**

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

**OFFICER'S RECOMMENDATION**

That Council refuse the Negotiated Decision Notice request for the Development Permit for Reconfiguration of a lot - One (1) into Seven (7) Lots and Access Easement at 88 Yachtsmans Parade- Private Cannonvale.

**RESOLUTION OM2025/08/27.8**

**Moved By: CR C BAUMAN**

**Seconded By: CR J CLIFFORD**

That Council refuse the Negotiated Decision Notice request for the Development Permit for Reconfiguration of a lot - One (1) into Seven (7) Lots and Access Easement at 88 Yachtsmans Parade - Private Cannonvale subject to amending condition 6.3 to read:

**6.3 The internal access from the property boundary through the easement in Proposed Lot 7 must be constructed with a minimum of 5.5m wide carriageway to a sealed standard prior to signing of the Survey Plans as shown on Samana Blue Engineering – Concept Civil Plan – 2025021RAL – C06 Rev A dated 14/05/2025.**

**MEETING DETAILS**

The motion was Carried 6 / 1.

For the Motion: Mayor Collins, CR J Clifford, CR C Bauman, CR M Wright, CR G Simpson, CR J Finlay

Against the Motion: CR J Collins

**CARRIED**

~~~~~

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11.3 - Regional Strategy & Planning Quarterly Update April - June 2025

PURPOSE

To provide advice and a summary of the Regional Strategy & Planning Directorate for the period of April to June 2025.

OFFICER'S RECOMMENDATION

That Council note the Regional Strategy & Planning Directorate report for the period of April to June 2025.

RESOLUTION OM2025/08/27.9

Moved By: CR J FINLAY

Seconded By: CR J CLIFFORD

That Council note the Regional Strategy & Planning Directorate report for the period of April to June 2025.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

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#### 11.4 - Stormwater Management Strategy July 2025

##### PURPOSE

This report recommends Council adopt the Stormwater Management Strategy July 2025 (incorporating Stormwater Modelling and Design Guidelines).

The strategy enhances understanding of stormwater and flooding, reduces flood risks, and promotes greater outcomes for public and private developments.

##### OFFICER'S RECOMMENDATION

That Council:

1. Adopt and publish the Stormwater Management Strategy July 2025 as contained in **Attachment 11.4.1**
2. Authorise the introduction of Stormwater Design and Modelling Guidelines

##### RESOLUTION OM2025/08/27.10

Moved By: **CR M WRIGHT**

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

That Council:

1. Adopt and publish the Stormwater Management Strategy July 2025 as contained in **Attachment 11.4.1**
2. Authorise the introduction of Stormwater Design and Modelling Guidelines

##### MEETING DETAILS

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

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11.5 - Rescind Incoming Grant Funding Application Policy

PURPOSE

To seek Council's approval to rescind the Incoming Grant Funding Application Policy, noting there is an existing internal operational policy (*Incoming Grant Funding Administration Policy*) which has been updated to be aligned to the Whitsunday 2030 Economic Development Strategy.

OFFICER'S RECOMMENDATION

That Council rescind the Incoming Grant Funding Application Policy (noting that the internal *Incoming Grant Funding Administration Policy* will govern incoming grant applications and processes in the future).

RESOLUTION OM2025/08/27.11

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR J COLLINS

That Council rescind the Incoming Grant Funding Application Policy (noting that the internal *Incoming Grant Funding Administration Policy* will govern incoming grant applications and processes in the future).

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

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## 11.6 - Request for Sponsorship - Bowen Fishing Classic 2025

### PURPOSE

To present the sponsorship request from Bowen Fishing Classic Inc for the 2025 event in Bowen on 20<sup>th</sup> – 21<sup>st</sup> September 2025 under the Major Festival & Event Support Policy for Council's consideration.

### OFFICER'S RECOMMENDATION

That Council approve financial sponsorship to Bowen Fishing Classic Inc. for the 2025 fishing event being held in Bowen on 20<sup>th</sup> – 21<sup>st</sup> September 2025:

- a) \$15,000 (ex. GST) cash for the provision of entertainment, staging and production;
- b) \$5,000 (ex. GST) cash for website development & digital Infrastructure;
- c) Up to \$10,000 (ex. GST) of in-kind support from Council

### RESOLUTION OM2025/08/27.12

Moved By: CR J FINLAY

Seconded By: CR M WRIGHT

That Council approve financial sponsorship to Bowen Fishing Classic Inc. for the 2025 fishing event being held in Bowen on 20<sup>th</sup> – 21<sup>st</sup> September 2025:

- a) \$15,000 (ex. GST) cash for the provision of entertainment, staging and production;
- b) \$5,000 (ex. GST) cash for website development & digital Infrastructure;
- c) Up to \$10,000 (ex. GST) of in-kind support from Council

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

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11.7 – Environment Advisory Group

PURPOSE

To present to Council for consideration to appoint an Environment Advisory Group.

OFFICER'S RECOMMENDATION

That Council:

- a) Establish an Environmental Advisory Group
- b) Adopt the Terms of Reference for the Environment Advisory Group
- c) Appoint the Mayor to the Environmental Advisory Group
- d) Nominate Cr Clay Bauman as the Council group member.

RESOLUTION OM2025/08/27.13

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR G SIMPSON

That Council:

- a) Establish an Environmental Advisory Group
- b) Adopt the Terms of Reference for the Environment Advisory Group
- c) Appoint the Mayor to the Environmental Advisory Group
- d) Nominate Cr Clay Bauman as the Council group member.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

### 11.8 - Donations, Sponsorships, In Kind Requests and Grants Approved July 2025

#### PURPOSE

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

#### OFFICER'S RECOMMENDATION

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of July 2025 to the applicants identified in **Attachment 11.8.1**.
2. Note the Financial Support for Donation and In-Kind Donation applications approved for the month of July 2025 to the applicants identified in **Attachment 11.8.2**.
3. Note the Financial Support for Sponsorship applications approved for the month of July 2025 to the applicants identified in **Attachment 11.8.3**.
4. Note the Financial Support for Sport & Recreation Club applications approved for the month of July 2025 to the applicants identified in **Attachment 11.8.4**.
5. Note the Donation on Council Fee applications approved for the month of July 2025 to the applicants identified in **Attachment 11.8.5**.

#### RESOLUTION OM2025/08/27.14

Moved By: CR M WRIGHT

Seconded By: CR J CLIFFORD

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of July 2025 to the applicants identified in Attachment 11.8.1.
2. Note the Financial Support for Donation and In-Kind Donation applications approved for the month of July 2025 to the applicants identified in Attachment 11.8.2.
3. Note the Financial Support for Sponsorship applications approved for the month of July 2025 to the applicants identified in Attachment 11.8.3.
4. Note the Financial Support for Sport & Recreation Club applications approved for the month of July 2025 to the applicants identified in Attachment 11.8.4.
5. Note the Donation on Council Fee applications approved for the month of July 2025 to the applicants identified in Attachment 11.8.5.

#### MEETING DETAIL

The motion was Carried 7 / 0.

CARRIED

~~~~~

This is page 20 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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11.9 - Approved Inspection Program 2025 - Dog & Cat Registration Audit

PURPOSE

The purpose of the program is to inspect residential properties in the Whitsunday Regional Council area to identify the number and registration of dogs and cats kept at each property to determine compliance with the *Animal Management Act 2008 (Cats and Dogs)* and Whitsunday Regional Council Local Law No. 2 (*Animal Management Act 2008*) 2014.

OFFICER'S RECOMMENDATION

That Council approves:

- 1) To conduct a Selective Inspection Program in accordance with the *Local Government Act 2009*, from Monday, 22 September 2025 to Friday, 12 December 2025 for the purposes of:
 - a. Inspecting residential properties to ensure animals or multiple animals requiring registration or approval to be kept, are registered with and approved by the local government;
 - b. Upgrading of the dog and cat registration register in accordance with the *Animal Management Act 2008 (Cats & Dogs)* and Whitsunday Regional Council Local Law No. 2 (*Animal Management*) 2014; and
 - c. Identifying compliance and non-compliance with the *Animal Management Act 2008 (Cats & Dogs)* regarding registration of dogs.
- 2) The public notification of the program in accordance with the *Local Government Act 2009*.

RESOLUTION OM2025/08/27.15

Moved By: CR J CLIFFORD

Seconded By: CR M WRIGHT

That Council approves:

- 1) To conduct a Selective Inspection Program in accordance with the *Local Government Act 2009*, from Monday, 22 September 2025 to Friday, 12 December 2025 for the purposes of:
 - a. Inspecting residential properties to ensure animals or multiple animals requiring registration or approval to be kept, are registered with and approved by the local government;
 - b. Upgrading of the dog and cat registration register in accordance with the *Animal Management Act 2008 (Cats & Dogs)* and Whitsunday Regional Council Local Law No. 2 (*Animal Management*) 2014; and
 - c. Identifying compliance and non-compliance with the *Animal Management Act 2008 (Cats & Dogs)* regarding registration of dogs.
- 2) The public notification of the program in accordance with the *Local Government Act 2009*.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~  
This is page 21 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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**11.10 - Community Services and Facilitation - Quarterly Report – January to March 2025**

**PURPOSE**

The purpose of this report is to set out an account of statistics pertaining to the functions of each branch within the Community Services and Facilitation Directorate for Quarter Four of the 2024-2025 financial year.

**OFFICER'S RECOMMENDATION**

That Council receive the Community Services and Facilitation Quarterly Report (Q4) for 2024/2025.

**RESOLUTION OM2025/08/27.16**

Moved By: CR M WRIGHT

Seconded By: CR R COLLINS (MAYOR)

That Council receive the Community Services and Facilitation Quarterly Report (Q4) for 2024/2025.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

This is page 22 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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11.11 – Coastal Council Adaptation Taskforce (C-CAT)

PURPOSE

The purpose of this report is to seek support to continue the involvement of the Whitsunday Regional Council in the Coastal Councils Adaptation Taskforce (C-CAT) for a further three years, seek support to contribute funding and nominate a Councillor for the C-CAT executive position.

OFFICER'S RECOMMENDATION

That Council:

- a) Supports the Whitsunday Regional Council being a member of the Coastal Council Adaptation Taskforce (C-CAT) for one year to the end of the 2026 financial year with the option to continue following the completion of the Environment Strategy; and
- b) Nominate Councillor Gary Simpson to be the Whitsunday Regional Council executive member on the C-CAT committee.

RESOLUTION OM2025/08/27.17

Moved By: CR J COLLINS

Seconded By: CR M WRIGHT

That Council:

- a) Supports the Whitsunday Regional Council being a member of the Coastal Council Adaptation Taskforce (C-CAT) for one year to the end of the 2026 financial year with the option to continue following the completion of the Environment Strategy; and
- b) Nominate Councillor Gary Simpson to be the Whitsunday Regional Council executive member on the C-CAT committee and nominate Councillor Jan Clifford to be the proxy.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

This is page 23 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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## 11.12 - Implementation of Council Resolutions

### PURPOSE

To provide Council with a status update on all Council resolutions.

### OFFICER'S RECOMMENDATION

That Council receive this report detailing the status of implementation of Council resolutions.

### RESOLUTION OM2025/08/27.18

Moved By: CR G SIMPSON

Seconded By: CR J COLLINS

That Council receive this report detailing the status of implementation of Council resolutions.

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

This is page 24 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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11.13 - Annual Christmas Closure 2025

PURPOSE

This report seeks the endorsement of Council for the annual Christmas closure of Council buildings, offices, and depots for 2025.

OFFICER'S RECOMMENDATION

That Council:

1. Endorse the closure of Council offices and libraries, customer service centres and depots during the Christmas/New Year period commencing from Monday 22nd December 2025 and resuming normal operating hours on Monday 5th of January 2026.
2. Note that other facilities will be operating throughout this period including after-hours service, skeleton works crews and waste services.

RESOLUTION OM2025/08/27.19

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR M WRIGHT

That Council:

1. Endorse the closure of Council offices and libraries, customer service centres and depots during the Christmas/New Year period commencing from Monday 22nd December 2025 and resuming normal operating hours on Monday 5th of January 2026.
2. Note that other facilities will be operating throughout this period including after-hours service, skeleton works crews and waste services.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

This is page 25 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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#### 11.14 - Monthly Finance Report

##### PURPOSE

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

##### OFFICER'S RECOMMENDATION

That Council receive the Monthly Financial Report for the period ended 31<sup>st</sup> July 2025.

##### RESOLUTION OM2025/08/27.20

Moved By: CR J FINLAY

Seconded By: CR C BAUMAN

That Council receive the Monthly Financial Report for the period ended 31<sup>st</sup> July 2025.

##### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

UNCONFIRMED

This is page 26 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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12 CONFIDENTIAL MATTERS

PROCEDURAL MOTION - CLOSURE OF MEETING (CONFIDENTIAL SESSION)
OM2025/08/27.21

Moved by: CR M WRIGHT

Seconded by: CR G SIMPSON

That Council close the meeting to the public at 14:29pm in accordance with Section 254J of the Local Government Regulations 2012 for closed meetings, for the purpose of discussing the following items and the reasons for going into closed session:

12.1 - Renewal of Lease – Part of Land – Lot 5 on CPB66104

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

12.2 – Complex Hardship Rate Relief

- (d) *rating concessions.*

12.2 - CEO Performance Review

- (a) *the appointment, discipline or dismissal of the Chief Executive Officer*

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

~~~~~

Cr Finlay left the meeting during the confidential session at 14:50pm.

PROCEDURAL MOTION - REOPEN MEETING OM2025/08/27.22

Moved by: CR J COLLINS

Seconded by: CR M WRIGHT

That Council reopen the meeting to the general public at 15:08pm.

MEETING DETAILS:

The motion was Carried 6 / 0

CARRIED

~~~~~

This is page 27 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

12.1 - Renewal of Lease - Part of Land – Lot 5 on CPB66104

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

RESOLUTION OM2025/08/27.23

Moved By: CR M WRIGHT

Seconded By: CR J COLLINS

That Council authorise the Chief Executive Officer to enter into negotiations and execute a trustee lease with Katie Harris for the operation of The Baker's Tray for part of Lot 5 on CP B66104 (Lease A) of Shop 1, 67 Herbert Street, Bowen for a term of 2 years in accordance with Section 236(1)(c)(iii) of the Local Government Regulation 2012.

MEETING DETAILS

The motion was carried 6/0.

CARRIED

~~~~~

This is page 28 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

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## 12.2 - Complex Hardship Rate Relief

### CONFIDENTIAL

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

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

– (d) rating concessions.

#### RESOLUTION OM2025/08/27.24

Moved By: CR M WRIGHT

Seconded By: CR R COLLINS (MAYOR)

That Council resolve to:

1. Approve the write-off of all outstanding interest charges in the amount of \$26,809.68, and any interest accrued at the date of write-off charged to the following assessments conditional on full settlement of all remaining outstanding balance and charges on the August 2025 rates notice by the due date:

| Interest Adj | Assessment No. | Interest Adj | Assessment No. | Interest Adj | Assessment No. | Interest Adj | Assessment No. |
|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| \$247.15     | 1103522        | \$689.37     | 1201115        | \$708.30     | 1203040        | \$249.11     | 1203884        |
| \$268.60     | 1103538        | \$712.74     | 1201364        | \$243.73     | 1203314        | \$166.20     | 1204898        |
| \$698.90     | 1103698        | \$282.69     | 1201388        | \$707.28     | 1203400        | \$186.85     | 1204914        |
| \$793.59     | 1104334        | \$1,076.59   | 1201419        | \$720.55     | 1203446        | \$253.37     | 1206821        |
| \$1,103.40   | 1104618        | \$1,830.47   | 1201658        | \$403.26     | 1203495        | \$253.37     | 1206822        |
| \$747.81     | 1104790        | \$687.42     | 1201679        | \$411.85     | 1203514        | \$242.96     | 1206838        |
| \$743.59     | 1104793        | \$696.02     | 1202265        | \$389.16     | 1203594        |              |                |
| \$799.41     | 1107929        | \$230.02     | 1202283        | \$380.43     | 1203655        |              |                |
| \$169.23     | 1200656        | \$2,362.63   | 1202486        | \$410.98     | 1203698        |              |                |
| \$799.28     | 1200728        | \$682.98     | 1202553        | \$886.38     | 1203789        |              |                |
| \$748.26     | 1200752        | \$716.77     | 1202568        | \$325.37     | 1203835        |              |                |
| \$690.52     | 1200930        | \$429.54     | 1202672        | \$311.98     | 1203845        |              |                |
| \$697.40     | 1200978        | \$387.82     | 1202878        | \$266.35     | 1203880        |              |                |

2. Allow prompt payment discount if payment is made in full of outstanding balance excluding interest charges and the August rates notice.
3. Continue to support partnerships with housing providers that deliver community value and social outcomes.

#### MEETING DETAILS

The motion was Carried 5 / 1.

For the motion: Mayor Collins, CR J Clifford, CR C Bauman, CR M Wright, CR G Simpson

Against the motion: CR J Collins

**CARRIED**

~~~~~  
This is page 29 of the Minutes of Council's Ordinary Council Meeting - 27 August 2025

12.3 - CEO Performance Review

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

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

RESOLUTION OM2025/08/27.25

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR M WRIGHT

That the Council notes that the annual performance appraisal of the Chief Executive Officer Mr Warren Bunker has been completed and a new Performance Plan for the annual period to 30th June 2025 has been finalised.

MEETING DETAILS

The motion was Carried 6 / 0.

CARRIED

~~~~~

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**13 MATTERS OF IMPORTANCE**

**Cr Michelle Wright Raised the Below Matter of Importance:**

Cr Wright received a phone call and an email from Gwen Huth, who is the daughter of Gene and Sylvia Wilson who built Mullers Lagoon. Gwen's mother passed away last year and her father, Gene is currently residing at the Sunshine Coast in a nursing home with onset dementia and is 98 years old. Gwen discussed with her family that she would like to see some part of Mullers Lagoon named after her father.

Time is of the essence in this instance, and in Gene's nursing home he does have a photo up on the wall of Mullers Lagoon, and he talks fondly to visitors. It is a big part of his life and has shaped Bowen in that particular area. Gwen would like to talk to council and discuss around the table at a briefing session some options, and if council is in favour of supporting this request.

The family have made a large contribution to Bowen.

The Chief Executive has taken this on notice, and will be discussed further at a briefing session.

~~~~~

The Meeting closed at 15:13pm.

Confirmed as a true and correct recording this 24 September 2025.

Cr Ry Collins

MAYOR

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4 BUSINESS ARISING

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

4.1 - Public Question Responses - 27 August 2025

MEETING DETAILS: Ordinary Council Meeting - Wednesday 24 September 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Chief Executive Officer
Director Regional Strategy and Planning

There were three public questions submitted for the Ordinary Council Meeting held on 27 August 2025 by the following individuals:

- Teena Sewell
- Pascal Schaeffer
- Michael Steele

All submitters read out their public questions. The questions were taken on notice, and a response has been provided below.

ATTACHMENTS

1. Public Question Response Letter Teena Sewell 27 August 2025 [4.1.1 - 2 pages]
2. Public Question Response Letter Pascal Schaeffer 27 August 2025 [4.1.2 - 2 pages]
3. Public Question Response Letter Michael Steele 27 August 2025 [4.1.3 - 1 page]

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Correspondence:
Chief Executive Officer,
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P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

11 September 2025

Ms Teena Sewell

Forwarded by email:

Dear Ms Sewell,

RE: QUESTION FROM PUBLIC GALLERY – 27 AUGUST 2025

In response to the questions you raised at the Ordinary Council Meeting on 27 August 2025, the following responses are provided.

Question 1:

'Why is there no definition of what constitutes a dormitory?'

A Planning Scheme is unable to have definitions for every land use. Where a land use is not defined in a Planning Scheme, a similar use and definition is used to guide considerations and assessment.

Question 2:

'Without a definition, how can Council dispute an Applicant's claim that a new development is a dormitory?'

When a proposed land use does not fit neatly into a definition, a similar definition is used for guidance. In this instance, investigation and assessment of the proposed land use found that while dormitory often reflected multiple beds within a room, one bed within each room was not contrary to being 'a dormitory'.

Question 3:

'Lacking its own definition, does Council use a dictionary definition? Please state what that definition is.'

Council has not adopted a dictionary definition for the proposed use.

Question 4:

'Why has the Council accepted the Applicant's self-serving claim that the private rooms in this development are dormitories? What reasoning or precedents can be provided to justify Council's acceptance?'

The word dormitory originated from the Latin word *dormitorium* which means a sleeping place.

There are a variety of definitions for dormitory, however it is generally known to be a large room or building that contains many beds or bedrooms. The proposed development is the latter and examples of such dormitories where many rooms exist within one building would be student accommodation where each student has their own private room whilst sharing other

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Shop 23, Whitsunday Plaza
Shute Harbour Road, Cannonvale QLD 4802

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facilities. The number of shared spaces does not rule a particular dormitory style either in or out.

I trust the information provided addresses your inquiry. Should you require further clarification, please do not hesitate to contact info@whitsundayrc.qld.gov.au.

Yours faithfully,



Warren Bunker
Chief Executive Officer

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ABN 63 291 580 128

11 September 2025

Mr Pascal Schaeffer
[REDACTED]

Forwarded by email: [REDACTED]

Dear Mr Schaeffer,

RE: QUESTION FROM PUBLIC GALLERY – 27 AUGUST 2025

In response to the questions you raised at the Ordinary Council Meeting on 27 August 2025, the following responses are provided.

Question 1:

'How can the operator remove disruptive persons at 2 am when they cannot be advised of the disruption?'

A condition of approval has been recommended similar in nature to the condition to the controls utilised by Council to control the amenity on Short term accommodation whereby the following is required:

- A nominated property manager is provided
- A sign is displayed at the frontage of the property with the contact details of the property manager
- Provide the contact details to the neighbours of every residence in Hermitage Drive
- Prepare a Code of Conduct for guests of the accommodation
- Attend any complaint about anti-social behaviour within half an hour
- Remove any guests for breaches of the Code of Conduct

Question 2:

'In order to ensure that residents in Hermitage Drive can sleep at night, will Council impose a Condition, stipulating a response time to any noise complaint, e.g. 20 minutes, as is the case with complaints about noise in Holiday Letting accommodation?'

All Councillors have been informed of your question and your desire to have such condition imposed.

Question 3:

'Where will the residents gather socially when bad weather prevents the use of the open rooftop terrace?'

Plans for the development have been altered and a common use area has now been provided within the building.

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I trust the information provided addresses your inquiry. Should you require further clarification, please do not hesitate to contact info@whitsundayrc.qld.gov.au.

Yours faithfully,



Warren Bunker
Chief Executive Officer

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ABN 63 291 580 128

11 September 2025

Mr Michael Steele
[REDACTED]

Forwarded by email: [REDACTED]

Dear Mr Steele,

RE: QUESTION FROM PUBLIC GALLERY – 27 AUGUST 2025

In response to the questions you raised at the Ordinary Council Meeting on 27 August 2025, the following responses are provided.

Question 1:

'Why has the Planning Department ignored this identified problem and wrongly advised the Council that the privacy of residents in Units 2, 5 and 8 of Le Jarden has been protected?'

The Planning Department has not ignored the 'identified problem' and has responded to the issue you raise.

Windows that have an orientation to Le Jarden utilise screening with only the northern most rooms on levels 2 and 3 having a small line of sight from an acute angle to the balconies of units 2, 5 and 8 of Le Jarden. As recommended to Council, the assessment of this impact is in line with the performance outcome requirements of the Planning Scheme and does not reach any threshold that would justify refusal of the development.

I trust the information provided addresses your inquiry. Should you require further clarification, please do not hesitate to contact info@whitsundayrc.qld.gov.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read "WB".

Warren Bunker
Chief Executive Officer

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

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

7 DEPUTATIONS

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

8 PETITIONS / QUESTIONS ON NOTICE

This item on the agenda allows for the following two options:

1. Councillors to present a petition to the meeting in accordance with Council's Standing Orders, no debate on or in relation to the tabled petition shall be allowed and the only motion which may be moved is that the petition either be received, referred to a Committee or Council officer for consideration and report back to Council, or not be received because it is deemed invalid.
2. The inclusion of any responses prepared by officers in response to questions taken on notice at previous meetings of Council.

Excerpt from Council's Standing Orders:

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

10.1 - 26 August 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes

MEETING DETAILS: Ordinary Council Meeting - Wednesday 24 September 2025

AUTHOR: Governance Administration Officer

AUTHORISING OFFICER: Acting Director Corporate Services

PURPOSE

To confirm the Audit and Risk Committee Meeting Minutes held on 27 August 2025.

EXECUTIVE SUMMARY

The Audit and Risk Committee is a Committee of Council, and the minutes are presented to Council for endorsement. A number of recommendations were made by the Committee to Council and the receipt and endorsement of these minutes will see the actions move into implementation.

OFFICER'S RECOMMENDATION

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment 10.1.1**) held on 26 August 2025.

BACKGROUND

Whitsunday Regional Council's Audit & Risk Committee met on 26 August 2025 and minutes were recorded from this meeting and are provided to Council to consider and review the Committee's recommendations, in accordance with Section 211(1)(c) of the Local Government Regulation 2012.

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

- Financial Reporting

DISCUSSION/CURRENT ISSUE

The reports outlined in **Attachment 10.1.1** were endorsed by the Audit and Risk Committee Members at the 16 September 2025 Audit and Risk Meeting.

FINANCIAL IMPLICATIONS

Financial Implications are managed within the existing budgets and delegations.

CONSULTATION/ENGAGEMENT

Acting Director Corporate Services

Audit and Risk Committee Chairperson and Committee Members

Chief Executive Officer

STATUTORY/COMPLIANCE MATTERS

Audit and Risk Committee Charter
Local Government Regulation 2012

RISK ASSESSMENT/DEADLINES

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

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

STRATEGIC IMPACTS

Corporate Plan Reference:

Progress a workforce management system that delivers improved outcomes to safety, wellbeing, retention and productivity.

ATTACHMENTS

1. 26 August 2025 - Unconfirmed Audit & Risk Meeting Minutes [**10.1.1** - 9 pages]



UNCONFIRMED

**Minutes of the Audit & Risk
Committee Meeting held on
Tuesday 26 August 2025 via
Teleconference, Council
Chambers, 83-85 Main Street,
Proserpine**

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

Members Present:

Mr Graham Webb (Chair) via Microsoft Teams
Ms Mary Goodwin (External Committee Member) via Microsoft Teams
Mr Peter Sheville (External Committee Member) via Microsoft Teams
Cr Ry Collins (Mayor)
Cr John Finlay (Councillor – Division 6) via Microsoft Teams

Internal/Externals Present:

Warren Bunker (Chief Executive Officer); Gary Murphy (Director Infrastructure Services) via Microsoft Teams; Neil McGaffin (Director Regional Strategy and Planning); Julie Wright (Director Community Services and Facilitation); Peter Shuttlewood (Acting Director Corporate Services); Tony Trace (Acting Director Capital Program and Network Planning); ; Katie Coates (Manager Strategic Finance) via Microsoft Teams; Edwina Pettiford (Management Accountant) via Microsoft Teams; Jessica Price (Acting Manager Governance and Administration); and Madeleine Bailey (Governance Administration Officer/Minute Taker).

Observers:

Cr Jan Clifford (Councillor – Division 1) via Microsoft Teams
Cr Michelle Wright (Deputy Mayor/Councillor – Division 4) via Microsoft Teams

Internal/Externals Present via MS Teams – Teleconference:

Sabrina Frank (Queensland Audit Office)
Matthew Monaghan (William Buck)
Jacques Coetzee (Queensland Audit Office)
Wayne Gorrie (O'Connor Marsden)

Chairperson Declared:

The meeting commenced at 2:30pm
The meeting closed at 3:32pm

Whitsunday Regional Council
Minutes of the **Audit & Risk Committee Meeting** held at
Council Chambers, 83-85 Main Street, Proserpine on
Tuesday 26 August 2025 commencing at 2:00 PM

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UNCONFIRMED

This is page 3 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

This is page 56 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025

1 APOLOGIES/LEAVE OF ABSENCE

1.0.1 - Apologies/Leave of Absence - Agenda

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

~~~~~

UNCONFIRMED

This is page 4 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

This is page 57 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025

## 2 DECLARATIONS OF INTEREST

### 2.0.1 - Declarations of Interest - Agenda

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

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

~~~~~

UNCONFIRMED

This is page 5 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

This is page 58 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025

3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

EXECUTIVE SUMMARY

In accordance with the Audit and Risk Committee Charter Meetings, Records and Reporting Structure. Minutes of the meeting shall be presented at the next available Council General Meeting. Committee minutes for the meeting held on 29 July 2025 are presented for confirmation.

RECOMMENDATION

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 29 July 2025.

RESOLUTION AR2025/08/26.1

Moved By: MR P SHEVILLE

Seconded By: MS M GOODWIN

That the Committee confirms the Minutes of the Audit and Risk Committee Meeting held on 29 July 2025, subject to the inclusion of the commentary provided in dot point format prior and during the last meeting.

MEETING DETAILS

The motion was Carried 5 / 0.

CARRIED

~~~~~

This is page 6 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

This is page 59 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025

## 4 AUDIT & RISK COMMITTEE REPORTS

### 4.1 Financial Reporting

#### 4.1.1 - 2024/2025 Restated Draft Financial Statements Report & Position Paper

##### EXECUTIVE SUMMARY

The Draft 2024/25 Financial statements were endorsed by the Audit Committee to the Auditor-General at the 29 July 2025 Audit Committee meeting. During the audit process a prior period error was found relating to the delayed recognition of contributed assets. External auditors William Buck and the QAO assessed the error as having a material impact to the 2023/24 comparative statements. A position paper and updated draft 2024/25 financial statements including the restated 2023/24 comparatives have been prepared and submitted to William Buck on the 21 August 2025.

The restated draft 2024/25 financial statements have been completed in accordance with Accounting Standards, the *Local Government Act* and Regulations. We are seeking the committee's endorsement to provide the restated unaudited statements to the Auditor-General for signature.

##### RECOMMENDATION

That the Audit & Risk Committee receive the Prior Period Restatement of Contributed Assets position paper and endorse the restated draft (unaudited) General Purpose Financial Statements and the Financial Sustainability Statement for the financial year 2024/25 (2024/25 Financial Statements), for submission to the Auditor-General of Queensland for audit as required by Section 212 of the *Local Government Regulation 2012 (Qld)*.

##### RESOLUTION AR2025/08/26.2

Moved By: CR J FINLAY

Seconded By: CR R COLLINS (MAYOR)

That the Audit & Risk Committee receive the Prior Period Restatement of Contributed Assets position paper and endorse the restated draft (unaudited) General Purpose Financial Statements and the Financial Sustainability Statement for the financial year 2024/25 (2024/25 Financial Statements), for submission to the Auditor-General of Queensland for audit as required by Section 212 of the *Local Government Regulation 2012 (Qld)* subject to minor amendments:

1. In Note 3, Revenue, Fees and Charges, all references to "Dog Registrations" be updated to "Animal Registrations" (note 3(c));
2. In Note 10, Investments, that the Committee requests clarification on whether the investments are restricted or unrestricted, and if so, that an appropriate comment be included in the cash notes (note 9);
3. In Note 13, Water Charges Not Yet Levied, that the figure be amended to reflect the actual meter reading amount (\$4.65M), replacing the previously used accrual estimate of \$4.2 million, which was applied due to the timing of information and the preparation of the statements.

##### MEETING DETAILS

The motion was Carried 5 / 0.

This is page 7 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

**CARRIED**

~~~~~  
Cr Finlay left the meeting at 3:20pm.

UNCONFIRMED

This is page 8 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

This is page 61 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025

5 GENERAL BUSINESS

Graham Webb acknowledged his final Audit & Risk Meeting with Whitsunday Regional Council after 8 years on the committee. Graham congratulated Peter Sheville on his appointment to the Whitsunday Regional Council Audit Committee chairman. Peter continues to provide professional work and risk management.

Mary Goodwin acknowledged that it has been a pleasure to work with Graham over the last 12 months since Mary has been on the committee. Graham has left a legacy with Whitsunday Regional Council and will be sadly missed.

Peter Sheville acknowledged working alongside Graham after meeting in the Central Highlands, and the work that they have done together over the years.

Cr Jan Clifford acknowledged Graham and his time as chairman for the Whitsunday Regional Council Audit & Risk Committee.

Graham finalised by noting that Whitsunday Regional Council hold the record for the most interest from non-committee members and councillors,

~~~~~

## 6 LATE REPORT ITEMS

No late reports for this meeting.

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7 CLOSURE OF MEETING

The meeting was declared closed at 3:32pm.

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This is page 9 of the Minutes of Council's Audit & Risk Committee Meeting - 26 August 2025

This is page 62 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025

**11.1 - 20240682 - Development Application for Development Permit for Material Change of Use for Thirty-One Rooming Accommodation Units and Short-Term Accommodation (extension to Colonial Palms Motor Inn) - 2 Hermitage Drive Airlie Beach**

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Senior Planner

**AUTHORISING OFFICER:** Director Regional Strategy and Planning

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**PURPOSE**

To present the assessment of the development application for 31 Rooming Accommodation units and Short-Term accommodation in Airlie Beach and seek Council's determination.

**EXECUTIVE SUMMARY**

The proposal is for a new multi-storey building comprising 31 Rooming Accommodation units in a three-storey complex. While the primary use is Rooming Accommodation, the proposal also seeks approval for Short-Term accommodation that is specifically linked to a proposed commercial kitchen within the ground floor of the building that supports the operations of the adjacent Colonial Palms Motor Inn restaurant.

The rooming units will not be utilised for Short-term accommodation. As the proposed kitchen will be utilised by the Colonial Palms Motor Inn, the definition of Short-Term accommodation has to be included as part of this application.

A summary of the development is:

- A three-storey building with a maximum height of 15.3m (to the lift overrun), including a communal rooftop terrace. The main form of the building has a maximum height of 12.2m and an average height of approximately 11m.
- 31 rooms, each with a kitchenette (no cooking facilities) a sink, bathroom, and desk.
- A 100m<sup>2</sup> roof top terrace and 45m<sup>2</sup> dedicated to a ground floor lobby and first floor communal area provide communal areas for residents.
- A ground-floor commercial kitchen, shared with the adjoining Colonial Palms Motor Inn.
- Additional communal amenities including a luggage room, laundry, and drying court.
- Nine car parking spaces and 16 bicycle spaces at ground level.
- Vehicular access is from Hermitage Drive, with a separate pedestrian access.
- A building undercroft designed to maintain existing overland stormwater flow through the site.

The application was publicly notified from 20 January to 11 February 2025, during which 14 submissions opposing the development were received. The applicant formally responded to the concerns raised on three occasions. As a result, the proposal was amended to address the submissions by increasing building setbacks to 10 Hermitage Drive (Le Jardin), reorienting windows to direct views away from the shared boundary, removal of the side facing windows to the rearmost units on both levels, changes to the screening type to further obscure views and modifying the rooftop communal area. These rooftop changes include a greater setback from 10 Hermitage Drive and the addition of a planted trellis screen to

enhance privacy for the upper-level units of the neighbouring property. The exhaust vent from the kitchen is shown to be directed away from 10 Hermitage Drive.

Orienting windows away from the neighbouring unit complex, adding window screening to limit overlooking and removing the side facing windows of the rearmost units on both levels appropriately responds to the privacy concerns raised. Conditions of approval are recommended to manage amenity and noise impacts by requiring the rooftop terrace to close between 9:00pm and 6:00am. Additional conditions, similar to those used for short-term accommodation are also recommended. These include:

- appointing a property manager,
- displaying their contact details on-site,
- notifying all Hermitage Drive residents in writing of the managers details,
- preparing a code of conduct with eviction procedures,
- providing two 24-hour contact numbers, and
- ensuring complaints about anti-social behaviour are addressed within 30 minutes.

Through specialist reporting provided by the proponent, it has been demonstrated the full range of urban services can be provided to the development. The proposal achieves the on-site parking rate required by the Planning Scheme and provides service vehicle and refuse collection arrangements suitable for the scale and operation of the development. Stormwater flows are appropriately managed through the site with the undercroft allowing the stormwater that overtops Hermitage Drive to discharge to Shute Harbour Road as currently occurs.

The proposal addresses the key workforce accommodation shortage impacting the regions tourism sector and facilitates operational improvements to the longstanding Colonial Palms Motor Inn. The proposal plans demonstrate the development incorporates a high standard of architecture, urban design and landscaping to deliver a functional building and streetscape.

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

## OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use for 31 Rooming Accommodation Units and Short-Term accommodation (extension to Colonial Palms Motor Inn), made by Colonial Palms Operations Pty Ltd, on L: 11 and 12 SP: 245725 and located at 2 Hermitage Drive Airlie Beach, subject to the conditions outlined in **Attachment 11.1.5**.

## BACKGROUND

The subject parcel was subdivided from Lot 12 (Colonial Palms Motor Inn) in 2011. An overland flow stormwater easement was also placed on the land at this time.

## DISCUSSION/CURRENT ISSUE

Rooming Accommodation is a land use that is supported within the Mixed-use zone and achieves higher order planning outcomes sought by the Planning Scheme. The relevant matters for consideration are the variations in building height, site setbacks, communal space provision and the interaction of existing stormwater flows through the site.

In relation to building height, the proposal does not comply with AO1.1 of the Building Height Overlay Code due to exceeding the 12m maximum building height with the uppermost point of the building at 15.3m. The maximum height is confined to the 100m<sup>2</sup> rooftop communal area which includes the terrace pergola, lift, and stairwell, with the vast majority of the main building mass remaining under the 12m height limit. The increased elevation is also

necessary to accommodate overland stormwater flows through the undercroft of the building that make the site challenging to develop with a slab on ground design. The areas of increased building height will not cause any significant overshadowing of adjoining buildings. The proposal maintains the multi-storey building streetscape character consistent with surrounding development. Given these considerations, the proposal satisfies the performance outcomes of the building height overlay code.

The building has variable setbacks with the front and other frontage boundaries, as below:

| Setback                                 | Acceptable Outcome                                                                                                                     | Proposed                                                                                                                                                                                                                                         |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front                                   | <ul style="list-style-type: none"> <li>Up to 8.5m height – 6m</li> <li>Up to 11m height – 6m</li> <li>Up to 16m height – 6m</li> </ul> | <ul style="list-style-type: none"> <li>5.7m (ground level)</li> <li>4.15m min - 7m (L2)</li> <li>4.15m min – 7m (L3)</li> </ul>                                                                                                                  |
| Secondary frontage (Shute Harbour Road) | <ul style="list-style-type: none"> <li>Up to 8.5m height – 3m</li> <li>Up to 11m height – 4m</li> <li>Up to 16m height – 4m</li> </ul> | <ul style="list-style-type: none"> <li>3m (ground level)</li> <li>3m – 5m (L2)</li> <li>3m – 5m (L3)</li> </ul>                                                                                                                                  |
| Side (southeast)                        | <ul style="list-style-type: none"> <li>Up to 8.5m height – 2m</li> <li>Up to 11m height – 4m</li> <li>Up to 16m height – 4m</li> </ul> | <ul style="list-style-type: none"> <li>3.5m – 4.66m (ground level)</li> <li>1.7m – 6.3m (L2)</li> <li>1.7m – 6.3m (L3)</li> </ul>                                                                                                                |
| Side (northwest)                        | <ul style="list-style-type: none"> <li>Up to 8.5m height– 2m</li> <li>Up to 11m height – 4m</li> <li>Up to 16m height – 4m</li> </ul>  | <ul style="list-style-type: none"> <li>1.7m – 2m (ground level)</li> <li>3m to windows – 4m building proper (L2)</li> <li>3m to windows – 4m building proper (L3)</li> <li>7m to planter, 8.5m – 11.37m to communal open space (roof)</li> </ul> |

The suitability of the setback reductions has been addressed through design elements that respond to potential impacts on neighbouring properties and the streetscape.

The architectural plans submitted demonstrate the proposal can make a positive contribution to the streetscape with its modern architectural design. Features have been used to address building design concerns associated with the setback to Le Jardin. The bulk of the building wall achieves the compliant 4m setback and window areas are orientated to limit overlooking along with the use of privacy screening. When added with extensive site landscaping and a 2m high boundary fence, the setback achieves the performance outcomes of the Planning Scheme.

Although 30% of the site area has not been provided for communal and private open space, the proposal provides adequate private and communal open space. This is in the form of a roof top terrace and internal communal areas. The site is also near the Airlie Beach Main Street, foreshore and Beacons Beach public areas that encourages use of these areas for recreational purposes. The proposal achieves the Performance Outcomes in relation to site layout, siting, building mass and composition, privacy, amenity and communal open space.

Operational conditions have been recommended to manage the rooftop terrace. These require the terrace to be closed between 9pm and 6am daily and the operator monitoring the roof top terrace for excessive noise or anti-social behaviours and remove persons who cause disruptions. Conditions also set out a clear process for handling noise complaints, including the preparation of a noise monitoring report and implementing extra noise control measures if needed based on the recommendations of the reporting and to the satisfaction of Council. Further conditions include requiring a property manager with a 24-hour contact, property manager details displayed on-site, Hermitage Drive residents notified of the property manager contact details, a code of conduct with eviction procedures, and a 30-minute response to complaints requirement. With the imposition of the recommended conditions the proposal appropriately addresses its suitability with the prevailing amenity.

The supporting Flood Hazard Assessment identifies the site is affected by overland flow from the Mt Whitsunday catchment. A culvert in Hermitage Drive which collects the stormwater from Mt Whitsunday is known to overtop in heavy rainfall events and flows over Hermitage Drive and through the subject land. To manage this overland flow, the building has been elevated to allow this stormwater to pass underneath the building via an undercroft. The supporting flood modelling which assumes the culvert is blocked, shows no increase in external flood levels for events up to the 1% AEP. High velocities on Council's footpath in Hermitage Drive have been identified, and conditions require further flood mitigation at operational works stage to ensure the pedestrian footpath has compliant velocities.

The development is also conditioned to upgrade Council stormwater infrastructure beneath the site, being a reinforced concrete pipe. The current pipe requires repair in sections, reducing its performance and causing water leakage which may pose a risk to the development over time. While the main building is located outside the easement a pedestrian access deck is proposed to be constructed over the pipe. The concrete pipe will be replaced with two high-density polyethylene (HDPE) pipes. This upgrade benefits both Council and the developer as the HDPE pipes reduce the risk of erosion beneath the development and can be relined for future repairs without removing the pedestrian decking.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of **\$775,324.70**.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer  
Senior Stormwater Engineer  
Principal Engineer Water and Sewer Network Operations  
Environmental Health Officer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act 2016*

Whitsunday Regional Council Planning Scheme 2017



## **RISK ASSESSMENT/DEADLINES**

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

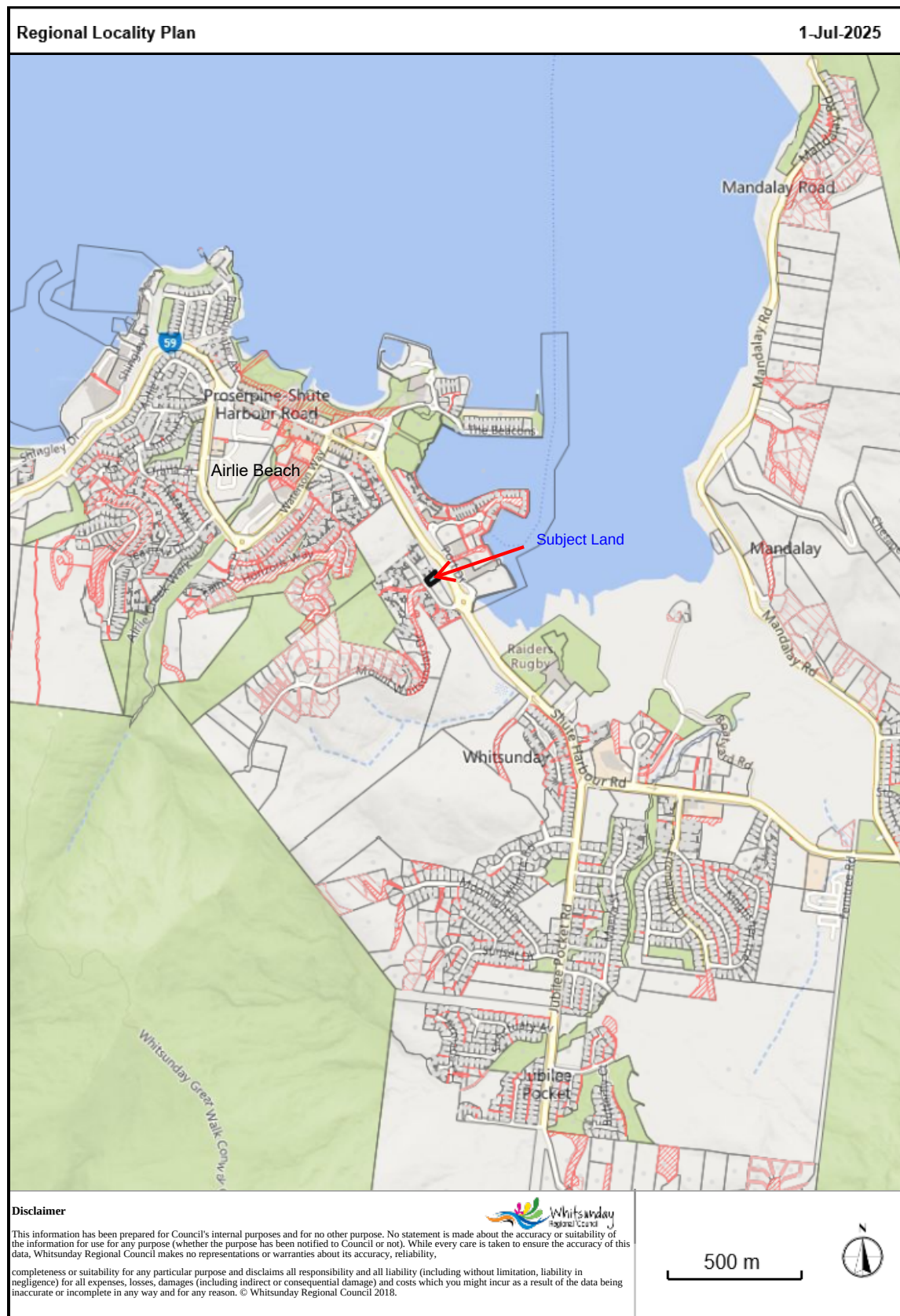
## **STRATEGIC IMPACTS**

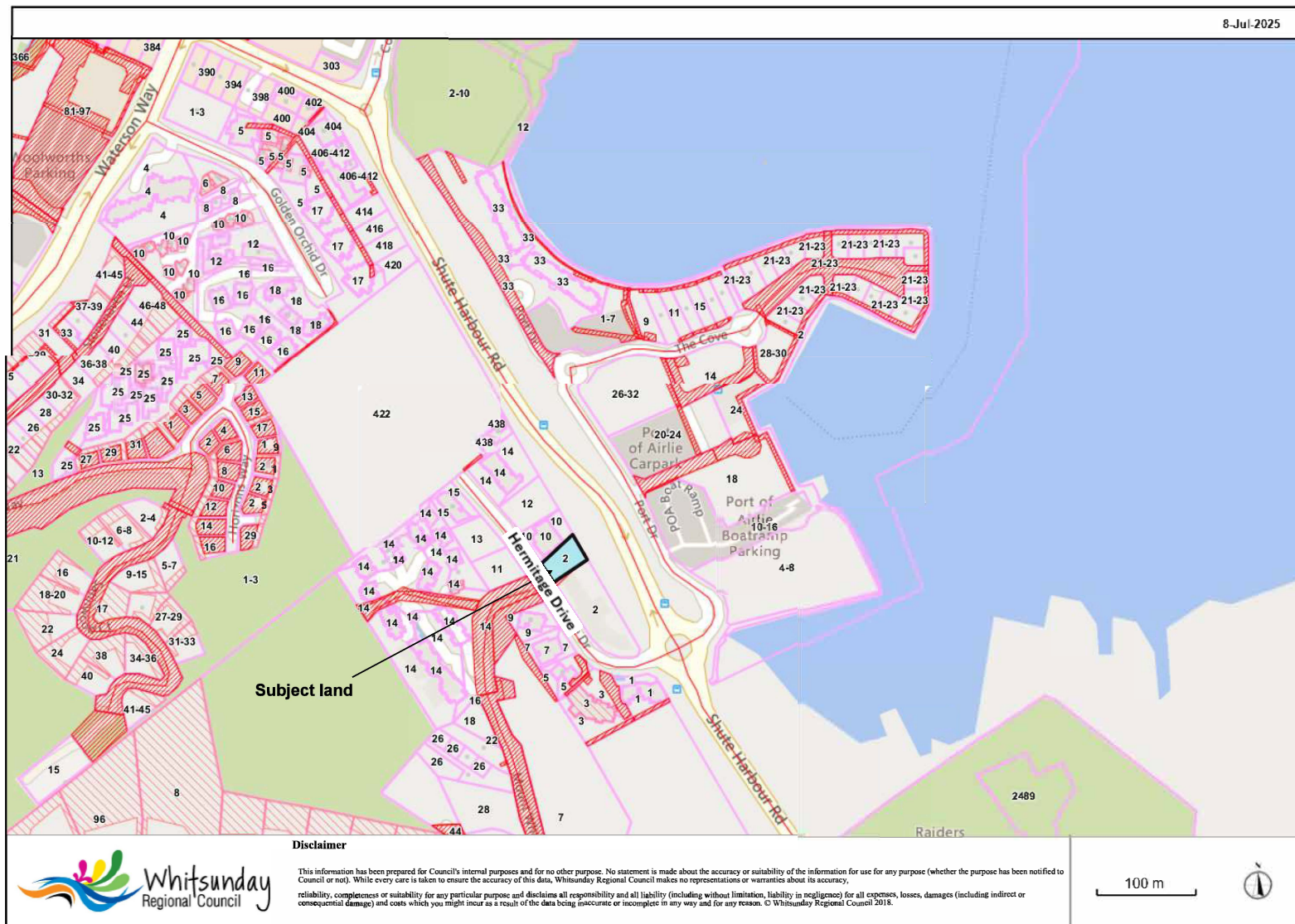
Corporate Plan Reference:

Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Plan [**11.1.1** - 1 page]
2. Locality Plan [**11.1.2** - 1 page]
3. Planning Assessment Report [**11.1.3** - 18 pages]
4. Conditions of Approval [**11.1.4** - 9 pages]
5. Plans of Development [**11.1.5** - 16 pages]





## 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 Permit for a Material Change of Use for Thirty-One Rooming Accommodation Units and Short-term Accommodation (extension to Colonial Palms Motor Inn)                                                                                         |
| Landowner               | 6A Hermitage Drive Pty Ltd As TTE (Lot 11)<br>Hook Island Base Camp Pty (Lot 12)                                                                                                                                                                        |
| Property Address:       | 2 Hermitage Drive Airlie Beach, Colonial Palms/2 Hermitage Drive Airlie Beach                                                                                                                                                                           |
| Property Description:   | L: 11 P: & EMT X SP: 245725, L: 12 SP: 245725                                                                                                                                                                                                           |
| Area of Site:           | 1073m2 (Subject land), 3759m2 (Colonial Palms)                                                                                                                                                                                                          |
| Planning Scheme Zone:   | Mixed use zone                                                                                                                                                                                                                                          |
| Level of assessment     | Impact Assessable                                                                                                                                                                                                                                       |
| Overlays:               | Acid Sulfate Soils Overlay<br>Bushfire Hazard Overlay (Lot 12)<br>Building Heights Overlay<br>Coastal Protection Overlay (Lot 12)<br>Flood Hazard Overlay<br>Infrastructure – Transport Overlay<br>Infrastructure – Utility Overlay<br>Landslide Hazard |
| Existing Use:           | Vacant (Lot 11) / Colonial Palms Motor Inn (Lot 12)                                                                                                                                                                                                     |
| Existing Approvals:     | Nil                                                                                                                                                                                                                                                     |
| Public Notification:    | 20 January 2025 / 11 February 2025                                                                                                                                                                                                                      |
| Submissions received:   | 14 submissions                                                                                                                                                                                                                                          |
| State referrals:        | One – SARA/DTMR                                                                                                                                                                                                                                         |
| Infrastructure charges: | \$775,324.70                                                                                                                                                                                                                                            |

### 2. Site Description

The subject land is a vacant land parcel located at 2 Hermitage Drive, Airlie Beach. The development site is situated between the Colonial Palms Motor Inn directly south and Le Jarden residential unit complex directly north. The site contains approximately 3m of fall from Hermitage Drive towards the Shute Harbour Road frontage and contains a sparse covering of trees across the site. Access is gained via a shared driveway with the Colonial Palms Motor Inn from Hermitage Drive. A culvert headwall to an open drain faces outwards from the Shute Harbour Road frontage.

### 3. Proposal Details

The proposal is for a Development Permit for Material Change of Use for Thirty-One Rooming Accommodation units in a new multi-storey building. A commercial kitchen is proposed within the building which will be utilised by the Colonial Palms Motor Inn (the Short-term accommodation component). For the purposes of this report, the Rooming Accommodation aspect will be the main use assessed as the proposed building will be primarily used for Rooming Accommodation. The Short-term Accommodation use will be assessed where it relates to access/operation/odour and crossover with the Rooming Accommodation use.

The proposal complies with the Rooming Accommodation definition, which is for residential accommodation, if each resident:

- Has a right to occupy 1 or more rooms on the premises
- Does not have the right to occupy the whole of the premise
- Does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use
- Shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents whether or not the rooms, facilities, furniture or equipment are on the same or different premises.

A description of the proposal is as follows:

- A three-storey development with a communal roof terrace. The development has a maximum building height of 15.3m (to the lift overrun).
- The applicant proposes 31 rooms with each room serving as individual dormitory style rooming accommodation, including a kitchenette, bathroom and desk.
- A 100m<sup>2</sup> roof top terrace and 45m<sup>2</sup> dedicated to a ground floor lobby and first floor communal area provide communal areas for residents.
- A large communal kitchen on the ground floor, also to be utilised by the Colonial Palms Motor Inn as part of their operations (the Short-term Accommodation Use).
- Pedestrian access between the development and Colonial Palms Motor Inn to enable access between uses.
- Other communal areas including a luggage & locker room, laundry and drying court.
- Seven vehicle parking spaces and 16 bicycle spaces are provided at ground level.
- Vehicular access from Hermitage Drive as well as a second separate access for pedestrians.
- A building undercroft to allow for stormwater to pass through the site.

It is noted the since the application was publicly notified the following changes have been made to the proposal in response to submissions:

- Reduction in rooms from 32 to 31
- Increase in number of onsite parking spaces from 7 to 9.
- Additional communal space in the ground floor lobby and first floor.
- Increased setbacks to 10 Hermitage Drive at the first and second levels.
- Reorienting windows to direct views away from the shared boundary with 10 Hermitage Drive.
- Removal of the side facing windows to the rearmost units on both levels.
- Changes to the screening type to the unit behind to further obscure any views.

- Increased setback distance to the communal roof top area and 10 Hermitage Drive.
- Addition of a planted trellis screen to enhance privacy for the upper-level units of 10 Hermitage Drive.
- The exhaust vent from the kitchen was also drawn in and shown to be directed away from 10 Hermitage Drive.

Further details provided by the applicant in relation to the usage of the ground floor commercial kitchen confirms that the kitchen will only be used to support the kitchen within the Colonial Palms Motor Inn. In terms of the kitchen usage in relation to the residents, the applicant advises that large group meals will be prepared within the kitchen to feed the residents in a similar circumstance to what is seen in student accommodation facilities.

#### **4. Planning Assessment**

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

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

The Application was referred State Assessment Referral Agency (SARA) and department of Transport and Main Road (DTMR) due to the proximity of the site to Shute Harbour Road. A response was provided with no requirements.

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

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme is appropriately integrated all the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions.

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

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

The Desired Regional Outcomes of the Plan are high level outcomes for development in the region, and the proposal generally achieves all applicable outcomes. The proposal has alignment with the Strong Economy regional narrative as the proposal intends to support the private tourism sector with accommodation needed to support the Colonial Palms Motor Inn.

##### **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 proposed development supports the hierarchy of centres. The proposal is for an urban residential development within an urban zone and is provided with the full range of urban infrastructure. The proposal is well located to facilitate the type of development intended. Land use strategy 8 requires operational work forces to integrated into existing urban areas which is what the proposed development is applying to do. The proposal complies with Theme 1.

#### Strategic Intent – Theme 2 - Economic Growth

The proposal is for new accommodation intended to support staff related to the Colonial Palms Motor Inn. New tourist accommodation intended to support island and mainland tourism activities are suitable to be in Airlie Beach as identified within Land use strategy 7 of the Economic Growth theme. Although not a tourism use specifically, the development will be utilised to support existing and new tourism uses in the area and is therefore in alignment with this theme. The proposal complies with Theme 2.

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

The environment and heritage theme seeks to protect the region's cultural heritage and environmental values for the future. The proposed development site contains no items of cultural heritage and is virtually cleared of all vegetation. There is no regional visual impact from the development and furthermore it is consistent with the existing built form along Hermitage Drive and Shute Harbour Road. The proposal complies with Theme 3.

#### Strategic Intent – Theme 4 - Safety and Resilience to Hazards

The development site is identified to be within a flood hazard area. A Flood Hazard Assessment has been provided in support of the proposal which establishes a non-worsening impact to the site and surrounding properties. Conditions of approval require the upgrade of Council stormwater infrastructure which will improve the flood conveyance in the area. The proposal complies with Theme 3.

#### 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



### Acid Sulfate Soils Overlay

Minimal earthworks will be required to undertake the development. If Acid Sulfates are encountered during construction, they are to be managed in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014) by the Building Certifier.

### Building Heights Overlay

The proposal does not comply with AO1.1 of the overlay code as it exceeds the 12m building height for the Mixed use zone. The complex will have a total building height of 15.3m to the lift overrun. The portion of the building that exceeds the height limit comprises the rooftop terrace and the associated lift and stair structures. The majority of the building mass remains within the 12m height limit, as illustrated in the submitted development plans.

The additional height to the development is necessary to address overland stormwater and flood flows from the upstream Mount Whitsunday catchment. Due to undersized stormwater infrastructure in Hermitage Drive, flows from the culvert regularly overtop cross the site. In response, the building has been elevated to incorporate an undercroft, allowing unimpeded flow of storm and floodwater beneath the structure. This is an appropriate response by the proponent.

PO1 of the Building Height Overlay Code requires:

*The height of a building does not unduly:*

- (a) Overshadow adjoining dwellings; or*
- (b) Dominate the intended streetscape character.*

Given that nearly all of the main building form remains under the 12m height limit, and the rooftop terrace is set back approximately 4m from the building's edge, the additional height is not expected to result in overshadowing impacts beyond what a compliant building would cause. While some overshadowing of neighbouring properties will occur, this would be consistent with a height-compliant development given the setbacks are mostly compliant and the bulk of the building is below 12m.

From Hermitage Drive, the development and adjacent units both present as three-storey structures. From Shute Harbour Road, both buildings appear as four storeys, maintaining a consistent streetscape character on both frontages. The rooftop terrace is centrally located towards the Hermitage Drive frontage, includes a lightweight pergola and is screened by a 1.3-metre-deep planter bed with a planted trellis. The supporting landscape plan depicts podium planting of shade trees within the planter bed to soften the built form of the roof and improve the visual interface with the streetscape. It is therefore concluded that the proposal does not dominate the intended streetscape character and achieves compliance with PO1 of the code. The proposal complies with the overlay.

### Bushfire Hazard Overlay

There is no hazard that impacts on the subject land.

The Potential Impact Buffer sub-category of the overlay impacts the Colonial Palms Motor Inn on Lot 12. No further assessment is required as the development area is exclusively on Lot 11.

### Coastal Protection Overlay (Coastal Management District)



Lot 11 is not affected by the overlay.

A slither of the Coastal Management District sub-category of the overlay impacts the southern corner of Lot 12. As no development is proposed on Lot 12, no further assessment is required as the development area is exclusively on Lot 11.

### Flood Hazard Overlay

The supporting Flood Hazard Assessment identifies the site is subject to a flood hazard from the upstream 14.9ha catchment of Mt Whitsunday. The stormwater infrastructure in Hermitage Drive is known to overtop during heavy rainfall events. To assess the worst-case scenario, flood modelling assumes the Hermitage Drive culvert is blocked.

To manage flood risk, the development proposes to retain the existing overland flow path by allowing stormwater to pass through the site via the proposed undercroft of the building. This design aims to replicate natural flow conditions and ensure no worsening of flood impacts downstream or to adjoining properties. Modelling results confirm there is no increase in flood levels external to the site for all storm events up to and including the 1% AEP event. Within the site, a maximum afflux (flood level rise) of 50mm was identified, which is within acceptable limits.

Higher velocities of flood water above pedestrian safety limits from the upstream catchment were also identified on the Council footpath in Hermitage Drive and conditions of approval require the applicant to provide additional flood reporting that demonstrates the footpath has velocities less than 0.4m<sup>2</sup>/s where the depth of the flow is less than 0.5m and velocity of flow less than 2m/s for the 1 %AEP rainfall event. Council's Development Engineer has recommended the above values having regard to the inconsistencies in Council's Development Manual and Planning Scheme Policy relevant to the depth and velocity of water impacting a pedestrian footpath.

### Infrastructure – Transport Overlay (Road Noise & Public Passenger Transport Buffer)

As the proposal is for a residential land use within the road noise corridor, any future building works application will be required to address and demonstrate compliance with QDC MP4.4 (Buildings in a transport noise corridor).

In terms of the Public Passenger Transport Buffer, the proposed development will not impact access to or from any nearby public transport modes. Pedestrian access is proposed through the site to Shute Harbour Road, which will only enhance access to public transport for residents.

### Infrastructure – Utility Overlay (Major Electricity Buffer)

The Major Electricity Buffer only applies to transmission lines above 132kV. The electrical infrastructure adjacent the site is mapped as 66kV according to the Ergon Service Map and is therefore not applicable.

### Landslide Hazard

The landslide hazard overlay is not present on the development site at Lot 11 and only exists in the southern portion of Colonial Palms Motor Inn on Lot 12. The overlay is therefore not relevant to this development.

#### 4.4.4. Mixed use Zone Code

The proposed Rooming Accommodation development is a land use considered compatible and consistent with the intent of the Mixed use zone, providing an accommodation typology that has limited supply in the area, expanding the range of accommodation available in Airlie Beach. The development plans demonstrate an architectural design that contains built form and character that will contribute to the existing high standard of building design in Hermitage Drive.

The proposal is supported by a landscaping design that appropriately addresses all boundary interfaces, providing dense foliage tree and shrub species to all property boundaries in addition to a 2m solid fence on both side boundaries for increased residential privacy at ground level and screening of the undercroft. The development layout has contributed to ensuring an active and articulated street frontage, providing direct pedestrian access from Hermitage Drive and through to Shute Harbour Road, providing an additional and more direct connection to nearby public transport services for the intended residents.

The built form is consistent with nearby multiple dwelling uses, presenting a three-storey building from Hermitage Drive in the surrounding low-medium rise environment. It is noted that the orientation of the units within the building are north-west/ south-east and adjacent accommodation is north-east/ south-west towards the Port of Airlie Marina. This has meant that the design has had to incorporate window orientation down the sides of the property and include window screens to each unit window on the northwest face to reduce the potential for onlooking and uphold privacy to adjacent dwelling units.

Due to the small lot size, communal space for residents has been provided in a manner that is new to the area in the form of a rooftop terrace. This area is setback appropriately from the adjoining residential accommodation and is also provided with a planted trellis screen which provides full screening of the communal area to substantially reduce the potential amenity conflict with the top-level balcony of the adjacent unit complex.

The zone code requires development to be designed to avoid unreasonable impacts on the amenity of surrounding properties. The proposal achieves this by providing setbacks that generally comply with the Short-term Accommodation and Multi-Unit Code, with only minor boundary encroachments. These are considered acceptable as the design incorporates privacy measures through window orientation and screening to reasonably protect the amenity of adjoining units. In terms of light and ventilation the setback between the main wall of the proposed complex and the adjoining units at 10 Hermitage Drive is 6.18m, increasing to 8.02m due as Le Jarden does not sit square to the boundary. This separation is sufficient to provide adequate light and ventilation. Importantly, the adjoining units' primary balconies face north-east, ensuring their main access to natural light and ventilation is unaffected by the proposed development, which is located to the south. A further detailed assessment on setbacks and amenity is provided in s4.4.5 below.

The proposed commercial kitchen internal to the building must also be assessed against Overall Outcome 3(i) regarding amenity. While the mixed-use zone allows commercial activity, the commercial component of the kitchen is not for an independent onsite use but rather to support the kitchen within the adjacent Colonial Palms Motor Inn. Conditions will manage the scale and intensity of the operation through restricting loading and unloading operations onsite and ensuring compliance with the relevant Australian standards for ventilation of mechanical plant are achieved for the kitchen exhaust.

The development provides the compliant number of parking spaces, suitable pedestrian access and includes provisions for readily available active transport storage on the ground floor. The site contains connections to existing urban services including reticulated water, sewerage, stormwater drainage, roads, electricity and telecommunications infrastructure.

Overall, the development incorporates a high standard of architecture, urban design and landscaping which will deliver a functional building and streetscape, which satisfies Overall Outcome 3(i), as the proposal has been appropriately located and designed in a manner that does not unreasonably impact on the amenity of surrounding development.

#### 4.4.5. Development Codes

##### Short-term Accommodation and Multi Unit Code

##### *Site layout, Siting and Building mass and composition*

The site area of 1073m<sup>2</sup> complies with AO2.1. Pedestrian and vehicle access points are clearly defined from the primary frontage to Hermitage Drive. A mechanical air vent associated with the large ground floor kitchen has been integrated into the roof design on top of the staircase and is orientated away from the adjacent building at 10 Hermitage Drive. Conditions of approval are recommended to ensure mechanical plant and aircons are aesthetically screened from view and that emissions from the mechanical plant comply with the relevant Australian Standards, achieving compliance with AO5.1.

The proposed development exceeds the acceptable site cover requirement by 2%, with a site cover of 62% compared to the 60% required under AO6.1. However, PO6 is still satisfied because the pedestrian entrance and car parking area will not appear elevated from the street or adjoining properties, as landscaping will screen these elements, preventing any additional visual bulk. Variation in setbacks, recesses, projections, and openings creates visual interest and contributes to a high-quality built form. Open space and landscaping at ground level balance the building mass and maintain a streetscape character consistent with the area. Importantly, the slight exceedance does not compromise car parking, landscaping, open space, communal areas, or building services.

The architectural design avoids continuous blank walls longer than 15 metres and demonstrates compliance with AO6.2 by incorporating angled wall planes and horizontal and vertical articulation through materials including cladding and privacy screens. A review of the setback compliance factors with Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses is as follows:

| Setback                                    | Acceptable Outcome                                                                                                                     | Proposed                                                                                                                |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Front                                      | <ul style="list-style-type: none"> <li>Up to 8.5m height – 6m</li> <li>Up to 11m height – 6m</li> <li>Up to 16m height – 6m</li> </ul> | <ul style="list-style-type: none"> <li>5.7m (ground level)</li> <li>4.15m – 7m (L2)</li> <li>4.15m – 7m (L3)</li> </ul> |
| Secondary frontage<br>(Shute Harbour Road) | <ul style="list-style-type: none"> <li>Up to 8.5m height – 3m</li> <li>Up to 11m height – 4m</li> <li>Up to 16m height – 4m</li> </ul> | <ul style="list-style-type: none"> <li>3m (ground level)</li> <li>3m – 5m (L2)</li> <li>3m – 5m (L3)</li> </ul>         |

|                  |                                                                                                                                              |                                                                                                                                                                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Side (southeast) | <ul style="list-style-type: none"> <li>• Up to 8.5m height – 2m</li> <li>• Up to 11m height – 4m</li> <li>• Up to 16m height – 4m</li> </ul> | <ul style="list-style-type: none"> <li>• 3.5m – 4.66m (ground level)</li> <li>• 1.7m – 6.3m (L2)</li> <li>• 1.7m – 6.3m (L3)</li> </ul>                                                                                                                  |
| Side (northwest) | <ul style="list-style-type: none"> <li>• Up to 8.5m height – 2m</li> <li>• Up to 11m height – 4m</li> <li>• Up to 16m height – 4m</li> </ul> | <ul style="list-style-type: none"> <li>• 1.7m – 2m (ground level)</li> <li>• 3m to windows – 4m building proper (L2)</li> <li>• 3m to windows – 4m building proper (L3)</li> <li>• 7m to planter, 8.5m – 11.37m to communal open space (roof)</li> </ul> |

The ground level front setback to Hermitage Drive is marginally non-compliant with the acceptable outcome at 5.7m (0.3m shortfall), though this has no adverse impact due to the recessed design of the car parking area where the walls that will face perpendicular to the street are measured to be setback 13.5m from Hermitage Drive. Levels 2 and 3 have a setback of 4.15m which varies to 7m where it introduces articulation to the building to ensure visual interest and provides allowances for casual surveillance to the street from the hallway openings. Importantly, the average front setback for both levels is over 6m. This satisfies PO7 by maintaining streetscape amenity, enables landscaping within the setback, and maintains visual continuity with neighbouring development.

The Whitsunday Regional Council Planning Scheme does not define primary or secondary street frontage. Under the Short-term Accommodation and Multi-unit Uses Code (AO3.1), the primary frontage is where the main pedestrian entry is located, being Hermitage Drive. Table 9.3.17.3.2 acknowledges that some sites have two road frontages; on a corner lot, for example, the side road becomes the secondary frontage. Applying the same principle, the boundary along Shute Harbour Road is the secondary frontage, as the main pedestrian entrance is on Hermitage Drive. On the secondary frontage to Shute Harbour Road, ground-level setbacks meet AO requirements. Levels 2 and 3 vary between 3m and 5m with the AO being 4m. PO7 is achieved as the orientation of the windows facing Shute Harbour Road do not impact any existing residential uses and therefore results in no increased amenity impacts such as overlooking. Landscaping is also proposed within this setback area to hide the undercroft of the building.

The southwestern boundary which adjoins the Colonial Palms Motor Inn meets the AO requirement at ground level but is deficient for a small portion of the side boundary at levels 2 and 3 where a 1.7m setback is provided. The amenity impacts on this boundary are lessened in part due to there being no windows or openings of the Colonial Palms Motor Inn facing towards the subject land. As such, the reduced setback is consistent with PO7.

The northwestern boundary adjoining 10 Hermitage Drive at ground level has a varied setback of 1.7m – 2m, where a 2m setback is required as per AO7.1. The section of the ground floor at 0.3m into the setback area is the car park, with the remaining bulk of the building achieving a 2m setback. For the entire northwestern boundary, no windows are proposed at ground level. Furthermore, the landscaping plan demonstrates a 2m solid timber fence with dense foliage tree and shrub species to be provided within the setback

to ensure the walls and undercroft of the building at ground level can be screened. The proposal complies with PO7 on the northwestern boundary at ground level.

Levels 2 and 3 provide a 3m setback to windows and 4m to the building wall. While the window encroachment falls short of the AO requirement, it is a deliberate design choice to enhance privacy and reduce potential for onlooking by orienting most windows toward Hermitage Drive and Shute Harbour Road. Each window on this boundary is also provided with an additional privacy screen to further reduce onlooking. In response to submitter concerns, the eastern-most units have had the side window removed and the adjacent unit has had the type of screening altered to fully remove the potential for onlooking. These alterations are shown below.

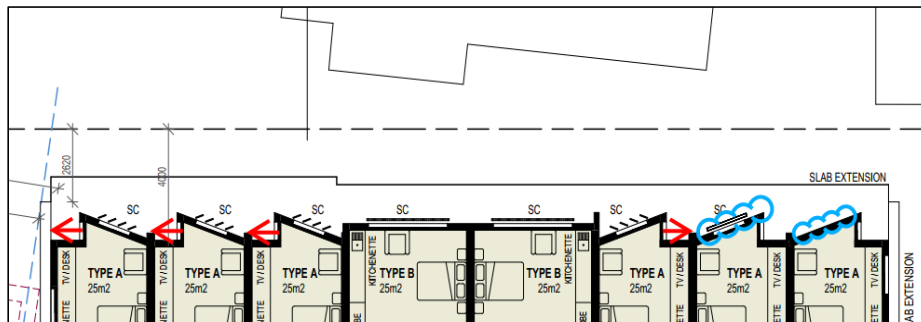


Figure 1: Red arrows denote view direction of room windows, blue bubbles show changes to windows

In addition to improving privacy and reducing onlooking, the varying window design adds visual interest through building articulation and screening. The result is a building separation of 6.18m to 8.02m to 10 Hermitage Drive, allowing adequate light and ventilation between structures. Landscaping at ground level reinforces this outcome and establishes that the northwestern boundary satisfies PO7. The applicant has provided a surveyed measurement between 10 Hermitage Drive and the proposed development (noting this plan has the previous window design):

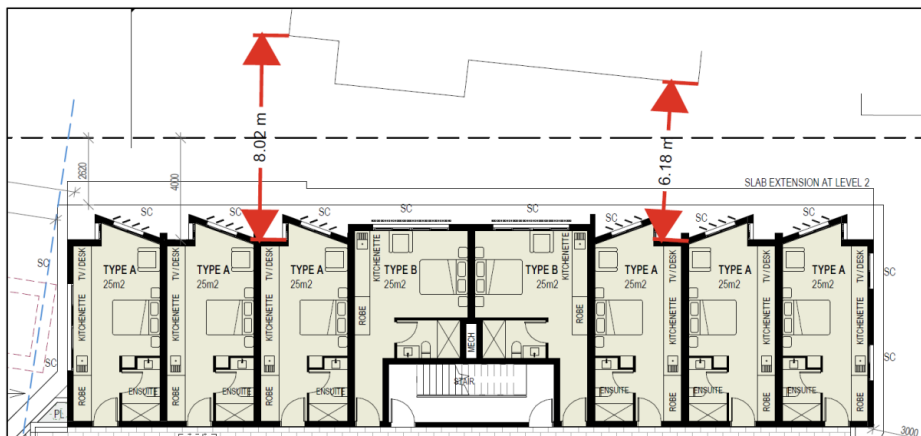


Figure 2: Separation distance to units at 10 Hermitage Drive (prior to window screening changes)

### *Privacy, amenity, communal and open space*

No non-habitable room windows overlook neighbouring habitable areas, and all habitable windows facing sensitive boundaries include privacy screening. The Colonial Palms side has no openings facing the new development, avoiding mutual privacy concerns.

The roof level setbacks are 7m to the planter and 8.5m to the communal area. The rooftop terrace includes a 1.3m-wide planter bed and trellis screen. The trellis screen in combination with setback distance will ensure privacy is maintained and onlooking potential from the communal area is reduced. Conditions of approval will require all plantings to be installed prior to commencement of the use.

To address the operations of the rooftop terrace, conditions of approval are recommended to limit the hours of use from 9pm to 6am each day and that excessive noise and anti-social behaviour is managed by the operator who is responsible to remove persons committing such behaviour. In addition to these conditions, conditions similar to the requirements for short-term accommodation are also recommended that includes:

- the requirement for a property manager,
- displaying the property manager's number on the frontage of the site,
- informing all residents in writing of the facility and providing the contact information of the property manager,
- preparation of a code of conduct with eviction procedures for breaches,
- two (2) 24-hour contact numbers for the property manager and
- a requirement to respond to any complaint regarding anti-social behaviour within 30 minutes of receipt of the complaint.

A final condition is recommended that provides a clear procedure for the applicant to follow in the event a noise complaint is received that includes preparing a noise monitoring report inclusive of recommendations to resolve the complaint.

With the inclusion of the recommended conditions the rooftop terrace complies with AO7.2/PO7 and AO9.3/PO9.

The proposal does not meet AO11.1 regarding the provision of 30% site area as communal and private open space. However, PO11 is achieved through a 100m<sup>2</sup> rooftop communal terrace, 45m<sup>2</sup> of internal communal space on the ground and first level, a shared kitchen, and a clothes-drying area – totalling 145m<sup>2</sup>. These communal facilities are suitable for the intended residents and provide both indoor and outdoor communal areas. It is noted the site takes advantage of its proximity to Airlie Beach foreshore and the Beacons Beach recreational amenities which are within a short walking distance. Similarly, compliance with PO11 is achieved despite the lack of private balconies for each room.

The development provides a communal drying court that directly adjoins the laundry on the ground floor in the absence of individual amenities in each room. 3 x 1,100L waste bins are also provided in the ground floor parking area which will be screened from view from Hermitage Drive, achieving the site facilities and waste management AOs. Confirmation has been provided by the waste contractor to collect the bins from the site frontage as has been proposed.

The proposed development complies with the code.

### Infrastructure code

The site has an available location to connect to reticulated sewerage infrastructure at the Shute Harbour Road frontage of the site and the development intends to connect a DN160 property connection from this location. A sewerage network analysis was supplied in the information request response which confirms adequate supply for the development is available without detriment to other developments in the area. The analysis has been accepted by Whitsunday Water.

Water reticulation will be provided to the site from Hermitage Drive via a 150mm water service located in the verge. A water network analysis also supplied in the information request response confirmed sufficient capacity to accommodate the proposed development and that Council's minimum level of service for water supply pressure during Peak Demand period is shown to be met under all modelled scenarios. The modelling also confirmed that commercial firefighting parameters remain compliant for both the development and surrounding uses. The network reporting for water reticulation has been accepted by Whitsunday Water.

Stormwater for the proposed development will be managed in accordance with the supporting Stormwater Management Plan. The lawful point of discharge (LPOD) for the development will be the existing drainage infrastructure located at the rear boundary of the site, which connects to Shute Harbour Road and ultimately discharges to Pioneer Bay. Minor stormwater flows from the roof and ground-level areas will be collected on site and directed to this LPOD via the proposed on-site stormwater system. On-site detention is not required, as the development does not result in an increase in peak discharge flows to downstream infrastructure or neighbouring properties.

An existing DN1350 reinforced concrete stormwater pipe (RCP) runs beneath the site within an easement along the southern boundary. While the proposed building is located outside the easement, a pedestrian access deck is proposed to be constructed over the pipe. Council's CCTV footage of the pipe finds that it is dislodged in sections, reducing its performance and causing water leakage, which may pose a risk to the development over time. As the development could be affected if this infrastructure deteriorates further, conditions of approval will require the existing pipe to be replaced with two DN1200 high-density polyethylene (HDPE) pipes. This upgrade benefits both Council and the developer as the HDPE pipes reduce the risk of erosion beneath the development, and they can be relined for future repairs without removing the pedestrian deck.

Representatives from Whitsunday Water have confirmed the ability to access all infrastructure within the Shute Harbour Road reserve from Shute Harbour Road.

### Healthy Waters Code

Not applicable due to the size of the development site.

### Landscaping code

A Landscape Concept Plan prepared by Bombax Design has been provided in support of the proposal. The landscape design compliments the scale of the proposal, placing endemic shade trees and shrubs species to all property boundaries for increased residential privacy and to reduce potential overlooking impacts on adjacent properties. Built form will be softened by the proposed landscaping elements, supporting the intended tropical theme for the site. A 2m solid timber fence is proposed on the northwest and southeast boundaries to assist in screening the undercroft area from adjacent residential accommodation. Overall, the proposed landscaping is appropriate for the development

and reacts accordingly to compensate for the minor setback non-compliances as discussed in the setback assessment above.

### Transport and parking code

The proposal is supported by a Traffic Impact Assessment (TIA) by ITE Consulting. Vehicle access to the site is proposed via a newly constructed 6.5-metre-wide driveway from Hermitage Drive, replacing the existing shared secondary access arrangement with Colonial Palms. The applicant has confirmed that the removal of the shared access will not impact the operations of Colonial Palms, as its primary access is located further south within the Colonial Palms site. The proposed driveway complies with the Development Manual and AO1.1 and AO1.2.

The applicant has also advised through supplementary traffic advice that the existing refuse area for the Colonial Palms will be relocated closer to the existing crossover further south on Hermitage Drive. The advice informs that the new location on Lot 12 would be within an acceptable transfer distance to the refuse truck, where the refuse truck would also have sufficient frontage space for kerbside collection and that it will not impact Colonial Palms from an operational or safety standpoint. Swept-path templates confirm the new access location for waste collection at Colonial Palms is safely trafficable and has been certified by an RPEQ traffic engineer.

One existing on-street parking space is located centrally along the site frontage and will need to be removed to accommodate the new vehicle and pedestrian access points. Due to the positioning of the new driveway and pedestrian entrance, there is no suitable location to replace this lost space. However, as the existing parking bay is centrally located and was only feasible due to the former shared driveway arrangement, its removal is considered acceptable to facilitate the proposed development and will not unreasonably jeopardise on-street parking in the area.

Table 9.4.8.3.3 Minimum on-site parking requirements and AO4.1 seek an on-site parking requirement of 7.7 parking spaces in accordance with the dormitory style Rooming Accommodation rates along with 1 Small Rigid Vehicle (SRV) and 1 ambulance space.

The proposal provides nine on-site parking spaces, compliant with AO4.1, including six for residents and three for visitors and one of which is shown as a disability space in accordance with AO5.1/AO5.2. The additional on-site parking space will account for the single on-street parking space that was lost. Justification for the use of the 'per dormitory bed' rate and compliance with the service vehicle requirements is discussed below.

The word dormitory originated from the Latin word *dormitorium* which means a sleeping place. There are numerous definitions that exist; however, a dormitory is generally understood as a building designed to provide sleeping or residential quarters for a large number of people, with shared or communal facilities available for occupants. The rooming characteristics of a dormitory can be different largely depending on whether it is for short- or long-term accommodation. It can be a single room containing multiple beds which is generally seen in the short-term context, or many individual rooms in a large building such as student accommodation, generally seen in a long-term context. In either circumstance, both types of facilities can be considered dormitories, and the use of the building determines the associated land use definition. In terms of the proposed development residents are there on a long-term basis



The proposal does not involve self-contained units. While neither the Planning Scheme nor the Planning Regulation provides a direct definition of a “self-contained unit,” the Planning Scheme definition of a “dwelling” gives guidance. A dwelling must include food preparation facilities, a bath or shower, a toilet and wash basin, and clothes washing facilities all together within. In this case, each room is fitted with a shower, toilet, and wash basin, but only contains a kitchenette rather than full food preparation facilities, and no clothes washing facilities, which are instead provided in shared areas on the ground floor. Furthermore, the Rooming Accommodation definition defers to the *Residential Tenancies and Rooming Accommodation Act 2008* definition for “self-contained unit” which confirms that to be self-contained, a unit must have contain a kitchen, bathroom and toilet facilities. As only a kitchenette is provided, the proposed rooms are not considered to be a self-contained unit.

It is therefore concluded that the appropriate rate for the proposed development in accordance with the Rooming Accommodation parking rates is the ‘dormitory bed’ rate, as it directly relates to the type of accommodation proposed within the proposed development.

Further to the above parking supply, the applicant has committed to providing residents in the facility with a van service that will provide a connection between the development and the ferry to Hook Island. The van service will further reduce the demand and need for car parking within the development. The van will stand in Colonial Palms driveway, where there is adequate space for loading passengers safely.

Allowance has been made for one SRV standing space in the driveway on the ground floor with compliant swept-paths provided to demonstrate on-site manoeuvring. As the SRV space is not dedicated and there is no provision of an ambulance space, there is a non-compliance with AO6.1. However, PO6 is achieved as:

- Conditions of approval require all loading and unloading concerning the Colonial Palms kitchen to occur only within the Colonial Palms site.
- All rooms are fully furnished, so there is no need for removalist trucks during operation.
- The standing SRV standing space is also suitable for an ambulance.

The applicant has confirmed that all deliveries for both the Colonial Palms kitchen and the kitchen within the proposed complex will be managed within the Colonial Palms site. As a result, no additional parking is required for the kitchen operations, with this arrangement to be secured through development conditions.

Additional swept-path templates of a regular B85 (sedan) vehicle manoeuvring the parking area achieves AO7.1/AO7.2. The TIA also advises that the proposal will achieve the minimum 50m of sight distance in both directions due to the straight alignment of Hermitage Drive.

3 x 1100L bins are proposed within the bin enclosure on the ground floor. The applicant’s traffic engineer has advised that kerbside collection for the bins will be sufficient for the development. Ample kerbside space is available for a 25-tonne truck to stand and load the bins from the rear. Bins will be manually transported from the bin bay to the kerbside for collection as confirmed by the contractor. The waste vehicle will have no impact on or block access to the crossover to the site.

An internal pedestrian connection from the pedestrian deck for the development to the Colonial Palms car park has been included to allow easier access to and from the development sites.

The proposal complies with the code.

## 5. Public Submissions

The development application was placed on public notification between 20 January 2025 and 11 February 2025 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 12 February 2025. 14 submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

| Issue       | Comment/Condition Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Land use | <p>Submitters have raised concern regarding defining the use as Rooming Accommodation and its association with the Colonial Palms Motor Inn as the Short-Term Accommodation use.</p> <p>The proposal complies with the Rooming Accommodation definition, which is for residential accommodation, if each resident:</p> <ul style="list-style-type: none"> <li>- Has a right to occupy 1 or more rooms on the premises</li> <li>- Does not have the right to occupy the whole of the premise</li> <li>- Does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use</li> <li>- Shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents whether or not the rooms, facilities, furniture or equipment are on the same or different premises</li> </ul> <p>Rooms will comprise a bed, bathroom, desk and small kitchenette (not including cooking facilities) which conforms to the definition of Rooming Accommodation. The rooms do not represent self-contained units as there is no full kitchen or cooking facilities. Further, each resident has a right to occupy 1 or more rooms on the premises but does not have a right to occupy the whole of the premises. The development is also not providing short-term accommodation as residents will be on-site longer than 3 months and therefore Rooming Accommodation is the correct definition for the accommodation component of the development.</p> <p>The proposal is associated with the Short-term Accommodation use of the adjoining Colonial Palms Motor Inn and as such this land use has been included in the proposal for the purposes of using the proposed commercial kitchen to supplement the existing restaurant activities of Colonial Palms. Conditions of</p> |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | approval are proposed to address the impacts of the commercial kitchen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2. Car Parking                                      | <p>Submitters have raised concern in relation to the following parking items:</p> <ol style="list-style-type: none"> <li>1. The parking rate for Rooming Accommodation</li> <li>2. Not enough on-site parking / shortfall</li> <li>3. No capacity in the street to accommodate a shortfall</li> <li>4. Increased traffic on Hermitage Drive.</li> </ol> <p>Response:</p> <p>Item 1 – The land use is correct and therefore the corresponding parking rate is on-site parking requirement.</p> <p>Item 2 – The proposal achieves the on-site parking requirement for Rooming Accommodation in accordance with AO4.1 of the Transport and Parking Code.</p> <p>Item 3 – As the on-site parking requirement has been achieved, there is no reliance on on-street parking to account for any on-site shortfall.</p> <p>Item 4 – The applicant has acknowledged that there will be increased traffic on Hermitage Drive from the proposal. However, the increased vehicle movements do not increase the road to the next category in the road hierarchy. The applicant also advises that private vehicle ownership among residents is expected to be very low, and it is expected that residents will rely on either public transport or active transport (walking/ cycling), together with transport options provided by the ownership / management of the residential accommodation and the places of employment.</p> |
| 3. Side boundary setback (northwest boundary)       | <p>Submitters have raised concern with the original side boundary interface with 10 Hermitage Drive, siting amenity impacts and privacy issues between the complexes due to non-compliances with the setbacks, window orientation and a potential for onlooking.</p> <p>The applicant has modified the proposal in response to the issues raised in the submissions in relation to amenity, privacy and onlooking impacts. The changes include moving the building to the south for greater separation between the buildings, modifying window orientation away from 10 Hermitage Drive and adding substantial window screening on all windows on the northwest boundary. See section 4.4.5 for the full assessment of the siting of the proposal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4. Amenity impacts from Kitchen and rooftop terrace | Submissions raised concerns regarding the commercial kitchen creating ventilation, noise and odour amenity impacts to the adjacent 10 Hermitage Drive. Submitters also raised concern                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | <p>regarding the positioning and use of the communal open space creating noise and privacy impacts.</p> <p>Operational conditions of approval are included to control audible amenity impacts from the rooftop terrace including the closure of the terrace from 9pm to 6am each day and that excessive noise and anti-social behaviour is to be managed by the operator. Further conditions are included that provide a clear procedure for the applicant to follow if they have received a noise complaint including a noise monitoring report with requirements for providing additional noise attenuation measures to resolve the complaint. An additional set of conditions similar to the requirements for short-term accommodation are also imposed, including the requirement for a property manager, displaying the property manager's number on the frontage of the site, inform all residents in writing of the facility and providing the contact information of the property manager, preparation of a code of conduct with eviction procedures for breaches, two (2) 24-hour contact numbers for the property manager and a requirement to respond to any complaint regarding anti-social behaviour within 30 minutes of receipt of the complaint.</p> <p>The applicant has modified the proposal in response to the issues raised in the submissions. The windows within the ground floor kitchen have been removed to improve the amenity interface to the adjoining 10 Hermitage Drive. The revised plans show the kitchen exhaust extending to the roof and is directed away from 10 Hermitage Drive back towards to the Colonial Palms. The exhaust outfall is 11.37m away from the site boundary. An exhaust fan within the Mixed use zone environment is to be expected, and the proposal has mitigated the potential negative impact sufficiently through the design of the rooftop terrace area. Conditions of approval require all ventilation, aircons and mechanical plant to comply with <i>AS 1668.2:2024: The use of ventilation and air-conditioning in buildings – part 2: mechanical ventilation in buildings</i>.</p> |
| 5. Flooding | <p>Submitters have raised concern in relation to the potential for additional flooding on the adjacent premises at 10 Hermitage Drive.</p> <p>The flood modelling provided by the applicant shows no additional flooding on adjacent premises. All flood water is contained within the undercroft and conveyed to the lawful point of discharge. Conditions of approval require no additional off-site impacts from flooding on adjacent properties. Upgrade conditions in relation to the underground stormwater infrastructure will also improve flooding on Hermitage Drive.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

It is noted a number of supplementary submissions and questions have been presented to Council since public notification was completed. These supplementary submissions and questions have been taken into account by Council officers in the assessment.

## 6. Infrastructure Charges

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge              |                            |                   |             |                |                       |
|-----------------------------|----------------------------|-------------------|-------------|----------------|-----------------------|
| Type of Development         | Development Category       | Demand Unit & Qty | Charge Rate | Adopted Charge |                       |
| MCU                         | Accommodation (long term)  | 31                | \$26,193.40 | \$811,995.40   |                       |
| MCU existing Colonial Palms | Accommodation (short term) | 30                | \$13,096.60 | \$392,898.00   |                       |
| <i>Total Adopted Charge</i> |                            |                   |             |                | <i>\$1,204,893.40</i> |
| Credit                      |                            |                   |             |                |                       |
| Type of Development         | Development Category       | Demand Unit & Qty | Charge Rate | Discount       | Total Credit          |
| Existing                    | Accommodation (long term)  | 1                 | \$34,452.65 | 100%           | \$36,670.70           |
| MCU existing Colonial Palms | Accommodation (short term) | 30                | \$13,096.60 | 100%           | \$392,898.00          |
| <i>Total Credit</i>         |                            |                   |             |                | <i>\$429,568.70</i>   |
| <b>Total Levied Charge</b>  |                            |                   |             |                | <b>\$775,324.70</b>   |

## Attachment 11.1.4 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      |
|---------------------------------------------------|---------------------------------|------------------|------------|
| Location Plan                                     | Prospect Apartment Architecture | PA_0.04          | 04/09/2025 |
| Site Boundary Plan                                | Prospect Apartment Architecture | PA_1.00          | 04/09/2025 |
| Subfloor Plan                                     | Prospect Apartment Architecture | PA_1.01          | 04/09/2025 |
| Ground (L1) Plan                                  | Prospect Apartment Architecture | PA_1.02          | 04/09/2025 |
| Level 2 & 3 Floor Plan                            | Prospect Apartment Architecture | PA_1.03          | 04/09/2025 |
| Level Roof                                        | Prospect Apartment Architecture | PA_1.04          | 04/09/2025 |
| Unit Plans                                        | Prospect Apartment Architecture | PA_1.10          | 04/09/2025 |
| Section 1                                         | Prospect Apartment Architecture | PA_2.01          | 04/09/2025 |
| Section 2                                         | Prospect Apartment Architecture | PA_2.02          | 04/09/2025 |
| Boundary – Lobby Section                          | Prospect Apartment Architecture | PA_2.10          | 04/09/2025 |
| Boundary – Overland Flow Section                  | Prospect Apartment Architecture | PA_2.11          | 04/09/2025 |
| North Elevation                                   | Prospect Apartment Architecture | PA_3.01          | 04/09/2025 |
| South Elevation                                   | Prospect Apartment Architecture | PA_3.02          | 04/09/2025 |
| East Elevation                                    | Prospect Apartment Architecture | PA_3.03          | 04/09/2025 |
| West Elevation                                    | Prospect Apartment Architecture | PA_3.04          | 04/09/2025 |
| Landscape Concept Plan                            | Bom Bax Design                  | LCP              | 24/06/2024 |
| Traffic Impact Assessment and RFI Response Letter | ITE Consulting                  | 001              | 01/07/2024 |
| Engineering Services Report                       | Westera Partners                | S24-048 Rev. A   | 25/06/2024 |
| Stormwater Management Report                      | Westera Partners                | S24-048 Rev. C   | 05/12/2024 |
| Flood Report                                      | Westera Partners                | S24-048 Rev. B   | 29/11/2024 |
| Water & Sewer Hydraulic Analysis Report           | BetterAIM                       | REP/CPO-2411-R01 | 29/11/2024 |

- 1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning conditions as outlined in the Department's correspondence dated 6 September 2024.
- 1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
  - Earthworks;
  - Stormwater;
  - Sewage Infrastructure
  - Water Infrastructure
  - Access and Parking;
  - Roadworks; and
  - Erosion Prevention and Sediment Control.

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

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

### **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.
- 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.
- 2.6 Erect solid timber fencing, a minimum of 2.0 metres high, along the side boundaries of the site.
- 2.7 Prior to commencement of the use, landscaping is to be provided in accordance with the Landscaping Concept Plan by Bom Bax Design dated 24/06/2024.
- 2.8 The landscaping must comply with Council's Planning Scheme Policy SC6.4. Landscaping must be provided using species from PSP SC6.4.5 – Plant Species List and must avoid any weeds species.
- 2.9 The landscaping must be established in accordance with the approved plans prior to the commencement of the use and maintained thereafter to the requirements of the Council.

### **3.0 BUILDING**

- 3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.
- 3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.

- 3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.
- 3.4 Buildings are to be finished with external building materials and colours to reduce scale and bulk.
- 3.5 The privacy of residents of adjoining premises is protected by ensuring all upper storey windows overlooking adjoining residential properties include appropriate screening as shown on the plans of development.
- 3.6 Shutters, block-out curtains, blinds or suitably tinted windowpanes must be provided on all bedroom windows of each unit to shield excessive sunlight from the bedrooms. No silver or other reflective materials may be used for sun block purposes.

#### **4.0 EARTHWORKS**

- 4.1 All cut/fill batter slopes created as a result of earthworks carried out on the site are to be protected and retained. Any retaining structure, necessary as a result of works on the site must be designed, supervised and certified by a Registered Professional Engineer of Queensland prior to commencement of the use.
- 4.2 Any retaining structure must not be located within road reserve.

#### **5.0 WATER INFRASTRUCTURE**

- 5.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 5.2 The development must be connected to Council's water network prior to commencement of the use.
- 5.3 All existing water service connections must be disconnected and sealed to the satisfaction of Council's Water & Sewer Services at the time of removal prior to commencement of the use.
- 5.4 All water Infrastructure must be designed and constructed in accordance with Council's Development Manual (current at the time of development), prior to commencement of the use.
- 5.5 Prior to commencement of use on the site, the applicant must lodge with Council a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

#### **6.0 SEWERAGE INFRASTRUCTURE**

- 6.1 A Development Permit for Operational Works (Sewer Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Sewer Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.
- 6.2 The development must be connected to Council's sewerage network prior to commencement of the use.
- 6.3 The development must be constructed clear of all existing gravity and/or rising sewer mains on the property and any adjoining properties.
- 6.4 All existing property drainage and sewer connections must be disconnected and sealed to the satisfaction of Council's Water & Sewer Services at the time of removal of the existing structure.



- 6.5 All sewerage Infrastructure must be designed and constructed in accordance with Council's Development Manual (current at the time of development), prior to commencement of the use.
- 6.6 Sewerage infrastructure must be constructed to comply with SG6 "Sewer Reticulation" of Council's Development Manual, Council's Standard Drawings and Water Services Association of Australia Sewerage Code of Australia. Where a discrepancy or conflict exists between Council's Development Manual and the Sewerage Code, the requirements of Council's Development Manual will prevail.
- 6.7 All existing property drainage and sewer connections must be disconnected and sealed to the satisfaction of Council's Water & Sewer Services prior to commencement of the use.
- 6.8 Prior to commencement of use on the site, the applicant must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Sewer Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Council's Development Manual.

### **7.0 ACCESS AND PARKING**

- 7.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Access and Parking. Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 7.2 The external driveway must be constructed prior to commencement of use and maintained thereafter to the requirements of Council.
- 7.3 All internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas are to be provided generally as indicated on Prospect Apartment Architecture - Ground (L1) Plan – PA\_1.02 dated 04/09/2025 and constructed so as to comply with the criteria described in Council's Development Manual, AS2890 and AS1428.
- 7.4 A minimum of 9 car parking spaces, must be provided on site prior to commencement of the use.
- 7.5 A Road Works permit must be obtained prior to commencement of work for the external access on site.
- 7.6 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification. The certification must be addressed to Council and must certify that all internal accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas comply with the requirements of the Whitsunday Regional Council Development Manual, AS2890 and AS1428.

### **8.0 STORMWATER AND FLOODING**

- 8.1 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.
- 8.2 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.
- 8.3 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.

## Attachment 11.1.4 Conditions of Approval

- 8.4 Prior to commencement of building works, the developer must obtain approval for *QDC M1.4 - Building over or near relevant infrastructure* for the proximity of the building to the existing stormwater infrastructure in Easement A on SP245725.
- 8.5 Prior to the submission of the first operational works application, the developer must effect changes to Easement A on SP245725 or register a new easement to cover the following:
- a) Council and its authorised employees, agents and contractors may enter the Land at any reasonable time after giving the Owner reasonable notice for the purpose of inspecting, maintaining, constructing or repairing the drain or assets located within the Easement (Works).
  - b) If Council incurs additional costs in carrying out the Works because of the Building items within the Easement, the Owner will be responsible to pay those additional costs to Council on demand.
  - c) Council will not be responsible for any damage whatsoever caused to the Building items within the Easement as a result of the Works.
  - d) The Owner agrees that the Owner will be responsible for any damage caused to assets owned by a third party as a result of Council carrying out Works where that damage arises due to the existence of the Building items within the Easement.
  - e) Council may serve a notice on the Owner requiring the Owner, at its own cost, to remove the Building items within the Easement from the Easement.
  - f) The notice must specify the date by which the Building must be removed and this date is to be determined by Council in its absolute discretion having regard to the nature of the Building.
  - g) The Owner agrees that it is responsible for remedying any damage caused to the Easement or assets located within the Easement in removing the Building from the Land.
- 8.6 Easements must be provided over all land assessed to be below the Q100 level of immunity identified in the Westera Partners – Flood Report – S24-048 dated 29/11/2024.
- 8.7 Prior to commencement of use, an adequate size stormwater pit must be constructed on Hermitage Drive and replace the existing DN1350 RCP with two DN1200 SN8 RRJ Polypropylene pipe on Easement A on SP245725 to the existing outfall on Shute Harbour Road with adequate headwall and outlet energy dissipation treatment in accordance with Queensland Urban Design Manual (QUDM).
- 8.8 At the operational works stage, a detailed engineering plan must be submitted for approval for the replacement of the existing DN1350 RCP with two DN1200 SN8 RRJ Polypropylene Pipe.
- 8.9 All site work must be undertaken to ensure that any increase in velocity profiles does not cause souring and/or erosion.
- 8.10 The earthworks design is to provide for the capture and management of natural flows from External Catchments, adjoining properties and site drainage through the site and discharged, as called for in Queensland Urban Drainage Manual, to a Legal Point of discharge.
- 8.11 Prior to commencement of use on the site, 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 Roof and Allotment/ Stormwater Drainage works have been constructed in accordance with the requirements of Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice and will not cause adverse effects to adjoining or downstream properties or infrastructure.

**9.0 ROADWORKS**

- 9.1 A Development Permit for Operational Works (Roadworks) must be obtained prior to commencement of work on site. Any application for Operational Works (Roadworks) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual (current at the time of development), Council's Development Manual (current at the time of development) and this Decision Notice.
- 9.2 A 1.5 metre wide concrete, or approved alternative finish, footpath, including tactile indicators in accordance with AS1428.4, must be provided for the full frontage of the proposed development in Hermitage Drive prior to commencement of the use.
- 9.3 At the Operational works stage, an updated flood model must be submitted to Council for approval demonstrating that the Flood Hazard over the proposed footpath is less than 0.4m<sup>2</sup>/s with the depth of the flow is less than 0.5m and velocity of flow less than 2m/s for the 1 %AEP rainfall event.

**10.0 ELECTRICITY AND TELECOMMUNICATIONS**

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

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

**11.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

- 11.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site. Prior to commencement of any work on the site, the applicant must submit to Council for approval, a site based Erosion Prevention and Sediment Control Plan for the site.
- 11.2 The plan must be prepared in accordance with Council's Development Manual (current at the time of the development), the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, June 1996 by The Institution of Engineers, Australia and the EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control Guideline.
- 11.3 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted).
- 11.4 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.
- 11.5 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

- 11.6 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.

**12.0 ENVIRONMENTAL HEALTH**

- 12.1 In the event the business/operator or Council receives a noise complaint the following procedure must be enacted:

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

- 12.2 Refuse bins are to be screened from view from any adjoining road or dwelling.

- 12.3 All reasonable and practical measures are to be taken to ensure that waste storage areas are kept to a standard of cleanliness where there is no accumulation of:

- a) Waste, except in waste containers;
- b) Recycled matter, except in containers;
- c) Grease; or
- d) Other visible matter.

- 12.4 All ventilation, aircons and mechanical plant to comply with *AS 1668.2:2024: The use of ventilation and air-conditioning in buildings – part 2: mechanical ventilation in buildings*.

**13.0 OPERATING PROCEDURES**

- 13.1 The rooftop terrace is to be closed for resident usage from the hours of 9pm to 6am, at all times.

- 13.2 The operator is responsible to ensure the use of rooftop terrace is monitored for excessive noise and anti-social behaviour and removal of persons causing disruptions from the roof top terrace.

- 13.3 The Rooming Accommodation rooms must not be used for Short-Term Accommodation, as defined in the Whitsunday Regional Council Planning Scheme 2017.

- 13.4 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed property manager who will manage the operations of the development. The nominated property manager must sign and provide to Council, a Statutory Declaration

affirming that at all times during the operation of the Rooming Accommodation, the property manager will undertake the following actions:

- a) Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. The sign must be displayed where it can be clearly read by the public.
- b) Prior to the commencement of the use, inform in writing, the occupants of every dwelling in Hermitage Drive that the property has been approved for rooming accommodation and provide contact details of the property manager including a 24-hour contact number.
- c) Prepare a Code of Conduct which must be provided to and agreed-to in writing by all residents prior to occupation. The Code of Conduct must include as a minimum:
  - I. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
  - II. Information for residents, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
  - III. Rules requiring eviction in the event of a significant breach of the Code of Conduct.
- d) To have two (2) 24-hour contact numbers that must be answered, not with a recorded message.
- e) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 30 minutes. Agent response may include attendance by a private security firm.
- f) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.

- 13.4 The ground floor commercial kitchen can only be used in association with the Colonial Palms Motor Inn.
- 13.5 All deliveries for the commercial kitchen component are only permitted to occur in the Colonial Palms Motor Inn loading area, with no kitchen deliveries permitted on-site.
- 13.6 The hours of operation for the commercial kitchen in association with the Colonial Palms Motor Inn must be consistent with the hours of operation of the kitchen within the Colonial Palms Motor Inn.

#### **14.0 MISCELLANEOUS**

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

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

- 14.2 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.
- 14.3 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.
- 14.4 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.

- 14.5 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.

### **15.0 ADVISORY NOTES**

#### **15.1 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.

#### **15.2 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.

#### **15.3 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.

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

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

#### **15.5 General Safety of Public During Construction**

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

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

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

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



DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

PROPOSED SITE PLAN

1 : 400 @ A3

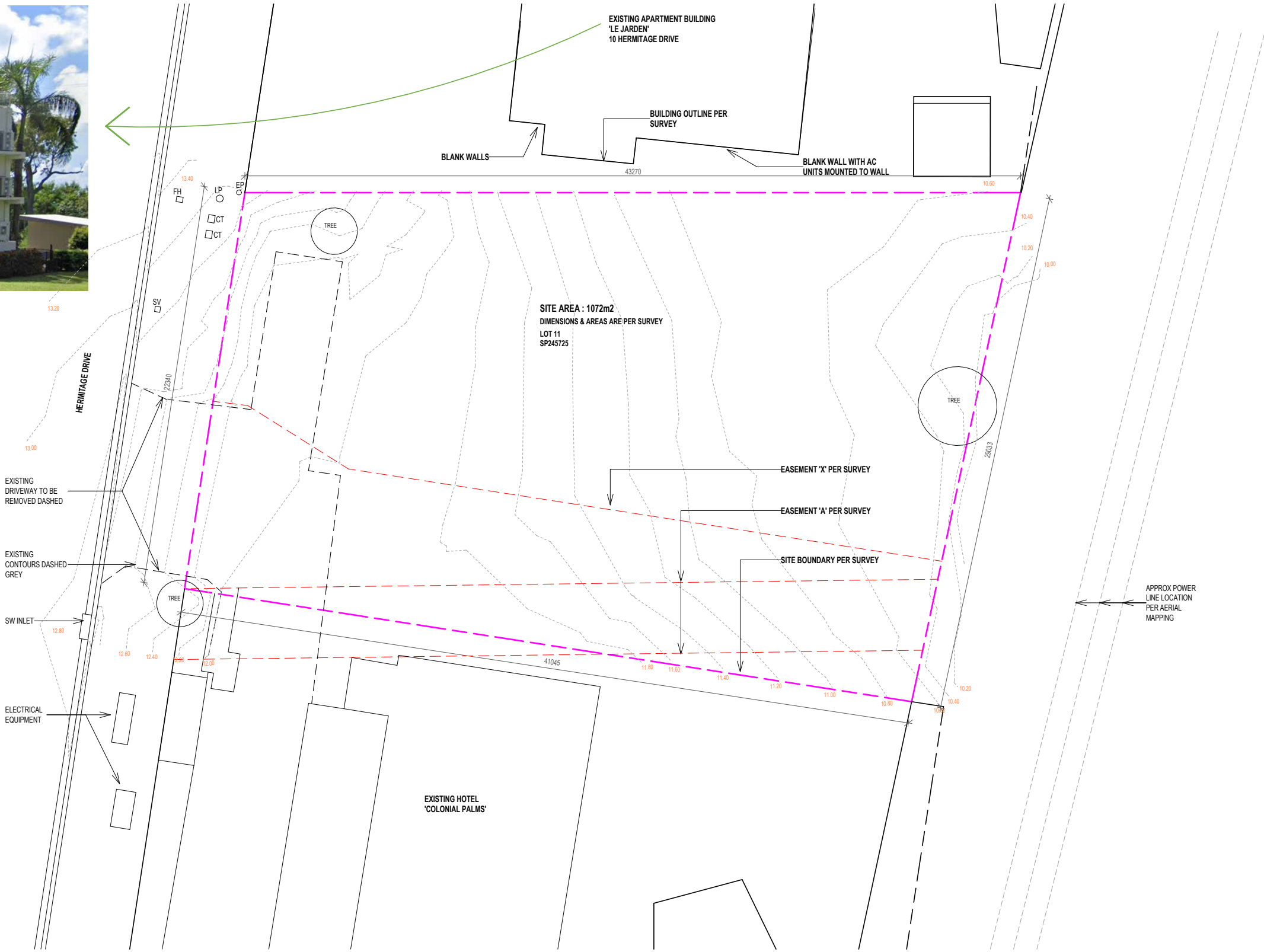
04 09 2025

PA\_0.05





PHOTO SHOWING SOUTH END OF ADJACENT BUILDING AT 10 HERMITAGE



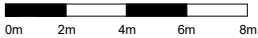
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

SITE BOUNDARY PLAN

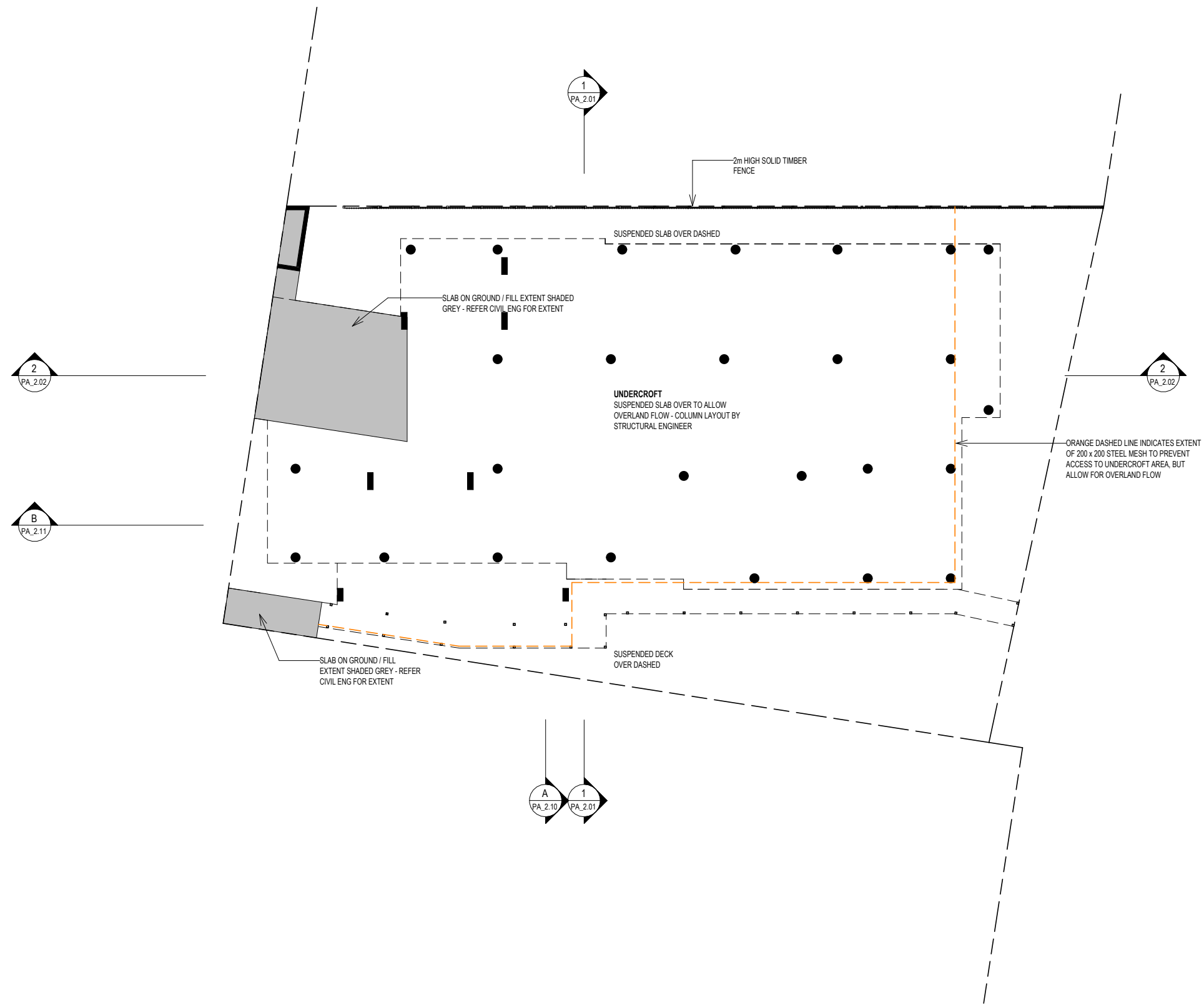
1 : 200 @ A3



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PA\_1.00





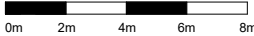
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

SUBFLOOR PLAN

1 : 200 @ A3



04 09 2025

PA\_1.01





| CODE | ITEM                 |
|------|----------------------|
| BA   | BALUSTRADE / RAILING |
| CT   | COMMS - TELSTRA      |
| EP   | ELEC PILLAR          |
| FH   | FIRE HYDRANT         |
| FL   | FOOD LOGS            |
| IO   | IN / OUT             |
| LP   | LIGHT POLE           |
| PL   | PLANTER              |
| PW   | PAPERWORK            |
| RQ   | REQUISITIONS         |
| SC   | SCREEN               |
| SE   | SLAB EDGE            |
| ST   | STORAGE              |
| SC   | SERVICES CUPBOARD    |
| SV   | STOP VALVE           |
| WM   | WATER METER          |

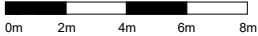
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

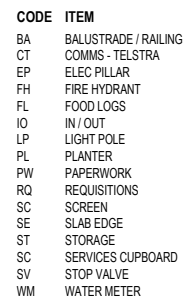
LEVEL 2 FLOOR PLAN

1 : 200 @ A3



04 09 2025

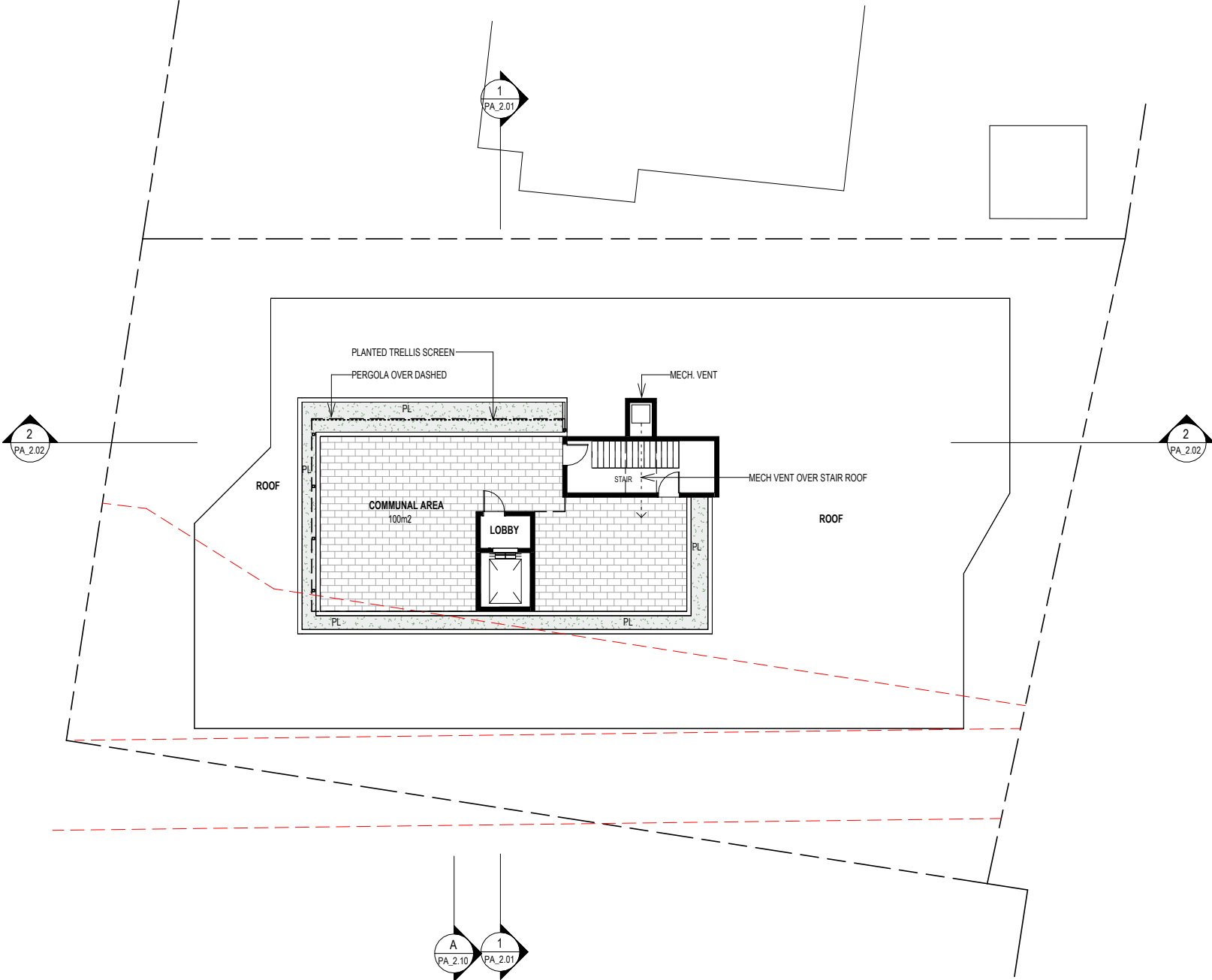
PA\_1.03



**PROSPECT**  
APARTMENT ARCHITECTURE

### LEVEL 3 FLOOR PLAN

**A\_1.04**



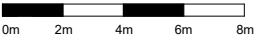
| CODE | ITEM                 |
|------|----------------------|
| BA   | BALUSTRADE / RAILING |
| CT   | COMMS - TELSTRA      |
| EP   | ELEC PILLAR          |
| FH   | FIRE HYDRANT         |
| FL   | FOOD LOGS            |
| IO   | IN / OUT             |
| LP   | LIGHT POLE           |
| PL   | PLANTER              |
| PW   | PAPERWORK            |
| RQ   | REQUISITIONS         |
| SC   | SCREEN               |
| SE   | SLAB EDGE            |
| ST   | STORAGE              |
| SC   | SERVICES CUPBOARD    |
| SV   | STOP VALVE           |
| WM   | WATER METER          |

DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

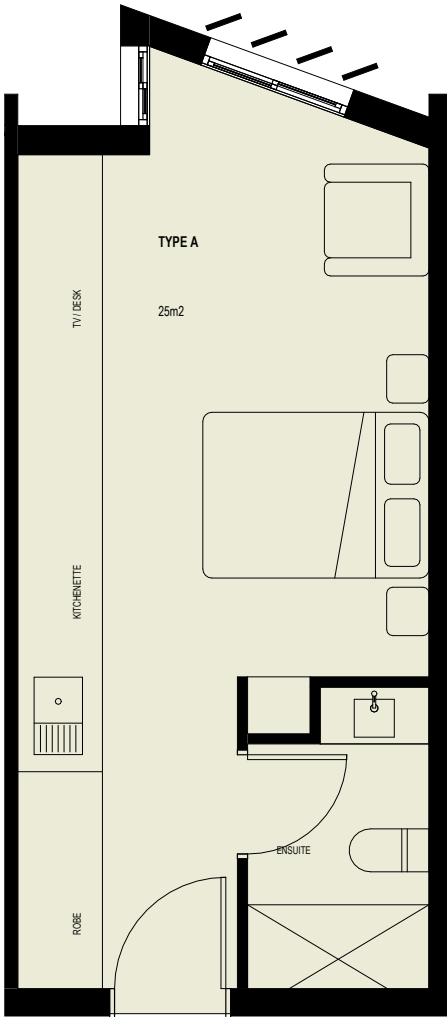
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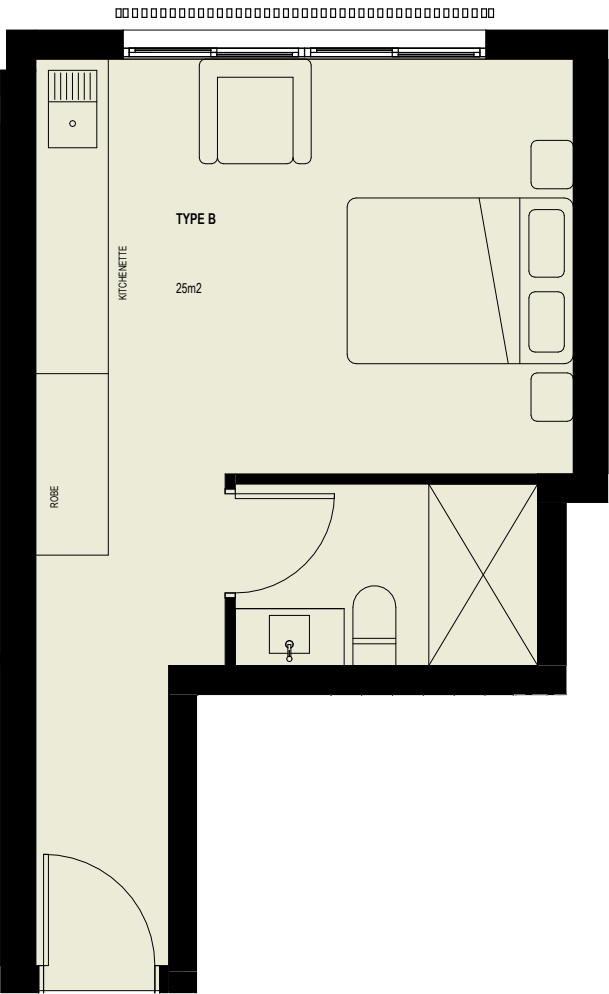
04 09 2025

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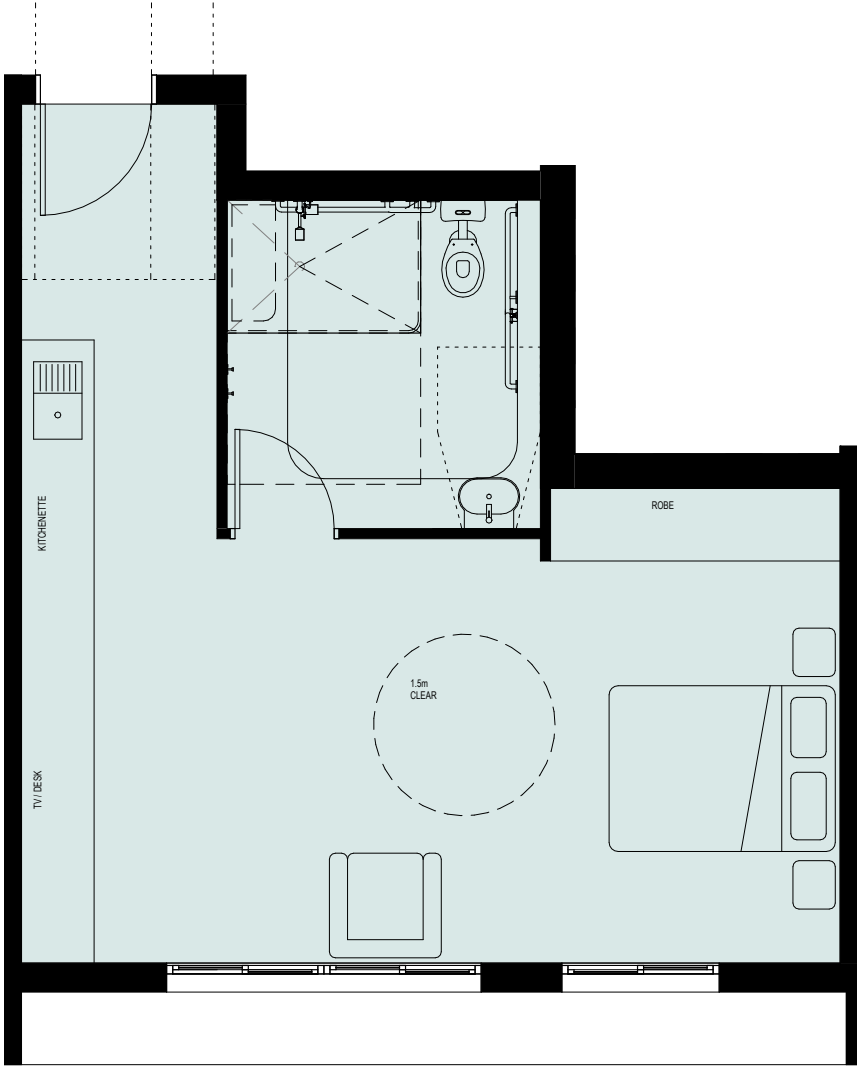




TYPE A UNIT PLAN  
1 : 50



TYPE B UNIT PLAN  
1 : 50



TYPE C UNIT PLAN  
1 : 50

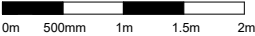
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

UNIT PLANS

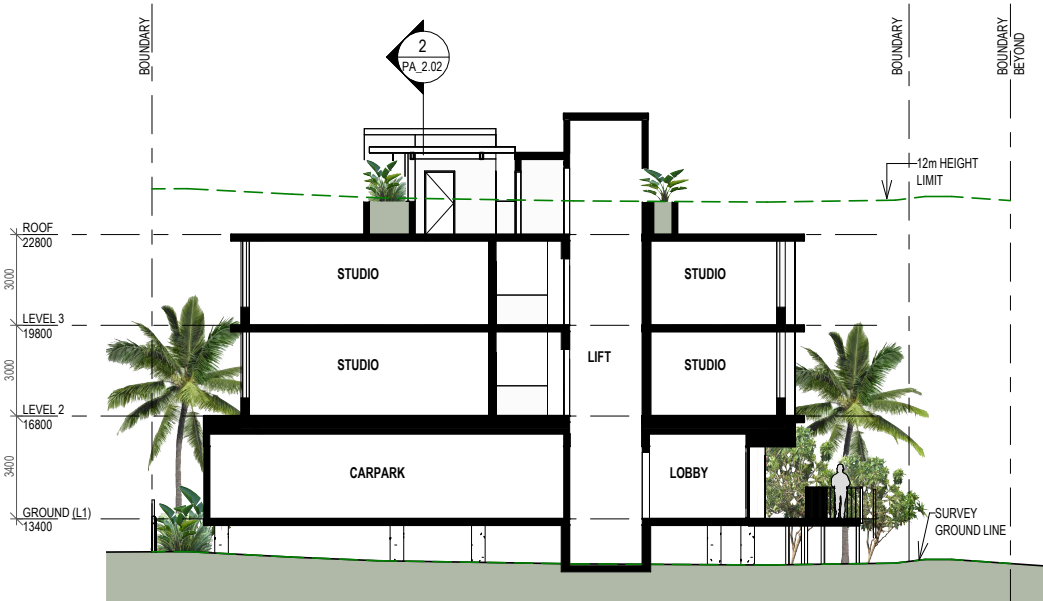
1 : 50 @ A3



04 09 2025

PA\_1.10





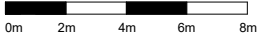
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

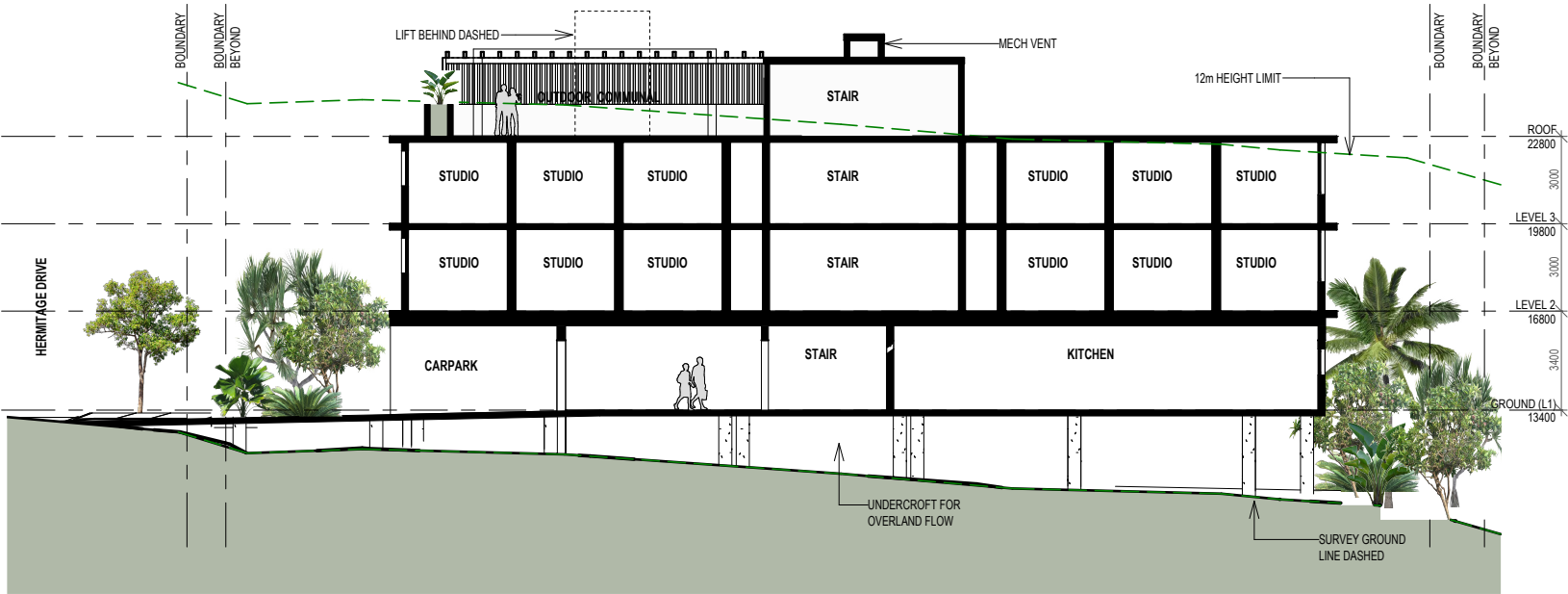
SECTION 1

1 : 200 @ A3



04 09 2025

PA\_2.01



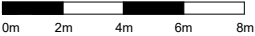
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

SECTION 2

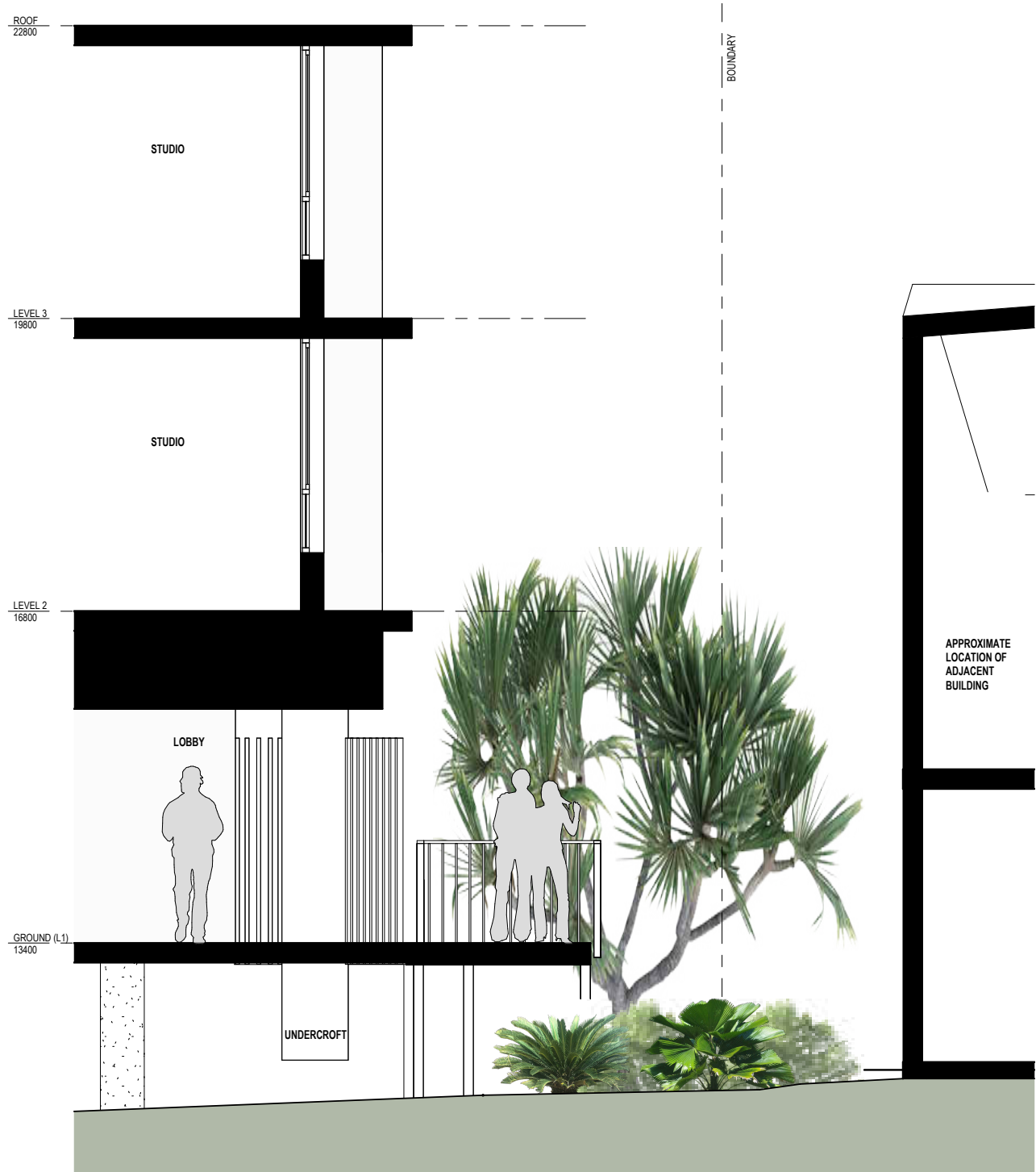
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04 09 2025

PA\_2.02





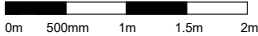
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

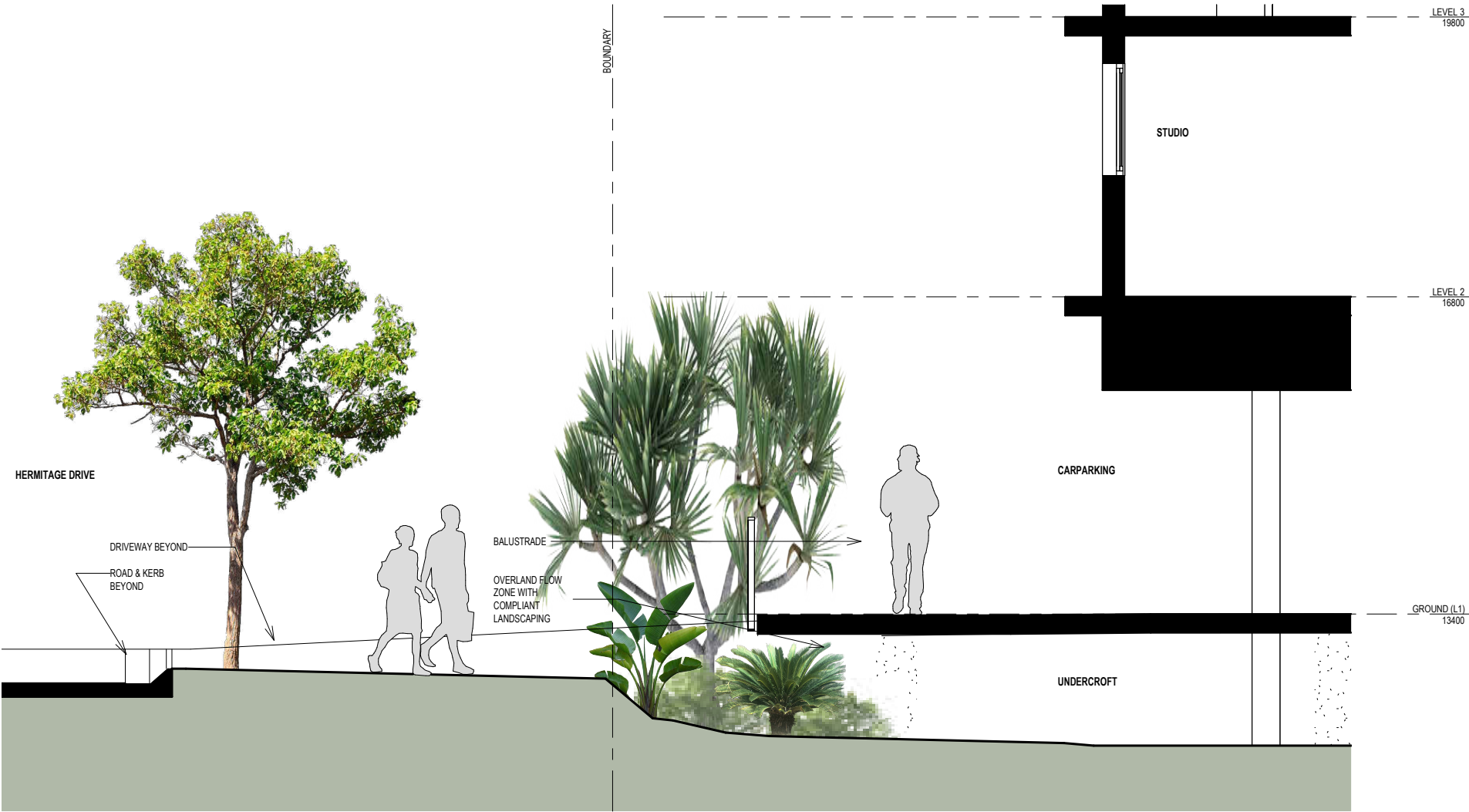
BOUNDARY - LOBBY SECTION

1 : 50 @ A3



04 09 2025

PA\_2.10

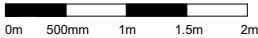


DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802      BOUNDARY - OVERLAND FLOW SECTION

1 : 50 @ A3



04 09 2025

PA\_2.11

| CODE | ITEM                                         |
|------|----------------------------------------------|
| BA   | BALUSTRADE                                   |
| BC   | BOOSTER CABINET                              |
| CO   | ENTRY CANOPY                                 |
| FN   | FENCE                                        |
| GL   | GLAZING                                      |
| PG   | PERGOLA                                      |
| PT   | PLANTER                                      |
| LO   | LIFT OVERUN                                  |
| RF   | RENDERED FINISH                              |
| SC   | SCREEN                                       |
| SE   | SLAB EDGE                                    |
| SL   | SCORE LINES                                  |
| UC   | UNDERCROFT<br>(SCREEN NOT SHOWN FOR CLARITY) |
| WB   | WEATHERBOARD CLADDING                        |



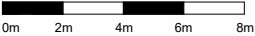
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

NORTH ELEVATION

1 : 200 @ A3



04 09 2025

PA\_3.01

| CODE | ITEM                                         |
|------|----------------------------------------------|
| BA   | BALUSTRADE                                   |
| BC   | BOOSTER CABINET                              |
| CO   | ENTRY CANOPY                                 |
| FN   | FENCE                                        |
| GL   | GLAZING                                      |
| PG   | PERGOLA                                      |
| PT   | PLANTER                                      |
| LO   | LIFT OVERLUN                                 |
| RF   | RENDERED FINISH                              |
| SC   | SCREEN                                       |
| SE   | SLAB EDGE                                    |
| SL   | SCORE LINES                                  |
| UC   | UNDERCROFT<br>(SCREEN NOT SHOWN FOR CLARITY) |
| WB   | WEATHERBOARD CLADDING                        |



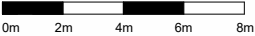
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

SOUTH ELEVATION

1 : 200 @ A3



04 09 2025

PA\_3.02

| CODE | ITEM                                         |
|------|----------------------------------------------|
| BA   | BALUSTRADE                                   |
| BC   | BOOSTER CABINET                              |
| CO   | ENTRY CANOPY                                 |
| FN   | FENCE                                        |
| GL   | GLAZING                                      |
| PG   | PERGOLA                                      |
| PT   | PLANTER                                      |
| LO   | LIFT OVERUN                                  |
| RF   | RENDERED FINISH                              |
| SC   | SCREEN                                       |
| SE   | SLAB EDGE                                    |
| SL   | SCORE LINES                                  |
| UC   | UNDERCROFT<br>(SCREEN NOT SHOWN FOR CLARITY) |
| WB   | WEATHERBOARD CLADDING                        |



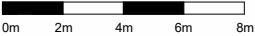
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

EAST ELEVATION

1 : 200 @ A3



04 09 2025

PA\_3.03



| CODE | ITEM                                         |
|------|----------------------------------------------|
| BA   | BALUSTRADE                                   |
| BC   | BOOSTER CABINET                              |
| CO   | ENTRY CANOPY                                 |
| FN   | FENCE                                        |
| GL   | GLAZING                                      |
| PG   | PERGOLA                                      |
| PT   | PLANTER                                      |
| LO   | LIFT OVERRUN                                 |
| RF   | RENDERED FINISH                              |
| SC   | SCREEN                                       |
| SE   | SLAB EDGE                                    |
| SL   | SCORE LINES                                  |
| UC   | UNDERCROFT<br>(SCREEN NOT SHOWN FOR CLARITY) |
| WB   | WEATHERBOARD CLADDING                        |



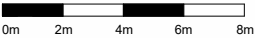
DISCLAIMER : The drawings and proposed yield are subject to consultant and Council review / input. Client is advised to conduct their own full due diligence review of the proposal.



4 HERMITAGE DRIVE AIRLIE BEACH QLD 4802

WEST ELEVATION

1 : 200 @ A3



04 09 2025

PA\_3.04

## 11.2 - 20240923 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots & Access Easement - 32B Hibiscus Road, Cannon Valley - 483SP312196 - PG Boneham

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Planner

**AUTHORISING OFFICER:** Director Regional Strategy and Planning

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### PURPOSE

To present the assessment of the development application for a two-lot rural residential subdivision at Hibiscus Road Cannon Valley and seek Council's determination.

### EXECUTIVE SUMMARY

The application is for the subdivision of one rural residential lot into two. The property is a rear lot and adjoins rural residential properties. The land is currently used for rural living and has been substantially cleared. The subdivision of the property will result in the following lot sizes:

- Proposed Lot 1 - 4002m<sup>2</sup>
- Proposed Lot 2 - 5,352m<sup>2</sup>

The proposed lot sizes comply with the minimum lot sizes of the Planning Scheme; however, the proposal will result in the creation of an additional rear lot that requires a shared access to Hibiscus Road and therefore requires the determination of Council. An assessment of the proposal finds there is no conflict with the overall outcomes of the Reconfiguring a Lot code and complies with all other performance outcomes of the code.

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 for One (1) Lot into Two (2) Lots and Access Easement, made by P G Boneham, on L: 483 SP: 312196 and located at 32B Hibiscus Road CANNON VALLEY, subject to the conditions outlined in **Attachment 11.2.1**.

### BACKGROUND

The application was not lodged following any compliance action from Council. The applicant is undertaking building works for the existing dwelling on Proposed Lot 1.

### DISCUSSION/CURRENT ISSUE

The Reconfiguring a Lot code of the Planning Scheme includes a requirement that no more than one rear lot is created in a subdivision. Notwithstanding the proposal's non-compliance with this requirement, it is found that the proposal does not conflict with the overall outcomes of the code and complies with all other performance outcomes for the provisions of creating a rear lot, as follows:

- Both new lots will have at least 40m of internal width and more than 50m of internal depth which is adequate for the proposed rural residential purposes.
- 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 Hibiscus Road.
- Both proposed lots have suitable building envelopes and area available for effluent disposal systems.
- The access handle can accommodate a 5.5m wide shared driveway.
- Sufficient area is available on the street frontage for the collection of two refuse collection bins.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of \$15,768.40

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment

Development Engineer

Team Leader Plumbing Services

Environment Officer

## **STATUTORY/COMPLIANCE MATTERS**

Planning Act 2016

Whitsunday Regional Council Planning Scheme 2017

## **RISK ASSESSMENT/DEADLINES**

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

## **STRATEGIC IMPACTS**

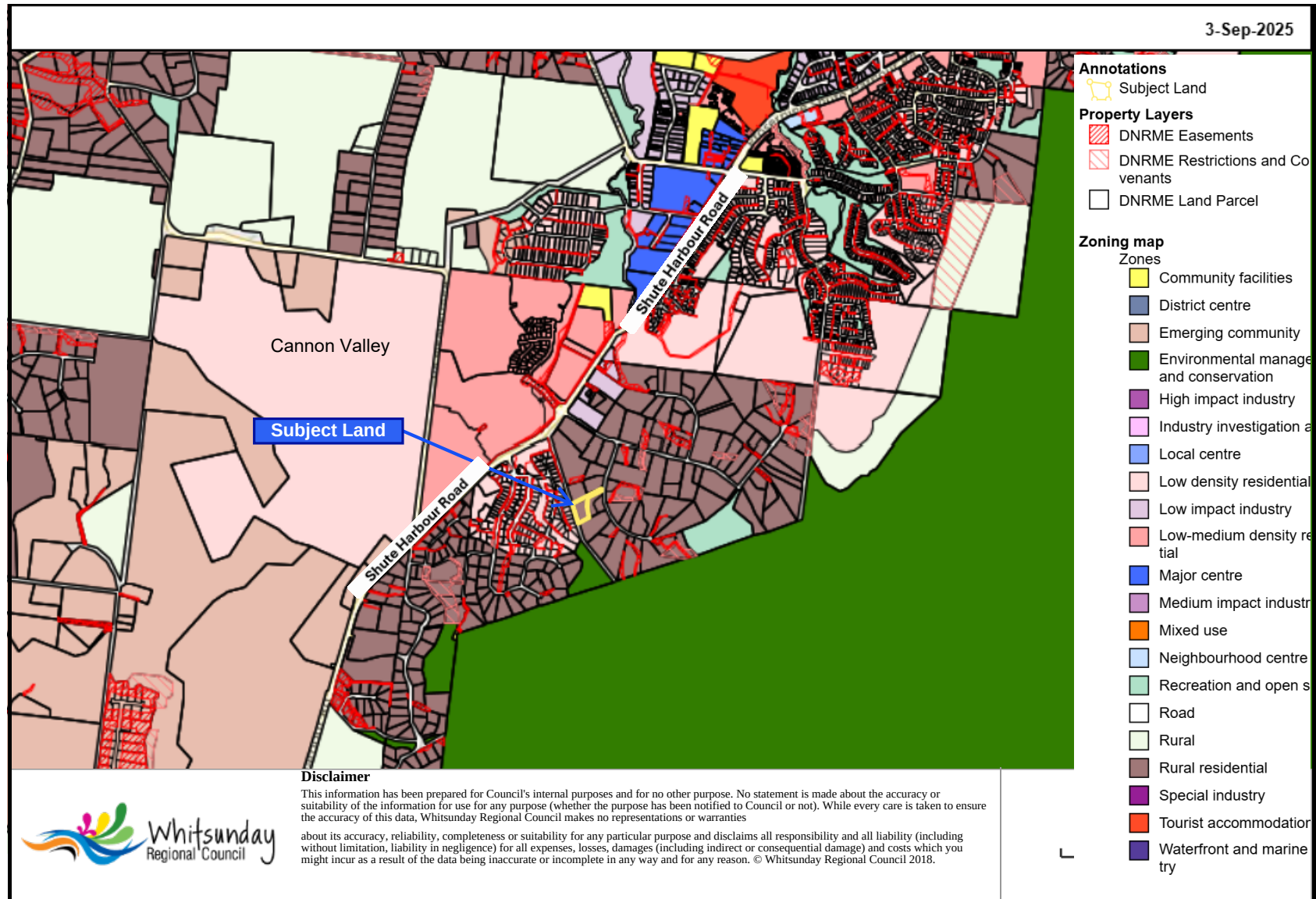
Corporate Plan 2022-2026 Development Services objective 4.

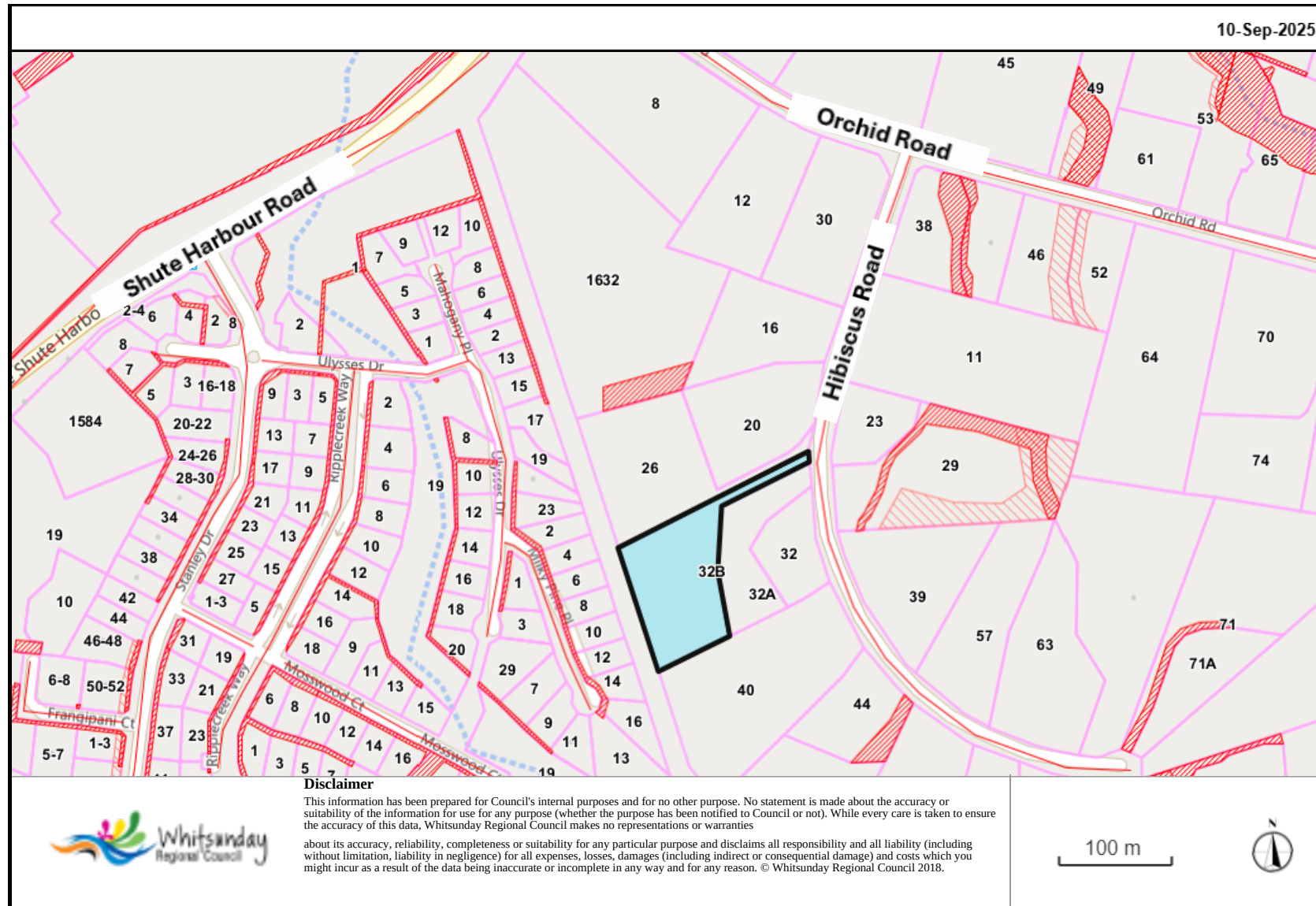
Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

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







## Attachment 11.2.2 Locality Plan

### Cadastre (1)

LotPlan: 483SP312196  
ass\_num: 1302869  
pcl\_num: 2266195  
bld\_nme:  
Owner\_Name: P G Boneham  
Parcel\_Add: 32 B Hibiscus Road  
Full\_Add: 32 B Hibiscus Road  
Postal\_add1: 32B Hibiscus Road  
Postal\_add2: CANNON VALLEY QLD 4800  
Postal\_add3:  
Post\_Code: 4800  
PropArea: 1.013  
Unit\_Type:  
Unit\_No:  
Unit\_End:  
Unit\_Alp:  
HouseNo: 32B  
House\_Start: 32  
House\_End:  
StreetAlpha: B  
Street\_Name: Hibiscus  
Street\_Type: Road  
Suburb\_Name: CANNON VALLEY  
LotPlanLegalDesc: 483SP312196  
Tenure\_Name: Freehold  
LotNumber: 483  
PlanType: SP  
PlanNumber: 312196  
ara\_ind: H  
Image: Plans\SurveyPlans\SP312196.tif  
Display: [Link to External Form](#)  
ParcelFlag: R  
CouncilOwned: N  
Survey\_Plan: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/SP312196.pdf>  
Note: To request current title search documentation please contact Rates via DL - Rates email  
Note2: To obtain a property boundary plan please use the QLD SmartMap link below or for a current survey plan, title or easement documentation please contact your Conveyancer, Lawyer, Solicitor or use the Titles Queensland link below to do an online search.

## Attachment 11.2.2 Locality Plan

Note2A: <https://apps.information.qld.gov.au/data/v2/Cadastre/SmartMap?lot=483&plan=SP312196>

Note3: <https://search.titlesqld.com.au/product-search>

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## 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 for One (1) Lot into Two (2) Lots and Access Easement |
| Landowner               | P G Boneham                                                                                                                       |
| Property Address:       | 32B Hibiscus Road CANNON VALLEY                                                                                                   |
| Property Description:   | L: 483 SP: 312196                                                                                                                 |
| Area of Site:           | 1.013 ha                                                                                                                          |
| Planning Scheme Zone:   | Rural residential zone                                                                                                            |
| Level of assessment     | Impact Assessable                                                                                                                 |
| Overlays:               | Bushfire Hazard<br>Biodiversity, Waterways and Wetlands<br>Flood Hazard<br>Landslide Hazard                                       |
| Existing Use:           | Dwelling house                                                                                                                    |
| Existing Approvals:     | None                                                                                                                              |
| Public Notification:    | 12 May 2025 to 30 May 2025                                                                                                        |
| Submissions received:   | None                                                                                                                              |
| State referrals:        | Not required                                                                                                                      |
| Infrastructure charges: | \$15,768.40                                                                                                                       |

### 2. Site Description

The subject premises is a rear lot with direct access to Hibiscus Road via an 87.49m long driveway. The access is existing and sealed, located within the proposed access easement. The premises contains a dwelling house which is undergoing the building certification process. There is a watercourse crossing the middle of the lot and the site has a grade of more than 15%. The front section of the trapezium area is cleared of vegetation.

### 3. Proposal Details

The application is for the subdivision of one rural residential lot into two. The property is a rear lot that adjoins other rural residential properties and a road reserve at the rear. The land is currently used for rural residential living. The subdivision of the property will result in the following lot sizes:

- Proposed Lot 1 – 4002m<sup>2</sup>
- Proposed Lot 2 – 5,352m<sup>2</sup>

The proposed subdivision will result in the creation of an additional rear lot that requires a shared access to Hibiscus Road.

### 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.

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

The application was not referrable.

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

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme is appropriately integrated all the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions.

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

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

The proposal 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 proposed development does not conflict with the strategic framework as the development remains rural residential properties in a rural residential area.

##### 4.4.2. Strategic Intent

*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 and has been cleared of vegetation. The proposal does not conflict with this theme.

*Strategic Intent – Theme 4 – Safety and Resilience to Hazard*

Bushfire hazard can be adequately managed. Future dwellings can be located outside of the identified flood hazard areas and supported by a geotechnical report. The proposal does not conflict with this theme.

*Strategic Intent – Theme 5 – Infrastructure*

The proposal will not impact on existing infrastructure networks. The proposal therefore does not conflict with this theme.

#### 4.4.3. Overlay Codes

Biodiversity, Waterways and Wetlands

A biodiversity, waterways and wetlands overlay report has been submitted. The report advises that vegetation on the site has been modified and does not meet the remnant vegetation status. Limited vegetation is remaining at the riparian area. No clearing is proposed as part of the subdivision.

Bushfire Hazard

A bushfire attack level assessment report has been submitted. *Corymbia tessellaris* and Eucalypt species are present with weedy understory. The property has cleared tracks on all boundaries. A covenant is not recommended by Council's Environment Unit due to the bushfire hazard. Conditions of approval require maintaining the current tracks, providing dedicated firefighting water and fittings be provided on both lots as well as the removal of flammable vegetation in proximity to buildings.

Flood Hazard

A creek is running through the middle of the site. Council's mapping provides Q100 inundation area with Defined Flood Level (DFL) at 45.80m AHD. A flood easement will be provided over both lots, at areas affected by Q100 inundation. Future dwellings can be located outside of the flood hazard mapping. Conditions of approval require stormwater works to collect runoff the access to safely discharge to the Lawful Point of Discharge.

Landslide Hazard

No earthworks are proposed for the development. As the site is mapped under Landslide Hazard Overlay, any earthworks done on site must be done in accordance with the submitted Geotechnical Report.

#### 4.4.4. Zone Code

Rural residential zone code

The proposal is consistent with the purpose of the zone code. The purpose of the Rural residential zone code is to provide larger lots for residential uses and lots that disperses

the intensity of rural residential development. The subdivision occurs within an existing rural residential land and will create adequate sizes for low density accommodation activities. The site was largely cleared of vegetation and Proposed Lot 1 will contain mostly disturbed landscape. The new lots will have adequate room to establish an on-site wastewater treatment system in the future.

#### 4.4.5. Development Codes

##### Reconfiguring a lot code

The proposal creates two rural residential lots with lot sizes of at least 4000m<sup>2</sup> each. Considering the existing land is designed as a battle axe, the new lots are unable to achieve the minimum road frontage width of 40m and are unable to meet the requirements for rear lots. Notwithstanding the non-compliances, it is found that the proposal does not conflict with the overall outcomes of the code, and complies with all other performance outcomes except for creating a rear lot, as follows:

- Both new lots will have at least 40m of internal width and more than 50m of internal depth which is adequate for the proposed rural residential purposes.
- 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 Hibiscus Road.
- Both proposed lots have suitable building envelopes and area available for effluent disposal systems.
- The access handle can accommodate a 5.5m wide shared driveway.
- Sufficient area is available on the street frontage for the collection of two refuse collection bins.

##### Excavation and filling code

Although no earthworks are proposed, minimal works are expected for the construction of the internal driveway.

##### Infrastructure code

The On-site Wastewater Management Report has been supplied. The report demonstrates that each new lot can be serviced with an effluent disposal system in accordance with the Queensland Plumbing and Wastewater Code. Proposed Lot 1 can be sized for a two-bedroom dwelling while Proposed Lot 2 can be sized for a one-bedroom dwelling.

There is space for the appropriate number of water tanks. The land is capable of connection to electricity and mobile phone coverage exists in the locality.

##### Landscaping code

The proposed new lots will have sufficient space for future landscaping.

##### Transport and parking code

The existing access via Hibiscus Road is 87.49m long and Easement A is proposed for access purposes in favour of Proposed Lot 1. Conditions of approval will require the internal access be constructed to the requirements of Council's Development Manual under operational works. The shared internal driveway will be sealed at 5.5m wide and tapering to 3m (sealed) towards Proposed Lot 2 for the remainder of the battleaxe handle.

## 5. Public Submissions



The development application was placed on public notification between 12 May 2025 and 30 May 2025 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 8 May 2025. No submissions were received during this period of Public Notification.

## 6. Infrastructure Charges

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge              |                                                |                   |             |                |                    |
|-----------------------------|------------------------------------------------|-------------------|-------------|----------------|--------------------|
| Type of Development         | Development Category                           | Demand Unit & Qty | Charge Rate | Adopted Charge |                    |
| ROL                         | Residential – 3 or more bedroom dwelling house | 2                 | \$36,670.70 | \$73,341.40    |                    |
| <b>Total Adopted Charge</b> |                                                |                   |             |                | <b>\$73,341.40</b> |
| Credit                      |                                                |                   |             |                |                    |
| Type of Development         | Development Category                           | Demand Unit & Qty | Charge Rate | Discount       | Total Credit       |
| ROL – Existing Lawful Use   | Residential – 3 or more bedroom dwelling house | 1                 | \$36,670.70 | 100%           | \$36,670.70        |
| ROL – Sewer N/A             | Residential – 3 or more bedroom dwelling house | 1                 | \$36,670.70 | 27%            | \$9,901.09         |
| ROL – Water N/A             | Residential – 3 or more bedroom dwelling house | 1                 | \$36,670.70 | 30%            | \$11,001.21        |
| <b>Total Credit</b>         |                                                |                   |             |                | <b>\$57,573.00</b> |
| <b>Total Levied Charge</b>  |                                                |                   |             |                | <b>\$15,768.40</b> |

\*The charge rate has been adjusted in accordance with Section 6.0 of the Applicable Resolution where relevant trunk infrastructure networks will not service the development.

## 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      |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------|------------|
| Plan of proposed Lots 1 & 2 & Emt C in Lot 1 and Emts A & B in Lot 2 cancelling Lot 483 on SP312196, Hibiscus Road, Cannon Valley | Avery Surveys                      | 1743-01 Rev. B     | 29/01/2025 |
| Locality Plan General Notes Overall Layout Plan                                                                                   | Trevor Glasson Consulting Services | 16005 10A          | 09/06/2018 |
| Driveway Alignment Plan                                                                                                           | Trevor Glasson Consulting Services | 16005 11A          | 09/06/2018 |
| Driveway to Lot 483 Longitudinal Section Cross Sections                                                                           | Trevor Glasson Consulting Services | 16005 12A          | 09/06/2018 |
| Slope Stability Assessment & Foundation Investigation                                                                             | Ground Environments Pty Ltd        | GE_2503.1320       | 15/04/2025 |
| On-site Wastewater Management Report                                                                                              | Ground Environments Pty Ltd        | GE_2412.1110_Rev 2 | 10/07/2025 |
| WRC Biodiversity, waterways and wetlands overlay                                                                                  | Wynne Planning & Development       | NIL                | 07/02/2024 |
| Bushfire Attack Level (BAL) Assessment Report                                                                                     | Wynne Planning & Development       | NIL                | 02/07/2024 |

- 1.2 The following further development permits are required prior to commencement of work on site or commencement of the use:
- Operational Works:
    - Access and Parking
    - Stormwater; and
    - Erosion and Sediment Management Plan.

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

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

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

- 2.3 Any pruning works must be in accordance with AS 4373-1996 – Pruning of Amenity Tree.
- 2.4 No invasive plants (*Biosecurity Act, 2014*) or declared local pests (Local Law no.3) shall be planted on the site or allowed to invade the site and the site must be managed and maintained to exclude weeds.
- 2.5 To reduce the spread of weeds, all earthmoving equipment shall be free of soil and seed before being taken to the work site and again on completion of the project.

**3.0 EARTHWORKS**

- 3.1 All site works must be designed and undertaken in accordance with the recommendations of the Ground Environment – Slope Stability Assessment & Foundation Investigation – GE\_2503.1320 dated 15/04/2025, submitted with the development application.
- 3.2 During and at the completion of the excavation and filling of the site the applicants Civil/Geotechnical Engineer shall supervise, and at the completion, certify that the work carried out on site has met the design intent and provided evidence that the finished work will not cause adverse impact on adjoining property and will be stable over the long term.

**4.0 WATER INFRASTRUCTURE**

- 4.1 Design and construct a potable water supply to proposed lots 1 and 2 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 At future building application stage design and construct an on-site sewerage treatment system to Proposed Lots 1 and 2 in accordance with the Queensland Plumbing and Wastewater code and Wastewater Management Report Ground Environments – On-site Wastewater Management report – GE\_2412.1110\_Rev2 dated 10/07/2025.

**6.0 ACCESS AND PARKING**

- 6.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Access and Parking.
- 6.2 Any application for Operational Works (Access and Parking) must be accompanied by detailed engineering drawings demonstrating compliance with Council's Development Manual (current at the time of development), Australian Standard AS2890, AS1428 and this Decision Notice.
- 6.3 The internal access from the property boundary of Lot 2 with Hibiscus Road road reserve throughout section of the battle axe handle in Proposed Easement A must be constructed to minimum 5.5m wide sealed standard prior to signing of the Survey Plans.
- 6.4 The internal access from the Easement A till the end of the battle axe handle in Lot 2 must be constructed to minimum 3m wide sealed standard prior to signing of the Survey Plans.
- 6.5 All driveways must be constructed in accordance with Council's Development Manual, prior to signing of the Survey Plans and maintained thereafter to the requirements of Council.
- 6.6 Prior to commencement of use on the site, the applicant must lodge with Council, a civil RPEQ engineer's design and construction certification.
- 6.7 The documentation for the proposed Access Easements must be supplied to Council free of charge and is to include statements with the regard to ownership and responsibility for future construction and ongoing maintenance requirements of the access within the Easement.

- 6.8 Road Works permit must be obtained prior to commencement of work for the external access on site.
- 6.9 The external access must be constructed in accordance with the Approved Road Works permit prior to the commencement of use or signing of the Survey Plans.

### **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 to provide stormwater conveyance within Easement A.
- 7.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Council's Development Manual (current at the time of development) and this Decision Notice.
- 7.3 Easements must be provided over all land assessed to be below the Q100 level of immunity identified in the Council's Flood Hazard Overlay in accordance with Avery Surveys – 1743-01 Rev B dated 29-01-2025.
- 7.4 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.
- 7.5 Easement documentation must be provided free of cost to Council.
- 7.6 Each allotment to be created must be provided with a lawful point of discharge prior to signing of the Survey Plan. Easements for this purpose must be provided over all land from the development to the lawful point of discharge.
- 7.7 The developed flows from the land must be drained to a lawful point of discharge prior to signing of the Survey Plans. Easements for this purpose must be provided over all land from the development to the lawful point of discharge.
- 7.98 All habitable dwellings must be constructed to a level not less than 300mm above the Defined Flood Level (DFL) for the developed site.
- 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 Roof and Allotment/ 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 affects 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 authorised electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.

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

### **9.0 BUSHFIRE PROTECTION PLAN**

9.1 The applicant is to construct and maintain bushfire control line on the boundary as follows:

- a) a minimum cleared width of 3 meters along the northern and western boundary of Lot 1,
- b) a minimum cleared width of 3 meters along the western and southern boundary of Lot 2, and
- c) a minimum cleared width of 1.5 meters on each side of the common boundary between Lots 1 and 2, except the vegetation on the banks of the drainage line.

All vegetation at high risk of bushfire (saplings, grasses, branches and leaves) are to be removed within the control line.

9.2 Prior to sealing the plan of survey for Proposed Lot 1, all species of Eucalyptus and Corymbia located within 10 metres of buildings are to be removed.

9.3 All species of Eucalyptus and Corymbia located within 10 metres of any approved future buildings are to be removed.

9.4 Prior to sealing the plan of survey for Proposed Lot 1, one tank that is below ground or of non-combustible construction is located within 10 metres of each Class 1, 2, 3 or 4 building is to be provided as follows:

- a) a take-off connection from the tank that is at a level that allows static water supply of 10,000 litres to be dedicated for firefighting purposes;
- b) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
- c) fire brigade tank fittings (50mm ball valve & male camlock coupling);
- d) above ground water pipes, where fittings are metal; and
- e) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.

9.5 At future building application stage for Proposed Lots 1 and 2, one tank that is below ground or of non-combustible construction is located within 10 metres of each Class 1, 2, 3 or 4 building is to be provided as follows:

- a) a take-off connection from the tank that is at a level that allows static water supply of 10,000 litres to be dedicated for firefighting purposes;
- b) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;
- c) fire brigade tank fittings (50mm ball valve & male camlock coupling);
- d) above ground water pipes, where fittings are metal; and
- e) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.

**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 requirements of the Whitsunday Regional Council Development Manual and the 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 site works must be designed and supervised by an experienced and qualified Geotechnical Engineer and undertaken in accordance with the recommendations of the Geotechnical Investigation and Stability Assessment by Ground Environments dated June 2024.

**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 \$48.00 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.

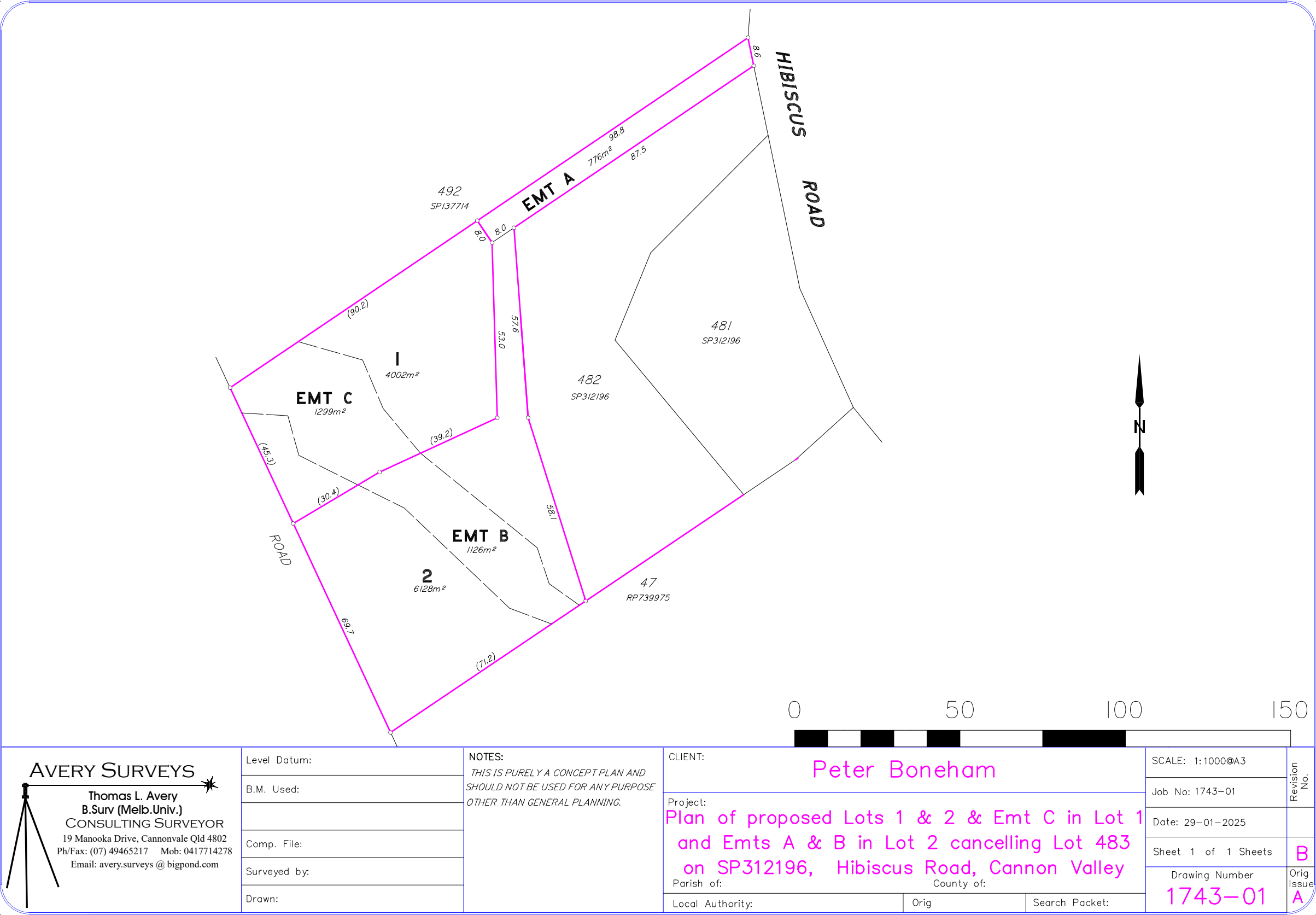
The Applicant is reminded of their obligations under the *Aboriginal Cultural Heritage Act, 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au)

- 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 Hibiscus Road or adjoining 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.
- It is the principal contractor's responsibility to ensure compliance with the *Work Health and Safety Act 2011*. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.
- It is the responsibility of the person in control of the workplace to ensure compliance with the *Work Health and Safety Act 2011*. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
- 14.6 Enquiries relating to the aforementioned conditions should be directed to the Regional Strategy and Planning Directorate who will direct the enquiry to the relevant officer.





## 11.3 - 20250210 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Two (2) Lots - 130 Maloney Road, Thoopara - C Randall & T Robinson

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Senior Planner

**AUTHORISING OFFICER:** Director Regional Strategy and Planning

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### PURPOSE

To present the assessment of the development application for a 2 lot Rural subdivision at Thoopara and seek Council's determination.

### EXECUTIVE SUMMARY

The proposal is for the subdivision of one rural lot into two lots, which has triggered an impact assessable application due to the subdivision being beneath the minimum lot size for the Rural Zone. The premises is a 69.79ha rural lot with a single dwelling house and outbuildings relating to the previous cattle grazing use of the land. It is proposed that both lots will have their own access from Maloney Road. Each proposed lot size is as follows:

| Proposed Lots | Lot size (min. 100ha) | Width (min. 200m) | Depth (min.800m) |
|---------------|-----------------------|-------------------|------------------|
| Lot 1         | 14.0ha                | 459m              | 389m             |
| Lot 2         | 55.81ha               | 1400m             | 730m             |

The applicant intends for Proposed Lot 1 to contain the existing dwelling and to be used for rural residential purposes, as this part of the land is less agriculturally viable due to its elevated hillside location. Proposed Lot 2 will comprise the balance of the land, which includes the flatter areas of the site previously used for grazing.

The applicant's justification for approval contains no valid planning grounds; rather, the primary reason provided is that the current owners can no longer farm the land due to medical conditions. The subject land has an Agricultural Land Classification of Class B, which identifies it as land readily available for agricultural grazing and land that is intended to be protected from fragmentation and contested uses under the three relevant assessment documents: the State Planning Policy, the Mackay Isaac Whitsunday Regional Plan, and the Whitsunday Regional Council Planning Scheme 2017.

A Geotechnical Assessment for the mapped landslide hazard over Proposed Lot 1, a Bushfire Hazard Assessment, an Effluent Feasibility Report and a Review of Environmental Features also form part of the application.

No submissions were received during the mandatory 15 business days of public notification.

The State Planning Policy, the Mackay Isaac Whitsunday Regional Plan, and the Planning Scheme all seek to ensure that the region's agricultural areas are protected and enhanced. The creation of contested land and the fragmentation of rural land conflicts with all three documents to a degree that justifies refusal of the application.

This application is one of several current applications received for subdivision of Rural zoned land for lots below the minimum lot size identified by the Planning Scheme.

Whilst still in the developmental phase, a review of the working draft Rural Residential Strategy is pencilled in to be considered by Council in November. Until the review is complete, the only current policy for subdivision of Rural zoned land is the Planning Scheme.

## **OFFICER'S RECOMMENDATION**

That Council refuse the Development Application for Development Permit for Reconfiguration of a Lot – One (1) into Two (2) Lots, made by C J Randall & T L Robinson, on L: 11 SP: 332148 and located at 130 Maloney Road Thoopara, for the following reasons:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation and alienation of Agricultural Land Classification (ALC) Class B land.
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
3. There has been no demonstration that an overriding community need exists for the proposed development.
4. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
  - a. The proposal is unable to comply with the Liveable Communities and Housing and Economic Growth themes of the Strategic Intent.
  - b. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone.
  - c. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.
  - d. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares.
  - e. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.

## **BACKGROUND**

A Development Permit (DA 20210740) for a two-lot boundary realignment between the subject land and the adjoining property at 317-335 Gunyarra Road, Gunyarra was issued on 7 October 2021. This approval reduced the subject site from 160.66ha to 69.79ha, transferring 90.87ha into the adjoining 2,146ha parcel, which is currently used for various agricultural purposes.

## **DISCUSSION/CURRENT ISSUE**

The application has not been able to demonstrate a need for the proposed subdivision.

The applicant's grounds for the approval of the subdivision are summarised as follows:

- Subdivide the unproductive part of the land off (Lot 1) so that new purchasers will use the area of Lot 2 for grazing purposes.
- The current landowners have medical conditions that do not allow them to continue cattle grazing.
- Proposed purchasers of Lot 2 have a conditional contract that requires the land remains for farming purposes.

The following is provided in response to the reasons provided by the applicant:

- There is no certainty that Proposed Lot 2 will be used for agricultural pursuits post subdivision, and lawful conditions of approval cannot be imposed to guarantee the ongoing use of the land for agriculture. Once subdivided, the lot gains an accepted right to receive a dwelling house and associated outbuildings that will diminish the agricultural capacity of the land and creates contested land for future rural usage.
- Despite the medical conditions of the existing owners rendering an inability to continue cattle grazing on the property, this personal circumstance is explicitly unable to be considered under s45(5)(b) of the *Planning Act 2016*.
- Any condition on the contract of sale is unenforceable by Council and therefore provides no guarantee that agricultural uses will be undertaken on Proposed Lot 2.

Under s45(5)(a) of the *Planning Act 2016*, an impact assessment must be carried out:

- i. against the assessment benchmarks in a categorising instrument for the development; and
- ii. having regard to any matters prescribed by regulation for this subparagraph.

Under s45(5)(b) of the *Planning Act 2016*, an impact assessment may be carried out against, or having regard to, any other relevant matter, *other than a person's personal circumstances, financial or otherwise*.

Despite the applicant's personal circumstances for approval, no valid planning grounds have been provided to justify the fragmentation of the land or the non-compliance with the minimum lot size requirements.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of **\$15,768.41**.

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development 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.

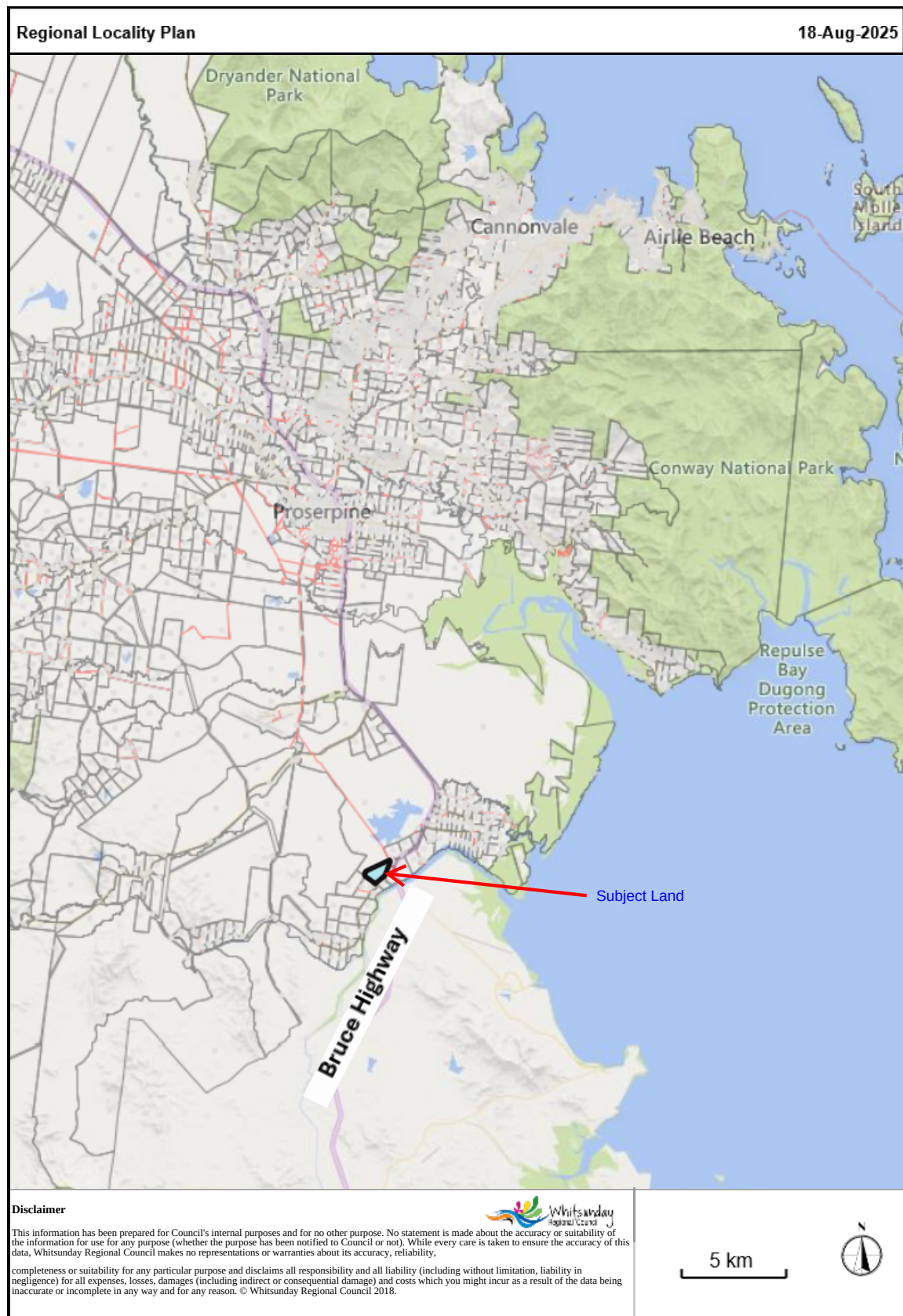
## **STRATEGIC IMPACTS**

Corporate Plan Reference:

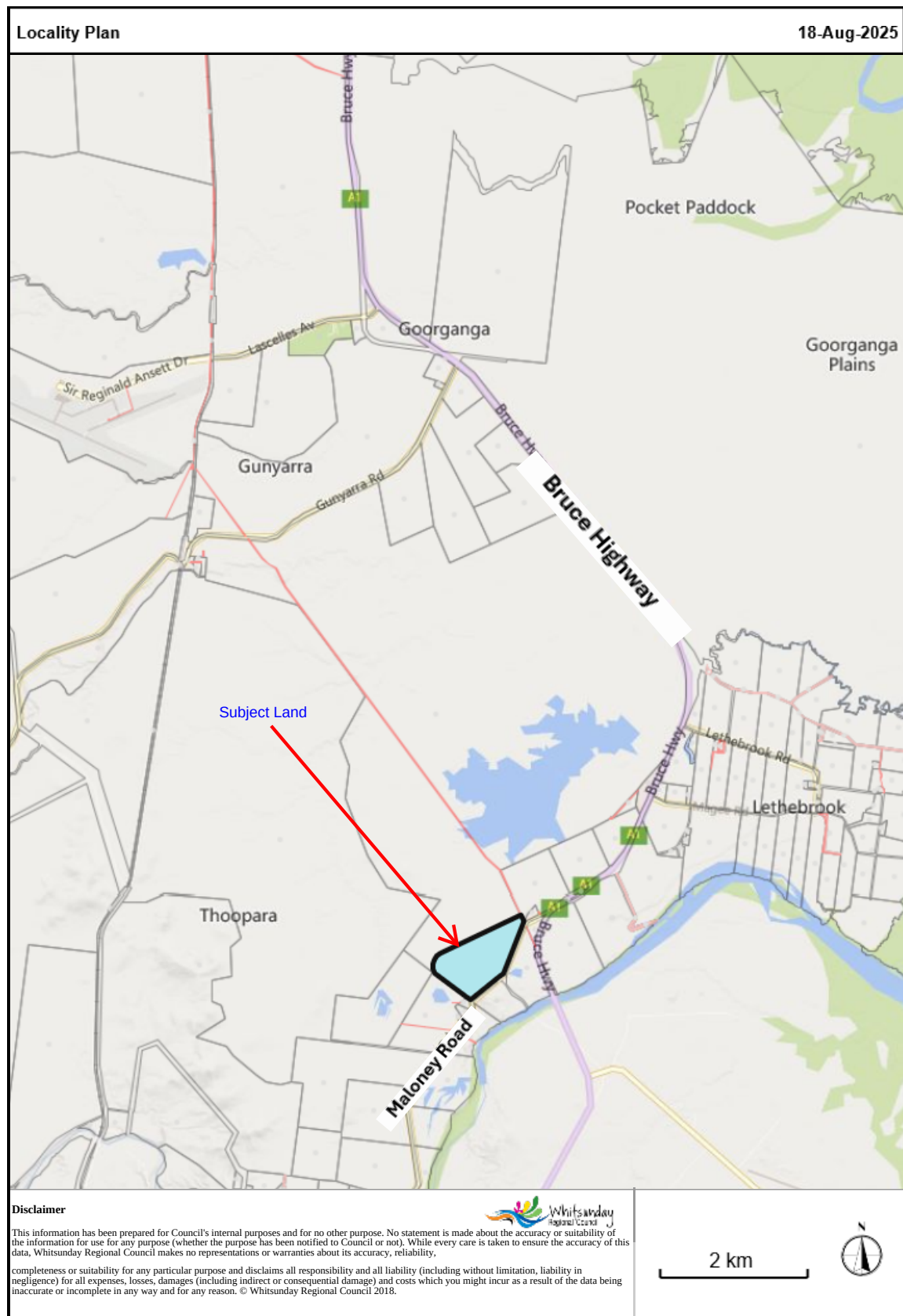
Support the future planning and sustainability of regional key industries.

## ATTACHMENTS

1. Regional Plan [**11.3.1** - 1 page]
2. Locality Plan [**11.3.2** - 1 page]
3. Planning Assessment Report [**11.3.3** - 9 pages]
4. Plan of Development [**11.3.4** - 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 Two (2) lots                                                                                         |
| Landowner               | C J Randall & T L Robinson                                                                                                                                                                          |
| Property Address:       | 130 Maloney Road Thoopara                                                                                                                                                                           |
| Property Description:   | L: 11 SP: 332148                                                                                                                                                                                    |
| Area of Site:           | 69.79ha                                                                                                                                                                                             |
| Planning Scheme Zone:   | Rural zone                                                                                                                                                                                          |
| Level of assessment     | Impact Assessable                                                                                                                                                                                   |
| Overlays:               | Acid sulfate soils overlay<br>Agriculture land overlay<br>Airport environs overlay<br>Bushfire hazard overlay<br>Extractive resources overlay<br>Infrastructure overlay<br>Landslide hazard overlay |
| Existing Use:           | Dwelling House and previously cattle grazing                                                                                                                                                        |
| Existing Approvals:     | 20210740 – Development Permit for Reconfiguration of Lot (Boundary Realignment) - Two (2) Lots into Two (2) Lots                                                                                    |
| Public Notification:    | 25 July 2025 / 15 August 2025                                                                                                                                                                       |
| Submissions received:   | Nil                                                                                                                                                                                                 |
| State referrals:        | Nil                                                                                                                                                                                                 |
| Infrastructure charges: | \$15,768.41                                                                                                                                                                                         |

#### 2. Site Description

The subdivision site was formerly used for cattle grazing and features sparsely scattered trees across its flatter areas, where elevations range between 20-30m AHD. A dam is located in the north-east section of the site, adjacent to Maloney Road. The dwelling house sits atop a hill on the southern side of the property at approximately 57m AHD where vegetation is denser. Along the western boundary at the rear of the property there is a sugar tram line that runs parallel with the rear boundary.

Maloney Road is a sealed, rural, no-through road that runs parallel to the O'Connell River on the southern boundary of the Local Government Area. The property currently has two access points from Maloney Road, each intended to serve one of the proposed new lots.

The surrounding uses to the property are:

- North – Rural zoned land used for grazing purposes.
- East – A dwelling on Rural zoned land used for cane and grazing purposes.
- South – A dwelling on Rural zoned land used for cane and grazing purposes.

- West – A dwelling on Rural zoned land used for cane and grazing purposes.

### 3. Proposal Details

Council is in receipt of a development application for the reconfiguration of one 69.79ha rural allotment into two lots. The size of each lot is identified below:

| Proposed Lots | Lot size (min. 100ha) | Width (min. 200m) | Depth (min.800m) |
|---------------|-----------------------|-------------------|------------------|
| Lot 1         | 14.0ha                | 459m              | 389m             |
| Lot 2         | 55.81ha               | 1400m             | 730m             |

The applicant has advised the following purpose and grounds for approval of the subdivision:

*The purpose of this subdivision is to remove the unproductive farming land from the land and to exercise the existing house and ancillary buildings which are located on the elevated section of the site. The proposed purchaser's intent to maintain the balance of land for farming purposes and has no intention of fragmenting the lot any further.*

*The current landowners do not have the capacity to maintain the site due to medical conditions and therefore need to sell off the farming land to a purchaser who can continue to maintain and farm the land. The purchasers are a long standing farming family who want to continue to farm land. The proposed purchasers have a conditional contract that the land remains for farming purposes and is not neglected or converted to unproductive scrub.*

The proposal was supported by a Geotechnical Assessment for the mapped landslide hazard over Proposed Lot 1, a Bushfire Hazard Assessment, an Effluent Feasibility Report and a Review of Environmental Features. The property currently has two access points from Maloney Road, each intended to serve one of the proposed new lots.

The application went through the mandatory 15 business days of public notification which no submissions were received.

### 4. Planning Assessment

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

The proposal is recommended for refusal due to the following inconsistencies with the Planning Scheme, which cannot be satisfactorily conditioned to comply:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation and alienation of Agricultural Land Classification (ALC) Class B land.
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
3. There has been no demonstration that an overriding community need exists for the proposed development.
4. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:



- a. The proposal is unable to comply with the Liveable Communities and Housing and Economic Growth themes of the Strategic Intent;
- b. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone;
- c. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand;
- d. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares;
- e. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.

4.1. State Assessment and Referral Agency (SARA)

The application was 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 is appropriately integrated all the State's interests in the SPP. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions. Despite the alignment of the Planning Scheme with SPP, the application warrants assessment against the following State Interests from the SPP due to the inconsistent nature of the proposal:

State Interest – Agriculture

The SPP Framework for Economic Growth contains State Interest for Agriculture. The subject parcel is identified on the Scheme's Agricultural Land Overlay Map having the Class B Agricultural Land Classification as well as being within the State's Strategic Cropping Land (SCL) overlay in the north-eastern corner of the site. The site also contains Class C agricultural land where the dwelling is located on the hill. For the purposes of this assessment, the applicable Agricultural Land Classifications are summarised as follows:

- Class A – land that is suitable for a wide range of current and potential crops and has nil to moderate limitations to production.
- Class B – land that is marginal for current and potential crops (due to severe limitations) but is highly suitable for pastures for grazing.
- Class C – land that is suitable for sown or native pastures only due to limitations that preclude continuous cultivation for crop production, such as steep land in the case of this application.

The State Planning Policy identifies that *"Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:*

- a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;*

The land has been previously used for cattle grazing purposes and is therefore the current or potential agricultural use of the land, which aligns with the Class B classification. The proposal creates fragmentation of the Class B agricultural land and by virtue gives rights for an additional dwelling which will create contested land for future rural uses. The focus for this policy in the SPP is the protection of all ALC Class A and Class B land within the rural zone for ongoing agricultural use. The proposal results in fragmentation of Class B land and is therefore unable to comply with this policy criteria.

*b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land; and*

The proposed new lot will be completely within the Class B area and will give rights to a new dwelling that will contain permanent infrastructure that will have an irreversible impact on the Class B land, creating contested land which conflicts with this aspect of the policy criteria.

*c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land."*

The development will be unable to keep or enhance existing land conditions as the new lot is wholly proposed within the Class B area of the site, reducing the productive capacity of the land as the new lot will receive rights to another residential use that will reduce the area available for agriculture. The proposed development is unable to comply with the SPP's State Interest for Agriculture which therefore forms grounds for refusal.

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

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

##### Strategic direction – Managing Growth

The proposal will create further rural residential development in an area which is not identified as a Rural Living Area in the MIW Regional Plan. The purpose of the Rural Living Area in the regional plan is to prevent further fragmentation of productive agricultural land, by concentrating rural residential development in the identified areas within the plan. The continued loss of good quality agricultural land has the potential to reduce the future capacity and viability of the agricultural industry and associated rural support industries. The application provides limited planning grounds to support the subdivision of the agricultural land.

##### Strategic direction – Natural Resource Management

This strategic direction within the Regional Plan aims to provide guidance on protecting the region's natural resources, including agricultural production areas. It provides a framework of principles that protect the region's best agricultural lands by preventing inappropriate land uses in rural areas and further fragmentation of rural lands resulting in alienation and reduced agricultural productivity. The proposed development conflicts with this strategic direction as it will result in further fragmentation of agricultural land and in reduced agricultural capacity of the land.

The proposed development will result in fragmented agricultural lands and diminished agricultural productivity of the land and is therefore in conflict with the Regional Plan.

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

##### 4.4.1. Strategic Framework

The proposed development does not align with the Strategic Frameworks for the reasons identified in the Strategic Intent assessment.

##### 4.4.2. Strategic Intent

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

The predicted demand and supply of rural residential land was modelled by the WRC Urban Growth Study and adequate land is zoned to accommodate predicted demand. The land is proposed to be subdivided down to a size that is not considered efficient and productive rural land. The lot adjoins rural land on all sides and directly adjoins ongoing lawful farming operations for both grazing and sugar cane.

Land use strategy (7) of the Liveable communities and housing theme sets the direction that rural residential development occurs on the fringes of urban areas and will not expand into adjacent rural areas. The subject site is not adjacent to any urban area, with the closest urban settlement being Proserpine approximately 18km north.

The development proposal conflicts directly with the Strategic Intent theme Liveable Communities and Housing.

###### Strategic Intent – Theme 2 – Economic Growth

The Planning Scheme seeks to protect and retain agricultural land for current and future uses, to ensure production and food security into the future and ensure there is sufficient agricultural land for new facilities and alternative agricultural uses.

The applicant intends to ensure that the next owner of Proposed Lot 2 will utilise the land for agricultural purposes, but there is no guarantee that this will occur, or it may only occur for a short period of time before a different development is undertaken.

It is considered that the proposal adds no economic benefit to rural production, sets a precedent to allow rural subdivision without adequate planning grounds and can only further decrease agricultural productivity of the land, which conflicts with the Economic Growth Strategic Intent.

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

No matters of environmental significance are within the site, which is mostly cleared. The site is also not within the local or state heritage registers. The proposal does not conflict with this theme.

###### Strategic Intent – Theme 4 – Safety and Resilience to Hazards

The proposal responds to the identified hazards which impact the site. A geotechnical report was provided to support the proposal which does not identify any unacceptable risk to landslide hazard over the land.

### Strategic Intent – Theme 5 – Infrastructure

The proposal is supported by the region's existing infrastructure networks and will not jeopardise their efficiency or delivery to the community.

#### 4.4.3. Overlay Codes

##### Acid Sulfate Soils Overlay

The site is partially affected by the overlay on the perimeter of Proposed Lot 2. Any future dwelling can be located on Proposed Lot 2 outside of the mapped area and therefore the proposal complies with the overlay.

##### Agriculture Land Overlay

The proposed development conflicts with the purpose and overall outcomes of the Agricultural Land Overlay. The proposal is not for rural activities and creates fragmented agricultural land, potentially impeding the future use of the land for agricultural purposes. An agricultural land evaluation has not been undertaken for this proposal as per the requirements of the overlay code. The Agricultural Land Overlay protects the Strategic Framework requirement of Economic Growth.

The Agricultural Land Overlay is separated into the following two layers:

- Important Agricultural Areas (IAAs) Layer; and
- Agricultural land classification class A and B.

Important Agricultural Areas (IAAs) are areas identified in the Queensland Agricultural Land Audit 2013 as having all the requirements for agriculture to be successful and sustainable. ALC Class A and Class B land constitutes the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production. They are productive soils that have the capacity to sustain agricultural production with few limitations and cover just 2.5 per cent of Queensland. The site has been identified as containing Class B land and has a small portion of SCL in the north-eastern corner.

The proposed subdivision will lead to further fragmentation of agriculturally viable land which conflicts with the overlay and development conditions will not lead to any compliance with this overlay. Permitting this land to be subdivided without a demonstrated planning need for the development will encourage other rural landowners to consider subdividing for personal circumstances, setting a precedent that could have severe long-term consequences for agricultural land in the region.

##### Bushfire Hazard Overlay

The application has been supported by a Bushfire Management Plan. The report establishes the understanding that the existing vegetation clearing surrounding the building does serve as an asset protection zone, in particular for the south and west facades, which currently have 35 and 31 metres of cleared areas respectively. The report

also identifies that Lot 1 has a radiant heat flux of 29 kW/m<sup>2</sup> which is achieved due to the asset protection zone.

For proposed Lot 2, the report notes there is sufficient room on the flat and cleared areas of the lot to accommodate a dwelling as this area does not contain any hazardous vegetation in this area. A development footprint plan was provided in the report and confirms a new dwelling on Lot 2 can be located such that it is a minimum of 150m from the hazardous vegetation associated with VHC 9.2, thus achieving a negligible BAL of 12.5 or less. The proposal complies with the overlay.

### Airport Environs Overlay

No structures are proposed and therefore the proposal complies with the overlay.

### Extractive Resources Overlay [(Mineral Development Licence (information only))]

No applicable benchmarks, the proposal complies with the overlay.

### Infrastructure Overlay (Major Electricity Buffer)

The mapping identifies a high voltage line running through the site. This data appears to be old as a review of the Ergon Energy electrical infrastructure maps reveals there is no longer a high voltage line running through the site in this location. Site visits by Council officers also confirmed there is no overhead or underground electrical infrastructure in that location. The proposal complies with the overlay.

### Landslide Hazard Overlay

The application was supported by a Geotechnical Investigation. The report concludes through the geotechnical engineering and landslide risk assessment as well as risk mitigation strategies, that the site has been determined to have a long-term stability risk level of Low.

#### 4.4.4. Rural Zone Code

The proposal conflicts with the intent and purpose and overall outcomes of the zone code. The purpose of the Rural zone is to provide for a wide range of rural activities and a limited range of non-rural activities which complement or provide a service to rural areas. The proposed development will impact the site's agricultural capacity given the outcome of the subdivision will allow for a new dwelling and associated outbuildings (dwellings, sheds, pools, effluent disposal areas, etc.).

Fragmentation of the lot ensures that the larger lot is less productive and thus diminishes the productive capacity for future use and the long-term viability for agriculture. Overall Outcome (h) requires evidence of an overriding need for the development in terms of a public benefit and that there is no other site that is suitable for the development. It is noted that there has been no analysis of need presented for the subdivision of rural land and that there is still surplus rural residential land in the region capable of further subdivision.

The applicant has indicated that the larger parcel will be used for grazing following subdivision. However, there is no certainty this will occur, and lawful conditions of approval cannot be imposed to guarantee the ongoing use of the land for agriculture. The applicant has also advised that the current landowners are unable to maintain the property due to

medical circumstances; however, personal circumstances cannot be considered as they are not a relevant planning ground.

It is acknowledged that Lot 2 would be of sufficient size to support grazing, although the subdivision would reduce the overall agricultural capacity of the land, which zone code seeks to prevent. Despite this, no valid planning grounds have been provided to justify the fragmentation of the land or the non-compliance with the minimum lot size requirements.

Allowing subdivision of viable agricultural land in the absence of proper planning justification would set an undesirable precedent for the protection of agricultural land in the region. The proposal directly conflicts with the purpose and overall outcomes of the Rural zone, which are intended to safeguard existing and future primary production from residential encroachment.

#### 4.4.5. Development Codes

##### Reconfiguring a Lot Code

The proposed development is inconsistent with the Reconfiguring a Lot Code. The proposal is unable to meet the Acceptable Outcome of minimum 100ha of the code, or minimum width and length requirements listed within the code. It is also considered that the proposal does not comply with PO1 of the code due to the incompatible nature of the development with the preferred character for the zone and the impact to the productive use and capacity of the land.

The proposal is inconsistent with the intended purpose of land within the zone and does not offer unique circumstances to justify approval despite the inconsistency.

##### Infrastructure Code

The application was supported by an Effluent Feasibility Report which confirms there is space for effluent disposal on Proposed Lot 2. There is space for the appropriate number of water tanks, which would be resolved at future building works stage. The land is capable of connection to electricity and mobile phone coverage exists in the locality.

##### Landscaping Code

The site contains sparse vegetation and no landscaping is proposed.

##### Excavation and Filling Code

No excavation or filling is proposed.

##### Transport and Parking Code

The site has two existing access driveways from Maloney Road, one servicing Proposed Lot 2, located approximately 50m from the Alf Casey Road intersection, and the other servicing the existing dwelling on Proposed Lot 1, located 250m from the same intersection. Neither driveway complies with Council's Standard Drawing RS-056 for rural

driveways, as the culverts are less than 375mm and the surface treatment does not match the sealed surface of Maloney Road. Should the application be approved, both driveways would require upgrading in accordance with RS-056.

Maloney Road is classified as a Rural Local Access, the lowest rural road category under Table D1.3 Rural Road Hierarchy of Council's Development Manual. A Rural Local Access is designed for up to 100 vehicle movements per day (vpd), with each dwelling generating approximately 10vpd. There are currently 15 dwellings on Maloney Road (150vpd), and the proposed additional lot would increase this to 160vpd. This traffic volume aligns with the next road standard, Rural Access. If approved, Council will need to consider whether conditions for a partial upgrade of Maloney Road are warranted.

## 5. Public Submissions

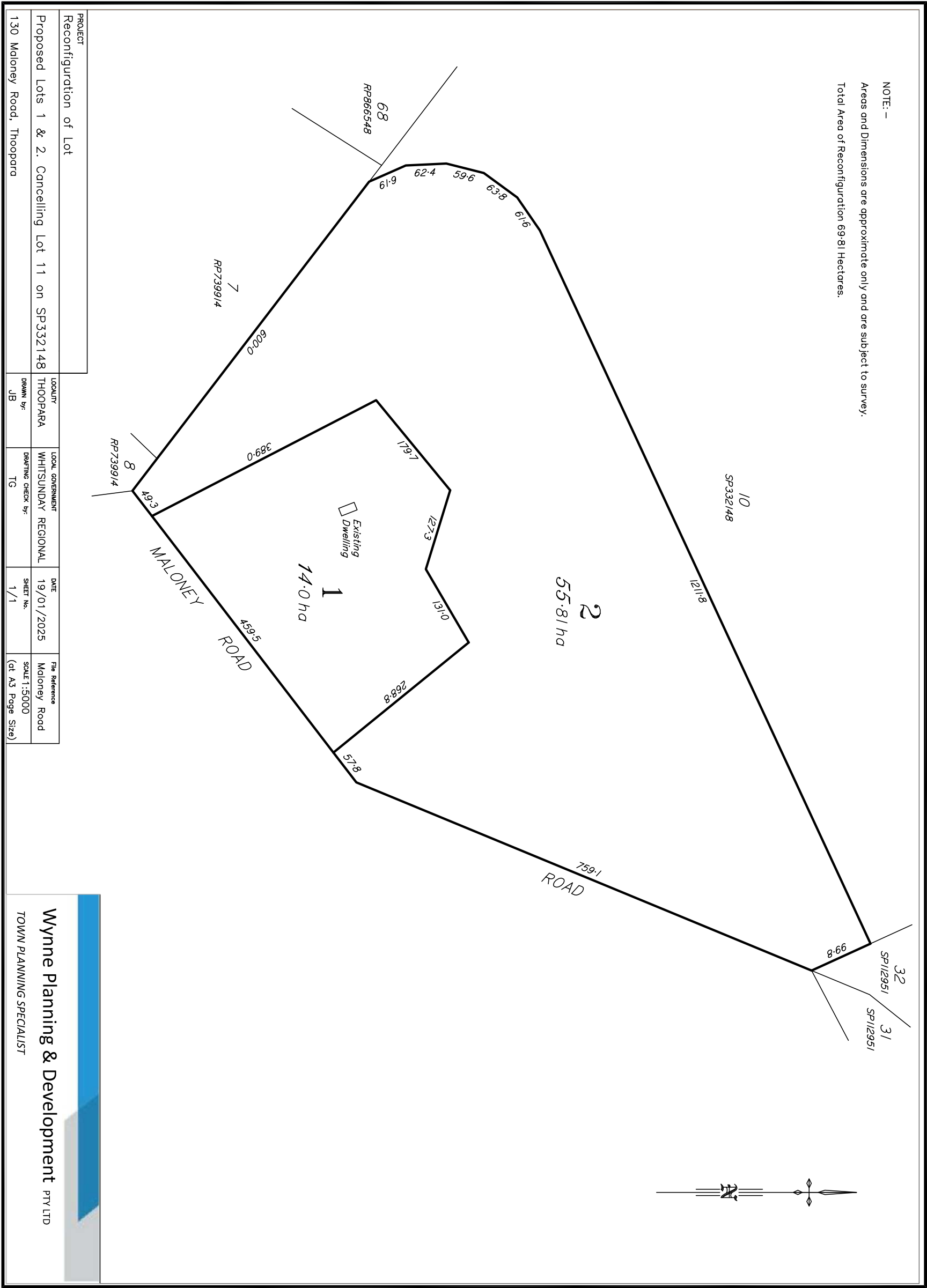
The development application was placed on public notification between 25 July 2025 and 15 August 2025 in accordance with the relevant provisions of the *Planning Act, 2016*. The Notice of Compliance was received on 18 August 2025. No submissions were received during this period of Public Notification.

## 6. Infrastructure Charges

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge       |                      |                   |             |          |                |
|----------------------|----------------------|-------------------|-------------|----------|----------------|
| Type of Development  | Development Category | Demand Unit & Qty | Charge Rate |          | Adopted Charge |
| ROL                  | Residential          | 2                 | \$36,670.70 |          | \$73,341.40    |
| Total Adopted Charge |                      |                   |             |          | \$73,341.40    |
| Credit               |                      |                   |             |          |                |
| Type of Development  | Development Category | Demand Unit & Qty | Charge Rate | Discount | Total Credit   |
| Existing             | Residential          | 1                 | \$36,670.70 | 100%     | \$36,670.70    |
| ROL                  | Water                | 1                 | \$36,670.70 | 30%      | \$11,001.21    |
| ROL                  | Sewer                | 1                 | \$36,670.70 | 27%      | \$9,901.08     |
| Total Credit         |                      |                   |             |          | \$57,572.99    |
| Total Levied Charge  |                      |                   |             |          | \$15,768.41    |





## 11.4 - 20250565 – Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots – Lot 302 Wrights Road, Strathdickie – 302SP253598 – RJ & LR Telford

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Planner

**AUTHORISING OFFICER:** Director Regional Strategy and Planning

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### PURPOSE

To present the assessment of the development application for a three lot Rural subdivision at Wrights Road and seek Council's determination.

### EXECUTIVE SUMMARY

The proposal is for the subdivision of one rural lot into three lots, which has triggered an impact assessable application as the proposed allotments do not comply with the minimum lot size for the Rural zone. The premises is a 43.39 ha rural lot which is currently vacant and is proposed to be configured as follows:

| Proposed Lots | Lot size (min. 100ha) | Width (min. 200m) | Depth (min. 800m) |
|---------------|-----------------------|-------------------|-------------------|
| Lot 1         | 46.37 ha              | 642.3m            | 139.8m - 544.8m   |
| Lot 2         | 1.48 ha               | 64.2m             | 229.5m            |
| Lot 3         | 1.54 ha               | 64.2m             | 244m              |

The two additional lots (Proposed Lots 2 and 3) are located on the flatter part of the land and will have their own access from Wrights Road. The proposal intends to retain Lot 1 for cropping, while the other two lots will be used for rural living. Aerial imagery confirms that the section of land for Lots 2 and 3 was used for cropping up until 2019.

The applicant has supplied a Need Assessment Report, an Effluent Disposal Report, and an Engineering Report. The Effluent and Engineering Reports confirm that the land is capable of being subdivided as proposed. However, the Need Assessment Report does not demonstrate an overwhelming need for additional rural residential land in this location, nor does it address the potential conflicts arising from the creation of additional rural residential lots in proximity to existing agricultural uses.

No submissions were received during the mandatory 15 business days of Public Notification.

The State Planning Policy, Mackay Isaac Whitsunday Regional Plan, and the Planning Scheme seek to ensure that the region's agricultural areas are protected and enhanced. The fragmentation of rural land conflicts with all three documents to a degree that justifies refusal of the application.

This application is one of several current applications received for subdivision of Rural zoned land for lots below the minimum lot size identified by the Planning Scheme.

Whilst still in the developmental phase, a review of the working draft Rural Residential Strategy is pencilled in to be considered by Council in November. Until the review is complete, the only current policy for subdivision of Rural zoned land is the Planning Scheme.

### OFFICER'S RECOMMENDATION

That Council refuse the application for Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots, made by L R Telford & R J Telford, on L: 302 SP: 253598 and located at Lot 302 Wrights Road, Strathdickie, for the following reasons:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation and alienation of Agricultural Land Classification (ALC) Class A land.
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
3. There has been no demonstration that an overriding community need exists for the proposed development.
4. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
  - a. The proposal is unable to comply with the Liveable Communities and Housing and Economic Growth themes of the Strategic Intent.
  - b. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone.
  - c. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.
  - d. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares.
  - e. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.

## **BACKGROUND**

This application is identical to an application refused by Council at the Ordinary Meeting in February 2024. This new application does not provide any additional valid planning reasons for consideration.

## **DISCUSSION/CURRENT ISSUE**

The application has not been able to demonstrate that an overriding need exists for the proposed subdivision. The subject land has an Agricultural Land Classification of Class A, which is good quality land for cropping purposes and land that is intended to be protected from fragmentation under the three assessment documents relevant to the proposal: the State Planning Policy, the Mackay Isaac Whitsunday Regional Plan, and the Whitsunday Regional Council Planning Scheme 2017.

If approved, the proposal would create additional contested land adjoining cropping land. New dwellings would be located within a 400m radius, which is considered to be the proximity that gives rise to land use conflicts between agriculture and rural residential living.

## **FINANCIAL IMPLICATIONS**

The application fee has been paid in full.

The development attracts infrastructure charges of \$31,536.80

## **CONSULTATION/ENGAGEMENT**

Manager Development Assessment  
Development Engineer  
Technical Officer Engineering Assessment  
Strategic Planner  
Team Leader Plumbing  
Environment Officer

## **STATUTORY/COMPLIANCE MATTERS**

*Planning Act, 2016*  
Whitsunday Regional Council Planning Scheme 2017

## **RISK ASSESSMENT/DEADLINES**

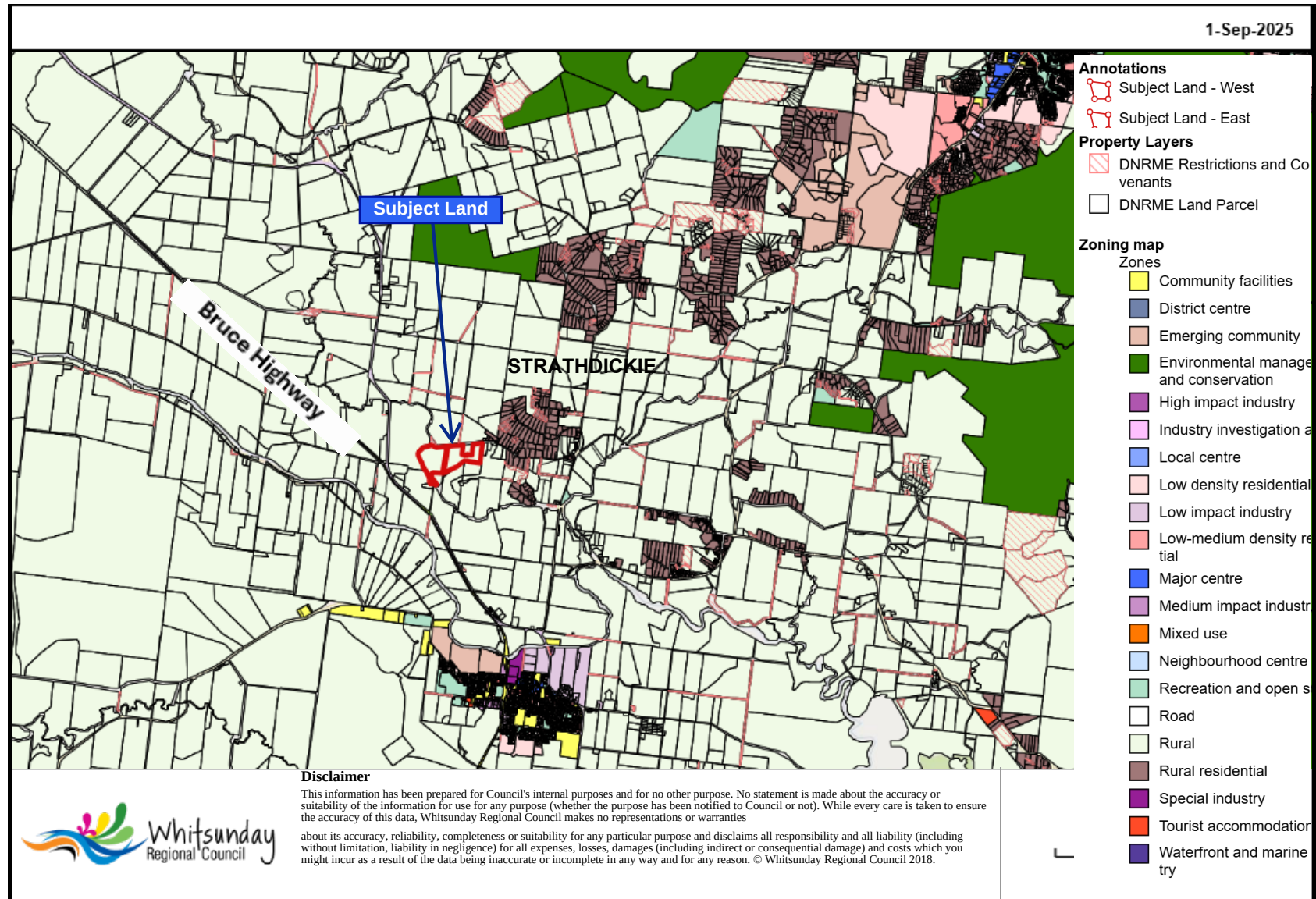
The decision may be appealed in the Planning & Environment Court of Queensland.

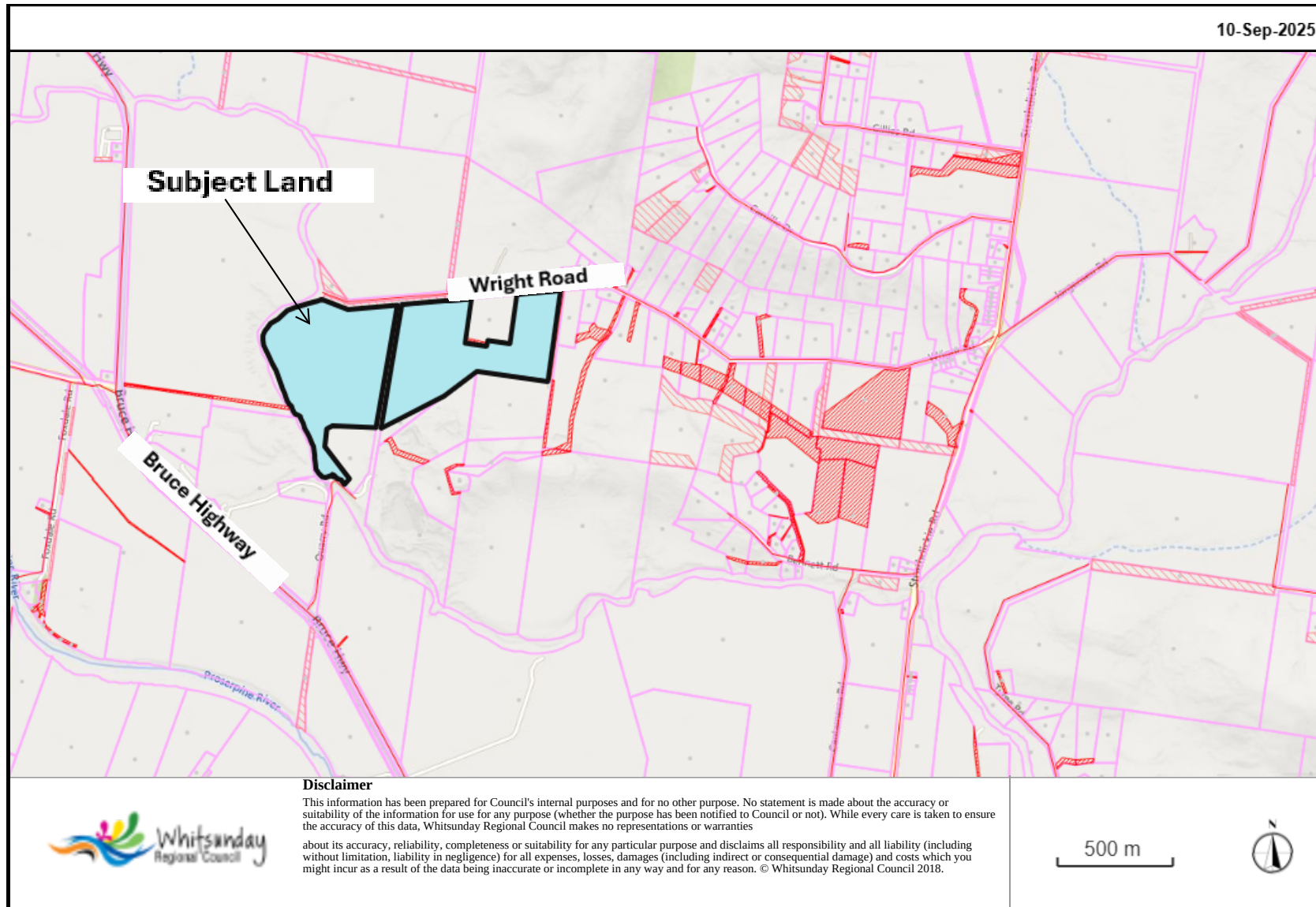
## **STRATEGIC IMPACTS**

Corporate Plan 2022-2026 Development Services objective 4. Support the future planning and sustainability of regional key industries.

## **ATTACHMENTS**

1. Regional Plan [11.4.1 - 1 page]
2. Locality Plan [11.4.2 - 4 pages]
3. Planning Assessment Report [11.4.3 - 9 pages]
4. Plans of Development [11.4.4 - 2 pages]







## Attachment 11.4.2 Locality Plan

### Cadastre (2)

LotPlan: 302SP253598  
ass\_num: 1106733  
pcl\_num: 2263151  
bld\_nme:  
Owner\_Name: R J Telford & L R Telford  
Parcel\_Add: Wrights Road  
Full\_Add: Wrights Road  
Postal\_add1: PO Box 1242  
Postal\_add2: PROSERPINE QLD 4800  
Postal\_add3:  
Post\_Code: 4800  
PropArea: 49.39  
Unit\_Type:  
Unit\_No:  
Unit\_End:  
Unit\_Alp:  
HouseNo:  
House\_Start: 0  
House\_End:  
StreetAlpha:  
Street\_Name: Wrights  
Street\_Type: Road  
Suburb\_Name: STRATHDICKIE  
LotPlanLegalDesc: 302SP253598  
Tenure\_Name: Freehold  
LotNumber: 302  
PlanType: SP  
PlanNumber: 253598  
ara\_ind: H  
Image: Plans\SurveyPlans\SP253598.tif  
Display: Link to External Form  
ParcelFlag: R  
CouncilOwned: N  
Survey\_Plan: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/SP253598.pdf>  
Note: To request current title search documentation please contact Rates via DL - Rates email  
Note2: To obtain a property boundary plan please use the QLD SmartMap link below or for a current survey plan, title or easement documentation please contact your Conveyancer, Lawyer, Solicitor or use the Titles Queensland link below to do an online search.

## Attachment 11.4.2 Locality Plan

Note2A: <https://apps.information.qld.gov.au/data/v2/Cadastre/SmartMap?lot=302&plan=SP253598>

Note3: <https://search.titlesqld.com.au/product-search>

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LotPlan: 302SP253598  
ass\_num: 1106733  
pcl\_num: 2263151  
bld\_nme:  
Owner\_Name: R J Telford & L R Telford  
Parcel\_Add: Wrights Road  
Full\_Add: Wrights Road  
Postal\_add1: PO Box 1242  
Postal\_add2: PROSERPINE QLD 4800  
Postal\_add3:  
Post\_Code: 4800  
PropArea: 49.39  
Unit\_Type:  
Unit\_No:  
Unit\_End:  
Unit\_Alp:  
HouseNo:  
House\_Start: 0  
House\_End:  
StreetAlpha:  
Street\_Name: Wrights  
Street\_Type: Road  
Suburb\_Name: STRATHDICKIE  
LotPlanLegalDesc: 302SP253598  
Tenure\_Name: Freehold  
LotNumber: 302  
PlanType: SP  
PlanNumber: 253598  
ara\_ind: H  
Image: Plans\SurveyPlans\SP253598.tif  
Display: Link to External Form  
ParcelFlag: R  
CouncilOwned: N  
Survey\_Plan: <https://ssa-internal.whitsundayrc.qld.gov.au/Plans/SurveyPlans/SP253598.pdf>  
Note: To request current title search documentation please contact Rates via DL - Rates email

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Note2A: <https://apps.information.qld.gov.au/data/v2/Cadastre/SmartMap?lot=302&plan=SP253598>

Note3: <https://search.titlesqld.com.au/product-search>

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## 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 Three (3) lots                                                                               |
| Landowner:              | L R Telford & R J Telford                                                                                                                                                                   |
| Property Address:       | Lot 302 Wrights Road STRATHDICKIE                                                                                                                                                           |
| Property Description:   | L: 302 SP: 253598                                                                                                                                                                           |
| Area of Site:           | 49.39ha                                                                                                                                                                                     |
| Planning Scheme Zone:   | Rural zone                                                                                                                                                                                  |
| Level of assessment:    | Impact Assessable                                                                                                                                                                           |
| Overlays:               | Acid Sulphate Soils<br>Agricultural Land<br>Bushfire Hazard<br>Biodiversity, Waterways and Wetlands<br>Extractive Resources<br>Flood Hazard<br>Infrastructure Transport<br>Landslide Hazard |
| Existing Use:           | Cropping, grazing                                                                                                                                                                           |
| Existing Approvals:     | None                                                                                                                                                                                        |
| Public Notification:    | 24 July 2025 and 14 August 2025                                                                                                                                                             |
| Submissions received:   | None                                                                                                                                                                                        |
| State referrals:        | Ergon Energy                                                                                                                                                                                |
| Infrastructure charges: | \$31,536.80                                                                                                                                                                                 |

### 2. Site Description

The subject premises is irregularly shaped tracing the Foxdale Quarry and Myrtle Creek to the west. The site has been used for sugar cane cropping and grazing purposes. Vegetation is contained in several clusters across the site. An unused road reserve traverses the middle of the property from Wrights Road to the Council quarry. Other easements are located on the property for water (Council water main), power and stormwater drainage. The site has an average grade of mostly less than 15% slope, with some areas more than 15% towards the rear of the site.

Two additional access points will be required off Wrights Road, one for each new smaller lot created. Multiple cane sidings exist on Wrights Road for Proposed Lot 1 which is proposed to be kept under agricultural purposes.

The surrounding uses of the property are:

- North – Wrights Road, rural zone land for agriculture activities and rural living.
- East – rural zone land for agriculture activities and rural living.

- South – rural zone land for Foxdale Quarry and agriculture activities.
- West – rural zone land for agriculture activities.

### 3. Proposal Details

The proposal is for reconfiguration of one 49.39 ha rural lot into three, as below:

- Proposed Lot 1 – 46.37 ha
- Proposed Lot 2 – 1.48 ha
- Proposed Lot 3 – 1.54 ha

The proposal will reduce agricultural land by a minimum of 3.02 ha. Proposed Lot 1 will contain most of the existing easements. Proposed Lots 2 and 3 will contain a continuous stormwater easement from Proposed Lot 1.

The applicant has advised that the new lots are not suitable and have not been used for agricultural purposes for more than five years. Previously there was sugarcane cropping activities undertaken on the premises. During the Council officer's site inspection, the subject area was being used for grazing.

The following supplementary reports have been provided to support the application:

- Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal;
- Engineering Infrastructure Report; and
- Need Assessment Report.

No submissions against the development have been received.

### 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*, and is not supported for the following reasons:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation and alienation of Agricultural Land Classification (ALC) Class A and B land.
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
3. There has been no demonstration that an overriding community need exists for the proposed development.
4. The proposal conflicts with the *Whitsunday Regional Council Planning Scheme 2017* and cannot be conditioned to comply. Specifically:
  - a. The proposal is unable to comply with the Liveable Communities and Housing and Economic Growth themes of the Strategic Intent.
  - b. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone.
  - c. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.

- d. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares.
- e. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.

4.1. State Assessment and Referral Agency (SARA)

The application was referred to Ergon Energy due to a nearby easement. Ergon has provided an approval subject to conditions that relates to the easement being always maintained in favour of Ergon.

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 most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions. The most recent SPP has been reflected in the Whitsunday Regional Council Planning Scheme, in particular Part 2 of State Planning Provisions. The following State interest is applicable:

*State Interest – Agriculture*

The subject allotment is identified on the Scheme's Agricultural Land Overlay Map having Class A Agricultural Land Classification as well as being within the State Strategic Cropping Land overlay. Only 2.2% of Queensland is identified for cropping and the best of this percentage is identified as Strategic Cropping Land.

The State Planning Policy identifies that "*Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use*" by:

- a) *avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;*

The proposed development conflicts with this State Interest (a), as the proposal results in the fragmentation of Class A agricultural land.

- b) *avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land;*

The proposed development conflicts with State Interest (b) as it creates two small lots within ALC Class A agricultural land.

- c) *maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.*

The proposed development conflicts with State Interest (c) as it does not keep or enhance existing land conditions and will effectively reduce the productive capacity of the land.

Non-compliance with the State Planning Policy therefore forms grounds for refusal.

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

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

#### *Strategic direction – Managing Growth*

The proposal will create further rural residential development in an area which is not identified as Rural Living Area in the MIW Regional Plan. The purpose of the Rural Living Area is to prevent further fragmentation of productive agricultural land by concentrating rural residential development in identified areas within the plan. The site carries the Regional Landscape and Rural Protection Area designation and is not infill.

#### *Strategic direction – Natural Resource Management*

This strategic direction within the Regional Plan aims to provide guidance on protecting the regions natural resources, including agricultural production areas. It provides a framework of principles that protect the region's best agricultural lands by preventing inappropriate land uses in rural areas and further fragmentation of rural lands resulting in alienation and reduced agricultural productivity.

The proposed development will result in fragmented agricultural lands and diminished agricultural productivity of the land and is therefore in conflict with the Regional Plan.

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

#### 4.4.1. Strategic Framework

The proposed development does not align with the Strategic Frameworks for the seasons identified in the Strategic Intent assessment.

#### 4.4.2. Strategic Intent

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

The predicted demand and supply of rural residential land within the planning scheme area was modelled by the WRC Urban Growth Study and adequate land is zoned to accommodate predicted demand. Notwithstanding, the proposed development does not adequately address the total demand for rural residences and will result in the loss of good quality agricultural land when the premises is subdivided down to a size that is not productive for agricultural purposes. Additionally, this lot adjoins rural land on all four sides and directly adjoins ongoing lawful farming operations on the southern boundary of proposed Lot 1.

Land use strategy (7) of the Liveable communities and housing theme sets the direction that rural residential development occurs on the fringes of urban areas and not expand into adjacent rural areas. The subject site is not adjacent to any urban area, with the closest urban settlement being Proserpine approximately 6km south.

The development proposal conflicts directly with the Liveable Communities and Housing theme and cannot be conditioned to comply.

### *Strategic Intent – Theme 2 – Economic Growth*

The proposed subdivision fragments rural land and potentially constrains productive agricultural operations by way of creating contested land that results from agricultural practices causing issues like spray drift, noise and odour. The requirement of the Whitsunday Planning Scheme is to protect and retain agricultural land for current and future uses, to ensure production and food security into the future and ensure there is sufficient agricultural land for new facilities such as niche processing like fruits and vegetable production, e.g., finger limes. The proposal adds no economic benefit to rural production and can only further decrease agricultural productivity in the area. The proposal directly conflicts with the Economic Growth Strategic Intent.

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

The site is not within the local or state heritage registers. The proposal does not conflict with this theme.

### *Strategic Intent – Theme 4 – Safety and Resilience to Hazards*

Future dwelling locations can be located outside of the identified natural hazard areas. Easements will be provided over areas that flood at Q100 level. The proposal does not conflict with this theme.

### *Strategic Intent – Theme 5 – Infrastructure*

The proposal will have negligible impact on existing infrastructure networks and will not jeopardise their efficiency or delivery to the community. The proposal therefore does not conflict with this theme.

#### 4.4.3. Overlay Codes

##### Acid sulphate soils overlay

All future dwelling houses will be located outside of the overlay mapping and therefore complies with the code.

##### Agricultural land overlay

The property proposed development conflicts with the Agricultural Land Overlay. An Agricultural Assessment Report is not provided to demonstrate how the land is not viable for agricultural purposes.

The Agricultural Land Overlay protects the Strategic Framework requirement of Economic Growth 3.2.2. The Agricultural Land Overlay is separated into the following two layers:

- Important Agricultural Areas (IAA) State Important Agricultural Layer; and
- Agricultural land classification class A and B.

The IAAs are identified in the Queensland Agricultural Land Audit 2013 as having all the requirements for agriculture to be successful and sustainable. ALC Class A and Class B land constitute the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production. They are productive soils that have the capacity to sustain agricultural production with few limitations and cover just 2.5 per cent of Queensland. The site has been identified as containing Class A land. The resulting development will lead to further alienation and fragmentation of agriculturally

viable land and potentially negatively impact on adjacent rural lands. The impacts from the proposal equate to a direct conflict with the overlay. The application therefore is unable to comply with the Agricultural Land Overlay and cannot be provided with conditions to comply.

### Bushfire hazard overlay

A small portion of proposed Lot 2 and all of Lot 3 are subject to this overlay, specifically potential impact buffer. Both small lots including the proposed dwelling pad on Lot 1 are generally cleared given that they had been used for sugarcane cropping. All future dwellings could be placed outside of the overlay and not be subject to further assessment at building works stage. Therefore, the proposal complies with the code.

### Biodiversity, waterways and wetlands overlay

The dwelling house on Proposed Lot 1 is located outside of the mapping. Proposed Lots 2 and 3 are not affected by the overlay. Therefore, the proposal complies with the code.

### Extractive resources overlay

There are sufficient developable areas for a dwelling on all three lots that are located outside the Key Resource Area - Separation area buffer zone. It has been further demonstrated that the buildable area on Proposed Lot 1 can fit a dwelling house with 340m<sup>2</sup> of Gross Floor Area. It is noted however that should the land be subdivided the Planning Scheme does not prevent a dwelling from being constructed within the overlay.

### Flood hazard overlay

The rear section of Proposed Lot 1 is an identified flood hazard area. The subdivision of neighbouring premises (171 Wrights Road) has identified a drainage line in proximity to proposed Lots 2 and 3. The applicant has requested a flood study be undertaken prior to plan sealing or necessary operational works to identify the flows and be contained within 1% AEP Flood easements. The application could be conditioned to comply with this requirement but without undertaking this assessment prior to the issuing of a development permit, the resultant flood study could determine there are no areas available for a dwelling outside the 1% AEP Flood easements.

### Infrastructure overlay

There are no changes to the existing major electricity easement located at the west of Proposed Lot 1. No sensitive uses are within the major electricity buffer and future dwellings can be placed outside the buffer. Therefore, the proposal complies with the code.

### Landslide hazard overlay

There is moderate landslide hazard risk at the rear of the new lots, which is at the southeast corner of the subject land. Upon site inspection by Council's Development Engineer, it is determined that the mapping of moderate landslide hazard risk is due to a small mound of vegetation and therefore does not present a landslide hazard risk to future dwellings or warrant a landslide hazard assessment.

#### 4.4.4. Zone Code

##### Rural zone code

The proposal conflicts with the Purpose and Overall Outcomes of the zone code. The purpose of the Rural Zone is to provide for a wide range of rural activities and limited range of non-rural activities which complement or provide a service to rural areas. The proposal will limit the site's capacity to provide for rural activities desired by the code, given that the nature of the development is likely to substitute agricultural uses with permanent infrastructure (dwellings, sheds, pools, effluent disposal areas, etc.).

The current area of the lot could provide for a wide range of rural uses, not only sugarcane farming given that the land and soil attributes are favourable for crop production. Future uses of agriculture could include intensive horticulture like fruit trees or vegetables or other small intensive rural uses. Fragmentation of the lot ensures that the larger lot is less productive and thus diminishes the productive capacity for future use and the long-term viability for agriculture.

The applicant has acknowledged that the proposal conflicts with the purpose of the zone code however has put forward grounds for approval and Council's consideration. These grounds are assessed below:

*1. The balance lot complies with the requirements for the rural zone.*

The parent lot does not comply with the minimum lot size for a rural zone, being under 100ha.

*2. Primary production activities are already compromised by the predominate use in the neighbourhood.*

The proposal creates additional contested land within 400m of existing primary production activities. It is acknowledged that the initial 2km of Wrights Road has moved from primary production to rural residential land uses. However, this site is after the 2km of existing rural residential on Wrights Road and currently has existing agricultural uses on the land making this statement difficult to confirm. Production activities may be compromised post-subdivision.

*3. Rural living is a compatible non-rural use where it does not alter the current rural activities, landscape and environment.*

Agricultural activities operating within 400m from a dwelling house will create a contested land use. Therefore, the proposed buildable areas on all three lots will be competing with adjoining sugarcane farms within the vicinity. Furthermore, the proposed additional small lots will ensure that the land is not returned to rural production.

*4. This proposal does not place an additional burden on the current rural activities as it establishes a well-protected and buffered definition between the rural and rural residential uses.*

The proposal will introduce a conflicting residential land use with the existing sugarcane farms within 400m of each proposed dwelling.

5. *There is an acknowledged need for additional housing throughout Australia and in the Whitsundays as the current production has slowed or been held to 'ransom by land banking'. This proposal adds another two lots that can be built on, which in turn provides work for the construction industry.*

Although it is acknowledged that additional housing is sought within the region and construction of housing is slow, the proposed development does not adequately resolve the total demand for rural residential in this region and uncontrolled rural residential growth will introduce strain to existing services when not planned for in a coordinated approach.

6. *The land the new lots are situated on is considered not suitable for agricultural purposes and has not been used for more than five years.*

The area of the new lots is currently used for grazing which is an agricultural activity. Additionally, the new lots are agriculturally suitable for cropping purposes in association with the parent parcel and were previously used for growing sugarcane. Supporting the proposed subdivision based on the land not being used for productive purposes for the past 5 years is unjustified and sets an unnecessary precedent.

Overall Outcome 3 (h) requires that need is demonstrated such that there is an overriding need for the development in terms of a public benefit and that there is no other site that is suitable for the development. The Needs Analysis Report does not demonstrate that the development will overcome the impact of the proposal to agricultural lands.

#### 4.4.5. Development Codes

##### Reconfiguration of a lot code

The proposed development is inconsistent with this Code. The proposal is unable to meet the Performance Outcomes as it does not create lots of 100ha and does not meet the minimum width and length requirements.

The proposal is inconsistent with the intended purpose of land within the zone and does not offer unique circumstances to justify approval.

##### Excavation and filling code

Earthworks will be minimal and limited to the construction of the new access driveways, localised cut / fill for site drainage purposes and to clear the site for house pads.

##### Infrastructure code

A Land Suitability Assessment for On-site Wastewater Treatment and Effluent Disposal has been supplied. 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. If the application is approved, conditions of approval is recommended to require a detailed report at Building Works stage.

There is space for the appropriate number of water tanks. The land is capable of connection to electricity and mobile phone coverage exists in the locality. Ergon has conditioned the development to be carried out according to the approved plan and conditions of Easement A in favour of Ergon must be maintained at all times.



## Landscaping code

The proposed new lots are in excess of 1ha and will have sufficient space for future landscaping.

## Transport and parking code

An Engineering Report was supplied in support of the application. Proposed Lot 1 has informal accesses and no formal driveway due to the existing agricultural use which uses existing cane sidings from Wrights Road.

Driveways for Proposed Lots 2 and 3 both require new external connections to Wrights Road. If the application is approved, conditions of approval is recommended to require the external accesses be constructed in accordance with the development manual standards under a Roadworks Permit.

## 5. Public Submissions

The development application was placed on public notification between 24 July 2025 and 14 August 2025 in accordance with the relevant provisions of the *Planning Act 2016*. The Notice of Compliance was received on 26 August 2025. No submissions were received during this period of Public Notification.

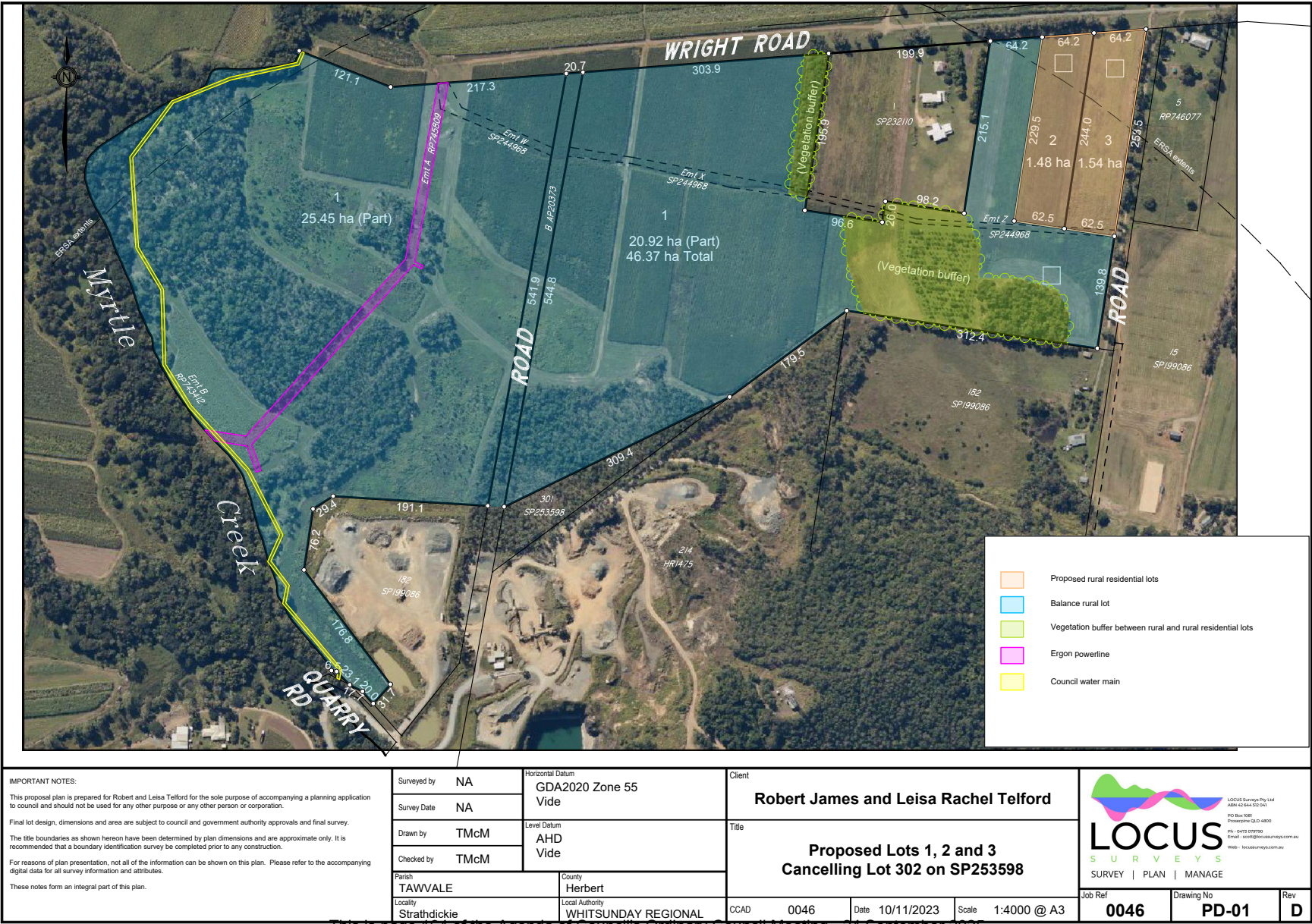
## 6. Infrastructure Charges

### 6.1. Adopted Infrastructure Charges Resolution

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

| Adopted Charge              |                                                |                   |             |                |                     |
|-----------------------------|------------------------------------------------|-------------------|-------------|----------------|---------------------|
| Type of Development         | Development Category                           | Demand Unit & Qty | Charge Rate | Adopted Charge |                     |
| ROL                         | Residential – 3 or more bedroom dwelling house | 3                 | \$36,670.70 | \$110,012.10   |                     |
| <b>Total Adopted Charge</b> |                                                |                   |             |                | <b>\$110,012.10</b> |
| Credit                      |                                                |                   |             |                |                     |
| Type of Development         | Development Category                           | Demand Unit & Qty | Charge Rate | Discount       | Total Credit        |
| ROL – Existing Lawful Use   | Residential – 3 or more bedroom dwelling house | 1                 | \$36,670.70 | 100%           | \$36,670.70         |
| ROL – Sewer N/A             | Residential – 3 or more bedroom dwelling house | 2                 | \$36,670.70 | 27%            | \$19,802.18         |
| ROL – Water N/A             | Residential – 3 or more bedroom dwelling house | 2                 | \$36,670.70 | 30%            | \$22,002.42         |
| <b>Total Credit</b>         |                                                |                   |             |                | <b>\$78,475.30</b>  |
| <b>Total Levied Charge</b>  |                                                |                   |             |                | <b>\$31,536.80</b>  |

\*The charge rate has been adjusted in accordance with Section 6.0 of the Applicable Resolution where relevant trunk infrastructure networks will not service the development.









## 11.5 - Collinsville Showgrounds Precinct Masterplan

**MEETING DETAILS:** Ordinary Council Meeting- Wednesday 27 August 2025

**AUTHOR:** Capital Program Project Manager

**AUTHORISING OFFICER:** Acting Director of Capital Program and Network Planning

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### PURPOSE

To present the Collinsville Showgrounds Master Plan for consideration and adoption by Council.

### EXECUTIVE SUMMARY

This comprehensive Master Plan has been developed to support and guide the development by exploring ways to improve the functionality, flexibility, and operational efficiency of the Collinsville Showgrounds, ensuring it better accommodates both community and visitor activities while becoming a more valued and accessible community asset.

The Collinsville Showgrounds Master Plan builds upon key principles of the Collinsville Master Plan 2021 through the following works:

- New shaded pathways connect the proposed 'Carpet Snake Creek' and the 'Railway Road/ Stanley Street to RV' pedestrian footpaths, helping to complete the 'Collinsville Shared Circuit' pedestrian and cycle circuit. Circumnavigation of the showground adds to exercise opportunities including Collinsville parkrun.
- The Main Street corner improvements contribute to the uplift proposed in the 'Town Centre Enhancements'.
- Enhancements to the RV Park furthers ambitions to develop the 'RV Tourism Hub' and Drive Trails. Shaded sites, improved landscape quality and RV amenities aim to attract RV visitors and extend dwell time in Collinsville.
- The new Collinsville Community Hub aims to create a legible and lively community address for visitors.

The Master Plan will develop the site through creation of five new, landscaped activity precincts:

1. Youth & Community Precinct
2. Sports & Play Precinct
3. Parkland Precinct
4. Visitor Precinct
5. Event Precinct

The implementation plan takes a staged works approach, to ensure balance between capital investment and ongoing sustainable operation of this key community asset, while optimising opportunities for future external funding offerings.

### OFFICER'S RECOMMENDATION

That Council:

1. Adopts the Collinsville Showgrounds Master Plan as outlined in **Attachment 11.8.1**
2. Authorises the Chief Executive Officer to lodge the Collinsville Showgrounds Precinct Master Plan for the purpose of a Land Management Plan for Lot 27 DK161 and Lot

28 DK65, with the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

3. Delegates the Chief Executive Officer to Identify initiatives that be considered and prioritised within the Council's annual development of its 10-year Capital program
4. Delegates the Chief Executive Officer to seek and optimise external funding opportunities to fund identified priority projects within the approved 10-year Capital program.

## **BACKGROUND**

Collinsville's community facilities, including library, customer service, telecentre and shape up shed, are outdated, dispersed, and will require significant ongoing maintenance and capital renewals as these buildings approach end of life.

Council was awarded \$14.6M from the Resources Community Infrastructure Fund, with a further \$1.4M Council contribution to enable the development of the new Collinsville Community Hub and Showgrounds Master Plan.

To guide the development of the overall Collinsville Showgrounds and build upon the construction of the Collinsville Community Hub, public consultation was carried from 05<sup>th</sup> of December 2024 until the 9<sup>th</sup> of February 2025 to inform the Collinsville Showgrounds Master Plan. The Community engagement identified the aspirations and vision for the development, as well as planning and functional requirements. Key feedback included:

- Most respondents were supportive of the proposed multi-purpose community centre, particularly larger shape up shed, library, modernised hall and undercover outdoor space.
- People value recognising cultural heritage of the Community Centre's history, Birriah people, cattle yards and old jail.
- Within the Showgrounds parkland, respondents desired more shade trees, irrigation and concrete pathways.
- Play priorities were focused upon new sporting infrastructure and major playground, including focus on climbing, water and natural play.

The community feedback has formed the basis of the presented Collinsville Showgrounds Master Plan, providing a clear vision for an enhanced community precinct which:

1. Enhance Community Connection and Walkability.
2. Consolidate distinctive precincts.
3. Enrich the ring.
4. Make outdoor spaces for play with a strong local identity.
5. Create a shady landscape environment.
6. Create a memorable Collinsville destination.

## **DISCUSSION/CURRENT ISSUE**

The purpose of the Collinsville Showgrounds Master Plan is to provide a planning framework for the long-term development of the Collinsville Showgrounds precinct.

The Collinsville Showgrounds Master Plan has been developed with the following objectives:

- a) To complement and enhance the unique sense of place, reinforcing the showgrounds' role as Collinsville's key gathering space.

- b) To improve connections between the showgrounds, surrounding sites, and the broader Collinsville area, supporting greater community integration and accessibility.
- c) To promote safety for all users through thoughtful planning and design strategies.
- d) To enhance the quality of open space through improved landscaping, making the showgrounds more inviting and functional year-round.
- e) To consider and improve both internal and external vehicle circulation, pedestrian pathways, and the overall transport network associated with the site.
- f) To assess and incorporate existing and potential site services and infrastructure, ensuring the site meets current needs and can accommodate future growth.
- g) To integrate key community assets, including the proposed Community Hub, RV park, and the existing historical police station and jail, into a cohesive and engaging precinct.
- h) To maximise the site's development potential and encourage broader civic and tourism-related use.
- i) To support population and activity growth by planning for future sporting and recreational facilities, as well as maintaining and improving existing ones.

The future development of the Collinsville Showgrounds has been defined through the identification of 5 themed precincts and associated initiatives, being;

- Precinct 1 links the existing youth centre together with the new community hub through the first instalment of the north south spine and geological garden. The northern part of the site is a natural arrival point at Conway Street and builds upon existing carparking and services infrastructure.
- Precinct 2 encompasses the showing as the centrepiece for public events and programming. The elliptical public space is a natural focal point for gathering and connects all other precincts via a shaded, landscaped path.

Precinct 3 combines sports, play and BBQ shelter, in a meeting and activity centre for families and groups. The new picnic shelter links 4 precincts, serving both day-to day community needs and large events. The second instalment of the geological garden incorporates nature play for all ages.

- Precinct 4 is centred around a central open lawn for open play and group activity. The 'Mining Bucket' provides a significant landmark and connection to the Coalface Experience opposite. The Cattle Yard Discovery forms an historical, landscaped junction to the Visitor Precinct. A new carpark at Pelican Street supports sports and group uses.
- Precinct 5 encompasses the RV Park and Cattle Yard interpretive site. At the southeastern corner, the site retains a dedicated heavy vehicle access via Railway St. Existing historical buildings are re-purposed as centrally located RV common spaces, offering a unique Collinsville experience.



## FINANCIAL IMPLICATIONS

The development of the Collinsville Showgrounds Master Plan has been funded through the \$14.6m Regional Community Infrastructure Funding with Council contribution of \$1.4m for the development of the Collinsville Community Hub and Showgrounds Master Plan.

The delivery of the Master Plan outcomes will be through a staged implementation as future external grant funding becomes available, with initial estimate of \$ 20,380,517 investment being:

|                                                    |    |           |
|----------------------------------------------------|----|-----------|
| 1. Youth & Community Precinct & 5 - Event Precinct | \$ | 5,937,066 |
| 2. Sports & Play Precinct                          | \$ | 6,417,437 |
| 3. Parkland Precinct                               | \$ | 3,358,318 |
| 4. Visitor Precinct                                | \$ | 4,667,696 |

These estimates will be further developed as identified initiatives are considered and prioritised within Council's annual development of its 10-year Capital Program, along with determination of an appropriate funding source, including seeking external grant opportunities.

## CONSULTATION/ENGAGEMENT

Council undertook extensive consultation with the community from the 5<sup>th</sup> of December 2024 until the 9<sup>th</sup> of February 2025, including targeted interviews with key users, community information workshop, information stall, student workshops and surveys, via the Online Engagement Portal. Consultation was open for a period of 66 days, with a total of 211 submissions were received during this period, 43 individuals, 122 from students and 46 from in-person information events. Consultation was based around vision ideals of:

- Enhance Community Connection and Walkability
- Consolidate distinctive precincts
- Enrich the ring
- Make outdoor spaces for play with a strong local identity
- Create a shady landscape environment
- Create a memorable Collinsville destination.

Internally, the development of the Master Plan was facilitated through an established Project Control Group with Council's Service Managers and Asset Managers for this community asset, being:

- Director Community Services and Facilitation
- Director Infrastructure Services
- Executive Manager Procurement, Property & Fleet
- Manager Natural Resource Management & Climate
- Manager Parks & Gardens

## STATUTORY/COMPLIANCE MATTERS

National Construction Code (NCC)  
Whitsunday Regional Council Planning Scheme  
Disability Discrimination Act 1992  
*Workplace Health and Safety Act 2011*  
Queensland Development Code (QDC)  
*Local Government Act 2009*  
Local Government Regulation 2012

## **RISK ASSESSMENT/DEADLINES**

Council has entered into a funding agreement with the Qld State Government with key financial milestones to be met. The Construction of the new Collinsville Community Hub is contingent on the Master Plan for the site being adopted to provide acceptance of the change in land use on the site. Not adopting will see further delays to grant milestones and increased operational costs not covered by the grant.

## **STRATEGIC IMPACTS**

The Master Plan will enable Council to address the following Corporate Plan outcomes, being;

- Manage Council's property and building assets to ensure optimal community outcomes.
- Facilitate, foster and encourage region wide activities and programs that engage our community.
- Provide high quality recreational facilities that are well utilised by the local community and visitors alike.
- Provide fun, welcoming spaces that connect and engage the community through a variety of innovative resources, programs and activities. Connect with Traditional Owners within the region to recognise and support each group's rights and interests.
- 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.
- Provide a fantastic experience for our community and visitors when using our open spaces, natural features, and facilities.

## **ATTACHMENTS**

1. 250901 Collinsville Master Plan Report [**11.5.1** - 23 pages]



01 September 2025

# Whitsunday Regional Council

## Collinsville Showgrounds Precinct Master Plan





## Acknowledgement of Country

We acknowledge the enduring spirit of Country; the stories, knowledges, songlines, languages, land, skies and waters that have nurtured the local people here since the beginning of time. We pay our respect to the Local Peoples of the places on which we work, live and our projects reside and their continued living connections and practices.

We respectfully acknowledge the traditional owners of the land on which we meet, and pay my respect to their elders past and present, and all Aboriginal and Torres Strait Islander Peoples here today.

We understand the project is on the lands of the Birriah People and that the traditional place name is Moongunya.



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## Executive Summary

This comprehensive Master Plan explores ways to improve the functionality, flexibility, and operational efficiency of the Collinsville Showgrounds Precinct, ensuring it better accommodates both community and visitor activities while becoming a more valued and accessible community asset.

The Master Plan has been developed with the following objectives:

1. To complement and enhance the unique sense of place, reinforcing the Showgrounds' Precinct role as Collinsville's key gathering space.
2. To improve connections between the Showgrounds Precinct, surrounding sites, and the broader Collinsville area, supporting greater community integration and accessibility.
3. To promote safety for all users through thoughtful planning and design strategies.
4. To enhance the quality of open space through improved landscaping, making the Showgrounds Precinct more inviting and functional year-round.
5. To consider and improve both internal and external vehicle circulation, pedestrian pathways, and the overall transport network associated with the site.
6. To assess and incorporate existing and potential site services and infrastructure, ensuring the site meets current needs.
7. To integrate key community assets, including the proposed Community Hub, RV park, and the existing historical police station and jail, into a cohesive and engaging precinct.
8. To maximize the site's development potential and encourage broader civic and tourism-related use.
9. To support population and activity growth by planning for future sporting and recreational facilities, as well as maintaining and improving existing ones.

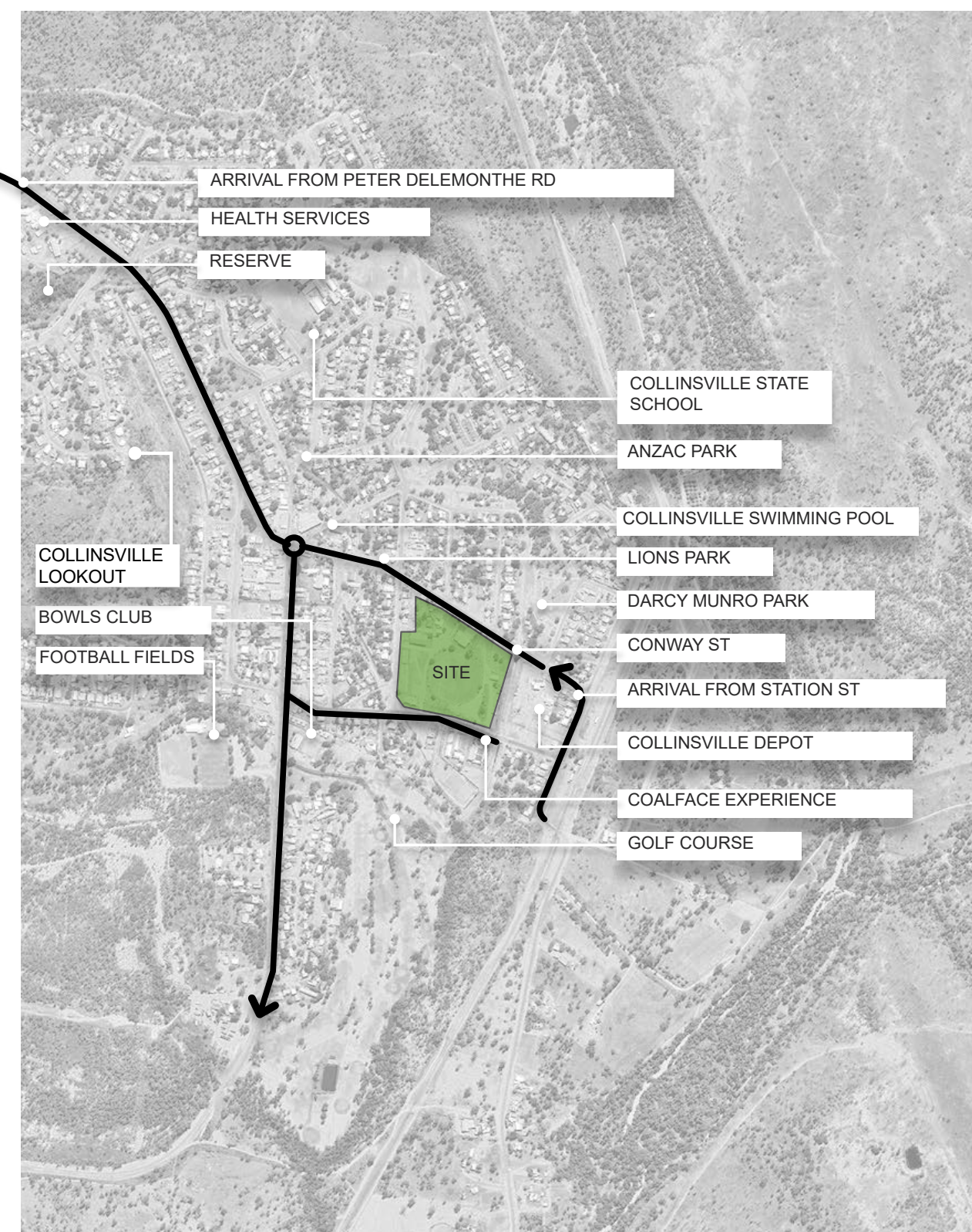
It's legacy is intended to be an active and easy to maintain public open space for Collinsville, that consolidates disparate civic activities into one compelling precinct, and encourages visitation to the town.

The site will be developed to form five new, landscaped activity precincts:

- Youth & Community Precinct
- Sports & Play Precinct
- Parkland Precinct
- Visitor Precinct
- Event Precinct

The works are stageable, ensuring balance between capital cost and ongoing operation of a key public asset.

Initial analysis was explored with the community and internal stakeholders through a range of town hall and community based consultations. Community engagement identified the aspirations and vision for the development, as well as planning and functional requirements, informing this proposal.



# **1.0 Site & Brief Analysis**



## Town Context & Analysis

### Master Plan Context

The Showgrounds Precinct Master Plan builds upon key principles of the Collinsville Master Plan 2021 through the following works:

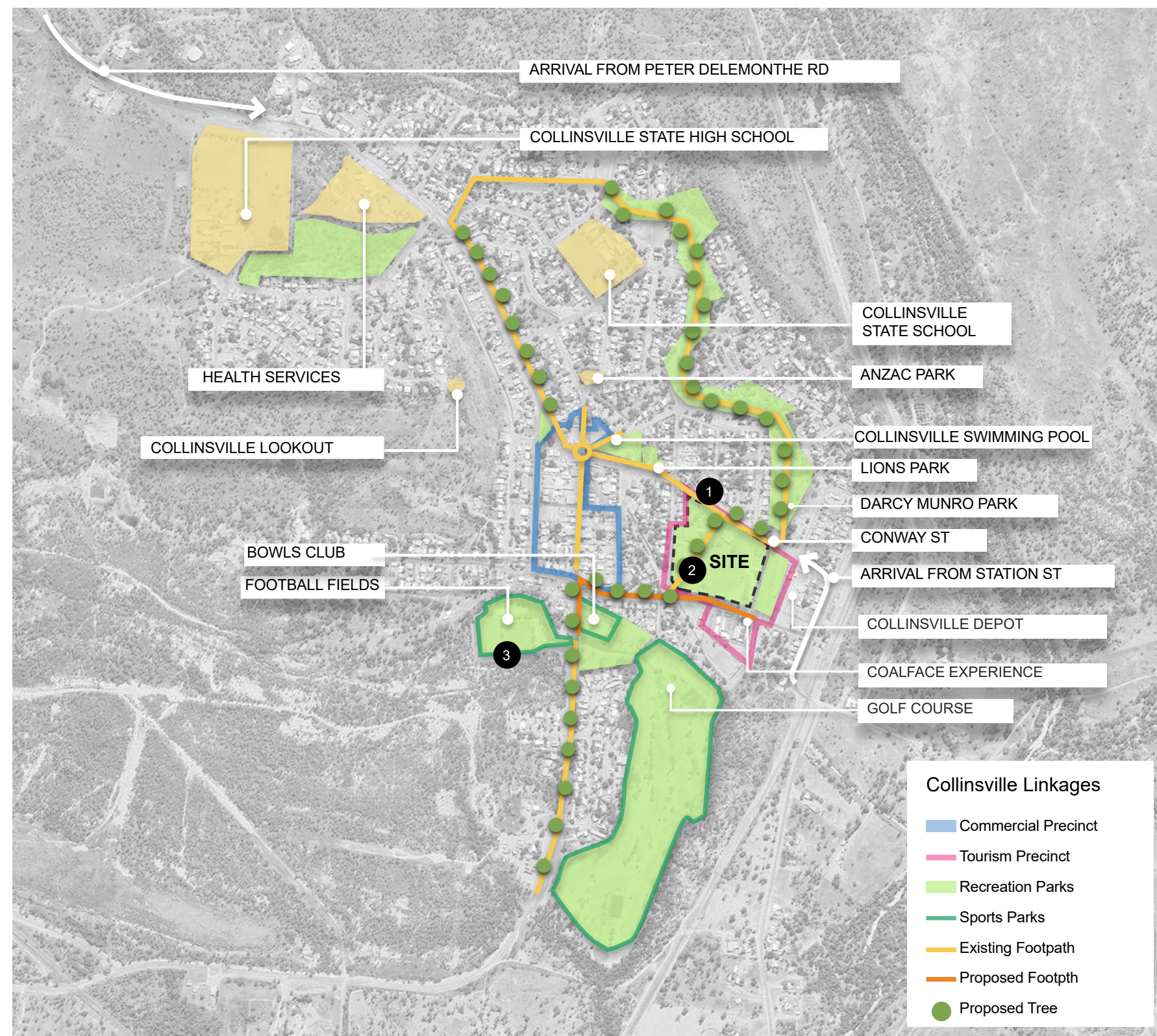
New shaded pathways connect the proposed 'Carpet Snake Creek' and the 'Railway Road/ Stanley Street to RV' pedestrian footpaths, helping to complete the 'Collinsville Shared Circuit' pedestrian and cycle circuit. Circumnavigation of the showing adds to exercise opportunities including Collinsville parkrun.

Enhancements to the RV Park furthers ambitions to develop the 'RV Tourism Hub' and Drive Trails. Shaded sites, improved landscape quality and RV amenities aim to attract RV visitors and extend dwell time in Collinsville. The new Collinsville Community Hub aims to create a legible and lively community address for visitors.

### Context Analysis

The following urban observations have informed planning:

1. Conway Street is a key town arrival thoroughfare, a natural approach and site address.
2. The open space network is not a strong feature of the town. Landscape character is sparse and relatively hostile. Flying fox resistant shade is lacking and desirable.
3. The football fields are anecdotally a second key public meeting space.
4. Consolidation to north of site can create a gateway connection between key arrival at Conway Street, and central open space. Existing road, services infrastructure to north means likely efficiencies in northern consolidation.

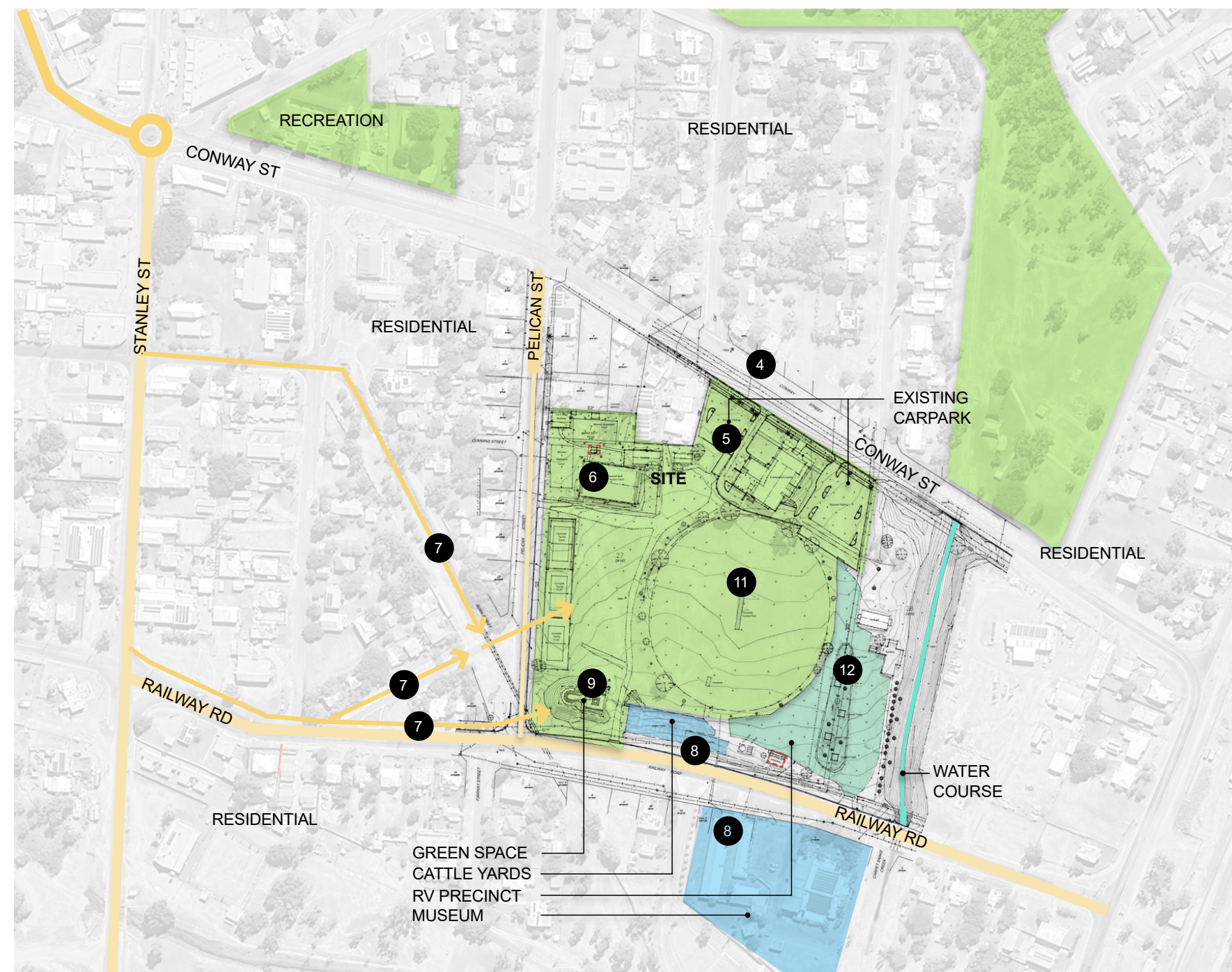




## Town Context & Analysis

### Context Analysis cont.

5. Consolidation of carparks and vehicle movement to existing carparks, and formalisation of set downs, provides opportunity to reduce traffic sprawl across site.
6. Existing youth and sports facilities are without a formal street address - vehicular arrival/ drop off to be considered, whilst being sensitive to adjacent residential character.
7. A variety of formal and informal approaches from the west/ Pelican Street precinct; pedestrian linkages to be considered.
8. Historical features along Railway Street (cattle yards and museum opposite), may provide opportunity for a southern historical precinct or gateway.
9. Improved play spaces may be better connected with youth spaces, new green spaces, and/or timber cattle yards.
10. Existing in-ground services skirt the site periphery, meaning efficiency of central site servicing is not high.
11. The showring is underutilised; consider alternative uses and ways to enliven it.
12. Existing RV Park facilities and vehicle movement to be improved

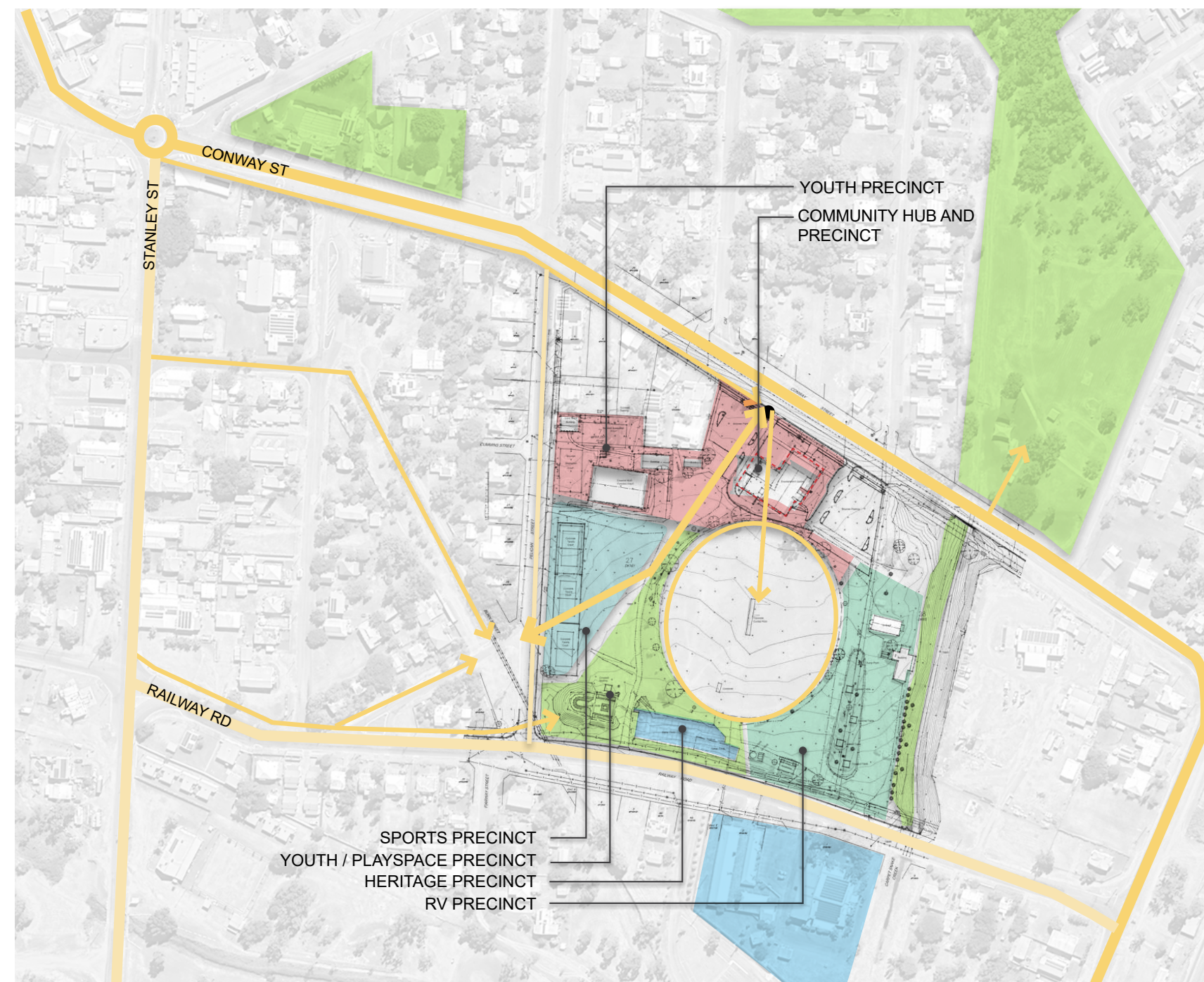




## Site Analysis

The Master Plan should enhance the spatial and functional quality of the site in the following ways:

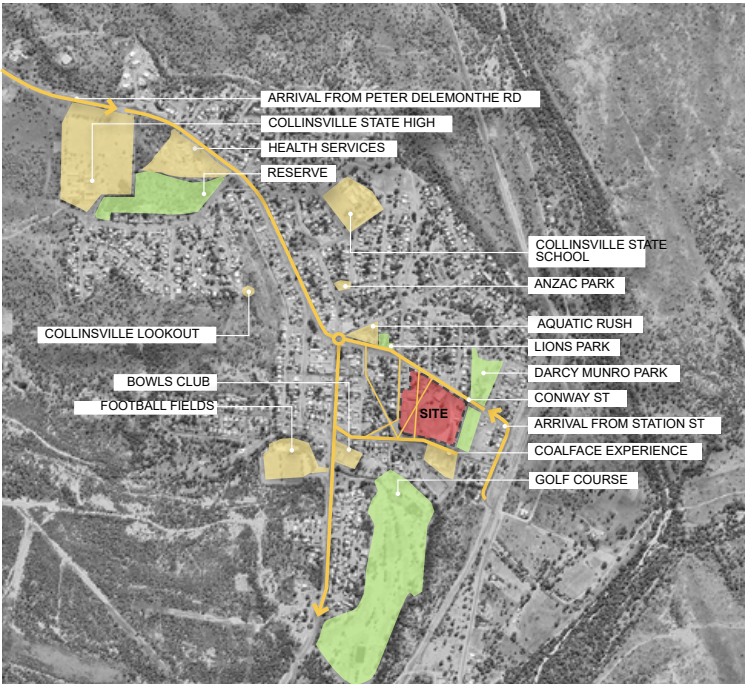
1. Create town linkages. Connect the Showgrounds Precinct with adjoining sites and the wider Collinsville.
2. Compliment and enhance the sense of place and role of the show grounds as the key Collinsville gathering place.
3. Consolidate. Create legible precincts/ places and a sequence of projects.
4. Reduce vehicle sprawl. Consolidate parking and setdowns.
5. Reinforce the northern street by creating a community hub as the focal point. Consolidate varying spaces into distinct building and parkland pockets. Increase planting and shade for multi-purpose usage when not occupied.
6. Activate the ring edge and reinforce Showgrounds Precinct oval as central organising feature;
7. Create a visitor's centre that brings visitors and revenue to town.
8. Enhance open space landscape.  
Make distinct landscape places with meaningful shade across all precincts.  
Make distinct heritage places.  
Make distinct play spaces that embrace the youth.  
Consider of future and existing sporting and recreational facilities.
9. Consider site services and infrastructure, existing and potential.
10. Promote safety.





# Community Consultation Ideas

The following six ideas were put forward to the community for feedback and to gather views on the vision and function of the Showgrounds Precinct site. Their commentary has informed the Master Plan brief and design.



## 1 Enhance Community Connection & Walkability

Co-locate the town's most active uses at Collinsville's principal community public space.

Connect the network of key streets, public spaces and neighbourhoods via walk-able, safe, shaded pathways.

## 2 Consolidate Distinctive Precincts

Form precincts with strong character and use

Cluster buildings and landscape spaces, and reduce the sprawl of buildings and traffic.

## 3 Enrich the Ring

Provide infrastructure that enhances a vibrant range of uses and events in the central open space.

Consider new uses and events, and consolidate existing events such as the Bacon Festival.



## Community Consultation Ideas

The following six ideas were put forward to the community for feedback and to gather views on the vision and function of the Showgrounds Precinct site. Their commentary has informed the following Master Plan brief and design.



### 4 Make Outdoor Spaces for Play with a Strong Local Identity

Create outdoor places for informal gathering, wayfinding and First Nations welcome.

Create a geological garden, that expressed local landscapes.

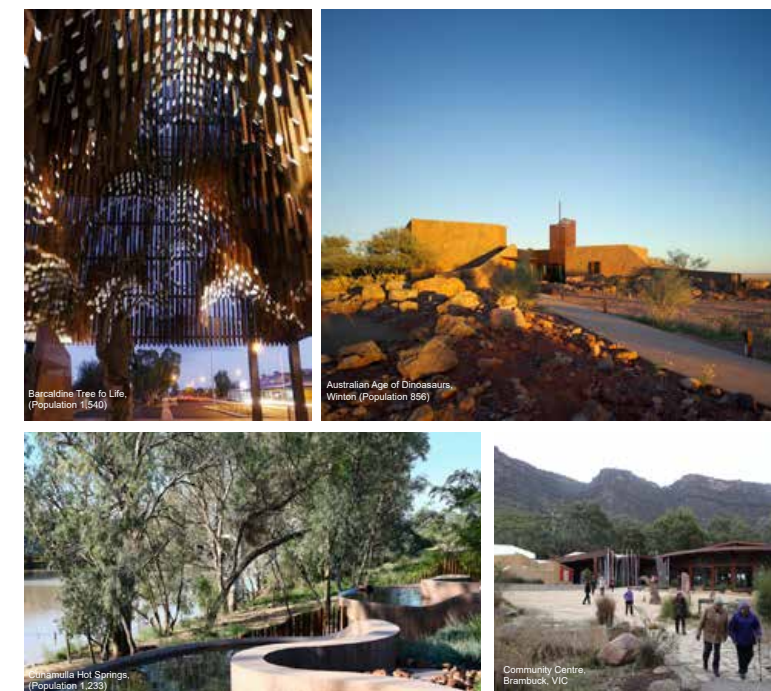
Create novel and unique play environments that engage local and visiting youth.



### 5 Create a Shady Landscape Environment

Improve planting utilising bat-deterrent species, to accommodate outdoor activity and enhance the quality of the precincts.

Enhance the RV park setting with planting and common spaces to drive up visitation and increased stay.



### 6 Create a Memorable Collinsville Destination

Create identifiable and unique public spaces and structures that are an expression of Place.

Achieve a measurable impact on the economy through tourism, development investment and local business.

Inform new ways of seeing existing environments.

## Brief Initiatives and Suggestions

Consultation with the community and Whitsunday Regional Council yielded a spectrum of ideas, with the adjacent key brief components achieving a broad consensus.

Consultation revealed a strong desire for sports infrastructure, multi-age playground uses and an overarching uplift in landscape quality, shade and infrastructure.

Whilst there was some support for dedicated rodeo or equine uses, these ideas were not overwhelmingly popular and the introduction of dirt surfaces and animal handling into town was considered a drawback.

There was a preference for retention of the showing oval and its improvement, over re-purposing.

Likewise, the introduction of new sealed roads, and the additional tourist accommodation and camping, was not broadly supported.

**The suggested brief element are outlined adjacent.**

### Site-Wide Improvements

- Consolidation of distinct precincts, with opportunity for stageability; a balance of long-term thinking (10 years), alongside smaller projects that can be delivered quickly (2-3 years)
- Landscape quality improvements including shade trees, pathways, lighting (including carpark lighting), wayfinding, CCTV, water bubblers, improved irrigation and maintenance of green grass to improve useability
- Provision of shelters for picnics, BBQs, and informal gatherings
- An improved concrete pathway network for exercise and play, both internally and connecting to key surrounding destinations
- A geological garden; to reinstate endemic shaded landscapes, encourage natural play, and recognition of Country and cultural heritage, including:
  - » Birriah culture - language, Country, storytelling, displaying artefacts and incorporating water elements in design. Includes a learning garden with bush tucker.
  - » The town's mining history - without competing with the Coalface Experience
- Interpretive signage and artworks capturing the cultural history and the history of the buildings on site
- Formalisation of vehicle movement for safety, with clear separation of pedestrians and vehicles

### Precinct 1 & 2 - Youth & Community Precinct, and, Events Precinct

- A new Community Hub as precinct gateway:
  - » A flexible multi-purpose hub and library with a detailed programme, brief and design
  - » A hall that can accommodate air-conditioned sports including pickleball, badminton, gymnastics, yoga, dance and laser tag
  - » A Welcome to Country entrance garden
- Improvements to the showing to enhance its use, including irrigation, services to support events, removal of the balustrade and removal of the concrete cricket pitch
- More event programming and supporting infrastructure e.g. for outdoor movies and key event days (Australia Day, Melbourne Cup)
- Retention of both eastern and the western carparks, with a western set-down area to accommodate youth centre users

### Precinct 3 - Sports & Play Precinct

- A centrally located picnic shelter, for gathering and spectating
- An improved sports precinct, better leveraging existing sports courts, the youth centre to support social sports and sport programming:
  - » Existing tennis court upgrade to support pickle ball, and provide spectator shade
  - » Connection to existing multi-purpose hard courts for futsal, skate hockey, roller skating and additional basketball/ netball capacity (mining teams and school students)
  - » Better site-wide pathway network to accommodate fitness group activities, walking and cycling, roller skating and

scooters, connecting Collinsville parkrun pathways to the post office and Scottsville Road

- » Showring irrigation to support more diverse sports use
- » Exercise equipment
- Development of a major multi-level and multi-age playground with focus on climbing, obstacle/parkour, basic water play and natural play. Play features include:
  - » A flying fox and hamster wheel
  - » Learn to ride track for scooters/ bikes
  - » Retained skate park components focused on younger users
  - » Disability/ special needs equipment

### Precinct 4 - Parkland Precinct

- A skate park for older children located at the edge of the Green
- Open, flat lawn space for flexible, multi-age use
- Preservation of timber cattle yards, with interpretive signage and planting
- Interpretive designs that acknowledge the Bicentennial Heritage Trail.
- Incorporation of Heritage Society/ Museum experiences, without competing with Coalface Experience, and recognition of the cattle yards history

### Precinct 5 - RV Precinct

- A more shaded and landscaped RV park that reduces dust
- Additional RV amenities and shared spaces commensurate with free visitation

## 2.0 Master Plan Framework



# Collinsville Showgrounds Precinct Master Plan

## Key Experiences

### 1. Showring landscaping and event infrastructure

Services upgrades to support events and programming, including outdoor cinema & performance  
Irrigation and removal of fence line for additional rectangular field sports use

### 2. Welcome Garden - Northern Gateway

Opportunities for Welcome to Country, gathering space for telling indigenous stories  
A learning garden with bush tucker and medicinal species

### 3. Birriah Walk

Language space, paired with a small display adjunct to community spaces

### 4. Community Hub

Multi-purpose community facilities  
Hall supports Badminton and Pickleball with reduced runoff  
Events Terrace, tiered seating and event services supports precinct events and programming

### 5. Geological Garden- Southern Gateway

Natural play, climbing and adventure play equipment  
Recognition of town's history, and Country through Language, storytelling, planting and design that incorporates water elements

### 6. Playscape

Multi age obstacle/ parcour, nature play  
Learn to ride scooters/ bikes  
Possible flying fox, hamster wheel  
Disability/ special needs equipment

### 7. Picnic & Play Shelter

Shelter for group gathering, BBQs and picnics, water fountain

### 8. Expanded Sports Precinct

2x Courts supporting racket Sports, Tennis & Pickleball  
New water fountain  
Exercise equipment  
Provision of sports lighting is likely to extend daily use

### 9. Skate Park and The Green

Skate Park surrounding a large common green space, irrigated for informal gathering and play, and Outdoor fitness activities and grass sports

### 10. Cattle Yard Discovery

Timber cattle yards retained  
Interpretive signage describing Collinsville's modern history, complimenting the Coalface Experience & Geological Garden, and acknowledges the Bicentennial Heritage Trail. (Possible short term animal holding)

### 11. The Green Ring

Shade trees and lawn zone buffer to full ring periphery for continuous access, walking and running

### 12. Shade and planting

Native plantings and berms create distinct places, for gathering, play and spectating  
Flying-fox resistant species. Consider planting of cattle yard timber species

### 13. Pathway Network

Concrete pathways, lighting and wayfinding  
Connect parkland circuit; Parkrun, roller skating, cycling, scooters  
Connects with pathways to the post office and Scottsville Road  
Interpretive signage / artworks capturing the history of the buildings and other heritage buildings on site, within the new designs or future

### 14. RV Commons

Centralised outdoor space, dining shelters and BBQs

### 15. RV Hub (Heritage Buildings Repurposed)

RV Community shelter with interpretive display  
Consolidated RV amenities adjacent (dual event use)

### 16. RV Park Additional Amenities

Upgraded amenities centralised and relocated from rail way street.

### 17. RV Park Landscape Uplift

Shade trees, landscaping and landscaped lighting.  
Formalisation of vehicle movement thoroughfares and grassed (possibly reinforced) RV parking areas

### 18. Darcey Monro Park

Pump track and playground

### 19. Coalface Experience Museum

Miners Memorial & Coalface Experience





## Collinsville Showgrounds Precinct Master Plan

### Access

- 20. Western carpark and set-down**  
Community Centre & CYC users  
Formalisation of vehicle movement for safety  
Clear separation of pedestrians and vehicles
- 21. Eastern carpark and set-down (reduced)**  
Accommodates expanded ring landscape
- 22. Stanley Street formalised on-street parking (angled)**  
Relocated from Eastern carpark
- 23. Sports Precinct Carpark**  
20 park carpark
- 24. Pelican Street formalised on-street parking (parallel)**  
Serves CYC and Sports Precinct users
- 25. Showring Access (North)**  
Main connection for services to show ring  
Rural Health services access and three phase power
- 26. Showring Access (South)**





## Collinsville Showgrounds Precinct Master Plan - Precinct Plan

5 Precincts are described in the adjacent diagram.

**Precinct 1** links the existing youth centre together with the new community hub through the first instalment of the north south spine and geological garden. The northern part of the site is a natural arrival point at Conway Street and builds upon existing carparking and services infrastructure.

**Precinct 2** encompasses the showring as the centrepiece for public events and programming. The elliptical public space is a natural focal point for gathering and connects all other precincts via a shaded, landscaped path.

**Precinct 3** combines sports, play and BBQ shelter, in a meeting and activity centre for families and groups. The new picnic shelter links 4 precincts, serving both day-to day community needs and large events. The second instalment of the geological garden incorporates nature play for all ages.

**Precinct 4** is centred around the retained skate park and a central open lawn, designated to accommodate open play and group activity. The 'Mining Bucket' provides a significant landmark and connection to the Coalface Experience opposite. The Cattle Yard Discovery and interpretive site forms a historical, landscaped junction to the Visitor Precinct. A new carpark at Pelican Street supports sports and group uses.

**Precinct 5** encompasses the RV Park. At the south eastern corner, the site retains a dedicated heavy vehicle access via Railway St. Existing historical buildings are re-purposed as centrally located RV common spaces, offering a unique Collinsville experience.





## Collinsville Showgrounds Precinct Master Plan - Precinct 1 & 2 Plan

The new Community Hub forms a gateway to the site. A new 'Birriah' path connects Conway Street, the Welcome Garden, the Hub and showing.

An elevated public terrace to the Hub's southern edge engages directly with the showing and supports events and programming.

Lit vehicle parking and set-downs deter informal vehicle movement across the site, improving safety and public use.

An irrigated showing with event lighting and shaded periphery encourages greater use and programming opportunities.

Three phase power at northern edge of showing supports rides, food trucks and rural health services trucks, such as Royal Flying Doctors Services (RFDS) and Heart Smart.

### Precinct 1 & 2 Plan - Legend

1. Showing landscaping and event infrastructure
2. Welcome Garden
3. Birriah Walk
4. Community Hub
5. Geological Garde
11. The Green Ring
13. Pathway Network
20. Western carpark and set-down
21. Eastern carpark and set-down (reduced)
22. Stanley Street formalised on-street parking (angled)
25. Showing Access (North)
- Rural Health services access and three phase power
26. Link to Collinsville Works Depot





## Collinsville Showgrounds Precinct Master Plan - Precinct 3 Plan

The new central Picnic Shelter provides a weather-protected gathering place with BBQ facilities and water at the fulcrum between the precincts and central spine. A new vehicle set-down and parallel parking is provided at Pelican Street.

The central Geological Garden incorporates a major playground along its length, including all-ages nature play, climbing, and a flying fox, as well as skate and parkour elements for younger children. Two existing courts are upgraded with shelter and lighting to accommodate pickleball. The precinct connects directly with existing netball, basketball, skate, and roller derby facilities to the north.

Additional amenities were considered and workshopped internally; however, it was determined they are not required at this stage.

### Precinct 3 Plan - Legend

- 6. Playscape
- 7. Picnic & Play Shelter
- 8. Expanded Sports Precinct
- 13. Pathway Network
- 24. Pelican Street formalised on-street parking (parallel)





## Collinsville Showgrounds Precinct Master Plan - Precinct 4 Plan

The Green is a flexible, shaded sports and activity space with shaded edges, irrigated to be suitable for informal gathering and play, and Outdoor fitness activities, grass sports ie. Touch Football.

A Skate Park for older children is proposed along the edge of The Green, connected with a pathway ringing the space, extending safe skating and cycling pathways.

A new spectator berm offers oversight of both Lawn and Showring events. The 'Mining Bucket' forms a visitor landmark, and a thematic link with the Coalface Experience opposite.

The Cattle Yard Discovery preserves the historical timber structures and tells the story of the site's heritage.

19 new parking spaces are provided in a new carpark at the end of the Sports Precinct & spine, and addition to the formalisation of parallel street parking at Pelican St.

### Precinct 4 Plan - Legend

- 9. Skate Park and The Green
- 10. Cattle Yard Discovery
- 12. Shade and planting
- 13. Pathway Network
- 23. Sports Precinct Carpark
- 24. Pelican Street formalised on-street parking (parallel)





## Collinsville Showgrounds Precinct Master Plan - Precinct 5 Plan

An upgraded RV Park seeks to attract more visitors to Collinsville and welcomes them to stay longer.

Sites are formalised with lawn and distinguished from vehicle movements, reducing dust.

Additional shade and landscape quality, combined with new common amenities and BBQ facilities, improves the visitor experience. Existing amenities at the southern boundary will be decommissioned.

Common areas are centralised, incorporating the existing heritage building cluster. Outdoor gathering and BBQ spaces open onto the Showring.

Future provision of powering sites may be considered.

### Precinct 5 Plan - Legend

- 11. The Green Ring
- 14. RV Commons
- 15. RV Hub (Heritage Buildings Re-purposed)
- 16. RV Park Additional Amenities
- 17. RV Park Landscape Uplift
- 26. Showring Access (South)

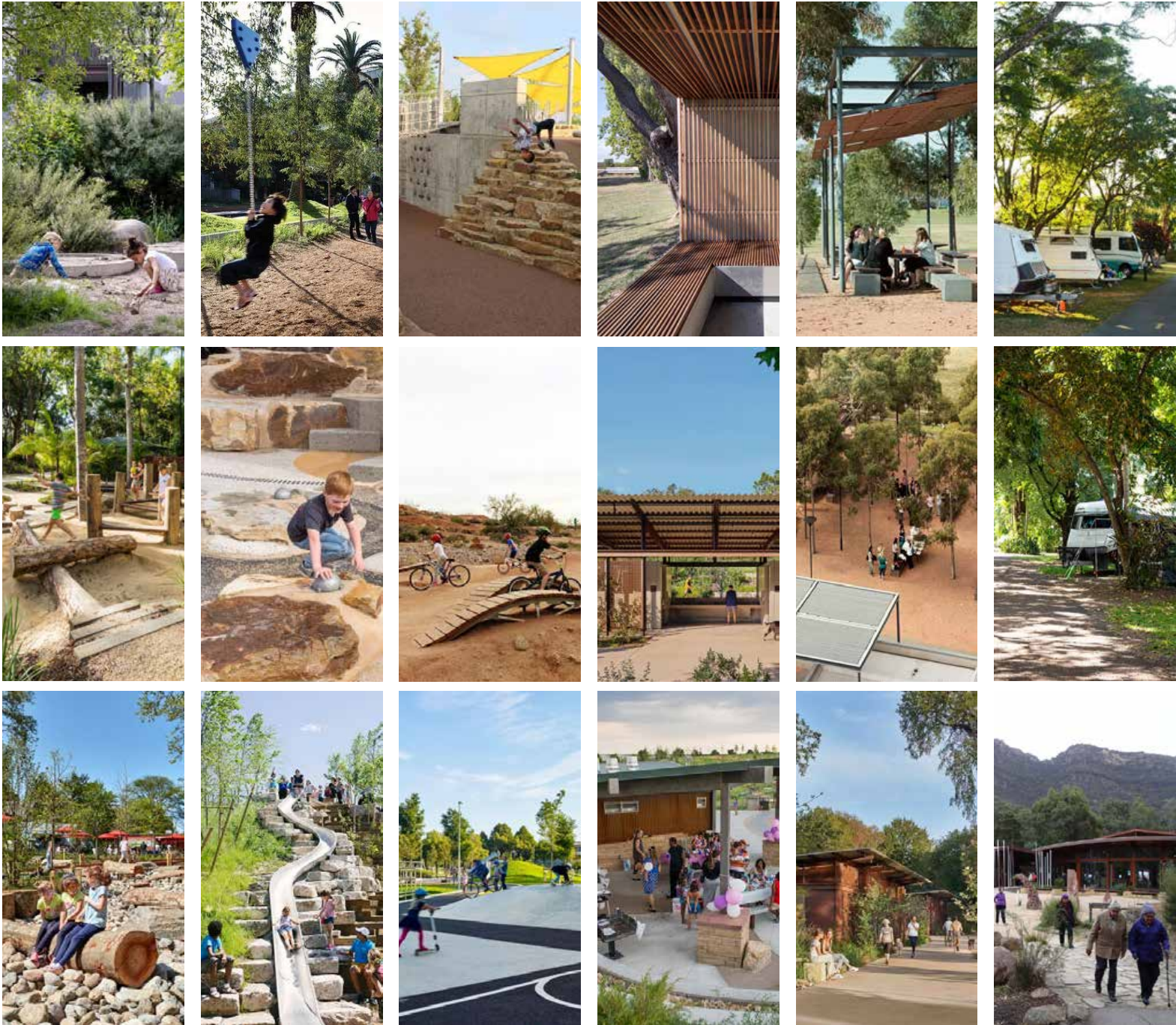




Materials, Look & Feel

Landscape materials are durable and enduring, and reference the local rock and endemic species of the area. Construction methodologies utilise local trades.

The significance of local geology to Country, and the history of Collinsville, is reflected in the use of local rock at a variety of scale in landscape surfaces and architectural features, in natural play settings, as street furniture, signage and interpretive signage elements.





## Landscape Concept & Planting Palette

The timeline of the Collinsville region inspires the landscape theme of the precinct. Stretching back from the contemporary and this new build to the establishment of the town and traditional Birriah custodians to the geological epochs that shaped the country.

Local stone used in gabion walls and as feature boulders tell of the geology of the area and connection to land bringing an appreciation and awe of country. Dry creeks, boulders and gravel mulched gardens wind throughout the precinct and evoke the surrounding landscape. A geological garden wraps the children's play area providing a play experience that includes nature play and learning opportunities.

The Conway Street entrance welcomes residents and visitors not only to the hub, but also to Birriah country and culture. Broad expanses of garden planted with native grasses and shrubs give an ongoing opportunity to be enriched with local plants of traditional use and significance. A meeting place constructed with local stone is set within shade trees.

Shade trees are provided throughout the precinct and help define areas. Trees circle the show ring, line paths and shade car parks and RV parking. These trees will be selected to be flying fox deterrent and are hardy species tolerant of dry conditions.

The origins of coal mining, and in respect to the mining families who helped build the existing hall, is told in the interpretive gardens around the library. Ferns and cycads, sheltered south-east of the building, tell of the Carboniferous Period. The creation of the coal deposits 300 million years ago occurred in conditions that won't be repeated, it is also an opportunity to remind us that it is a finite resource.





Wayfinding & Signage

Signage Location Plan

| Code | Sign Type             | Qty |
|------|-----------------------|-----|
| MA   | MAJOR ARRIVAL         | 03  |
| BI   | BIRRIAH INTERPRETIVE  | 03  |
| HI   | HERITAGE INTERPRETIVE | 03  |
| EXD  | EXTERNAL DIRECTIONAL  | 05  |





## Next Steps

### The Master Plan will be used to:

- Inform future land use across the site
- Develop an implementation plan that will inform and prioritise the long-term capital program
- Support investment and Grant funding opportunities



## 11.6 - Infrastructure Services Quarter 4 Report April to June 2025

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** PA to the Director Infrastructure Services

**AUTHORISING OFFICER:** Director Infrastructure Services

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### 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 April to June 2025.

### EXECUTIVE SUMMARY

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 April to June 2025.

### OFFICER'S RECOMMENDATION

That Council receive the Infrastructure Services Quarterly Report (Q4) 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:

In partnership with our local businesses and industries, identify and define our regional priorities for advocacy, investment and growth.

Leverage council's commercial operations to support local industries, enhance regional connectivity and create new opportunities for business investment.

Advance and advocate the region's growth ambitions through identifying a pipeline of major projects, infrastructure and events.

Develop an advocacy framework to provide one voice for the needs of the Whitsundays.

Invest in our parks, facilities and public spaces to ensure they are attractive and welcoming to members of the community.

Plan for the future of our community services and public spaces through the development of targeted strategies and precinct masterplanning.

Enhance the quality of our local waterways and stormwater runoff.

Develop a waste strategy to plan for future network investment, landfill remediation, service delivery and support improved community outcomes in education and waste recovery.

Support initiatives to celebrate and protect our natural environment and recognise our place at the heart of the Great Barrier Reef, with the Great Barrier Reef Marine Parks and Queensland Government.

Build resilience and strengthen the capacity of our community to withstand natural disasters.

Undertake a business transformation project to support organisational growth, prioritise and streamline service delivery and deliver improved value to the community.

Complete network planning for the future across key infrastructure networks, including stormwater, water supply, sewerage, waste, roads and parks.

Development of improved transport and drainage infrastructure.

## **ATTACHMENTS**

1. Infrastructure Services Q 4 Report April to June 2025 [**11.6.1** - 18 pages]



## Infrastructure Services

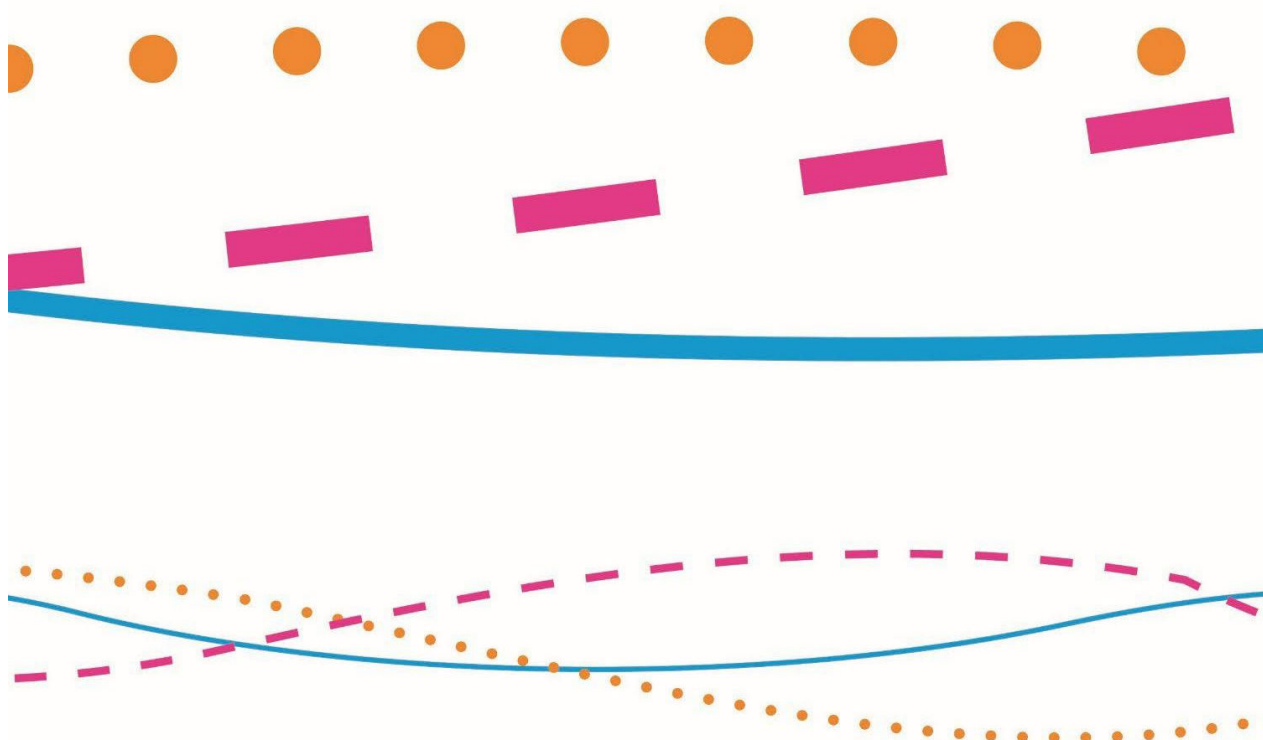
Parks & Open Spaces

Whitsunday Water

Waste & Recycling

Transport & Drainage

### Quarterly Report | Q4 - 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 Q4**

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

#### **Incident Summary**

- Incidents Reported in Q4: 24
- Year-to-Date Total: 19 (new FY)

#### **WHS Actions Overview**

- Actions Assigned to Directorate by Others: 10

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: 23

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: 85 (program life to date)

#### **Outstanding Actions**

- Overdue Actions:7
  - Action lay down area to be prepared
  - Bus shelter (grey) to be removed
  - Improve emergency call out process and coordination with internal and external stakeholders e.g. traffic controllers & QPS
  - Uncontrolled chemical storage
  - A driver was emptying a 30m skip at Kelsey Creek Landfill, the rear door of the skip fell off and landed on driver
  - Fire in scrap metal pile at Bowen Landfill
  - Plumbing Items – old and surplus no longer required



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 prioritising 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

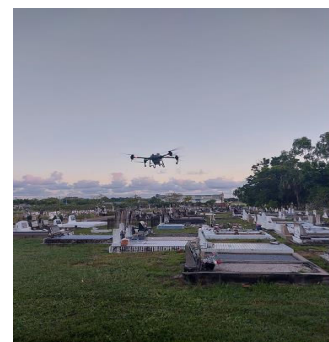
During the first quarter of 2025, significant progress was made on the Regional Cemetery Strategy.



Consultants completed their site visits and facilitated a series of workshops in April, gathering valuable insights to inform the development of a forward-thinking, community-focused plan. Community engagement followed, with public surveys open until 20 April. The feedback received through this process is expected to play a crucial role in shaping the final strategy. In parallel, innovation trials commenced with drone spraying in older sections of two regional cemeteries. Early results have been promising, showing improved coverage, reduced herbicide use,

more precise application, and notable time and cost savings. The draft Cemetery Masterplan and Strategy has since been submitted to Council and is currently undergoing internal review.

Across the region, the Parks and Gardens team has remained highly active. At Dingo Beach, new bollards were installed as part of ongoing foreshore protection and improvement works, while the Waite Creek bollard project commenced to manage vehicle access and preserve the area's natural





beauty. In Hansen Park, damaged bollards were replaced, restoring the site's functionality and appearance. Following significant rainfall, grass growth surged, prompting an intensive mowing response from the team. Despite challenging conditions, crews worked diligently to maintain public spaces, earning positive feedback from the community for their efforts. Coconut de-nutting was also completed across the region, ensuring safety and maintaining the neat presentation of green spaces.

The team's commitment to community engagement and public amenity was evident in several initiatives. A new seat was installed outside the Bowen Newsagency, reflecting the value of community feedback in shaping public spaces. In Bowen, the Hands On Learning crew from Bowen State High School contributed to the installation of a new plaque at the cemetery and completed



clean-up works along walking tracks, including the installation of a new Rotary sign at the lookout. These efforts not only enhanced the local environment but also provided students with valuable hands-on experience. In Cannonvale, public shelters were repainted, revitalising these spaces with a fresh, inviting finish. The region's parks and recreational areas were in excellent condition for the Easter break, with Peter Faust Dam standing out as a particularly popular destination for holidaymakers.

As ANZAC Day approached, the team ensured that cenotaphs across the region were impeccably maintained, creating respectful and dignified spaces for commemorations. A successful Team Leader meeting was held at Shute Harbour, providing an opportunity for teams to reconnect, share updates, and align on upcoming priorities. The picturesque setting served as a reminder of the unique and beautiful region in which we work.

This quarter also saw the recognition of long-standing service and leadership. Gavin Morrow celebrated 25 years of service with Council. Although he was unable to attend the 25 Year Club lunch, the Cannonvale/Airlie team marked the occasion with a local celebration and formal presentation of his milestone certificate. Additionally, thanks are extended to Mark Callaghan for stepping into the Director role during a period of leave, and to Drew Cookson for taking on Mark's responsibilities during that time. Their leadership and support ensured continuity and smooth operations throughout that time.



Overall, the quarter has been marked by strong operational delivery, strategic advancement, and meaningful community engagement. The dedication of the Parks and Gardens team continues to enhance the liveability and appeal of our region, while strategic planning efforts lay the groundwork for sustainable, community-aligned outcomes in the years ahead.

| Service           | Total | April | May | June |
|-------------------|-------|-------|-----|------|
| <b>Cemeteries</b> |       |       |     |      |
| CRM Received      | 19    | 13    | 5   | 1    |
| CRM Completed     | 12    | 10    | 2   | 0    |

Infrastructure Services  
Quarterly Report |Q4 2025

| <b>Parks &amp; Open Space</b>                |     |     |    |    |
|----------------------------------------------|-----|-----|----|----|
| CRM Received                                 | 264 | 111 | 87 | 66 |
| CRM Completed                                | 181 | 63  | 67 | 51 |
| <b>Parks Request / E-Services</b>            |     |     |    |    |
| CRM Received                                 | 2   | 2   | 0  | 0  |
| CRM Completed                                | 2   | 2   | 0  | 0  |
| <b>Total CRMs for Parks &amp; Open Space</b> |     |     |    |    |
| CRM Received                                 | 285 | 126 | 92 | 67 |
| CRM Completed                                | 195 | 75  | 69 | 51 |

| Service                     | April         | May           | June          | Q4 Total       |
|-----------------------------|---------------|---------------|---------------|----------------|
| Mowing - High               | 84% (233/276) | 96% (224/233) | 68% (176/260) | 82% (633/769)  |
| Mowing - Medium             | 89% (68/76)   | 100% (59/59)  | 81% (42/52)   | 90% (169/187)  |
| Mowing - Road Reserves      | 85% (150/176) | 99% (179/181) | 67% (124/186) | 83% (453/543)  |
| Mowing - Low                | 50% (7/14)    | 87.5% (14/16) | 42% (5/12)    | 62% (26/42)    |
| Landscaping - High          | 71% (254/358) | 88% (275/313) | 75% (279/372) | 77% (808/1043) |
| Landscaping - Medium        | 82% (46/56)   | 72.5% (29/40) | 59% (13/22)   | 75% (88/118)   |
| Landscaping - Road Reserves | 67% (76/114)  | 82% (77/94)   | 80% (47/58)   | 75% (200/266)  |
| Landscaping - Low           | 27% (3/11)    | 64% (9/14)    | 45% (5/11)    | 47% (17/36)    |

| BBQ Cleaning Location         | No. of Plates | Weekly Clean | Quarterly Clean |
|-------------------------------|---------------|--------------|-----------------|
| Bowen                         | 42            | 210          | 2730            |
| Cannonvale/ Airlie Beach      | 20            | 100          | 1300            |
| Collinsville                  | 12            | 60           | 780             |
| Proserpine/ Outer Communities | 27            | 135          | 1755            |
| <b>Total</b>                  | <b>101</b>    | <b>505</b>   | <b>6565</b>     |

| Hierarchy     | Managed Area (ha) | Estimated Services | Total Mowed Area (ha) Per Quarter |
|---------------|-------------------|--------------------|-----------------------------------|
| High          | 145               | 13                 | 1885                              |
| Medium        | 65                | 6.5                | 422.5                             |
| Road Reserves | 175               | 6.5                | 1137.5                            |
| Low           | 35                | 3                  | 105                               |
| <b>Total</b>  | <b>420</b>        | <b>29</b>          | <b>3550</b>                       |

| Region                        | Tree Planting | Tree Removals |
|-------------------------------|---------------|---------------|
| Airlie Beach/ Cannonvale      | 0             | 11            |
| Bowen/ Collinsville           | 59            | 4             |
| Proserpine/ Outer Communities | 0             | 1             |
| <b>Total</b>                  | <b>59</b>     | <b>16</b>     |

**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

Hydraulic modelling continues to advance across the region, with both SewerGEMS and WaterGEMS software now operational. WaterGEMS has been used to analyse the Cannonvale–Proserpine water network, offering valuable insights into current system performance. Arcadis has delivered several sewer network models in SWMMS format, including a detailed Cannonvale model capable of informing pump sizing and providing a clearer understanding of the Common Rising Main. A simplified SewerGEMS model for the Cannonvale/Airlie area has also been developed to support augmentation planning for current and future demand. A tender for the updated Whitsunday Regional Council sewer network modelling and optimisation report is expected to be released by the end of September, aligning with broader operational initiatives.

Demand Management Area (DMA) planning is progressing well, with proposed configurations now prepared. Collinsville and Bowen will remain as existing DMAs, while new meters will be required at Scottville to support accurate monitoring. Proserpine, Mt Julian, Cannon Valley, Cannonvale, Airlie/Jubilee Pocket, and Mandalay to Shute Harbour are each proposed to operate as individual DMAs. The Cannonvale DMA will be aligned with proposed network reconfigurations to ensure consistency and operational efficiency.

The Proserpine STP Nutrient Analyser project is moving forward, with analyser cabinets now installed. The next phase involves connecting the equipment electronically and integrating it with the plant's SCADA systems. Once operational, the analysers will provide real-time data on nitrogen species concentrations, enabling improved treatment decisions, enhanced compliance with licence requirements, and better environmental outcomes.





Staff contributions to community engagement were highlighted during NAIDOC Week, with Chris Jackson from the Water & Sewer Network team once again invited to share his cultural knowledge at Queens Beach State School. Chris taught traditional weaving as part of the school's cultural program, continuing a tradition he has proudly supported for the past three years. His involvement exemplifies Council's commitment to celebrating and promoting Indigenous culture, and the event was a great success for students and staff alike.

From 8 to 10 April, Whitsunday Water hosted Water Industry Worker Training, providing staff with valuable opportunities to enhance their skills and stay current with industry best practices. Michael Gallagher represented Council at the Emerging Industry Leaders Training from 27–28 May in the Fraser Coast/Bundaberg region. This program, which spans four workshops hosted by different councils, offers participants the chance to connect, learn, and grow as future leaders.

On 11 April, the team came together for a farewell BBQ to honour Russell Dawson and Chris Warren. Russell concluded 27 years of dedicated service, while Chris wrapped up a decade of contributions. The gathering was filled with stories and appreciation, reflecting the lasting impact both individuals have had on the team and the community. Their service is deeply valued, and they will be greatly missed.

Operationally, external audits were conducted at the Proserpine and Cannonvale Sewerage Treatment Plants on 22–23 April, with final reports received on 27 May now under review. In Bowen, plumbers completed a critical infrastructure upgrade by installing a new section of rising main at Sewerage Pump Station 3, connecting it to a receiving



manhole at Sewerage Pump Station 1. This upgrade improves network efficiency, reduces gas attacks on manholes, and creates a bypass to support the reconstruction of a collapsed manhole on George Street.

The Bowen Low Lift Pump Upgrade is nearing completion, with final integration into Council's SCADA systems underway. This enhancement will ensure a reliable and secure water supply for the Bowen Water Treatment Plant, reinforcing the region's water infrastructure.

On 16 May, representatives attended the Whitsunday Isaac Mackay (WIM) Alliance meeting in Mackay. This event provided a valuable opportunity to strengthen regional partnerships, exchange ideas, and collaborate on shared challenges.

Several new team members have joined Whitsunday Water, bringing fresh expertise and energy. Stuart Campbell commenced as Coordinator of Treatment Operations on 19 May, and Wayne Lane joined

the Southern Network Team as a Fitter on 26 March. Richard Passmore is expected to start as the team's new electrician around 9 June. These additions enhance the team's capacity and reflect Council's commitment to building a strong, capable workforce.

The Whitsunday Water team has received commendations from across Council for their professionalism and dedication. One directorate praised the team's exceptional safety standards during recent confined space works, noting their qualified and safety-conscious approach. Another directorate acknowledged the northern and southern network teams for their swift response during multiple Ergon outages, highlighting their teamwork and critical role in maintaining essential services.

This quarter has been marked by operational excellence, strategic progress, and meaningful community engagement. The Whitsunday Water team continues to demonstrate professionalism, innovation, and dedication in delivering essential services to the region.

#### Whitsunday Water CRM Statistics Breakdown:

| Water Scheme                 |       |         |              |            |
|------------------------------|-------|---------|--------------|------------|
| Category                     | Bowen | Coastal | Collinsville | Proserpine |
| Low water pressure           | 4     | 8       | 1            | 1          |
| Water planned interruption   | 3     | 3       | -            | -          |
| No water                     | 3     | 4       | 2            | 6          |
| Fire Hydrants                | 10    | 2       | 1            | 1          |
| Water unplanned interruption | 8     | 3       | 3            | 3          |
| Dirty Water/Quality          | 26    | 1       | -            | 1          |
| Water Main Broken/Leaking    | 11    | 5       | 5            | 3          |
| Water other                  | 21    | 43      | 11           | 3          |
| Water Meter Damaged/Leaking  | 6     | 13      | 1            | 3          |
| Water Service Broken/Leaking | 49    | 73      | 16           | 29         |
| Water connections            | 8     | 12      | -            | 1          |

| Sewer Scheme                  |       |         |              |            |
|-------------------------------|-------|---------|--------------|------------|
| Category                      | Bowen | Coastal | Collinsville | Proserpine |
| House pump alarm              | -     | 11      | -            | -          |
| Manholes                      | 2     | -       | -            | -          |
| Pump stations                 | -     | 1       | -            | 5          |
| Sewer mains                   | 2     | 3       | 1            | 2          |
| Sewer odour                   | 1     | 1       | -            | -          |
| Sewer overflows and blockages | 4     | 4       | 2            | -          |
| Sewer other                   | -     | 2       | 2            | 2          |

| Service         | Total | April | May | June |
|-----------------|-------|-------|-----|------|
| <b>Sewerage</b> |       |       |     |      |
| CRM Received    | 53    | 19    | 19  | 15   |
| CRM Completed   | 28    | 12    | 7   | 9    |
| <b>Water</b>    |       |       |     |      |
| CRM Received    | 402   | 139   | 147 | 116  |



|                                                     |     |     |     |     |
|-----------------------------------------------------|-----|-----|-----|-----|
| CRM Completed                                       | 128 | 58  | 27  | 43  |
| <b>Water/Sewerage/Drainage Request / E-Services</b> |     |     |     |     |
| CRM Received                                        | 6   | 3   | 1   | 2   |
| CRM Completed                                       | 6   | 3   | 1   | 2   |
| <b>Total CRMs for Whitsunday Water</b>              |     |     |     |     |
| CRM Received                                        | 461 | 161 | 167 | 133 |
| CRM Completed                                       | 162 | 73  | 35  | 54  |

**Waste and Recycling****Operational Budget: - (expenditure) \$11.89m****Staff Levels: 5****- (income) \$12.8m****Key Activities**

- Significant business activity – due to exceeds Budget Threshold \$9.7m expenditure.
- Responsible for providing waste & recycling services.
- 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.

**Waste & Recycling Services Assets**

- 2 x Landfills (Bowen & Kelsey Creek) - Managed by Wanless Waste Management Pty Ltd
- 2 x Transfer Stations (Collinsville, Cannonvale) - Managed by JJ Richard's
- 14 x Unattended Satellite Stations
- 12 x Legacy Landfills (remediation phase)
- 18,857 waste services

**Significant Projects and Opportunities**

- Waste & Recycling Strategy – update medium term plan
- Waste & Recycling Operational Strategy - complete current draft
- Waste & Recycling Network Plan – 30-year horizon to be developed
- Kelsey Creek Landfill (KCL) Masterplan - Update
- Bowen Landfill (BL) Masterplan - Update
- KCL & BL – Leachate & Stormwater Management Plans
- Cannonvale Transfer Station Masterplan - develop
- Full Cost Pricing – Price Path finalised
- Waste, Asset Management Plan - Update
- Waste Education and Communication Strategy – develop and implement
- Satellite Waste Transfer Stations - Review

**Major Risks**

- Full cost recovery – & Cost drivers
- Consumption of landfill space
- Legacy landfills
- Leachate, Stormwater & Gas management
- Future planning and catering for growth
- Changing legislation
- Emerging Contaminants of Concern – PFAS, Micro Plastics etc
- Staff Resourcing/Market Constraints – Borne from Olympic Games Infrastructure Projects
- Service Contracts – Landfill, Transfer Stations, Shredding, Mulching, Crushing

An external Project Manager has been engaged through the Capital Works team to support the planning and delivery of key infrastructure projects at Bowen Landfill. These works are critical to maintaining service continuity, enhancing environmental management, and ensuring ongoing compliance with regulatory requirements.

The scope of planned works includes:

- Installation of a new leachate storage tank
- Construction of a new waste cell
- Final capping of the legacy landfill cell

Site works are scheduled to commence in August, beginning with the installation of the leachate storage tank. Planning for the remaining components of the project will continue concurrently to ensure timely and coordinated delivery.

Cell 6 at Kelsey Creek Landfill was officially commissioned on 20 May and has commenced receiving domestic waste. The initial placement of a “soft waste” layer—primarily comprising kerbside domestic collections and Municipal Solid Waste (MSW)—is being carefully managed to ensure optimal protection of the newly installed liner.

Subject to successful progression of site activities, full operational capacity is expected to resume from 2 June. This will enable the landfill to once again accept all waste streams, including domestic, commercial, industrial, and construction waste, which were temporarily redirected during the construction phase.

The successful delivery of Cell 6 represents a significant milestone in maintaining continuity of waste management services for the region. The Waste & Recycling team has demonstrated strong commitment and coordination throughout the project, ensuring a smooth transition back to full operations.



We are also proud to announce a partnership with Zero Waste Solutions, led by local sustainability consultant Lucy Smith, to deliver a region-wide Waste Education Program in schools.

This curriculum-aligned initiative will provide engaging workshops and resource kits for both Primary and High School students, promoting sustainable behaviours and waste reduction. Each school term will feature a unique theme aligned with the Queensland Curriculum:



Term 2 2025: Circular Economy  
Term 3 2025: Plastic Pollution  
Term 4 2025: Waste Warriors  
Term 1 2026: Compostology

Lucy Smith is also actively supporting the state funded “Let’s Get it Sorted” recycling program, extending its reach into the broader community. Recent engagements at Under 8’s Days in Cannonvale and Proserpine showcased interactive activities designed to promote smarter recycling

habits among young families.

This partnership marks a significant step in fostering a waste-conscious community, beginning with our youngest residents. Council extends a warm welcome to Lucy and looks forward to the positive impact of her work across the region.

The Waste & Recycling team has also continued to advance the modernisation of operational systems across Council’s waste acceptance sites, supported by external consultancy ResourceHub. This strategic project involves a comprehensive overhaul of weighbridge and gatehouse software, aimed at improving service delivery and operational performance.

Key outcomes to date include:

- Enhanced data governance and quality
- Improved customer experience
- Increased operational efficiency
- Strengthened regulatory reporting
- Streamlined internal procedures



To support these changes, updated documentation has been developed, and targeted training sessions have been delivered to both Council staff and external contractors. These sessions ensure all personnel are equipped to effectively utilise the new systems and processes.

In addition, as of 1 July, Wanless Waste Management Pty Ltd will commence management of gatehouse and landfill operations at both Bowen and Kelsey Creek Landfills. Council welcomes Wanless and looks forward to building a strong, collaborative partnership focused on continuous improvement in landfilling practices, compliance, and overall site performance.

| Service                 | Total | April | May | June |
|-------------------------|-------|-------|-----|------|
| <b>Waste Management</b> |       |       |     |      |
| CRM Received            | 406   | 169   | 127 | 110  |

Infrastructure Services  
Quarterly Report |Q4 2025

|                                             |     |     |     |     |
|---------------------------------------------|-----|-----|-----|-----|
| CRM Completed                               | 325 | 137 | 100 | 88  |
| <b>Waste Request / E-Services</b>           |     |     |     |     |
| CRM Received                                | 1   | 0   | 1   | 0   |
| CRM Completed                               | 1   | 0   | 1   | 0   |
| <b>Total CRMs for Waste &amp; Recycling</b> |     |     |     |     |
| CRM Received                                | 407 | 169 | 128 | 110 |
| CRM Completed                               | 326 | 137 | 101 | 88  |

### **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

Our Roads and Drainage crews have recently completed shoulder widening works along a 2 km section of the Bowen Developmental Road (88A). These works addressed edge breaks and roadside drop-offs, significantly improving safety and road durability. The Department of Transport and Main Roads (TMR) is now coordinating the sealing of this section, marking continued progress in strengthening the regional road network.



Pavement repairs are also underway along the Bowen Developmental Road (88A), targeting shoving in the outer wheel path. To date, 600 m<sup>2</sup>



of the planned 1,000 m<sup>2</sup> has been completed, contributing to a smoother and safer driving experience for all road users.

At the 88B-31 Mt Douglas pit, gravel extraction is supporting ongoing roadworks, with 8,600 tonnes already laid between chainages 172.00 and 176.40. Approximately 17,500 tonnes remain available in the quarry, which is expected to support an additional 9 km of road construction. Once this supply is exhausted, further materials will be sourced from Council-managed pits, with locations to be confirmed. This reflects a

well-coordinated approach to utilising local resources for critical infrastructure delivery.



The Roads and Drainage team has also celebrated several notable staff milestones. Lance Lloyd, Supervisor for Roads and Drainage in Proserpine, has reached 10 years of dedicated service with Whitsunday Regional Council. His leadership and expertise have made a lasting impact, and Council extends its sincere thanks and congratulations. Zaine Van Poelgeest has successfully completed his Civil Construction Traineeship and is now a permanent member of the team. Council congratulates Zaine on this achievement and looks forward to his continued contributions. Neil Graham, Transport and Drainage Operations Manager, concluded his tenure on 25 July. Neil has played a key role in RMPC operations and broader departmental initiatives. Council thanks Neil for his valuable service and wishes him all the best in his future endeavours.





Whitsunday Regional Council has secured \$4.53 million in funding through the Safer Local Roads and Infrastructure Program (SLRIP) for the design and construction of two replacement bridges on Kelsey Creek Road. The project will replace ageing single-lane timber bridges with precast concrete structures, improving heavy vehicle access and enhancing safety and resilience along this important rural route. The total project cost is \$5.67 million, with Council contributing

\$1.13 million.

Essential drainage maintenance has been completed along Shute Harbour Road to improve surface runoff and prevent water accumulation. These works will help protect the sealed surface from premature damage and enhance road safety, demonstrating the value of proactive maintenance in delivering long-term benefits.

The Collinsville crew has successfully delivered \$1.35 million in additional RMPC works on the Bowen Developmental Road (88B), including heavy formation/re-sheeting and medium formation grading. In total, \$2 million in RMPC works were completed in June 2025 alone, bringing the financial year total to \$6.2 million. This represents a significant achievement and reflects the team's commitment to delivering high-quality infrastructure across the region.



| Service                                      | Total | April | May | June |
|----------------------------------------------|-------|-------|-----|------|
| <b>Drainage</b>                              |       |       |     |      |
| CRM Received                                 | 72    | 37    | 20  | 15   |
| CRM Completed                                | 35    | 20    | 12  | 3    |
| <b>Roads &amp; Infrastructure</b>            |       |       |     |      |
| CRM Received                                 | 618   | 246   | 231 | 141  |
| CRM Completed                                | 384   | 172   | 146 | 66   |
| <b>Road Maintenance Request / E-Services</b> |       |       |     |      |
| CRM Received                                 | 4     | 1     | 2   | 1    |
| CRM Completed                                | 4     | 1     | 2   | 1    |
| <b>Total CRMs for Roads &amp; Drainage</b>   |       |       |     |      |
| CRM Received                                 | 694   | 284   | 253 | 157  |
| CRM Completed                                | 423   | 193   | 160 | 70   |



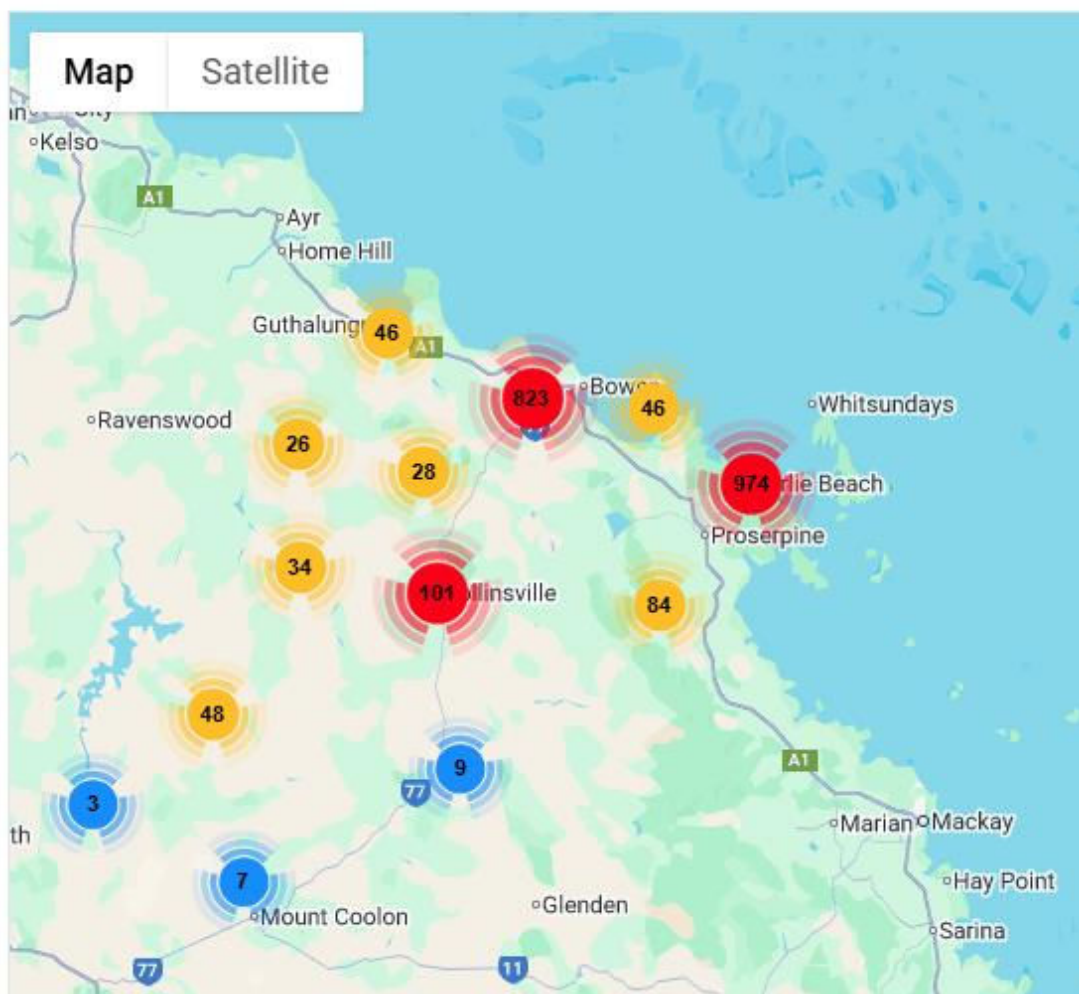
**Accomplishments by Activity**

| Activity Name                                                | No. of Activities Completed | Qty Accomplished | Unit of Measure |
|--------------------------------------------------------------|-----------------------------|------------------|-----------------|
| Clean Earth and Concrete Surface Drains                      | 3                           | 230.000          | Metres          |
| Clearing                                                     | 3                           | 19,050.50        | Dollars         |
| Edge Repair (Manual)                                         | 1                           | 1.500            | Tonnes          |
| Emergency Call Out Activities                                | 16                          | 99,287.09        | Dollars         |
| Formation re-sheeting                                        | 1                           | 0.000            | m3 (loose)      |
| Gravel/Material Supply - HFG                                 | 3                           | 1,104,330.00     | Dollars         |
| Heavy Formation Grading                                      | 2                           | 18.300           | Kilometres      |
| Herbicide Spraying                                           | 11                          | 22,386.20        | Litres          |
| Inspections for Forward List of Works                        | 115                         | 37,740.48        | Dollars         |
| Medium Formation Grading                                     | 7                           | 100.710          | Kilometres      |
| Other Roadside Work                                          | 1                           | 100.000          | Dollars         |
| Other Sign Work                                              | 14                          | 3,074.42         | Dollars         |
| Other Unseated Shoulder Work                                 | 7                           | 50,504.00        | Dollars         |
| Other Vegetation Control Works                               | 9                           | 21,610.02        | Dollars         |
| Pavement Repairs, Gravel (Mech. < 500m2 per 1km)             | 64                          | 3,253.66         | m2              |
| Pothole Patching                                             | 929                         | 130.505          | Tonnes          |
| Repair or Replace Guide Markers                              | 12                          | 31,329.46        | Dollars         |
| Repair Signs (excluding Guide Signs)                         | 25                          | 29               | Each            |
| Replace Guide Markers                                        | 371                         | 453              | Each (Marker)   |
| Rest Area Servicing                                          | 10                          | 49,280.11        | Dollars         |
| Roadside Litter Collection - Rural                           | 68                          | 36,095.16        | Dollars         |
| Surface Correction, Premix / A/C (Manual <150 lin.m per 1km) | 2                           | 2.24             | Tonnes          |
| Tractor Slashing - Boom Mower                                | 12                          | 5,925.98         | Dollars         |
| Tractor Slashing, Rural                                      | 85                          | 969.212          | Hectares        |

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

## ACCOMPLISHMENT MAP VIEW

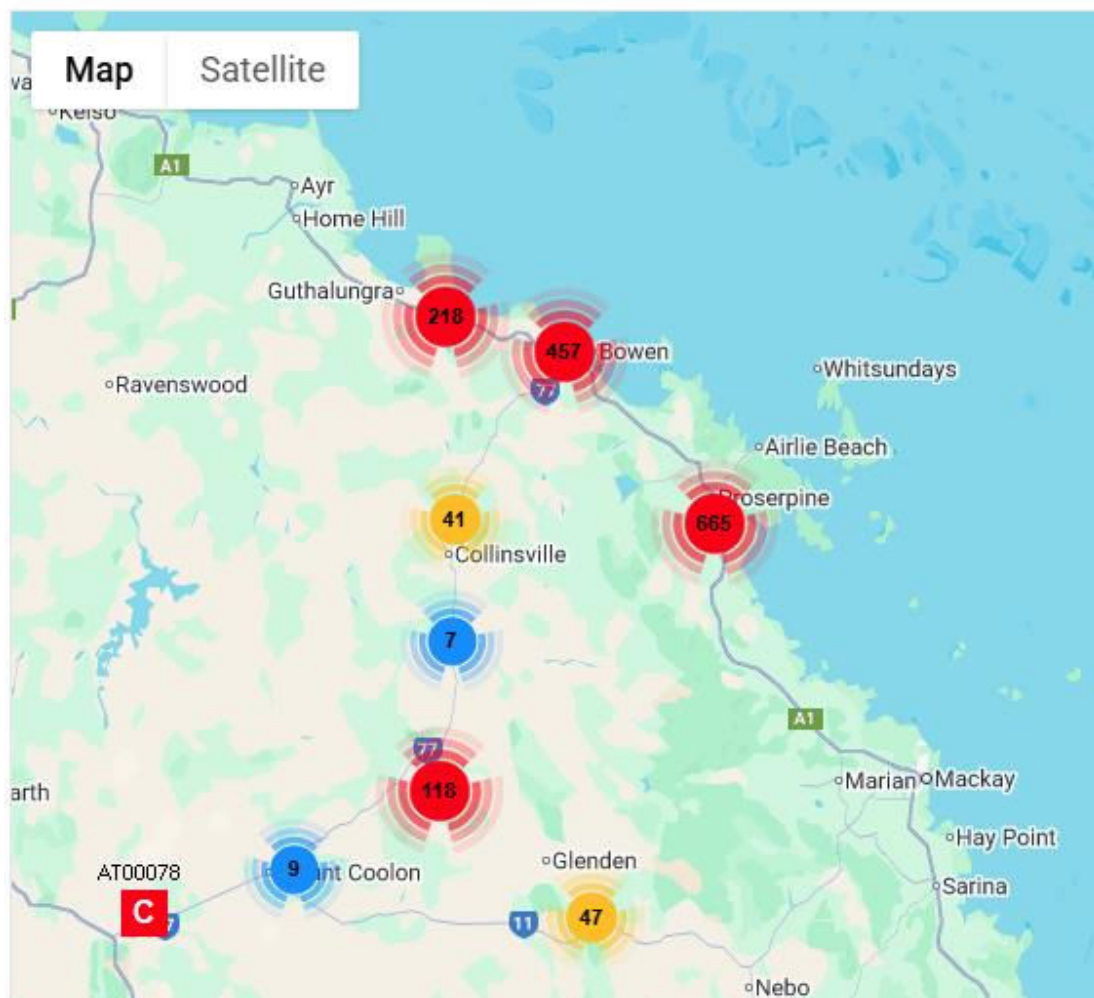
Showing 2229 items on map and 67 with no Lat/Long.



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

## ACCOMPLISHMENT MAP VIEW

Showing 1563 items on map and 210 with no Lat/Long.



## 11.7 - Donations, Sponsorships, In Kind Requests and Grants Approved August 2025

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Community Development Officer

**AUTHORISING OFFICER:** Director Community Services and Facilitation

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### PURPOSE

To advise Council of the donations, sponsorships, in-kind support and grants up to \$20,000 provided for the month of August 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 18 June 2025.

Approvals outlined in this report include:

- a) Financial Support for Junior Elite Athlete Grants
- b) In-Kind Donations
- c) Sponsorships
- d) 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 August 2025 to the applicants identified in **Attachment 11.7.1**.
2. Note the Financial Support for In-Kind Donation applications approved for the month of August 2025 to the applicants identified in **Attachment 11.7.2**.
3. Note the Financial Support for Sponsorship applications approved for the month of August 2025 to the applicants identified in **Attachment 11.7.3**.
4. Note the Donation on Council Fee applications approved for the month of August 2025 to the applicants identified in **Attachment 11.7.4**.

### BACKGROUND

As per resolution 2025/06/18.17, Council resolved to:

- 1) Adopt the following amended policies:
  - a. Community Donations Policy
  - b. Community Grants Policy
  - c. Community Sponsorship Policy.

### DISCUSSION/CURRENT ISSUE

Below is an overview of the financial approvals that were made in the month of August 2025. A detailed description of each can be found in **Attachments 11.7.1 to 11.7.4**.

Junior Elite Athlete Grant

This is page 214 of the Agenda of Council's Ordinary Council Meeting - 24 September 2025



10 approved, totalling \$2,500

In-Kind Donations

2 approved, totalling \$2,830

Sponsorships

1 approved, totalling \$200

Donation on Council Fees

5 approved, totalling \$3,183

## FINANCIAL IMPLICATIONS

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

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 78,000        |
| Actual + Commitment         | 8,050         |
| <b>YTD Remaining Budget</b> | <b>69,950</b> |

The funds for In-Kind Donations will be taken from JC: 2967.10642.60002 – Community Donations (2967) / In-Kind Donations (10642) / Salary/Overtime (60002)

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 40,000        |
| Actual + Commitment         | 8,252         |
| <b>YTD Remaining Budget</b> | <b>31,748</b> |

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

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 93,112        |
| Actual + Commitment         | 18,055        |
| <b>YTD Remaining Budget</b> | <b>75,057</b> |

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

| Description                 | Amount (\$)   |
|-----------------------------|---------------|
| 2025/26 Budget              | 78,000        |
| Actual + Commitment         | 7,050         |
| <b>YTD Remaining Budget</b> | <b>70,950</b> |

## 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 2026 in line with the 2025/26 financial year budget.

### **STRATEGIC IMPACTS**

Corporate Plan Reference:

Review of community and recreational grants support to ensure consistency and alignment with future stakeholder needs

### **ATTACHMENTS**

1. Attachment 1 Approved Financial Support for Junior Elite Athlete Grant August 2025 [11.7.1 - 1 page]
2. Attachment 2 Approved In-Kind Donation Applications August 2025 [11.7.2 - 1 page]
3. Attachment 3 Approved Sponsorship Applications August 2025 [11.7.3 - 1 page]
4. Attachment 5 Approved Donation on Council Fees Applications August 20 [11.7.4 - 1 page]





**Correspondence:**  
 Chief Executive Officer,  
 Whitsunday Regional Council,  
 PO Box 104, Proserpine QLD 4800  
 P: 1300 WRC QLD (1300 972 753)  
 F: (07) 4945 0222  
 E: [info@whitsundayrc.qld.gov.au](mailto:info@whitsundayrc.qld.gov.au)  
[www.whitsundayrc.qld.gov.au](http://www.whitsundayrc.qld.gov.au)  
 ABN 63 291 580 128

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

| Name                         | Location   | Age | Competition                                   | Comp Level | Sport         | Received Funding Previously | Amount (\$)    |
|------------------------------|------------|-----|-----------------------------------------------|------------|---------------|-----------------------------|----------------|
| Tannah Aitken                | Bowen      | 11  | 10-12 Years Softball State Championships      | NQ         | Softball      | No                          | 250            |
| Isabella Pisaniello          | Cannonvale | 14  | Hancock Short Course Swimming Championships   | NQ         | Swimming      | No                          | 250            |
| Charlie Doherty              | Cannonvale | 14  | Hancock Short Course Swimming Championships   | NQ         | Swimming      | No                          | 250            |
| Axel Yuskan                  | Proserpine | 13  | Hancock Short Course Swimming Championships   | NQ         | Swimming      | No                          | 250            |
| Amber Benson                 | Cannonvale | 13  | 13-14 Years Rugby League Championships        | NQ         | Rugby League  | No                          | 250            |
| Shailee Mewha                | Cannonvale | 12  | 2025 Australian Cross Country Championships   | QLD        | Cross Country | Yes                         | 250            |
| Lilly Aitken                 | Bowen      | 11  | 10-12 Years Girls State Cricket Championships | NQ         | Cricket       | No                          | 250            |
| Matilda Perry                | Bowen      | 11  | 10-12 Years Girls Softball Championships      | NQ         | Softball      | No                          | 250            |
| Hallesna Nomoa               | Bowen      | 12  | 11-12 Years Girls Rugby League Championships  | NQ         | Rugby League  | No                          | 250            |
| Thomas O'Neill               | Cannonvale | 18  | MXGP Motocross State Challenge                | AUS        | Motocross     | No                          | 250            |
| <b>TOTAL for August 2025</b> |            |     |                                               |            |               |                             | <b>\$2,500</b> |

**Declined Financial Support for Junior Elite Athlete Grant Applications – August 2025**

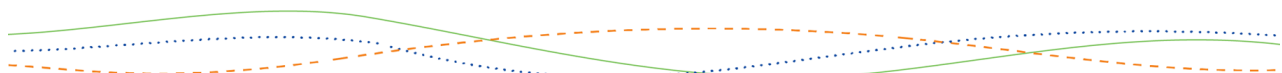
| Name          | Location   | Reason                                                                |
|---------------|------------|-----------------------------------------------------------------------|
| Shailee Mewha | Cannonvale | Policy restrictions – second application received this financial year |

**Bowen**  
 Cnr Herbert & Powell Streets  
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 Collinsville QLD 4804

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**Attachment 2 – Approved In-Kind Donation Applications – August 2025**

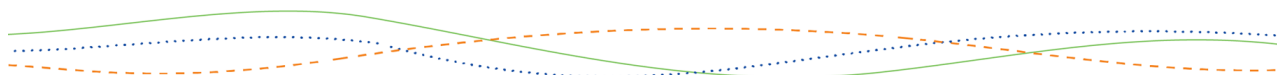
| Organisation Name                                                          | Location     | Description                                                                                                                                 | In-Kind Support (\$) |
|----------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Collinsville-Scottville Workers Club Inc                                   | Collinsville | 2025 Miners Memorial Day – delivery, setup and collection of 70 x chairs, fee waiver, road closures with signage – installation and removal | 2,350                |
| Returned & Services League of Australia Airlie Beach Whitsunday Sub-Branch | Airlie Beach | Vietnam Veterans Day 2025 – delivery, setup and collection of 20 x chairs and 3x3 marquee                                                   | 480                  |
| <b>Total for August 2025</b>                                               |              |                                                                                                                                             | <b>\$2,830</b>       |

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### Attachment 3 – Approved Sponsorship Applications – August 2025

| Organisation Name                                    | Location | Description             | Requested Amount (\$) | Approved Amount (\$) |
|------------------------------------------------------|----------|-------------------------|-----------------------|----------------------|
| North Queensland Speedway Riders and Supporters Club | Bowen    | 14th Gary Moon Memorial | 200                   | 200                  |
| <b>Total for August 2025</b>                         |          |                         |                       | <b>\$200</b>         |

### Declined Sponsorship Applications – August 2025

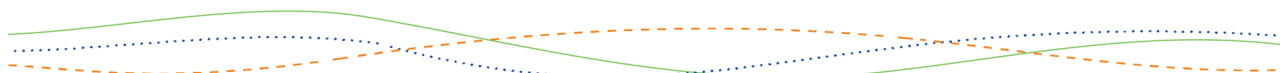
| Organisation Name     | Location     | Description                       | Reason                                                                                                          |
|-----------------------|--------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Life Publishing Group | Airlie Beach | Enchanted Garden Fundraiser Event | Declined due to current ongoing paid advertising in effect with applicant                                       |
| Thulgarie Enterprise  | Regional     | Bindal Sharks All Blacks Carnival | Declined – individual sporting team requesting funding to enter team carnival held outside of Whitsunday region |

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**Attachment 5 – Approved Donation on Council Fee Applications – August 2025**

| Organisation Name                                                             | Location     | Description               | Donation Amount (\$) |
|-------------------------------------------------------------------------------|--------------|---------------------------|----------------------|
| Proserpine and District Respite Services Inc.                                 | Proserpine   | Annual Food Renewal       | 679                  |
| Whitsunday Running Club                                                       | Airlie Beach | Whitsunday Trail Festival | 782                  |
| Bowen Fishing Classic (part of previous sponsorship approval – OM 2025/08/27) | Bowen        | Bowen Fishing Classic     | 782                  |
| Bowen Community Council & Cooina Family Centre                                | Bowen        | Community Carnival        | 470                  |
| Great Escape Oz Car Rally/Cure 4CF Foundation                                 | Airlie Beach | Great Escape Oz Car Rally | 470                  |
| <b>Total</b>                                                                  |              |                           | <b>\$3,183</b>       |

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## 11.8 - Commercial Businesses Quarterly Report - April to June 2025

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Administration Officer - Aviation & Tourism

**AUTHORISING OFFICER:** Director Commercial Businesses

---

### PURPOSE

To advise Council of the activities of the Commercial Businesses Directorate from April to June 2025.

### EXECUTIVE SUMMARY

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

- Whitsunday Coast Airport and Aerodromes;
- Shute Harbour Marine Terminal;
- Whitsunday Holiday Parks;
- Foxdale Quarry and;
- Other commercial undertakings as identified.

Operational updates from each business unit are detailed in **Attachment 11.8.1**.

### OFFICER'S RECOMMENDATION

That Council endorse the Commercial Businesses Directorate Quarterly Report from April to June 2025 as per **Attachment 11.8.1**.

### BACKGROUND

This report is for informational purposes only.

### DISCUSSION/CURRENT ISSUE

Please refer to **Attachment 11.8.1** detailing the activities during April to June 2025 by the Commercial Businesses Directorate.

### FINANCIAL IMPLICATIONS

N/A

### CONSULTATION/ENGAGEMENT

Whitsunday Coast Airport Operations Manager  
Shute Harbour Marine Terminal Operations Supervisor  
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 WRC 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 April June 2025 [**11.8.1** - 7 pages]



# Whitsunday Regional Council

Commercial Businesses Directorate

## Quarterly Operations Report

April to June 2025



# Whitsunday Coast Airport

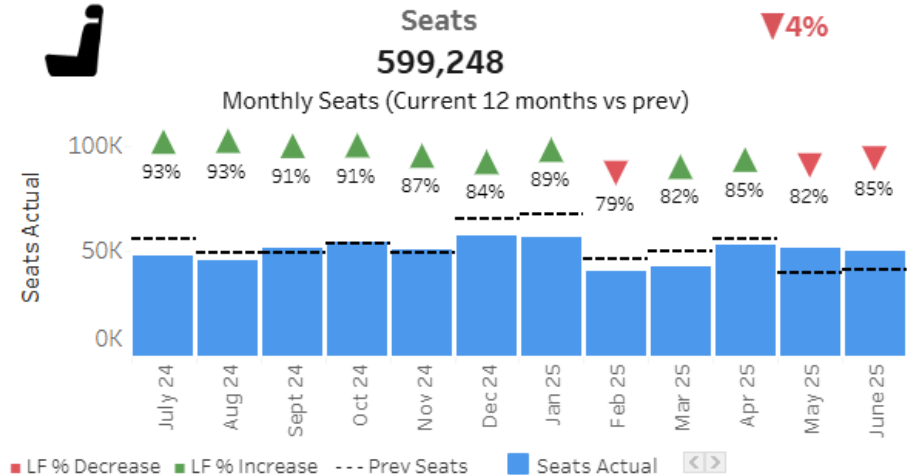
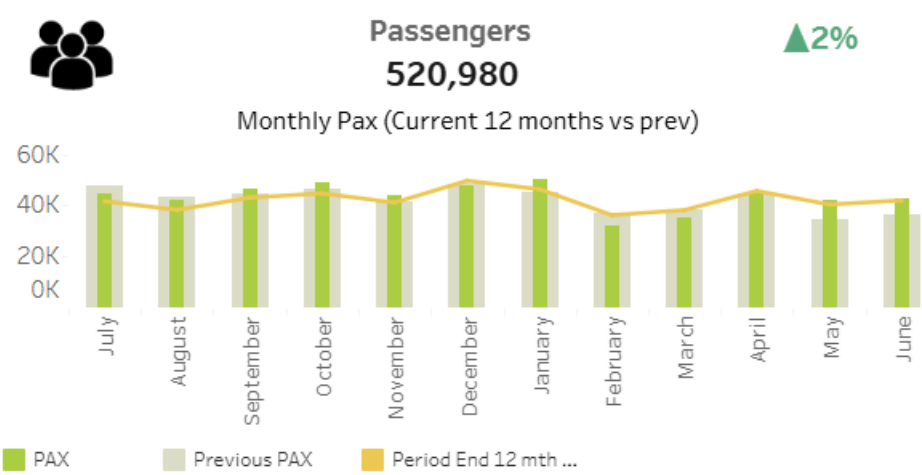
## Operations

- Whitsunday Coast Airport ended the 2024/2025 Financial Year with 520,980 passengers.
- 129,594 passengers April to June 2025.
- 84% average load factor April to June 2025.
- Attended Australian Tourism Exchange – Aviation Hub.
- Installed additional directional signage to assist with traffic flow.
- Quarterly Terminal Stakeholder meeting was held.
- Attended the Regional Aviation Security Advisory Forum.
- New rental car overflow area completed
- New Sewerage Treatment Plant commenced.
- Eco Barge Art installation in terminal to create awareness around Great Barrier Reef conservation.
- Collinsville Lighting upgrade completed.



# Whitsunday Coast Airport

## Flight Dashboard – Actual Results Y/E June 2025



# Shute Harbour Marine Terminal

## Operations

- Fuel sales: 336,196 litres sold
- Resort Connection passengers: 15,962
- SeaLink launched its new Great Barrier Reef product from Shute Harbour Marine Terminal.
- Cruise ship passengers: 6,577

## Events Held

- 25 April 2025 – Last cruise ship of the 2024–2025 season, *Norwegian Sun*
- 16 May 2025 – Rotary Club Impact Seminar
- 5 June 2025 – QTIC World Environmental Day
- 17 June 2025 – Fish D'vine exclusive event (venue provided at 24 hours' notice due to bad weather)



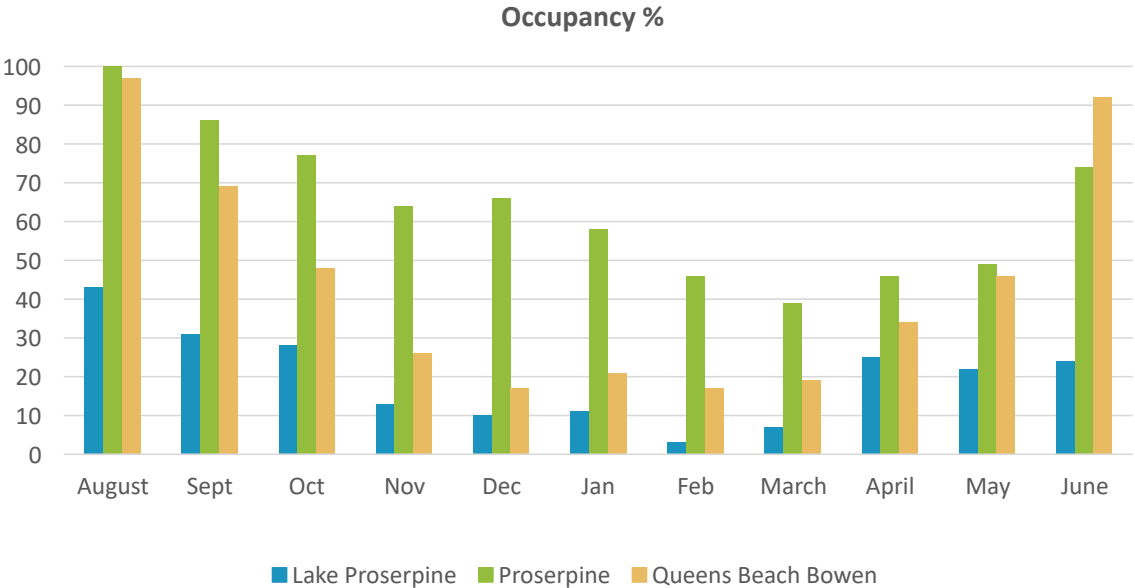
# Foxdale Quarry

## Operations

- Quarry staff undertook five days of maintenance during the quarter with the jaw crusher being disassembled and the toggle arm, toggle seats and jaw plate retention wedges replaced.
- Significant progress in developing the free hold quarry land has been undertaken. A new quarry bench has been established and access haul roads widened, and access inclines reduced.
- The quarry crushed 31,448 tonnes of material and sold 31,661 tonnes of products.
- Production will be the focus over the next quarter.



# Whitsunday Holiday Parks



## Operations

- Council hosted the Queensland Music Trails and Reg Fest bringing back two events to Lake Proserpine in June. The Reef Sundowner was held 12 June 2025 and the Bara Boots Country Music Festival on 21 June 2025. This was the second time both events have been held at Lake Proserpine with total numbers exceeding 2024's numbers.
- April saw the beginning of High Season across all three parks, with occupancy increasing steadily.
- Lake Proserpine will be hosting the Flametree Gathering 29-31 August 2025 which will feature talented artists and three soul-nourishing days under the stars.





# Other Commercial Business

## Flagstaff Hill

Commercial Businesses were tasked with finding a suitable tenant for the Flagstaff Hill Café. 360 on the Hill opened in April 2025 with an Italian themed menu serving pizza, pasta, paninis and of course great coffee and treats.

## Queens Beach Hub Bowen

The Queens Beach Hub, formally known as the old Surf Life Saving building, went out for tender and was finalised in April, unfortunately the successful applicant decided not to proceed and as such the team are now moving forward with an Expressions of Interest process to parties who have since shown interest in the facility.



## 11.9 - Proserpine Junior Sporting Complex - Lease Renewal

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Senior Property Officer

**AUTHORISING OFFICER:** Acting Director Corporate Services

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### PURPOSE

To seek Council approval for the renewal of lease following the request to renew received by Proserpine Junior Sporting Complex

### EXECUTIVE SUMMARY

Proserpine Junior Sporting Complex existing lease expires on 31 December 2025 and they have requested to renew their lease for a period of ten (10) years.

### OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to enter into negotiations and execute a ten (10) year peppercorn trustee lease with Proserpine Junior Sporting Complex for part of the land being Lot 26 on CP HR1946 (Lease A) also known as 333 Crystalbrook Road, Proserpine in accordance with Section 236 1(b)(ii) and 1(c)(iii) of the Local Government Regulation 2012.

### BACKGROUND

Council is trustee of the land at Lot 26 on CP HR1946 known as Corner of Kelsey Creek Road & Crystalbrook Road, Proserpine.

Proserpine Junior Sporting Complex has a trustee lease with Council over part of the land (Lease A being part of Lot 26 on CP HR1946) for a period of 10 years that is due to expire on 31 December 2025.

### DISCUSSION/CURRENT ISSUE

Proserpine Junior Sporting Complex has held a trustee lease with Council for over 40 years at a peppercorn rate. They have established infrastructure such as a clubhouse, playing fields and amenities which allow their Club to function successfully.

Their trustee lease expires on 31 December 2025 and being a trustee lease there are no available options to renew, therefore a new lease agreement is required to be entered into to allow them to continue having tenure of the land.

To exclude the requirements of the *Planning Act 2016*, which requires land to be subdivided for any part of land lease in excess of ten years, it is recommended to enter into a new part of land trustee lease with Proserpine Junior Sporting Complex for a term of ten (10) years at a peppercorn rate.

### FINANCIAL IMPLICATIONS

The trustee lease will be at a peppercorn rate, therefore will not be providing Council with revenue. Taking this cost away from community organisations allow them to invest it back into the Club and benefit their members.

Further in lieu of a peppercorn lease, the lessee is responsible for all maintenance and repairs of the assets and land within their leased area.

## **CONSULTATION/ENGAGEMENT**

Treasurer for Proserpine Junior Sporting Complex.

## **STATUTORY/COMPLIANCE MATTERS**

Section 236 1(b)(ii) of the Local Government Regulation 2012 allows Council to enter into a leasing agreement with a community organisation without the requirement of going to a public tender.

Section 236 1(c)(iii) of the Local Government Regulation 2012 allows Council to enter into a leasing agreement with the existing tenant of the land.

*Land Act 1994*

*Planning Act 2016*

## **RISK ASSESSMENT/DEADLINES**

Council's community leases have provisions to mitigate Council's risk in relation to land and building condition management, pest management, sub-leasing and public liability.

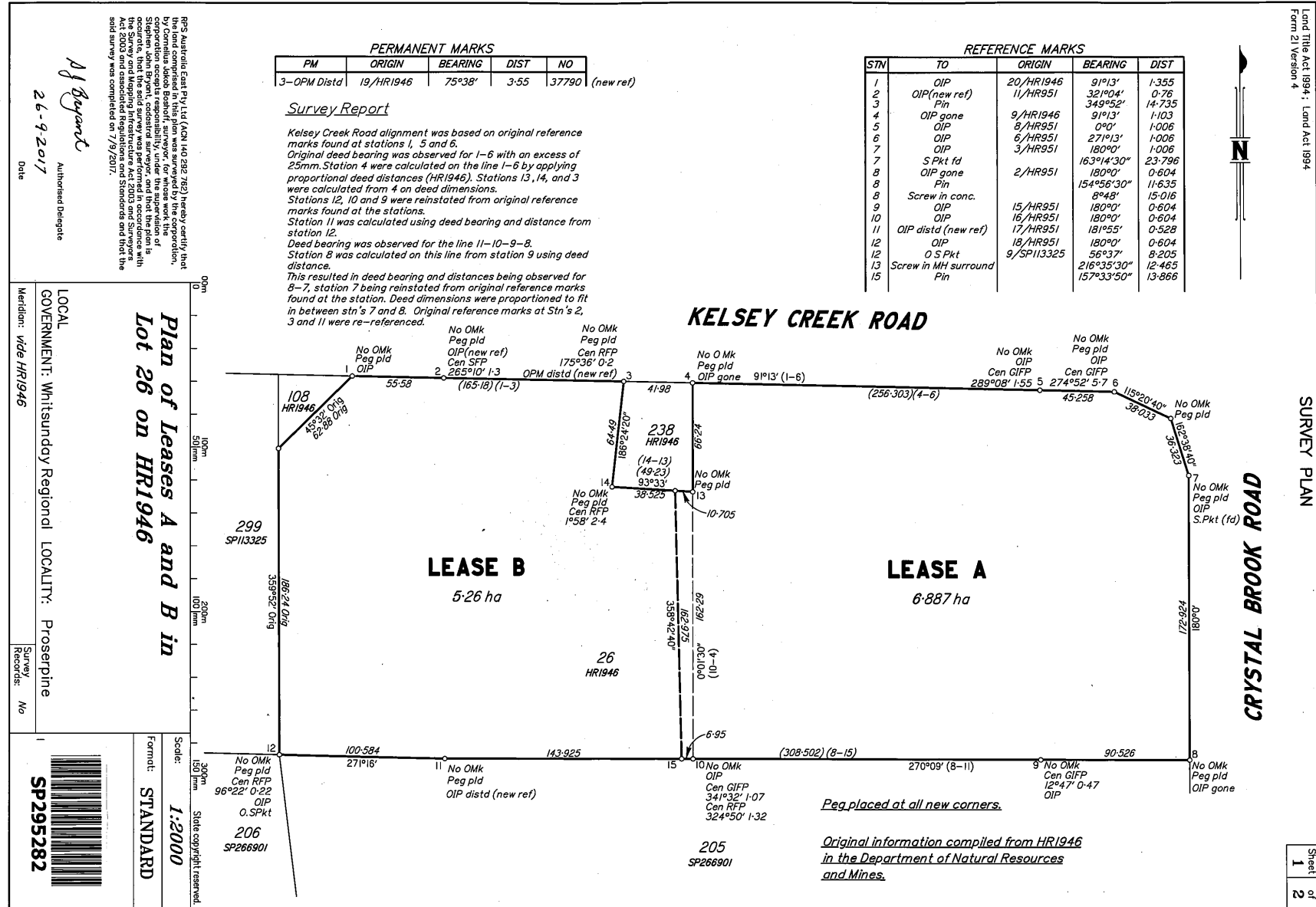
## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Promotion of arts, events, culture and sport within the region.

## **ATTACHMENTS**

1. Lease A & B Lot 26 on HR 1946 [**11.9.1** - 1 page]
2. Proposed Lease Area - 20160524 [**11.9.2** - 1 page]





## Whitsunday Regional Council

## Site Plan



## Selected Properties Address Details

| LotPlan  | ass_num | Name1 | Name2                               | Parcel_Address      | Postal_add1 | Postal_add2         | Postal_add3 | Post_Code |
|----------|---------|-------|-------------------------------------|---------------------|-------------|---------------------|-------------|-----------|
| 26HR1946 | 1107273 |       | Whitsunday Shire Council As Trustee | 333 Crystalbrook Rd | PO Box 104  | PROSERPINE QLD 9999 |             | 9999      |

This site plan was provided from information supplied by the Department of Natural Resources in conjunction with existing Council records of which the accuracy and/or completeness of the information cannot be guaranteed and, accordingly are to be taken as indicative only.

It is the owner's (or constructor's) responsibility to verify and clearly show all dimensions and details relative to the building work including existing buildings, easements, sewers, sanitary and stormwater drains, or water mains within the allotment.

## 11.10 - Council Meeting Dates 2026

**MEETING DETAILS:** Ordinary Council Meeting - Wednesday 24 September 2025

**AUTHOR:** Governance Administration Officer

**AUTHORISING OFFICER:** Acting Director Corporate Services

---

### PURPOSE

To propose the Ordinary Council Meeting dates and locations for the 2026 calendar year, for Council's consideration.

### EXECUTIVE SUMMARY

Council is required to adopt the 2026 Ordinary Council Meeting calendar and the dates for each meeting have been provided for consideration.

### OFFICER'S RECOMMENDATION

That Council:

1. Adopts the indicative schedule of Ordinary Council Meeting dates for the period October 2025 to March 2027 as outlined below:
  - 28 January 2026
  - 25 February 2026
  - 25 March 2026
  - 29 April 2026
  - 27 May 2026
  - 17 June 2026
  - 29 July 2026
  - 26 August 2026
  - 23 September 2026
  - 28 October 2026
  - 25 November 2026
  - 9 December 2026
2. Notes that the location of each meeting will be held at one of Council's public offices, determined administratively and may vary depending on operational requirements, community engagement opportunities, or weather conditions.
3. Notes that Councillors, staff, and members of the public may attend meetings virtually, in accordance with Council's meeting procedures and technology capabilities.
4. Seeks a further report on this matter be presented to the meeting scheduled for October 2026, proposing an indicative schedule of meeting dates for the subsequent 18 months.



## **BACKGROUND**

Ordinary Council Meetings serve as the primary decision-making forum for local government. They are typically held on the fourth Wednesday of each month, unless otherwise resolved by Council.

At the commencement of the current Council term in April 2024, Council resolved to hold one Ordinary Meeting per month. A meeting schedule is traditionally adopted for the calendar year, with locations alternating between Bowen and Proserpine to provide all residents with the opportunity to attend meetings and raise matters of concern.

Council Briefing Sessions are scheduled on the first, second, and third Wednesdays of each month. Their purpose is to provide Councillors with an opportunity to ask questions, clarify ambiguities, and seek further information on matters ahead of formal Council meetings, thereby enhancing the decision-making process.

These sessions also serve as a forum to workshop strategic issues and contribute to the development and review of Council policies. Unlike Ordinary Meetings, Briefing Session dates do not require formal adoption by Council and may be set by the Chief Executive Officer in consultation with the mayor.

## **DISCUSSION/CURRENT ISSUE**

Regular Council meetings play a key role in setting clear policy direction and maintaining open lines of communication between Councillors, Council staff, and the community, including residents and ratepayers. Ordinary Meetings serve as the formal decision-making forums where the public can observe proceedings and, where appropriate, ask questions.

The Ordinary Meetings scheduled for 17 June 2026 and 29 July 2026 have been spaced four weeks apart. This scheduling allows time for a post-budget refresh period and takes into consideration the mid-year school holidays, supporting Councillors and staff with young families.

At the time of writing the report, no placeholders have been set for conferences or events in 2026. Ordinary Council Meeting dates are subject to change if other Council-related business or external commitments, such as conferences, arise that may conflict with scheduled meetings.

In accordance with Council's Standing Orders, the local government may, by resolution, fix the dates for its Ordinary Meetings. As such, the current schedule remains flexible and may be amended where necessary.

It is also noted that an earlier Ordinary Meeting is proposed for December 2026 due to the proximity of public holidays and Council's annual shutdown period.

## **FINANCIAL IMPLICATIONS**

The adoption of the proposed Ordinary Council Meeting dates for 2026 will incur minimal financial impact. Associated costs are limited to catering and meeting supplies. There are no additional expenses for venue hire or travel, as all meetings will be held using internal Council facilities and resources. This approach contrasts with past practices where external venues were sometimes utilised, resulting in additional costs.

## **CONSULTATION/ENGAGEMENT**

Acting Director Corporate Services  
Acting Manager Governance and Administration

## **STATUTORY/COMPLIANCE MATTERS**

Local Government Regulation 2012

## **RISK ASSESSMENT/DEADLINES**

In accordance with the *Local Government Act 2009*, an Ordinary Meeting of Council must be held at least monthly, either in Council's public offices, or other locations fixed by Council. Council risks breaching legislation requirements by not holding these meetings accordingly.

## **STRATEGIC IMPACTS**

Corporate Plan Reference:

Progress a workforce management system that delivers improved outcomes to safety, wellbeing, retention and productivity.

## **ATTACHMENTS**

1. 2026 Council Meeting Dates Schedule [**11.10.1** - 1 page]

## Ordinary Council Meeting Dates 2026

| <u>Date</u>       | <u>Day</u> | <u>Meeting</u>           |
|-------------------|------------|--------------------------|
| 28 January 2026   | Wednesday  | Ordinary Council Meeting |
| 25 February 2026  | Wednesday  | Ordinary Council Meeting |
| 25 March 2026     | Wednesday  | Ordinary Council Meeting |
| 29 April 2026     | Wednesday  | Ordinary Council Meeting |
| 27 May 2026       | Wednesday  | Ordinary Council Meeting |
| 17 June 2026      | Wednesday  | Ordinary Council Meeting |
| 29 July 2026      | Wednesday  | Ordinary Council Meeting |
| 26 August 2026    | Wednesday  | Ordinary Council Meeting |
| 23 September 2026 | Wednesday  | Ordinary Council Meeting |
| 28 October 2026   | Wednesday  | Ordinary Council Meeting |
| 25 November 2026  | Wednesday  | Ordinary Council Meeting |
| 9 December 2026   | Wednesday  | Ordinary Council Meeting |